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by SHPO

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

National Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Union Bakery

other names/site number Bashnagel, Alois, Bakery; Central Café & Hotel

2. Location

street & number 203 N. Linn not for publication N/A
city or town Iowa City vicinity N/A
state Iowa code IA county Johnson code 103 zip code 52245

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Stan King 26 Oct 2015
Signature of certifying official Date
State Historical Society of Iowa
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register
 See continuation sheet.
 determined eligible for the
National Register
 See continuation sheet.
 determined not eligible for the
National Register
 removed from the National Register
 other (explain):

Edward H. Beall 12-15-15
Signature of Keeper Date of Action

Union Bakery
Name of Property

Johnson County, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

Contributing Noncontributing

- | | |
|---------------|--------------------------|
| <u> 1 </u> | <u> </u> buildings |
| <u> </u> | <u> </u> sites |
| <u> </u> | <u> </u> structures |
| <u> </u> | <u> </u> objects |
| <u> 1 </u> | <u> 0 </u> Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

 N/A

 0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/TRADE specialty store
- COMMERCE/TRADE restaurant
- DOMESTIC/ hotel
- DOMESTIC/ multiple dwelling

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE restaurant
- DOMESTIC/ multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

 MID-19TH CENTURY /Greek Revival

Materials

(Enter categories from instructions)

- | | |
|------------|-------------------|
| foundation | <u> STONE </u> |
| roof | <u> METAL </u> |
| | <u> OTHER </u> |
| walls | <u> BRICK </u> |
| | <u> STONE </u> |
| other | <u> </u> |
| | <u> </u> |

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Union Bakery
Name of Property

Johnson County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance

1862-1965

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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.

Significant Dates

1862
1893

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: City of Iowa City, Planning Dept.

Union Bakery
Name of Property

Johnson County, Iowa
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 15 622238 4613493
2

Zone Easting Northing
3
4

 See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jan Olive Full, Historian jofofic@gmail.com
organization Tallgrass Historians LC date June 2015

street & number 2460 S. Riverside Drive telephone 319-354-6722

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name HCB PROPERTIES LC

street & number 711 S. Gilbert telephone 319-354-2233

city or town Iowa City state IA zip code 52220

=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

Union Bakery
name of property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Johnson County, Iowa
county and state

Section 1, 7 Page 1

1. Name of Property

Other names/site number: During his lifetime, Alois Baschnagel's first name also was spelled Aloys in some records; his surname also was spelled Bashnagle. Additionally, after his death, his name has been spelled Aloysius Baschnagel.

7. Description

Summary Paragraph

Constructed in c.1862, and significantly expanded in 1893, the Union Bakery building is located two blocks north of the heart of downtown Iowa City, the historic nineteenth-century capital of the Iowa Territory and, later, of the State of Iowa.¹ Iowa City is centrally located in the rolling hills of Johnson County, about 70 miles west of the Mississippi River. Des Moines, where the state capital was moved in 1857, is another 125 miles farther west toward the center of the state. The Iowa River is a major tributary of the Mississippi in the upper Midwest, and runs through Iowa City from north to south, taking a few wide curves around limestone bluffs north of town before being relatively straightened out by bluffs for its course through the city. Both the city and county have growing populations, bucking the trend of two-thirds of Iowa's counties, which are shrinking. Iowa City, with 67,862 permanent residents in 2010, is surrounded by fast-growing smaller towns and rural farms that bring the total county population to over 130,000.² The Union Bakery sits on the northwest corner of North Linn and East Market Streets, in an area often referred to as the Northside commercial neighborhood. At three stories, it is the largest edifice in a block of attached brick storefronts along North Linn Street, some of which are historic also.³ The opposite side of this block also consists of attached commercial buildings that range in dates from the late 19th century to the 1950s. The majority of businesses on both sides of this Linn street block are cafés and restaurants at the sidewalk level and apartments on the second floor, likely occupied by university students.⁴ There is also a small branch bank and a hairdresser's salon. Diagonally through the intersection from Union Bakery, at the southeast corner, is a large modern condominium-residence building with a restaurant at street level. This brick-veneered building replaced a modern convenience store in 2006. Across East Market due south of Union Bakery is the last remaining historic brewery in this neighborhood once dominated by the brewery industry and its associated property types. Union Brewery, now called Brewery Square, was listed in the National Register of Historic Places in 1986 and was rehabilitated soon after. It remains intact and in excellent condition. The three tall stories of Union Bakery visually approach the size and scale of the brewery building and together these two large historic buildings reflect the mid-19th century zone of mixed-used properties lying between the city's historic downtown commercial district and the solidly residential blocks to the north of Union Bakery. The earliest portion of Union Bakery is approximately 25' by 43' and occupies the very northwest corner of the intersection. Mostly likely constructed in 1862, the year after Leo Muchenberger acquired the land, this building was significantly expanded in the fall of 1893⁵ by George Hummer who added a another long northside bay of equal width and depth as the original building, and then wrapped his new construction around the alley (west) end of the original building to fill the rest of the lot he owned. This project expanded the footprint of the building from 1,072 to 4,000 square feet. Hummer matched the architecture of the original building, in style (vernacular Greek Revival) and

¹ The capitol (1840-1846), a National Historic Landmark, is found at the west edge of Iowa City's downtown shopping district. See generally James Jacobs, "Capitols as National Historic Landmarks" (2009), available at <http://www.nps.gov/nhl/learn/specialstudies/Capitols.pdf>.

² Population statistics are from <http://www.iowadatabase.org/datatables/PlacesAll/plpopulation>; accessed on 5/12/2015. The transient student population of the University of Iowa adds over thirty thousand more temporary residents.

³ There are two new buildings in the center of the west side of this Linn Street block that replaced much older gable-front frame buildings. These new buildings are faced with brick and are compatible with the size and scale of the nearby older brick storefronts.

⁴ The University of Iowa campus is just a few blocks to the south and west.

⁵ The 1893 date is based on the findings of fact written by a judge in a lawsuit against Hummer and recorded in an abstract entry. The c. 1862 date is more circumstantial and based on Muchenberger's purchase date of 12/30/1861 and Frank Burkley's employment there in 1862 and 1863; plus city directory listings; and the physical fabric and vernacular style of the building itself. The building clearly is present on the 1868 birdseye map of Iowa City, providing an "at least by" date that is fixed (see Additional Documentation pages for the birdseye image).

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 1, 7 Page 2

materials (red brick and cream-colored limestone) so well that the casual observer might easily mistake the enlarged building for one seamless mid-19th century edifice.

Exterior: Primary East Façade Overlooking North Linn Street, c. 1862 and 1893

Brickwork is similar throughout the c. 1862 and 1893 building sections⁶ and consists of load-bearing walls laid up in a common bond pattern of seven stretcher courses to one header course. At sidewalk level, the building exhibits a raised foundation of limestone⁷ covered with a thick, painted coat of pargeting, above which is a smooth stone water table. The main entrance to the ground floor is located at the southeast corner of the c. 1862 portion, recessed behind the brick corner pier (behind the small tree in Fig. 1 below). The entrance to the restaurant within is accessed by common concrete stairs from either Linn or Market street sidewalks. The rest of the eastside ground floor is dominated by five large, fixed display windows sitting on thin stone sills. Brick pilasters between these windows terminate at the upper end in a narrow stone cap or capitals and the entire ground floor is then set off from the upper stories by a wide stone beltcourse. Upper story windows, all replacements, are one-over-one double hung sashes, with stone sills and lintels. Eaves at the roofline are narrow and trimmed with a decorative mousetooth border, probably wooden and likely not original. Metal fire escapes are present on this Linn Street façade.

Figure 1 - East façade overlooking North Linn Street. The three upper story windows on the left are in the c. 1862 building, while the three on the right are in the north bay added in 1893. The two portions of the building are separated by a thin white vertical putty line visible here. The roof structure on the left side is a shallow gambrel form, while the 1893 roof is flat. From inside the low attic on the 1893 side, one can still see how the 1893 roof was tied into the c. 1862 roof. The older roof's overhanging eave and standing-steam metal roofing were left intact (see Fig. 2 next page). All photos by Tallgrass Historians LC from 2015 unless otherwise identified.



⁶ For ease of discussion, the building generally will be referred to as a single building, except where distinguishing the two construction eras is necessary.

⁷ The foundation, as observed from the interior basement, is largely irregularly-coursed rubble stone of diverse sizes. Exterior cut limestone on the c. 1862 building is different than the 1893 stone. The earlier limestone is dominated by small shell, coral, and fossil shapes that leave it with an irregular, even rough, surface texture. The later limestone is finer grained and smooth, without visible fossil material. This suggests that the c. 1862 limestone came from a nearby quarry, perhaps one of the various small city quarries operating during the town's early decades. The architect of original capitol built in the 1840s rejected the first "bird's eye marble" stone that came from "a quarry at the north end of Clinton Street, five to six blocks from the capitol behind the area where the University president's residence now stands. [This would be four to five blocks from Union Bakery.] The stone from that quarry is properly described as the Coralville member of the Cedar Valley limestone of the Devonian period" (Margaret N. Keyes, *Old Capitol: Portrait of an Iowa Landmark* [Iowa City: University of Iowa Press, 1988,], 9,12). This stone, which was used in the capitol's base and lower level, is similar in appearance to the c. 1862 limestone employed in the Union Bakery building. Other small city quarries, which were worked by hand, included the "Hutchinson quarry on the west side of the river" (Ibid., 96), and the "Crowley quarry in the channel of the river south of the old bridge at Iowa City" (Samuel Calvin, "Geology of Johnson County," *Iowa Geological Survey Annual Report*. Vol. 7 [1896], 96.). This may refer to the bridge at Burlington Street, the only wagon bridge shown on the 1868 birdseye map of Iowa City.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 1, 7 Page 3

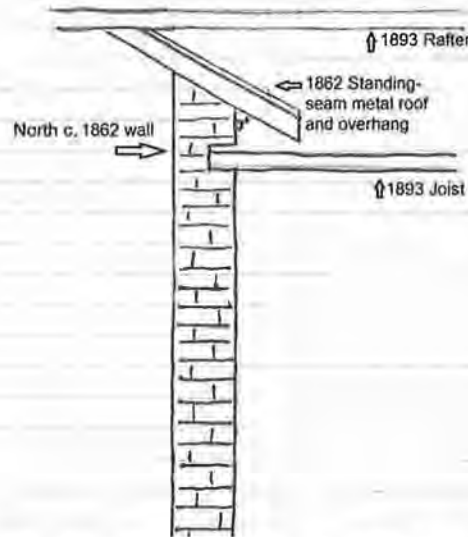


Figure 2 – Section drawing of the upper north wall of the c. 1862 building and 1893 attic interior. This brick wall was formerly an exterior wall. There are iron “S”-shaped anchor bolts near the top of the exterior side of this brick wall that appear to have been added before 1893. Tallgrass Historians LC sketch, 2015

Exterior: Long South Elevation along East Market Street, c. 1862 and 1893

At the sidewalk level, this long elevation and secondary façade (Figs. 3-4) has four large openings, three of which are doorways. The one large window opening is near the front entrance corner and is similar to the primary façade’s windows. The two central doorways lead into the restaurant space, the west one into the kitchen and the east one (served by the wooden wheelchair ramp) into the dining area. The far west opening, near the southwest corner of the building and the rear alleyway, contains a recessed doorway leading to the wide staircase that goes to the second floor apartments and rental rooms. A smaller window, similar to the upper windows, is found between the kitchen and 2nd-floor doorway. This small window opens to the restaurant kitchen.

The distinction between the c. 1862 and 1893 construction is marked in several ways on this elevation. A vertical putty line is present at the juncture of the two, and the stone beltcourse and brick interstitial piers of the c. 1862 era were not repeated on this portion of the 1893 addition. Several of the former ground floor window openings on the c. 1862 wall have been bricked in, and numerous star-shaped anchors plates, which would date to the 1893 era, are irregularly located along the wall. The windows and roofline are the same on this elevation as around the corner on the east primary façade. Window spacing is different however, with the seven windows on each upper floor of the c. 1862 building spaced closer together than the four windows on each floor of the 1893 addition.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 1, 7 Page 4



Figure 3 – The seven windows from the corner to the left (west) are part of the c. 1862 original building.



Figure 4 - Westside alley elevation and long southside Market Street elevation. The four upper level windows on the left are in the 1893 rear L addition.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 1, 7 Page 5

Union Bakery
name of property

Johnson County, Iowa
county and state

Exterior: West Rear Wall, 1893

This wall of the building overlooks the private alleyway and dates to 1893 (refer back to Fig. 4). It marks the base or shorter leg of the L-shaped addition that wrapped around the original building's west end wall and long north elevation. Meant to be a more private side of the building, the attractive limestone trim of the south and east walls is missing here except for the windows sills. Windows are irregularly placed on all three levels and have segmental arched brick headers. Window sashes are replacements. Another metal fire escape is attached to this end wall.



Figure 5 - Rear (west) end wall and west end of south wall, 1893. The ground floor of the alley wall has one working door and two that are fully or partially infilled by brick. The window near the building's corner in the foreground is filled with glass blocks. Fire escapes and an elevated HVAC unit mark this end wall as a service area of the building. The only access to the upper two stories is visible here, recessed in the alcove near the corner.

