

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

State Inventory No. **52-01553**

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 (south half of north half)

other names/site number _____

2. Location

street & number 11 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

Enter number of:

- _____ buildings
- _____ sites
- _____ structures
- _____ objects
- _____ Total

If Eligible Property, enter number of:

- | Contributing | Noncontributing |
|--------------|-----------------|
| <u>1</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| <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

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; 02 WOOD

roof _____

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 11 S. Dubuque Street

Site Number 52-01553
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)

05 COMMERCE

Significant Dates

Construction date
1874 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

street & number 4252 Oakland Avenue

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 (south half of north half)

Johnson

Name of Property

County

11 S. Dubuque Street

Iowa City

Address

City

7. Property Description

This 2-story commercial building represents the south half of the north section of the original four-bay Patterson Block that extended from 9-15 S. Dubuque Street. Built at different times, a unifying cornice (and perhaps the façade) was installed when the name/date plate was installed in 1899. 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 original Patterson Block is characterized by the three windows on the upper level that are divided by plain brick pilasters set beneath a series of adjoining, semi-circular metal window hoods, each with large a keystone. Reduced size windows have replaced the 1/1 double-hung sash and transoms that were in place in 1899. The historic, projecting metal cornice has been removed. A beltcourse and a simple decorative molding separate the storefront from the upper story. On the left side of the storefront, a door connects to the shop space with a large display window on the right side. A large signboard spans the entrance and display window. The building has a stone foundation with masonry walls constructed of tan brick (now painted). Changes include storefront modifications (the classic round plate glass window and cararra glass panels present by 1951 are non-extant), upper window changes, and cornice removal completed at unknown dates (Svendsen, 2001).

In 2017 the building remains much as described previously with some refinement of details specific to the current occupant, Mickey's Irish Pub & Grill. The large display window is multi-paned; the large signboard is divided into two sections, each with a recessed panel with a profiled edge; similar profiled panels frame the entrance and the display window. The upper story is painted a dark brown with the triple-arched window hoods painted in contrasting colors; the window hoods are metal and replaced the original hoods that were considerably more ornate. The windows remain 1/1 double-hungs with the arched head infilled. An outdoor seating area covers a portion of the sidewalk, extending into the street parking spot.

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 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).

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Related District Number

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Patterson Block (south half of north half)

Johnson

Name of Property

County

11 S. Dubuque Street

Iowa City

Address

City

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



(Image by AKAY Consulting, August 2017)

8. Statement of Significance

This bay of the original 4-bay Patterson Block has been significantly altered from the original, to a degree which prevents it from being considered as individually eligible for listing on the National Register. A loss of historic integrity also limits its contribution to architectural history of the Iowa City downtown. Retention of historic form (without additions), traditional commercial façade organization (clear differentiation between storefront and upper façade), original window openings in upper façade with arched form discernable, and a reasonably sympathetic, non-historic storefront convey a reasonable understanding of the historic building and sufficient integrity to be considered a contributing resource to a potential historic district, significant under Criterion A in association with the history of Iowa City commerce.

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 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 (11) in 1879. As was noted above, the name/date block contained in the cornice dated the building to 1899, leading one to suspect that the four building sections received a unifying remodeling in that year.

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Patterson Block (south half of north half)

Johnson

Name of Property

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11 S. Dubuque Street

Iowa City

Address

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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.

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).

Iowa Site Inventory Form Continuation Sheet

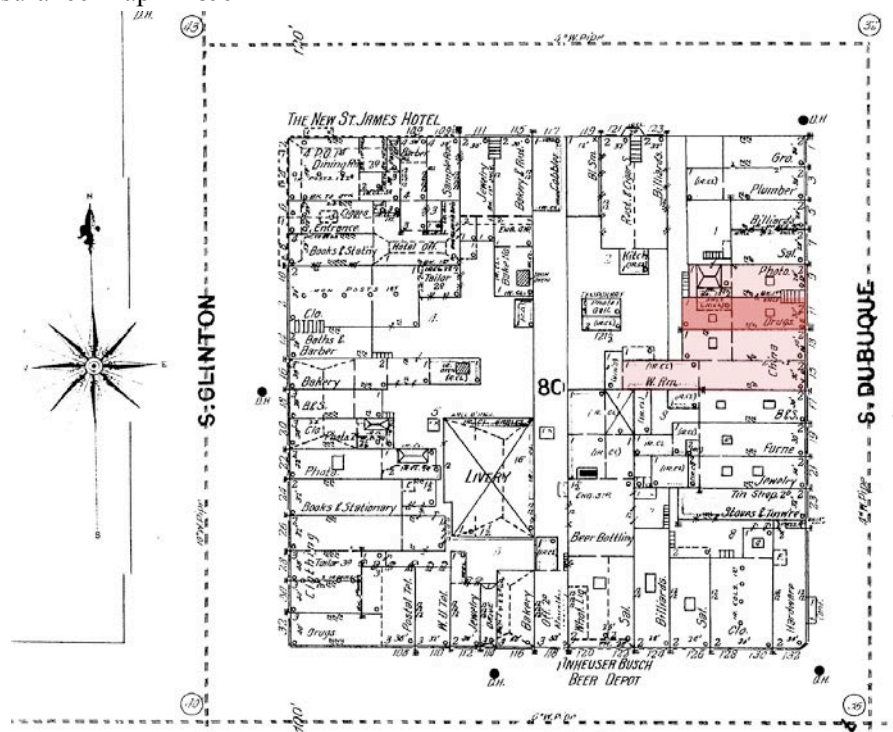
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|--------------------------------------------|-----------|
| Patterson Block (south half of north half) | Johnson |
| Name of Property | County |
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Fire insurance maps show 11 S. Dubuque containing a variety of retail uses beginning with a restaurant and paint shop (1879, 1883), a photo studio (1888), drug store (1892, 1899, 1906, 1912), and a restaurant (1920). City directories list only one possible restaurant occupying the space in 1879 - that of E.B. Thomson. In 1890 and World War II a series of short-term drug stores operated in this location. In 1891-92 Purdy & Co. was listed as a drug store in this storefront. By 1893 the drug store was listed under the proprietorship of J.J. Kessing. In 1904 Novak & Nicking operated a drug store from this location and by 1915 Nathan Whiting's drug store was listed. The change in use to a restaurant came by 1920 with Roland Smith operating a restaurant here by 1930. This business continued as "Smith's Café" into the 1950s. Following use as a record shop for approximately eight years the shop space became a restaurant again with tenants including T.G.I. Friday, The Greenery, and the present day Micky's Irish Pub. Eble Music Store occupied space on the second floor of the building during the 1960s and 1970s.

Figure 01. Fire Insurance Map – 1899



(SOURCE: Sanborn Fire Insurance Company, 1874.)

The darker highlighting indicates 11 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 (south half of north half) | Johnson |
| Name of Property | County |
| 11 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, 11 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 (south half of north half), 52-01553." 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

1929 Historic image documents 4 bays with "18 Patterson Block 99" building plate on raised parapet centered over the two center bays.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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|--------------------------------------------|-----------|
| Patterson Block (south half of north half) | Johnson |
| Name of Property | County |
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- c.1960 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

Legal Description: Original Town, Block 80, North 20.3’ of South 60.3’ of Lot 1 and rectangular parcel 12’ x 20.3’ to the west in Lot 2.

Assessor: 002+1010311005

Latitude/Longitude: 41.661095, -91.533399

Parcel Map – 2017

