

---

# City of Cedar Rapids

## *Historic Preservation Commission*

---

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

### MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

**4:30 P.M.**

**Thursday, November 13, 2014**

**in the**

**Collins Conference Room, City Hall**

**101 First Street SE, Cedar Rapids, Iowa**

### AGENDA

#### **Call Meeting to Order**

#### **Public Comment**

*Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.*

#### **1. Approve Meeting Minutes**

#### **2. Action Items**

- a) DEMOLITION Applications *(10 Minutes)*
  - i. 2705 E Avenue NW – *Private Property*
  - ii. 1414 33<sup>rd</sup> Street NE – *Private Property*
  - iii. 521 12<sup>th</sup> Street SE – *Private Property*
  - iv. 1026 12<sup>th</sup> Street NE – *Private Property*

- b) Certificate of Appropriateness (COA) *(10 minutes)*
  - i. 1721 Blake Blvd. SE – Replace two (2) attic windows

- c) Citywide Survey *(5 Minutes)*

#### **3. Old Business**

- a) Religious Buildings Survey *(20 minutes)*

- b) Sinclair Booklet *(5 minutes)*

- c) Link-Belt Speeder Booklet *(5 minutes)*

- d) Demolitions under review – *(5 minutes)*
  - 1257 3<sup>rd</sup> Avenue SE – Private Property – November 17, 2014

- e) Preservation Showcase Subcommittee Updates *(if necessary)* *(15 minutes)*

- f) Downtown Survey Draft Multiple Property Documentation Form *(5 minutes)*

#### **4. MOA/LOA Project Updates – (if necessary)** *(5 minutes)*

#### **5. Good of the Group, comments only** *(5 minutes)*

#### **6. Adjournment**

### FUTURE MEETINGS

Items for future agendas:

- a) Plaque on NW corner of 1<sup>st</sup> Avenue Bridge

- b) Ordinance updates: Partial Demolition, Accessory structures, ornamentation, historic district guidelines

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, October 23, 2014 @ 4:30 p.m.**  
**Collins Conference Room, City Hall, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair  
Sam Bergus  
Bob Grafton  
Pat Cargin  
Ron Mussman  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Barbara Westercamp

Members Absent: Todd McNall  
Caitlin Hartman

City Staff: Jeff Hintz, Planner  
Anne Russett, Planner

Guests: Cindy Hadish, Emily Meyer, Jan Koslowski, Marjorie Pearson, Sara Nelson, BJ Hobart

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:31 p.m.
- Eight (8) Commissioners were present with two (2) absent.

**1. Approve Meeting Minutes**

- One amendment was requested for item 2D changing Mr. Russett to Ms. Russett.
- Ron Mussman made a motion to approve the minutes from October 9, 2014 as amended. Barbara Westercamp seconded the motion. The motion passed unanimously.

Item 4.f was considered next by the Commission to accommodate the schedules of guests.

**4.f) Demolition Applications UNDER REVIEW**

**i. 1527 3<sup>rd</sup> Avenue SE – Private Property**

- Emily Meyer with Save CR Heritage gave information about a lot donated from the Affordable Housing Network Inc. and had obtained some quotes regarding moving the structure. It was relayed that moving the house would likely take longer than the demolition hold would be in effect for. Mark Stoffer-Hunter expressed an interest in coordinating with the church.

- Jan Koslowski, representing the church, agreed to discuss the timing of the moving process with her board. General discussion about the condition of the church was discussed.

## **2. Action Items**

### **a. DEMOLITION Applications**

#### **i. 1435 3<sup>rd</sup> Street SE – Private Property**

- Jeff Hintz stated the property was built in 1960 and is not eligible for the National Register. The property is currently a nuisance property and has had issues with vandalism and unauthorized entry since the 2008 flood. The applicant desires to have the property demolished to alleviate these issues. There are no future plans for the property at this time.
- Tim Oberbroeckling made a motion to approve demolition of 1435 3<sup>rd</sup> Street SE. Sam Bergus seconded the motion. The motion passed unanimously.

#### **4.a) Downtown Survey Update**

- Marjorie Pearson, of Summit Envirosolutions, presented photos and background information on the downtown survey. Ms. Pearson noted that the proposed Downtown National Historic District boundary had been expanded to incorporate feedback from the City staff and members of the Commission.
- Anne Russett gave information regarding the open house that was held for the public highlighting the feedback that was received.
- Public Comment was made by BJ Hobart on the open house with the suggestion that an FAQ be posted online for property owners.
- Draft nomination forms and the survey will be submitted to the State Historic Preservation Office (SHPO) on December 1, 2014.

#### **4.b) Industrial Survey Update**

- Marjorie Pearson, of Summit Envirosolutions, presented photos and background information on the Industrial Survey.
- This project would result in the individual nomination of one structure, the Harper and McIntire industrial building to the National Register.
- General discussion was held about industrial buildings in the community. Ron Mussman questioned why the Quaker Oats Power Plants was not included in the survey. Ms. Pearson noted that it was not included in the 1997 survey. Mark Stoffer-Hunter also mentioned that the building has had major alterations over the years.
- The survey and draft nomination forms will be submitted to SHPO on December 1, 2014.

#### **2.b) Citywide Survey – Suggested Changes**

- Mark Stoffer-Hunter presented the group with recommended edits and corrections to the document.
- Bard Westercamp made a motion for corrections and edits to be made and a final copy be presented to the Commission at the November 13 meeting. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

#### **3.a) Northwest Flood Mitigation Overlay District Overview**

- Jeff Hintz presented information about the ordinance that was passed by City Council on October 7, 2014. The overlay is intended to keep conditions in the area as is, until a flood protection alignment and system are designed; this design is anticipated to be completed in August of 2015.
- Mark Stoffer Hunter commented that the Hubbard Ice Property may also be a historic property within the overlay and encouraged members to view it.

### **3.b Historic Resources in City right-of-way**

- Jeff Hintz relayed information from staff research on various items in the right-of-way to the commission. Replica tiles and original sidewalk mosaic tiles and disposition were discussed as well as the stockpiling of original brick pavers.

Mark Stoffer Hunter left the meeting at 5:52 PM

- The commission held a discussion about different ways to document or repurpose items in the right-of-way. The HPC would like a way to give input earlier in the process for public improvements and how historic resources can be saved or moved ahead of construction projects. Discussion about how to rank or identify resources while remaining specific and targeted took place.

### **4.c) 3<sup>rd</sup> Street and 12<sup>th</sup> Avenue Kiosk**

- Anne Russett relayed information on the design and potential changes that could still be made to the kiosk. The general layout of the kiosk needs to remain the same for reasons of durability, consistency and budgetary constraints.
- Amanda McKnight-Grafton discussed the look of the sign and some of the elements that could potentially be changed. The consensus of the commission would be a sign with a burnished or bronzed finish and removal of the wires underneath the message portion of the kiosk would be desirable.

### **4.d) Preservation Showcase Subcommittee Update**

- No one had any updates for the group.

### **4.e) Local Landmark Applications**

- Jeff Hintz gave the commission an update on comments received from the state regarding 845 1<sup>st</sup> Avenue SE. The SHPO has concurred with the HPC recommendation; the process will now move forward in accordance with the provisions outlined in chapter 18 of the municipal code.

### **4.g) COA under review at 1527 2<sup>nd</sup> Avenue SE**

- Bob Grafton informed the commission there was some movement on a document requiring signature of the owner to transfer the property to him.

## **5. Good of the Group Comments**

- Jeff Hintz gave a brief update about outreach being done to property owners in the local historic districts, the paint rebate program, historic district street signage and a potential amendment to chapter 18 of the municipal code.

## **6. Adjournment**

- Barb Westercamp made a motion to adjourn the meeting at 6:24 PM. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Jeff Hintz, Planner  
Community Development

DRAFT



## **Historic Preservation Commission Agenda Item Cover Sheet**

**Meeting Date:** November 13, 2014

**Property Location:** 2705 E Avenue NW

**Property Owner/Representative:** Matt Shaver

**Year Built:** 1946

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The property has recently flooded, and in talking with the applicant, staff learned the house has flooded 3 times in the last 30 years. The request is to tear this existing structure down and rebuild a new house meeting current floodplain regulations as soon as possible.

The applicant begun salvage. Given the significant damages to the property and the beginning of salvage as a result of this last flood, interior photo documentation is not expected to yield much information but is permissible with the applicant.

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):**

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Lack of historical or defining features on the property, removal of house from floodway.



**City of Cedar Rapids**  
**Code Enforcement Division**  
 1201 6<sup>th</sup> St SW Cedar Rapids, IA 52404  
 Main Phone: (319) 286-5831 Fax: (319) 286 5830

## DEMOLITION PERMIT APPLICATION

Address of Demolition: <b>2705 E Ave NW</b>		Approximate Age of Structure Year Built: <b>1946</b>
GPN: <b>143020100600000</b>	Reason: (optional) <b>Flooded</b>	Future Plans: (optional) <b>ReBuild House</b>
Property Owners Name: <b>MATT Shaver</b>		Phone: <b>(319) 533-6460</b>
Property Owners Address: <b>2705 E Ave NW</b>		City / State / Zip Code <b>Cedar Rapids Ia</b>
Contractor's Name: <b>BWC Excavating LC</b>		Phone: <b>*563-321-1973</b>
Contractor's Address: <b>1303 Hickory Hollow Rd</b>		City / State / Zip Code <b>Solon Ia 52333</b>
Type of Building: <input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi Family #	Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building
Size of Building: Dimensions are: <b>960</b>		Number of Stories: <b>1</b> Height:
Building has Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if Yes, What Dimensions:		
<b>DISPOSAL OF DEMOLITION MATERIALS</b>		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill - Contact:	Phone #:
Address:		
<b>It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.</b>		
<b>UTILITIES INFORMATION</b>		
<b>All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.</b>		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal &amp; State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
APPLICANT'S SIGNATURE:		DATE: <b>10-6-14</b>
<b>OFFICE USE ONLY</b>		
<b>UTILITIES DISCONNECTION INFORMATION &amp; APPROVALS</b>		
Water: <b>Chad Leater 10/22/14</b>	Alliant Energy:	<b>10-21-14</b>
Sewer: <b>Robert Tripp 10-22-14</b>	Mid-American Energy:	<b>10/20/14</b>
<del>Public Works:</del>	MediaCom:	
CED:	Other:	
Zoning: <b>D Thomas</b>	Other:	
<b>PERMITTING INFORMATION</b>		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District: <b>R-2</b>	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

*Detached garage shall be demolished within 120 days*

Print report.

[Search](#)

# Appraisal Summary - GPN: 14302-01006-00000

(143020100600000)

Property Address: 2705 E AVE NW  
Cedar Rapids, IA



[Additional Photos...](#)

Class: RESIDENTIAL Tax District: 201 CR

PDF: Res Permit Region 11 Neighborhood: NW 324

Plat Map: 2429

Deed Holder: SHAVER MATTHEW N & ROBIN L

Mailing Address:  
2705 E AVE NW  
CEDAR RAPIDS IA  
52405

Legal Description: IRR SUR NW 30-83-7 (LESS ST) N 190' E  
1/2 STR/LB 11

Homestead: Military:



Click map to see neighbor's summary page.

- [GIS map](#)
- [View complete GIS map.](#)
- [Estimate Taxes](#)
- [Neighborhood map](#)

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit.](#)

## LOT INFORMATION

[Scroll down for sketch.](#)

**Disclaimer:** Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
	82.5	82.5	150	150

## RESIDENTIAL DWELLING

Occupancy: Single-Family  
 Style: 1 Story Frame  
 Year Built: 1946  
 Exterior Material: Vinyl  
 Above-Grade Living Area: 960 SF  
 Number Rooms: 5 above, 0 below  
 Number Bedrooms: 2 above, 0 below  
 Basement Area Type: Slab  
 Basement Finished Area: 0 SF  
 Number of Baths: 1 Full Bath  
 Central Air: Yes  
 Heat: FHA - Gas

Number of Fireplaces: None

Garage: 660 SF - Det Frame (Built 1968)

Porches and Decks: Concrete Patio-Med (100 SF); Lattice Roof-Med (64 SF)

Yard Extras: WOOD DECK

---

NOTES:

PRE RVAL:FuncDesc:TR. Inflnc1:EXC FRNTG(95). Detached:SWR-ABOVE 16X32 N/C. FuncDesc:UT.HOME=HAS HAD FLOODING PROBLEMS. COMPLETELY REMODELED: NEW DRYWALL , NEW WIRING, NEW PLUMB FIX , NEW FHA,NEW WINDOWS, NEW B'S-DW GD,

01/30/2003-SIDING 1986, INTERIOR REDONE DUE TO FLOODING PROBLEM 1993, ROOF 2000.

1-2009 NO FLOOD DAMAGE. 1-15-09 WK

1-2010 6YR CYCLE - CHANGED CONDITION OF DWLG FROM ABOVE NML TO VERY GOOD; CHANGED BSMT TYPE FROM NONE TO SLAB; CHANGED FLOORING TYPE FROM CARPET/VINYL TO CARPET/TILE; INFO PER OWNER. 10/26/09 JC

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

---

2014 ASSESSMENT

Land	\$29,172
Dwelling	\$74,847
Improvements	\$0
Total	\$104,019

SALES

Date	Type	Volume/Page	\$ Amount
3/25/2011	Deed	7912/261	\$0
	Deed	1737/47	\$0

2013 ASSESSMENT

Land	\$29,172
Dwelling	\$74,847
Improvements	\$0
Total	\$104,019

PERMITS

Date	Description
10/15/2008	REPAIR

2012 ASSESSMENT

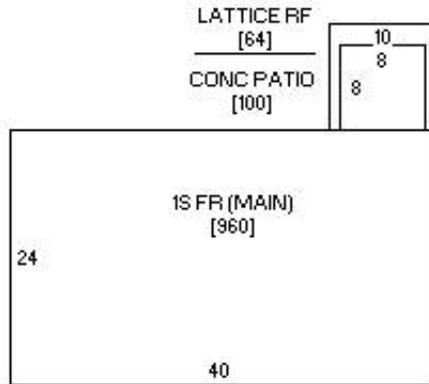
Land	\$29,172
Dwelling	\$77,782
Improvements	\$0
Total	\$106,954

2011 ASSESSMENT

Land	\$29,172
Dwelling	\$79,250
Improvements	\$0
Total	\$108,422

---

Sketch



---

[Tax History](#)   [Pay Taxes](#)

---

**Disclaimer:** The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? [Click Here](#)



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** November 13, 2014

**Property Location:** 1414 33<sup>rd</sup> Street NE (blue/grey house on the property)

**Property Owner/Representative:** William Moore

**Year Built:** 1947

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The property has multiple structures, but the blue/grey colored house is what is subject for demolition. It should also be noted salvage is not advised due to the presence of termites in the structure as well. Given that termites are present, the applicant has already begun to secure bids for the demolition while awaiting the meeting.

In the future, a larger garage is planned for the house that will remain on the lot (the yellow home) where this existing demolition will occur. Given the poor shape of the house and termite presence, documentation is only permissible from the city right-of-way for the property if it is deemed necessary by the Commission.

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):**

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Lack of historical or defining features on the structure, overall condition of the structure, and neighborhood aesthetics. In addition, the fact the property has tested positive for termites is a major factor in staff's recommendation. Salvage or any type of relocation is not recommended due to this alone.



NOTE: One out of two primary structures will be removed/demolished.  
on 10/27/2014

Molly  
39-491-3654

City of Cedar Rapids  
Code Enforcement Division  
1201 6<sup>th</sup> St SW Cedar Rapids, IA 52404  
Main Phone: (319) 286-5831 Fax: (319) 286 5830

**DEMOLITION PERMIT APPLICATION**

Address of Demolition: 1414 (1418) 33RD ST NE		Approximate Age of Structure Year Built: 60 years	
OPN: 141033002300000	Reason: (optional) House is in poor shape	Future Plans: (optional) garage	
Property Owners Name: William Moore		Phone: 319 551 0259	
Property Owners Address: 1418 33RD ST NE		City / State / Zip Code CR IA 52402	
Contractor's Name: William Moore		Phone: 319 396 7055	
Contractor's Address:		City / State / Zip Code CR IA 52402	
Type of Building: <input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family #	Units	<input type="checkbox"/> Commercial
<input type="checkbox"/> Accessory Building	Size of Building: Dimensions are: 30 X 18	Number of Stories: 1	Height:
Building has Basement: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, What Dimensions:		
<b>DISPOSAL OF DEMOLITION MATERIALS</b>			
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill - Contact:	Phone #:	
Address:			
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper inspections and Removal of Asbestos prior to any Demolition.			
<b>UTILITIES DISCONNECTION INFORMATION</b>			
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.			
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no hauling or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.			
APPLICANT'S SIGNATURE: W Moore		DATE: 04/26/14	
<b>OFFICE USE ONLY</b>			
<b>UTILITIES DISCONNECTION INFORMATION &amp; APPROVALS</b>			
Water: John Trueman 5-1-14	Aillant Energy: Jeremy Dyer 10-24-2014		
Sewer: James White 6-11-14	Mid-American Energy: See Attached		
Public Works:	MediaCom:		
GED:	Other:		
Zoning: [Signature] 10/27/14	Other:		
<b>PERMITTING INFORMATION</b>			
Demolition Permit Number:		Date Issued:	
Demolition Permit Fee: \$ NIC		Date Paid: N/A	
Zoning District: RMF-2	Date All Utilities Were Disconnected:		
Permit Issued by:	Date Signed:		

Print report.

[Search](#)

# Appraisal Summary - GPN: 14103-30023-00000

(141033002300000)

Property Address: 1418 33RD ST NE  
Cedar Rapids, IA



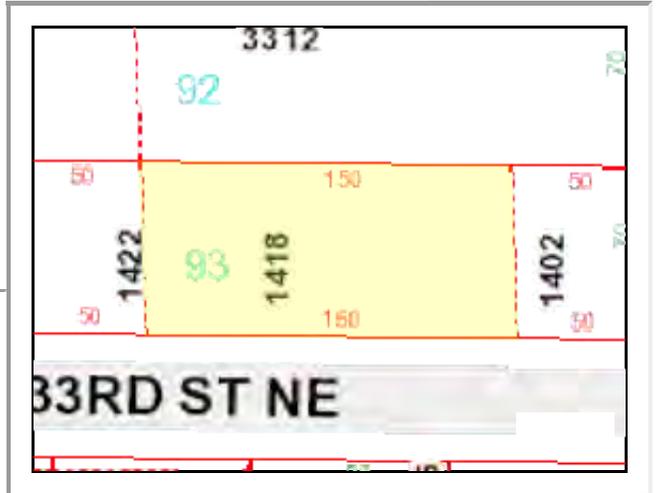
[Additional Photos...](#)

Class: RESIDENTIAL Tax District: 201 CR

PDF: Res Permit Region 4 Neighborhood: NE 131

Plat Map: 1923

Deed Holder: MOORE WILLIAM P  
Mailing Address:  
1418 33RD ST NE  
CEDAR RAPIDS IA  
52402



Legal Description: A.P. #141 W150' E200' STR/LB 93

Homestead: 1 Military:

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit.](#)

Click map to see neighbor's summary page.

- [GIS map](#)
- [View complete GIS map.](#)
- [Estimate Taxes](#)
- [Neighborhood map](#)

## LOT INFORMATION

[Scroll down for sketch.](#)

**Disclaimer:** Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
	150	150	70	70

## RESIDENTIAL DWELLING

Occupancy: Single-Family  
 Style: Salvage  
 Year Built: 1947  
 Exterior Material: Asph Shgls  
 Above-Grade Living Area: 540 SF  
 Number Rooms: 3 above, 0 below  
 Number Bedrooms: 1 above, 0 below  
 Basement Area Type: Full  
 Basement Finished Area: 0 SF  
 Number of Baths: 1 Full Bath  
 Central Air: No

Heat: FHA - Gas  
 Number of Fireplaces: None  
 Garage: 240 SF - Att Frame (Built 1947)  
 Porches and Decks: Concrete Patio-Med (290 SF); Asph/Wd Roof OH-Med (20 SF); 1S Frame Enclosed (50 SF);  
 Concrete Stoop/Deck (10 SF); Stoop/Deck w/ Railing (20 SF)  
 Yard Extras: Sheds

RESIDENTIAL DWELLING

Occupancy: Single-Family  
 Style: 1 Story Frame  
 Year Built: 1923  
 Exterior Material: Vinyl  
 Above-Grade Living Area: 1,062 SF  
 Number Rooms: 4 above, 0 below  
 Number Bedrooms: 2 above, 0 below  
 Basement Area Type: Full  
 Basement Finished Area: 0 SF  
 Number of Baths: 1 Full Bath  
 Central Air: Yes  
 Heat: FHA - Gas  
 Number of Fireplaces: None  
 Garage: None  
 Porches and Decks: Wood Deck-Med (180 SF); Screen Encl LF-Med (28 SF); Asph/Wd Roof OH-Med (180 SF);  
 Concrete Stoop/Deck (11 SF)  
 Yard Extras: Sheds

NOTES:

PRE RVAL:DWLG 1:SLDG GLS DRS=TO PATIO. KITCHEN=UPDATED. ROOF=SHINGLES ROUGH, WD SHOWING AGE, HAS SAG. TILE=BT/WN (P-NC). DWLG 2: RES: MC=INC CONST. (5%) + LO (5%)-CML PROP. FUNC DESC: MC INSULATION=NO SIDING. HOUSE REMODELED. A/C=

PRE RVAL:1989+/- FRPL-M COMB W/14103-30024-0000) 4-02. ADD'L ADDRESS: 1418 33RD ST NE. 2 HOUSES ON 1 LOT LS

09/23/2002- DWLG 1-OF-2: IS BOARDED UP, PLAN TO DEMOLISH IN 2003. DWLG 2-OF-2: FENCED YARD. NEWER SIDING & ROOF.

1-2012 - REVIEWED RES STRUCTURE #1 (540 SQ FT 1S B FR "MAIN" W/ ATT GARAGE) PER OWNERS REQUEST: CHANGED STYLE FROM 1 STORY FRAME TO SALVAGE - SOUND VALUE @ 5,000, PLANS ON DEMOLISHING, DWLG IN VERY POOR CONDITION, NO HEAT/WATER SINCE 2003; REMOVED VALUE TO 68 SQ FT FRAME SHED. 9/22/2011 JC

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

1-2013 - NO CHANGE TO RESIDENTIAL STRUCTURE #1; RESIDENTIAL STRUCTURE #2: CHANGED BEDROOM COUNT FROM 1 TO 2-NAV; REMOVED PREFAB FP; INFO PER OWNER. 7/5/2012 JKB

2014 ASSESSMENT

Land \$22,050  
 Dwelling \$66,914  
 Improvements \$0  
 Total \$88,964

SALES

Date	Type	Volume/Page	\$ Amount
7/11/2000	Deed	4126/62	\$0

PERMITS

Date	Description
9/23/2011	WORK ORDER
6/5/2006	WORK ORDER
11/9/2001	WORK ORDER
3/13/1998	WORK ORDER

2013 ASSESSMENT

Land \$22,050  
 Dwelling \$66,914  
 Improvements \$0

Total \$88,964

2012 ASSESSMENT

Land \$29,400

Dwelling \$66,423

Improvements \$0

Total \$95,823

2011 ASSESSMENT

Land \$29,400

Dwelling \$102,353

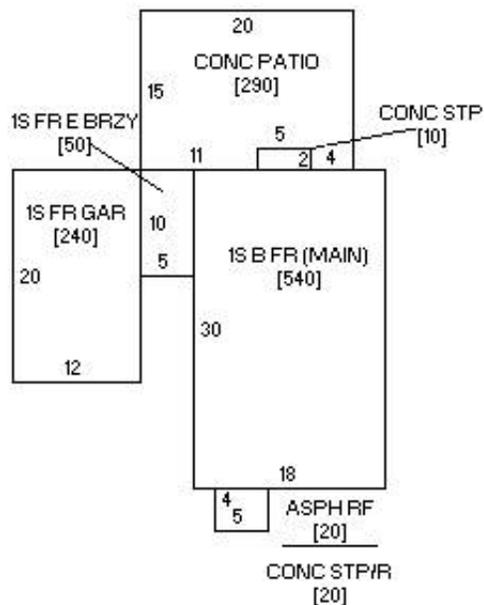
Improvements \$0

Total \$131,753

---

Sketch

1414 33RD ST NE



[Additional Sketches ...](#)

---

[Tax History](#)   [Pay Taxes](#)

---

**Disclaimer:** The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? [Click Here](#)



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** November 13, 2014

**Property Location:** 521 12<sup>th</sup> Street SE

**Property Owner/Representative:** Cedar Rapids Community School District

**Year Built:** 1902

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The house sits on a 30 foot by 80 foot strip of land comprising portions of city lots. This area is not a legal City lot by today's standards as it is less than 4,200 square feet. This structure is placed within 10 feet of existing homes to the north and south.

At this time there are no plans for the property.

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):**

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

In 2006, as part of the Architectural History Survey and Update for the City of Cedar Rapids, this property was surveyed and deemed **not eligible** for any National Register Criteria.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Lack of historical or defining features on the structure, overall condition of the structure, safety and neighborhood aesthetics. Staff finds this to be an unsafe situation; setbacks and lot sizes established through the Zoning Ordinance are in place to promote openness and the passage of light and air circulation to all properties. The main issue here is that of safety; in the event of a fire, it is very likely the entire side of the street could be impacted. Preserving this land as open space, is the highest and best use for the property in its current configuration. In the event the land is proposed to be built upon in the future, several variances would be required beforehand. It is extremely unlikely that staff would recommend any type of variance for this parcel, given the surrounding development patterns and density with little spacing. It would be best for all parties if the lot were left vacant and that is what this demolition would accomplish.

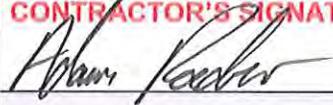


**City of Cedar Rapids**  
**Building Services Department**  
 500 15<sup>th</sup> Avenue SW, Cedar Rapids, IA 52404  
 Main Phone: (319) 286-5831 Fax: (319) 286-5830

## DEMOLITION PERMIT APPLICATION

**\*\*Permit is valid for 30 days from date of issue\*\***

112 YEARS OLD

Address of Demolition: <b>521 12<sup>th</sup> St SE</b>		Approximate Age of Structure/Year Built: <b>1902</b>
GPN: <b>142235200600000</b>	Reason: (optional) <b>DENO</b>	Future Plans: (optional) <b>DEMO</b>
Property Owner's Name: <b>CEDAR RAPIDS COMMUNITY SCHOOL</b>		Phone: <b>319-521-2958</b>
Property Owner's Address: <b>2500 EDGEWOOD RD NW CEDAR RAPIDS, IA, 52405</b>		City / State / Zip Code
Contractor's Name: <b>D.W. ZINSER CO</b>		Phone: <b>319-846-8090</b>
Contractor's Address: <b>1725 COMMERCIAL DR WILFORD, IA, 52351</b>		City / State / Zip Code
Type of Building: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # _____ Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building		
Size of Building: Dimensions are: <b>38' x 22'</b> Number of Stories: <b>2</b> Height: <b>25'</b>		
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions: <b>38' x 22'</b>		
<b>DISPOSAL OF DEMOLITION MATERIALS</b>		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact:	Phone #::
Address:		
<b>It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.</b>		
<b>UTILITIES INFORMATION</b>		
<b>All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.</b>		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal &amp; State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
CONTRACTOR'S SIGNATURE: 		DATE: <b>10-28-14</b>
<b>OFFICE USE ONLY</b>		
<b>UTILITIES DISCONNECTION INFORMATION &amp; APPROVALS</b>		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
CED:	MediaCom:	
Zoning:	CenturyLink:	
	Other:	
<b>PERMITTING INFORMATION</b>		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

[Search](#)

# Appraisal Summary - GPN: 14223-52006-00000

(142235200600000)

Property Address: 521 12TH ST SE  
Cedar Rapids, IA



521 12TH ST SE

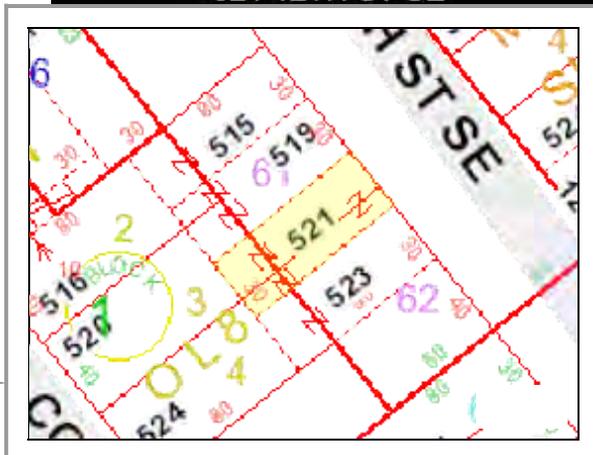
Class: EXEMPT Tax District: 285 CR- RIVERSIDE/OAKHILL

PDF: Non-Taxable Neighborhood: SCHOOL  
Plat Map: 2323

Deed Holder: CEDAR RAPIDS  
COMMUNITY  
SCHOOL

Mailing Address: DISTRICT  
2500  
EDGEWOOD RD  
NW  
CEDAR RAPIDS  
IA 52405-0000

Legal Description: A P 18 SE 20' LOT 61 & NW 10' LOT 62 & OUT LOT 8  
(COBBAN CT) SE 20' NE 20' LOT 3 & NW 10' NE 20' LOT  
4 BLK 1 STR/LB



Click map to see neighbor's summary page.

