

Site Inventory Form
State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. 52-01551 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Patterson Block (north half of north half)

other names/site number _____

2. Location

street & number 9 S. Dubuque Street

city or town Iowa City

Legal Description:(If Rural) Township Name _____

vicinity, county Johnson
 Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town

Block(s) 80 Lot(s) part of Lots 1

& 2

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
—	Total	<u>1</u>	—

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title
Iowa City Central Business District Study - 2017 UPDATE

Historical Architectural Data Base Number
52-127

6. Function or Use

Historic Functions (Enter categories from instructions)

02E COMMERCE/TRADE/specialty store

02B COMMERCE/TRADE/professional (upper level)

01B DOMESTIC/multiple dwelling (upper floor)

Current Functions (Enter categories from instructions)

02E COMMERCE/TRADE/Specialty Store

01B DOMESTIC/multiple dwelling (upper floor)

7. Description

Architectural Classification (Enter categories from instructions)

05H LATE VICTORIAN/Renaissance

Materials (Enter categories from instructions)

foundation 04 STONE

walls 03 BRICK

roof 17 OTHER

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Johnson
City Iowa City

Address 9 S. Dubuque Street

Site Number **52-01551**
District Number

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

01 ARCHITECTURE

05 COMMERCE

Significant Dates

Construction date
1879 check if circa or estimated date
Other dates
1899/1982

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Alexa McDowell, Architectural Historian

organization AKAY Consulting

date 10/2017

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telephone 515-491-5432

city or town Minneapolis

state MN

zip code 55407

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 1

Patterson Block (north half of north half)

Johnson

Name of Property

County

9 S. Dubuque Street

Iowa City

Address

City

7. Property Description

This 2-story commercial building represents the north bay of the original four-bay Patterson Block that extended from 9-15 S. Dubuque Streets. Built at different times, a unifying cornice (and likely the façade) was installed when the name/date plate was installed in 1899 (Image 03). An analysis of fire insurance maps indicates it is likely that the south sections (13 and 15) were built prior to 1874 when they appear on the map in that year. The north bays (9 and 11) were in place by 1879. According to property transfer records, the same owner held the entire parcel during this period (Svendsen, 2001). Today the buildings (9 and 11) have separate property owners.

This bay of the Patterson Block has plain brick pilasters at the outer edges with a projecting metal cornice with a simple molding and dentil bands. The three windows on the upper level are divided by plain brick pilasters set beneath a metal lintel decorated with embossed garlands. The 1/1 double-hung sash and transoms in place in 1899 have been replaced by reduced size windows. A beltcourse and a simple decorative wood molding separate the levels. On the left side of the storefront, a pair of recessed doors accesses 1) the interior staircase to the upper level, and 2) the ground level storefront. A large display window stretches the width of the building from the entrances to the north wall. The name "Patterson" survives in the floor tile at the entrances. A fixed awning covers the signboard area. The building has a stone foundation with masonry walls constructed of tan brick. The front measures 20-feet with a depth of 45-feet (Svendsen, 2001).

In 2017, the building appears without significant alteration from the 2001 description.

Image 01. Historic Image: View looking south along S. Dubuque Street from Iowa Avenue – ca.1960



(Image courtesy of State Historical Society of Iowa, Iowa City.)

In this ca.1960 image, the four-bay Patterson Block remained intact (marked). A fire in December of 1982 resulted in the loss of the south two bays, leaving the two bays at 9 and 11 S. Dubuque Street (highlighted) to stand on their own. The individual character of these two facades, highlighted by the loss of the south two bays, provides a sense of autonomy that supports a good level of integrity despite the significant loss structure and materials.

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Patterson Block (north half of north half)

Johnson

Name of Property

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9 S. Dubuque Street

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Image 02. View of the façade (east elevation), looking northwest from S. Dubuque Street.



