

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

State Inventory No. **52-00763**

New Supplemental

Part of a district with known boundaries (enter inventory no.) _____

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name _____

other names/site number Apadana Café (Szechuan House)

2. Location

street & number 320-322 E. Burlington Street

city or town Iowa City

Legal Description:(If Rural) Township Name _____

vicinity, county Johnson

Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town _____

Block(s) 63

Lot(s) E40' Lot 7

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property

Enter number of:

1 buildings
 _____ sites
 _____ structures
 _____ objects
1 Total

If Eligible Property, enter number of:

Contributing Noncontributing

_____ buildings
 _____ sites
 _____ structures
 _____ objects
 _____ Total

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

Title
Iowa City Central Business District Study - 2017 UPDATE

Historical Architectural Data Base Number
52-127

6. Function or Use

Historic Functions (Enter categories from instructions)

02G01 COMMERCE/TRADE/restaurant/cafe

01B02 DOMESTIC/multiple dwelling/apartment building

Current Functions (Enter categories from instructions)

02G01 COMMERCE/TRADE/restaurant/cafe

01B02 DOMESTIC/multiple dwelling/apartment building

7. Description

Architectural Classification (Enter categories from instructions)

09F COMMERCIAL

Materials (Enter categories from instructions)

foundation 03 BRICK

walls 03 BRICK & 10A CONCRETE/Block

roof _____

other _____

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

8. Statement of Significance

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

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

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

County Johnson
City Iowa City

Address 320-322 E. Burlington Street

Site Number 52-00763
District Number _____

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

Significant Dates

Construction date
1985 check if circa or estimated date
Other dates

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

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

9. Major Bibliographical References

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

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Alexa McDowell, Architectural Historian

organization AKAY Consulting

date 10/2018

street & number 4252 Oakland Avenue

telephone 515-491-5432

city or town Minneapolis

state MN

zip code 55407

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

Evaluated by (name/title): _____

Date: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 1

Name of Property	Johnson
320-322 E. Burlington Street	County
Address	Iowa City
	City

7. Narrative Description

This 3-story retail and apartment building is one of a series of such structures constructed on this block beginning in the mid-1980s. Built in 1985 it has a restaurant on the first floor accessed from Burlington Street and apartments that can be accessed from the off-street parking lot located at the rear of the property or from a staircase that opens onto Burlington Street. The masonry finish includes ashlar concrete block on the rear and side faces. The front is built of oversized red brick with pre-cast stone used to create belt courses between the levels, for quoining, and for parapet trim. The first floor has the restaurant entrance at the right and the stairs to the upper levels at the left. A recessed center section contains a ramp leading to the restaurant level. The four storefront windows are configured with two horizontal lights above a large square window. On the upper levels two widely spaced openings have jack arches fashioned of pre-cast stone and twin by-pass windows. On the third floor an oval window with keystones is set between the jack-arched sash. The parapet has a large pediment with pre-cast stone trim. The building front is approximately 40' wide (Svendsen, 2001).

In 2017 the building remains a three-story red brick building no significant alteration from the previous description. The building that houses a restaurant (Szechuan House) on the first floor with housing units on second and third floor.

Image 01. View looking north across E. Burlington Street



(Image by AKAY Consulting, August 2017)

Iowa Site Inventory Form Continuation Sheet

Related District Number

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Name of Property	Johnson
320-322 E. Burlington Street	County
Address	Iowa City
	City

8. Statement of Significance

This building is an example of a late 20th building type that grew in popularity in downtown Iowa City as housing demand of university students continued to rise making the construction of apartments over commercial spaces an accepted practice once again. The relatively recent construction prevents this building from being individually eligible for the National Register under Criteria A and C. For similar reasons it is not considered a contributing structure to a potential historic.

This property was held by a series of short-term owners during the 1980s beginning with Dorothy Darling in 1982. The building was apparently constructed shortly in ca. 1985 while Darling owned the property. In 1987 she sold it to Washington Park who sold it to Bruce Glasgow in 1992. He held it briefly reselling to Jerry and Donna Fowler the following year. They in turn sold the property to Noufal Jajeh and Maisam Shakfah in 1995. In 1997 the current owners Zavash Zarei and Zoreh Asadzadehfard acquired the property (Svendson, 2001).

9. Major Bibliographic References

Iowa City city directories.

Property Transfer Records, Johnson County Auditor's Office.

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

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

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

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Related District Number

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Name of Property	Johnson
320-322 E. Burlington Street	County
Address	Iowa City
	City

10. Additional Information

Legal Description: Iowa City Original Town E 40' Lot 7 Blk 63

Assessor PIN: 009+1010459002

Longitude/Latitude: 41.658446/-91.530776

Parcel Map:

