

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

**State Inventory No. 52-01545**  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 Park House  
 other names/site number Pohler Grocery Store; Cottage Bakery

**2. Location**

street & number 1 S. Dubuque Street (127 Iowa Avenue)  
 city or town Iowa City  vicinity, county Johnson  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original Town \_\_\_\_\_ Block(s) 80 \_\_\_\_\_ Lot(s) Part of Lot 1

**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)	Number of Resources within Property		
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of:	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	— buildings	<u>1</u>	— buildings
<input type="checkbox"/> district	— sites	—	— sites
<input type="checkbox"/> site	— structures	—	— structures
<input type="checkbox"/> structure	— objects	—	— objects
<input type="checkbox"/> object	— Total	<u>1</u>	— 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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01D DOMESTIC/hotel</u>	<u>02G COMMERCE/TRADE/restaurant</u>
<u>02E11 COMMERCE/TRADE/grocery</u>	<u>01B DOMESTIC/multiple dwelling (upper floor)</u>
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05G LATE VICTORIAN</u>	foundation <u>04 STONE</u>
<u>09F05 COMMERCIAL/Brick Front</u>	walls <u>03 BRICK; 02 WOOD</u>
_____	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)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Johnson  
City Iowa City

Address 1 S. Dubuque Street (127 Iowa Avenue)

Site Number 52-01545  
District Number

**Criteria Considerations**

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

**Areas of Significance** (Enter categories from instructions)

01 ARCHITECTURE

05 COMMERCE

**Significant Dates**

Construction date

1867

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

organization AKAY Consulting

date 10/2017

street & number 4252 Oakland Avenue

telephone 515-491-5432

city or town Minneapolis

state MN

zip code 55407

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

**FOR ALL PROPERTIES**

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

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

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

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

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

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

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Related District Number

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Park House	Johnson
Name of Property	County
1 S. Dubuque Street (127 Iowa Avenue)	Iowa City
Address	City

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## 7. Property Description

The Park House is a two-story, brick commercial building constructed in stages: the north half appears on the 1874 fire insurance map labeled as “Park House” (though was likely constructed in ca.1867), with the south half in place by 1879. A rear addition (marked by the 2<sup>nd</sup> story bay window) was in place by 1899.

The building is situated on the southwest corner of Iowa Avenue and S. Dubuque Street. As a corner building, the Park House has two primary elevations – the north and the east. As described in 2001: The building contains a radically modified lower level facing onto Iowa Avenue and a secondary entrance facing onto Dubuque Street. The upper level originally held hotel rooms and later provided living quarters for the merchant who operated a business on the first floor. In more recent years the upper level has held apartments. The lower level is clad in stucco squares with horizontal single light windows spaced along the walls and at the corner. Plate glass entrance doors are at each of three openings including one leading to the upper level at the northwest corner of the building. A shallow fixed awning extends around the east and north facades separating the lower level from the upper level with a larger fixed awning positioned above the main entrance at the northwest corner of the building. The upper level originally had round headed windows below Romanesque Style brick arches. The semi-circular window sections have been bricked in and smaller 1/1 sash have been installed. The oriel above the entrance has its original window openings but its original metal cladding has been replaced with synthetic siding. The building’s cornice has a simple corbeled design consisting of a single course of brick dentil set between projecting horizontal courses. Fenestration includes reduced size replacement sash for the original double-hung windows. The building’s stone foundation and lower level are covered with stucco while the upper level retains its reddish brown brick. A metal awning between the first and second floors was installed in 2000. The front facing Dubuque Street measures 40-ft., with a depth of approximately 67-ft. on Iowa Avenue.

Changes include a conversion of the upper floor from individual rooms to apartment(s) and remodeling of the storefront at an unknown date. An earlier photo in (Weber, Vol. 1, p. 156) shows the original storefront facing Dubuque Street with a dentiled molding separating the signboard area from the upper level. The brick of the entire upper story was painted white. The storefront had an entrance near the corner with plate glass windows of various sizes across the front and extending around the corner facing Iowa Avenue. Assessor records indicate unspecified remodeling of the building in 1928 and 1941.