Exterior: North Elevation, 1893

The ground floor wall (Fig. 6) on the northside is obscured by a single-story, attached commercial building that dates to the middle of the twentieth century. Before that time, a detached dwelling had long occupied the lot next to the Union Bakery's north wall according to fire insurance maps. Fenestration on Union Bakery's second and third floors is identical and consists of segmental-arched brick headers and stone sills with replacement sashes. A single window is located near the alley end wall, but four sets of paired windows, sharing common headers and sills, are positioned along the central portion of the wall. An exterior brick chimney is found about half way between the alley on the west and the mid-line of the wall, where the

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 1, 7 Page 6

roofline appears slightly crowned. Star-shaped anchor plates are present, marking the opposite ends to the anchor plates seen on the south side and the tie rods within that stabilize the building walls and knit the c. 1862 and 1893 constructions together.



Figure 6 – North side wall. The rear alley side is on the right. The small midcentury commercial building that houses a hairdresser’s salon, painted dark red here, obscures the ground floor of this 1893 bay addition to the Union Bakery.

Interior – Ground Floor & Basement

Essentially, the entire ground floor is occupied by a restaurant that opened in early 2015. All finishes are new, installed within the last six months.⁸ The dining and bar area fill the eastern two-thirds of the floor space with the rest divided into the kitchen, restrooms, a server pantry, a small office, and an even smaller mechanical room. The stairway to the basement is located in the far northwest corner. There is no basement under the southwest quarter of the building, but the entire north 1893 bay and the original c. 1862 building both have basements. The foundations of both are mixed stone and brick, with newer patches of clay tile block and concrete blocks. Load-bearing supports are generally pipe columns, brick columns, or stone walls. A portion of the c. 1862 north stone foundation has been irregularly punched out (Fig. 7) to join the two long basement bays. Interpreting the basement fenestration in the c. 1862 building is difficult and speculative. Under the southeast

⁸ There are virtually no physical indicators of prior uses remaining on the first floor except the cast iron columns. These were enclosed to meet fire code, however, a sprinkler system is to be installed in the future at which point the “fire rated columns” that obscure the iron ones can be removed. Architect Thomas McInerney, email to author, 9/9/2015. There is no basement evidence remaining of an oven or venting of same. Chimney stacks are found on the west roof, but these not have served the earlier building.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 1, 7 Page 7

corner entrance to the ground floor are two bricked up areas in the basement that suggest entrances to the lower level. Indeed, the two "rooms" at the east end of this c. 1862 basement show evidence of once being finished work spaces with the remnants of plastered or pargeted walls and beadboard ceilings. Along the long c. 1862 south wall are extant open and



Figure 7 - Doorway cut through north foundation wall of the c. 1862 building, leading into the 1893 north bay basement.

filled-in window locations, fairly regularly placed, and located high on the wall so as to be at sidewalk level from the exterior. The original vertical configuration of these window areas appears to be: a small high removable window that sits on several courses of brick, which then rest on a lower stone foundation. Toward the southwest corner of the c. 1862 basement is a floor-to-ceiling opening that was only recently closed up with concrete blocks. The current owner indicates that beyond the foundation stone was only a small excavation under the sidewalk that was filled with dirt and rubble. Next to this, nearer the southwest corner of the c. 1862 building is a curious small hole punched through the stone foundation, an opening that leads nowhere. It is excavated only a few feet beyond the foundation wall, toward the south, Market Street, and the Union Brewery beyond. And it too is filled with dirt and rubble. One local archaeologist, who has studied the three breweries in this neighborhood and the tunnels that connected them to various other buildings, feels there was a tunnel between this c. 1862 building and Union Brewery. The other end of the tunnel, under the brewery, is still visible according to this professional.⁹

⁹ Marlin Ingalls, multiple email communications with author, April and May, 2015. Union Brewery's National Register nomination indicates the northeast corner part of the brewery complex was constructed in 1868-69 and functioned as the brewery's saloon (citing Simon Hotz's biographical entry in the 1883 *History of Johnson County, Iowa 1836-1882* [at 847]) [available online]. Muchenberger, the owner responsible for the c. 1862 Union Bakery, also sold liquor in the 1864-1866 period when he operated a hotel in his building, so he appears to have offered a sort of saloon for his guests there too. An eventual tunnel for transporting beer kegs under the street to Muchenberger's operation is certainly possible. On the other hand, before good refrigeration, beer was quite perishable and the brewery was just across the street by 1868. Why would the effort have been necessary to excavate a tunnel between the two buildings when the brewery could simply send a man, as needed, across the street with a keg on a truck cart? Muchenberger's retail liquor sales were taxed by the federal government in at least 1864 and 1866. See U.S. IRS Tax Assessment Lists, c. 1862-1918; available at

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 1, 7 Page 8

Either the recently-blocked foundation cut or the small, still open cut *might* be related to this tunnel, however, there is not good evidence to confirm this at the present time.

Interior – Second and Third Floors

Primary access to the upper floors is via a wide staircase at the southwest corner of the 1893 rear addition. This leads up to a small open area on the second floor. From this open area, a narrow hallway runs east and west, spanning the length of the building. This hallway and another one directly above it on the third floor (as well as the stairs to the attic) are located in the 1893 portion of the building, along the former exterior north brick wall of the c. 1862 building. Two multi-room apartments are found on the south side of the second-floor hallway, one each in the west-end 1893 addition, and one in the c. 1862 building, and six small rooms (approximately 183 sq. ft.) are located on the north side of the hallway, each accessed by a door from the hall. No access to the rooms, which are all currently rented, was possible but visible finishes in the public areas were modern, except for the trim around the doors and the door knobs and plates. The painted wooden doorway trim had “patera” (bull’s eye or target) corner blocks and carved floor blocks at the lower end. The doors themselves were poorly made of plywood that was delaminating, but the knobs and plates from the original doors had apparently been salvaged and reused. This door hardware was highly patterned in the Eastlake style with raised floral designs.¹⁰

The third floor had similar doorway trim throughout and similar small rooms along the north side of the long east/west hallway of the 1893 bay. But instead of an apartment in the c. 1862 space, a smaller secondary hallway stairway wall provided access to smaller rooms along the south side of this oldest part of the overall building. Rooms on both levels lacked bathrooms with one common bathroom per floor shared by the roomers. Generally, visible finishes were modern on both floors, consisting of fresh paint, low-nap carpet, vinyl floor trim, and dropped acoustical tile ceilings.

Integrity

The c. 1862 building and its large 1893 L-shaped addition are both historic and significant. The addition does not detract from the original building, but adds to the historic and architectural character of the edifice. The most significant alteration are the window replacements. No photographs have been found to indicate the original sash configurations, but considering the Civil War vintage of the original building and the efforts of the 1893 owner to seamlessly blend his new addition to the old, one can suppose the upper floor windows were six-over-six sashes. The large lower level openings were likely multi-light divided display windows. The important feature of these windows however is the overall pattern they set up, which is repetitive and lively.

Comments on specific integrity aspects are as follows:

- (1) location: the building is in its original location;
- (2) design: the exterior is largely intact except for the windows as noted above. The interior spatial arrangements in the basement, the second floor, and the third floor are likely to be close to the original; however, the ground floor level has changed functions so frequently that the original retail and commercial functions are no longer reflected by the present configuration of rooms. Load bearing walls and upright supports, however, remain as permanent spatial dividers;

Ancestry.com. On the making, storage, and delivery of beer in 19th-century Iowa generally, see Leah D. Rogers, “‘It Was *Some* Brewery:’ Data Recovery of the City Brewery Site...” [Leah D. Rogers for the Des Moines (Iowa) Transit Authority, 1996], 15-35.

¹⁰ It is possible the plywood was simply added to the exterior of the doors to thicken them and add additional fire protection. Bob Miklo, Senior Planner, City of Iowa City, to author, telephone conversation, 6/9/2015.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 1, 7 Page 9

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- (3) setting: while there are clearly changes to the neighborhood from the c. 1862 setting, there are fewer changes from the 1893 neighborhood setting. Many of the buildings extant then remain in place today. The glaring exception is the removal of two of the three breweries and their replacement with parking lots. Generally, however, the buildings near the Union Bakery are of the size, scale, and materials that are compatible with a turn-of-the-century secondary commercial node or neighborhood. The area remains a transitional zone of mixed commercial and residential buildings, along with two historic churches, that separates the core downtown shopping district and "Old Capitol" greenspace (now called the Pentacrest for its five large buildings) from the solidly residential area of detached 19th-century homes to the north. Both downtown Iowa City and the "Northside" residential neighborhood have been extensively surveyed and portions of both have been listed or evaluated as historic districts;
- (4) materials: with the exception of window glazing and a few openings that have been infilled with brick, exterior materials are original to the two construction stages. The interior is altered with upper level door trim and hardware remaining intact;
- (5) workmanship: the workmanship is best reflected in the masonry skill of the bricklayers, which is intact;
- (6) feeling: the overall plan, stone and brick materials, vertical massing, and vernacular but mildly Greek Revival styling (seen in the use of the repetitive pillar-and-lintel format, the stone capitals and stone water table) result a strong feeling of the mid-19th century even to the uninitiated pedestrian, of which there are many as this is within the walking neighborhoods of town;
- (7) association: the building's long history of varied retail commercial, light industrial, and rooming house/hotel on the upper floors contributes to and is associated with its historic significance.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 10

8. Narrative Statement of Significance

Summary Paragraph - Union Bakery is locally significant under Criteria A and C as a good example of the activities of early Iowa City entrepreneurs – especially those of the resident German immigrant community – and the efforts to establish and grow successful commercial ventures in a dynamic Midwest town just a few decades old. It is also significant as a rare surviving commercial property type in Iowa City, a property type characterized by a size and scale larger than most of its contemporaries, together with its 19th century brick and stone construction methods and materials, and its historic lodging and commercial functions in a close-in location. This was neither a narrow attached storefront catering to retail customers in the downtown, nor was it was an industrial/commercial¹ business sited by its owner at edge of town where access by rail or wagon would be easy. Rather, the building was constructed in the midst of mixed residential and retail blocks where walking was still the major means of getting about town and where the pedestrians (and therefore potential customers) might be visitors to the city, or local workers in the nearby breweries, or university students. The period of significance runs from c. 1862, when the original building was constructed on the corner of North Linn and East Market Streets, until 1965, the moving 50-year rule of the National Register program. This period includes the 1893 addition to the original building and acknowledges the building's continuing contribution to the evolution of Iowa City's commercial life, especially within the vibrant Northside commercial neighborhood.

Entrepreneurial Iowa City

Commerce in Iowa City was driven in the 19th century by its capital status, its position as county seat, and the presence of the earliest state university – capital, county, and campus.

Capital: The city's bluff top location was selected in 1839 by a committee of three territorial legislators charged with finding the first permanent capital of the Iowa Territory. By July of that year, town lots had been surveyed and auctions to sell them off were held in August and October, attracting both "emigrant settlers and a few eastern capitalists."² So many potential purchasers crowded into the town site that, lacking any true lodging house, a rough "hotel" accommodating up to 40 men was erected in a matter of days, complete with bar and kitchen. According to a 1939 account by Benjamin Shambaugh, the first superintendent of the State Historical Society of Iowa, the auctions were festive events attended by crowds of potential purchasers who had taken every advantage of the Lean Back Hall's liquid offerings.³ The nascent town then served as territorial capital until 1846 when Iowa achieved statehood. State legislators continued to meet in Iowa City until 1857 when the capital was moved to Des Moines.

Throughout the town's tenure as state capital, temporary accommodations were necessary for the men who came to serve in legislative sessions. One such lodging option was Park House, a large 3-story brick building constructed in 1852. Nominated to the National Register in 1978, Park House still exists and was rehabilitated in the 1990s. Park House, which is located just around the corner from the Union Bakery building, remains one of the few 19th-century commercial buildings of the size and scale comparable to Union Bakery. It is almost certainly the only large commercial building that remains from the capital era of Iowa City commerce.

County: Perhaps it was only logical that Iowa City should become the seat of county government shortly after the capital location was fixed in 1839. That it immediately gained that designation is clear. However, over the years historians have struggled with placing a firm date on when or exactly how it officially became the county seat. Johnson County was created

¹ "Commercial" herein is intended to be the more generic term, inclusive of both industrial and retail, and meant to denote non-residential functions.

² Benjamin F. Shambaugh, *The Old Stone Capitol Remembers* (Iowa City: State Historical Society of Iowa, 1939), 70.

³ *Ibid.*, 70-71.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 11

officially in late 1837 by an act of the Wisconsin Territorial legislature, but this was two years *before* the site was selected for the capital of a newly formed Iowa Territory. With the future capital site still just a prairie bluff overlooking the Iowa River, the few settlers in the area in 1837 and 1838 vigorously competed to have their own land claims designated as county seat. Judge Pleasant Harris brought a plat for a town he called Osceola with him from the east and promoted a riverbank spot for its location, but "it never had any defined local habitation."⁴ On the other hand, a claim on the east side of the river called Napoleon had a log cabin and a frame house by 1837, which was enough to win coveted designation in July, 1838.⁵ Subsequently, county business and two county elections were held in Napoleon's frame building, intended by town promoters to serve as the courthouse. In October, 1839, however, the county seat was surreptitiously and somewhat mysteriously removed to the newly designated Iowa City site.⁶

County seat status from the beginning meant out-of-town visitors would be drawn constantly to Iowa City to conduct legal business at the courthouse. And professionals such as attorneys, abstractors, and surveyors would all find good prospects for working in Iowa City. The courthouse square, though, was several blocks south of downtown, and not particularly close to the lodging available at either the 1852 Park House or the upper-floor rooms at the c. 1862 Union Bakery. Visitors needing lodging for business or legal purposes probably stayed in downtown hotels.⁷ After the mid-1850s, the courthouse location also was close to new railroad lines that passed through town. These lines, the Chicago, Rock Island and Pacific and the Burlington, Cedar Rapids, & Northern railroads, both were located slightly farther south and east of the courthouse square (refer to Fig. 16 map below). They helped spawn a southside commercial zone that was far grittier than the beer brewing and bread baking that took place in the northside commercial area. Foundries, mills, a linseed oil factory, and ironworks all located in the southside commercial corridor and two or three remnants of this early activity still exist, several of which even approach the size and scale of the Union Bakery (see discussion starting on page 18).