(Image by AKAY Consulting, August 2017)

8. Statement of Significance

Although this building represents only one-quarter of the original Patterson Block, it survives as a relatively well-preserved example of the Late Victorian Renaissance commercial style – a type that is increasingly rare in the Iowa City downtown. The fact that half of the block was destroyed by fire and that the other extant bay is more altered, increases the importance of this surviving section of the original building. The building is significant under Criterion A in association with the history of Iowa City commerce and under Criterion C as a example of the Late Victorian Renaissance in a commercial building. The building is considered a contributing resource in a potential downtown historic district.

Historical Background

As originally laid out, Dubuque Street was a major north-south street entering the central business district from the north. However, this fact was in conflict with the configuration of lots in the east half of Block 80, which were oriented towards Iowa Avenue. The strong pull of the Dubuque Street corridor won out, with buildings erected on lots reconfigured for east-west orientations. This building likely dates from sometime between 1874 and 1879

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Patterson Block (north half of north half)

Johnson

Name of Property

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9 S. Dubuque Street

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when L.B. Patterson owned the lot. The south half of the four-bay commercial block appears on fire insurance maps beginning in 1874 and the north half containing 9 S. Dubuque in 1879. As was noted above, the name/date block contained in the cornice dates the building at 1899 leading one to suspect that the four building sections received a unifying remodeling in that year. The following image supports that assertion.

Image 03. Historic Image: View looking north along S. Dubuque Street toward Iowa Avenue – ca.1893



(Image courtesy of State Historical Society of Iowa, Iowa City.)

This ca.1893 image pre-dates the 1899 unification of the Patterson Block which included alterations of the façade.

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Patterson Block (north half of north half)

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Name of Property

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9 S. Dubuque Street

Iowa City

Address

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Image 04. Historic Image: View looking south along S. Dubuque Street from Iowa Avenue – 1929



(Image courtesy of State Historical Society of Iowa, Iowa City.)

The Patterson Block, with its 1899 unified and renovated façade, is seen at right (parapet building plate).

Sanborn maps show this bay containing a boot and shoe shop (post-1874), jewelry store (1879), a restaurant (1883-1892), and a photo studio (1899-1920). City directories list three possible boot and shoe dealers who could have rented this space in 1874-75. By 1878-79 Joseph Barborka, one of only four jewelers listed in the business section, was likely occupying the storefront. By 1891 Harry Buckingham operated a restaurant from this space and two years later Mrs. Susan Schooley had a similar business from this spot. Like many downtown business operators, she resided in the apartment over the restaurant. By 1901, with the building having gone through a major remodeling, city directories show W.H. Graff as proprietor of Graff Pharmacy from this location. Several doctors were listed with offices on the second floor. In 1904 this bay of the Patterson Block was occupied by Luscombe's Studio with James Luscombe as proprietor. Luscombe continued to maintain his business at this site for a number of years. Scharf Studio succeeded him in the 1950s.

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Patterson Block (north half of north half)