[GIS map](#)

[View complete GIS map.](#)

[Estimate Taxes](#)

[Neighborhood map](#)

Homestead: Military:

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit.](#)

## LOT INFORMATION

[Scroll down for sketch.](#)

**Disclaimer:** Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.  
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
	30	30	80	80

## RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 1 1/2 Story Frame

Year Built: 1902

Exterior Material: Slate

Above-Grade Living Area: 1,461 SF

Number Rooms: 6 above, 0 below

Number Bedrooms: 2 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath

Central Air: No

Heat: FHA - Gas

Number of Fireplaces: None

Garage: None

Porches and Decks: Wood Deck-Med (48 SF); 1S Frame Enclosed (35 SF)

Yard Extras: None

NOTES:

PRE RVAL:FuncDesc: EC.

PRE RVAL:1 3/4S PRICED AS 2S.

1-2010 REPLACED EXISTING FHAWTR HTR - NAV. CONFIRMED EXTERIOR LISTING. 10/27/09 JA

1-2014 CHANGE CLASS TO N/T PER JA 8/20/14 SAM

2014 ASSESSMENT

Land	\$5,700
Dwelling	\$25,382
Improvements	\$0
Total	\$31,082

SALES

Date	Type	Volume/Page	\$ Amount
5/1/2014	Deed	8955/349	\$60,000
3/12/1997	Deed	3459/233	\$0

2013 ASSESSMENT

Land	\$5,700
Dwelling	\$25,382
Improvements	\$0
Total	\$31,082

PERMITS

Date	Description
8/25/2009	REPAIR
2/20/2007	REPAIR

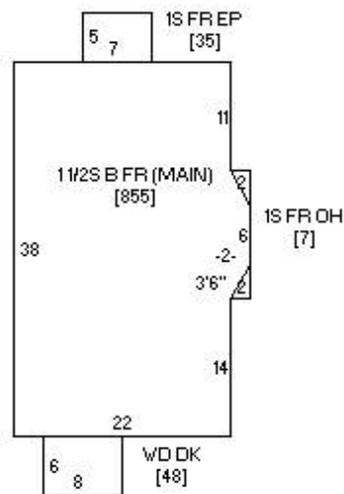
2012 ASSESSMENT

Land	\$5,700
Dwelling	\$25,382
Improvements	\$0
Total	\$31,082

2011 ASSESSMENT

Land	\$5,700
Dwelling	\$25,382
Improvements	\$0
Total	\$31,082

Sketch



---

[Tax History](#)   [Pay Taxes](#)

---

**Disclaimer:** The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? [Click Here](#)



## **Historic Preservation Commission Agenda Item Cover Sheet**

**Meeting Date:** November 13, 2014

**Property Location:** 1026 12<sup>th</sup> Street NE

**Property Owner/Representative:** Cedar Valley Habitat for Humanity

**Year Built:** 1914

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The applicant has indicated to staff the structure on the property is structurally unsound. Due to this, staff does not recommend any interior documentation of the structure for safety reasons, exterior documentation from the right-of-ways (alley and street) would be an advisable alternative if documentation is deemed necessary.

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):**

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Lack of historical or defining features on the property, structural instability and plans for infill redevelopment of the property.



**City of Cedar Rapids**  
**Building Services Department**  
 500 15<sup>th</sup> Avenue SW, Cedar Rapids, IA 52404  
 Main Phone: (319) 286-5831 Fax: (319) 286-5830

## DEMOLITION PERMIT APPLICATION

**\*\*Permit is valid for 30 days from date of issue\*\***

Address of Demolition: <u>1026 12<sup>th</sup> St NE Cedar Rapids</u>		Approximate Age of Structure/Year Built: <u>1914</u>
GPN: <u>14164-26012-00000</u>	Reason: (optional) <u>Structural Onsound</u>	Future Plans: (optional) <u>New House</u>
Property Owner's Name: <u>Habitat for Humanity</u>		Phone:
Property Owner's Address: <u>350 6<sup>th</sup> AVE SE</u>		City / State / Zip Code
Contractor's Name: <u>Tambe Excavation</u>		Phone: <u>319-361-4366</u>
Contractor's Address: <u>2741 Jordans Grove Rd</u>		City / State / Zip Code <u>Marion Iowa 52302</u>
Type of Building: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi Family #	Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building	
Size of Building: Dimensions are: <u>733 Square ft</u>		Number of Stories: <u>1</u> Height: <u>16'</u>
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions:		
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact:	Phone #.:
Address:		
<b>It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.</b>		
UTILITIES INFORMATION		
<b>All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.</b>		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal &amp; State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
CONTRACTOR'S SIGNATURE:		DATE:
<b>OFFICE USE ONLY</b>		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
CED:	MediaCom:	
Zoning:	CenturyLink:	
	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

[Search](#)

# Appraisal Summary - GPN: 14164-26012-00000

(141642601200000)

Property Address: 1026 12TH ST  
NE  
Cedar Rapids, IA



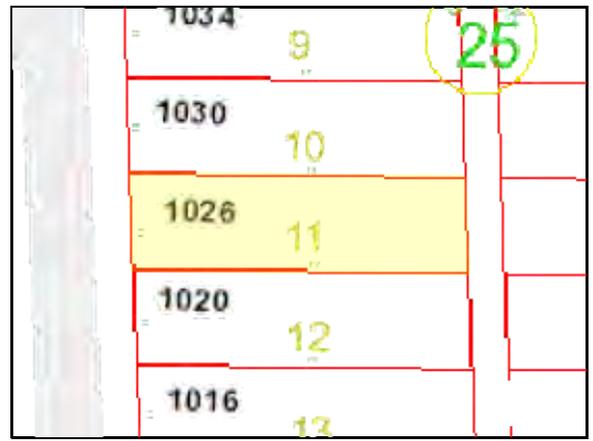
[Additional Photos...](#)

Class: RESIDENTIAL Tax District: 287 CR-  
CEDAR  
LAKE/DANIELS  
TIF

PDF: Res Permit Neighborhood: NE 146  
Region 4  
Plat Map: 2124

Deed Holder: CEDAR VALLEY  
HABITAT FOR  
HUMANITY

Mailing Address:  
350 6TH AVE SE  
CEDAR RAPIDS  
IA 52401-0000



Legal Description: COLLEGE PARK STR/LB 11 25

Homestead: Military:

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit.](#)

Click map to see neighbor's summary page.

[GIS map](#)  
[View complete GIS map.](#)  
[Estimate Taxes](#)  
[Neighborhood map](#)

## LOT INFORMATION

[Scroll down for sketch.](#)

**Disclaimer:** Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
	40	40	140	140

## RESIDENTIAL DWELLING

Occupancy: Single-Family  
Style: 1 Story Frame  
Year Built: 1914  
Exterior Material: Alum  
Above-Grade Living Area: 733 SF  
Plus Attic Area: 214 SF  
Number Rooms: 5 above, 0 below  
Number Bedrooms: 2 above, 0 below  
Basement Area Type: Full  
Basement Finished Area: 0 SF  
Number of Baths: 1 Full Bath  
Central Air: No  
Heat: Gravity

Number of Fireplaces: None  
 Garage: 576 SF - Det Frame (Built 1978)  
 Porches and Decks: Concrete Patio-Med (185 SF); 1S Frame Enclosed (131 SF)  
 Yard Extras: None

NOTES:

PRE RVAL:ALUM SIDING. GAR= EE.

01/14/2004-NO RECENT INTERIOR UPDATES, DWLG NEEDS MAINTENANCE. WORN CARPET, VINYL & ROOF. SIDING NEEDS PAINT. ORIGINAL KITCHEN & BATH. ENCLOSED PORCH SAGS, GARAGE NEEDS PAINT & ROOF.

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

1-2013 6YR CYCLE - ESTIMATE NO CHANGE, LDH. 8/15/12 NM

1 - 2013 - HOMEOWNERS QUESTIONNAIRE MAILED 1/18/2013

1 - 2014 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

2014 ASSESSMENT

Land \$14,000  
 Dwelling \$46,471  
 Improvements \$0  
 Total \$60,471

SALES

Date	Type	Volume/Page	\$ Amount
6/6/2014	Deed	9024/327	\$0
6/2/2014	Deed	9024/324	\$0
12/10/2013	Deed	8882/284	\$104,558
11/11/2008	Affidavit	7135/47	\$0
12/23/1998	Deed	3821/225	\$0

2013 ASSESSMENT

Land \$14,000  
 Dwelling \$49,640  
 Improvements \$0  
 Total \$63,640

PERMITS

Date	Description
4/3/2014	PLUMBING ONLY
11/13/2008	ROOF

2012 ASSESSMENT

Land \$16,000  
 Dwelling \$50,696  
 Improvements \$0  
 Total \$66,696

2011 ASSESSMENT

Land \$16,000  
 Dwelling \$52,808  
 Improvements \$0  
 Total \$68,808

Sketch

9	CONC PATIO [185]
10	20'6 1S FR [205]
24	1S B A FR (MAIN) [528]
22	1S FR EP [131]
7'6	17'6

368 SF ACTUAL ATTIC FINISH

---

[Tax History](#)   [Pay Taxes](#)

---

**Disclaimer:** The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? [Click Here](#)



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission Members  
**From:** Jeff Hintz, Planner II  
**Subject:** COA Request at 1721 Blake Boulevard SE  
**Date:** November 13, 2014

---

**Applicant Name(s):** Cora Obuchowski

**Local Historic District:** Redmond Park-Grande Avenue Historic District

**Legal Description:** GRANDE AVENUE PLACE E 40' STR/LB 3 2

**Year Built:** 1905

**Description of Project:** Removal of the front and rear attic windows (3<sup>rd</sup> floor) and replacement with new double hung windows to match what exists at this time. The front window is proposed to be wood; the rear window is proposed to be vinyl. Both replacement windows will retain the same sizing as the existing windows. Quote for the wood windows is the first quote in the application; the front window would be \$884.54 plus, installation charges and other fees.

The rear attic window is ***not*** proposed to be wood, but the applicant has included that price quote so the Commission can see the price difference. A wood rear window would cost \$741.12; the second quote in the application details a vinyl window for the rear, that cost is \$414.92. Due to the cost savings and lower visibility of the rear of house, the applicant desires to have a vinyl attic window in the rear.



Front attic window, viewed from sidewalk



Rear of the house, viewed from alley

**Information from Historic Surveys on property:** The 1995 Site Inventory Form from the District Nomination survey lists the property as “good” for integrity. The property is also listed as individually eligible for the National Register and contributing to the district.

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project:**

**Recommended:**

- Retain and repair historic window sashes and frames
- Replace windows with the home’s original window material (e.g. wood for wood)
- Replacement windows should match the originals as closely as possible
- Repair or install new storm windows
- Vinyl or aluminum products are allowed only at the rear of a house

**Not Recommended:**

- Windows constructed of modern building materials, such as vinyl or aluminum on the front and side of homes
- Decreasing the size of the window opening

**Staff Recommendation:** Staff recommends approval of the request as submitted, as it is what is recommended within the Guidelines for Cedar Rapids Historic Districts.

**Attachments:** Application from applicant, materials quote for wood windows (front and back), quote for vinyl window (back only).

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

Owner Information	Applicant Information
Name <u>Cora Obuchowski</u>	Name <u>same</u>
Address <u>1721 Blake Blvd SE</u>	Company _____
City <u>Cedar Rapids</u>	Address _____
State <u>IA</u> Zip <u>52403</u>	City _____
Phone <u>319 665-7842</u>	State _____ Zip _____
	Home Ph. _____
	Work Ph. _____

**Address of Property** where work is to be done:  
1721 Blake Blvd SE Cedar Rapids 52403

**Project type:** House , Garage , Shed , Fence , Addition , other \_\_\_\_\_

**Project description:** replace broken old wood windows - prefer to use wood in the front of building vinyl in back of house.

**Location:** Describe where (what part of building, or where on property) work will be done: 3rd floor attic

**Materials:** Type and design to be used Pella Architect Series for front window a standard vinyl in back

**Estimates required:** If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).

**Samples:** Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

**Applicant's signature:** C. Obuchowski

**For Community Development Department use only:**

Date Received:	Received by:	File No. _____
Redmond Park-Grande Avenue <input type="checkbox"/>	Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No
Second and Third <input type="checkbox"/>	Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No



# Proposal - Detailed

Pella Window and Door Showroom of Cedar Rapids  
 240 Classic Car Court SW Suite C  
 Cedar Rapids, IA 52404  
**Phone:** 3193935768 **Fax:** 3193935928

**Sales Rep Name:** Huedepohl, Jacob  
**Sales Rep Phone:** 319-393-5768  
**Sales Rep E-Mail:** jacob.huedepohl@gmail.com  
**Sales Rep Fax:** 319-393-5928

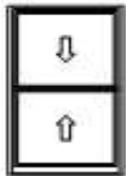
Customer Information	Project/Delivery Address	Order Information
Ben Burns 1721 Blake Blvd SE  CEDAR RAPIDS, IA 52403-2227 Primary Phone: (319) 6657842 Mobile Phone: Fax Number: E-Mail: coraobu@gmail.com Contact Name:  Great Plains #: Customer Number: 1007000655 Customer Account: 1002508031	Burns, Ben 1467433  Lot # , County: Owner Name:  Owner Phone:	Quote Name: 2 UPSTAIRS WINDOWS  Order Number: 732 Quote Number: 6222610 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: 1LINN7% Cust Delivery Date: None Quoted Date: 10/20/2014 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
--------	-----------	------------

10 FRONT WINDOW

Architect, Replacement Double Hung, Poplar White

Item Price	Qty	Ext'd Price
\$884.54	1	\$884.54



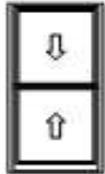
Viewed From Exterior

PK #  
669

**1: Size Double Hung, Equal**

**General Information:** Luxury, Wood, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Standard Enduraclad, Primed, Poplar White  
**Interior Color / Finish:** Prefinished White Interior  
**Sash / Panel:** Standard  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, No Limited Opening Hardware, Champagne, Order Sash Lift  
**Screen:** Full Screen, Poplar White, InView™  
**Grille:** No Grille,

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes			
15	BACK WINDOW	Architect, Replacement Double Hung, Poplar White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$741.12	1	\$741.12
		 <p>PK # 669</p> <p>Viewed From Exterior</p> <p><b>1: Double Hung, Equal</b>  <b>General Information:</b> Luxury, Wood, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Standard Enduraclad, Primed, Poplar White  <b>Interior Color / Finish:</b> Prefinished White Interior  <b>Sash / Panel:</b> Standard  <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, No Limited Opening Hardware, Champagne, Order Sash Lift  <b>Screen:</b> Full Screen, Poplar White, InView™  <b>Grille:</b> No Grille,</p>			

Line #	Location:	Attributes			
25	None Assigned	Installation Sealant, Poplar White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$9.35	1	\$9.35
		<p>PK # 669</p> <p>Viewed From Exterior</p> <p><b>1: Accessory</b>  <b>Exterior Color / Finish:</b> Standard Enduraclad, Poplar White  <b>Interior Color / Finish:</b> Not Applicable Interior  <b>Package:</b> Individual Tubes</p>			

Line #	Location:	Attributes			
30	None Assigned	E - Install Precision Fit Window 1 FE To Old Wrap	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$175.00	2	\$350.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35		3RD FL CHARGE	\$60.00	2	\$120.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	None Assigned	DISPOSAL - Haul away windows and doors 1-5	\$75.00	1	\$75.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
45	None Assigned	PRODUCT PROMOTIONS - PRODUCT PROMOTIONS	(\$137.00)	1	(\$137.00)

**Thank You For Your Interest In Pella® Products**

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor Windows By Pella will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**TERMS & CONDITIONS:**

ANY ALTERATIONS TO THE ABOVE MUST BE MADE IN WRITING AND ARE SUBJECT TO A 100% CANCELLATION FEE, AFTER THE ORDER IS ENTERED. Prices good for 30 days. Upon acceptance it will become the entire agreement between the Buyer and Seller notwithstanding any previous communications or negotiations whether oral or written.

TAILGATE DELIVERY - CUSTOMER MUST BE PRESENT TO UNLOAD. THANK YOU FOR CHOOSING PELLA. WE WANT YOU TO BE VERY SATISFIED!

\_\_\_\_\_  
Customer Name (Please print)

\_\_\_\_\_  
Pella Sales Rep Name (Please print)

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Rep Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

<b>Order Totals</b>	
Taxable Subtotal	\$1,573.01
Sales Tax @ 7%	\$110.11
Non-taxable Subtotal	\$470.00
<b>Total</b>	<b>\$2,153.12</b>
<b>Deposit Received</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$2,153.12</b>



# Proposal - Detailed

Pella Window and Door Showroom of Cedar Rapids  
 240 Classic Car Court SW Suite C  
 Cedar Rapids, IA 52404  
 Phone: 3193935768 Fax: 3193935928

Sales Rep Name: Huedepohl, Jacob  
 Sales Rep Phone: 319-393-5768  
 Sales Rep E-Mail: jacob.huedepohl@gmail.com  
 Sales Rep Fax: 319-393-5928

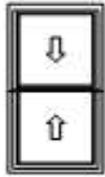
Customer Information	Project/Delivery Address	Order Information
Ben Burns 1721 Blake Blvd SE  CEDAR RAPIDS, IA 52403-2227 Primary Phone: (319) 6657842 Mobile Phone: Fax Number: E-Mail: coraobu@gmail.com Contact Name:  Great Plains #: Customer Number: 1007000655 Customer Account: 1002508031	Burns, Ben 1467433  Lot # , County: Owner Name:  Owner Phone:	Quote Name: BACK WINDOW - VINYL OPTION  Order Number: 732 Quote Number: 6138580 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: 1LINN7% Cust Delivery Date: None Quoted Date: 9/24/2014 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
--------	-----------	------------

15 BACK WINDOW

Vinyl Windows / Doors By Pella, Replacement Double Hung, Almond

Item Price	Qty	Ext'd Price
\$414.92	1	\$414.92



Viewed From Exterior

PK #  
661

1: Double Hung, Equal  
 General Information: Standard, Vinyl, Block Frame With Mull Groove, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included  
 Exterior Color / Finish: Almond  
 Interior Color / Finish: Almond  
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Almond  
 Screen: Full Screen  
 Grille: No Grille,

Thank You For Your Interest In Pella® Products

**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

within the wall system. Neither Pella Corporation nor Windows By Pella will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

#### TERMS & CONDITIONS:

ANY ALTERATIONS TO THE ABOVE MUST BE MADE IN WRITING AND ARE SUBJECT TO A 100% CANCELLATION FEE, AFTER THE ORDER IS ENTERED. Prices good for 30 days. Upon acceptance it will become the entire agreement between the Buyer and Seller notwithstanding any previous communications or negotiations whether oral or written.

TAILGATE DELIVERY - CUSTOMER MUST BE PRESENT TO UNLOAD. THANK YOU FOR CHOOSING PELLA. WE WANT YOU TO BE VERY SATISFIED!

_____	_____
Customer Name (Please print)	Pella Sales Rep Name (Please print)
_____	_____
Customer Signature	Pella Sales Rep Signature
_____	_____
Date	Date

Order Totals	
Taxable Subtotal	\$414.92
Sales Tax @ 7%	\$29.04
Non-taxable Subtotal	\$0.00
Total	\$443.96
Deposit Received	
Amount Due	\$443.96



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission  
**From:** Anne Russett, Planner III  
**Subject:** Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey  
**Date:** November 13, 2014

---

At the Historic Preservation Commission's meeting on October 9, 2014, the staff presented the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey for the Commission's review and approval. At that meeting, members of the Commission requested more time to review the survey for minor historical editing.

At the Commission's meeting on October 23, 2014, Mark Stoffer-Hunter presented recommended changes to the Survey and the Commission requested these corrections and edits be incorporated [Attachment 1].

***Recommended Action:*** *The staff recommends that the Commission approve the corrected Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey.*

*Attachment:*

1. Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey, November 2014

**Cedar Rapids Citywide  
Historic and Architectural  
Reconnaissance Survey**

Amendment of  
Historic Resources of Cedar Rapids, Iowa  
Multiple Property Submission Form, 2000

RNC# 090757001

FINAL REPORT – November 2014

Submitted to  
City of Cedar Rapids, Iowa

Contract 0512-228A

Prepared by  
Marjorie Pearson, Ph.D.  
Summit Envirosolutions, Inc.  
1217 Bandana Boulevard North  
St. Paul, Minnesota 55108  
[mpearson@summite.com](mailto:mpearson@summite.com)  
651-842-4206

## Table of Contents

	<b>Page Numbers</b>
<b>Background</b>	1
<b>E. Statement of Historic Contexts</b>	
(If more than one historic context is documented, present them in sequential order.)	
I.    Introduction	3
II.   Overview of Physical and Historical Development	5
a.  Settlement and Ongoing Development	5
b.  Cedar River	7
c.  The Railroads	10
d.  Street Railways and Interurban	10
e.  Utilities	11
f.  The Automobile	12
g.  Economic Trends	13
h.  Ethnic Groups	14
i.  Social and Cultural Life	15
III.  Architectural and Historical Resources of Residential Neighborhoods, 1870-1965 Context	17
a.  Architectural Styles and Vernacular House Forms	17
b.  Residential Neighborhoods	21
Northwest Quadrant	22
Southwest Quadrant	31
Northeast Quadrant	33
Southeast Quadrant	49
<b>F. Associated Property Types</b>	
(Provide description, significance, and registration requirements.)	
I.    Name of Associated Property Type: Resources Associated with Cedar Rapids Residential Neighborhoods, 1870-1965	70
II.   Description	70
III.  Significance	72
IV.  Registration Requirements	74
a.  Areas of Significance	74
b.  Integrity Considerations	77
V.   Historic Districts and Individually Eligible Properties	79
VI.  Historic Districts and Individually Significant Properties in Residential Neighborhoods	80
a.  Northwest Quadrant	80
b.  Southwest Quadrant	80
c.  Northeast Quadrant	80
d.  Southeast Quadrant	81
Table of Potential Historic Districts	82

<b>G. Geographical Data</b>	84
-----------------------------	----

<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the multiple property listing.)	85
---	----

<b>Appendix: Architects' Biography and Background</b>	86
---	----

<b>I. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	88
---	----

## Background

This Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey study has been undertaken as partial mitigation under a Memorandum of Agreement to resolve adverse effects to historic properties under Section 106 of the National Historic Preservation Act for demolitions of residential structures in flood-affected areas funded by the Federal Emergency Management Agency (FEMA).

In the fall of 2012, Summit acquired copies of previous survey reports, area studies, and MPDFs that had been undertaken in Cedar Rapids between 1976 and 2010, to determine what had been evaluated previously and where further work should be focused as part of this Citywide Reconnaissance Survey. The 1976 survey was undertaken to comply with the requirements of Section 106 in conjunction with a federal Community Development grant program to the City of Cedar Rapids to assess properties targeted for demolition and removal in the Oak Hill, Riverside, and Time Check/St. Patrick's neighborhoods.

In 1993-1994, the City of Cedar Rapids Department of Planning and Redevelopment undertook a survey of older residential neighborhoods ringing the central business district to comply with the requirements of Section 106, as a condition of receiving federal community development block grants from the federal Department of Housing and Urban Development. The work ultimately resulted in the preparation of the *Historic Resources of Cedar Rapids, Iowa MPDF* (2000). That report identified nine potential historic districts and 184 potential individually eligible properties for listing on the National Register of Historic Places among the four quadrants of the city.

The massive flooding in Cedar Rapids in June 2008, affected many of the potential districts and individual properties that had been identified or listed previously, many on the West Side and a lesser number on the East Side. As a result of receiving FEMA funding for flood recovery, the City carried out assessments and re-evaluations of previously identified resources as well as reconnaissance level surveys of several areas on the West Side that had not been previously evaluated or had been evaluated so much earlier that they required new evaluations.

The intent of this current citywide reconnaissance survey was to focus on areas of the city that had not been previously surveyed, extending beyond the older residential neighborhoods. Many of these areas were not platted until the early years of the twentieth century or later, and a number were not annexed to the city until 1929 or later. Large sections at the outer edges of the city were not developed until World War II and later. The time period was extended to 1965.

In December 2012, Marjorie Pearson and Sara Nelson of Summit Envirosolutions made a windshield survey assessment of the previously identified neighborhoods and historic districts and areas of the city not previously surveyed. Prior to the windshield survey, likely survey areas were identified through analysis of historic maps including Sanborn Insurance Maps and aerial photographs. Of particular interest were areas laid out with curvilinear or non-traditional street plans, as opposed to the more common grid plan, on the assumption that these might be suburban residential communities with planning and landscape features that governed the overall architectural design. These included neighborhoods that had been laid out prior to World War I, as well as after World War II.

Pearson and Nelson drove through the neighborhoods of Cedar Rapids to refine their assumptions and define neighborhoods for further reconnaissance survey work. These neighborhoods were further defined through analysis of GIS data, aerial photographs, historical accounts, newspaper records, city directories, and similar sources, a task made much easier by the digitization of many records held by the Cedar Rapids Public Library.

Marjorie Pearson and Sara Nelson returned to Cedar Rapids in March and April of 2013 to undertake reconnaissance level survey in the Northwest, Northeast, and Southeast quadrants of the city. Only a few individual buildings and no larger areas were identified in the Southwest Quadrant. In the identified areas, the survey was done on foot with photographs taken of individual buildings and identification data recorded. In a few areas, initially thought to have historic district potential, only streetscape photographs were taken because the reconnaissance survey indicated low potential for historic districts. They also visited sites that had been discussed in the Cedar Rapids section of *Buildings of Iowa* (1993). In addition, they carried out limited research in the archives held by the Linn County Historical Society at the Carl and Mary Koehler History Center.

This report builds on the 2000 report, and although it follows the overall format of that report, it expands the time period to 1965. It extends the discussion of Physical and Historical Development to account for the expansion of city boundaries, the adoption of zoning regulations, and impacts on development in the twentieth century. It also expands the discussion of architectural styles and vernacular house forms and their relation to suburban development, and it includes a discussion of modern architecture. The areas surveyed are discussed in greater detail in the section on residential neighborhoods in their quadrants. The discussion of property types have been expanded, particularly in relation to significance criteria. The 2000 report emphasizes Criterion C significance and physical characteristics rather than Criteria A and B and associative characteristics. The discussion of registration requirements has been expanded, particularly in relation to Criterion B for association with historic figures and Criterion D for resources that contribute to our understanding of historical development patterns.

The report content on the following pages follows the section titles and numbering of a Multiple Property Document Form. It can be readily adapted for a formal MPDF submission as judged appropriate by the Iowa State Historic Preservation Office.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 3

### Architectural and Historical Resources of Cedar Rapids Residential Neighborhoods, 1870-1965

#### E. Statement of Historic Contexts

##### I. Introduction

This report expands the National Register of Historic Places Multiple Property Documentation Form *Historic Resources of Cedar Rapids, Iowa*, and its associated historic context, *Architectural and Historical Resources of Residential Neighborhoods, 1870-1940* (MPDF 2000),<sup>1</sup> in geographic extent and time period (see **Background**) and follows its organization and format. The earlier report was based on an architectural and historical survey of six residential neighborhoods ringing the central business district undertaken between 1993 and 1995.<sup>2</sup> As a result of the reconnaissance and intensive survey work, nine potential historic districts were identified as meeting National Register eligibility criteria, and more than 150 properties were identified as meeting individual eligibility criteria for the National Register.