Campus: The last driver of commerce in town was (and is) the state's first public university established in 1847, just a year after statehood.⁸ Initially the impact of this institution on the town's commerce was not great. The state's population was thin and widely dispersed and, according to a university historian, it had no schools that were preparing students for advanced studies. And there were ethnic, political, and philosophical tensions from the start between Iowa City residents and those beyond its borders, tensions that contributed to the university's difficulties. "Johnson County...came to possess large German and Irish populations and became the focus of deep underlying ethnic conflict with the Anglo-American element in other parts of the state. Expressing itself first in local politics as Democratic and Copperhead opposition to the majority Republican party's management of the Civil War, the ethnic tension was perpetuated by the struggle over prohibition, which persisted through the later decades of the 19th century and gained for the people of Johnson County the unenviable reputation of being saloon keepers and scofflaws. Faculty members themselves became embroiled in these controversies, to the undoubted detriment of the university."⁹ There remains even today the persistent conflict between Iowans who support liberal and

⁴ N.A. *History of Johnson County, Iowa...* 1836-1882 (Iowa City: n.publ., 1883), 168.

⁵ *Ibid.*, 176.

⁶ In 1875, A. T. Andreas simply stated that after the location of the territorial capital was selected, the county seat "was removed to Iowa City, and Napoleon became a farm." (*A.T. Andreas' Illustrated Historical Atlas of the State of Iowa*, 1875; reprinted in 1970), 477. Reprint used.) A decade later, authors of the 1883 *History of Johnson County, Iowa* went into great detail but could not find the authority for or explain the removal either. These authors stated that one day in October, 1839 the county officers met in Napoleon, transacted some business, but when they adjourned it was "to meet tomorrow morning at the house of F.M. Irish, in Iowa City. (*History of Johnson County, Iowa*, 176). Thereafter, the seat was permanently fixed in Iowa City. Several decades later, another historian commented that this change of venue "appears to the reader as an unwarranted proceeding, since no act provided for the change of the seat of justice from Napoleon to Iowa City, however desirable it may have been in the time of anticipation that the territorial capital was to come to this county." Clarence Ray Aurner, *Leading Events in Johnson County, Iowa History* (Cedar Rapids, Iowa: Western Historical Press, 1912), 67.

⁷ None of these hotels are extant in an identifiable state, however, since at least the urban renewal programs of the 1960s.

⁸ Stow Persons, *The University of Iowa in the Twentieth Century, An Institutional History* (Iowa City: University of Iowa Press, 1990), 1.

⁹ Persons, *The University of Iowa*, 2. See also footnote 19 regarding Professor Hinrichs.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 12

progressive educational principles verses those who advocate more directed vocational training through the state's agricultural college, which was established in 1858 and centrally located in Ames.¹⁰

Struggling to enroll both girls and boys (admitted at ages 14 and 15, respectively), the university in Iowa City had only 124 students in 1856-57, when the town had a population of about 1,300.¹¹ It actually closed in 1858 for lack of enrollment but reopened in 1860. By the 1869-70 school year there were 439 students (in the town of 5,914).¹² Thirty-five families actually moved to Iowa City so their children could attend the university.¹³ Over the next few years, enrollment averaged 444, with 22% coming from within the county. Meanwhile, the town's population was experiencing a period of heady growth.¹⁴

The "conservative and clerical influences" were strong in the state in the 1860s and 1870s. Because of this and because the university stood in *loco parentis* regarding its students, the university president's 1872 report to the state legislature stated that "the students are expected to comply with the requirements of morality, propriety, and courtesy during the entire period of their connection with the university."¹⁵ Early catalogs promised that a "wholesome moral influence would prevail on campus" and forewarned "there would be no drinking, card playing, gambling, profanity, entering a saloon, or attending the theater. Rooming houses in town were to be subject to inspection and certification as to safety and suitability."¹⁶ Housing options and costs for out-of-town students in 1872 were explained as: "Board in families, including washing, fuel, and lights, from three to five dollars per week. Board in clubs, from two to three dollars. Room rent, two dollars per month and upward, for unfurnished rooms. The opportunities for self-boarding at low rates are excellent."¹⁷ This suggests both the availability of rooms to rent, such as those found in Union Bakery's upper floors, and that cafés and restaurants were available if not abundant in Iowa City in the 1870s.¹⁸ Indeed, Sanborn fire insurance maps from 1883, the earliest available, note a number of restaurants and boarding houses downtown, but also a very generous number of saloons. There were also a number of grocery stores, markets, and other bakeries in the vicinity of Union Bakery. Beyond the housing needs of its students, the early university would have generated additional local commerce to meet its specialized needs as well. Reported expenditures, at least in the early 1870s, included payments for such local services and products as printing and advertising, "wood sawing," chairs¹⁹ and "cabinets," books, and foundry items for an observatory purchased from the N.H. Tullos & Co. (a business located in the southern commercial corridor with a building still extant).

Conclusion to Capital, County, and Campus Influences: Iowa City business operators, then, profited from a confluence of good fortunes that other Iowa communities lacked. The town's early prominence as a capital city attracted settlers, eastern capitalists and land speculators, as well as visitors (both elected and lobbyists) in town because of the legislative sessions. Its continued status as Johnson County seat brought more landowners and taxpayers to town and assured resident professionals a steady income. And the presence of a growing university, despite its early struggles, meant specialized businesses that catered to the students and faculty. It was into this dynamic combination that capitalist and entrepreneur Leo Muchenberger,

¹⁰ Ibid., Prologue, generally.

¹¹ Persons, *The University of Iowa*, 6-7; population data from www.iowadatabase.org/archive/2011/02/citypop.pdf accessed on 5/28/2015.

¹² Ibid.

¹³ N.A. [but George Thacher], *Report of the State University of Iowa* (Des Moines: G.W. Edwards, State Printer, 1872).

¹⁴ Ibid. Also see again Iowa City's population figures by decade at www.iowadatabase.org/archive/2011/02/citypop.pdf accessed on 5/28/2015.

¹⁵ *Report of the State University of Iowa*, 50.

¹⁶ Persons, *The University of Iowa*, 8.

¹⁷ *Report of the State University of Iowa*, 7.

¹⁸ Families who invited students to live with them typically favored the male students, according to the university's 1872 report, thereby discouraging girls from attending the university since they often found the rooming house situation undesirable. University president Thacher pleaded with the legislature for the funds to build, in effect, a dormitory for them. (*Report of the State University*). After 1909, Park House, by then known by a different name, offered rooms exclusively to female students (NRHP nomination).

¹⁹ One chair was referred to simply as "Hinrichs chair." Gustavus Hinrichs was a "freethinker," a professor of natural philosophy and chemistry who ridiculed the "'Sunday School boys' on the faculty...and was also an ardent opponent of the prohibition movement across Iowa." While he was likely popular among the county's German and Irish "element," and surely would have spent time in the German-immigrant owned saloons of the northside commercial neighborhood, he was also certainly unpopular among his colleagues at the university. (Persons, 9).

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 13

a young immigrant from the Baden-Black Forest area of Germany, arrived by at least 1859.²⁰ Not long after he would construct the Union Bakery building.

The Who, What, and Why of Union Bakery

Union Bakery today occupies the southern portion of lot 8 in block 68, on a footprint of 80 by 50 feet. Lot 8 is one of the original 1839 town lots, but remained unsold until 1844 when the State of Iowa, which had been granted the land for the new town by the federal government, transferred it to Christopher H. Buck. Buck was a grocer who served also as the city treasurer in the 1850s. His grocery was on Iowa Avenue, at the north edge of downtown, so his purchase of lot 8 was likely an investment and speculative.²¹ In 1856, lot 8 was owned by a group of Lutherans from both England and Germany, however this group soon parted ways in order to construct separate churches.²² Following that, Charles C. McGovern, from Ireland and a physician, county coroner, and Democrat, acquired lot 8. In turn, McGovern sold the pertinent parcel of lot 8 to Leo Muchenberger on December 30, 1861 for \$1500. McGovern soon after relocated in State Center, Iowa.²³

The same day he bought the lot, Muchenberger borrowed \$600 from Frank Burckle (also spelled Buerzkle).²⁴ This was likely Frank Burkley, also of the Black Forest area of Germany who wed Genevieve Muchenberger in 1850 when they lived in Boston.²⁵ The Burkley and Muchenberger families may have traveled from Boston to Iowa City together or at least about the same time. Burkley ran the "Union Bakery for two years" after his arrival in Iowa City in 1861, but in 1863 opened his own hotel, the Burkley House.²⁶ Muchenberger paid federal liquor and hotel taxes in 1864 and 1866,²⁷ presumably for the operations at the Union Bakery building, and that latter year signed his name to a "unique and racy public document" in the form of a "proclamation" published in the *Iowa City Press* on April 11, 1866. The proclamation, over the name of seven parties in addition to Muchenberger, sarcastically stated:

Whereas, most *Reverendissimi atque amplissimi* [revered and honored] clergymen of Iowa City, blessed by true and faithful Christianity, philanthropy and infallibility, did call us at their temperance meeting last September, pirates, murderers, serpents, poisoners, dealers of firebrands, arrows, etc., and, Whereas, The most potent N. H. Brainerd, editor, and leader of the Republican party, pronounced in his most excellent and edifying journal, that we keep the chambers of death and gates of hell; that we are pouring out the streams of damnation and death... Therefore we... will refrain from selling any intoxicating liquors under any name, and will sell only beer, cider, and Iowa wine; [and] that we will keep first-class eating-houses.²⁸

Clearly, the ethnic, political, and prohibition differences brewing in Iowa City at the time of the Civil War were at a boiling point in 1866 and Muchenberger, apparently, had a deep stake in the controversy.

²⁰ Johnson County Recorder, Mortgage Index Book 1 (1840-1872). Muchenberger's naturalization record is dated 3/4/1861 and available on ncestry.com.

²¹ Abstract of Title for Lot 7, Block 68, Iowa City Original Town plat (building owner's collection); *History of Johnson County, Iowa 1836-1882* (Iowa City, Iowa, 1883), 642.

²² *The Iowa City Citizen*, 10/15/1910.

²³ *History of Johnson County, Iowa 1836-1882*, 217-218; *Burlington Hawkeye*, 9/7/1866.

²⁴ Johnson County Recorder, Mortgage Index Book 1(1840-1872).

²⁵ "F.P. Burkley Dead," *Iowa City Citizen*, 12/21/1908.; also, there are several references to F.P. Burkley and his hotel in the seven local history volumes called *Irving Weber's Iowa City* (Iowa City, 1976-1992).

²⁶ *Iowa City Press-Citizen*, 2/22/1941.

²⁷ U.S. IRS Tax Assessment Lists, 1862-1918; accessed at Ancestry.com on 5/7/2015.

²⁸ *History of Johnson County, Iowa 1836-1882*, 412.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 14

Iowa City directories from 1868 and 1869 indicate that Alois Bashnagel (*aka* Baschnagel or Bashnagle), yet another native of the Baden-Black Forest area of Germany, was operating a bakery at the northwest corner of Market and Linn streets, the location of the Union Bakery.²⁹ Bashnagel did not own the building however, so he either leased space in the building or worked for Muchenberger. By 1870, Muchenberger had relocated to St. Joseph, Missouri, where he was listed in census records as a hotel operator and baker.³⁰ This would seem to confirm the unlikely combination of occupations he pursued in Iowa City.³¹ A few years later, in 1874, Muchenberger did sell the Iowa City building to Bashnagel for \$3,000, a 100% increase over his purchase price a little over a decade before.³²

Bashnagel expanded his bakery business to two locations. In addition to the northside Union Bakery, he also opened the Centennial Bakery and Restaurant a few blocks to the south in the city's downtown proper. But he still operated as a sole proprietor, running both as unincorporated businesses through to his retirement, which took place at least by 1893 if not earlier. Ultimately, the Union Bakery building and all or part of lot 7 directly across a small alley to the west were both acquired by George Hummer early in 1893.³³

Born in 1841 in the southeast Iowa town of Burlington, George Hummer became the archetypical Midwestern entrepreneur of the late 19th century. Hummer tried different occupations until he hit on a successful formula. He evolved his business methods and structures over the course of his career, from working as a simple shop clerk to serving as president of a modern corporation, all the while investing and diversifying as his success grew. George's parents had come from Germany; his father was said to have built the first brewery in Iowa and brewed the first beer in Burlington, but George was orphaned by the age of eight. As a young adult, he arrived in Iowa City around 1858 where he found employment as a clerk in a dry goods store.³⁴ In 1872, Hummer, with some help from his father-in-law, struck out on his own by establishing a wholesale grocery house, which he named George Hummer & Co. By 1880 the business was successful enough to permit the construction of a nearly 5,000 square foot building at the east edge of downtown.³⁵ By the mid to late 1890s, the ambitious Hummer was branching out into other food-related operations by acquiring going concerns. One of these, perhaps his first serious capital outlay beyond his wholesale grocery business, was the purchase of the Union Bakery from the Bashnagel family in March of 1893.³⁶

²⁹ There are no obvious physical reminders of the building's use as a bakery. Bakeries in the 19th century typically were multi-story, however, with the oven located in the basement because of its great weight. Gravity feed systems were used to transport ingredients between floors. William G. Panschar, *Baking in America: Economic Development*, vol. I (Evanston: Northwestern University Press, 1956), 64-66.