Johnson

Name of Property

County

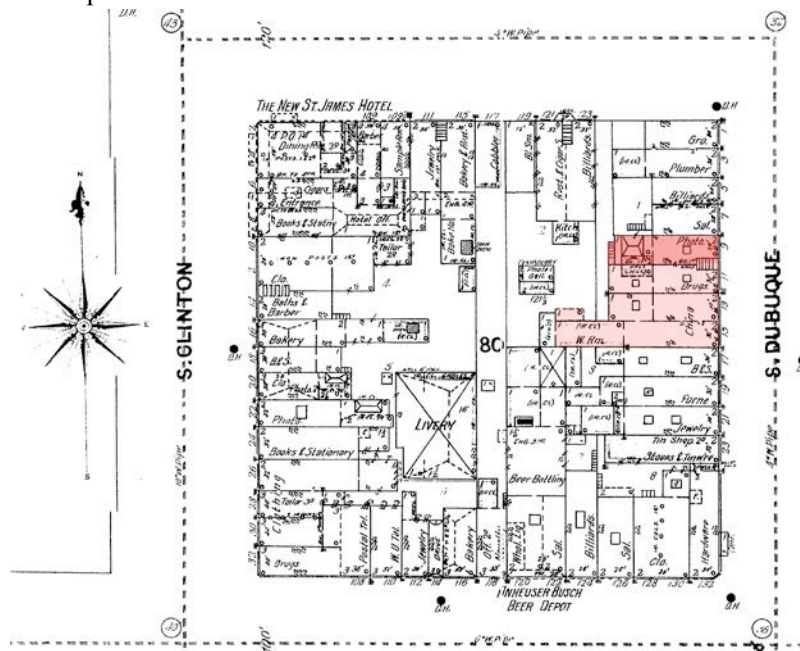
9 S. Dubuque Street

Iowa City

Address

City

Figure 01. Fire Insurance Map – 1899



(SOURCE: Sanborn Fire Insurance Company, 1874.)

The darker highlighting indicates 9 S. Dubuque within the larger, four bay Patterson Block (pink).

A major fire that began late on Friday night, December 3, 1982 resulted in damage requiring the demolition of the south two bays of the Patterson Block. Although damaged, the north two bays could be saved. By late 1983, a new, two-story building was under construction to replace the lost section of the block building. Prairie Lights Bookstore opened in 1984.

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Related District Number

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Patterson Block (north half of north half)

Johnson

Name of Property

County

9 S. Dubuque Street

Iowa City

Address

City

9. Major Bibliographic References (2001)

Iowa City city directories.

Property Transfer Records, Johnson County Auditor's Office.

Tax Assessor's Records, City of Iowa City Assessor.

Summary Sheet, 9 South Dubuque, Urban Revitalization Act Study Area Survey, 1981.

Sanborn maps, 1874, 1879, 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933, and 1933 updated to 1970.

Ellis, Edwin Charles, "Certain Stylistic Trends in Architecture in Iowa City," MA Thesis, Depart of Art, State University of Iowa, June 1947, pp. 161-162.

2017: References

Iowa City Public Library. Digital Photograph collection. <http://history.icpl.org>.

Iowa City Then & Now. Publisher unknown.

Mansheim, Gerald. *Iowa City: an illustrated history*. Norfolk, VA: The Donning Company, 1989.

State Historical Society of Iowa. Iowa City. Photograph Collection.

Slonneger, Marybeth. *Finials: A View of Downtown Iowa City*. Iowa City: Hand Press, 2015.

Svendsen, Marlys A. "Survey and Evaluation of the Central Business District." Prepared for the Iowa City Historic Preservation Commission, 2001.

Svendsen, Marlys A. "Patterson Block (north half of north half), 52-01551." Iowa Site Form, 2001.

Newspapers

Iowa City Press-Citizen. "After the fire Most businesses say they'll be back." December 06, 1982.

Iowa City Press-Citizen. "Fire damage may reach reach \$1 million." December 06, 1982.

Iowa City Press-Citizen. "Retail store plan downtown moves." September 20, 1983.

Iowa City Press-Citizen. "Just a Facade." November 16, 1983.

Timeline: Patterson Block

1893 Historic image documents pre-"Patterson Block" appearance

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
**Iowa Site Inventory Form
 Continuation Sheet**

Site Number **52-01551**
 Related District Number

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Patterson Block (north half of north half)	Johnson
Name of Property	County
9 S. Dubuque Street	Iowa City
Address	City

- 1929 Historic image documents 4 bays with "18 Patterson Block 99" building plate on raised parapet centered over the two center bays.
- c1960 Shows 4 bays with building plate intact
- 1982 News articles reporting the fire
- 1983 "The façade of the Patterson Block, a building on Dubuque Street that recently burned, was quickly removed" ("Letters to the editor: Saving historic buildings," *Iowa City Press-Citizen*, February 28, 1983: 4A).
- 1989 Fire photograph shows south two bays already gone

11. Additional Documentation

Full Legal Description: (Original Town) S20.3' of N100.3' Lot 1 Blk 80 & a triangle piece lying W of SW cor Lot 1 in Lot 2 Blk 80

Assessor: 009+1010311004

Latitude/Longitude: 41.661132, -91.533411

Parcel Map – 2017