Three potential historic districts identified in MPDF 2000 are located in the Coe/Mount Vernon neighborhood north of First Avenue and northeast of Coe College in the Northeast Quadrant. These are the A Avenue Historic District, the B Avenue Historic District, and the C Avenue Historic District. Their historical and architectural characteristics are described in MPDF 2000 and reiterated in a Greene & College Addition Reconnaissance Survey report in 2003.<sup>3</sup> An expanded B Avenue Historic District was listed on the National Register in 2013. The other two districts have not been listed on the National Register; all have been subject to encroachment by the expansion of Coe College.

Four potential contiguous historic districts identified in MPDF 2000 are located in the Coe/Mount Vernon neighborhood south of First Avenue in the Southeast Quadrant. These are the Second and Third Avenue Historic District, the Redmond Park-Grande Avenue Historic District, the Huston Park-Bever Avenue Historic District, and the Wellington-Idlewild Historic District. Their historical and architectural characteristics are described in MPDF 2000. The Second and Third Avenue Historic District was listed on the National Register in 2000. The Redmond Park-Grande Avenue Historic District was listed on the National Register in 2001. Three identified individual properties were listed on the National Register: Brown Apartments, 1234 Fourth Avenue SE, in 2010, Charles and Nellie Perkins House, 1228 Third Avenue SE, in 2002, and Bethel AME Church, 512 6<sup>th</sup> Street, in 2013.

<sup>1</sup> Marlys A. Svendsen, *Historic Resources of Cedar Rapids, Iowa*, National Register of Historic Places Multiple Property Documentation Form (Cedar Rapids: City of Cedar Rapids, 2000). Note: this document has been accepted into the National Register and has been assigned National Register #64500147.

<sup>2</sup> Marlys A. Svendsen, *Historical and Architectural Survey Report for Community Development Block Grant Neighborhoods, Cedar Rapids, Iowa* (Cedar Rapids: City of Cedar Rapids, 1995).

<sup>3</sup> Marlys A. Svendsen, *A Reconnaissance Survey of The Greene & College Addition and An Intensive Level Survey of 316-17<sup>th</sup> Street NE, Cedar Rapids, Iowa* (Cedar Rapids: City of Cedar Rapids, 2000).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 4

One potential historic district identified in MPDF 2000 is located in the Oak Hill neighborhood in the Southeast Quadrant. The architectural and historical characteristics of the St. Wenceslaus Historic District are described in MPDF 2000. It has not been listed on the National Register, and many of the buildings were severely impacted by the flood of 2008 and subsequently demolished.

One potential historic district described in MPDF 2000 is located in the Time Check/St. Patrick's neighborhood in the Northwest Quadrant. The architectural and historical characteristics of the G Avenue NW Historic District are described in MPDF 2000. It has not been listed on the National Register, and a number of the buildings were severely impacted by the flood of 2008 and at least eight homes were subsequently demolished.<sup>4</sup>

After the reconnaissance survey of 1993 and the intensive survey of 1995, the Young's Hill/Kingston Neighborhood in the Southwest Quadrant was surveyed again in 2006-2007. Two potential historic districts were identified: the 8<sup>th</sup> Street SW Historic District and the Veterans Prospect Place Historic District on Young's Hill.<sup>5</sup> Neither district has been listed on the National Register. The 2006-2007 survey also identified 71 residential properties for potential individual eligibility. None has been listed on the National Register, and a number of properties have been demolished after the flood of 2008.

In the aftermath of the 2008 flood, many portions of the Kingston neighborhood and the Riverside neighborhood in the Southwest Quadrant and the Time Check/St. Patrick's neighborhood in the Northwest Quadrant were the subject of reconnaissance surveys to determine if there were National Register eligible properties. These neighborhoods had been surveyed previously in 1993-1994. The only new potential historic districts identified as the result of survey work in 2009 and 2010 were the Kingston Residential Historic District and the Ellis Boulevard West Historic District. None has been listed on the National Register.

MPDF 2000 commented: "Residential neighborhoods that lay beyond the neighborhoods surveyed in 1993-1995 include a few subdivisions developed beginning in the 1920s but generally include areas that saw construction during the late 1930s and 1940s. These areas remain unsurveyed at this point but are likely to include additional National Register eligible historic districts and individual properties."<sup>6</sup>

The purpose of this expanded study has been to undertake a reconnaissance survey of the neighborhoods that extend geographically beyond those surveyed in 1993-1995. This study has found a variety of notable subdivisions and additions throughout Cedar Rapids. A few were platted as early as the late 1890s. Many date their beginnings to the first two decades of the twentieth century, although

<sup>4</sup> Camilla R. Deiber, Louis Berger Group, Inc., *Architectural Reconnaissance Survey for the G Avenue NW Historic District, Cedar Rapids, Linn County, Iowa* (Cedar Rapids: City of Cedar Rapids, 2009). This survey report was prepared after the 2008 flood.

<sup>5</sup> Marlys A. Svendsen, *Young's Hill/Kingston Neighborhood Historical and Architectural Survey* (Cedar Rapids: Housing Services, 2008). Note: this survey report was prepared before the 2008 flood.

<sup>6</sup> Svendsen 2000, E:4.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 5

construction continued into the 1950s. Several areas in the Northwest, Northeast, and Southeast Quadrants may have potential for listing as National Register historic districts with district boundaries and contributing buildings to be defined through intensive survey. In addition, these three quadrants, as well as the Southwest Quadrant, contain buildings with the potential for individual National Register listing.

## II. Overview of Physical and Historical Development

### a. Settlement and Ongoing Development

Cedar Rapids was initially platted as Rapids City in 1841 and then incorporated as a small settlement of some 300 people on the east bank of the Cedar River in 1849. Kingston, the settlement on the west bank of the river, was established in 1852. The two communities consolidated under the name of Cedar Rapids in 1870. The city boundaries were enlarged in 1884 and again in 1890, on both sides of the river. This last annexation established the city boundaries which were in force into the 1920s. Inclusion within the city boundaries enabled developers to lay out substantial residential additions with graded streets and alleys and sanitary sewer and gas lines. Many of these additions extended beyond the core areas discussed in MPDF 2000 and helped shape the residential character of the city as it moved away from downtown and the river. A study for the Cedar Rapids school system published in 1924 noted the residential expansion to the north and east: "Thirty per cent of all new residential building improvement in the city in 1923 took place in the district north of First Avenue and east of Nineteenth Street. In this area practically one-fourth of all residential construction and improvement in the city in 1923 took place."<sup>7</sup>

The expansion of the city and its population led the City Council to appoint a Zoning Commission in 1924 to regulate further growth and development. The commission hired Harlan Bartholomew, city planning engineer, of St. Louis to develop the plan. The first use district map was adopted in 1925 and continued to be updated to accommodate new property uses and ongoing annexation.<sup>8</sup> The jurisdictions of Linn County held elections in 1925 and 1926 to approve annexation of Kenwood Park north of the city boundaries and other areas to the east, west, and south. After a review by the District Court, portions of the annexed area were rejected, but the other boundaries were fixed in 1929. The city also adopted the quadrant system in 1929 and changed the directions in the street names to the current system. The court decision gave Cedar Rapids an area of 28.11 square miles with the eastern boundary adjoining the city of Marion and the western boundary at the west edge of Cedar Township. The north and south boundaries coincided with railroad rights-of-way.<sup>9</sup> These new boundaries were reflected in the *Map of Cedar Rapids, Iowa*, and the published *City Plan of Cedar Rapids*. They are also depicted in a

<sup>7</sup> *A School Building Program for Cedar Rapids, Iowa* (Iowa City: University of Iowa College of Education, 1924), 5.

<sup>8</sup> Janet Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (New York: Stratford House, 1950), 46-47; "Zoning Laws Are Submitted to the Public," *Cedar Rapids Tribune*, April 24, 1925, 3.

<sup>9</sup> Svendsen 2000, E:8.

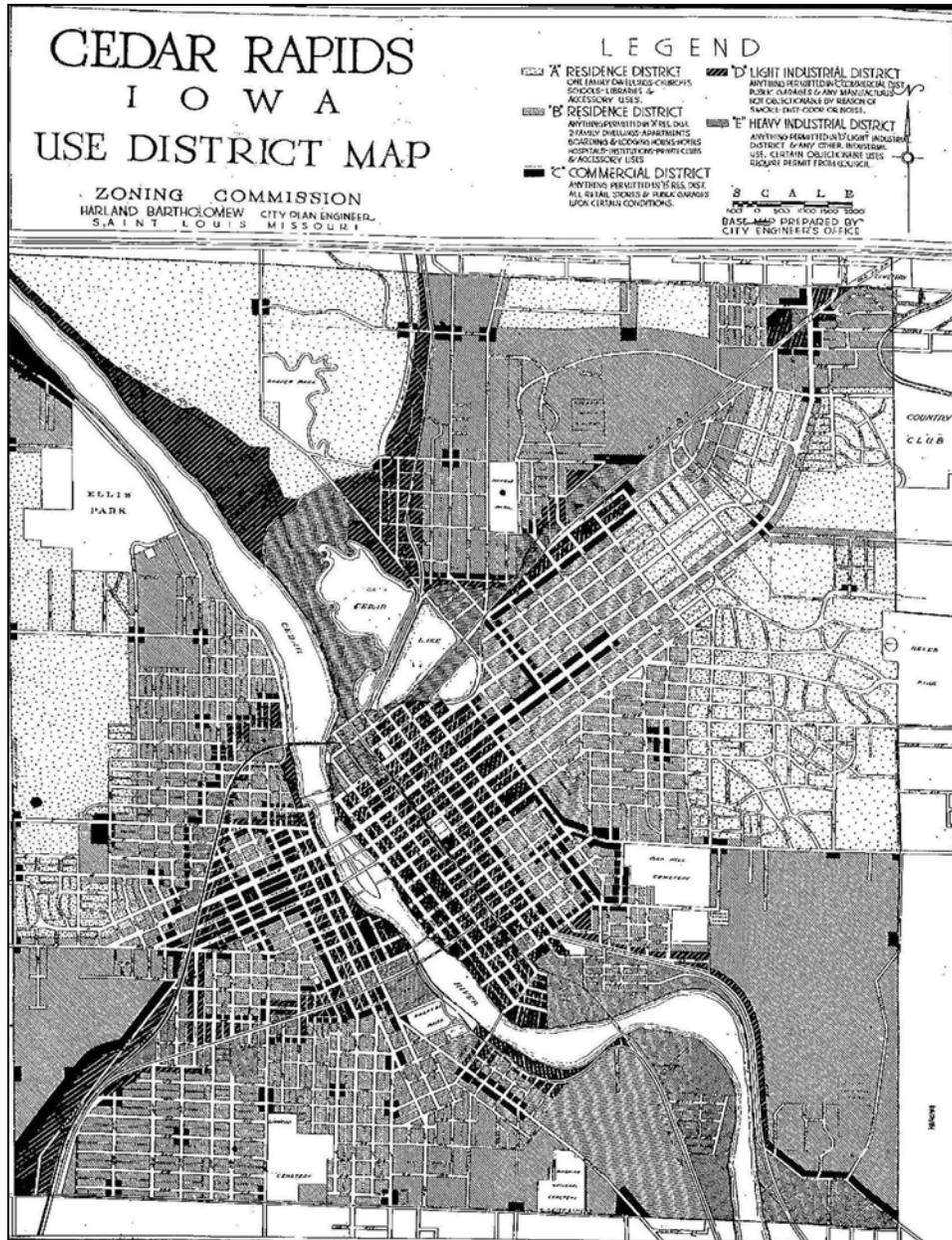
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number E Page 6

revised use district map adopted in 1942.<sup>10</sup> Many of the areas within the expanded city boundaries were not developed until after World War II.



Cedar Rapids Use District Map, *Cedar Rapids Tribune*, April 24, 1925

<sup>10</sup> City Engineer's Office, *Map of Cedar Rapids, Iowa* (Des Moines: American Lithographers and Printing Co., 1930); Harland Bartholomew and Associates, *A City Plan for Cedar Rapids* (Cedar Rapids: City Plan Commission, 1931); *Cedar Rapids, Iowa, Use District Map* (Cedar Rapids: City Plan and Zoning Commission, revised 1942).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 7

In 1930, the population of Cedar Rapids was 52,000, increasing to 62,000 in 1940, 72,000 in 1950, 92,000 in 1960, and 110,000 in 1970, making it Iowa's second largest city. The city boundaries were also expanded during these years, from 28.36 square miles in 1939, to 29.26 square miles in 1957, to 45 square miles in 1962, to 48 square miles in 1967.<sup>11</sup>

The increase of more than 10,000 industrial jobs between 1939 and 1945 was accompanied by the construction of new residences. There were approximately 16,000 homes in 1939 and 21,644 in 1945. Growth continued as the city's industrial economy supplied employment to many World War II veterans. The number of dwelling units in the city reached 25,000 in 1954, 81% of which were owner-occupied. Growth of new residences continued at a slower pace into the next decade, reaching a total of approximately 29,538 dwelling units in 1962; however, in just 4 years, nearly 10,000 new residences were constructed, and in 1966 there were 38,141 homes in the city.<sup>12</sup>

Between 1970 and 1990, the population of the city was essentially stable at approximately 110,000. It grew to 122,000 in 2000 and 127,000 in 2010. The current city boundaries encompass some 72 square miles.<sup>13</sup>

**b. Cedar River**

The Cedar River has been the defining element of the city since its founding. The rapids were harnessed as early as 1842 as a source of waterpower through dam building efforts north of May's Island, located in the middle of the river between today's First Avenue and Fifth Avenue. Industry located along the riverfront on both sides of the river to take advantage of the waterpower, and the Quaker Oats plant remains an important presence on the river front. Downtown Cedar Rapids was established on the east bank of the river opposite May's Island, and a small commercial district extended across the island along Third Avenue on the west side. Residential areas spread out on the flats past the riverside industries. May's Island became the heart of Cedar Rapids civic government in the early twentieth century with the construction of the Veterans' Memorial Building/Coliseum (1927-1928, designed by New York architect Henry J. Hornbostel with Cedar Rapids architect William J. Brown), home of City Hall, the Chamber of Commerce, and the National Guard armory; the Linn County Courthouse (1925-1926, designed by Urbana, Illinois architect Joseph W. Royer); and a landscaped plaza linking the two civic buildings. A third component of the new civic complex was the U.S. Post Office, Federal Building, and Courthouse (1931-1933, designed under the direction of James A. Wetmore, Supervising Architect of the U.S. Treasury) on the east bank at Second Avenue and 1st Street.<sup>14</sup>

<sup>11</sup> U.S. Census Bureau; "Cedar Rapids: Statistical Review," *Cedar Rapids City Directory* (St. Paul: R. L. Polk and Company, 1939, 1957, 1962, 1967).

<sup>12</sup> "Cedar Rapids: Statistical Review," 1939, 1945, 1950, 1962, 1966.

<sup>13</sup> U.S. Census Bureau.

<sup>14</sup> David Gebhard and Gerald Mansheim, *Buildings of Iowa* (New York: Oxford University Press), 182-183. The May's Island Historic District was listed on the National Register of Historic Places in 1978: NRIS #78001240. The former Post Office Building has housed Cedar Rapids City Hall since the flooding of 2008.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 8

The city set up a park commission in 1894. One of the early city parks was the large 400-acre Ellis Park, on the west side of the river, established in 1901. Its attractions are described:

Ellis Park spreads out on wooded hills at the extreme upper end of the West Side bordering the river. Here on the farmlands of the town's first permanent settler are grounds for baseball, tennis, archery, horse shoes, a nine hole municipal golf course, rose garden, ponds for aquatic plants and water fowl, the Lazell wild flower garden, and the unique Shakespeare garden.

Cedar River is at its best along the Ellis Park front, the wide deep backwater from the dam a mile below is ideal for all kinds of boating, and from the clearings in the high bluffs immediately above, the view of river, hills, and distant city is excellent.<sup>15</sup>

Riverside Park, also on the west side of the river but much farther downstream, was established in 1894 and is the third oldest park in the city; it provided a major recreational area for the nearby Bohemian/Czech community. For example in 1906, a large Bohemian Day celebration was held in Riverside Park.<sup>16</sup>

Early dams on the river were constructed to provide water power, including the 1870 dam constructed by Nicholas Brown at the base of B Avenue NE. That timber and rock dam was repaired and strengthened after flooding in 1894. A new concrete dam was constructed between 1914 and 1918 to improve recreation on the river and meet the manufacturing needs of the Quaker Oats cereal processing mills. This dam also was used as a flood control measure. It was removed in 1978 in conjunction with the construction of Interstate 380 and was replaced by the existing 5-in-1 dam. The Highwater Rock, in the east half of the river, just below the dam, remains visible when the river levels are low. This natural feature began to be used in the 1840s to judge river depths for the purpose of fording the rapids.<sup>17</sup>

Bridges that span the river were crucial to the development of Cedar Rapids on both sides of the river. Some accommodated both vehicular and pedestrian traffic while others were devoted to railroad traffic. The first permanent bridge was located at Third Avenue and was built in 1871. That bridge was replaced in 1911-1912 by the current Third Avenue Bridge, which was rehabilitated in 1966. The original First Avenue Bridge was built in 1885; the bridge that replaced it in 1920 was rehabilitated in 1964. It is listed on the National Register of Historic Places.<sup>18</sup> The Second Avenue Bridge was built in 1906 and

<sup>15</sup> Murray and Murray, 46. See also, George T. Henry, *Cedar Rapids, Iowa* (Chicago: Arcadia Publishing, 2001), 119-120.

<sup>16</sup> Henry, 121; George T. Henry and Mark W. Hunter, *Cedar Rapids Then and Now* (Chicago: Arcadia Publishing, 2003), 95.

<sup>17</sup> Svendsen 2000, E:8-9. The location of the dam is shown on *Official Map of the City of Cedar Rapids, Iowa* (Des Moines: Midland Map and Engineering Co., 1921). See [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa), for further information on the 5-in-1 dam. The High Water Rock was listed on the National Register of Historic Places in 1977: NRIS #77000535.

<sup>18</sup> Jeffrey A. Hess and Michelle Crow-Dolby, *First Avenue Bridge*, National Register of Historic Places Registration Form: NRIS #98000530 (Loveland, Co.: Fraserdesign, 1994).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 9

reconstructed in 1965. The original F Avenue NW/B Avenue NE bridge was built in 1875, then replaced in 1914 when the adjacent concrete dam was constructed. That bridge was removed in 1979 after the multi-level Interstate 380 Bridge opened the previous November.<sup>19</sup> This group of bridges served the downtown commercial area and upstream industry.

Another group of bridges downstream linked several industries and residential neighborhoods. The Eighth Avenue Bridge was built in 1938 and rehabilitated in 1987. The first Sixteenth Avenue Bridge, built in 1875, was replaced in 1910 by a concrete arch bridge. That bridge was replaced by the 1989 Czech Village Bridge, known as the "Bridge of Lions." The Twelfth Avenue Bridge, built in 1974, is a late addition to these river crossings.

Two major railroad bridges crossed the Cedar River. The Burlington Cedar Rapids & Northern (BCR&N) bridge led from the Sinclair/Wilson meat packing plant on the east side to the city sewage treatment plant on the west side. The bridge was abandoned in 1980, and only part of the span survives. The still-active Chicago & Northwestern (CNW) bridge dates from 1898. It links the west bank and the Quaker Oats plant on the east side.

The Cedar Rapids and Iowa City Interurban Railroad (CRANDIC) had two bridges over the river that led from downtown. One at Fourth Avenue spanned May's Island; it no longer survives. The 1903 Pratt through-truss bridge south of Eighth Avenue survived until it was largely destroyed by the 2008 flood.<sup>20</sup>

The river was a factor in the location of two significant infrastructure improvements: the city water treatment system and the sewage treatment system. The Cedar Rapids Water Works Plant was constructed in 1926-1929 in Northeast Cedar Rapids near Shaver Park, about two miles north of downtown, and put into operation in 1930; it had a capacity of 12 million gallons a day.<sup>21</sup> The buildings were designed by Chicago architect Victor Andre Matteson in a Gothic Revival style.<sup>22</sup> The plant has been expanded over the years and is still in operation. The water treatment plant was soon followed by a new sewage treatment plant, located on the west bank of the river about two miles south of downtown. The plant was constructed between 1933 and 1935 using Public Works Administration (PWA) funds. When it opened, it received daily six million gallons of domestic sewage and 1.5 million gallons of packing house wastes from the Wilson and Company plant directly across the river.<sup>23</sup> "Cedar Rapids was the first city in Iowa to undertake sewage treatment on an all-inclusive basis. That is, it was the first municipality of [its] size to recognize and accept both the domestic and industrial wastes as a responsibility of the Public Health Department."<sup>24</sup> The sewage treatment plant remained in operation at this location until 1976.

<sup>19</sup> Highways of Cedar Rapids: <http://iowahighways.org/highways/cedarrapids.html>. See also Bridgehunter.com/Cedar Rapids, Iowa. Donald A. Karr, Jr., *Images of Cedar Rapids* (Cedar Rapids: Prairie Valley Publishing Company, 1987), 68.

<sup>20</sup> See Bridgehunter.com/Cedar Rapids, Iowa, for further information on all bridges.

<sup>21</sup> "Cedar Rapids: Statistical Review," 1939.

<sup>22</sup> Kathryn Bishop Eckhart, *Buildings of Michigan*, rev. ed. (Charlottesville, Va: University of Virginia Press, 2012), 316.

<sup>23</sup> John C. McIntyre, "The Cedar Rapids Sewage Treatment Plant," *Sewage Works Journal* 8 (May 1936): 448.

<sup>24</sup> Howard R. Green, "Cedar Rapids' Agreement with the Packers," *Sewage Works Journal* 9 (November 1937): 950.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
----- Name of Property Linn, Iowa
----- County and State Historic Resources of Cedar Rapids, Iowa
----- Name of multiple listing (if applicable)

Section number  E  Page  10

---

The Cedar River has helped to define Cedar Rapids since its founding, for good and ill. It has been a source of waterpower and recreation, and it has also been the source of periodic flooding, which in turn has altered the city’s fabric. In the city’s very early years, a 20-foot flood in 1851 washed out the ferry operation that connected Cedar Rapids and Kingston. That 20-foot record was equaled in 1929, when many streets in the Kingston neighborhood were flooded. The next major flood record was set in 1933 with an 18.6 foot crest. Other records were 18.23 feet in 1947, 19.66 feet in 1961, 18.51 feet in 1965, 19.27 feet in 1993, 18.31 feet in 1999, and 18.30 feet in 2004. As a result of flooding, the city began to remove buildings from locations close to the river and build parkland. That effort intensified after the record-breaking 31.12 foot flood of 2008.<sup>25</sup> The city has adopted a flood management system to build river walls, levees, and a 220-acre open space between the levees, floodwalls, and the river, to be called the Greenway. The system will help absorb flood waters and become a community recreational area. The city is also creating riverfront attractions including a city promenade on both sides of the river and a riverfront amphitheater on the west bank.<sup>26</sup>

**c. The Railroads**

As stated in MPDF 2000, by 1900 Cedar Rapids claimed the status of “railroad traffic pivot of the middle west.” Railroad lines “crisscrossed Cedar Rapids’ west side, the downtown, and the riverfront. Their routes established extensive industrial corridors and warehouse districts and, in turn, attracted working class residential neighborhoods.” Major lines continued from downtown to the northeast and southeast and helped to define neighborhood boundaries. “Railroads continued to be one of the principal urban geographic factors defining Cedar Rapids after 1900. The access points and approaches to Cedar Rapids remained the same. . . . Alignment of the railroad corridors did not change. Factory sites, warehouse districts, and residential neighborhoods continued along all rail corridors.” The development of the rail lines, the location of the routes, their impact on neighborhood boundaries, and the establishment of factories and manufacturing districts are all discussed in greater detail in MPDF 2000.<sup>27</sup> When constructed, the rail lines carried both passenger and freight traffic. Passenger trains no longer go through Cedar Rapids, but rail freight is active on all the major lines. Prominent grade crossings downtown and in many residential neighborhoods reinforce the presence of the city’s railroad corridors.

**d. Street Railways and Interurban**

MPDF 2000 describes the beginnings of the Cedar Rapids streetcar system and how it served to link areas of the city and nearby communities. An electrified system that replaced earlier horse-drawn streetcars was installed in 1891. Over 13 miles of track were in operation by 1910, with streetcars

---

<sup>25</sup> Stephen J. Lyons, *The 1,000-Year Flood* (Guilford, Conn.: Globe Pequot Press, 2010), 199.

<sup>26</sup> City of Cedar Rapids, *Parks and Recreation Master Plan* (Cedar Rapids: Cedar Rapids Parks and Recreation, 2010), 21, 23.

<sup>27</sup> Svendsen 2000, E:9-11.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 11

running every 15 to 20 minutes along various routes. “Residential districts were no longer confined to neighborhoods that surrounded factory sites or abutted manufacturing corridors. Land that was once considered too far from the city center for profitable development became suitable for residential suburbs. And in the case of the town of Kenwood Park, an entire community was built in the middle of the country along the ‘Boulevard’ [First Avenue].”<sup>28</sup> The names and routes of streetcar lines were prominently featured in advertisements and promotions for many new residential additions, especially those on the east side, such as Vernon Heights, Bever Park, Ridgewood, and Midway Park. The city also used the routes of the electric transportation lines to guide the locations of public schools.<sup>29</sup>

The streetcar tracks and overhead wires were eventually removed after service halted in 1937. Today local bus lines run along some of these same routes.

Interurban lines operated between Cedar Rapids and Iowa City, beginning in 1904 and ending in 1953. A line between Cedar Rapids and Waterloo-Cedar Falls operated between 1914 and 1954.<sup>30</sup> Most of the tracks through the city were either removed or converted to other uses. One of the bridges over the river survived until the 2008 flood. A few other bridges survive over Prairie Creek and over other rail lines in the far Southwest Quadrant.

**e. Utilities**

MPDF 2000 emphasizes the role of public utilities—gas, electricity, and telephone—in the growth and expansion of the city: “The introduction of gas and electric power and the installation of telephone service had profound impacts on the way Cedar Rapids operated and ultimately the way buildings were built and neighborhoods developed. . . The use of gas and electric power at the turn of the century brought changes to residential living much in the way indoor plumbing had a generation earlier.”<sup>31</sup> These services were essential to the neighborhoods covered in the previous study, and the growth of the city’s residential neighborhoods covered in this report would have occurred much more slowly without them.

Another essential utility service, not discussed in MPDF 2000, was the city’s water and sewerage system, which was greatly expanded during the twentieth century. The city’s water was provided by a series of deep wells built in 1926-1929 that channeled the water into the Cedar Rapids Water Works Plant. The plant is distinguished by its Gothic Revival architecture, designed by Victor Andre Matteson. It has been expanded over the years to meet the needs of city residents. Shortly after the completion of the plant, the city began to plan a new riverfront sewage treatment plant that was notable for processing both domestic sewage and industrial waste from the Wilson and Company meat packing plant. City

<sup>28</sup> Svendsen 2000, E:11.

<sup>29</sup> “School Building Program,” 76, Figure D.

<sup>30</sup> Svendsen 2000, E:12; Ernie Danek, *Cedar Rapids: Tall Corn and High Technology, A Pictorial History* (Woodland Hills, Ca.: Windsor Publications, 1980), 53.

<sup>31</sup> Svendsen 2000, E:12, 13.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 12

water and sewage lines were extended into the new suburban developments being constructed beyond the core residential neighborhoods in the first three decades of the twentieth century.

**f. The Automobile**

MPDF 2000 states: “Introduction of the automobile to Cedar Rapids after 1900 affected the city in the same ways that it influenced other American urban areas. Residential neighborhoods could be quickly developed beyond the reaches of streetcar lines. Garages were built along the alleys in these new neighborhoods and in older areas, carriage houses saw their wagon doors give way to doors sized and designed for automobiles.”<sup>32</sup>

Nonetheless, horse-drawn vehicles remained a presence in residential neighborhoods at least into the 1930s, as vividly depicted in poet Paul Engle’s memoir of his childhood in Cedar Rapids.<sup>33</sup> Promotional accounts of such new residential additions as Ridgewood describe visitors arriving by horse-drawn carriages, streetcars, and automobiles.<sup>34</sup> Horses continued to be used for work purposes, such as delivery wagons and equipment hauling through the 1930s.

Paving was crucial to making streets usable for automobiles. Brick pavers were used on downtown streets and gradually spread out to the residential neighborhoods. Additions like Vernon Heights boasted of paved brick streets even before houses were constructed. Concrete was also a popular paving material. By the 1910s, experiments with various types of asphalt paving systems such as Tarvia were used on new city streets.<sup>35</sup>

The rise of the automobile was also accompanied by the creation of highways to carry motorists out into the country and from one city to another. Cedar Rapids businessmen W.G. Haskell, owner of one of the first automobiles in the city, and Edward Killian, a founder of Killian’s Department Store, helped to promote the new cross-country Lincoln Highway and establish its route across Linn County in 1915.<sup>36</sup> It originally followed First Avenue to Marion, then led southeast to Mount Vernon. When Marion lost its status as the county seat, the highway followed the route of today’s Mount Vernon Road, which was paved in 1921. In 1928, it became part of U.S. Highway 30. Mount Vernon Road is a major route leading from downtown to the residential areas of the Southeast Quadrant.

<sup>32</sup> Svendsen 2000, E:13.

<sup>33</sup> Paul Engle, *A Lucky American Childhood* (Iowa City: University of Iowa Press, 1996). Engle (1908-1991) lived on Fifth Avenue SE now in the Wellington-Idlewild Historic District. His father owned a livery business and then a riding academy in a stable located nearby and died of a heart attack while training a horse in 1942.

<sup>34</sup> “Now Comes Beautiful Ridgewood [advertisement],” *Cedar Rapids Evening Gazette*, September 19, 1908: “Last Sunday afternoon there was a constant stream of teams, automobiles and people coming through Ridgewood.”

<sup>35</sup> “About Tar-Macadam Paving [advertisement],” *Cedar Rapids Evening Gazette*, October 16, 1908.

<sup>36</sup> Svendsen 2000, E:13-14. See also, Leah D. Rogers and Clare L. Kernek, *The Lincoln Highway Association’s “Object Lesson”: The Seedling Mile in Linn County, Iowa* (Cedar Rapids: Linn County, 2004); Highways of Cedar Rapids.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 13

Another early highway, also registered in 1915, was the Red Ball Route, which was part of a north-south route between St. Paul and St. Louis. It became part of Iowa State Highway 40 on the west side of the river. In 1938, Highway 40 became part of U.S. Highway 218, on a north-south route that parallels today's Interstate 380.<sup>37</sup>

U.S. Highway 151 superseded U.S. 30 as the major highway route through Cedar Rapids. It coincides with First Avenue, which divides the quadrants along much of its route. As a highway, it also supplanted the streetcars and interurban line that ran along First Avenue.

Interstate Highway 380 was the last major highway to have an impact on Cedar Rapids. In 1968, the Iowa Highway Commission submitted plans for a Cedar Valley Expressway to the Federal Highway Administration as part of the interstate highway system between Waterloo and Iowa City. The first segment reached the southern part of the city in 1973 and was at "the doorstep of downtown Cedar Rapids" by 1976. It was completed through the city by November 1982, on an elevated roadway through the Southwest Quadrant and a section of the Northwest Quadrant, then looping across the northern edge of downtown and extending to the north across the Northeast Quadrant.<sup>38</sup> The construction of the highway triggered some of the first major assessments of the historic areas of Cedar Rapids, as a result of Section 106 of the National Historic Preservation Act.

**g. Economic Trends**

MPDF 2000 gives an overview of the major industries that were established in Cedar Rapids in the nineteenth century and into the first decades of the twentieth century. Most were located close to the river and along the railroad corridors. While the physical structures may survive, most of the industries themselves have moved elsewhere, and other industries have moved into these buildings. An exception is the Quaker Oats Company, which had its origins in Cedar Rapids in 1873. The company remains in its Northeast location on a 22-acre site north of downtown on the east side of the river.<sup>39</sup> It has continued to provide employment to hundreds of Cedar Rapids residents who live throughout the city.

Cedar Rapids is the home of many industrial operations, two of which were important to production during World War II. The Collins Radio Company, founded in 1933, was headquartered in Kenwood Park, at 855 35<sup>th</sup> Street NE. The company designed and manufactured radio communication equipment, and "special electronic equipment for military and other government uses."<sup>40</sup> The Iowa Manufacturing Company was organized in 1923 to manufacture paving equipment for road construction. It held many war-time contracts including "the manufacture of road building machinery" and "tank retrievers and

<sup>37</sup> Highways of Cedar Rapids. "Historic Auto Trails: Iowa Registered Routes," Iowa Department of Transportation: [http://iowadot.gov/autotrails/autoroutes\\_registered.htm](http://iowadot.gov/autotrails/autoroutes_registered.htm).

<sup>38</sup> Highways of Cedar Rapids.

<sup>39</sup> Svendsen 2000, E:15.

<sup>40</sup> "Collins Radio Co.," *R. L. Polk & Co's Cedar Rapids City Directory*, Manufacturers' Department [classified] (Saint Paul: R. L. Polk and Company, 1945), 8.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 14

parts.” In March 1945, a plea was made for additional employees. The company employed more than 1,000 workers, but to keep contracts on schedule, the War Manpower Commission raised the manpower ceiling to 1,200.<sup>41</sup>

Collins Radio was purchased by Rockwell International in 1973. The company’s original building complex is still in use by the avionics division, Rockwell Collins, and the company has continued to expand to other sites throughout greater Cedar Rapids. Cedar Rapids industries and their surviving structures are discussed in greater detail in the historic context study, *Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945* (MPDF 1997) and an updated revision, *Industrial Development of Cedar Rapids, Iowa, c. 1865 – 1965* (in preparation).<sup>42</sup>

Downtown Cedar Rapids had been largely redeveloped as a commercial business and shopping center with related entertainment functions by the 1920s. The changing face of downtown and its surviving historic buildings is discussed in greater detail in the historic context study cited above and in an updated revision, *Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965* (in preparation).

MPDF 2000 discusses the role of banking and the related insurance industries in shaping downtown, as well as providing financing and mortgages for expanding residential neighborhoods. A variety of federal programs such as the FHA loan program helped to shape new residential neighborhoods in the years after World War II as well as new residential construction in older neighborhoods.<sup>43</sup>

The adoption of the Cedar Rapids Zoning Code in 1925 and subsequent revisions helped to reinforce the locations of industrial, commercial, and residential districts throughout the city.

#### **h. Ethnic Groups**

Many European immigrants made their homes in Cedar Rapids. Bohemians or Czecho-Slovaks were the largest immigrant group and the only one to locate in concentrated geographical areas on both sides of the river. There, residents had easy access to local businesses and industries. These neighborhoods are now known as Czech Village on the west bank and NewBo on the east bank, although the residential population is much smaller, due to extensive demolition after the 2008 flood. Meanwhile, as members of the Bohemian-American community prospered, they moved out into the extended neighborhoods throughout the city.

<sup>41</sup> “Plea Made for Additional Men at Iowa Manufacturing Company,” *Cedar Rapids Tribune*, March 15, 1945, 1.

<sup>42</sup> Marlys A. Svendsen, *Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945*, National Register of Historic Places Multiple Property Documentation Form (Cedar Rapids: City of Cedar Rapids, 1997). Note: this document has been accepted into the National Register and has been assigned National Register #64500150.

<sup>43</sup> Svendsen 2008, 57-59, 70-71, discusses the role of the FHA loan program in the development of the Veterans’ Prospect Place Historic District.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 15

CSPS Hall, 1105 3<sup>rd</sup> Street SE, was listed on the National Register in 1978. The Bohemian Commercial Historic District at 3<sup>rd</sup> Street SE and 14<sup>th</sup> Avenue SE was listed on the National Register in 2002. The district was enlarged to areas on both sides of the river in 2012. The Sokol Gymnasium, 417 3<sup>rd</sup> Street SE, was listed on the National Register in 2013.<sup>44</sup>

Other immigrant groups were more dispersed geographically and established their identity through churches or other religious institutions and related social and cultural organizations. An example of such a building is the Moslem Temple (also known as the Mother Mosque), 1335 9<sup>th</sup> Street NW, listed on the National Register in 1996.<sup>45</sup>

The small African-American community of Cedar Rapids also expressed its identity through its churches. Among them is the Bethel African Methodist Episcopal Church, 512 6<sup>th</sup> Street SE, listed on the National Register in 2013. It is the home of the city's oldest African-American congregation.<sup>46</sup>

**i. Social and Cultural Life**

MPDF 2000 focused much of its attention on churches and schools as indicators of the "diversity and growth of the community's social life."<sup>47</sup> Both accompanied the growth of the city's population and the expanding residential neighborhoods. MPDF 2000 also discussed the local Chautauqua movement and its relationship to local educational institutions. Previously, churches and civic institutions, such as libraries, parks, schools, and the YMCA and the YWCA, in the downtown area were discussed in MPDF 1997.<sup>48</sup>

Churches of many denominations, as well as a few synagogues and the Moslem Temple/Mother Mosque of the immigrant Syrian community, spread out from the downtown core. MPDF 2000 concludes: "Together, Cedar Rapids' religious architecture spanned the ecclesiastical styles and church forms of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries."<sup>49</sup> A more detailed study of Cedar Rapids religious institutions is discussed in another historic context (Religious Building Survey, in preparation). The only other religious building, besides the Moslem Temple and the Bethel AME Church, on the National Register is St. Paul M.E. Church, 1340 3<sup>rd</sup> Avenue SE, listed in 1985.<sup>50</sup>

<sup>44</sup> Jan Olive Full, *Sokol Gymnasium*, National Register of Historic Places Registration Form: NRIS # 13000274 (Iowa City: Tallgrass Historians LC, 2013).

<sup>45</sup> George T. Henry, *Cedar Rapids, Iowa* (Chicago: Arcadia Publishing, 2001), 80. The National Register listing is #96000516. A Syrian and Lebanese Christian community established the St. George Orthodox Church in 1914. The current church building dates from 1993 and is on the outskirts of Cedar Rapids at 3650 Cottage Grove Avenue SE.

<sup>46</sup> Jan Olive Full, *Bethel African Methodist Episcopal Church*, National Register of Historic Places Registration Form: NRIS #13000927 (Des Moines: Iowa State Historic Preservation Office, 2013).

<sup>47</sup> Svendsen 2000, E:21.

<sup>48</sup> Svendsen 1997, E:21-26.

<sup>49</sup> Svendsen 2000, E:22.

<sup>50</sup> St. Paul M.E. Church is listed under NRIS #85001376. This church, as well as the Westminster Presbyterian Church, successor to the Second Presbyterian Church, are both included in the Second and Third Avenue Historic District. Marlys A.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 16

Following the end of World War II, the number of churches and the denominations they represented, doubled between 1945 and 1967, from 57 churches and 18 denominations to 106 churches and 54 denominations. Most of these buildings were constructed in the newer areas of the city, as they were developed with suburban residences.<sup>51</sup>

Fraternal and membership organizations have played an important role in the life of Cedar Rapids since its early beginnings. Foremost among them are the Masons. Their presence is recognized in the Scottish Rite Consistory Building No. 2, 616 A Avenue NE, built in 1927-1928, connecting to the 1910 Masonic Temple, and listed on the National Register in 1998. The Iowa Masonic Library, one of the foremost collections of its kind of Masonic and non-Masonic works including a local Iowa history collection, has been located in Cedar Rapids since 1883. Its current building (1953-1955) at 813 First Avenue SE also incorporates a Masonic museum and auditorium. It was designed by Mason City architects Hansen and Waggoner and Chariton, Iowa, architect William L. Perkins.<sup>52</sup>

Cedar Rapids began to undertake an ambitious school construction program in 1868 with the construction of the first Adams and Jefferson schools. The citywide Washington High School on Greene Square received a new building in 1891. In the 1920s, it built four geographically distributed junior high schools.<sup>53</sup> As the city expanded its boundaries and new residential developments were built up, older schools were enlarged and even more schools were constructed to meet the needs of the student population. Many of the school buildings are architecturally distinguished and add to the character of their surrounding neighborhoods.

The public school system is paralleled by a system of private religious schools, particularly those affiliated with Catholic churches. The school buildings often form part of a complex of religious buildings and are architecturally related to the adjacent church buildings.

Coe College and Mount Mercy University, originally Sacred Heart Academy, are important institutions of higher education that have long played an important role in Cedar Rapids.

**Recommendation:** A more detailed historic context study of Cedar Rapids educational and cultural institutions and their buildings and sites is recommended.

Svendsen, *Second and Third Avenue Historic District*, National Register of Historic Places Registration Form: NRIS #00000926 (Cedar Rapids: Cedar Rapids Historic Preservation Commission, 2000).

<sup>51</sup> Cedar Rapids, "Statistical Review," 1945, 1947, 1950, 1954, 1957, 1962, 1966, 1967.

<sup>52</sup> Murray and Murray, 164-166; Gebhard and Mansheim, 185-186. The National Register listing for the Consistory Building is NRIS #98001327.

<sup>53</sup> Henry, 74-75; Danek, 108. See *A School Building Program for Cedar Rapids*. The four schools, designed in a Collegiate Gothic style by architect Herbert [Bert] Rugh, were Franklin in the Northeast Quadrant, Roosevelt in the Northwest Quadrant, McKinley in the Southeast Quadrant, and Wilson in the Southwest Quadrant.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number E Page 17

### III. Architectural and Historical Resources of Residential Neighborhoods, 1870-1965 Context

#### a. Architectural Styles and Vernacular House Forms

MPDF 2000 comments:

Prior to 1900 and in the decades leading up to World War II, the house styles and forms in Cedar Rapids' fast growing residential neighborhoods were largely the products of the domestic architectural movement that focused on vernacular house forms. This movement adopted a series of basic forms and emphasized the mass production of millwork elements, structural members and systems, cladding, and finish materials. Building parts and eventually whole designs were introduced through catalogues to prospective suppliers. Pattern books and plan books were distributed by dozens of companies including America's greatest mail order company, Sears, Roebuck and Co. Individual designs were spotlighted in magazines such as *Western Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Better Homes and Gardens*, and *Ladies' Home Journal*. After 1900 advertisements in local newspapers highlighted the availability of plans from the Gordon-Van Tine Company of Davenport, Iowa. This company manufactured and sold pre-fabricated houses of the type commonly found in neighborhoods developed before and after World War II.<sup>54</sup>

Many of the pattern and plan books were compiled by architects who specialized in house designs for a mass market. For example, Glenn Sexton, an architect based in Minneapolis, was known for selling plans for affordable houses. Local lumber yards often sold plans to aspiring home owners and contractors along with the materials to build such houses. Another periodical, *The Craftsman*, was highly influential in promoting house designs, and in fact, gave its name to an architectural style derived from the late nineteenth-century Arts and Crafts movement. Not only did Sears, Roebuck and Company provide house plans through its catalog in the late 1890s, it also began in 1908 to provide house kits with everything needed to build a house on site. Its counterpart, the Montgomery Ward Company offered similar services, selling building materials and plans in the early twentieth century, then selling kit homes beginning in 1917. The Gordon-Van Tine Company of Davenport, Iowa, was organized in 1906 as an outgrowth of the U.N. Roberts Company. It initially offered building materials and ready-cut materials for houses, then began selling plans by mail order in 1912. In 1916, the company started selling kits for complete houses. It also produced kit homes for Montgomery Ward, under the Wardway Homes label in the 1920s. It remained in business until 1947.<sup>55</sup>

Within the expanding neighborhoods of Cedar Rapids examined in this report, there were various approaches to building houses. Developers of new additions and subdivisions emphasized the sale of

<sup>54</sup> Svendsen 2000, E:24.

<sup>55</sup> For more information on kit houses: Robert Schweitzer, "Sears' Early Bungalows," *Cottages and Bungalows*, October/November 2008, 20-24; Robert Schweitzer, "The House that Ward Built," *Cottages and Bungalows*, April 2010, 78-81; Robert Schweitzer, "The Bungalows of Gordon-Van Tine," *Cottages and Bungalows*, Spring 2008, 20-25.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 18

lots, but some of them also offered pre-built houses or houses built to suit individual lot purchasers. If the new property owner only purchased a single lot, then he or she could contract directly with an architect and/or builder for a new house. Few architects are known, and it is likely that most of the houses were the products of ready-made plans, interpreted by local contractors. MPDF 2000 comments: "Prior to 1900 Cedar Rapids had only a handful of professional architects with local practices. Architects William Fulkerson, Charles Diemann [sic], Ferdinand Fiske, Eugene Taylor, and H. S. Josselyn practiced under the firm names of Smith & Fulkerson, Diemann [sic] & Fiske, and Josselyn & Taylor beginning in the 1880s. They designed houses for some of Cedar Rapids' early industrialists and business leaders but most of their work involved commercial or institutional buildings."<sup>56</sup> In addition, *The Story of Cedar Rapids* identifies Bert Rugh, L. Wallace and Son, Marcus M. Hall, A. H. Connor, Harry Hunter, W. J. Brown, Mark [sic] Anthony, Norman Hatton, William [sic] Zalesky, Abell Howe Co., and McKay and Co. Connor and McKay were building contractors, who were active in residential design. Abell-Howe Co. was an engineering firm specializing in industrial structures. Charles B. Anthony and Charles B. Zalesky were practicing architects in the early 1920s. Charles Zalesky continued into the 1950s. See **Appendix** for more information on architects of Cedar Rapids. Cedar Rapids also had an active group of engineers who helped provide the city's infrastructure including the roads and bridges and the structural work for many commercial and industrial buildings including Howard R. Green and T. R. Warriner.<sup>57</sup>

The houses in the neighborhoods discussed in MPDF 2000 were analyzed and evaluated on a system of vernacular house forms loosely based on that established by architectural historians Herbert Gottfried and Jan Jennings which uses basic roof forms and building shapes.<sup>58</sup> The system was used to prepare architectural descriptions and significance statements for over 1,500 inventory forms. Most of the houses analyzed do not fall into readily identifiable stylistic categories, even though the described forms may have elements of applied stylistic detail. House descriptions are grouped according to number of stories (one-story; one-and-one-half and two-story) and roof types (hipped, front gable, side gable, and variations), as well as the range of dates during which they were used. These categories remain applicable to houses in several of the neighborhoods identified in this expanded study. However, during the twentieth century, more readily classifiable architectural styles became more prevalent, and many of these neighborhoods display examples of Craftsman, Mission, Tudor Revival, and Colonial Revival styles.<sup>59</sup> In a revised edition of their book, Gottfried and Jennings provide more discussion of stylistic

<sup>56</sup> Svendsen 2000, E:24.

<sup>57</sup> Murray and Murray, 105. They listed the first names of Anthony and Zalesky incorrectly. "Cedar Rapids Society of Engineers and Architects [display ad]," *McCoy's Cedar Rapids City Directory* (Rockford, Ill.: McCoy's Directory Co., 1922). *American Architects Directory* (New York: R. R. Bowker, 1956, 1962, 1970); see AIA Historical Directory of American Architects: <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx>. Henry and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: New Age Publishing Co., 1956).

<sup>58</sup> Svendsen 2000, E:24; Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940* (New York: Van Nostrand Reinhold Company, 1985); Danek, 162, 188, for Abell-Howe and Howard R. Green.

<sup>59</sup> See Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 19

forms and expression as applied to the residential forms of the cottage and the bungalow and update their analysis to 1960.<sup>60</sup>

*The Story of Cedar Rapids* describes popular building materials for residences: “there has returned a tendency to use Anamosa stone more liberally along with brick, frame, or stucco construction. . . . Cut granite boulders, a strictly local building material in this glaciated geological region, have been used in many residences. . . . Used for trim in pillars, foundations, outside chimneys, and for retaining walls, the cut boulder is very popular.”<sup>61</sup>

The years after World War II brought architectural styles prevalent throughout suburban communities of the United States. These are often roughly categorized as minimal traditional, ramblers, and ranch houses.<sup>62</sup> Many of these houses were the products of local builders. Others were built from plans produced for shelter magazines or the home sections of local newspapers. Some, especially those of modern design, were designed by architects.

During the early postwar years, a later version of the kit house, the all-steel Lustron house, enjoyed brief popularity. They were intended to meet the needs of the postwar housing crisis. Lustron houses were designed in several different models and constructed of porcelain enamel steel panels in a variety of colors. The houses were prefabricated, then partially disassembled and shipped by truck from the Columbus, Ohio, plant to the house sites, where they were reassembled. At least sixteen Lustron houses were built in Cedar Rapids between 1949 and 1951; nine examples are known to survive. All surviving examples are located within the expanded study boundaries and identified within the individual quadrants.<sup>63</sup>

This report is the result of a broad-based reconnaissance survey. Inventory forms have not been prepared for individual buildings in surveyed neighborhoods, and individual buildings have not been analyzed for form and style.

<sup>60</sup> Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York: W. W. Norton and Company, 2009). They describe an aesthetic system for exteriors—Italianate, Picturesque, Colonial Revival, Arts and Crafts, English and Spanish Revival, and Modern—in relation to a variety of cottage and bungalow types, as well as ranch and split-level houses.

<sup>61</sup> Murray and Murray, 104.

<sup>62</sup> McAlester, 477-481.

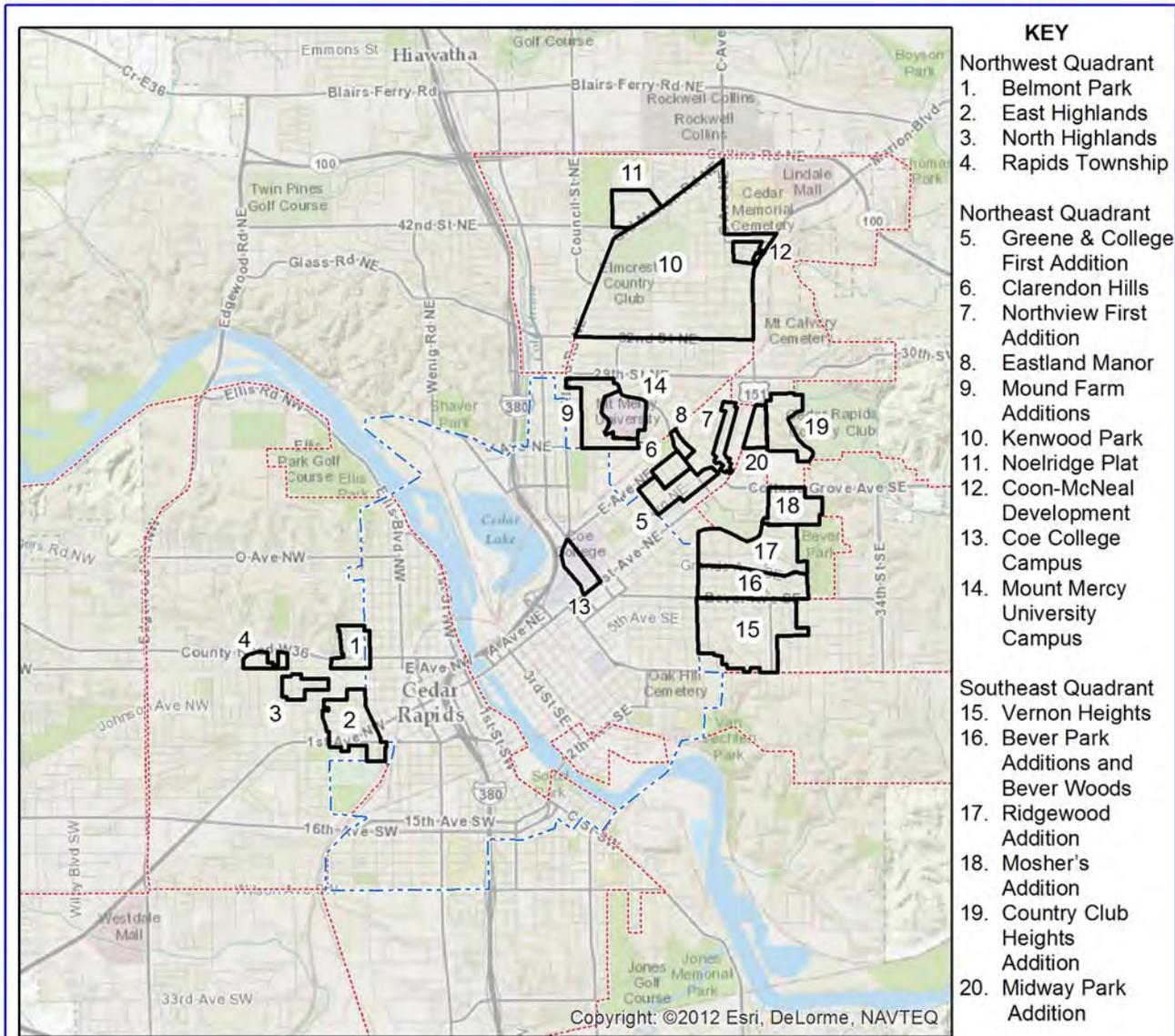
<sup>63</sup> Jan Olive Nash, *Lustron House #02102*, National Register of Historic Places Registration Form: National Register # 04000898 (Iowa City: Tallgrass Historians LC, 2004). All known Cedar Rapids Lustron houses are identified and located in this report, which provides background on the development of the Lustron House and its characteristics.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number E Page 20

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)



- KEY**
- Northwest Quadrant
    - 1. Belmont Park
    - 2. East Highlands
    - 3. North Highlands
    - 4. Rapids Township
  - Northeast Quadrant
    - 5. Greene & College First Addition
    - 6. Clarendon Hills
    - 7. Northview First Addition
    - 8. Eastland Manor
    - 9. Mound Farm Additions
    - 10. Kenwood Park
    - 11. Noelridge Plat
    - 12. Coon-McNeal Development
    - 13. Coe College Campus
    - 14. Mount Mercy University Campus
  - Southeast Quadrant
    - 15. Vernon Heights
    - 16. Bever Park Additions and Bever Woods
    - 17. Ridgewood Addition
    - 18. Mosher's Addition
    - 19. Country Club Heights Addition
    - 20. Midway Park Addition

   Block Grant Neighborhood Boundary  
   Windshield Survey Areas

1 inch = 6,250 feet      0    3,000    6,000 Feet

**2013 Citywide Reconnaissance Survey Areas**  
 Architectural and Historical Resources of Cedar Rapids  
 Residential Neighborhoods, 1870-1965  
 Cedar Rapids, Linn County, Iowa

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 21

**b. Residential Neighborhoods**

MPDF 2000 states:

Through the years Cedar Rapids developed a series of residential neighborhoods that were defined by natural features or parks, proximity to churches or schools, or by the factories and employment centers of their residents. Sometimes neighborhoods developed organically over many years with houses filling in slowly. . .

More often, Cedar Rapids' neighborhoods were developed intensely over a ten to thirty year period with a handful of real estate developers and promoters at the lead. In these neighborhoods, building form, style, and material followed certain norms of the day. . . The consistency of certain residential neighborhoods became readily visible and identifiable.<sup>64</sup>

The neighborhoods in this expanded study largely fit in this latter model. While they are within the boundaries of the city, they follow the development patterns of historic residential suburbs as defined by a 2002 *National Register Bulletin*: "A geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and community facilities. This definition applies to a broad range of residential neighborhoods which, by design or historic association, illustrate significant aspects of America's suburbanization."<sup>65</sup>

As stated in MPDF 2000, "historic districts and individual historic buildings can be found in neighborhoods in each of the geographic quadrants of the city." For the purposes of this report, the Northwest Quadrant extends farther north and west of the area identified in MPDF 2000: "the area on the west side of the Cedar River extending from First Avenue north to Ellis Park and from the river west to Eleventh Street NW." The Northwest Quadrant study area now extends northwest from Ellis Park along the Cedar River to its intersection with Edgewood Road; Edgewood Road forms the western boundary to its intersection with First Avenue. First Avenue marks one of the boundaries between the Northwest and Southwest Quadrants.

For the purposes of this report, the Southwest Quadrant extends farther south and west of the area identified in MPDF 2000: "extend[ing] from First Avenue south to Wilson Avenue SW and from the river west to the diagonal route of Chicago & Northwestern [sic] Railroad line from Tenth Street SW to 14<sup>th</sup> Street SW." The Southwest Quadrant study area now extends south to 33<sup>rd</sup> Avenue SW and west to Edgewood Road.

<sup>64</sup> Svendsen 2000, E:34.

<sup>65</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs* (Washington, D.C.: U.S. Department of Interior, National Park Service, 2002), 4.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 22

First Avenue divides the Northeast Quadrant from the Southeast Quadrant. For the purposes of this report, the Northeast Quadrant extends farther north and east of the area identified in MPDF 2000: “extend[ing] from 10<sup>th</sup> Street NE and Interstate 380 northeast to 18<sup>th</sup> Street NE and from First Avenue to the northern edge of Daniels Park.” The Northeast Quadrant study area now extends northeast and north from 18<sup>th</sup> Street NE and along First Avenue to Collins Road and north of Daniels Park to Collins Road.

For the purposes of this report, the Southeast Quadrant extends farther north and east of the area identified in MPDF 2000: “extend[ing] from 10<sup>th</sup> Street SE to 19<sup>th</sup> Street SE and from First Avenue to the Cedar River excluding certain commercial and industrial portions of the central business area.” The Southeast Quadrant study area now extends east of 19<sup>th</sup> Street SE along Mount Vernon Road to Memorial Drive SE, east of First Avenue SE to the eastern city boundary line, and north of Mount Vernon Road to 29<sup>th</sup> Street SE.<sup>66</sup>

### **Northwest Quadrant**

MPDF 2000 describes the Northwest Quadrant as “a mixed residential and industrial area built on the alluvial plan that extends away from the Cedar River’s west bank and north of First Avenue,” with “bluffs and low hills [lying] along the western edge of the plan west of Tenth Street NW.”<sup>67</sup> The expanded Northwest Quadrant study area is predominately residential and built on the continuing series of bluffs and low hills: “The west side of the city has no natural or artificial barriers to its expansion. It has tended to grow out over its encircling hills in all directions.”<sup>68</sup>

Prior to 1929, the western corporate boundary of Cedar Rapids extended only as far as 18<sup>th</sup> Street NW.<sup>69</sup> Voters approved annexation of several sections of the surrounding Rapids Township in 1925 and 1926. Revised boundaries were affirmed by the District Court in 1929, giving the city an area of 28.11 square miles.<sup>70</sup> The official *Map of Cedar Rapids, Iowa*, published in 1930, illustrates the new boundaries. The Cedar Rapids City Plan and Zoning Commission adopted a revised use district map in 1942. The area of the expanded Northwest Quadrant is almost all a “Class A” residence district containing single-family dwellings, churches, schools, libraries and accessory uses. The section fronting Johnson Avenue NW, which was also the route of U.S. Highway 30, is classified as a “B” residence district, which would also allow for multiple-family dwellings, hotels, hospitals, and institutions, as was an area around the Cedar Rapids baseball park. A small number of commercial district nodes were identified that would allow for retail stores and public garages.

<sup>66</sup> See Svendsen 2000, E:44, for the quadrant definitions.

<sup>67</sup> Svendsen 2000, E:44.

<sup>68</sup> Murray and Murray, 50.

<sup>69</sup> *Official Map of the City of Cedar Rapids*, 1921.

<sup>70</sup> Svendsen 2000, E:8.

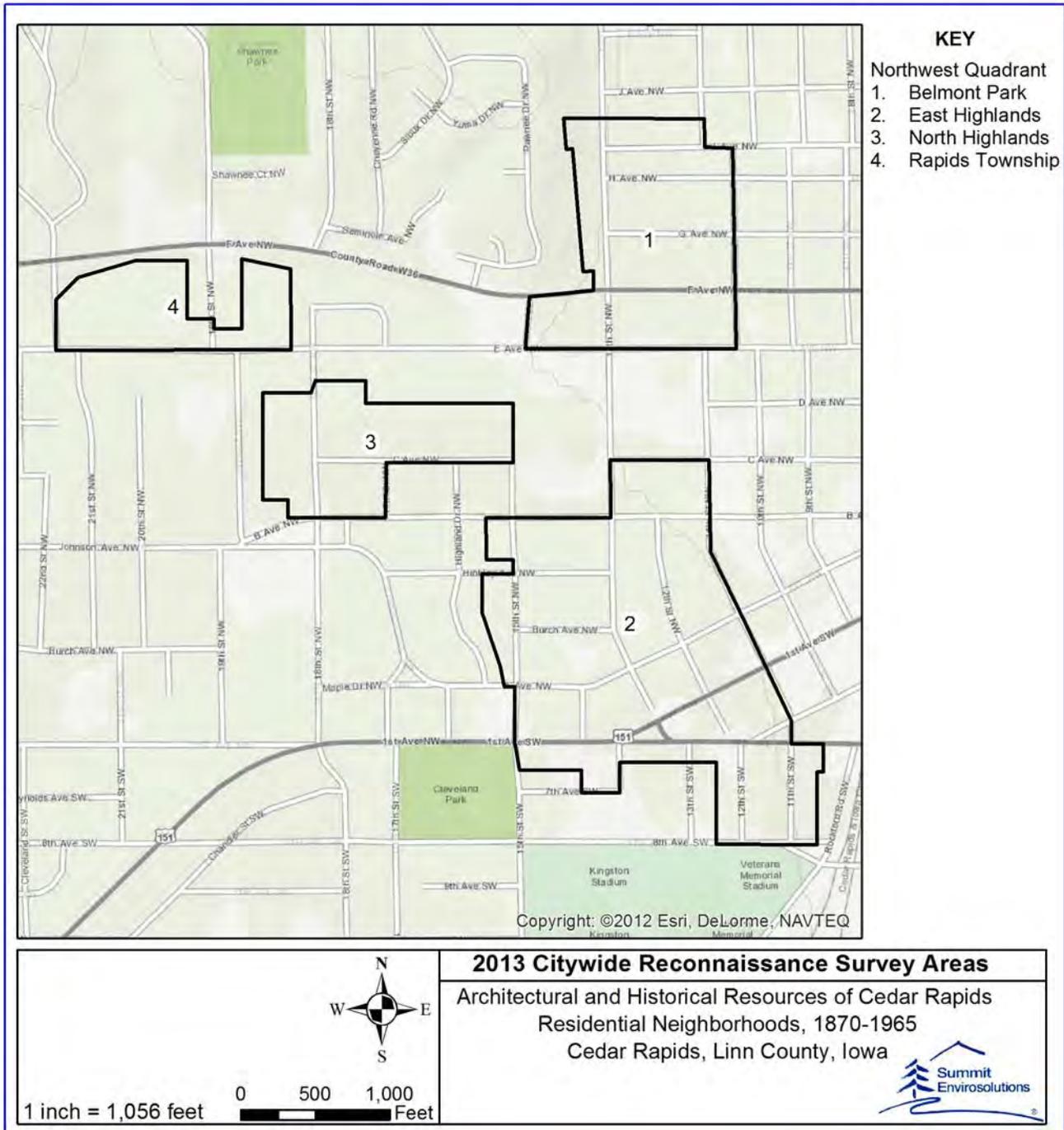
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number E Page 23

Northwest Quadrant



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 24

MPDF 2000 emphasizes the role and location of the Burlington, Cedar Rapids and Northern (BCR&N) Railroad and the Chicago Milwaukee and St. Paul (CM&StP) Railroad in shaping the Northwest Quadrant.<sup>71</sup> The expanded Northwest Quadrant is west and north of these rail lines. MPDF 2000 also discusses the two streetcar lines that served the neighborhoods by 1900. The first route that was described followed First Avenue to Tenth Street NW and then went north on Tenth Street to B Avenue NW and followed B Avenue to the western corporate limits (approximately today's 18<sup>th</sup> Street NW).<sup>72</sup> A spur line extended north along 11<sup>th</sup> Street NW to the Cedar Rapids Turf Club, later the Cedar Rapids Driving Park, between 10<sup>th</sup> and 13<sup>th</sup> Street, E and I Avenues.<sup>73</sup> This area was later platted as Belmont Park.

Following the Summit windshield survey in December 2012, four areas in the extended Northwest Quadrant study area were identified for further reconnaissance survey efforts. The surveyed areas have concentrations of residential architecture with sufficient architectural interest and integrity to warrant further investigation as potential historic districts. The following area descriptions are arranged geographically from east to west.

**Belmont Park (1)**

The eastern edge of the Belmont Park study area was included in the original Northwest Quadrant study. The boundaries were further expanded to the west in a 2006 survey by The 106 Group and a 2009 survey by Louis Berger Group, Inc.<sup>74</sup> The Summit study area encompasses an area bounded by the west side of 10<sup>th</sup> Street NW on the east, the north side of E Avenue NW on the south, the east side of 15<sup>th</sup> Street NW, both sides of F Avenue NW, and both sides of 13<sup>th</sup> Street NW on the west, and both sides of I Avenue NW on the north. Much of this area was the site of the Cedar Rapids Driving Park, a horse racing track.

In January 1908, the *Cedar Rapids Evening Gazette* announced "that the street railway company intends to double-track First Avenue west [...] in order to handle the traffic to the Alamo, the base ball park, the driving park, and the carnival."<sup>75</sup> However, by May of that year, the driving park was converted into a cornfield. "During the past few years racing has proven a losing venture in Cedar Rapids," which led the driving park's owner, Mr. Brown, to believe "there was more money in corn [and] decided to plow up the track."<sup>76</sup>

<sup>71</sup> Svendsen 2000, E:45.

<sup>72</sup> *Official Map of the City of Cedar Rapids*, 1921; Svendsen 2000, E:45.

<sup>73</sup> Svendsen 2000, E:45.

<sup>74</sup> The 106 Group Ltd., *Architectural History Survey and Update for the City of Cedar Rapids, Linn County, Iowa* (Cedar Rapids: Department of Community Development, 2006); Camilla R. Deiber, Louis Berger Group Inc., *Architectural Reconnaissance Survey for the Belmont Park Addition to Cedar Rapids, Linn County, Iowa*, (Cedar Rapids: City of Cedar Rapids, 2009).

<sup>75</sup> "Prospects for Sport," *Cedar Rapids Evening Gazette*, January 1, 1908.

<sup>76</sup> "No More Races in this City; West Side Race Track Being Converted Into Corn Field," *Cedar Rapids Evening Gazette*, May 2, 1908.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 25

Brown eventually sold his land to Harry T. Hedges, a partner in George T. Hedges & Company. The company provided services as real estate and rental agents, selling lots in all areas of the city, as well as providing loans and investments.<sup>77</sup>

The 2009 Berger Group report stated that the first Belmont Park addition was platted on July 26, 1910. It included lots between F and H Avenue NW and 9<sup>th</sup> and 10<sup>th</sup> Streets NW. Brown's 7<sup>th</sup> Addition, containing only 15 lots, was platted in October 1913. The second Belmont Park addition was platted in June 1916 and contained over 130 lots.<sup>78</sup> Advertisements for Belmont Park, the "new addition comprising the old ball grounds and adjoining property," began appearing in newspapers in March of 1910. They touted "beautifully graded streets and avenues, complete sewer, water, and gas system, and cement walks throughout the entire addition."<sup>79</sup> The Berger report stated there were "no indications [...] that Belmont Park was a housing development" and that "Hedges only sold empty lots"; however, further research reveals that by April 1910, while most of the lots for sale were empty, "fifteen new homes are already being planned for immediate erection in this new addition."<sup>80</sup> Hedges & Co. also placed ads in the classifieds: "For sale – new homes to be built in Belmont Park. Would you like one built to your order, [...] we can do it for you."<sup>81</sup>

The streets are arranged in a grid pattern with 10<sup>th</sup> Street NW, a small section of 11<sup>th</sup> Street NW, and 13<sup>th</sup> Street NW running north-south. Fifteenth Street curves to join F Avenue NW, which is also County Road 36. E Avenue NW, F Avenue NW, G Avenue NW, H Avenue NW, and I Avenue NW run east-west. Most of the residential lots are oriented to the avenues. The lots on the west side of 13<sup>th</sup> Street NW are oriented to the street and set into a ridge. The area contains a variety of houses ranging in date from the early twentieth century to the late 1940s and 1950s. The Berger report characterizes them as wood-frame one-story or one-and-one-half story gablefront cottages, with many side-gable bungalows and cottages. Several exhibit characteristics of the Craftsman style. The Berger report recommended that 1044 F Avenue NW and 1045 F Avenue NW, both designed in the Craftsman style, may be potentially eligible under Criterion C for National Register listing. It did not recommend a historic district, primarily because of integrity considerations.

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, evaluate significance, define historic district boundaries, and further define contributing and noncontributing buildings.

<sup>77</sup> *The 1910 Republican & Times City Directory* (Cedar Rapids: Republican and Times, 1909).

<sup>78</sup> Deiber, *Belmont Park*, 4.

<sup>79</sup> "We Wish to Announce Belmont Park [advertisement]," *Cedar Rapids Evening Gazette*, March 23, 1910.

<sup>80</sup> "Keep your Eye on Belmont Park [advertisement]," *Cedar Rapids Evening Gazette*, April 11, 1910.

<sup>81</sup> "For Sale – New Homes [classified ad]," *Cedar Rapids Evening Gazette*, April 2, 1910.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 26



Belmont Park: Craftsman bungalows on the 1100 block of E Avenue NW, facing northwest

**East Highlands: First Avenue – C Avenue NW (2)**

This study area is just to the west of the south end of the Time Check/St. Patrick's Neighborhood and east of an area called West Highlands. It is bounded by 11<sup>th</sup> Street NW on the east extending south across First Avenue into a small section of the Southwest Quadrant to Eighth Avenue SW, then north to Third Avenue SW along 12<sup>th</sup> Street SW, extending west along Third Avenue SW to its junction with First Avenue. The southern boundary continues west along First Avenue to 15<sup>th</sup> Street SW which forms the western boundary as far north as B Avenue NW, then north along 13<sup>th</sup> Street NW to C Avenue NW, which forms the northern boundary. B Avenue NW and 13<sup>th</sup> Street NW form part of the boundary of the site of the Roosevelt Middle School. The West Side streetcar line described above extended along B Avenue NW through this area. The streets are characterized by an irregular grid pattern with 11<sup>th</sup>, 12<sup>th</sup>, and 13<sup>th</sup> Streets NW angled to parallel grids farther to the east. A Avenue NW mostly parallels the angled line of First Avenue NW. In addition, two east-west streets, Hinkley Avenue NW and Burch Avenue NW, parallel B Avenue NW and are located between B Avenue NW and A Avenue NW. The area is almost entirely residential with several related structures such as churches and the small triangular Chandler Park formed by the intersection of First Avenue NW and Third Avenue SW. The orientation of the blocks, generally north-south for the streets, and east-west for the avenues in the west section of the study area, determine the orientation of the houses.

The area at the north encompassing B Avenue NW and C Avenue NW was part of Richmond's Fifth Addition. A Avenue NW was part of Dean's Park Addition. First Avenue and the area to the south was part of Dean's Third Addition. Hinkley Avenue NW and Burch Avenue NW are part of the Hinkley

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 27

Place Addition. The area began to be developed in the late nineteenth century and continued into the 1940s and 1950s. The 1913 Sanborn Insurance Map depicts freestanding houses scattered throughout the area.<sup>82</sup> The houses range from one story to two stories in height and display a variety of characteristic forms and styles spanning the late nineteenth through mid twentieth centuries, as described in MPDF 2000. Most are wood frame and some display distinctive stylistic detail including Craftsman, Colonial Revival, and Tudor Revival. Some houses are faced with brick with stone detail. A group of larger and more stylistically detailed houses are oriented to First Avenue NW. The *Buildings of Iowa* cites two examples of architectural interest: the circa 1898 Queen Anne/Colonial Revival style house at 1304 First Avenue NW, and the 1899 Romanesque Revival “Home for Aged Women” at 202 12<sup>th</sup> Street NW.<sup>83</sup> On the 1913 Sanborn Insurance Map and the 1921 official city map, the latter is identified as “Old Ladies Home.” A 1913 postcard calls it Kingston Hill – Home for Aged Women. It remains in use as a senior residence. Another prominent building in the area is the Gothic Revival Trinity Lutheran Church (1929), 1363 First Avenue SW, just west of Chandler Park.

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, evaluate significance, define historic district boundaries, and further define contributing and noncontributing buildings.



East Highlands: 101 through 115 14<sup>th</sup> Street NW, facing southeast. Note the brick street paving.

<sup>82</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Co., 1913), vol. 2, sheets 71, 72, 75, 76, 81, 82, 87.

<sup>83</sup> Gebhard and Mansheim, 188.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
-----
Name of Property
Linn, Iowa
-----
County and State
Historic Resources of Cedar Rapids, Iowa
-----
Name of multiple listing (if applicable)

Section number  E  Page  28



East Highlands: 1408 through 1404 A Avenue NW, facing northeast.



East Highlands: Foursquare houses at 1108 through 1116 First Avenue SW, facing west.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 29



East Highlands: 1323 through 1331 Third Avenue SW, facing south.

**North Highlands: B Avenue NW – E Avenue NW (3)**

This study area is located north of the West Highlands plat and west of the Roosevelt Middle School, originally the West Side Junior High School. It extends along E Avenue NW on the north to the west edge of the middle school grounds on the east, west along C Avenue NW on the south, then south along 17<sup>th</sup> Street NW to B Avenue NW, then west to 18<sup>th</sup> Street NW on the west. This would have been at the western edge of the city limits prior to 1929. The west side streetcar line extended along B Avenue NW. These blocks are not shown on the 1913 Sanborn Insurance Map but are shown on the 1921 city map, which indicates that development would have begun during those years. The large block bounded by E Avenue NW and C Avenue NW just to the west of the school site is characterized by unusually wide and deep lots with the houses facing C Avenue set far back on sloping sites and approached by long driveways flanked by gateposts, suggesting a small development with designed landscape features. These large houses display popular revival styles of the early twentieth century. One of the nine known surviving Lustron houses built in Cedar Rapids between 1949 and 1951 is located at the east end of the block, at 1500 C Avenue NW.<sup>84</sup> Smaller lots on the south side of C Avenue NW and B Avenue NW, as well as lots facing 18<sup>th</sup> Street NW have more modest one, one-and-one-half, and two-story houses displaying Craftsman, Colonial Revival, Tudor Revival, and minimal traditional features.

<sup>84</sup> Nash, 8:9-8:10, 26 (Fig. 4).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 30

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, evaluate significance, define historic district boundaries, and further define contributing and noncontributing buildings. We recommend that the Lustron house at 1500 C Avenue NW be further evaluated in relation to other surviving Lustron houses in Cedar Rapids to determine if it meets criteria for National Register listing.



North Highlands: 1730 through 1722 B Avenue NW, facing northwest.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 31

**Rapids Township: E Avenue NW (4)**

The fourth study area is located west of the original city limits in what was Rapids Township. It extends along the north side of E Avenue NW between 18<sup>th</sup> Street NW and 22nd Street NW. Several of the large two-story houses west of 19<sup>th</sup> Street NW appear to date from the late nineteenth century. These dates are affirmed by the presence of buildings along the north side of what is now E Avenue NW on an 1895 township map. These houses are two and two-and-one half stories and several are masonry, as opposed to the more typical wood.

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, evaluate significance, define historic district boundaries, and further define contributing and noncontributing buildings.

**Southwest Quadrant**

MPDF 2000 describes the Southwest Quadrant as “a series of smaller neighborhoods distinguished by land use, age, development factors, and character of building stock.” Like the Northwest Quadrant, it has blocks of alluvial plain near the river with rolling hills southwest of 15<sup>th</sup> Avenue SW and 9<sup>th</sup> Street SW.<sup>85</sup> The expanded Southwest Quadrant study area combines residential and industrial areas and is built on the continuing series of bluffs and low hills and shares the characterization of the Northwest Quadrant: “The west side of the city has no natural or artificial barriers to its expansion. It has tended to grow out over its encircling hills in all directions.”<sup>86</sup>

As stated above, the western corporate boundary of Cedar Rapids extended only as far as 18<sup>th</sup> Street NW and its southward extension prior to 1929. Voters approved annexation of several sections of the surrounding Rapids Township in 1925 and 1926. Revised boundaries were affirmed by the District Court in 1929, giving the city an area of 28.11 square miles. The official *Map of Cedar Rapids, Iowa*, published in 1930, illustrates the new boundaries, which in the Southwest Quadrant extended south of Wilson Avenue to the Chicago and North Western Railroad corridor. The Cedar Rapids City Plan and Zoning Commission adopted a revised use district map in 1942. Much of the area was classified as a “B” residence district with industrial districts flanking the railroad corridors.

Previous surveys in the Southwest Quadrant had assessed the Kingston and Riverside neighborhoods close to the river and the Young’s Hill neighborhood west of the Interstate 380 corridor. These surveys were made in 1993-1995 and in 2006-2007 and were described in MPDF 2000 and Svendsen 2008. Residential development in all of these areas was influenced by industrial growth along the riverfront and the railroad corridors. The areas east of Interstate 380 experienced extensive flooding in June 2008, and many buildings have been demolished.

<sup>85</sup> Svendsen 2000, E:48.

<sup>86</sup> Murray and Murray, 50.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 32

During the Summit windshield survey in December 2012, the areas originally surveyed in the Southwest Quadrant and the extended Southwest Quadrant area were assessed to determine their current status and to identify areas for further reconnaissance survey. Aside from the small area that extends south from the Northwest Quadrant described in the “East Highlands” study area, no other areas were identified in the extended Southwest Quadrant for reconnaissance survey.

**Recommendation:** One individual building, discussed in the *Buildings of Iowa*, was identified and is recommended for further study and evaluation.<sup>87</sup> The Cedar Rapids Police Department Building (now occupied by the Linn County Sheriff’s Department), 310 Second Avenue SW, sits in the shadow of the elevated roadway of Interstate 380, in the Kingston neighborhood. It was built in 1937-1938 as a Public Works Administration (PWA) project. Designed in an Art Deco Moderne style, it is faced with tan brick with sandstone trim and has a central projecting entrance and is organized with an H-shaped plan.

The Southwest Quadrant also has two known Lustron houses, located at 2005 and 2009 Williams Boulevard SW, near Eighth Avenue SW and 21<sup>st</sup> Street SW. The house at 2009 Williams Avenue SW, Lustron Model #02102, is listed in the National Register of Historic Places.<sup>88</sup> These two houses are located in the Westland Second Addition, which was platted in 1946, and aside from their material and construction techniques, are similar in form and siting from the neighboring houses.

**Recommendation:** We recommend that the Lustron house at 2005 Williams Boulevard SW be further evaluated in relation to other surviving Lustron houses in Cedar Rapids to determine if it meets criteria for National Register listing.

<sup>87</sup> Gebhard and Mansheim, 187. See also Henry, 91, and George T. Henry and Mark W. Hunter, *Cedar Rapids Downtown and Beyond* (Chicago: Arcadia Publishing, 2005), 79.

<sup>88</sup> Nash.

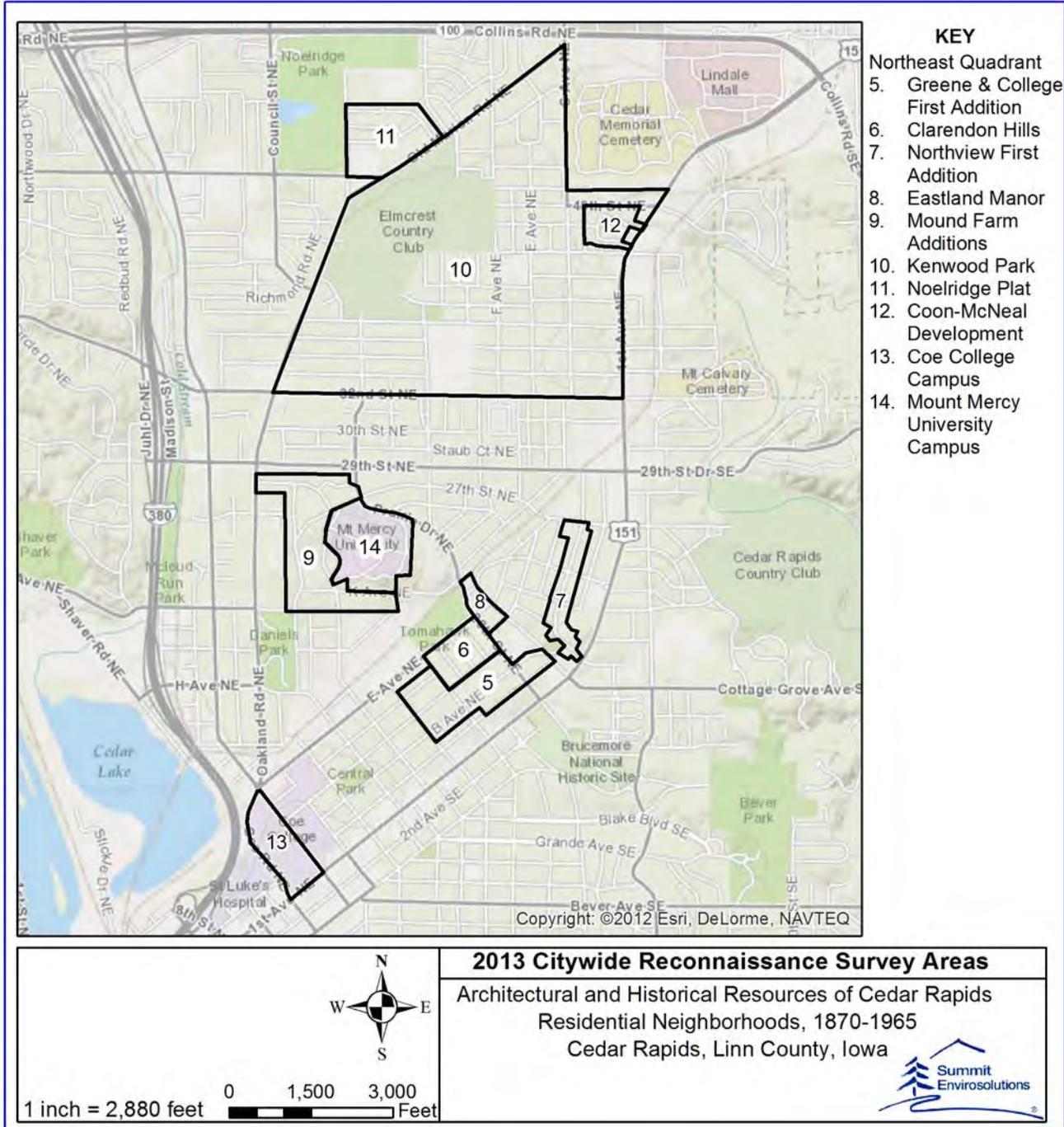
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number E Page 33

Northeast Quadrant



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 34

### Northeast Quadrant

The Northeast Quadrant is located northeast of downtown Cedar Rapids and extends north and east of First Avenue, described in MPDF 2000 as “Cedar Rapids’ main thoroughfare.” First Avenue, designated as U.S. Highway 151, leads to Marion, which was the Linn County seat until 1921. (The new county courthouse on May’s Island opened in 1926.) The land rises steeply to the north of First Avenue. It was platted with a series of gridded additions that parallel First Avenue and are bounded by the line of the Chicago, Milwaukee, and St. Paul Railroad to the north. Much of this land had been owned by Judge George Greene, a founder of Cedar Rapids; it was laid out as a series of Greene & College additions. Coe College is the source of the College name. North of the rail line, much of the area is laid out in more conventional north-south grid plans. Prior to the annexations of the 1920s, the northern city boundary was at 42<sup>nd</sup> Street NE. The area to the north, known as Kenwood Park, was incorporated into the city in 1927, even though scattered development had begun in the area before then. The 1942 use-district map classifies most of the larger Northeast Quadrant as “A” and “B” residential zones, with some commercial and industrial uses along First Avenue and the rail line.

Following the Summit windshield survey in December 2012, several areas in the extended Northeast Quadrant area were identified for further reconnaissance survey efforts based on their concentrations of residential architecture with sufficient architectural interest and integrity to warrant further investigation as potential historic districts. Several areas initially appeared to have interest because of their street plans and/or historical background and are described below but were only documented with streetscape photographs. We also undertook limited reconnaissance survey of the Coe College campus and the Mount Mercy University campus. Neither campus had been reviewed or discussed in MPDF 2000.

The following residential areas move geographically from southwest to northeast. The discussion is followed by a discussion of the two college campuses.