³⁰ U.S. censuses, 1870 and 1880. Accessed on 5/7/2015 at Ancestry.com.

³¹ The name "Union Bakery" may not be the only or original name of Muchenberger's commercial activities in his building but it is the earliest confirmed name associated with it. Further, the building appears to have been referred to by this name for the majority of its existence. Using the name "Union," for both Muchenberger and the owners of the Union Brewery across the street, likely only reflects the patriotic fervor of the Civil War. No other reason for it has surfaced and no formal association of the two businesses is known. (The 2014 local landmark process took "Bashnagel" as the historic name from the Iowa Site Inventory form filed in the 1980s. Additional research confirmed Bashnagel as one of the historic owner names, but not the name most strongly associated with the building.)

³² The deed spells the buyer's name "Aloys Baschnagel." Johnson County Recorder's Office, Transfer Book 1.

³³ Johnson County Recorder, Transfer Book 1, page 229; Abstract of Title for Lot 7, Block 68, Iowa City Original Town plat (building owner's collection). Additional information about Alois Bashnagle and his family may be found in the Iowa Site Inventory Form attached to the Iowa City local landmark application and designation completed on the building in 2014 (under the name "Bashnagel, Alois, Bakery; ISIF#52-02166).

³⁴ An article in the local newspaper from 1908, a few years before Hummer's death, says the Hummer Mercantile Company was incorporated in 1861, however this seems highly unlikely in light of other records, like the 1870 federal census, which records his occupation as a clerk in the dry goods business, or the 1904 incorporation records of the George Hummer Mercantile Company located at the Johnson County Records office. The 1861 date was either a newspaper error or a faulty (or embellished) memory.

³⁵ Hummer's 1880 building was described in 1883 as costing \$75,000 to build, however this is certainly a typo. The cost was more likely \$7,500. *History of Johnson County, Iowa 1836-1882*, 851. It is unknown if this building still exists but it is unlikely considering the described location.

³⁶ U.S. censuses, 1870, 1880, 1900; "Find a Grave Index," all accessed on Ancestry.com in May, 2015; *History of Johnson County, Iowa 1836-1882*, 851; "Transfers of Johnson County Real Estate," *Daily Iowa State Press*, 8/24/1899; *Iowa Official Register*, "Articles of Incorporation Filed" (Secretary of State, 1900); "Articles of Incorporation of The Geo. Hummer Mercantile Company (1904), retyped in "Certificate of Renewal of Corporate Charter of

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 15

Hummer immediately set about to enlarge Union Bakery and by September, 1893, he had completed the large addition to the original building. At the same time, his neighbors to the north, who had dwellings on other pieces of the long north/south-oriented lot 8, promptly sued him. As it turned out, since the time of Christopher H. Buck's ownership of the entire lot 8 in 1844, the west 10 feet of the southern-most portion of lot 8 were to be "kept open and free of access as an alley for the use forever" by these owners to the north. It was the only way they could reach the rear of their properties. Since Hummer also owned lot 7, across the alley to the west, he simply settled with them by shifting the narrow alley west and promising to keep the east ten feet of lot 7 open directly across from Union Bakery. He was thus saved from having to tear down his new addition, which is what the court had ordered.³⁷

Soon after the lawsuit was settled, Hummer transferred his personal ownership of the Union Bakery property to his unincorporated company, by then called the George Hummer Mercantile Company.³⁸ In 1899, as president of the mercantile company, he "sold" the Union Bakery property to a corporation he formed, the Union Block and Bakery Company. The intracompany transfer was valued at \$17,500. At the same time, stock in the new company was offered to the investing public by advertising in the local newspaper. The ad described the assets of the new company as:

The property of the corporation consists of the brick building, 50 x 80 feet, three stories and basement, on the corner of Market and Linn Streets, on Lot 8 and the east half of Lot 7, and the buildings on it. All on Block sixty-eight (68) in Iowa City, Iowa, Outfit and Ovens, also the Furniture, Dishes and Utensils in the Restaurant, and the Furniture, Carpets, Bedding, etc. in twenty-five rooms, in the second and third stories of said building, as well the trade marks, trade and good will of the Union Bakery Co. The building is almost new, modern and well adapted for the purpose it is used for....There are twenty-five newly furnished rooms and three bath rooms on the second and third floors. The Bakery has two large ovens and bakery outfit complete, with a capacity of 3,000 loaves of bread in 12 hours, and has an excellent trade in the city and adjacent towns. The rooms rent to students 9 months in the year and being so near the University, will always continue to rent well.³⁹

Estimated yearly earnings from the rooms and restaurant were \$2,100 and from the bakery \$1,200.

Sometime between 1899 and 1906, Hummer again expanded his business organization by purchasing the Iowa City Mills building and business at the corner of East Court and Gilbert streets, in the heart of the southside commercial corridor. The flour mill appears on the 1883 Sanborn but had a serious fire at the turn-of-the century that required considerable reconstruction.⁴⁰ Hummer also bought the corner lot directly across Court Street to the south. He tore down a dwelling and a stable on the corner and erected a new Classical Revival-style headquarters for his wholesale grocery business, at the same time converting a much older stone and brick building south of the dwelling into a grocery warehouse or storeroom. He probably incorporated his wholesale grocery business in 1904 in conjunction with the construction of the new headquarters. By the time of his death in 1912, Hummer, one of Iowa City's many entrepreneurial 19th century businessmen, had successfully navigated the Gilded Age transition of shopkeepers and clerks to corporate officers and shareholders.⁴¹

George Hummer Mercantile Company (1924), located in Johnson County Recorder, Miscellaneous Records, Book 128, page 445; Full page advertisement, *Iowa City Citizen*, 7/27/1908; "Among Iowa City Industries," *Iowa City Citizen*, 4/29/1908.

³⁷ Abstract of Title for Lot 7, Block 68, Iowa City Original Town plat (building owner's collection).

³⁸ Hummer's mercantile company was not formally incorporated until 1904, based on records held in the Johnson County Recorders office.

³⁹ Offer of stock by the Geo. Hummer Mercantile Co., *Daily Iowa State Press*, 5/20/1899.

⁴⁰ Information obtained from Marlin R. Ingalls, author of Iowa Site Inventory Form #52-017523, in progress, on the Iowa City Mills building.

⁴¹ The growing complexity of American business organizations and the expansion of ways one might own a stake in a business are hallmarks of the late 19th century. See generally Alan Trachtenberg, *The Incorporation of America: Culture and Society in the Gilded Age* (New York: Hill and Wang, 1982) and Oliver Zunz, *Making America Corporate, 1870-1920* (Chicago: University of Chicago Press, 1990).

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 16

While Hummer owned the Union Bakery, he worked to build its operation beyond the local customers served by Alois Bashnagel and into a wholesale bakery serving a much wider market area. The bakery employed six people who daily turned out fresh bakery products of all kinds. These were sold through a "shop in the building" but mostly through other bakery stores in town and "this part of the state." Advertisements (Fig. 8) claimed bakery items from Union

**THE GEORGE HUMMER
MERCANTILE CO.**
WHOLESALE GROCERS
And Dealers in Flour, Nails, Groceries, Novelties and Notions
OUR LEADING SPECIALTY
"QUEEN OF IOWA" FLOUR
Gilbert and Court Streets and Maiden Lane, Iowa City, Iowa

The Hummer Mill Company
Gilbert and Court Streets
IOWA CITY, IOWA
Does a Regular Milling Business
Grinds the best Northern Hard Wheat, also Rye, Graham and Corn Meal, grinds Chop Feed for Farmers and Feeders
or Exchanges the same for Grain. Best Market Price paid for grain at all times. Our Brands of Flour are
"QUEEN OF IOWA," and "SUPERIOR"
Try a Sack of "Queen of Iowa"

The UNION BAKERY CO.
MARKET AND LINN STREETS, IOWA CITY, IOWA
Bakes the Best Quality of
Bread, Buns, Rolls, Pies, Cakes, Etc.
Every day on sale at Bakery, corner Market and Linn Streets, also at
most of the grocery stores in the city and within fifty miles around.

Figure 8 The Hummer operation placed this full page ad in the local newspaper during the summer of 1908 in order to reinforce the public's knowledge of the businesses' relationship as well as promote their individual products. *Iowa City Citizen*, 7/27/1908.

Bakery were sold within a 50 mile territory.⁴² Hummer maintained a corps of traveling salesmen for the grocery business who "were constantly on the road," and these men undoubtedly helped expand the Union Bakery's territory as well.⁴³

⁴² Advertisement, *Iowa City Citizen*, 7/27/1908. A fifty mile radius would put Union Bakery's goods south to Mount Pleasant, west nearly to Grinnell, east to 20 miles short of the Mississippi River, and north nearly to Manchester, Iowa. It is unlikely there was a strong market north of town, simply because of the presence of a much larger city, Cedar Rapids.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 17

With Hummer's death in late 1912, the business structure he created seems to have dissolved, even though its corporate entities did not depend on the guiding hand of the founder. Starting in early 1913, the Union Bakery property was sold to a series of new owners. In 1921 Gust Rejos, a Greek immigrant and self-employed merchant from Cedar Falls purchased it. His wife, Rose Rejos, managed their new Iowa City building as the "Central Café and Hotel."⁴⁴ In 1925, Central Hotel newspaper advertisements boasted of "remodeled and redecorated" rooms for rent, including "housekeeping" rooms, while the "dining room" continued to be open to the public. Gust died in 1926 and Rose in 1963, having sold the building to Don C. Alberhasky in 1946.⁴⁵ Alberhasky was a tavern owner who left a historical record of contentious relations during the 1940s with city officials over beer permits, the city's refusal to reissue them, and Alberhasky's refusal to stop selling beer despite the fact.⁴⁶ In 1951, Alberhasky converted his tavern in the Union Bakery, which he called Don's Central Tap, to a Gambles franchise store that sold auto supplies and hardware (Fig. 9).⁴⁷ Alberhasky apparently had good relations with other local business operators because at the same time he gave up his beer permit, he was congratulated on his new venture—quite publically—by his northside neighbors (Figs. 10-11). Perhaps all concerned were simply hoping for a quieter corner at the intersection of Linn and Market.

By the 1980s, the building was the subject of a contract sale between Alberhasky and a local developer.⁴⁸ The retail space on the lower floor was occupied by Sutton's Radio and TV, one of the businesses that had placed a congratulatory ad in the paper in 1951.

⁴³ *Iowa City Citizen*, 4/29/1908. Additional information about Hummer is found in the Iowa Site Inventory Form attached to the Iowa City local landmark application and designation completed on the building in 2014 (under the name "Bashnagel, Alois, Bakery; ISIF#52-02166).

⁴⁴ Johnson County Recorder, Deed Transfer book 1; Smith's Directory of Iowa City, 1921, 1926; Advertisement and classified ads, *Iowa City Press Citizen*, 11/22, 11/25/1924, and 3/3, 4/29/1925.

⁴⁵ Findagrave Index, available on Ancestry.com and accessed on 5/7/2015; Johnson County Recorder, Deed Transfer book 1.

⁴⁶ See for example, *Iowa City Press-Citizen*, 9/29/1939, 4/23/1940, and 11/26/1940.

⁴⁷ "Will Convert Tavern to New Gamble Store." *Iowa City Press-Citizen*, 8/14/1951.

⁴⁸ Iowa Site Inventory form #52-02160. This site inventory form, authored by James E. Jacobsen, is undated but likely is from the early 1980s, when the State Historic Preservation Office was still located in Iowa City.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 18



Figure 9 The new Gamble store opened in the Union Bakery's ground floor carried a variety of retail goods, from furniture to auto accessories. The finishes mentioned in the caption are no longer present. *Iowa City Press-Citizen*, October 31, 1951.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 19

Union Bakery
name of property

Johnson County, Iowa
county and state

PEARSON'S DRUG STORE
"The Hub of the Near North Side"

Mr. Don Alberbasky,
c/o Gambles New Store,
Corner Linn and Market.

Dear Don:

Congratulations and Best Wishes on the opening of your beautiful new store. We are proud of this addition to our fine 'near north side' and happy to have a store that we are sure will be operated in the fine manner which we know both you and the Gamble organization are accustomed.

See you tomorrow.

PAT PEARSON

Congratulations
and
Good Luck
to you, Don, in your
new Gamble Store!

SUTTON'S RADIO and TELEVISION
331 E. Market Phone 2239

Figures 10 & 11 Two of a dozen or so congratulatory ads placed in the *Iowa City Press-Citizen* on October 31, 1951. Pat Pearson operated Pearson's Drug Store directly across Linn Street to the east. This Midcentury building is now used as a drive-up bank. Sutton's would later relocate to the Union Bakery building in place of Gambles (1980s).

