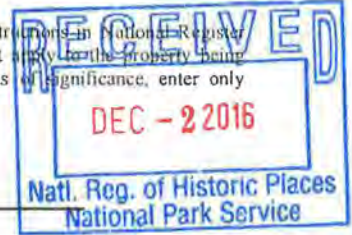


National Register of Historic Places Registration Form

by SHPO

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: Park Hotel

Other names/site number: Hotel Park

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 115 NW State Street

City or town: Sac City State: IA County: Sac

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

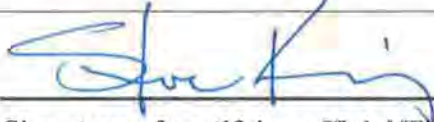
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

	<u>30 Nov 2016</u>
Signature of certifying official/Title:	Date
<u>Iowa State Historic Preservation Office</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Joe Elson H. Beall
Signature of the Keeper

1.17.17
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/hotel
COMMERCE/TRADE/restaurant

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE/Limestone, ASPHALT, CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

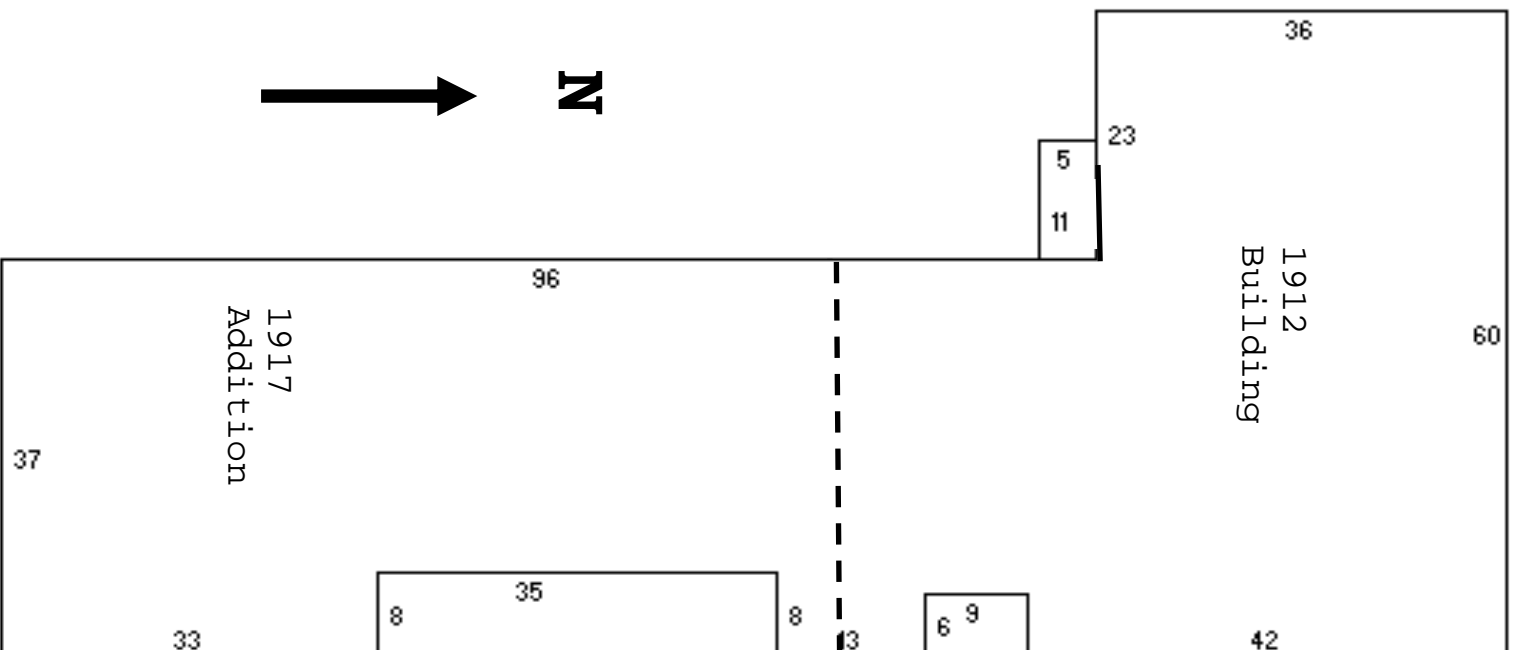
Summary Paragraph

When entering the northwest Iowa town of Sac City from the east, one crosses the North Raccoon River and passes between the Sac County Courthouse on the north and Monument Square Historic District on the south, both of which are listed on the National Register of Historic Places. Immediately west of the Sac County Courthouse is the 1912 Park Hotel. The three-story brick building is situated on a north-south axis one-half block north of Main Street. The building's horizontal lines suggest influence of the Prairie School. The 132-foot-long L-shaped building has gabled roofs with four hipped-roof dormers on the east face. Since its construction in 1912, the Park Hotel has served not only as a focal point for the picturesque downtown area, but as a convenient hotel for business travelers on U.S. Highway 20. Its location near the mid-point between Fort Dodge and Sioux City made it an ideal stopping point. The 1917 addition increased the hotel's capacity to 50 rooms and added a banquet room to supplement the existing dining room, causing people to describe the business as "the pride of traveling men in Northwest Iowa" (Hansen, p. 259). The building maintains a high degree of integrity. The exterior is virtually unchanged since the 1917 addition and the layout of the interior is intact. Remarkable features include the lobby's extant tile floor and marble counter and a portion of an historic outdoor sign.

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Williams Street

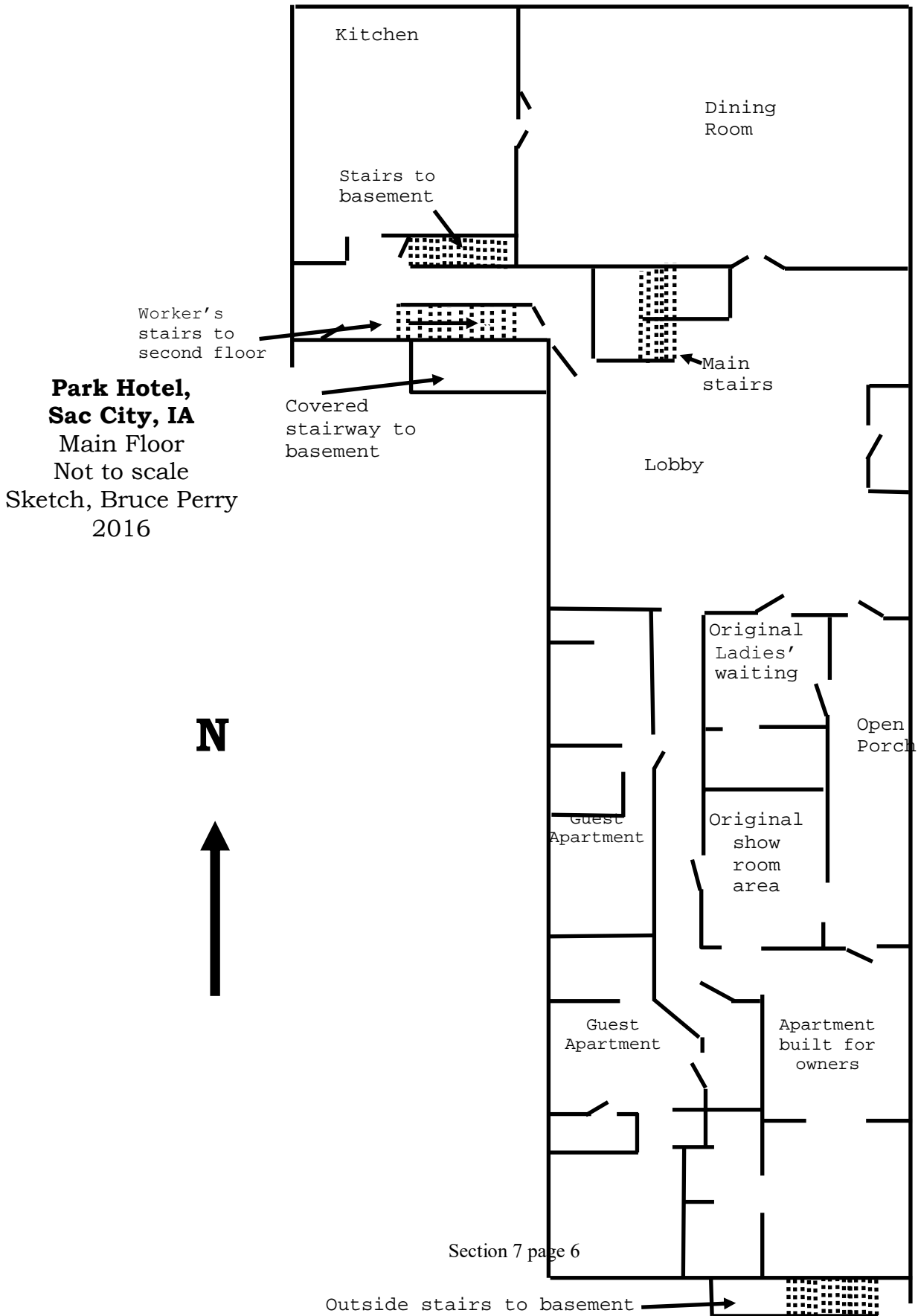


N. W
State
Street

**Park Hotel,
Sac City, IA**
Dimensional
building plan
Not to scale
Sketch, Bruce Perry
2016

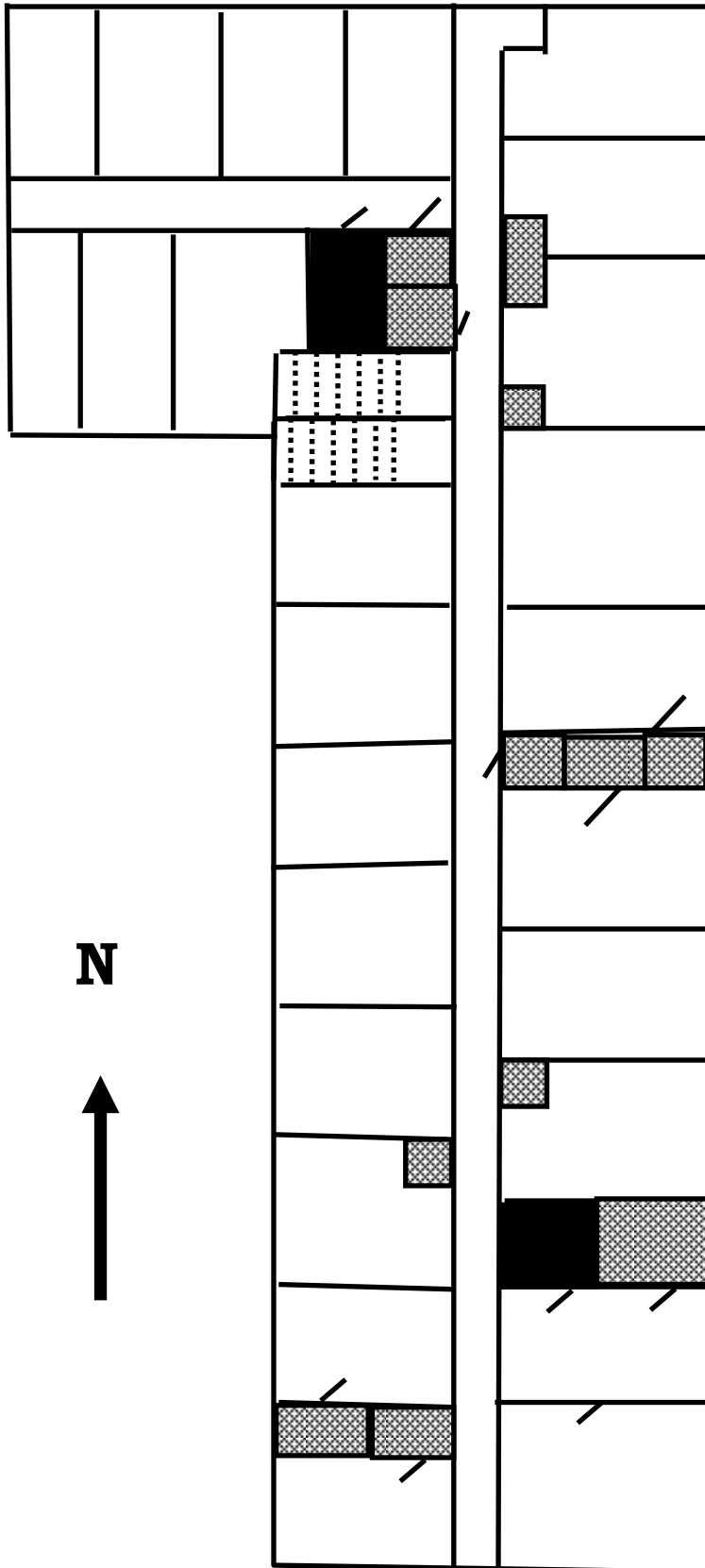
Park Hotel
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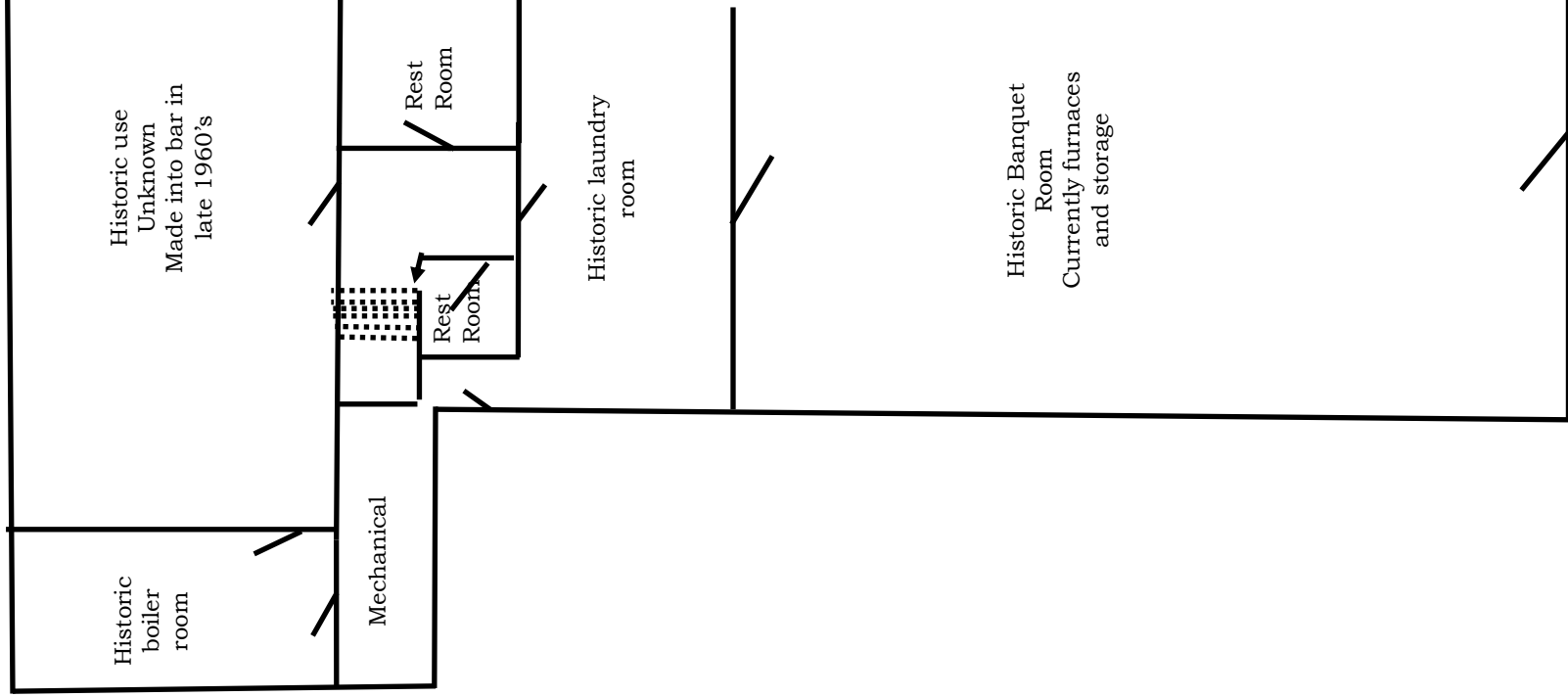


**Park Hotel,
Sac City, IA**
Second and Third Floor
Not to scale
Sketch, Bruce Perry
2016
All rooms open into
double-loaded hallway.
Other doors as indicated.

-  Bath rooms
-  Closets
-  Guest rooms

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**Park Hotel,
Sac City, IA**
Basement
Not to scale
Sketch, Bruce Perry
2016

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Image 1: Sac City Park Hotel looking southwest. (Photo Perry 2016)

Narrative Description

Sac City's Park Hotel is an L-shaped building situated on a gently-sloping lot at the south-east corner of North West State Street and Williams Street in the heart of the county seat's business district. Historically, the location was less than one block north of U. S. Highway 20 and within several blocks of the two railroad depots that served Sac City. The three-story brick building occupies the northeast corner of a block filled with retail buildings from the late 1800's and early 1900's. The extant 1892 two-story red brick Allen Building, that fronts Main Street on the south side of the block, once housed stores on the main floor and an asylum to cure alcohol and cocaine addicts on the second story. The remainder of the block has been home to various block and wood-framed stores.

The building is supported by a brick-faced stone and concrete foundation. The building is of solid masonry construction. Concrete block forms the inner layer; brick is the outer layer. The roof structure is supported by wood rafters. The exterior faces are two shades of brown brick; light brown brick covers most of the façade and darker bricks highlight the two horizontal lines that separate the three stories.

The 132-foot long east elevation of the Park Hotel, which faces the Sac County Courthouse, serves as the front of the building. Basement windows break up the dark red-brown brick covered foundation. A row of twelve-inch tall limestone blocks separates the foundation brick from the lighter brick of the façade. The brick is a "vitrified repressed iron spot faced brick with a dark faced brick for trimming." (*Sac Sun*, 29 February 1912) A rather unsightly canopy from the 1950's covers the five steps leading to the hotel's main entrance. The main entrance, slightly north of the

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central axis of the building, is recessed from the front of the building. The area in front of the original oak door with side lights is tiled to match the ceramic-tiled floor of the main lobby. A 8' by 35' one-story recessed porch, situated in the south portion of the east face, serves as an entry area for the owners' apartment and areas designed to be rented as professional office spaces or show rooms. The fenestration on the main floor of the east face consists of fourteen original double-hung windows with leaded-glass transoms above each and four doors. Limestone sills support each of the windows. The main door is original, but the three doors opening to the porch have modern combination storm doors. All doors have original transoms above them. The ceilings of both the porch and entryway are covered in original bead board painted white.

A band of dark brick, laid in a pattern resembling a dentil molding, separates the first and second stories of the hotel. Fenestration on the second story consists of fifteen double-hung windows with one large pane in the lower portion and three vertical panes in the upper portion. All have stone sills to match those on the first story. A similar band of dark brick separates the second and third stories and the fenestration of the third story is identical to that of the second. The brick on the third story is slightly lighter in color and lacks the spots found on the bricks on the lower levels.

A portion of a vertical sign from the period of significance with the word "Hotel" is placed on the southeast corner of the third floor of the building. Historic photos indicate the word "Park" has been removed.

The gabled roof is covered in asphalt shingles. The overhang forms a large cornice. Immediately below the overhang, the brick is laid into a dentil pattern, with squares beneath it. There are four hipped-roof dormers nearly equally spaced along the roof line. Each dormer has two original windows which have fourteen square panes surrounding a larger rectangular pane in the center.

There is a noticeable vertical seam in the brickwork that nearly divides the east face in half. This seam is the result of the 1917 addition which nearly doubled the hotel's capacity by creating a total of 50 rooms and three apartments.

The 37' wide south face of the hotel adjacent to the alley has the same brickwork as the east face. Fenestration consists of three double hung windows on each story. Those on the lowest story have leaded-glass transoms above them. All windows have stone sills. An uncovered outside stairwell leads to the basement and originally served as an entrance to the banquet room in the south part of the basement. A cornice, matching that on the east face, separates the brick from the wooden shingle covered peak. Two of the three original windows matching those in the dormers on the east face are in the peak of the gable. The middle window is infilled with wood surrounding a vent to improve air circulation in the attic. An original metal fire escape would allow safe egress from the second and third stories, as well as the attic.

Continuing around the hotel, the 96' west face of the building is similar to the east face, but lacking several decorative architectural details. The dark brick trim between floors is totally absent. The transoms above the main floor windows are three-paned windows rather than the more decorative leaded windows. The dentil work under the cornice is present, but there is no additional detail below it. All windows are double

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hung, with the upper portion divided into three vertical panes. There is one hipped-roof dormer on this side that matches the four dormers on the east face. Two additional dormers found in the original plans were eliminated to help minimize cost of the 1917 addition.

At the north end of the 96' west face is a 23' wall that forms one side of the L-extension. Like the west face adjacent to it, there is no decorative brick work. Three steps lead to a dilapidated open wood porch that opens to the kitchen door. In addition to the kitchen door on the main floor, there are three double hung windows on the second and third stories. The gabled roof line of the L-extension runs east and west, or perpendicular to the roof line of the main part of the building. A one-story, brick-enclosed stairway to the basement, with a roof sloping away from the south face, is situated in the corner. The stairs lead to the area that was originally used for laundry.

The 36' west face of the L extension has the decorative architectural details present on the east face. Fenestration is minimal; there are only three windows on the main floor and one central window on the second and third stories. The cornice and finish of the end of the gable roof match that of the south face on the alley.

The north face, along Williams Street, includes decorative brick work to match the east face. Fenestration includes six boarded windows to the basement and six double hung windows on each of the three main stories. Two windows matching those in the dormers on the east face are in the peak. An original metal fire escape would allow safe egress from the second and third stories. A brick chimney rises through the roof in the northwest corner of the building.

The integrity of the hotel's exterior is very high. Aside from the replaced awning over the main entrance, some missing screens on windows, a few combination storm windows over the original sashes, and some broken window panes, materials are all original.

When describing the interior of the building, it is fitting to begin with late owner Marie Ramstad's 1999 description. Her pride of ownership and love of the building shows through in her narrative that would have changed little during her 36-year ownership of the building.

Lots of visitors come here. Some people come because they had a connection with the building years ago and they just want to see it for old times' sake. Others come to see me for some reason or other and then get interested in the building. So when I say, "Would you like to take a tour?" they say, "Oh, yes, can we go upstairs?" "Yes, but let's start right here in the lobby because there are some things I want you to see."

My tour guide description will go something like this.

The feature in the lobby that gets the most attention is the floor. It is a marble (*sic*) tile floor, laid in squares with a design in each square. The tiles are three-fourths of an inch each in colors of white, two shades of green, and rust to make a square of 15 inches with a border of black and gold tiles in between.

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It's obvious it was laid one small tile at a time because there are a number of squares that have a mistake in the design.

The marble counter is still nice...I don't have to worry about anyone stealing it. It's so heavy no one could lift it. I wonder how it was put in here, and then how did they move it to its present location by the door, because years ago it was in the west part of the room.

Behind the counter, the mail boxes are still hanging on the wall. It is a 54-hole wooden unit, nine across and six down, with the room numbers still on each. The room keys are still here, but very few of them will unlock a door. The money drawer is still here in the back side of the counter with its bins for coins and dollar bills. The cigar case that stands at an angle to the counter has a glass top that has been painted. The sides of it have been covered with wood so you can no longer see in.

The water fountain is on the wall by the stairs, but it is no longer in operation.

The room just north of the lobby is the dining room. Years ago, when it was serving the public, it was all filled with tables and chairs...In both sets of swinging doors, leading to the lobby and the kitchen, there are stained glass panels. The doors have all been stripped, and lo and behold, they are made of nice oak wood, the same as the other woodwork in the room.

Now if you care to come into the kitchen, you'll see a mess because this is my junk room. There has to be one someplace. You'll see [that] the stove, greasy and dirty, and the big double refrigerator are still here. The sink had already been removed before I came...

The little hallway just south of the kitchen has a door to the outside, a door to the basement, and a stairway going up to the second floor. It also has an old-fashioned ice box with a place for a big chunk of ice. In this little hallway are storage cupboards, probably for kitchen supplies. Then as you go through this little room under the stairs, we've made a circle and we're back in the lobby again.

Now as we go up the stairs, the door on the first landing leads to the back stairway that we saw just a minute ago. The maids used it to deliver room service. Then as we make a turn to go on up, the door to the clothes chute is on your right. The maids could put the soiled linens in there and they fall to the laundry room in the basement.

As we get to the second floor, it's fun to look both ways to see all 130 feet. There are 25 rooms on each of the second and third floors...Only a few rooms had their own bathrooms...Every room had its own sink. The people that rented the rooms without a bath had to use the hallway bathroom or toilet, according to what they wanted to do. The bathroom had only a tub, nothing more...

Now we're ready to climb the stairs to the third floor. You'll see another door to the clothes chute on the stairway. The room arrangement up here is the same as on the second floor...Oh, you want to see the attic, too? Well, alright, but it's

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probably hot up there in the attic. It's fun to look out the window at the town below...and to look across to the courthouse and see that it's much higher than the hotel. Back in the 20's and 30's, the hotel had all the rooms rented so the employees had to live in the attic. It would be pleasant in the summer if all the windows were open, but I can't understand how they could endure it in the winter. You'll see evidence of the fire in 1947 in the northwest part. Much of the roof was replaced after that, but some of the charred timber is still there.

Well, we'd better go back down. There is a full basement but we're not going down there. It's too damp, dirty, and messy. The only interesting thing is the wooden floor in the south part. You don't see a wood floor in a basement very often.

The south end of the building on the main floor is my apartment and the two guest apartments. My office is right off the lobby...Many years ago, this was the ladies' parlor, later a barber shop and a beauty shop. At one time, it was the office for the Chamber of Commerce. It's my office unless I decide to put a quilt frame or an organ in there. Moving the furniture around keeps me entertained and I do it seasonally. (Ramstad, pp 120-123)

Although Ms. Ramstad's description aptly describes the Park Hotel in its present condition, there are other significant details about the hotel's interior. The most remarkable feature is the virtually undisturbed condition of the building. In ascending to either the second or third floors, one finds a double-loaded central hallway that leads to the guest rooms. Wood trim; wood floors; doors; transoms; moldings; room numbers; and even doors signs indicating room rates and regulations remain. Some ceilings have acoustical tile that has been added, but nearly all other interior surfaces are original. (See images 2-6)



Image 2: Doors and transoms to the 50 guest rooms are intact, as is the wood trim. Some ceilings have tile covering. (Photo Perry, 2016)

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Image 3: Original toilet sign and finish on door in second story. (Photo Perry, 2016)



Image 4: Original light fixture and plaster ceiling. (Photo Perry, 2016)

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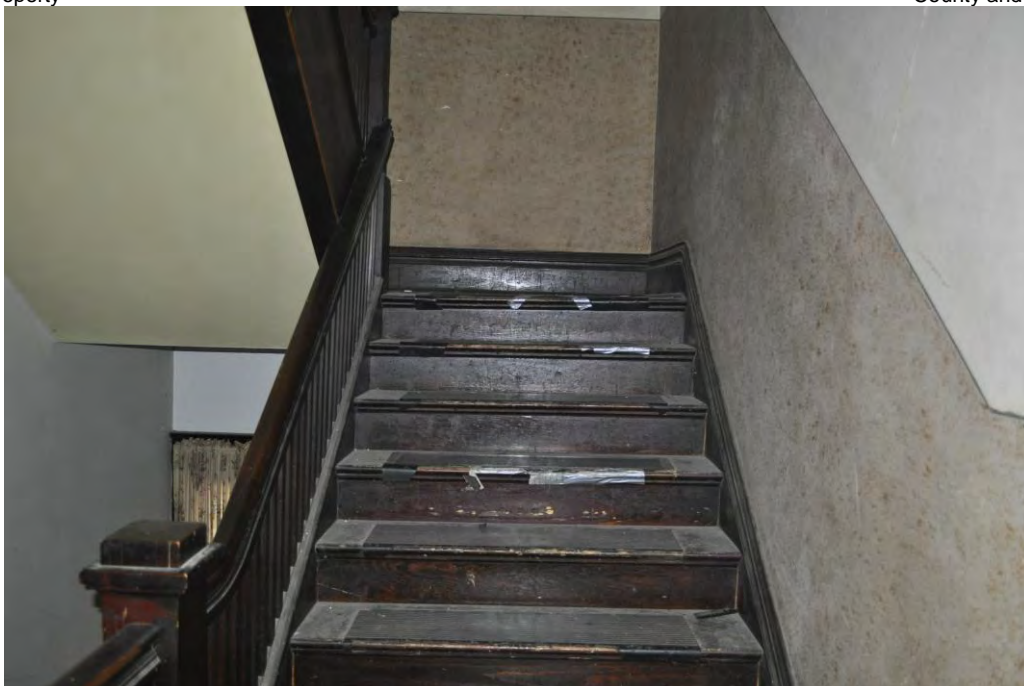


Image 5: Stairway to third floor showing banister with original finish, as well as paint that probably dates from the period of significance. (Photo Perry 2016)



Image 6: Wood trim pieces add character to the century-old hotel. (Photo Perry, 2016)

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In addition to the elaborate tiled floor, the lobby utilizes marble slabs as baseboards. The marble baseboards are also present in the dining room. (See image 7) The basement of the 1917 addition was designed as a banquet room. The wood floor of the banquet room is intact, although moisture has caused the condition of the floor to deteriorate. The banquet room had lath and plaster ceilings and plaster over the foundation walls to give it a finished appearance. There are now two newer furnaces and a water heater in the former banquet room. The only direct access to the banquet room would have been from the outside stairway on the south face of the hotel. Serving up to 250 guests must have been a challenge, as the kitchen was up a story and on the opposite end of the building. The basement restrooms are extant, including tile floors with a *fleur de lis* pattern. (See images 8, 9) The woodwork throughout the building is original. The main floor uses oak, and the upper stories have white pine stained with a dark brown stain. Windows are original throughout the building, except for the six basement windows on the north and three center windows in the gables, all of which have been infilled with wood. When entering the Park Hotel, one makes a journey to a place that has been spared efforts of modernization that would have marred historic integrity.



Image 7: Marble baseboards, capped with oak trim, decorate both the main lobby and the dining room. Note the decorative corner shape. (Photo Perry 2016)

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Image 8: Tile floor in the basement men's restroom. (Photo Perry 2016)



Image 9: Wood stalls in basement restroom. (Photo Perry 2016)

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Integrity Statement

Overall, the Park Hotel has a very high degree of integrity.

The specific aspects of integrity are as follow:

Integrity of location is completely intact. The hotel has remained in its original location since it was built.

The building retains a high degree of **integrity of design**. Since the 1917 addition enlarged the hotel, the only exterior modification has been building a new canopy to protect the main entrance. The layout of the interior remains intact, letting visitors see the building as it was nearly 100 years ago.

Integrity of setting is, for the most, part intact. The historic Courthouse, Monument Square, and numerous commercial buildings still are visible from the Park Hotel. The west of the north end of the hotel once contained stores. Although Highway 20 has moved a mile north of Sac City, Business 20 remains as a reminder of the thoroughfare that once passed through the center of town. One of the two depots that brought travelers to the hotel remains and is listed on the National Register of Historic Places. The other depot has been razed.

The resource maintains significant **integrity of materials**. All masonry is original, as are sidewalks. There are some combination storm windows covering the original wood sashes in the apartment on the southeast corner of the main floor. Interior materials are mostly intact. Ornate tiled floors, woodwork, and some fixtures remain. Many of the plumbing fixtures are no longer present.

Integrity of workmanship is well represented in the century-old hotel. The leaded glass transoms, ornate tile floor in the lobby, and brick details are fine representations of the quality of work that Unger and Park expected when designing the hotel.

Integrity of feeling is easily demonstrated by ascending the front steps to the lobby. Guests today experience a similar feeling of importance that the Farmer family desired for all guests at the Park Hotel.

Anyone driving by the property understands the **integrity of association**. The hotel allows passersby the opportunity to imagine a time when having a home away from home was vital to those who travelled to earn a living.

Future Plans

The future plans for the hotel are uncertain. For the past 35 years, Marie Ramstad made the spacious building her home. Since her death, the heirs want to find a way to preserve the historic resource and make the hotel a vital part of the local economy. Historic designation and opportunities for historic tax credits will help assure the hotel's future.

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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.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMERCE

Period of Significance

1912-1966

Significant Dates

1912
1917

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

UNGER & PARK
PARK BROTHERS

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Park Hotel, constructed of brick in 1912 and enlarged in 1917, is locally significant under Criterion A for its strong associations with commerce and the provision of lodging and dining services, and under Criterion C for its architectural design by the regional firm Unger and Park that created a distinctive hotel. The building is a fine example of an early 20th-Century hotel in a small-town, county seat setting and demonstrates a marked design change from local commercial buildings of earlier construction. The horizontal lines of the architecture show influences of the Prairie School; the design details demonstrate the high regard the owners and community held for the local landmark. Located within blocks of two rail depots and nearly adjacent to U.S. Highway 20, the hotel management offered lodging to the passenger trade from the trains that daily rumbled through town and automobile passengers that utilized the major east-west highway, as well as the public that sought quality dining opportunities. Through its public spaces--lobby, parlors, dining room, and sample rooms--the hotel served as a community center and a venue for interaction between and among Sac City residents and travelers. In doing so, the hotel linked this small county seat with ideas and products from many geographical areas. As the rail passenger industry declined and motor vehicle travel increased, the Park Hotel adapted to the changing demands and needs of travelers. Unable to fully compete with the modern conveniences of motels, the Park Hotel became home to several "permanent" guests who rented rooms by the month. The building ceased operations as a hotel in the 1970's. Marie Ramstad purchased the hotel in 1980 and used it as her home and music studio, as well as renting individual rooms for storage. This arrangement continued until Ms. Ramstad's death in 2016. The period of significance runs from the initial construction of the hotel in 1912, and continues until 1966, when the Park Hotel's management changed, causing the hotel to lose significance in the community. The significant date of 1912 recognizes the hotel's grand opening for business and the date of 1917 recognizes the addition to the hotel in that year.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early Commercial Hospitality in Sac City

Quality accommodations for travelers have been a major driving force for economic development in rural communities since the United States began its westward expansion. Whether traveling by stage coach, train, bus, or car, people needed a place to stay when away from home. Food and lodging became a source of income for many investors.

Shortly after its founding in 1855, Sac City acquired its first hotel. Judge Eugene Criss, one of the town founders, erected a log cabin with a sleeping loft that could be rented out to settlers. Its popularity (and profit) caused him to enlarge the cabin to seven rooms about 1857. Sac City's location near the mid-point of the federal route connecting Fort Dodge and Sioux City made the county seat town an ideal location for food and lodging establishments. Although there were numerous accommodations through the decades, a quality hotel was a need for the community.

In the late 1860's, William Chapin erected a wood-frame hotel on the site that is now the south portion of the Park Hotel. After being sold to A. H. Hendrickson, it operated as the Hendrickson House. *The Sac Sun* described the hotel as "one of the best kept in the county. Their cooking is clean and good." (*Sac Sun* 21 July 1871) Some years later, Richard Madison and his spouse acquired the hotel and renamed it Madison Hotel. During their tenure, the establishment fell into disrepute. During a sermon, one local pastor denounced it as a place of gambling, which was a kiss of death in a town that promoted itself as a place of clean living with no saloons or gambling houses. (Ramstad, p. 6) In 1903, A. C. Thomas and his spouse purchased the business and changed the name to Park Hotel. D. M. Farmer purchased the Park Hotel in 1909. (Ramstad, p. 6) (*Sac Sun*, 24 June 1909)

Although the wood framed hotel had changed ownership several times, the land on which it sat remained in the hands of prominent local residents J. E. Robbins, Catharine Schaller, and Asa Platt. In 1911, when Mr. Farmer wanted to build a new hotel, he purchased the land from the three owners. (Transfer book F, p. 13)

Building the brick Park Hotel

Sac City's Commercial Club was an active group of business persons who worked to shape the town's future.

[At the Commercial Club meeting,] the matter of a new hotel brought forth considerable discussion. Mr. Farmer has agreed to take \$1000 in a stock company for the erection of a new hotel building. He further agreed to furnish the hotel and pay \$100 a month rent.

Chairman Stanford appointed a committee of five to make investigation and ascertain as to how much stock could be secured for a new hotel. The following were named: S. M. Elwood, C. L. Early, W. J. Gordon, Geo. B. Perkins, and Asa Platt.

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It is a well known (*sic.*) fact that Sac City has the poorest hotel facilities of any town of its size in this section of the state. Mr. Farmer is a good hotel man, but cannot give satisfactory service as long as he has the present quarters. (*Sac Sun*, 26 January 1911)

Within a month, several Sac City residents had agreed to purchase \$1000 in stock for the new hotel, but not enough to allow the project to move forward. (*Sac Sun*, 9 February 1911)

The report of the September meeting of the Commercial Club contained the following information:

At a meeting last Monday evening, a Committee was appointed to interest capitalists. The need of a new hotel building in Sac City has long been felt, and while everybody wants one and are (*sic*) willing to boost for one, there has not up to the present time been enough capital promised to make the project sure.

Several months ago a committee was appointed...and efforts were made to induce local capitalists to take shares in a stock company for the erection of the proposed building. A canvass was made but not enough citizens could be interested in the movement and later it was dropped. But the hotel has a buzzing once more and may do something that will be of permanent good before it dies again...The need for a new hotel was never felt more keenly than at the present time, for with the constantly increasing business, it is a difficult task for Mr. Farmer to get along with the small quarters he has...

A special hotel committee was named, and it includes L. B. Wayt (chairman), D. E. Hallett, C. L. Early and D. M. Farmer who will make an effort to raise funds for the erection of a \$20,000 hotel building. (*Sac Sun*, 5 October 1911)

The committee must have worked diligently. By the end of the month, plans for a three-story brick hotel adjacent to the existing wood-framed Park Hotel were announced. Excavation for the building began in late October. (*Sac Sun* 2 November 1911)

The contract for the actual construction was let 26 February 1912. Park Brothers Construction of Storm Lake, IA was awarded the contract with the low bid of \$16,828 and agreed to have the building completed by 1 August 1912. Fox Brothers Plumbing of Sac City received the plumbing contract for \$3,611.66. Farmer had already paid for the excavation work and laying the foundation. (*Sac Sun*, 29 February 1912)

The work progressed according to schedule and the Park Hotel had a gala opening banquet on 12 September 1912.

The opening banquet at the Park Hotel takes place this evening according to previous announcement. The *Sac Sun* is informed that the citizens have been liberal in subscribing for banquet tickets at \$5.00 each, thereby showing a willingness to assist in the furnishing of the hotel. The reception at the hotel will begin at 7:30 o'clock, and the banquet will begin promptly at 8 o'clock. A dance in the opera house will follow the banquet. (*Sac Sun* 12 September 1912)

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Prominent local resident and historian W. H. Hart gave an address at the opening banquet, during which he paid homage to all in Sac City who had been active in the local hospitality industry. He began with a quote from Olive Goldsmith.

“I love everything that is old—old friends, old times, old manners, old books, old wine.” And apropos to our subject tonight and of this gathering here, we might, I think, add “old hotels,” not because they are old as buildings but because they have served a place in the building of our community that ought to be remembered. (W. H. Hart, quoted in *Sac Sun* 19 September 1912)

In extolling its accomplishments, the Commercial Club promoted the hotel in a national magazine. Under the headline “A Town Commercial Club Which Gets Results,” the club had the chance to highlight several projects.

“We make it a rule to never go after anything unless we expect to get it,” says Secretary Perkins of the Sac City, Iowa, Commercial Club...For years the town had apologized for its hotel instead of boasting of it. Everyone admitted that there was a need of a new building, but who was to start it? The matter was taken up as a community need before the Commercial Club, and a committee was appointed to take action. This committee...set to work soliciting subscriptions of stock for the new building. The landlord of the old hotel was willing to put in some money if he could get a lease for a period of years. He did not have enough to finance the whole undertaking, so the committee raised \$18,000. The new building is worth \$37,000, and is not only the pride of Sac City, but of the traveling men of that part of the state. (Hansen, p. 259)

Indeed, the Park Hotel proved both popular and profitable. How long it took Mr. Farmer to pay off the Commercial Club’s interest in the business is unclear. Nevertheless, by 1916 the need to expand the hotel was evident.

D. M. Farmer, proprietor of the Park Hotel, is conferring with architects and is likely to build a three-story addition to the hotel, to take the place of the old frame structure which has been used to provide additional guestrooms and sample rooms. The hotel is crowded a great deal of its time to full capacity and frequently Mr. Farmer is obliged to turn down many applications. Traveling men, knowing this possibility as to the hotel, frequently telephone from neighboring towns for accommodations and finding that they are not available go on to other towns. (*Sac Sun*, 9 March 1916)

One year later, the project was taking steps forward.

Work is likely to begin on the last of the week on the demolition of the old frame structure which constituted a pioneer hotel of Sac City, as the Hendrickson House, and in recent years has been an annex of the Park Hotel. D. M. Farmer, proprietor of the Park Hotel, has obtained plans for an addition 36 by 68 feet with a basement and three full stories, to be built and equipped in strictly modern style, as was the main part of the hotel. This week he is receiving bids for the construction of the building and he hopes soon to award the contract and see the work pushed toward completion. The addition will be built of brick and will form an ell to the brick structure now standing. The large basement will provide a banquet

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room, something for which Mr. Farmer has frequent calls, the dining room of the hotel not being sufficiently large for the usual banquet purposes. On the first floor there will be a ladies' parlor, living rooms for Mr. Farmer's family, and some guest rooms for the help...This improvement is made at a heavy outlay, but appears to be warranted because of the popularity of the hotel with the traveling public. (*Sac Sun*, 1 March 1917)

By August of 1917, many of the rooms in the addition were in use even though not all the furnishings had arrived. (*Sac Sun*, 30 August 1917)

Park Hotel's Management and role in Commerce

Mr. Farmer's keen skills in both marketing and the hospitality industry served the hotel well. The dining room continued to serve both guests and the public. A review of local papers from the time finds few weeks when some event did not occur at the Park Hotel. Civic groups, (including the Commercial Club and D.A.R.), school organizations, and even children's birthday parties utilized the hotel. After several years of using horse-drawn buses to transport rail passengers, Mr. Farmer bought an autobus in 1916. (*Sac Sun* 9 March 1916) The purchase of the new autobus coincided with Chicago & North Western Railroad building a new depot in Sac City. The hotel flourished, but Mr. Farmer's health waned.

On 1 January 1920, the Farmers relinquished management of the Park Hotel and leased the facility to Edwin A. Boss, founder of the Boss Hotel group. The Sac City property was a good fit for the Boss properties that utilized a business model "predicated upon the geographical knowledge that Iowa's county seats, linked by railroads, could provide voluminous business when Boss applied his practical experience." (Jakle, p. 62)



Image 10: Edwin A. Boss became noted as a pioneer in the hotel industry ca. 1955

(Photo Jakle, p. 62)

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Hotelier Boss began his career as a 17-year-old working in a restaurant in St. Louis. After stints in Chicago and working as a dining car steward, Boss purchased his first hotel in Emmetsburg, IA, in 1916. Following WWI service, Boss returned home determined to build a chain of hotels. The Boss chain bought and sold hotels throughout several Mid-Western states. Managers came and went during the Boss Hotel years, but the Park Hotel remained a vital link that connected Sac City with travelers from a wide area. "Management of the Park Hotel appears to prepare the way for men to take over big hotel projects for themselves." (*Sac Sun*, 14 April 1921)

A 1924 feature story in the *Sac Sun* included many interesting statistics about the hotel's operations in 1923.

- The hotel served 26,763 meals.
- The hotel lodged 13,191 guests.
- The hotel had \$33,906.35 in receipts.
- T-bone steak was the most popular entrée and ice cream the most popular dessert.
- Although the dining room only netted \$5.02 in profit, room rental provided significant profit for the Boss Hotel chain.
- Guests took more than 150 pieces of silverware as "souvenirs."
- Hotel patrons used 30,000 sheets of letterhead each year.
- Annual payroll was \$10,000 and room and board. (*Sac Sun*, 10 January 1924)

Individual managers were encouraged to support local economies by purchasing locally. In the cases of items that were not available locally, the ability to purchase in larger quantities allowed the chain to increase profits. Most Boss Hotels used the same china and linens. Travelers knew they could expect quality at any Boss Hotel property. Even though the Park Hotel served as a training ground for managers, the hotel ran efficiently and smoothly.

The Park Hotel was a good fit for the Boss Hotel chain that grew to include more than a dozen properties in Iowa. Park Hotel was a relatively early acquisition for the chain which expanded rapidly during the 1920's. Leasing the Park Hotel was atypical for Boss, as most of his acquisitions were purchases. (Jakle, p. 62) Although Boss sold the lease on the Park Hotel in 1927, the Sac City property was an integral link in the chain's growth that included 18 properties by 1931. Even though the Park Hotel was part of the Boss Chain for less than eight years, it helped train managers and develop a financial foundation that allowed E. A. Boss to become one of the pioneers of the hospitality industry.

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Table 1: Identified Boss Hotels in 1931
(compiled from Hotel Whitney National Register Nomination)

Hotel	Location	Extant	National Register
Hotel Ellis	Waterloo, IA	Non-extant	N/A
Hotel Randolph	Des Moines, IA	Extant	Yes
Hotel Anthes	Fort Madison, IA	Non-extant	N/A
Hotel Holst	Boone, IA	Non-extant	N/A
Hotel Mealy	Oelwein, IA	Extant	Yes
Hotel Bradford	Storm Lake, IA	Non-extant	N/A
Hotel New Wilson	Webster City, IA	Non-extant	N/A
Hotel Algona	Algona, IA	Non-extant	N/A
Hotel Winneshiek	Decorah, IA	Extant	No
Hotel Gardston	Estherville, IA	Extant	No
Hotel Orleans	Estherville, IA	Non-extant	N/A
Hotel Gedney	Independence, IA	Non-extant	N/A
Hotel Linderman	Clarinda, IA	Non-extant	N/A
Hotel Warden	Fort Dodge, IA	Extant	Yes
Hotel Whitney	Atlantic, IA	Extant	Yes
Hotel Hilton	Beloit, WI	Extant	No
Wright Hotel	Alma, MI	Non-extant	N/A
Hotel Mary-Etta	Fairbury, NE	Non-extant	N/A

After leaving the Park Hotel, D. M. Farmer moved to California for a brief time and then returned to Sac City where he lost his battle with cardiac disease in 1923. His widow, Ida, retained ownership of the Park Hotel. The Boss Hotel chain's lease allowed them control of the hotel through 1 January 1930. Nevertheless, Farmer's son-in-law and daughter O. O. and Maize Volkerts, wanted to manage the Park Hotel. After negotiations with the Boss Hotel executives, Volkerts purchased the lease and hotel furnishings and began their tenure as Sac City hoteliers on 1 June 1927. Many local people remembered the Volkerts who had worked in the hotel less than a decade before. The Boss Hotel chain leased a property in Wisconsin to offset the loss of the revenue in Sac City. (*Sac Sun*, 19 May 1927)

The Volkerts made some improvements in the Park Hotel. In 1928, they added a ladies' parlor. (*Sac Sun* 15 March 1928) They installed a switchboard and phones in every guest room in 1929. (*Sac Sun* 5 December 1929). The Park Hotel continued to be a vital link that connected travelers and the residents of Sac City.

At the beginning of 1935, Ida Farmer named her son Keith manager of the Park Hotel. No reason was given for the change, but the subsequent announcement of the Volkerts' divorce did explain the transition. (*Sac Sun* 10 January 1935) Keith's 22-year tenure at the hotel was a welcome period of stability. The 26-year-old bachelor brought energy and creativity to the Park Hotel. His 1937 marriage to Mary Rainey created a partnership that guided the business through many transitions and allowed the hotel to remain viable through the Great Depression. Mary, an English teacher, described her early days at the hotel.

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The thing that people cannot visualize, primarily, about any hotel environment of that day, as compared with today, is the vast amount of time that the salesmen had to spend between trains. Perhaps he would arrive in town in the morning, see his customers, sell his wares, and he had the rest of the day to wait until he left the following day. So no wonder that he got into a great deal of mischief.

One of the surprising things to me when I came here as a bride was the sort of things that the salesmen were selling. A man would come in traveling for a cracker company, and he would sell nothing but crackers and it didn't seem possible to me. That was before the days of all the snack crackers and all of the unusual varieties of crackers that we have now. It amazed me that a man could make a living going from town to town selling nothing but crackers, but he did. We had a paper salesman, and we'd have many salesmen who called on places like the banks, dry goods stores, various places like that...Often the ladies' parlor or the room across the hall would be used for a trunk showing. People from various towns around would come in, and the salesman would show his line of merchandise and the stores would buy, then they would leave. (Ramstad, pp 57-58)

Keith and Mary Farmer owned the hotel until 1962, even though they hired a manager to oversee the day-to-day operations in 1957. During that time, it continued to flourish. The end of passenger rail service to Sac City and changes in sales techniques certainly took their toll on the hotel's business. The hotel was a frequent meeting site for local service groups and social gatherings. In 1962, the Farmers sold the business and building to Leo Sullivan. (Transfer Book J, p. 17). Sullivan operated it as a hotel until his death in 1966, the end of the period of significance. The next fourteen years were a time of transition for the hotel. The Farmers had never had a liquor license for the property; new owners opened a bar in the basement and the establishment became known as a rather rough place to be. The county acquired the building for back taxes, an investor group picked up the property, and ultimately Marie Ramstad purchased the hotel for her home and music studio in 1980. After Marie's death in 2016, her two daughters assumed ownership of the hotel.

Throughout its storied history, the Park Hotel was an important center for commerce and hospitality, a magnet drawing business people into the community, and a vital social center for the county seat town of Sac City.

Architecture

Visitors to Park Hotel encounter a distinctive example of early 20th-century hotel design with amazing integrity. Even though the architectural style does not fit neatly into one classification, the over-all impression is that of a building at peace with itself and its surroundings. To date, no information has been discovered about the process Mr. Farmer and/or the Commercial Club used to select the design for a new hotel. The plans for the hotel, prepared by Unger and Parks of Storm Lake, IA, were available prior to the bid letting. Parks Construction of Storm Lake was the winning bidder.

Charles F. Unger moved to Storm Lake, IA, with his parents in the 1880's. His father, A. W. Unger, was noted for his business acumen and real estate savvy. The Unger

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house and gardens were a great showplace. Charles was a graduate of Iowa Agricultural College (now Iowa State University). Upon returning to Storm Lake, Charles worked as an architect. Bad investments had caused his father severe financial hardship. Charles turned part of the family land into publicly available lots. Unger partnered with the Park Brothers construction firm to begin development of these lots. Presumably, this partnership was the genesis of Unger and Parks Architects. Charles later moved to California where he opened his own construction firm. His construction business was established in Sacramento by 1934. No other properties designed by Unger and Parks have been identified. (*In Memory of Dean Unger*) (*Addition to High School Completed*)

At the time of its construction, Park Hotel was markedly different from the existing local hotels and buildings in the central business district. The three local hotels identified on the 1915 Sanborn Fire Maps were all wood-frame buildings; two could have been repurposed residences and the third was the Park Hotel adjacent to the new Park Hotel. (see image 18, page 40 and image 37, page 50) The 1890 County Courthouse, immediately east of the hotel site, combined arches, rectangular windows, a modified hip roof and even originally had a cupola. Some buildings, like the Allen building, were red brick with flat roofs and arched windows. In 1912, there were numerous wood-frame buildings near the Park Hotel. The 1890's Opera House and Masonic Lodge buildings' facades included red brick and limestone to create symmetrical fronts. The 1892 G.A.R. Hall less than a block south of the hotel was a classic revival red brick and white wood building. Unger and Parks' design for the new Park Hotel bore little resemblance to buildings in the area. Gabled roof lines, asymmetrical façades, leaded-glass transoms, and speckled brown bricks with similar-colored mortar gave the new hotel a modern feeling. Intricate tiled floors in the lobby and spacious public areas created a new experience for visitors accustomed to the area's established architecture.



Image 11: 1907 view of Sac County Courthouse. The red brick and limestone construction was typical for buildings in the area. The dark area on the roof indicates where the cupola had been. (extant) (Photo Perry Collection)

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Image 12: The 1892 Allen Block on Sac City's Main Street housed a bank, city offices, and retail outlets on the main floor and a hospital to cure cocaine and alcohol addictions on the second floor. (buildings extant) (Name of building is misspelled on the post card.)
(Photo Perry Collection)



Image 13: The Sac City Opera House and Masonic Lodge (first two buildings on the left), both dating from the 1880's were the crowning jewels of the downtown business district. ca. 1920
(opera house non-extant, others extant) (photo Perry Collection)

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Image 14: 1911 view of the south side of Main Street Sac City. The combination of brick commercial buildings and wooden store fronts visually symbolizes the transition in architectural style that was evolving in the area. (wood buildings non-extant, others extant) (Photo Perry Collection)



Image 15: Buildings immediately north of the Park Hotel. Concrete block construction was a common practice in the area. ca. 1920 (Block building extant, rest non-extant) (Photo Perry Collection)

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Since most of the extant buildings in the Main Street District pre-date the Park Hotel, it is difficult to say that the Hotel's architecture had a great effect on surrounding architecture. When the ornate Opera House burned in 1939, it was replaced with a light brick building of a design in keeping with the Park Hotel's style.



Image 16: 1939 Wallens building, front left, replaced the Opera House. The building's simple lines may have been influenced by the Park Hotel design. ca. 1942 (all buildings extant) (Photo Perry Collection)

Even though the information about the Park Hotel's design process is, at best, minimal, the building is a fine example of a well-built small town hotel. The thoughtful design served the area well for more than five decades, welcoming travelers and hosting local events in a spacious and beautifully-crafted hotel that had a lasting impact on Sac City and the surrounding area.

Conclusion

The Park Hotel in Sac City has made a significant contribution to local and area commerce. As the largest hotel between Fort Dodge and Sioux City along U. S. Highway 20, it provided a welcome place for travelers and served as a destination for those desiring a quality dining experience. Architecturally, the building's horizontal lines, gabled roof, and ability to nestle comfortably into a relatively small lot demonstrate many of the ideals of the Prairie School of architecture. Park Hotel embodies the distinctive characteristics of an early 20th-century hotel in a small Iowa county seat town. The building's high level of integrity, coupled with its rich history, make it eligible for recognition on the National Register of Historic Places.

Archeological Potential

Archeological study was not done as part of this application. Hart's 1914 History of Sac County does recount finding numerous Native American artifacts near the North Raccoon River in Sac City and in the area south of the Sac County Courthouse. Unfortunately, more than 150 years of buildings, streets, and disturbances of the substructure in the area would certainly have had a negative impact on the area's archeological potential.

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9. Major Bibliographical References

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Sac City Democrat 1899-1913. Sac City, IA. Microfilm
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Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City:
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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Bruce Perry collection of Sac City Ephemera, Sac City Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 42.422719 | Longitude: -94.988655 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is the northeast quarter of the block bounded by Main Street, North West State Street, Williams Street, and North 5th Street, also known as Lot 3 of Block 12 in the Original Town of Sac City.

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the original property purchased by D. M. Farmer in 1911. The Park Hotel was erected on this property. The boundaries have not changed since that time.

11. Property Ownership

name/title: Mary Klahn-Ramstad
street & number: 2781 Triple Crown Lane, Unit 4
city or town: Iowa City state: IA zip code: 52240
e-mail _____
telephone: 319 3313633

name/title: Nancy Brookhart
street & number: 946 Hockenberry Lane
city or town: Council Bluffs state: IA zip code: 51503
e-mail nlbrook41@hotmail.com
telephone: 402 215 6958

12. Form Prepared By

name/title: Bruce Perry
organization: _____
street & number: 212 South Eighth Street
city or town: Sac City state: IA zip code: 50583
e-mail brucelperry@gmail.com
telephone: 515 979 5620
date: 22 June 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Park Hotel

City or Vicinity: Sac City

County: Sac

State: IA

Photographer: Bruce Perry

Date Photographed: as indicated in description

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 15

North portion of east face of Park Hotel. Camera facing west. 10 June 2016

2 of 15

South portion of east face of Park Hotel. Camera facing west. 10 June 2016

3 of 15

Main entrance to hotel. Original oak door and side lights. Tile matches the tile in the lobby. Camera facing west. 10 June 2016

4 of 15

South face of Park Hotel showing fire escape, cornice, and open stairway to the basement. Camera facing north. 10 June 2016

5 of 15

View of west face and south face of the L extension. Camera facing north. 10 June 2016

6 of 15

West face of L extension and a portion of west face of main wing of Park Hotel. Fence in foreground is a part of the adjacent property. Camera facing east. 10 June 2016

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7 of 15

North face of Park Hotel showing fire escape, cornice, and brick details on building. Camera facing south. 10 June 2016

8 of 15

Recessed porch on east face. Door to left of steps leads to owner's apartment. Other visible door was entrance for office that became ladies' waiting room. The vertical line to the left of the down spout clearly indicates the location of the 1917 addition. Camera facing west. 10 June 2016

9 of 15

Tile floor in lobby. Each of the small tiles was laid separately to create the pattern. Camera facing down and north. 27 April 2016

10 of 15

Stairway in lobby. Camera facing northwest. 27 April 2016

11 of 15

Interior of lobby. Original marble counter is visible in lower left of photo. Interior of front door and door leading to the porch, spacious windows, and intricate tiled floor provide a welcoming environment for guests. Camera facing southeast. 27 April 2016

12 of 15

Doors leading from dining room to the lobby. Art glass windows and marble baseboards are interesting details. Camera facing south. 27 April 2016

13 of 15

Central hallway on second floor. Looking down the 130' length is a reminder of the vast space that was once filled with guests on a regular basis. Camera facing north. 27 April 2016

14 of 15

View of room in southeast corner of the third story. The corner rooms were the most spacious and even had closets. Camera facing east. 27 April 2016

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Interior of dining room, showing doors, wainscoting, and beamed ceiling. Camera facing west. 14 July 2016

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Sac City, IA
Central Business District
Google Maps
22 June 2016

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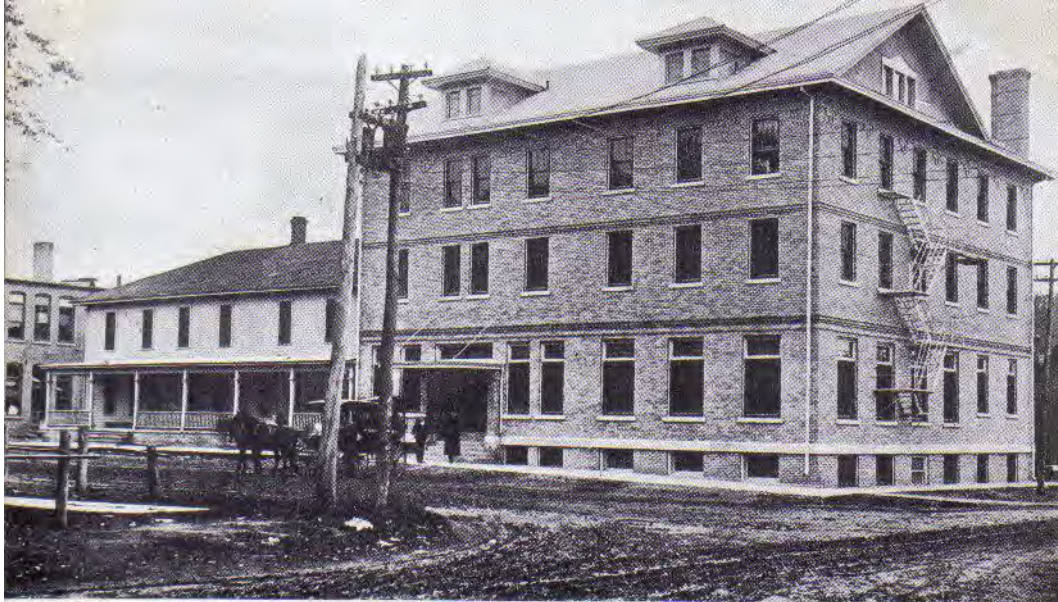
Image 17: 1908 Real Photo Postcard of porch of the Park Hotel when it was only a wood frame building. The fallen tree broke part of the wooden sidewalk in front of the building and the dirt streets appear in need of attention. Photo Perry Collection



Image 18: 1913 Real Photo Postcard of Park Hotel with earlier wood-frame hotel adjacent. Photo Perry Collection

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Park Hotel, Sac City, Ia.

Image 19: 1913 Real Photo Postcard of Park Hotel with earlier wood-frame hotel adjacent. Horse-drawn bus in front of the building was used to transport guests to and from railroad depots. Photo Perry Collection



Image 20: 1914 Park Hotel after addition of street lights. Guests and horse-drawn bus in front of the hotel. No other use of "Park House" has been identified. Photo Perry Collection

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Image 21: 1916 Real Photo Postcard of Park Hotel with autobus that transported guests to and from railroad depots to the hotel. Photo Perry Collection



Image 22: 1916 Photo Postcard of Park Hotel. Photo Perry Collection

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Image 23: 1914 Photo Postcard of Park Hotel with D. M. Farmer who had the hotel built.
Photo Perry Collection



Image 24: 1918 Photo Postcard of Park Hotel after addition was completed. Although the builders used great care to match the brick, the shingles certainly do not match.
Photo Perry Collection

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Image 25: 1917 Photo Postcard of Park Hotel after addition was completed. Notice that the dormers are not all painted the same color. Photo Perry Collection



Image 26: *Sac Sun* photo caption describes Park Hotel as a \$75,000 Hostelry. Photo *Sac Sun* 19 August 1919

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Image 27: 1924 Photo Postcard of Park Hotel. Photo Perry Collection



Image 28: 1931 Photo Postcard of Park Hotel showing streetlights and improved streets. At this time, the hotel was named Hotel Park. Photo Perry Collection

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Image 29: 1940's view of Hotel Park. Modernized street lights and streets.
Photo Perry Collection



Image 30: Early 1950's photo of Park Hotel. Photo Perry Collection

Park Hotel
Name of Property

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Image 31: 1915 Park Hotel horse-drawn transport in front of the wood frame portion of the hotel. Photo Perry Collection



Image 32: 1916 Park Hotel autobus at the Chicago Milwaukee and St Paul Depot. (depot non-extant) Photo Perry Collection

Park Hotel
Name of Property

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Image 33: Park Hotel autobus at the Chicago and Northwestern Depot, ca. 1920 (depot extant) Photo Perry Collection



Image 34: 1915 view of Lobby of Park Hotel. White marble counter still sits in the lobby. The flooring is intact and in remarkable condition. Photo Perry Collection

Park Hotel
Name of Property

Sac, IA
County and State



Image 35: 1914 view of Lobby of Park Hotel. Many of the workers received lodging in the hotel as part of their pay. Some had rooms in the attic. Photo Perry Collection



Image 36: 1918 view of Dining room at Park Hotel. Wainscoting and swinging doors with art glass windows are extant. The hotel was noted for fine dining. Photo Perry Collection

Park Hotel
Name of Property

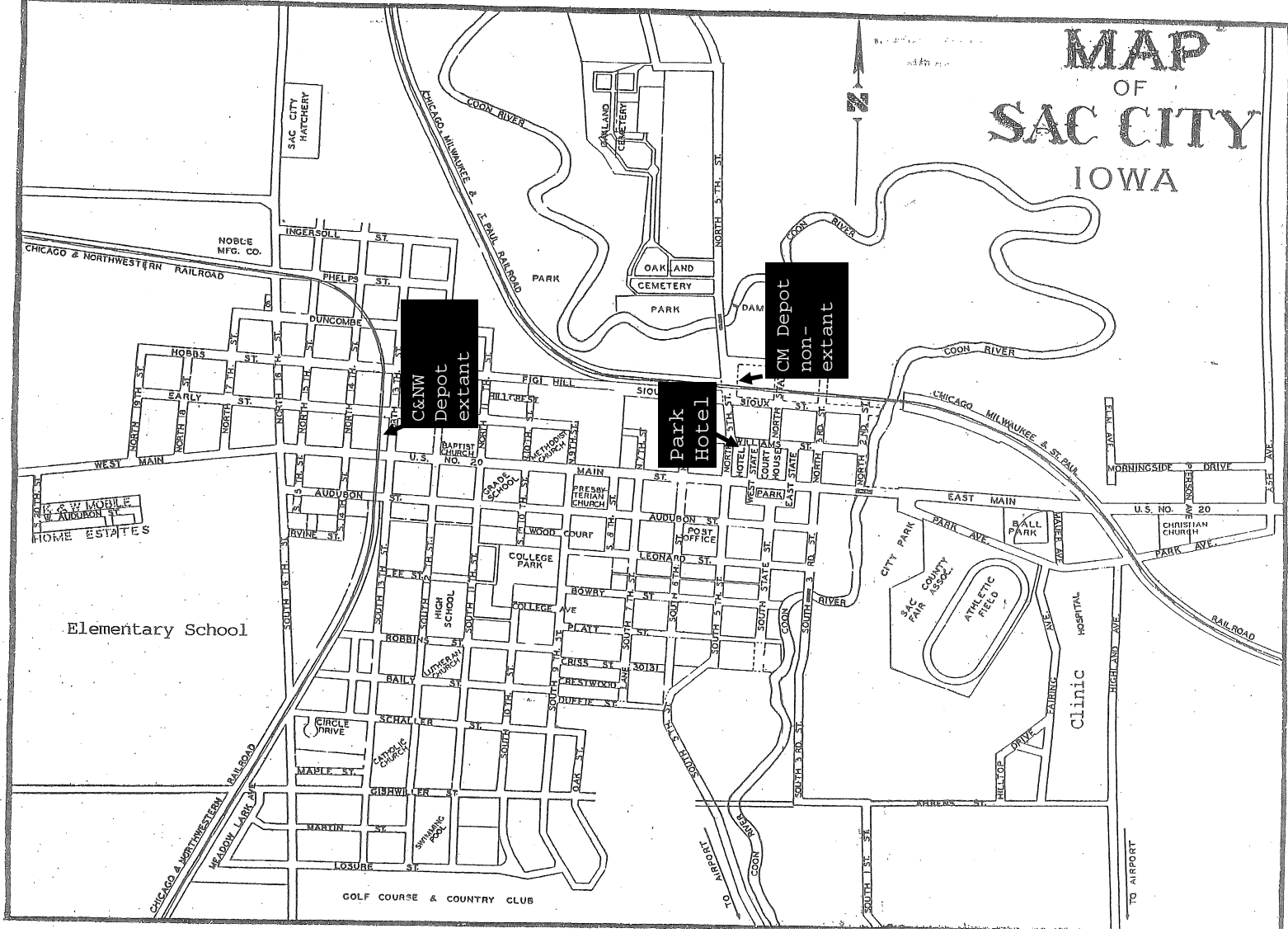
Sac, IA
County and State



Image 37: 1972 view of building that had been a hotel near the Chicago & Northwestern Depot. Prior to the construction of the Park Hotel, this was typical architecture for hotels in the area. (Building non-extant) Photo Perry Collection

Park Hotel
Name of Property

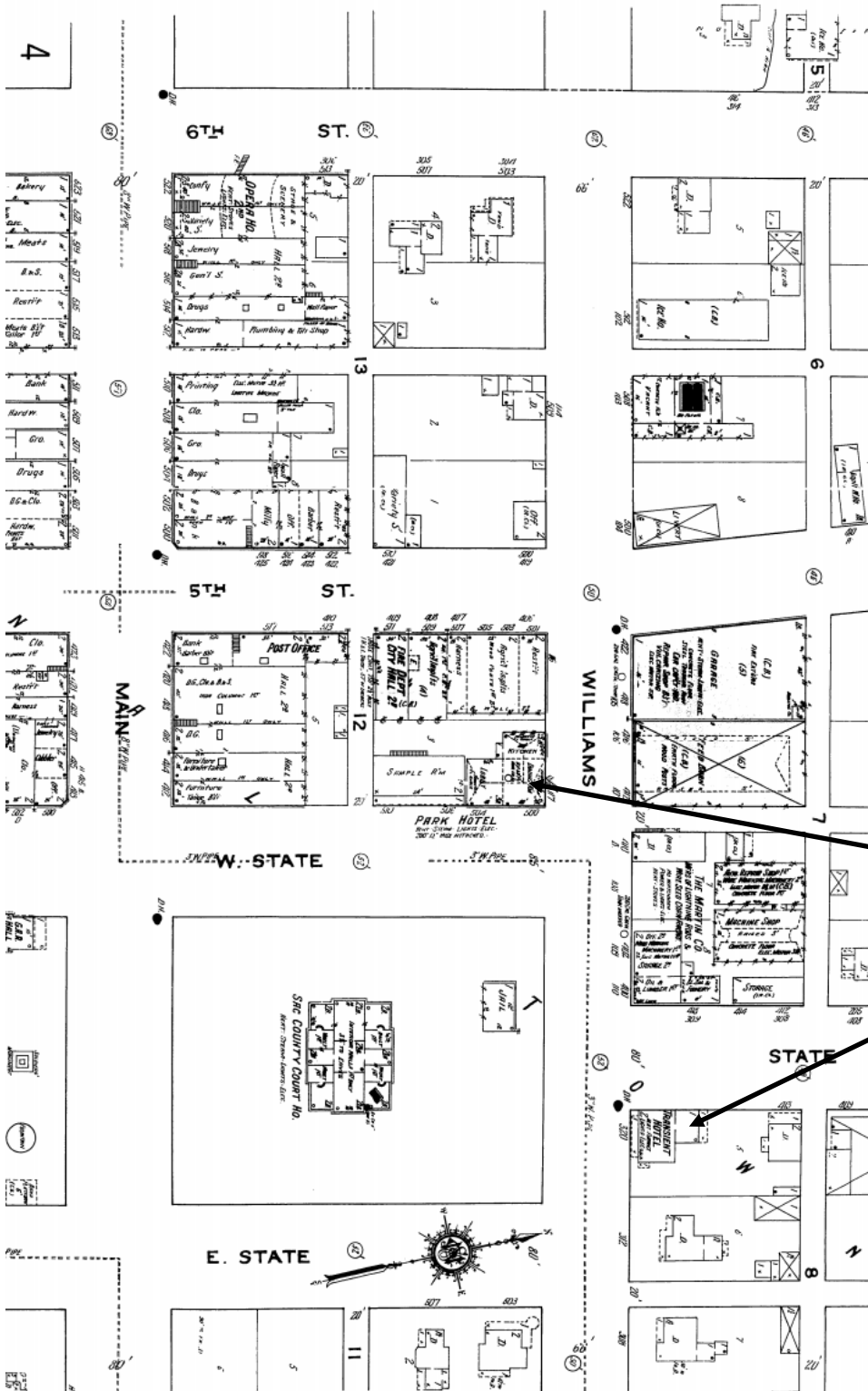
Sac, IA
County and State



2001 Map of Sac City, available at Sac City Hall

Park Hotel
Name of Property

Sac, IA
County and State



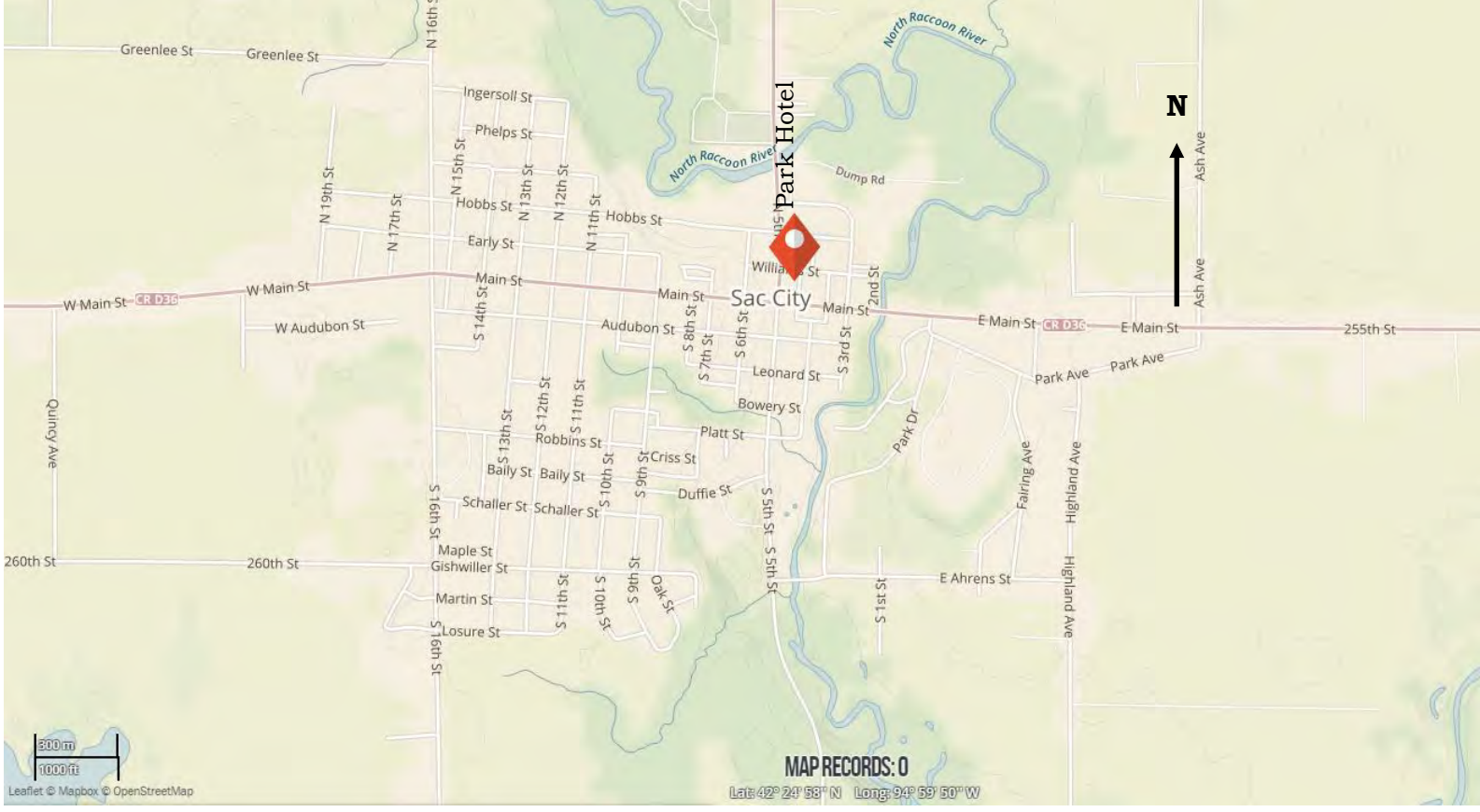
March, 1915
Sanborn Fire Map
Sac City, Sheet 5
Accessed through
Iowa State Library
10 July 2016

Park Hotel

Wood-framed
Transient Hotel

Park Hotel
Name of Property

Sac, IA
County and State



USGS Map from Nationalmaps.gov, accessed 14 July 2016

Park Hotel
Name of Property

Sac, IA
County and State

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.







PULL









The Sac Sun



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 1/17/2017 Date of Weekly List: 1/25/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/17/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

MARY KOWYIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

THOMAS E. BRADY, GOV
KIM REYNOLDS, LT. GOV



IOWA
ARTS
COUNCIL

November 30, 2016

PRODUCE
IOWA

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

STATE HISTORICAL
SOCIETY OF IOWA

Dear Mr. Loether:

STATE HISTORICAL
MUSEUM OF IOWA

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

STATE HISTORICAL
LIBRARY & ARCHIVES

- Bricker-Price Block, 105-115 S. Chestnut Avenue, Earlham, Madison County
- The Priester Building, 601 Brady Street, Davenport, Scott County
- Home Federal Savings and Loan Association of Des Moines Building, 601 Grand Avenue, Des Moines, Polk County
- Mack-International Motor Truck Corporation Building, 121 12th Street, Des Moines, Polk County
- Washington and Elizabeth Miller Tract-Center-Soll Community Historic District, roughly 35th St. west to 38th St. between 3500-3607 Grand Ave. north to Center St., Des Moines, Polk County
- Walnut Tire & Battery Co. – Globe Publishing Company Building, 1417-1425 Walnut Street, Des Moines, Polk County
- Storm Lake High School, 310 Cayuga Street, Storm Lake, Buena Vista County
- Hôtel President, 500 Sycamore Street, Waterloo, Black Hawk County
- Park Hotel, 115 NW State Street, Sac City, Sac County
- Hamburg Historic District (amendment, increase, decrease), hill to northwest of downtown: roughly W. 5th St from Western to Brown, W. 6th St from Harrison to Warren, W. 7th St, W. 8th St and W. 9th St from Ripley to Vine, Davenport, Scott County
- Iowa Highway Commission, District 6 Building, 430 16th Avenue SW, Cedar Rapids, Linn County

STATE
HISTORIC
SITES

Thank you for your consideration.

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

Sincerely,

Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa

STATE
HISTORICAL
COMMISSION