#### **Greene & College First Addition (5)**

This study area extends between 18<sup>th</sup> Street NE and 21<sup>st</sup> Street NE and between A Avenue NE and D Avenue NE and is anchored by the Benjamin Franklin Middle School, 300 20<sup>th</sup> Street NE at B Avenue NE. It is focused on B, C, and D Avenues NE between 18<sup>th</sup> Street and 19<sup>th</sup> Street NE and along B Avenue NE from 19<sup>th</sup> Street NE to 21<sup>st</sup> Street NE.

The context and development of the original Greene & College Addition was discussed in MPDF 2000 and further researched by Svendsen Tyler, Inc., in the 2003 report *Greene & College Addition Reconnaissance Survey and An Intensive Level Survey of 316-17<sup>th</sup> Street NE*. Both reports identified three potential historic districts along A Avenue NE, B Avenue NE, and C Avenue NE.<sup>89</sup> The study area is in many ways an extension of the previously recommended B Avenue Historic District. Like that district, the study area comprises a mixture of vernacular and high style houses, which range in age from

<sup>89</sup> Svendsen 2000, E:52-53; Svendsen 2003.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 35

the late nineteenth century to the mid twentieth century. The district includes one story, one-and-a-half story, and two-story examples of a variety of vernacular house forms including gabled and hipped forms, cottages, and bungalows. The houses are generally set well back on their lots with slightly wider side yards than houses along nearby A Avenue and C Avenue to the south. Houses on the intersecting streets have narrower side yards and shorter setbacks.

A variety of American residential architectural styles from the late nineteenth and early twentieth centuries is present in full-scale examples as well as individual components or details. Styles include the Queen Anne, Shingle, Gothic Revival, and Craftsman. Specific components include cut-away and wrap around porches, Palladian windows, bracketed cornices, turrets or towers, bay walls and windows, and decorative millwork.



Greene & College First Addition: 400 block of 19<sup>th</sup> Street NE, facing west.

Several houses are of individual interest. A large late-nineteenth-century Queen Anne/Colonial Revival style house was moved to 2015 B Avenue NE from Third Avenue SE and 6<sup>th</sup> Street SE in 1917.<sup>90</sup> In the block to the south at 1955 B Avenue NE, another house was moved to B Avenue from First Avenue. The prefabricated Lustron house at 1941 B Avenue NE is from the post World War II period. Built in 1950, it is one of nine known surviving examples in Cedar Rapids.<sup>91</sup>

<sup>90</sup> Gebhard and Mansheim, 190.

<sup>91</sup> Nash, 8:9-8:10, 25 (Fig. 2).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 36

The study area extends northeasterly to the Benjamin Franklin Middle School, which is bounded by 20<sup>th</sup> and 21<sup>st</sup> Streets NE and B Avenue NE. The English Gothic style school building (1923) was designed by Bert Rugh.<sup>92</sup> The presence of the many schools in the Northeast Quadrant is indicative of the rapid development and growing population in this section of the city during the early twentieth century, fostered by the growth of the railroads and several local industries like Quaker Oats.

During the course of this study, the B Avenue NE Historic District was listed on the National Register of Historic Places. The boundary encompasses the area recommended as a historic district in MPDF 2000, extending along B Avenue between 15<sup>th</sup> Street NE and 18<sup>th</sup> Street NE, and was further extended to include the area of B Avenue NE between 18<sup>th</sup> Street NE and 21<sup>st</sup> Street NE. The district includes the individual houses and school described above.<sup>93</sup>

**Recommendation:** We recommend intensive survey of the study area outside of the listed B Avenue NE Historic District to further assess historic district potential, evaluate significance, define historic district boundaries, and further define contributing and noncontributing buildings.

**Clarendon Hills (6)**

Immediately to the north is the Clarendon Hills Addition bounded by 19<sup>th</sup> and 20<sup>th</sup> Streets NE and C and E Avenues NE, intersected by three short streets, Longwood, Dunreath, and Gwendolyn Drives NE, and laid out with relatively short and narrow lots. The addition is shown on the 1930 city map, and many of the houses seem to be in place by 1932 when the Sanborn Insurance Map was updated.<sup>94</sup> The modestly scaled houses with minimal architectural features have seen many changes to original fabric that have affected their integrity. The area has a Lustron House at 433 Dunreath Drive NE, built in 1950. It is one of nine known surviving examples in Cedar Rapids.<sup>95</sup> This addition has been documented with streetscape photos.

<sup>92</sup> Gebhard and Mansheim, 190, describes the school.

<sup>93</sup> Alexa McDowell, *B Avenue NE Historic District*, National Register of Historic Places Registration Form: NRIS #13000692 (Minneapolis: AKAY Consulting, 2013).

<sup>94</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Company, 1913 updated), vol. 1, sheet 9 (Dec. 1932).

<sup>95</sup> Nash, 8:9-10, 25 (Fig. 2).

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number  E  Page  37



Clarendon Hills: 434 through 526 Longwood Drive NE, facing north

**Recommendation:** We recommend that the Lustron house be further evaluated in relation to other surviving Lustron houses in Cedar Rapids to determine if it meets criteria for National Register listing.

**Northview First Addition (7)**

The Northview First Addition study area faces B Avenue NE and extends between 22<sup>nd</sup> Street NE and 27<sup>th</sup> Street NE following a curvilinear line up the slope of the hills above First Avenue. The area was laid out in 1913 by Malcolm V. Bolton and Company, which praised the proximity to First Avenue and the availability of street car services. It was largely developed by 1930 with houses that display a variety of popular architectural styles and form types. The higher elevations were laid out with large lots to accommodate the construction of “nice homes.”<sup>96</sup> The Arthur School (1914) at B Avenue NE and 27<sup>th</sup> Street NE anchors the area at the north end.

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, evaluate significance, define historic district boundaries, and further define contributing and noncontributing buildings.

<sup>96</sup> “North View Addition Lots Soon to Be on the Market,” *Cedar Rapids Evening Gazette*, April 25, 1913; “Street Car Service in North View Addition [advertisement],” *Cedar Rapids Evening Gazette*, July 12, 1913.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 38



Northview First Addition: 2503 through 2521 B Avenue NE, facing north

Just to the south of this study area boundary is Cedar Rapids' first Lustron House, located at 2124 First Avenue NE at the corner of 22<sup>nd</sup> Street. This prefabricated house was erected in 1949 as a "model" by Henry W. Siepman, who sold at least sixteen Lustron houses in Cedar Rapids. Nine are known to survive.<sup>97</sup>

**Recommendation:** We recommend that the Lustron house be further evaluated in relation to other surviving Lustron houses in Cedar Rapids to determine if it meets criteria for National Register listing.

<sup>97</sup> Nash, 8:6-8:7, 8:9-8:10, 26 (Fig. 3).

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 39



Model Lustron house at 2124 First Avenue NE, at 22<sup>nd</sup> Street NE, facing northwest

**Eastland Manor (8)**

Just to the north of the Clarendon Hills Addition is part of the Eastland Manor Addition which extends between 20<sup>th</sup> Street and 21<sup>st</sup> Street NE and includes D, E, and F Avenues NE. Like Clarendon Hills, it is shown on the 1930 city map, and many of the houses seem to be in place by 1932 when the Sanborn Insurance Map was updated.<sup>98</sup> The modestly scaled houses with minimal architectural features have seen many changes to original fabric that have affected their integrity. This section of the addition has been documented with streetscape photos.

<sup>98</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Company, 1913 updated), vol. 1, sheet 117 (Dec. 1932).

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number  E  Page  40



Eastland Manor: 2021 through 2029 E Avenue NE, facing north

**Mound Farm Additions (9)**

This area is west and north of Mount Mercy University with 27<sup>th</sup> Street NE and Elmhurst Drive NE as the major streets. MPDF 2000 discusses the general development of the Mound Farm area on the steep slopes of the Northeast Quadrant. Judge Greene's property, known as "Mound Farm" due to its elevation relative to the balance of Cedar Rapids and Linn County, originally comprised the property between 16<sup>th</sup> Street NE and 25<sup>th</sup> Street NE extending south to First Avenue. After the Judge Greene's death in 1880, his widow retained 160 acres containing the Greene mansion (non-extant). Following foreclosure in 1896, this parcel was acquired by a local real estate syndicate and an unsuccessful attempt was made to develop large residential lots on a portion of the farm. In 1906 the Sisters of Mercy relocated to the site, eventually accumulating 71 acres of the original Mound Farm.<sup>99</sup>

J. S. Anderson & Son was the real estate firm that spearheaded the “big residence project” when it was announced on July 25, 1914, in the *Cedar Rapids Evening Gazette*. Fifty homes at an average cost of \$4,000 were to be built “on a larger scale than ever previously attempted” in the Mound Farm addition, “one of the most attractive from the standpoint of natural beauty in the city.” The promise of new residents at the outskirts of town encouraged the streetcar company to develop east: “The most convenient car service is the Central Park line, which extends to F Avenue, within four blocks of Mound

<sup>99</sup> Svendsen 2000, E:55. *The Story of Cedar Rapids* states that Mound Farm acquired its name because it was the location of an American Indian mound. Murray and Murray, 46. More recent archeological investigations have indicated that the American Indian mound story may be apocryphal.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 41

Farm. Paving has been laid on North Seventeenth Street in two strips, at the suggestion of the Cedar Rapids and Marion Railway, so that the line may be [extended] to J Avenue, where the Mound Farm tract begins. The new Thirteenth Street line and the new interurban, it is expected, may be used in the near future.”<sup>100</sup>

J. S. Anderson & Son developed the 300 acres of Mound Farm, Hedges & Co. developed the district northwest of Mound Farm, and Malcolm V. Bolton developed the Northview district to the southeast of Mound Farm.<sup>101</sup> Bolton’s company had hired landscape architect O. C. Simonds to lay out the Ridgewood development in 1907. The Anderson company employed Simonds “to landscape Mound Farm at an expense of two thousand dollars, and over fifty times that amount [was] spent in putting his plan into execution.”<sup>102</sup>

Simonds presumably was responsible for laying out the curvilinear streets depicted on the 1921 and 1930 city maps with the picturesque names of Elmhurst, Maplewood, Wildwood, and Hazel Drives. Despite these ambitious plans in the years prior to World War I, this area seems to have been developed immediately before and after World War II, with only limited development in the 1920s.<sup>103</sup> K Avenue NE at the base of the slope of the Mount Mercy campus is similar in housing types and time period. As with other areas of the Northeast Quadrant, the houses are generally modest in form and architectural detail with alterations and additions that have affected overall integrity. These areas have been documented only in streetscape photographs.



Mound Farm Addition: 1400 block of Elmhurst Drive NE, facing southwest

<sup>100</sup> “\$200,000 for Fifty New Homes in City,” *Cedar Rapids Evening Gazette*, July 25, 1914, 2.

<sup>101</sup> “\$200,000 for Fifty New Homes.”

<sup>102</sup> “Special Sale of Bargain Lots in the New Mound Farm Additions,” *Cedar Rapids Republican*, November 15, 1914, 17.

<sup>103</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Co., 1913 updated), vol. 1, sheet 126, Dec. 1942.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 42

**Kenwood Park (10)**

Kenwood Park was a separate suburb, laid out in the late nineteenth century as shown on an 1895 township map and the 1921 official city map. Some of the blocks immediately to the west of First Avenue were developed in the late nineteenth and early twentieth centuries, but much of the large scale development did not occur until the municipality voted to join the city of Cedar Rapids in 1926 and the legal details were finalized the following year.<sup>104</sup> Even more development took place after World War II.

**Noelridge Plat (11)**

As the result of the windshield survey in December 2012, the Noelridge Plat, located to the east of Noelridge Park and north of Old Marion Road NE, was identified for further investigation because of its curvilinear street pattern incorporating Regent Street NE, Dover Street NE, and Clifton Street NE. Ultimately the houses were judged to have too many alterations and additions that have affected the overall integrity, and the area was documented only in streetscape photographs.

**Coon-McNeal Development (12)**

The Coon-McNeal development is located in the northeast corner of Kenwood Park, surrounded by First Avenue NE, B Avenue NE, 38<sup>th</sup> Street NE, and 40<sup>th</sup> Street NE that contain a horseshoe-shaped block of streets: Dawley Street NE, Hart Court NE, and Kenmore Street NE. Most of the houses can be described as one-story cottages. The earliest houses date from 1920, and the latest date from 1965.

The Coon-McNeal Construction Company of Des Moines built 22 houses between 1944 and 1945. The one-story brick houses, with either pyramidal, hipped, or side-gable roofs, were built under a Federal Housing Administration (FHA) housing program, which authorized the construction of 25 new dwelling units across Cedar Rapids to provide houses for workers in war-related industries. Occupancy of the houses were restricted “to in-migrant war workers, although two out of three of the new units may be sold to in-migrant workers.”<sup>105</sup> The Coon-McNeal company constructed the dwellings at a cost of \$4,500 each. Both the form and size of the houses were dictated by FHA “minimum house” guidelines.<sup>106</sup> The use of brick distinguishes these houses from both the earlier and later houses in the development. The first five houses, built on Kenmore Street NE, were started in the spring of 1944.<sup>107</sup> By November, “many of the houses [on Kenmore and Hart had] been completed and some [were] occupied.”<sup>108</sup> The earliest residents of these brick houses typically were employed at companies like Collins Radio and Iowa Manufacturing Company, both of which were manufacturing equipment for military uses.

<sup>104</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Co., 1913), vol. 1, sheet 60; Murray and Murray, 48.

<sup>105</sup> “Several New Building Projects in Progress,” *Cedar Rapids Tribune*, May 18, 1944, 5.

<sup>106</sup> Ames and McClelland, 60-62.

<sup>107</sup> “Building in Cedar Rapids Now Near Schedule,” *Cedar Rapids Tribune*, June 1, 1944, 1.

<sup>108</sup> “Housing Units Are Being Rushed to Early Completion,” *Cedar Rapids Tribune*, November 2, 1944, 1.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 43

Shortly after completing the Kenwood Park houses, Coon-McNeal began to work on a very similar development of 26 brick houses in Ottumwa, Iowa.<sup>109</sup> After the war, in about 1946, Coon and McNeal seem to have reorganized as the Coon Brothers and J. R. McNeal Realty Company, specializing in the sale and construction of housing units.<sup>110</sup>

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, to evaluate significance, to define historic district boundaries, and to further define contributing and noncontributing buildings.



Coon-McNeal Development: 3900 block of Hart Court NE, facing north

One Lustron House is located in Kenwood Park at 645 35<sup>th</sup> Street NE, one of nine known surviving Lustron houses in Cedar Rapids.<sup>111</sup> While it has the characteristic forms and materials of the Lustron type, the house also has a replacement door and some replacement windows, as well as a rear addition.

<sup>109</sup> Molly Myers Naumann, *Post-World War II Development in Ottumwa, Iowa: 1944-1959*, CLG Grant #2006-6 (Ottumwa: Ottumwa Historic Preservation Commission, 2007), 18-20, 70-81. The North Fellows Historic District was listed in the National Register in 2010.

<sup>110</sup> Camilla Deiber, Louis Berger Group, Inc., *Leading Double Lives: The History of the Double House in Des Moines* (Des Moines: Iowa Department of Transportation, 2004), 10.

<sup>111</sup> Nash, 8-9-8:10, 26 (Fig. 3).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 44

**Recommendation:** We recommend that the Lustron house be further evaluated in relation to other surviving Lustron houses in Cedar Rapids to determine if it meets criteria for National Register listing.

**Coe College Campus (13)**

The Coe College campus study area encompasses the original campus, which fronts First Avenue NE and is bounded by 12<sup>th</sup> Street NE (now Coe Road) on the northwest and 13<sup>th</sup> Street NE (now College Drive) on the northeast. Coe College was founded in 1851 and assumed its present name in 1881. The earliest campus buildings faced First Avenue and 13<sup>th</sup> Street, relating the college to the Cedar Rapids street grid. The plan of the campus and its architecture has been described as “a mild variant of Jefferson’s design for the University of Virginia.”<sup>112</sup> This shift in emphasis from the street to an inward-looking quadrangle was precipitated by a master plan (1926) by the Chicago firm of Graham Anderson Probst & White, followed by the construction of Sinclair Memorial Library (1929-1931), fronting what was then B Avenue NE.<sup>113</sup> The Graham firm was also responsible for the design of the Eby Field House (1938) at the north end of the campus, and Greene Hall (1938-1939), a men’s dormitory, on the opposite side of the quadrangle from the earlier Voorhees Hall (1915). Sinclair Auditorium (1950-1951, Jans Frederick Larson) replaced the earlier Gothic Revival Sinclair Memorial Chapel after it was destroyed by fire in 1947. Cedar Rapids architect William J. Brown was the supervising architect for the construction of several of these buildings.<sup>114</sup> Both the library and the auditorium are described as “‘modified Georgian Colonial.’ . . . The designs of these two buildings illustrate the popularity within the Colonial Revival for the red brick, stone-trimmed early nineteenth-century buildings of New England.”<sup>115</sup> This use of red brick and Georgian/Colonial detail set the precedent for Hickok Hall (1950, Jans Frederick Larson) and Marquis Hall (1959, Larson and Larson). The use of red brick with contrasting stone detail is seen in three dormitory buildings of the 1960s: Armstrong and Douglas Halls (1961) and Murray Hall (1966). Earlier surviving campus buildings reflect a complementary Renaissance/Classical design tradition. Stuart Hall (1910), originally the Carnegie Hall of Science, was designed by New York architect Edward L. Tilton, who was the architect of many Carnegie libraries. Tilton’s design was echoed by that of the already mentioned Voorhees Hall<sup>116</sup>

**Recommendation:** The overall character of the original campus appears to retain sufficient integrity to be further evaluated to determine historic district potential, significance, and boundaries. Several buildings along First Avenue and 13<sup>th</sup> Street date from the late 1960s and later and would be noncontributing to such a district.

<sup>112</sup> Gebhard and Mansheim, 188.

<sup>113</sup> Murray and Murray, 163, state that Graham “had drawn the plan for the Greater Coe.” See also Sally A. Kitt Chappell, *Architecture and Planning of Graham, Anderson, Probst, and White, 1912-1936: Transforming Tradition* (Chicago: University of Chicago Press, 1992), 171-174.

<sup>114</sup> *American Architects Directory* (New York: R. R. Bowker, 1956).

<sup>115</sup> Gebhard and Mansheim, 188.

<sup>116</sup> See <http://www.library.coe.edu/archives/DigitalExhibits.html>. Aerials of Coe College and Coe College Buildings; Chappell. Henry, 71-73.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  45



Coe College: Sinclair Memorial Library on the main quadrangle, facing northeast



Coe College: Eby Fieldhouse at the north end of the quadrangle, facing north

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  46



Coe College: Voorhees Hall on the east side of the quadrangle, facing north



Coe College: Greene Hall on the west side of the quadrangle, facing northwest

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 47

### Mount Mercy University Campus (14)

Mount Mercy University is located at the center of the Mound Farm area and encompasses part of the grounds of Judge Greene's estate. The site was purchased by the Sisters of Mercy during 1906 to 1907, which used the vacant Greene mansion as the convent and the first building as the academy founded by the nuns.<sup>117</sup> The institution eventually became Mount Mercy College and is now Mount Mercy University.

Two historic sites evoke the early twentieth-century Mount Mercy Academy. Warde Hall was constructed in 1923-1924 to house all the academy functions including dormitories for students and rooms for the sisters and a small chapel. Built by William L. Lightner, a partner in the Lightner Brothers Construction Company of Cedar Rapids, it was designed in a modified Colonial Revival style with three wings and a central cupola. The building was given its present name in 1956 to honor Sister Mary Francis Warde, a founder of the Sisters of Mercy in the United States.<sup>118</sup>

William Lightner was also responsible for a series of small structures located on the sloping hill below Warde Hall that were dedicated to Our Mother of Sorrows and that have the collective name of the Mother of Sorrows Grotto. Lightner began work in 1929 and spent the next twelve years completing what is considered an exemplary work of visionary or outsider art. The ensemble includes two arched entryways, a bridge surrounded by a lagoon, a ten-column arcade representing the ten commandments, and a central shrine with a grotto cave holding a marble statue of the Virgin Mary. The grotto has been restored during the past ten years. During the course of this study, the Grotto has been nominated for listing on the National Register of Historic Places.<sup>119</sup>

**Recommendation:** We recommend further intensive survey and evaluation to determine if Warde Hall may be eligible for National Register listing. All other buildings on the campus date from the 1960s and later and were built to accommodate the expanding needs of the college and university.

<sup>117</sup> Murray and Murray, inserted photo pages of the Greene mansion and the new academy building. Karr, 24; Danek, 112-113.

<sup>118</sup> Council of Independent Colleges Historic Campus Architecture Project: Warde Hall. See <http://hcap.artstor.org/cgi-bin/library?a=d&d=p1201>. Danek, 112.

<sup>119</sup> See <http://www.mtmercy.edu/grotto-history>. *Mother of Sorrows Grotto Historic District*, National Register of Historic Places Nomination Form (2014), pending.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  48



Warde Hall, the oldest building on the Mount Mercy campus



The Mother of Sorrows Grotto at Mount Mercy with Warde Hall in the background

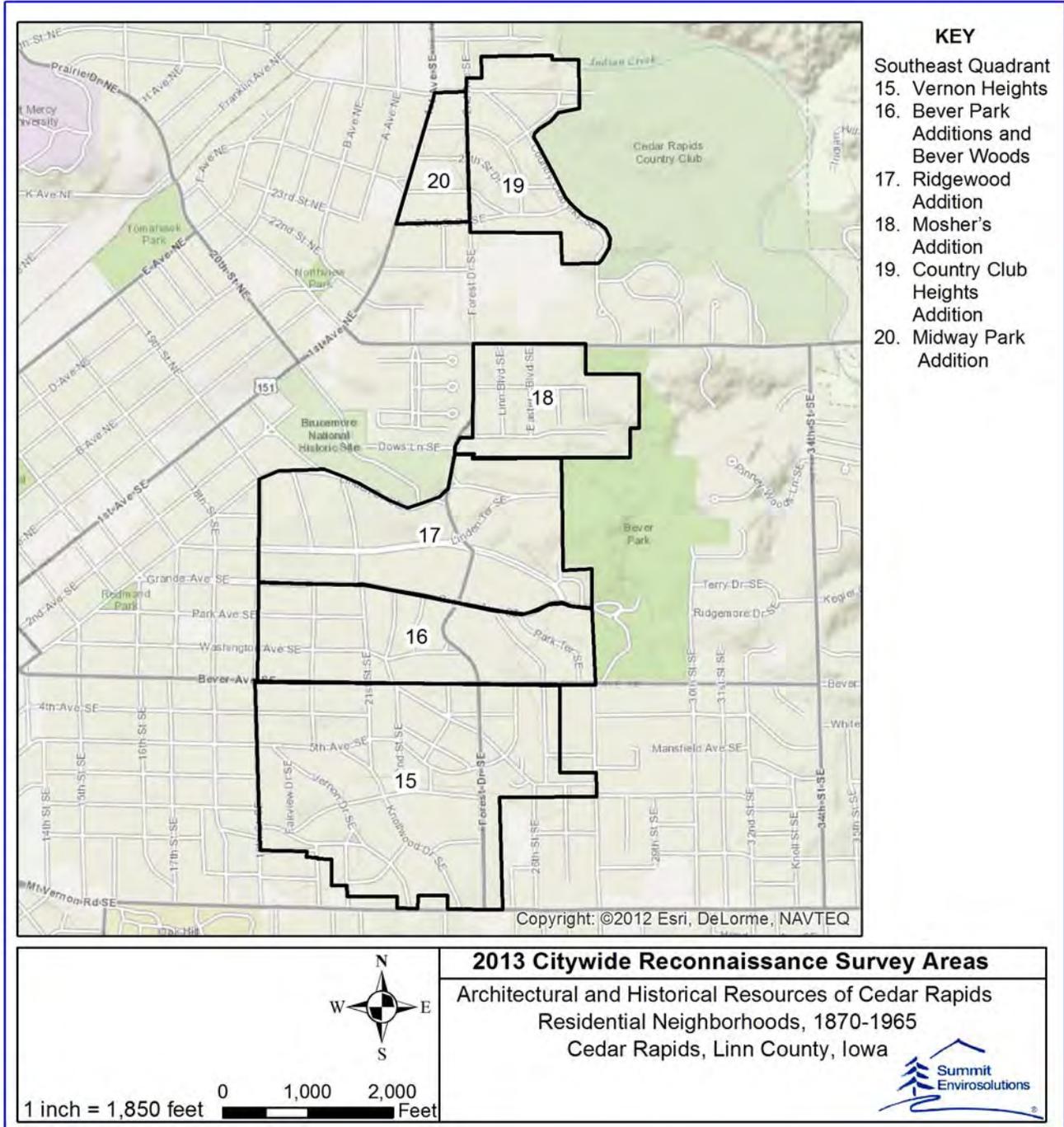
**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number  E  Page  49

**Southeast Quadrant**



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 50

**Southeast Quadrant**

MPDF 2000 describes the Southeast Quadrant as “fan[ning] out from the downtown along the Cedar River extending south and east from First Avenue to Nineteenth Street.”<sup>120</sup> This expanded study focuses on the area north of Mount Vernon Road and east of 19<sup>th</sup> Street SE, as far north as 27<sup>th</sup> Street Drive SE. The area immediately to the west had been part of an Oak Hill block grant neighborhood survey in 1994. The larger area is characterized both by its hilly topography and its parkland, especially Bever Park. The survey report identified “a major attraction for development of the area south of 1<sup>st</sup> Avenue,” Bever Park – located north of Bever Avenue about a quarter mile east of Forest Drive. “The park was located on land acquired from the Bever family and Ely Weare. The park was named for Sampson C. Bever, the family patriarch and a prominent business leader and civic promoter.”<sup>121</sup> The park was also popular for nature walks, ball games, and picnics. Much of the land in the extended Southeast Quadrant study area, consisting of the Vernon Heights, Ridgewood, Bever Woods, and Bever Park additions, was developed by various real estate companies that the Bevers controlled or were partners in. Areas to the north of Ridgewood were on land that had been owned by the Douglas and Sinclair families and developed by the Hedges Company. Almost the entire area was classified as an “A” residence district on the 1942 use-district map.

MPDF 2000 points out that as members of the Bever family and others extended their developments eastward they “took advantage of the opportunity to orient extended streets and avenues to the compass. . . . The new streets were generally laid out in grid form with numbered streets oriented north and south. The system of avenues . . . saw Fourth through Eighth Avenues . . . continue with east/west orientations through this neighborhood. Seemingly prestigious names were given to the new east/west avenues beginning with Bever Avenue, one block north of Fourth Avenue, and continuing with Washington, Park, Grande, Blake and Ridgewood.”<sup>122</sup> The orientation of the streets and avenues shifted where First Avenue turned north-south at approximately Crescent Drive SE; consequently 21<sup>st</sup> Street SE and the numbered streets moving northward extend east-west.

Due first to the popular recreation destination of Bever Park, and then to the rapid growth of residents in the area, the street car routes were well established in the east side. Vernon Heights had direct connections to the Bever Park car line, which was continuous and corresponded to the service on First Avenue beyond 16<sup>th</sup> Street.<sup>123</sup> By streetcar, the running time between Vernon Heights and the business district was 8 minutes. By 1924, street car lines ran along Mount Vernon Road SE, Bever Avenue SE, Grande Avenue SE, and Blake Boulevard SE that reached at least as far east as Forest Drive (this line followed Forest Drive SE north, and 18<sup>th</sup> Street SE south to 5<sup>th</sup> Avenue SE).<sup>124</sup>

<sup>120</sup> Svendsen 2000, E:56.

<sup>121</sup> Svendsen 1995, 70.

<sup>122</sup> Svendsen 2000, E:61.

<sup>123</sup> “Present vs. Future [advertisement],” *Cedar Rapids Evening Gazette*, October 30, 1908, 12.