In 2017, the building shows significant alteration from the 2001 description. In its most recent incarnation, the Park House retains commercial use on the first floor and apartments on the second. The storefront features an entrance on Iowa Avenue (marked by a fixed awning marked 127) with access to the restaurant currently occupying the building’s first floor. The entrance is a single door with side lights set in a steel frame. The Iowa Avenue entrance is situated just off-center. The double-wide entrance is recessed. A single door entrance is located to the west (near the rear of the building), providing access to the upper story. The storefront level is characterized by its white, wood cladding; short banded windows running the width of both elevations; the use of three fixed canvas awnings on metal frames on the Dubuque Street side; a deep, retractable canvas awning on Iowa Avenue; and a wide sign board with a classically inspired (dentils) storefront cornice. The business name “Atlas Restaurant” is mounted on both elevations. It appears that the upper story brick including the parapet has been repointed. Although not noted as painted in 2001, historic images suggest as much; the removal of paint pre-dates 1989. Fenestration remains as previously described, though some of the windows appear to have been replaced by vinyl windows in the same 1/1 double-hung configuration. Notably, the round window heads remain bricked in and are painted a dark blue with white trim; the paint appears in images in 1989. From the perspective of the building’s historic character, the paint calls attention to the loss of the historically arched openings. The stone window sills are retained on all upper story windows and the ca.1906 second story bay window on the north elevation is retained in the condition described in 2001. Finally, an outdoor seating area has been added on the north elevation – the retractable awning note previously is part of that amenity.

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**Image 01.** View of the Park House looking SW across S. Dubuque Street and Iowa Avenue



(Image by AKAY Consulting, August 2017)

**Image 02.** View of the north elevation, looking south across Iowa Avenue



(Image by AKAY Consulting, August 2017)

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**Image 03.** View of the east elevation, looking west across S. Dubuque Street



(Image by AKAY Consulting, August 2017)

## 8. Statement of Significance

The Park House is a moderately well preserved example of the Commercial Brick Front form with stylistic elements representing the Victorian Romanesque. Due to the complete alteration of the storefront and the alteration of the upper story fenestration (which accounts for the most significant of the building's character defining features), the Park House is not individually eligible for listing on the National Register of Historic Places. However, the building is important as an early commercial building retained on a major downtown corner. Further, the building retains its early form (in place by 1899), the rhythm of window openings across both upper story elevations, and the 2<sup>nd</sup> story bay window overlooking Iowa Avenue. Together, these factors result in a level of historic integrity sufficient for the building to be considered a contributing resource to a potential historic district. As such, the building is significant under Criterion A in association with the history of Iowa City commerce and under Criterion C as a representative of an early commercial building.

### Historical Background

The Park House is a two-story commercial building constructed in multiple phases. Although the north half of the building appears on the 1874 fire insurance map labeled as "Park House," city directories support a ca.1867 construction date of the north half. Fire insurance maps show the south half in place by 1879. Between 1892 and 1899 a rear section was added to both buildings which likely had access from Iowa Avenue. By 1906 a bay window was added to the upper level of this newer building section. A building footprint representing all three stages of construction and the bay window change appears on all subsequent fire insurance (Svendsen, 2001).