Union Bakery as an Uncommon Surviving Iowa City Property Type

The Union Bakery building has additional significance as a representative of a dwindling Iowa City commercial property type, the large and free-standing commercial block from the latter half of the 19th century. And while it mildly reflects the influence of the Greek Revival style popular in the Midwest at the time of its c. 1862 construction, it is primarily a utilitarian vernacular building.⁴⁹ Its contemporaries discussed below also are generally vernacular or, at best, mildly influenced by various architectural styles. Elements of the Greek Revival style seen in Union Bakery include the raised foundation and stone water table, the first story pilasters that terminate in flat capitals and a shared beltcourse, and the roofline "mousetooth"

⁴⁹ Criterion C status is not based on the Union Bakery's references to Greek Revival architecture, though many mid-19th century Iowa City buildings—including the important capitol building—were designed to a greater or lesser degree in the Greek Revival style. Many early residences especially reflected this style. A good reference for this residential construction is Margaret N. Keyes, *Nineteenth Century Home Architecture of Iowa City* (1966). Additionally, the widely available 1854 Millar map of Iowa City bears images of at least three churches and a "female college" that clearly reflect the Greek Revival style, variously featuring temple-front porticos and tympanums, dentils, and fluted columns with Doric or Ionic capitals.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 20

detail that may reference dentils. The flat, stone fenestration lintels are likely more a functional than stylistic choice, but they are also consistent with vernacular Greek Revival buildings.

Comparable Buildings within the Property Type Category: The number of these multi-story commercial buildings of the scale seen in Union Bakery that survive today is exceedingly small. Within the northside commercial district—or the “near north side” there remains the Union Bakery and the lone surviving brewery building, Union Brewery. Around the block to the southwest is Park House (Figs. 12-13), and, lastly, a block to the north is Slezak Hall, built in 1875 (Figs. 14-15).

While Park House’s exterior lacks original styling, its interior apparently shows some Greek Revival influence as noted in its National Register nomination:

The Park House is one of Iowa City's few remaining commercial buildings which date from the city's period as the state capital.⁵⁰ It is well-proportioned, with vestiges of the Greek Revival still seen in the woodwork of the front hall.

Figure 12 Park House hotel as depicted in the 1854 J.H. Millar map of “Iowa City and its Environs.” The illustration was by George H. Yewell, a professionally trained artist noted for his portraits of men who were important to Iowa history. Yewell described this 1854 work as: “My first commission was to make a series of vignette drawings of buildings, residences and street view of the town, to grace the margin of a new map of Iowa City.”⁵⁰ Yewell’s drawings are important evidence of these buildings’ appearance but may not be entirely accurate.



Figure 13 Park House in 2009. According to its National Register nomination, the mansard roof (suggesting the Second Empire style) was added around 1875. Photo by William E. Whittaker and used with permission.

⁵⁰ Oneita Fisher, *The Journals of George Henry Yewell* (1966), available and accessed on at 5/27/2015 at: <http://www.lib.uiowa.edu/scua/bai/fisher.htm>.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 21

Slezak Hall (Figs. 14-15) is a U-shaped red-brick complex of attached buildings that, at least in 1883, housed a grocery store, saloon, dining hall, carriage house, and a stable and feed storage. The upper floors had a large (commercial?) laundry, sleeping rooms, and the hall with a stage.⁵¹



Figure 14 All components of the Slezak Hall complex are present and relatively intact today. Based on the 1883 Sanborn map, Slezak Hall was in the 2nd floor of the portion marked “a.” Downstairs, two grocery stores were located in the front now occupied by the pizza restaurant. Behind these operations was a saloon and behind that (going deeper into the center of the image) a parlor/dining room with a stairway to the upstairs rooms of the “b” building. The ground floor of “b” appears to have been used as rental rooms as well. The middle section marked “c” was a carriage house on ground floor and a laundry on the 2nd. Finally, the building marked “d” was a stable and feed building. Image looking northwest is from Google.com on June 9, 2015.



Figure 15 This view shows the opposite side of Slezak Hall's midsection (labeled B above), looking southeast. The window hoods and bracket cornice suggests the Italianate style.

The southside commercial corridor⁵² that developed along Gilbert Street (Fig. 16) once sported several blocks of commercial firms. Represented on the 1883 Sanborn

⁵¹ The date of Slezak Hall (*aka* National Hall) is from the Iowa City Assessor; functions are taken from the 1883 Sanborn insurance map. This building is a good candidate to be designated a local landmark and listed in the National Register nomination.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 22

were the Sheets, Getsburg & Co. planing mill (employing 30); the Long & Graham machining firm (8 employees); the Bahur & Reha broom factory (also 8 employees); the aforementioned Iowa City Mills (6 employees); New Method Heater Co.; N.H. Tulloss [sic] & Co., foundry and machine shop; and the M.T. Close & Co. linseed oil works (employing 30). Until the late 1970s, the planing mill building survived and until just a few years ago

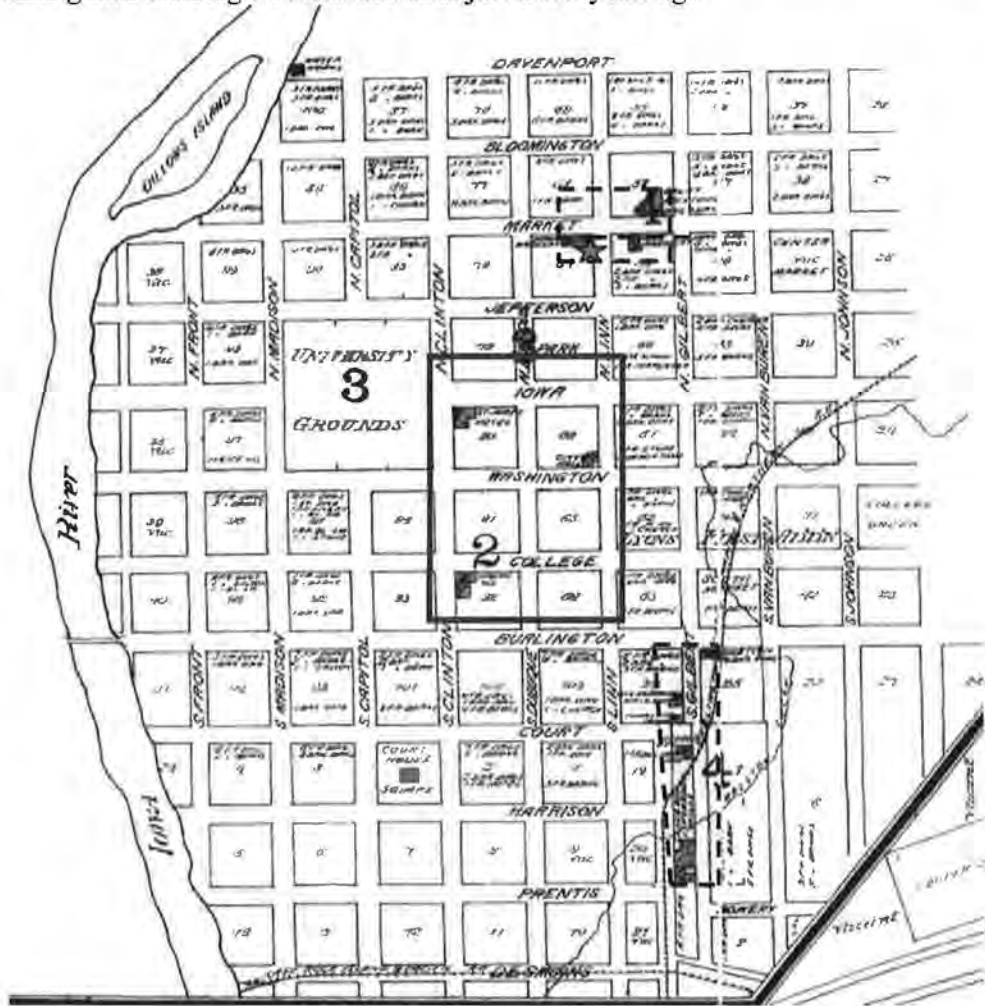


Figure 16 Index map from the 1883 Sanborn fire insurance (no scale). The star (in red) denotes the location of Union Bakery, within its northside commercial neighborhood (marked by a dashed line). The area denoted by the rectangle (in blue) is the downtown. The nearby location of the original capitol building (now called Old Capitol) is marked by the large “3” and “University Grounds.” South of the capitol and downtown is the Johnson County court house “square.” The southside commercial corridor is due east of the court house about 3 or 4 blocks (also marked by dashed lines). Note the two railroad lines, one of which crosses directly through the Gilbert Street corridor.

⁵² Other 19th-century commercial or industrial districts existed also, however there appears to be no extant property types remaining in these areas (though a complete study of these areas was not conducted for this nomination). This includes firms such as the American Glucose Co., located closer to the east bank of the Iowa River south of the capitol site, and the south edge of town where the Iowa City Packing House was once (1883 Sanborn).

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 23

Union Bakery
name of property

Johnson County, Iowa
county and state

much of the linseed oil factory still existed. Now all are gone with the exception of the Iowa City Mills building (Fig. 17, later the George Hummer Mills), the iron works building of the New Method Heater Co. (used by George Hummer Mercantile Co. as a grocery warehouse; now housing a tavern); and the flax seed warehouse of the Close linseed oil factory (Fig. 18, most recently occupied by a restaurant).



Figure 17 The Iowa City Mills building is severely plain and utilitarian in form. The only decorative detail is found at the façade's roofline where there is a narrow band of brick corbelling. The building now houses a law firm on the ground floor and probably student apartments on the upper levels. Image looks northwest. Court Street is to the bottom of the image; Gilbert Street just off camera to the right.



Figure 18 This building is the sole surviving building of the M.T. Close & Co. linseed oil works (though the factory owner's residence is extant across the street) and functioned as a warehouse. The top floor, denoted by the darker brick color, was added in recent years. Image looks northwest and is from Google.maps on 7/1/2015.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 8 Page 24

Conclusion

These two examples of early Iowa City commercial neighborhoods outside the downtown retail district—the northside and southside areas—are not exhaustive and no survey of the town specifically for this property type has been completed. However, the Iowa State Historic Preservation Officer keeps a data base of the state’s historic architecture and this data base was reviewed for Iowa City buildings constructed between 1839 and 1880, excluding downtown retail buildings. Further a local researcher who studies the city’s architecture was consulted as well. No additional buildings comparable to the Union Bakery’s size, scale, and historic function were identified through these sources. Union Bakery, therefore, represents a type of 19th century building that has survived the changing needs and populations of the neighborhood and city in which it is located. It reflects a nuanced historical story of business creation and growth over time, of ethnic and philosophical differences between different groups of Iowa City residents, and of the adaptability of historic buildings to new uses so long as the local economy remains robust.

Future Plans

Union Bakery will continue in its present capacity, as a commercial operation of some sort on the ground floor (currently a newly opened restaurant) and lodging primarily for students on the upper two floors. There are no plans to change these functions. In 2014, the Iowa City Historic Preservation Commission, Planning and Zoning Commission, and the City Council awarded the building local landmark status. This nomination is *not* associated with any application for historic preservation tax credits.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 9 Page 25

9. Major Bibliographic References

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United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 9 Page 26

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United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section 10 Page 27

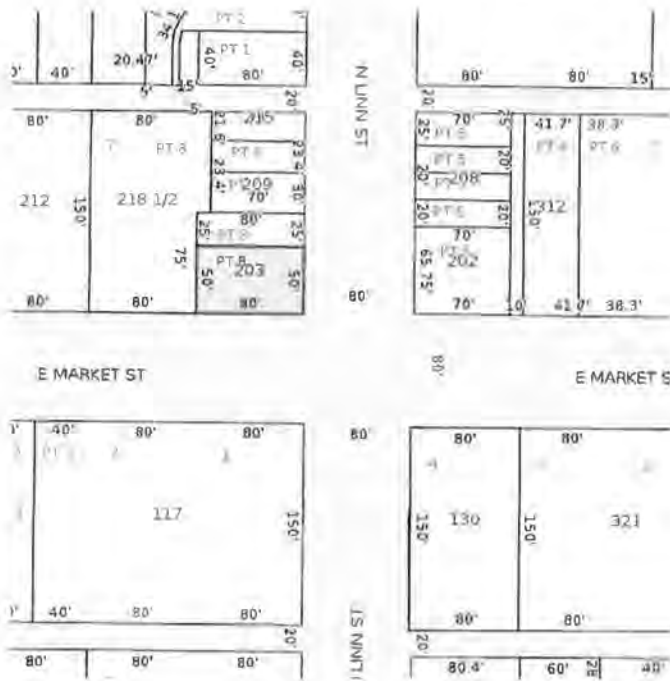
10. Geographical Data

Verbal Boundary Description

The nomination includes the southeast corner portion of Lot 8, Block 68, Original Town plat that is fully occupied by the Union Bakery building, measuring 50' along North Linn Street, by 80' along East Market Street. The nomination does not include the public sidewalks along either street, or the 10' wide alley on the west side of the building.

Boundary Justification

The boundary includes the parcel historically associated with the Union Bakery during the period of significance.