<sup>124</sup> *A School Building Program for Cedar Rapids, Iowa*, Fig. D, 76.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 51

The City Beautiful Movement, and more directly, the city planning movement, influenced the development of various subdivisions in the Southeast Quadrant including Vernon Heights and Ridgewood. Concurrent with the platting of these subdivisions, the first two in the city to be laid out without the use of the grid pattern, Charles Mumford Robinson published a report of *Recommendations for City Improvement and Beautification for the City of Cedar Rapids* in 1908. In addition to suggestions including street-widening and acquisition of May's Island for municipal use, Robinson addressed "the several residential additions that are being platted at large cost and with rare good taste. These, for the most part lying east of Nineteenth Street, are, with winding roads or generous parking reservations, securing the maximum of artistic benefit from a gently rolling and occasionally wooded country. In so doing they are setting a high standard for the development of outlying residential areas." He continued, "they are destined, if meeting the success anticipated, to make large contribution to the justice of the claim which Cedar Rapids ought soon to be able to put forth, as 'the home-city beautiful' -- one of the noblest descriptions that could be given to a community."<sup>125</sup>

Based on the December 2012 windshield survey, much of the area between Mount Vernon Road and 27<sup>th</sup> Street Drive SE was identified for either reconnaissance survey or streetscape photography. Several individual sites were also assessed. The following discussion is arranged geographically in south to north order.

### **Vernon Heights (15)**

The Vernon Heights study area is bounded by 19<sup>th</sup> Street SE on the west, Bever Avenue SE on the north, 26<sup>th</sup> Street SE, a portion of Meadowbrook Drive SE, and Forest Drive SE south of Ridgeway Drive SE on the east, and Mount Vernon Road SE on the south, excluding a group of blocks on 20<sup>th</sup> Street SE, 8<sup>th</sup> Avenue SE, and Higley Avenue SE (Bever's 4<sup>th</sup> Addition) at the southwest corner.

Vernon Heights was platted in ten additions, beginning in 1907, and was the first addition to be platted east of 19<sup>th</sup> Street SE. The lots varied in size among the additions, ranging from the relatively small and rectilinear grid of the First Addition at the northwest corner to the large irregularly shaped lots often an acre or more in size, laid out in relation to the curvilinear street plans, of the Second, Fourth, Fifth, and Sixth Additions.

Vernon Heights was developed for the Higley family by the Anderson Land Company, of which Lew Wallace Anderson was president.<sup>126</sup> The intent was to be home to what was called "the first high-class residential addition" in Cedar Rapids. Anderson's other real estate firm, J.S Anderson & Son, later spearheaded the development of the Mound Farm area, in the Northeast Quadrant of the city. "Mr. Anderson's operations in the field of real estate are of a most extensive and important character.

<sup>125</sup> Charles Mumford Robinson, *With Regard to Civic Affairs in the City of Cedar Rapids, Iowa, with Recommendations for City Improvement and Beautification* (Cedar Rapids: Torch Press, 1908), 3.

<sup>126</sup> Murray and Murray, 48.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 52

Working along the lines of modern city development, he is not only meeting with gratifying success in his undertakings but is proving an important factor in the development and progress of the city.”<sup>127</sup>

Lew W. Anderson was also one of the first residents of Vernon Heights. His home, Greycourt, was located at the corner of Ridgeway and Vernon Drives, and was “one of the most beautiful and attractive homes of that suburb.”<sup>128</sup> The house was described as “approximately 140 feet in length, of tile and plaster construction, and a fine example of modern architecture.”<sup>129</sup> Anderson was born in Cedar Rapids in 1867, and he served on the editorial staff of the *Cedar Rapids Republican* and worked in the insurance business. “From 1907 he was actively engaged in real estate developments in Cedar Rapids. He was the leader in purchasing landscaping and putting on the market Vernon Heights and other fine residential districts of the city. He also was the foremost promoter in building the Montrose Hotel, the Killian department store, and the principal new office buildings in the city. He was alderman at large in 1906, was a member of the public library board, and a member of the River Front Improvement Association. He was for several years considered the leader in the big enterprises that marked his city's progress.”<sup>130</sup>

Although the high costs for land surely limited the potential residents of these neighborhoods to the upper middle and upper classes, advertising sought to lure a select crowd. Vernon Heights was frequently referred to as a “colony,” and described as “an innovation, . . . the idea of a beautiful park of 157 acres being given over exclusively to private residences was never thought of in this city until the opening of this addition.”<sup>131</sup> The call to “join the colony” included restrictions on what could be built on the lots, which averaged 60 x 140 feet. Devoted entirely to residential purposes, “nothing of a commercial or industrial nature will be located in the addition, nor will there be any flats, apartment houses or buildings of that kind.”<sup>132</sup> No lots were allowed to contain “more than one house” and “no house can be built nearer than 25 feet to the front line of the lot.” The “permanence of this restriction” was guaranteed by “making it one of the considerations of the deed when the property is sold.”<sup>133</sup> Further, “the sole aim of the building restrictions on lots at Vernon Heights is to insure getting a class of people there who will value their homes and be willing to cooperate in protecting each other’s property from cheapening encroachments and undesirable surroundings.”<sup>134</sup>

<sup>127</sup> Luther A. Brewer and Barthinius L. Wick, *History of Linn Count, Iowa* (Chicago: Pioneer Publishing Company, 1911), 2: 48.

<sup>128</sup> Brewer and Wick, 2:48.

<sup>129</sup> “Vernon Heights, the Suburb Beautiful [advertisement],” *Cedar Rapids Evening Gazette*, November 4, 1909.

<sup>130</sup> Iowa State Historical Department, Division of Historical Museum and Archives, *Annals of Iowa*, 1921, 552.

<sup>131</sup> “Souvenir Post Cards of Vernon Heights [advertisement],” *Cedar Rapids Evening Gazette*, September 13, 1907, 12.

<sup>132</sup> “Vernon Heights [advertisement],” *Cedar Rapids Evening Gazette*, July 29, 1907, 10. The implementation of deed restrictions was an early form of zoning utilized by land developers in order to “exert control over the character of their subdivisions, [attract] certain kinds of home buyers, and [protect] real estate values.” Ames and McClelland, 32. Many of these restrictions were codified when the area was classified as an “A” residence use district in the 1925 zoning law.

<sup>133</sup> “Some Facts and a Few Guarantees [advertisement],” *Cedar Rapids Evening Gazette*, September 11, 1907, 10.

<sup>134</sup> “More Good Points about Vernon Heights [advertisement],” *Cedar Rapids Evening Gazette*, September 21, 1907, 12.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 53

As lots were sold and new houses were constructed during the first two years, J. S. Anderson and Son advertised who had purchased lots and who had built or were about to build houses, along with the locations. As would be expected, most of this development occurred near the northwest section of Vernon Heights in the First, Second, and Fourth Additions. The advertisement cited Mr. Sydney G. Smith, “the first Vernon Heights purchaser,” who built a house at 2039 4<sup>th</sup> Avenue.<sup>135</sup>

The “high class suburban colony” was set among 25,000 mature trees. The improvements to the addition included “sewers, water mains, macadam pavement, cement sidewalks, gas, telephone, electric lights, etc. etc.”<sup>136</sup> In 1913, Anderson Land Co. began using concrete to pave the roads in the subdivision. In July 1914, Vernon Heights was featured in *Concrete Roads*, a monthly magazine published by the Universal Portland Cement Co. It touted that “the use of concrete has accomplished two things: it has given a permanent aspect to the subdivision, as the expense of a permanent pavement would certainly not have been incurred in a development thought to be temporary, and, second, it has set a standard for pavements which is not likely to be lowered in future work.”<sup>137</sup> In 1915, when the Northwestern Road Congress met in Cedar Rapids, *Concrete Roads* editors encouraged delegates to inspect “the concrete pavements in Cedar Rapids built by the Anderson Land Co. in its subdivision, Vernon Heights.”<sup>138</sup>

In the 1908 year-end summary of improvements throughout the city in the *Cedar Rapids Evening Gazette*, it was stated that “the finest and most costly homes that will be erected in 1909 will be in the beautiful Vernon Heights and Ridgewood, the two most remarkable residential sections ever added to any city of the mid-west.”<sup>139</sup>

The Vernon Heights First Addition is similar in character to the north section of the Wellington-Idlewild Historic District and the south section of the Huston Park-Bever Avenue Historic District, immediately to the west of 19<sup>th</sup> Street SE. Like those historic districts, the First Addition has relatively narrow lots with one, one-story-and-a-half, two, and two-and-a-half story houses of frame construction with shallow setbacks. They display Four-Square, front-gabled roof, and side-gable roof forms, as well as a variety of bungalows. Many of the houses have Craftsman style features.

The additions with the larger lots display a variety of stylistic types popular in the early twentieth century for suburban residences including variations of the Colonial Revival and the Tudor Revival. The larger lots enabled larger houses that incorporated more varied building materials including brick, stone, and stucco. Many had freestanding stables or garages, with both the houses and the stables/garages incorporated into the landscape.<sup>140</sup> The overall plan of the streets resulted in the creation of several small

<sup>135</sup> “Vernon Heights, the Suburb Beautiful.”

<sup>136</sup> “You Can’t Buy Forest Trees of a Florist [advertisement],” *Cedar Rapids Evening Gazette*, June 17, 1907, 10.

<sup>137</sup> “Concrete Pavements Ideal for New Subdivisions,” *Concrete Roads*, July 1914, 26.

<sup>138</sup> “Northwestern Road Congress,” *Concrete Roads*, September 1915, 131.

<sup>139</sup> “Record of Cedar Rapids’ Great Progress for Past Year,” *Cedar Rapids Evening Gazette*, December 31, 1908, 10.

<sup>140</sup> The automobile was coming into more general use about the time that Vernon Heights and Ridgewood were platted, but many Cedar Rapids residents still kept horses. A promotional advertisement for Ridgewood noted that visitors to the addition came on foot, in carriages, and by automobile. *Cedar Rapids Evening Gazette*, September 19, 1908.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
----- Name of Property Linn, Iowa
----- County and State Historic Resources of Cedar Rapids, Iowa
----- Name of multiple listing (if applicable)

Section number  E  Page  54

irregularly shaped parks, including Knollwood/Anderson Park, Fairview, and Glenway Park, where curvilinear streets joined.



Early view of Vernon Heights, 1912  
From: *Scenic Cedar Rapids*

Most of the development in Vernon Heights occurred between about 1910 and 1930, with some scattered development into the 1930s. Some of the lots platted in the later additions in the east sections of Vernon Heights were not developed until after World War II, and those houses are typical of that period.

*The Buildings of Iowa* highlights several houses of architectural interest in Vernon Heights that display variations of the Colonial Revival style.<sup>141</sup> The Ely House, 509 Knollwood Drive SE, was constructed in 1910 for Henry S. Ely.<sup>142</sup> The Marshall House, 532 Knollwood Drive SE, was constructed in about 1925 of local Anamosa stone, a kind of light colored sandstone. The Collins House, 514 Fairview Drive SE, was designed by Cedar Rapids architect Henry Hunter in a Federal Revival style and built in 1922-1924, also of Anamosa stone. A pair of Colonial Revival style houses at 2302 and 2304 Hillcrest Drive were designed by Cedar Rapids contractor John Bruce McKay and built in 1919. One house, 2302 Hillcrest, is faced with Anamosa stone, while 2304 Hillcrest is faced with brick. The McKay family lived at 2302 Hillcrest for several years.<sup>143</sup> Two houses in Vernon Heights have associations with artist Grant Wood,

<sup>141</sup> Gebhard and Mansheim, 177-178.

<sup>142</sup> "Vernon Heights, the Suburb Beautiful," states "Mr. Henry S. Ely has bought an acreage tract at Vernon Heights on Knollwood Drive opposite Knollwood Park. He is having plans drawn for a comfortable home and will begin building early in the spring." Ely was also the chief sales agent for Vernon Heights. Murray and Murray, 49.

<sup>143</sup> Gebhard and Mansheim give the architect's name incorrectly as Gordon McKay, which was the name used by John Bruce McKay's son, Gordon Bruce McKay. John Bruce McKay is listed at 2302 Hillcrest Drive in the Cedar Rapids city directories.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 55

who worked as an interior decorator and landscape gardener, while pursuing his career as a painter. These are the Dr. McKeeby House (ca. 1926, interior decoration), 2649 Meadowbrook Drive SE; and the Dolson House (ca. 1929, gardens), 2247 Meadowbrook Drive SE.<sup>144</sup>

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, to evaluate significance, to define historic district boundaries, and to further define contributing and noncontributing buildings.



Vernon Heights: 2100 block of Fifth Avenue SE, facing northeast

<sup>144</sup> Eudora Seyfert, *Robert and Esther Armstrong House*, National Register of Historic Places Registration Form: NRIS #89002009 (Cedar Rapids: Linn County Historical Society, 1989), 8:6-7.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  56



Vernon Heights: Anderson Park and 2036 through 2102 Fifth Avenue SE, facing northeast. Note the brick paving.



Vernon Heights: 2000 through 2020 Fourth Avenue SE, facing northeast

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 57



Vernon Heights: 2039 through 2027 Bever Avenue SE, facing southwest

One of the nine known surviving Lustron houses in Cedar Rapids is located at 2567 Meadowbrook Drive SE. It was built in about 1950 in the Tenth Addition. It is described as “the side-model model of the prefabricated Lustron House” that “snuggles into its suburban setting.”<sup>145</sup>

**Recommendation:** We recommend that the Lustron house be further evaluated in relation to other surviving Lustron houses in Cedar Rapids to determine if it meets criteria for National Register listing.

**Bever Park Additions and Bever Woods (16)**

This part of the study area extends east of 19<sup>th</sup> Street SE to the western boundary of Bever Park with Bever Avenue SE at the southern boundary and Grande Avenue SE at the north.

The Bever Park Fourth, Fifth, and Sixth Additions, developed by the Bever Land Company, include the six blocks between 19<sup>th</sup> Street SE and 21<sup>st</sup> Street SE. The Fourth Addition was platted in 1912 and the Fifth and Sixth in about 1919. The relatively narrow lots are filled with closely spaced houses that display characteristics of form and style, particularly the Craftsman style, that echo those in the Huston Park-Bever Avenue Historic District to the west of 19<sup>th</sup> Street SE.

Bever Woods, between 21<sup>st</sup> Street SE and Bever Park, was platted in 1916. Instead of the regular grid seen in the Bever Park Additions, Bever Woods employs a more expansive plan and a curvilinear street pattern that is similar to sections of Vernon Heights to the south and Ridgewood to the north. Like those

<sup>145</sup> Gebhard and Mansheim, 178. See also Nash, 8:9-8:10, 25 (Fig. 1).

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number  E  Page  58

neighborhoods, the north-south drives have evocative names: Garden, Pleasant, Forest (a continuation of the street from the south), Woodland, and Park Terrace. Towne Realty Company, owned by James L. Bever, Jr., was the selling agent for the lots in Bever Woods. The company advertised that the “improvements will be superior to any other residential addition.” These included landscaping by O.C. Simmonds of Chicago with many trees, including elms, lindens, ash trees, and oaks, as well as ornamental shrubbery. Simmonds had already laid out landscaping in Ridgewood and in Mound Farm. It also cited engineering by F. A. Green; installed sewer and water lines laid according to the approved plan of the Water Board; the drives and avenues paved with Asphaltic Concrete by Mike Ford and “one piece cement curb and gutter” laid by Percy P. Smith; and installed electric lights and gas.<sup>146</sup> Bever Woods sought the same types of upper middle class and upper class residents as Vernon Heights and Ridgewood. Bever built his own house at 2101 Grande Avenue SE. The Bever Woods area was mostly built up in the 1920s with large houses that display characteristics and variations of the Colonial Revival or Tudor Revival styles.

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, to evaluate significance, to define historic district boundaries, and to further define contributing and noncontributing buildings.



Bever Park Addition: 1900 block of Grande Avenue SE, facing southwest

<sup>146</sup> “Announcement of The New Bever Woods Residential Addition [advertisement],” *Cedar Rapids Republican*, April 29, 1917.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 59



Bever Park Addition: 2000 block of Grande Avenue SE, facing west

**Ridgewood Addition (17)**

The Ridgewood Addition study area extends east from 19<sup>th</sup> Street SE to the western boundary of Bever Park. It is bounded by Grande Avenue SE on the south and Linden Drive SE on the north. Like Vernon Heights it has large irregular lots and a curvilinear street plan with evocative names, including Nassau, Crescent, and Linden. Blake Boulevard with a central landscaped parkway extends east-west through the area.

Ridgewood Addition was platted within a year of Vernon Heights and located less than a quarter-mile to its north. The Malcolm V. Bolton & Co., also operating under the name Grande Avenue Land Co., was the agent selling the lots. The company announced a contest to name the new addition, with two prizes of either cash or credit to purchase a lot in the new community to be awarded. The top prize was given to Mrs. Frank Harwood.<sup>147</sup> Bolton was a successful businessman and promoter in Cedar Rapids. He financed and built the Majestic Theater and was instrumental in “financing, platting, and acting as selling agent for many of the fine subdivisions” in Cedar Rapids.<sup>148</sup>

<sup>147</sup> “Name Contest of the Grande Avenue Land Co. [advertisement],” *Cedar Rapids Evening Gazette*, June 27, 1908; Murray and Murray, 49.

<sup>148</sup> Brewer and Wick, 2, 686-688.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

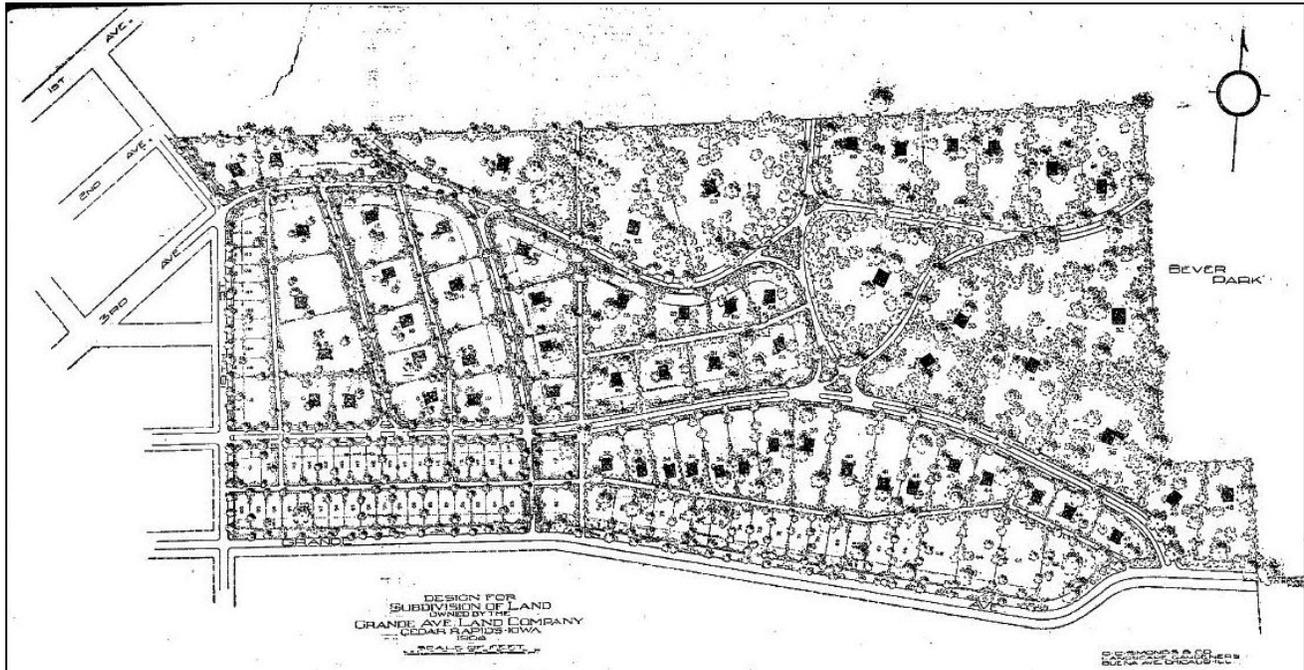
Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 60



Bolton hired Ossian C. Simonds & Company, “the famous landscape gardeners of Chicago,” to landscape the addition. The result “has attracted wide attention on account of its many superb building sites, beautiful winding drives and walks, and is destined to gain a national reputation.”<sup>149</sup> O.C. Simonds was a founding member of the American Society of Landscape Architects (1899), and served as its president in 1913. He held a strong conviction that “the best landscape design is inspired by nature” and “responsive to the site.” He worked throughout the United States, with a concentration in the Midwest; his designs “cover a breadth of landscape types, from residential design, estates, and boulevards to college campuses, parks, and cemeteries.”<sup>150</sup> He also planned the landscaping at Brucemore, which lies directly north of the Ridgewood subdivision (See E:68). Brucemore was owned by members of the Sinclair and Douglas families, and they sold part of the larger estate for the Ridgewood Addition. Simonds was in the midst of planning the landscaping for the estate when it was announced he would design Ridgewood’s landscape. Upon completion, Ridgewood became known as a “beautiful residential park, with its fine drives, its magnificent views, and its wooded hills. [...] Originally consisting of 133 acres of grassy highland and undulated woodland filled with noble trees, native shrubs, and an abundance of wild flowers, the beautiful tract of land is now a landscaped residential park in which are some of the finest homes to be found in the city.” As part of the planning for the avenues and drives, Simonds recommended that they be paved with “Tarvia,” a tar-macadam surfacing material that was being introduced for driving surfaces.<sup>151</sup>

<sup>149</sup> “Famous Expert to Direct Work,” *Cedar Rapids Evening Gazette*, August 28, 1907, 3.

<sup>150</sup> “O.C. Simonds,” Cultural Landscape Foundation, <http://tclf.org/pioneer/oc-simonds>

<sup>151</sup> “In the Heart of Ridgewood [advertisement],” *Cedar Rapids Republican*, February 4, 1912, 9; “About Tar-Macadam Paving.”

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 61

The natural topography and existing vegetation were utilized as an asset. O.C. Simond's belief in teaching his clients "an appreciation of the beauty of nature," was effective, as the real estate companies' advertisements often mentioned the mature trees that lined the streets and dotted each parcel.<sup>152</sup> Deed restrictions were utilized to ensure that the initial vision and plans for the subdivisions would be maintained.



Early view of landscaped streets of Ridgewood, 1912  
From: *Scenic Cedar Rapids*

The residents of the Ridgewood Addition, like those of Vernon Heights, were upper middle and upper class and had names prominent enough that they were easily recognized by citizens of Cedar Rapids. Advertisements often included a list of people who had purchased lots in the subdivisions. A Ridgewood ad stated, "You know the character of homes that the above gentlemen will build. They will be among the city's best."<sup>153</sup> Malcom V. Bolton built a home in the addition he platted. Occupations of residents, as noted in city directories, include dentists, doctors, lawyers, train conductors, railway clerks and dairy agents, and proprietors and managers of businesses including Central Chandelier Co., Denecke's department store, Russell Coal & Coke Company, Ford Paving Company, and Strand Theater Company.<sup>154</sup> Archer C. Sinclair, head of T. M. Sinclair & Co. packing company, built his home, called Thornloe, upon two Ridgewood lots.<sup>155</sup>

<sup>152</sup> Julia Sniderman Bachrach, "Ossian Simond: Conservation Ethic on the Prairie," in *Midwestern Landscape Architecture*, ed. William H. Tishler (Urbana and Chicago: University of Illinois Press, 2004), 80-96.

<sup>153</sup> "Now Comes Beautiful Ridgewood [advertisement]."

<sup>154</sup> *McCoy's Cedar Rapids City Directory* (Cedar Rapids, 1916).

<sup>155</sup> "Music at Thornloe," *Cedar Rapids Evening Gazette*, April 1, 1910, 7.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 62

The majority of the houses in Ridgewood were constructed in the 1910s and 1920s with additional construction in the 1930s and 1940s. They were designed in popular styles of the period including Craftsman and variations of the Colonial Revival and Tudor Revival and were sited to take advantage of the landscape.

*The Buildings of Iowa* discusses a number of Ridgewood houses.<sup>156</sup> The Stark House (circa 1911), 1900 Linden Drive SE at 19<sup>th</sup> Street SE, was designed by William J. Brown. It takes the form of what the authors call a California bungalow that incorporates stucco, half-timbering, and dramatic boulder work. A picturesque stone wall surrounds the property. The Farmer House (1934-1935), 2179 Blake Boulevard SE, was designed by contractor Morehead Fredrickson in what is described as a fusion of the Moderne style with Federal style details. The house (c. 1920) at 308 Forest Drive SE is a two-story stucco dwelling imitating a thatched roof cottage, with asphalt shingles evoking the thatch. The Kesler House (1942), 2168 Linden Drive SE, was designed by Carl Kesler in an austere Colonial Revival style that makes extensive use of Anamosa stone. The F.H. Shaver House (1909-1911), 2200 Linden Drive SE, is a two-story Prairie style houses with cantilevered roofs, set far back from the street. Shaver was the banker who commissioned the Peoples Saving Bank building on the West Side from Louis H. Sullivan. One local account notes that “Mr. F. H. Shaver . . . has found in Ridgewood an ideal place for the gratification of his love for trees, shrubs and flowers.”<sup>157</sup> The James E. Hamilton House (1929-1930), 2345 Linden Drive SE, was designed by Minneapolis architect Ernest Kennedy in a Mediterranean Revival style. It is sited high on the ridge and far back from the street overlooking Ridgewood. Artist Grant Wood worked on the interior decoration, including ornamental plasterwork, ceiling painting, iron sconces, wrought-iron staircase railings, and front gate. Wood is also associated with several other Ridgewood houses: Holmes House (ca. 1927, interior decoration), 369 Forest Drive SE; Van Vechten Shaffer House (ca. 1930, interior decoration), 2001 Linden Drive SE; Stamats House (ca. 1930, interior decoration), 2131 Linden Drive SE; and Hazel Brown House (ca. 1933, plans), 2398 Blake Boulevard SE.<sup>158</sup>

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, to evaluate significance, to define historic district boundaries, and to further define contributing and noncontributing buildings.

<sup>156</sup> Gebhard and Mansheim, 176-179.

<sup>157</sup> “In the Heart of Ridgewood.” A photograph shows the intersection of Linden Drive and Blake Boulevard looking to the east. The photograph was also published in *Scenic Cedar Rapids* (Cedar Rapids: Republican Printing Company, 1912).

<sup>158</sup> Seyfert, 8:6-9.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  63



Ridgewood Addition: 2000 block of Blake Boulevard SE, facing southeast



Ridgewood Addition: 2100 block of Blake Boulevard SE, facing northeast

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 64

### Mosher's Addition (18)

Mosher's Addition is located north of Ridgewood and east of Bruce more. It extends from Sinclair Avenue on the south to Cottage Grove Avenue on the north, and is bounded by Forest Drive on the west and Eastern Boulevard on the east. The Cedar Rapids city council approved the plat in 1919, and lots began to be sold in about 1921. An advertisement in 1922 touted the location "adjoining Ridgewood, one of the most aristocratic parts of Cedar Rapids."<sup>159</sup> Unlike "aristocratic" Ridgewood, Mosher's Addition has fairly small rectilinear lots and employs a standard grid plan. The earliest houses date from the 1920s in relatively modest versions of Colonial Revival styles. Further construction took place after World War II. One of the nine known surviving Lustron houses of Cedar Rapids can be seen at 2080 Eastern Boulevard SE, built in 1950.<sup>160</sup>

As the result of the windshield survey in December 2012, Mosher's Addition was identified for further investigation. Ultimately the houses were judged to have too many alterations and additions that have affected the overall integrity, and the area was documented only in streetscape photographs.



Mosher's Addition: 2038 through 2016 Eastern Boulevard SE, facing northeast

<sup>159</sup> "Council Approves the Mosher Addition to City," *Cedar Rapids Evening Gazette*, October 17, 1919; *Official Map of the City of Cedar Rapids*, 1921; "Big Auction Sale! Of Beautiful Mosher's Addition [advertisement]," *Cedar Rapids Evening Gazette*, October 20, 1922.

<sup>160</sup> Nash, 8:9-8:10, 26 (Fig. 4).

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
----- Name of Property
Linn, Iowa
----- County and State
Historic Resources of Cedar Rapids, Iowa
----- Name of multiple listing (if applicable)

Section number  E  Page  65

---

**Recommendation:** We recommend that the Lustron house be further evaluated in relation to other surviving Lustron houses in Cedar Rapids to determine if it meets criteria for National Register listing.

**Country Club Heights Addition and Midway Park Addition (19, 20)**

The area to the east of First Avenue between 23<sup>rd</sup> Street Drive SE and 27<sup>th</sup> Street Drive SE contains two platted additions on land previously owned by members of the Sinclair family.