# Iowa Site Inventory Form Continuation Sheet

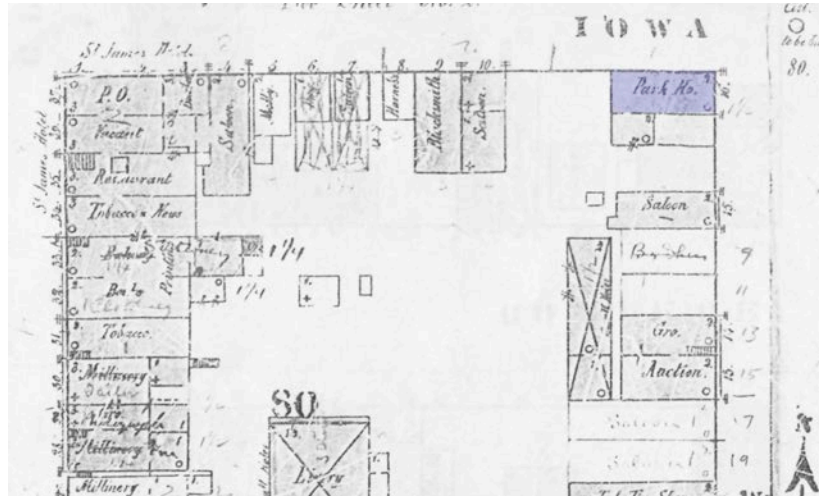
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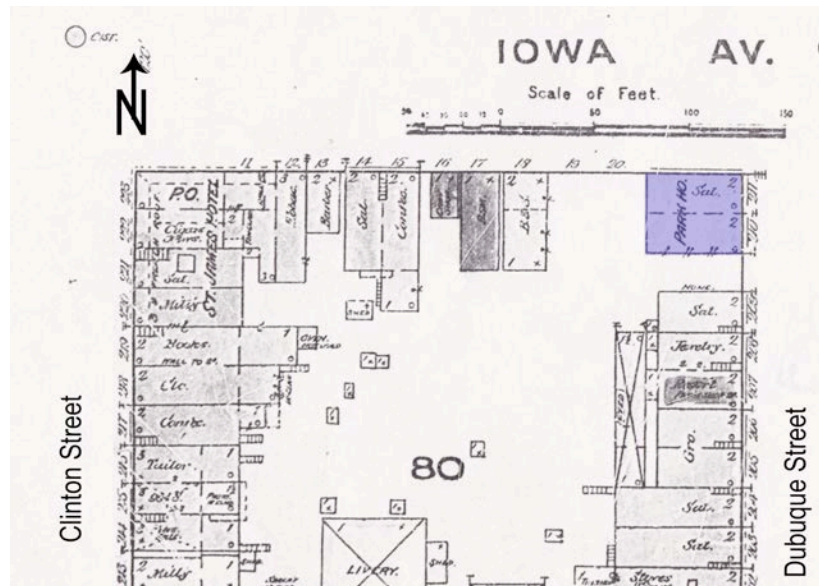
**Figure 01.** Fire Insurance Map – 1874



(Source: Sanborn Company Fire Insurance Maps, 1874.)

Although there was a structure on the south half of this lot by 1874, it appears to have been replaced by 1879.

**Figure 02.** Fire Insurance Map – 1879



(Source: Sanborn Company Fire Insurance Maps, 1879.)

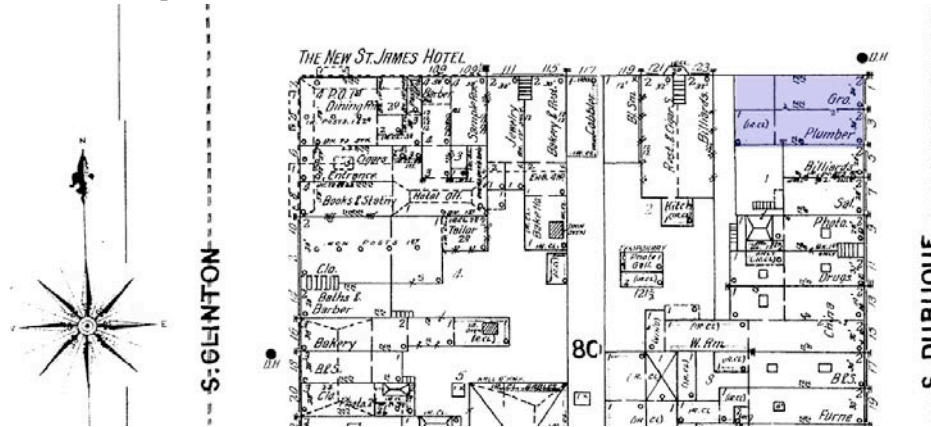
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**Figure 03.** Fire Insurance Map – 1899



(Source: Sanborn Company Fire Insurance Maps, 1899.)