Iowa City city assessor, 2014



No scale

United States Department of the Interior
National Park Service

Union Bakery
name of property

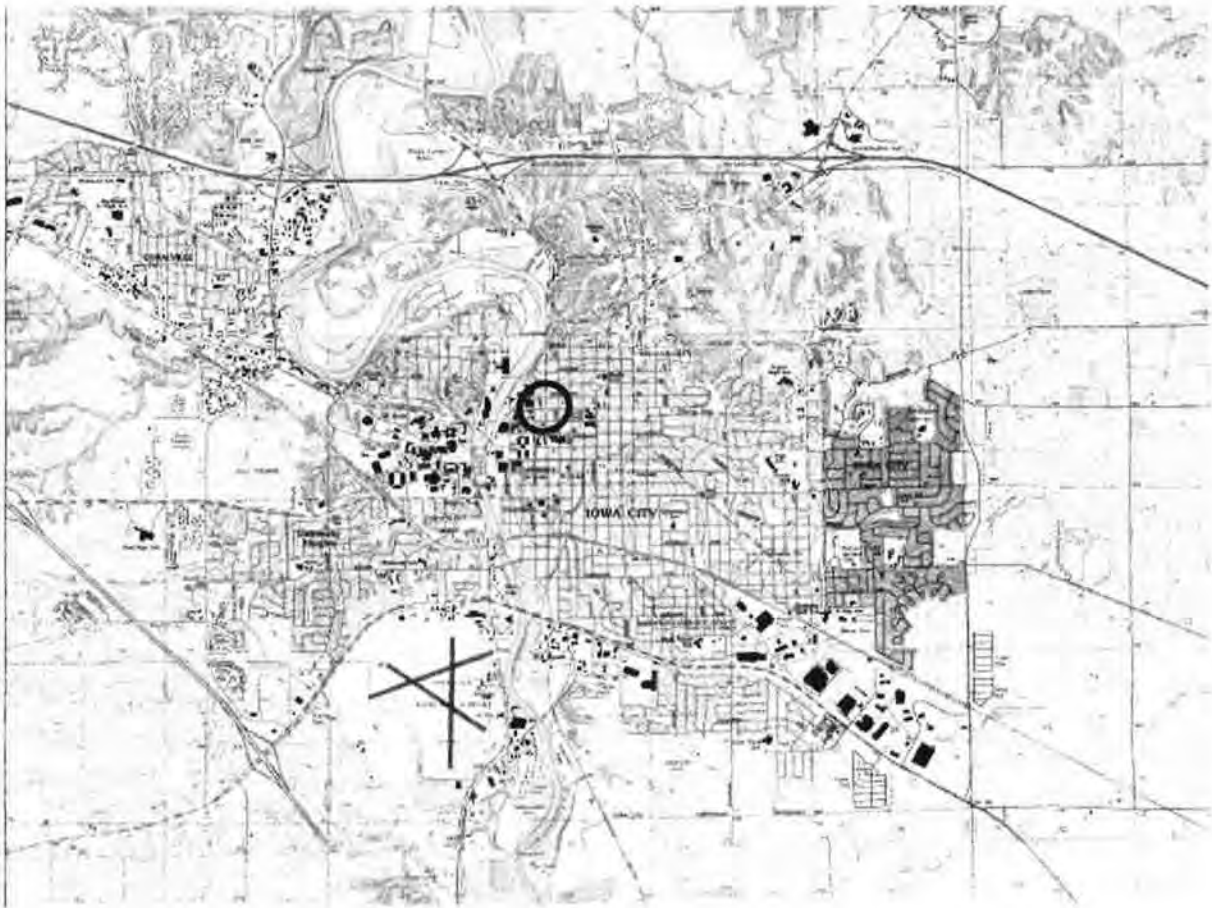
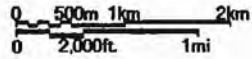
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 28

**Iowa City, Johnson County, Iowa, with approximate location
of the nominated property circled.**

(detail obtained 6/11/2015 from U.S.G.S., Iowa City West, 7.5' topographic map: <http://ortho.gis.iastate.edu>)



United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 29

Site Plan showing Boundary of Nominated Property
Iowa City city assessor, 2015

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United States Department of the Interior
National Park Service

Union Bakery
name of property

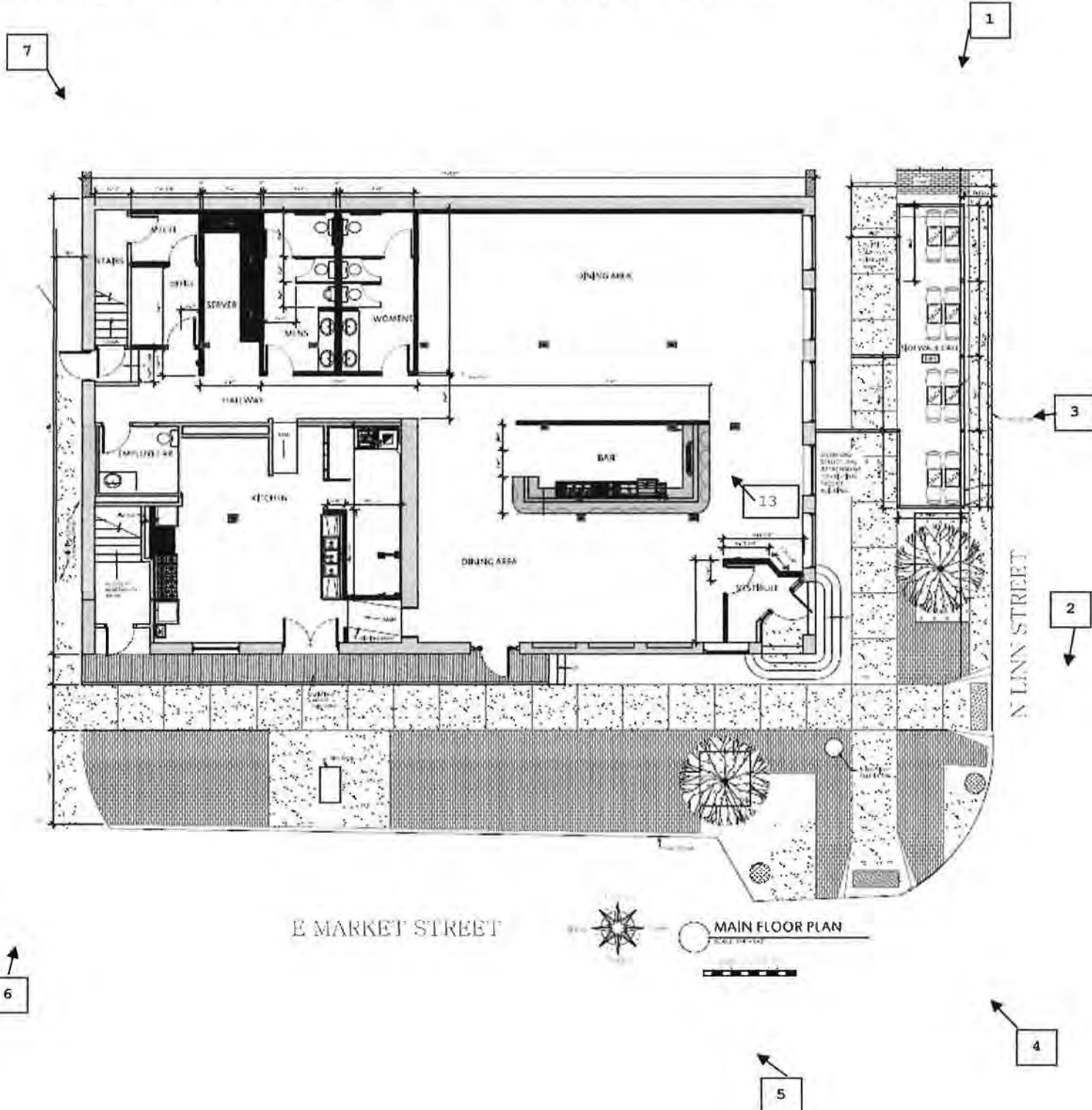
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 30

Photo Key for Exterior Views and First Floor Plan *Property Owner's Collection*

N^A No Scale



United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

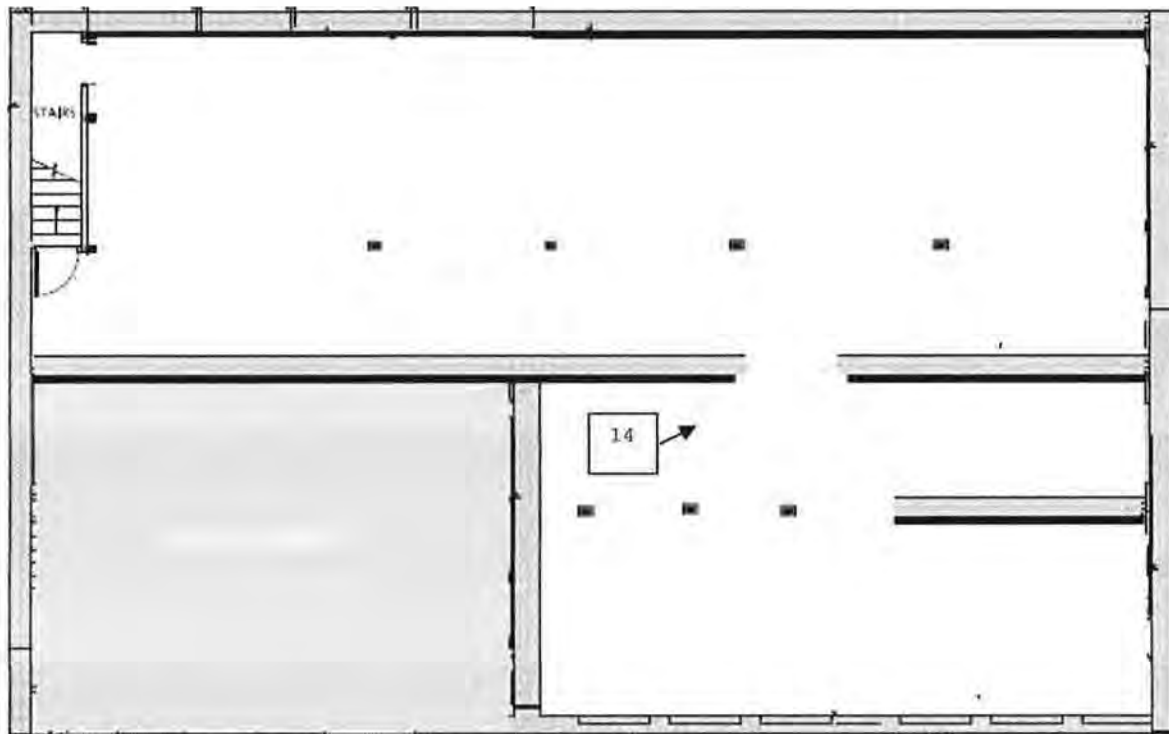
Johnson County, Iowa
county and state

Section Additional Documentation Page 31

Photo Key and Basement Plan

N^A No Scale

Modified from first floor plan in Property Owner's Collection



United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

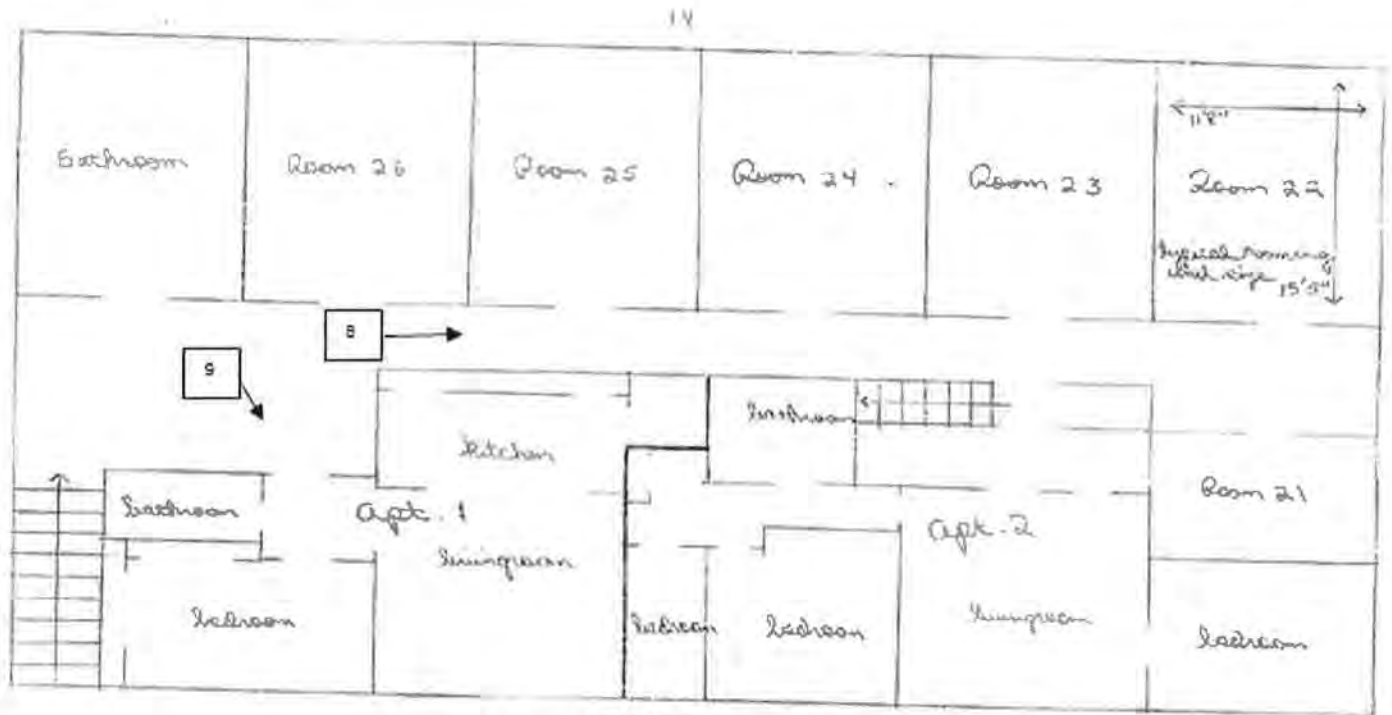
Johnson County, Iowa
county and state

Section Additional Documentation Page 32

Photo Key and 2nd Floor Plan

N^ no scale

Sketched in 1982 by Judy Hoard for Sutton's TV; no access to rooms in 2015 but property manager verified continued accuracy of basic plan.



Second floor
222 E. Market St.
1982 Judy Hoard
not drawn to scale.

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

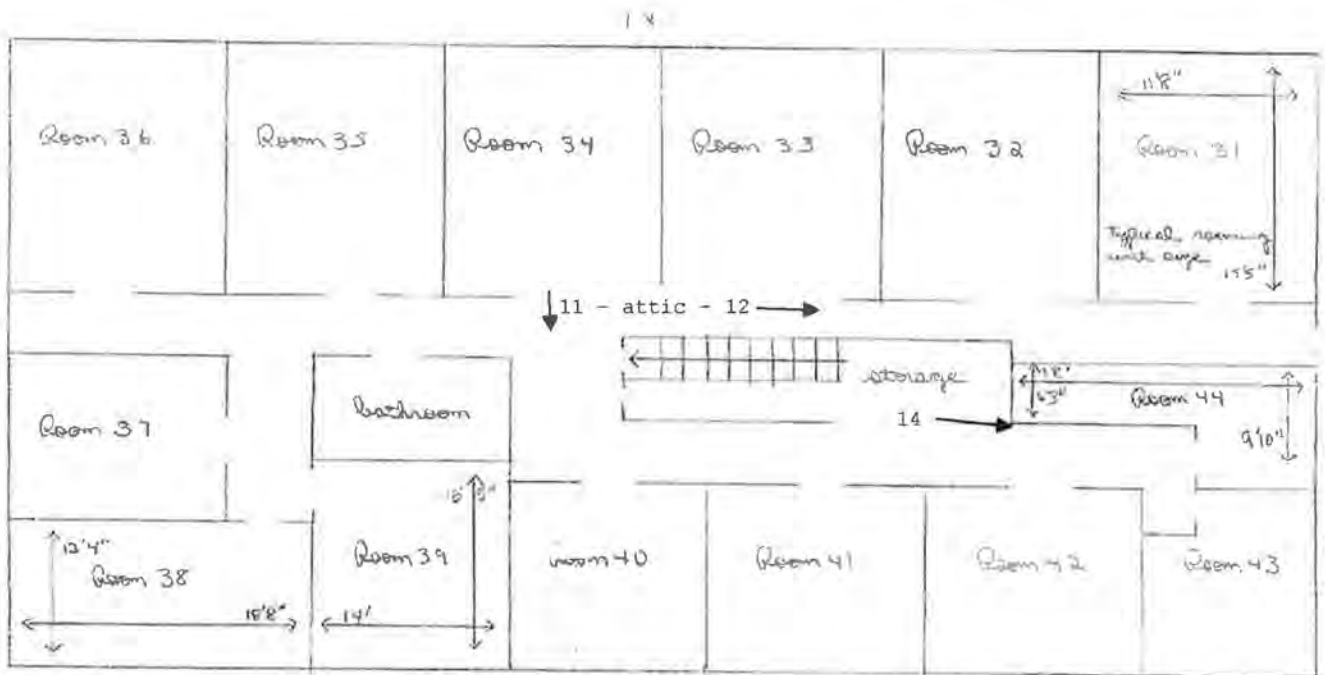
Johnson County, Iowa
county and state

Section Additional Documentation Page 33

Photo Key and 3rd Floor Plan

N^ no scale

Sketched in 1982 by Judy Hoard for Sutton's TV; no access to rooms in 2015 but property manager verified continued accuracy of basic plan.



*3rd floor
200 E. Market St.
10/16/82 Judy Hoard
Not drawn to scale*

United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 34

Photograph Label Information

1, 2, 3, 4 & 5 share the same information as follows:

1. Union Bakery
2. Iowa City, Johnson County, IA
3. Tallgrass Historians L.C.
4. May 2015
5. N/A (digital photographs)
- 6.- 7. Photo # and direction camera is facing:

1. Streetscape, facing S
2. Streetscape, facing SW
3. Exterior, east façade of building, facing W
4. Exterior, south side and east façade of building, facing NW
5. Exterior, south side of building, facing NW
6. Exterior, west end and south side of building, facing NE
7. Exterior, north side of building, facing SE
8. Interior, second floor, 1893 hall, facing E
9. Interior, second floor, door with 1893 wood trim, facing SW
10. Interior, third floor, c.1862 hall, facing E
11. Interior, attic, S-shaped anchor bolt, c.1862 north wall (formerly an exterior wall)
12. Interior, attic, view of 1893 roof structure attached to c. 1862 roof overhang (center to lower right, facing E
13. Interior, first floor, restaurant, facing NW
14. Interior, basement, c.1862 stone foundation wall, with access opening, looking into 1893 bay, facing NE

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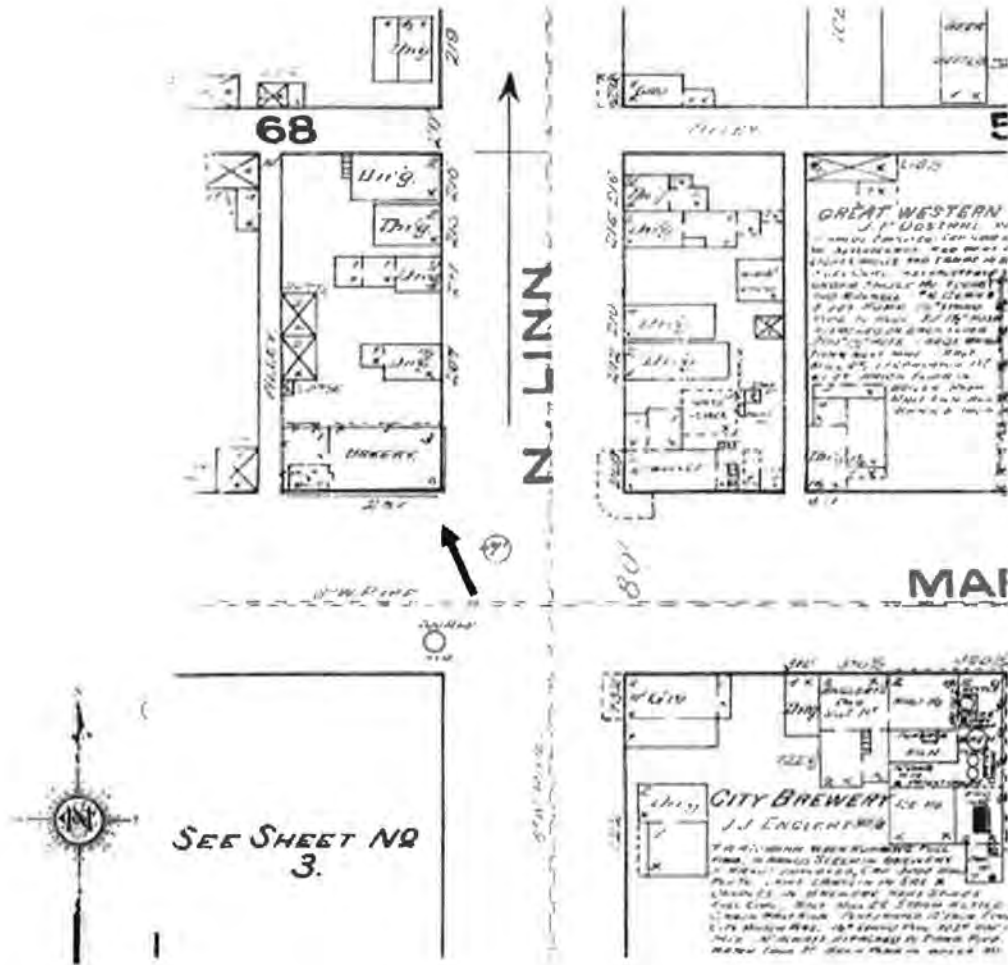
Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 35

Sanborn Map Co., fire insurance map of Iowa City, 1883. No scale.



United States Department of the Interior
National Park Service

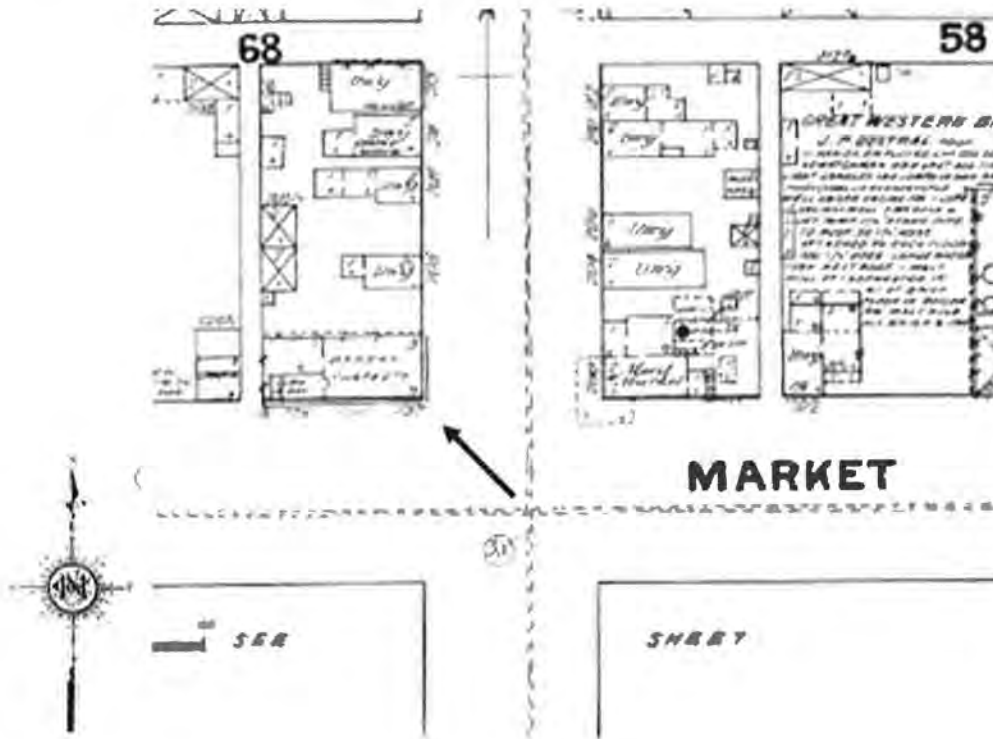
Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 36

Sanborn Map Co., fire insurance map of Iowa City, 1888. No scale.



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National Park Service

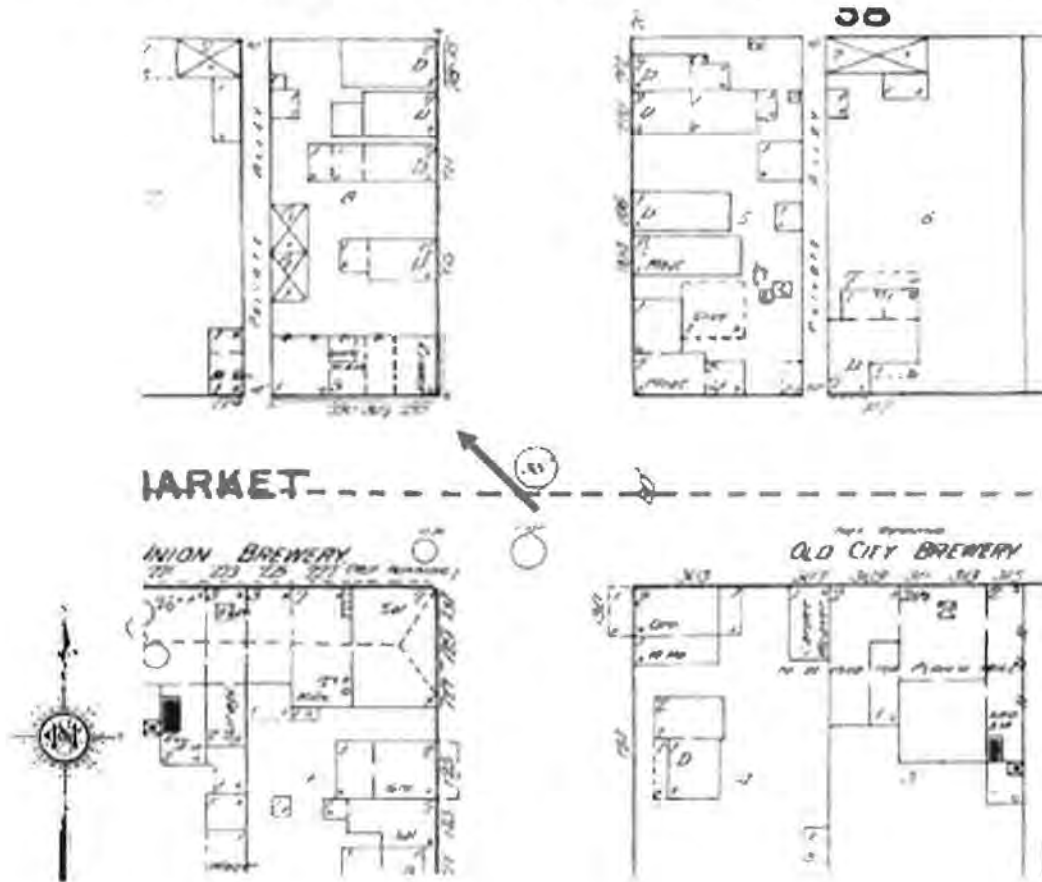
Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 37

Sanborn Map Co., fire insurance map of Iowa City, 1892. No scale.



United States Department of the Interior
National Park Service

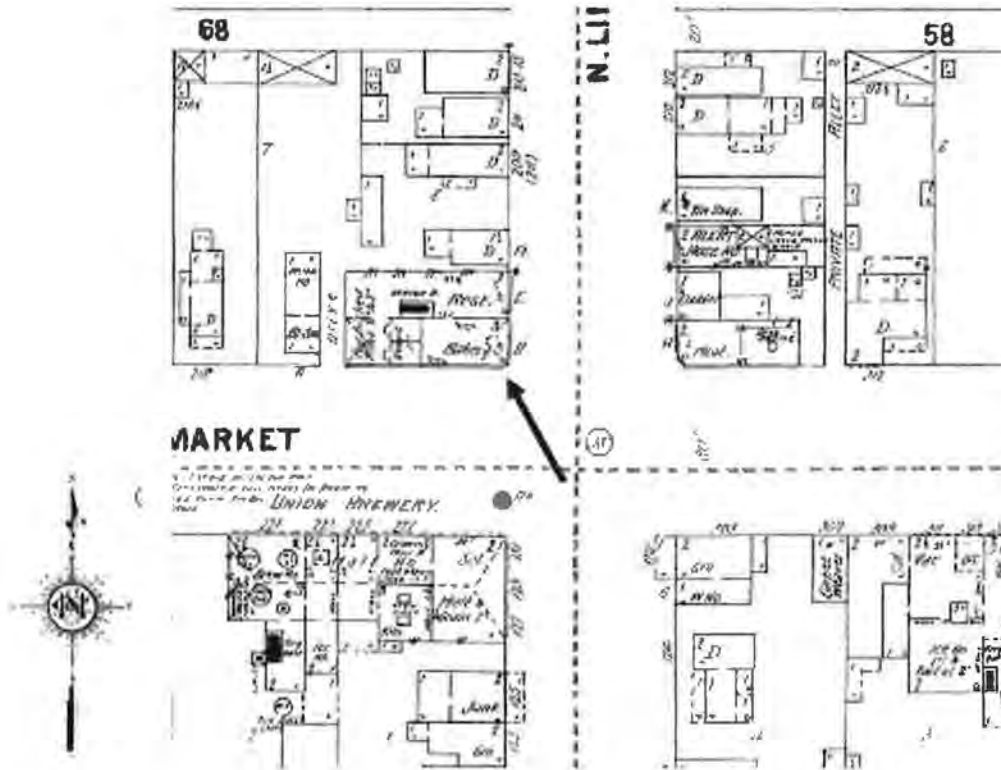
Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Johnson County, Iowa
county and state

Section Additional Documentation Page 38

Sanborn fire insurance map of Iowa City, 1899 (Sanborns in 1906, 1912, and 1920 shown no changes from this 1899 image). No scale.



United States Department of the Interior
National Park Service

Union Bakery
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

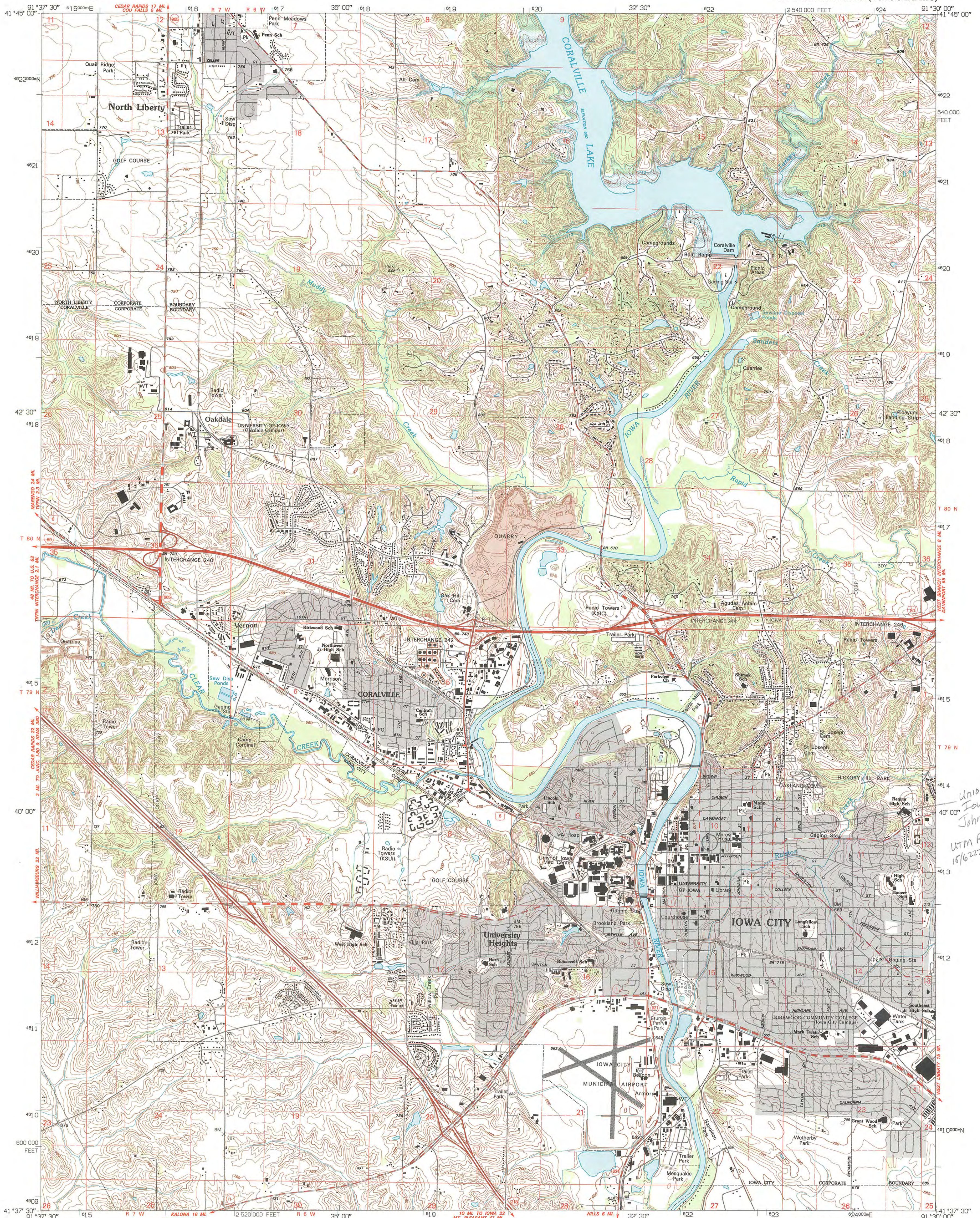
Johnson County, Iowa
county and state

Section Additional Documentation Page 39

Detail of Birdseye Map of Iowa City, 1868. No scale. ← North

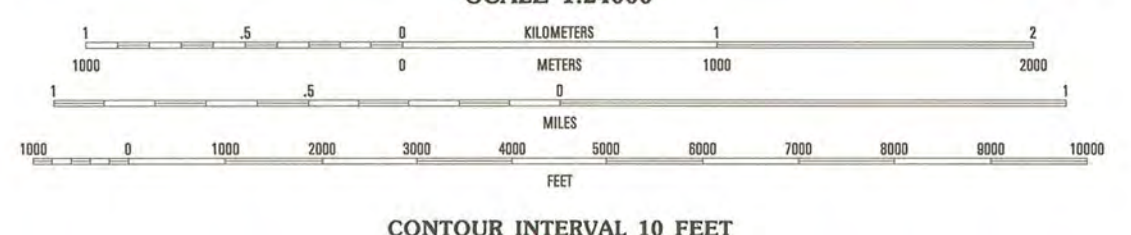
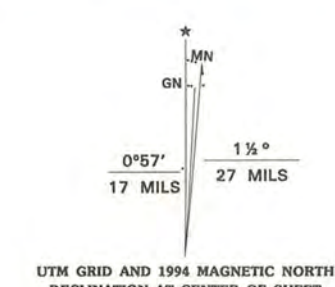


Enlargement of Union Bakery building



*Union Bakery
Iowa City
Johnson Co., IA
UTM Reference:
15162238/4613493*

Produced by the United States Geological Survey in cooperation with Iowa Geological Survey. Control by USGS and NOS/NOAA. Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1965. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994. North American Datum of 1927 (NAD 27). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 15 10 000-foot ticks: Iowa coordinate system, south zone. North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software. Areas covered by dashed light-blue pattern are subject to controlled inundation. Gray tint indicates areas in which only landmark buildings are shown. Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked.



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092 AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

1 Swisher
2 Ely
3 Solon
4 Tiffin
5 Iowa City East
6 Williamstown
7 Hills
8 West Liberty SW

ROAD CLASSIFICATION

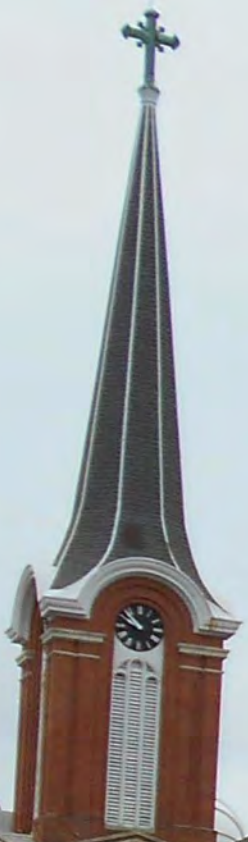
Primary highway, light-duty road, hard or hard surface
Secondary highway, hard surface
Unimproved road

Interstate Route
U.S. Route
State Route

IOWA CITY WEST, IOWA
41091-F5-TF-024
1994
DMA 7667 II NE-SERIES V876







ONE WAY

STOP

ONE WAY





Northside
Bist...

Northside
Bist...

Northside
Bist...

Northside
Bist...

Northside
Bist...

ONE WAY

STOP

ONE WAY

Northside
Bist...



Northside Diner

ONE WAY

ONE WAY



NO PARKING

RESTAURANT

ONE WAY

ONE WAY

The Inside
Cafe & Bakeshop

CHIPS
& SANDWICHES



ROOMS
AVAILABLE
354-2235



621-T-1



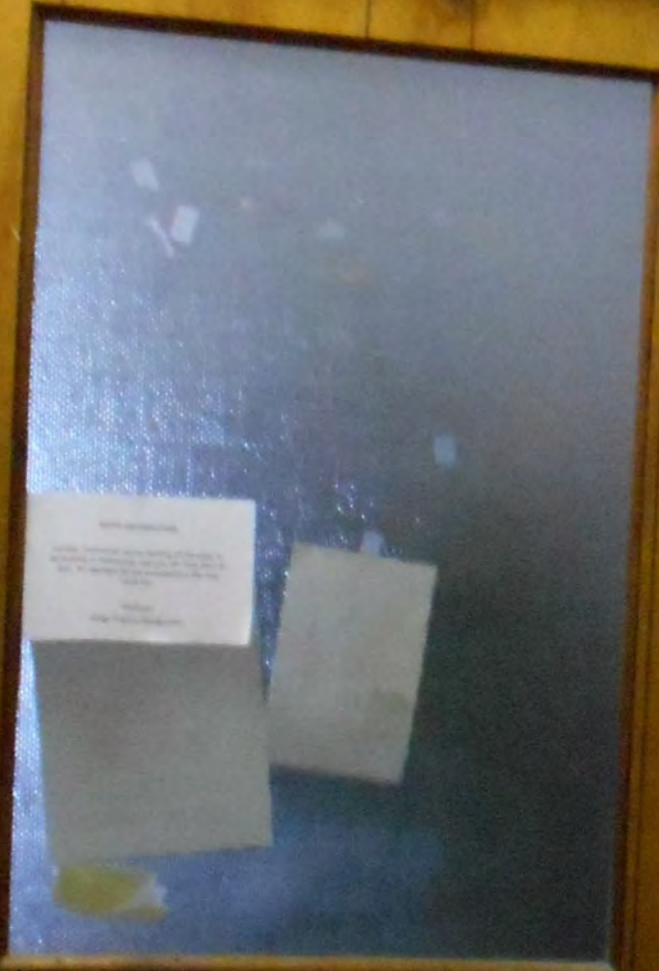




FIRE
ESCAPE

BREAK
GLASS
IN CASE
OF FIRE

44









Best Beers
HAPPY HOUR
→ 5-7pm daily
\$2 PER
→ Moscow Mules
cheers!



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Union Bakery
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Johnson

DATE RECEIVED: 10/30/15 DATE OF PENDING LIST: 11/30/15
DATE OF 16TH DAY: 12/15/15 DATE OF 45TH DAY: 12/15/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000893

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-15-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

RECEIVED 2280

OCT 30 2015

Nat. Register of Historic Places
National Park Service

October 26, 2015

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

- Religious Properties of Cedar Rapids, Development of Religious Institutions in Cedar Rapids, 1838-1966, MPD
- St. James United Methodist Church, 1430 Ellis Blvd NW, Cedar Rapids, Linn County
- Studebaker Corporation Branch Office Building, 1436-42 Locust Street, Des Moines, Polk County
- Union Bakery, 203 N. Linn, Iowa City, Johnson County

Thank you for your consideration.

Sincerely,



Elizabeth Foster Hill
National Register