As originally laid out, Iowa Avenue provided a wide corridor extending to the east from Capitol Square and the Iowa Territorial Capitol. Included along this boulevard was a piece of dedicated green space known simply as “Park” bounded by Dubuque Street on the west and Linn Street on the east and lots reserved for churches facing onto the Park along Jefferson Street and Iowa Avenue. Proximity to the park gave rise to the name of the original hotel built on this property – “Park House.” The park was used regularly for civic gatherings and 4<sup>th</sup> of July celebrations. In 1890 the city council transferred the park square to the State of Iowa as an inducement to keep state legislators from moving the university to Des Moines. The university made plans to build a new chemistry and pharmacy building on the site but before its construction, women parishioners at St. Mary’s Catholic Church located north of the park protested the building’s construction because of the planned felling of trees. Iowa City historian Irving Weber described the event as Iowa City’s first protest. At the request of bishop of the Dubuque Diocese, the women withdrew and the building proceeded. Construction of the Chemistry-Pharmacy Building was completed later that year. Other buildings in the University’s medical complex were located in the area including both Mercy Hospital at the northwest corner of Linn Street and Iowa Avenue in ca. 1885 and the Homeopathic Hospital in ca.1899 neither of which were technically connected to the University, and the SUI Medical School at the southwest corner of Jefferson and Dubuque streets in 1905. A new generation of buildings appeared along the north side of Iowa Avenue as the University rebuilt itself beginning in the 1960s.

As noted, the building likely dates from sometime prior to 1868 when the Park House hotel was first listed in city directories as one of eight hotels in Iowa City. Gotlieb Hunzinger, owner and proprietor of the Park House, acquired the property in March of 1868. By 1870 Hunzinger acquired the rear portion of the property that extended back 160-ft. from Iowa Avenue. The building construction sequence noted above on fire insurance maps saw the front two-thirds of the north half appear by 1874, the front two-thirds of the south half by 1879 and the rear third of both halves in place by 1899. In 1877 Hunzinger sold the L-shaped parcel to John Mentzer who transferred the property back to Hunzinger’s wife Margaret the next year. The Park House appears to have continued operation uninterrupted.

**Image 04.** Historic Image – mid-20<sup>th</sup> century

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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(Source: State Historical Society of Iowa.)

**Image 05.** Historic Image - View looking south along S. Dubuque Street from Iowa Avenue (Park House at right) - ca.1960



(Source: State Historical Society of Iowa.)



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By 1881 Margaret Hunzinger was a widow but she continued to hold the property, leasing the first floor space to Joseph Dehner to operate as a restaurant. In 1891 she sold the property to Tom and William Pohler. City directories list William as the operator of a restaurant at 1 S. Dubuque Street and Tom with a restaurant at 3 S. Dubuque Street. In 1894 Tom Pohler sold his interest in the property to William. By the turn of the 20<sup>th</sup> century, William had changed his business to a grocery store and was leasing portions of the building to a plumbing contractor and merchant tailor. Pohler's grocery store was one of 29 operating in Iowa City in 1901. William and his wife Elizabeth lived above the store. The business continued in the Pohler family with sons Ray and Henry in charge until ca. 1941. The business became well-known for the line of gourmet food items it carried.

Various businesses occupied the building's retail spaces in subsequent years including Maher & Kurtz plumbing contractors (3), Davis Cleaners (front half of 1), Ed Rose's Pharmacy Prescription Shop (rear of 1 facing Iowa Avenue), Leo Rossi's Café (rear of 1 facing Iowa Avenue and eventually all of 1), Medlin Photo Store (3) Young's Photography Store (3), and various other restaurants including the Best Steak House (1). The upper level was used for apartments (Svendsen, 2001).

## 9. Major Bibliographic References (2001)

Iowa City city directories.

Property Transfer Records, Johnson County Auditor's Office.

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

Summary Sheet, 1 South Dubuque, Urban Revitalization Act Study Area Survey, 1981.

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

Weber, Irving. *On Iowa*. Iowa City: University of Iowa and Iowa City Host Noon Lions Club, 1996, pp. 61-63.

Weber, Irving. *Irving Weber's Iowa City - Volume 1*. Iowa City, Iowa: Iowa City Lions Club, 1976, pp. 156-158.

## 2017: References

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

*Iowa City Then & Now*. Publisher unknown.

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

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

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

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

Svendsen, Marlys A. "Park House: 52-01546." Iowa Site Form, 2001.

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Name of Property  
1 S. Dubuque Street (127 Iowa Avenue)  
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## 11. Additional Documentation

Full Legal Description: Original Town, N 40' of E 67' of Lot 1 Block 80

Assessor: 009+1010311001

Latitude/Longitude: 41.661330, -91.533356

## Parcel Map – 2017