The Midway Park Addition is bounded by First Avenue, 23<sup>rd</sup> Street Drive SE, 27<sup>th</sup> Street Drive SE, and Second Avenue SE. The plat was approved by the Cedar Rapids City Council in 1898 and began to be developed the next year. Lots were offered for sale with one-third to be paid in cash and the balance to be paid over the next two years without interest. The First Avenue location was highlighted: “First Avenue, Always and easily first. First in length. First in width. First in beauty. First in paving. First in transportation facilities. First in improvements. First in values of real estate. Midway Park Addition is the crown of First Avenue.”<sup>161</sup>

The plan is a grid laid out on a northward sloping ridge, but the street blocks vary in length because of the diagonal orientation of First Avenue. The area was largely developed between about 1900 and 1930 with single-family houses set on relatively narrow lots. The houses are characteristic of those found throughout contemporary Cedar Rapids neighborhoods ranging in height from one to two stories and employing front gable and side gable forms, as well as popular stylistic details such as the Colonial Revival, Tudor Revival, and Craftsman.

---

<sup>161</sup> “The City Council,” *Cedar Rapids Evening Gazette*, September 17, 1898; “First Avenue [advertisement],” *Cedar Rapids Evening Gazette*, May 16, 1899.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 66



Midway Park Addition: 26<sup>th</sup> Street Drive at Second Avenue SE, facing east

The Country Club Heights Addition is located to the east of Midway Park and is bounded by Second Avenue, 23<sup>rd</sup> Street Drive SE, 27<sup>th</sup> Street Drive SE, and Country Club Parkway. It was platted in about 1925 with lots being offered for sale by the Hedges Company, the same organization that sponsored the development of Belmont Park on the West Side. Advertisements praised Country Club Heights as “exclusively residential, overlooking the Country Club, one block from the Boulevard [First Avenue], beautiful paved winding lanes, boulevard lighting system.”<sup>162</sup> Early in the next year, the Hedges Company advertised “seven beautiful new homes now under construction, better select your lot soon.”<sup>163</sup> Two months later, one was offered for sale: “Beautiful new Colonial home commanding a fine view of the Country Club course located in Country Club Heights, a new residential district.”<sup>164</sup>

Unlike Midway Park to the west, Country Club Heights is laid out with a curvilinear street plan that follows the contours of the topography. The numbered streets with “Drive” in their names are continuations of the numbered streets to the west and allude to the golf course location, as does the street named Fairway Terrace SE. Country Club Parkway fronts the golf course. The residential development that began in the 1920s was of single-family houses on relatively narrow irregularly shaped lots. Large lots with larger houses face Country Club Parkway. The houses, ranging in height from one to two stories, display characteristics of the Craftsman, Colonial Revival, and Tudor Revival

<sup>162</sup> “Country Club Heights Exclusively Residential [advertisement],” *Cedar Rapids Republican*, October 30, 1925.

<sup>163</sup> Ad, *Cedar Rapids Republican*, January 31, 1926.

<sup>164</sup> Ad, *Cedar Rapids Republican*, March 28, 1926.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 67

styles. Because of the relatively late development start date, many lots were not built on until after World War II, but almost all had houses on the 1949 Sanborn Insurance map.<sup>165</sup> *The Story of Cedar Rapids* described the addition: “Country Club Heights, latest de luxe subdivision, lies mostly in the open but on a beautiful slope overlooking the vistas of the Cedar Rapids Country Club grounds.”<sup>166</sup> Artist Grant Wood is associated with the David Turner House (1929) at 301 23<sup>rd</sup> Street Drive SE. He designed the landscaping and several features of the interior.<sup>167</sup>

**Recommendation:** We recommend intensive survey of this area to further assess historic district potential, to evaluate significance, to define historic district boundaries, and to further define contributing and noncontributing buildings.



Country Club Addition: 25th Street Drive at Second Avenue SE, facing west

<sup>165</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Company, 1913, updated to 1949), vol. 2, sheet 120.

<sup>166</sup> Murray and Murray, 49.

<sup>167</sup> Seyfert, 8:7. Turner became a patron of Wood. Turner had acquired the Douglas house, 800 Second Avenue SE, at the edge of downtown Cedar Rapids as the headquarters of his mortuary business. Turner leased the carriage house on the property to Wood and his mother. Wood converted it to his studio and lived there until 1933. The carriage house is part of the Cedar Rapids Museum of Art complex. The Douglas house will become the home of the History Center library and archives. Barbara Beving Long and Ralph J. Christian, *George B. Douglas House*, National Register of Historic Places Nomination Form: NRIS #82002628 (Des Moines: Iowa Division of Historic Preservation, 1982).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 68



Country Club Addition: 400 block of Fairway Terrace, facing north

### Individual Properties

Notable examples of residential architecture are found outside the potential historic district study areas. These are identified in the *Buildings of Iowa*, and three of the four examples are listed in the National Register.

Brucemore, 2160 Linden Drive SE, north of the Ridgewood Addition, was designed by the notable Cedar Rapids architects Josselyn and Taylor and built in 1884-1886 for Caroline Soutter Sinclair, widow of Thomas M. Sinclair, founder of the Sinclair Packing Company. The interior was redesigned by Chicago architect Howard Van Doren Shaw in 1908 for George Douglas, a Cedar Rapids industrialist associated with Quaker Oats, and his wife Irene. Douglas exchanged his downtown house at 800 Second Avenue SE with Mrs. Sinclair to facilitate the move. The grounds were expanded and redesigned by Chicago landscape architect O.C. Simonds. The estate was inherited by Margaret Hall, one of Douglas' daughters. She left the property to the National Trust for Historic Preservation upon her death in 1981. It is now operated by Brucemore, Inc., a local non-profit organization. It was listed on the National Register in 1976.<sup>168</sup>

Robert and Esther Armstrong House (Pleasant Hill), 370 34<sup>th</sup> Street SE, was built in 1932-1933 as designed by local builder and contractor John Bruce McKay in association with artist Grant Wood in an

<sup>168</sup> Gebhard and Mansheim, 177. The authors were unaware that Simonds designed the landscape. See also Long and Christian.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 69

austere version of the Colonial Revival style, based on mid-nineteenth century Iowa prototypes. The client was a Cedar Rapids department store magnate and long-time patron of Grant Wood. Like several contemporary houses in Vernon Heights and Ridgewood, it is of Anamosa stone quarried in Stone City. It was listed on the National Register in 1989.<sup>169</sup>

*Buildings of Iowa* also features several modern houses, including the first house architect Raymond D. Crites designed for himself. Located at 4340 Eaglemere Court, it was built in 1959. “The architectural firm of Crites and McConnell emerged in the years after World War II as one of Iowa’s principal exponents of the Miesian post-and-beam version of International-style Modernism.”<sup>170</sup> The house has a steel frame that cantilevers out over a steep wooded hillside.

**Recommendation:** We recommend further evaluation and assessment to determine if the house meets National Register criteria.

Douglas and Charlotte Grant House, 3400 Adel Street SE, is misidentified as being within the Cedar Rapids boundary. It is actually just over the border within the city of Marion. The Usonian house was designed by Frank Lloyd Wright and was built between 1946 and 1951 on a steep hillside site that takes advantage of the view. *The Story of Cedar Rapids* describes it: “further upstream beyond the Country Club ground, Douglas Grant is developing a home on wide acres.”<sup>171</sup> It was listed on the National Register in 1998.

<sup>169</sup> Gebhard and Mansheim, 179, 181; Seyfert. NRIS #89002009.

<sup>170</sup> Gebhard and Mansheim, 181.

<sup>171</sup> Murray and Murray, 50. See Gebhard and Mansheim, 50. For further background on the house in the context of Wright’s career see, Bernard Pyron, “Wright’s Small Rectangular Houses: His Structures of the Forties and Fifties,” *Art Journal* 23 (Autumn 1963): 20-24. The house is discussed in *Iowa Usonian Houses*, National Register of Historic Places Multiple Property Historic Documentation Form, National Register #64500164.

**United States Department of the Interior**  
 National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number F Page 70

**F. Associated Property Types**

**I. Name of Associated Property Type: Resources Associated with Cedar Rapids Residential Neighborhoods, 1870-1965**

**II. Description**

Resources Associated with Cedar Rapids Residential Neighborhoods, 1870-1965 (Residential Resources) have been previously identified in MPDF 2000 as contributing resources to historic districts as well as individual resources located throughout the older neighborhoods of Cedar Rapids. Residential Resources were described as dating from 1870 to 1940 and included a variety of building types: single-family houses, multi-family residential buildings, churches, fire stations, schools, municipal parks, and a scattering of commercial buildings, in residential neighborhoods.<sup>172</sup> The current report expands the geographic areas studied from the city’s “older neighborhoods” to the city’s boundaries and extends the time period to 1965. The building types within this property type are similar to those of MDPF 2000 and are described below.

**Single Family Houses**

The description of vernacular house forms in MPDF 2000 remains applicable to the larger geographic area included in the current study, as do the examples of popular architectural styles in the twentieth century. However, the larger area and later time period encompass a greater variety of architectural styles for single-family houses, including modernism and related post World War II types, more varied building materials, and a larger number of architect-designed homes. A majority of the houses are of frame construction with wood cladding and trim, often in combination with masonry and stucco cladding. Some houses are of locally manufactured brick and concrete block. Some of the architect-designed houses incorporate stonework, including the local Anamosa stone.

**Multi-Family Residential Buildings**

The description of multi-family buildings in MPDF 2000 remains applicable to the current study; few new notable examples have been identified within the expanded area. These buildings generally date from 1900 or later and range in size from mid-block duplexes, usually very similar in form, material, and stylistic character to single-family houses, to larger four-plexes at intersections to large-scale apartment buildings. The larger buildings are more likely to have masonry cladding with contrasting stone architectural detail. They often incorporate open or enclosed porches on each level.

<sup>172</sup> Svendsen 2000, F:71.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number F Page 71

**Churches**

Churches and other religious buildings remain important presences within the expanded area and reflect the architectural forms and styles previously described in MPDF 2000. In the extended study area, the time period extends from the 1880s into the 1960s. Many new churches have been constructed in the late twentieth and early twenty-first centuries in the outlying areas of the city. “Religious Institutions” are the subject of a concurrent intensive survey (Religious Buildings Survey) and historic context study that will result in the discussion of property types and registration requirements. However, churches and related buildings, such as rectories, parsonages, and schools, may be considered as contributing to residential historic districts.

**Fire Stations and Police Stations**

Public facilities including neighborhood fire stations and police stations are described as playing important roles in the development of residential neighborhoods in MPDF 2000. These roles continued throughout the expanded area and time period. These one- and two-story masonry buildings, dating from the early years of the twentieth century and later, are expressions of civic presence and may be considered as contributing to residential historic districts.

Other civic and institutional buildings such as libraries and the homes of social service organizations and fraternal organizations have also played an important role in defining the character of the communities of Cedar Rapids and may be considered as contributing to residential historic districts.

**Schools**

Cedar Rapids situated public schools throughout residential neighborhoods, and they play an important role in defining neighborhood character. The buildings are generally two stories, designed in traditional architectural styles, with masonry walls with contrasting stone and terra-cotta detail. Often designed by prominent local architects, they range in date from the 1910s to the 1950s.

Resources of two institutions of higher education, Coe College and Mount Mercy University (originally the Convent of the Sacred Heart), are historically related to their surrounding residential neighborhoods and are discussed in this report.

**Municipal Parks**

MPDF 2000 states that Cedar Rapids has more than 75 municipal parks scattered along its riverfront and throughout its residential districts. It identifies the following parks that played critical roles in the development of residential neighborhoods: Ellis Park, Riverside Park, Lincoln Park, Daniels Park, Kenwood Park, Redmond Park, Huston Park, Bever Park, Sinclair Park, and Van Vechten Park. These parks remain important in the extended study area.

**United States Department of the Interior**  
 National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
----- Name of Property Linn, Iowa
----- County and State Historic Resources of Cedar Rapids, Iowa
----- Name of multiple listing (if applicable)

Section number  F  Page  72

Landscape planning and design are important components of several of the potential districts identified in this report. Some of these plans were developed by the noted landscape architect O.C. Simonds. Such landscape design features are important contributing elements of potential districts.

**Commercial Buildings within Neighborhoods**

MPDF 2000 identified three multi-block groups of retail commercial buildings outside of the central business district. Two of these groups are related to the Bohemian/Czech communities on the east and west sides of the Cedar River and are now listed on the National Register as the Bohemian Commercial Historic District (2002, 2012). The third group is pending listing on the National Register of Historic Places as the West Side Third Avenue SW Commercial Historic District (2014).

Scattered commercial buildings survive in some of the potential districts in the expanded area. Other potential districts have been shaped by the presence of nearby industries, but industrial buildings are not included within proposed district boundaries. This segmentation of use is a clear reflection of the zoning and use codes adopted by the City in 1925.

Warehouse and factory complexes identified in MPDF 2000 were the subject of a Downtown and Industrial Corridor Reconnaissance Survey (1996-1997) and related MPDF.<sup>173</sup> These resources are the subject of two ongoing concurrent intensive surveys that will result in updated historic contexts and the discussion of property types and registration requirements.

**III. Significance**

In MPDF 2000, significance was described as follows:

Historic resources are considered significant under this context based on their associations with the development of residential neighborhoods during the seven decades between the end of the Civil War and the beginning of World War II or roughly 1870 to 1940. During this period Cedar Rapids grew tenfold from a community of 6,000 people to a regional retail and jobbing center in eastern Iowa with a population of more than 60,000. The community saw unprecedented growth in residential subdivision development, homebuilding, and homeownership. An extraordinary number of intact residential blocks and city parks relate the progressive subdivision development practices of Cedar Rapids’ real estate companies. These same blocks tell the story of American vernacular homebuilding and changing tastes for single-family detached houses. Other buildings scattered throughout the residential neighborhoods, including a number of

<sup>173</sup> Marlys A. Svendsen, *City of Cedar Rapids Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors c. 1865 – c. 1945* (Cedar Rapids: City of Cedar Rapids, 1997); Svendsen, *Commercial and Industrial Development*, MPDF 1997.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number F Page 73

public buildings, derive significance from their architectural style or as the work of an important local or national architect.<sup>174</sup>

Within this current report, the period of the development of residential neighborhoods extends to 1965. By that year, the population of the city was approximately 103,000, and the city corporate boundaries also expanded. The trends in subdivision development, homebuilding, and homeownership expanded beyond the older neighborhoods identified in MPDF 2000 to much of the city. The number of homes rose from 16,000 in 1939 to 21,644 in 1945 to 29,500 in 1962 to approximately 38,000 in 1966.<sup>175</sup> Between 1940 and 1965 construction continued in the additions and subdivisions that had been platted earlier in the twentieth century. Within the extended study area, the majority of buildings were single-family houses in such popular styles as Cape Cod, minimal traditional, and ranch, along with some striking examples of modern architecture. The construction of new public school buildings and the expansion of older school buildings, as well as new religious facilities accompanied this expansion.

Following the completion of MPDF 2000, two major reports have been issued that are applicable for dealing with the extended neighborhoods of Cedar Rapids. *National Register Bulletin: Historic Residential Suburbs* (2002) and its related MPDF<sup>176</sup> provide useful context and guidance for evaluating significance over a broad time period ranging from 1830 to 1960. The methodology was applied to a narrower time period in *NCHRP Report 273: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (2012).<sup>177</sup>

MPD 2000 stated: “Most properties will be found significant on a local level based on their association with one or more aspects of residential neighborhood development in Cedar Rapids or as expressions of architectural styles or vernacular housing patterns significant at the community level.”<sup>178</sup> Properties may also be found significant on a local level based on their association with individuals who played an important role in shaping the development of Cedar Rapids.

Based on our research to date, it seems unlikely that properties will be found significant on a state or national level.

<sup>174</sup> Svendsen 2000, F:72.

<sup>175</sup> “Cedar Rapids: Statistical Review,” 1939, 1945, 1950, 1962, 1966.

<sup>176</sup> Ames and McClelland, *Historic Residential Suburbs*; Linda Flint McClelland, David L. Ames, Sarah Dillard Pope, *Historic Residential Suburbs in the United States, 1830-1960*, National Register of Historic Places Multiple Property Documentation Form: National Register # 64500838 (Washington: National Park Service, 2004).

<sup>177</sup> National Cooperative Highway Research Program, *NCHRP Report 273: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (Washington, D.C.: Transportation Research Board, 2012).

<sup>178</sup> Svendsen 2000, F:73.

**United States Department of the Interior**  
 National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number F Page 74

**IV. Registration Requirements**

**a. Areas of Significance**

**Criterion A**

As described in MPDF 2000, properties eligible under Criterion A “reflect the trends and patterns that typified the development of Cedar Rapids’ residential neighborhoods beginning in the decades following the Civil War and concluding with 1940.”<sup>179</sup>

For residential properties in Cedar Rapids, this criterion will apply to historic districts and, rarely, may apply to individual properties. The areas of these districts were formed by patterns of plats and subdivisions, fostered by local landowners, banks, and insurance companies, and reinforced by use codes and zoning regulations adopted in 1925 and revised in 1942. These patterns continued into the 1960s as a result of various federal programs, thus extending the period of significance.

Individual residential properties and historic districts are eligible under Criterion A in the area of **Community Planning and Development**, defined as “the design or development of the physical structure of communities.” This area of significance “recognizes the contribution a neighborhood makes to the historic growth and development of the city.” It includes “the influence of developers or municipalities on subdivision planning and land use.”<sup>180</sup>

Ames and McClelland also discuss related areas of significance for historic neighborhoods under Criterion A:

**Government** applies to those that reflect early or particularly important responses to government financing, adherence to government standards, or the institution of zoning by local government. Industry applies when a suburb, by design or circumstance, served the need for housing for workers in a particular industrial activity, such as defense production during World War II. **Transportation** recognizes the direct association of a neighborhood or community with important advances in transportation and incorporation of innovative transportation facilities, such as a railroad station or circulation system that separates pedestrians and motor traffic. **Social History** recognizes the contributions of a historic neighborhood to the improvement of living conditions through the introduction of an innovative type of housing or neighborhood planning principles, or the extension of the American dream of suburban life or home ownership to an increasing broad spectrum of Americans. **Ethnic Heritage** recognizes the significant association of a historic neighborhood with a particular ethnic or racial group.<sup>181</sup>

<sup>179</sup> Svendsen 2000, F:72.

<sup>180</sup> See National Cooperative Highway Research Program, 29-30.

<sup>181</sup> See Ames and McClelland, 97-99, and National Cooperative Highway Research Program, 32-35.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number F Page 75

**Criterion B**

As described in MPDF 2000, properties eligible under Criterion B “are directly associated with individuals who played a leading, pivotal, or important role in shaping the development of Cedar Rapids’ history during the period c. 1870 to c. 1940. Of special interest will be individuals related to the real estate and home building industry.”<sup>182</sup>

Ames and McClelland state that Criterion B “applies to neighborhoods directly associated with one or more individuals who made important contributions to history. Such individuals must have exerted important influences on the neighborhood’s sense of community or historic identity and they must have gained considerable recognition beyond the neighborhood. This includes prominent residents, such as a leading political figure or social reformer. [It] also applies to neighborhoods that are associated with important developers and best represent their contributions to significant local or metropolitan patterns of suburbanization.”<sup>183</sup>

In Cedar Rapids residential neighborhoods, this criterion may apply both to individual properties and to historic districts that fall within the extended time period. Such properties, whether individual or historic districts, must be associated with the productive life of such persons. For example, the home of a real estate developer or architect may be the property most associated with the person’s productive life. Several homes in Vernon Heights and Ridgewood may fall into this category. This criterion may also apply to the homes of major Cedar Rapids industrialists and merchants whose industry and commerce helped shape the city’s development. The criterion may also apply to the homes of public officials, educators, artists, and similar cultural figures who played an important role in Cedar Rapids.

Individual residential properties and historic districts are eligible under Criterion B in the area of Community Planning and Development. Residential properties associated with a significant individual also may be eligible under Criterion B in the same related areas as Criterion A.

**Criterion C**

As described in MPDF 2000, properties eligible under Criterion C are components of “neighborhoods [that] reflected the national trends in homebuilding that saw the introduction of a wide range of vernacular house forms including pattern book styles as well as mainstream architectural styles found locally in domestic architecture. These styles include the Italianate, Queen Anne, Neo-Classical Revival, Colonial Revival, Georgian Revival, Tudor Revival, Mission, Craftsman, and Prairie School.”<sup>184</sup> Between 1940 and 1965, other architectural styles began to be used in neighborhoods throughout the city. These include examples of Cape Cod, minimal traditional, ranch, Moderne, and modern styles.

Ames and McClelland recommend Criterion C when the following apply:

<sup>182</sup> Svendsen 2000, F:73.

<sup>183</sup> Ames and McClelland, 95.

<sup>184</sup> Svendsen 2000, F:73.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property Linn, Iowa
County and State Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number  F  Page  76

“A collection of residential architecture is an important example of a distinctive period of construction, method of construction, or work of one or more notable architects.

“A suburb represents the principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.

“A subdivision embodies high artistic values through its overall plan or the design of the entranceways, streets, homes, and community spaces.”<sup>185</sup>

In Cedar Rapids residential neighborhoods, this criterion may apply both to individual properties and to historic districts that fall within the extended time period. Historic districts identified in MPDF 2000, as well as individual properties, have been largely evaluated under this criterion. Within the current report, several individual properties have been identified that may be categorized as the work of a master or masters and/or have high artistic values. In addition, some properties, such as Lustron houses, display distinctive characteristics of a type and style. Several of the proposed historic districts display distinctive characteristics of landscape planning and design and are the work of O.C. Simonds, a noted landscape architect.

Individual properties and historic districts are eligible under Criterion C in the areas of Architecture “when significant qualities are embodied in the design, style, or method of construction of buildings and structures”; Landscape Architecture “when significant qualities are embodied in the overall design or plan of the suburb and the artistic design of landscape features”; and/or Community Planning and Development when “areas reflect important patterns of physical development, land division, or land use.”<sup>186</sup>

**Criterion D**

As described in MPDF 2000, properties eligible under Criterion D are “sites of nonextant properties which contain intact subsurface deposits with the potential to provide information concerning the history of the development of residential neighborhoods.”<sup>187</sup>

Ames and McClelland apply Criterion D to “neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.”<sup>188</sup>

This criterion was not applied to any of the historic districts or individual properties identified in the previous report. Historical accounts of the development of Cedar Rapids suggest that certain neighborhoods were developed on or in the vicinity of American Indian mounds. This history should be kept in mind as potential historic districts are further evaluated. In addition, extensive demolition in the aftermath of the 2008 flooding has occurred in several of the historic districts that were identified in the

<sup>185</sup> Ames and McClelland, 93; National Cooperative Research Program, 36.

<sup>186</sup> Ames and McClelland, 99.

<sup>187</sup> Svendsen 2000, F:73.

<sup>188</sup> Ames and McClelland, 93.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number F Page 77

2000 report. Many of these districts date from the late nineteenth century. Surviving below-ground building and structural features may have the potential to provide information about the historical development of these neighborhoods.

Individual properties and historic districts are most likely to be eligible under Criterion D in the areas of Ethnic Heritage and Social History, and the related area of Industry.

**b. Integrity Considerations**

MPD 2000 provided the following integrity considerations:

Individually significant buildings or contributing resources in historic districts should be relatively unaltered, retaining their original appearance in terms of basic shape, proportions, rooflines, and important features. Principal facades should remain relatively unchanged with the placement and size of window openings and primary entrances consistent with the original design. Residential buildings should maintain original porches though sympathetic enclosures or modifications made more than 50 years ago will be accepted. The presence of unobtrusive additions on non-principal faces and modern roofing materials will not automatically preclude a building from being eligible for the National Register of Historic Places. Alterations made to convert single-family residences to apartment buildings will be assessed on a case-by-case basis to determine if the changes support or detract from a house's important design elements. Easily reversible alterations such as the addition of fire escape ladders will not be considered significant. In general, integrity standards should be highest for house types or architectural styles that are most represented. For example, integrity standards should be more demanding for American Four-Square or 2-Story Front-Gabled Roof houses because of the large number present.

Integrity standards for churches are somewhat higher than for residential buildings. Churches are expected to retain their original shape and proportions with original window openings, doors, spires, and other architectural features preserved.

Construction materials for foundations, walls, and windows should be original. The use of modern roofing materials is an acceptable alteration. In general, modifications made more than 50 years ago will be accepted as part of the historic appearance of a church. New additions or wings will be accepted if they are located along a non-principal facade, have sympathetic design elements, and are constructed of compatible building materials.

In addition to housing stock and churches, the residential neighborhoods studied contained a number of apartment buildings, several commercial blocks, several fire stations, and a few factories. The integrity standards for these building types require retention of basic form, materials, and design elements. Minor changes made more than 50 years ago will be accepted as part of the historic appearance of the building. New additions will be accepted if

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number F Page 78

they are located along a non-principal facade, have sympathetic design features, and are constructed of compatible building materials. The issue of replacement windows or storefront modification will be treated on a case-by-case basis. By definition, historic districts are collections of buildings that when considered as a group rather than individually possess a sense of time and place. They may have a shared building type, style, form, or material. They have a common period of significance that may extend over a few years or decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings as well as the setting as a whole should be high.

Buildings within historic districts fall into two categories: *non-contributing* and *contributing*. Non-contributing resources are those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. Non-contributing buildings are generally considered to be intrusive in nature and would not be missed if they were removed from the district. Buildings less than 50 years old are generally considered noncontributing.

The final issue of building integrity involves moved buildings and relates equally to buildings being evaluated for individual significance or as a part of a historic district. Moved buildings are rarely found suitable for National Register listing. The assumption is that a move detracts from a building's significance by destroying its original setting and context. [The move of] buildings significant under Criterion C are generally more acceptable than those for buildings significant under Criteria A or B. Moves made more than 50 years ago should be treated as historic alterations. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, some entrance modifications, and some changes in building orientation. Moves should be considered detrimental if they resulted in the loss of significant architectural elements.<sup>189</sup>

These integrity considerations would generally apply within the areas of this expanded study. It should be noted that almost all the buildings in the areas of interest are residential, along with a handful of churches and school buildings. MPDF 2000 discusses integrity standards for churches as quoted above. More detailed registration requirements are being developed in a separate historic context study. MPDF 2000 does not discuss integrity standards for schools, but those stated above for apartment buildings, commercial buildings, fire stations, and factories are also applicable to school buildings.

Ames and McClelland provide guidance on additions and nonhistoric siding in historic districts: "Those with additions that alter the original building's massing and scale, introduce major noncompatible design elements, and interrupt the spatial organization of the streetscape and neighborhood, are classified as noncontributing.

<sup>189</sup> Svendsen 2000, F:73-74.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number F Page 79

“Replacement siding poses a serious threat to the historic character of residential neighborhoods... However, classifying all homes with nonhistoric siding as noncontributing is often too strict a measure. . . In general, houses may be classified as contributing resources where new siding: 1) visually imitates the historic material; 2) has been thoughtfully applied without destroying and obscuring significant details; and 3) is not accompanied by other alterations that substantially or cumulatively affect the building’s historic character.”<sup>190</sup>

Several of the areas in this report also have significant landscape features and plans that contribute to the overall character of a potential district. To be judged contributing, such features should retain their basic form, plans, and non-natural materials. Natural planted materials, such as trees and shrubs, will grow, change, and disappear over time, but new plantings should respect the original character.

**V. Historic Districts and Individually Eligible Properties**

MPDF 2000 identified nine potential residential historic districts located in the Northwest, Northeast, and Southeast Quadrants and 184 individually eligible properties throughout all four quadrants. Of these individual properties, 79 properties were in the Southwest Quadrant, and 75 were residential. The assessment was that “most of these buildings qualify as architecturally significant with only a few as historically significant.”<sup>191</sup>

The status of the potential historic districts has been discussed in the Introduction. Three of the identified individually eligible properties in the Southeast Quadrant have been listed on the National Register. These are the Brown Apartments, 1234 Fourth Avenue SE (2010), the Charles and Nellie Perkins House, 1228 Third Avenue SE (2002), and Bethel AME Church, 512 6<sup>th</sup> Street SE (2013).

This expanded study has identified four areas with historic district potential in the Northwest Quadrant, four areas with historic district potential in the Northeast Quadrant, and five areas with historic district potential in the Southeast Quadrant. Several properties in the four quadrants have been identified with potential for individual eligibility.

**Recommendations:** Each area needs intensive survey to further assess historic district potential, to evaluate significance, to define historic district boundaries and to further define contributing and noncontributing buildings. Individual properties need further evaluation and assessment to determine if they meet National Register criteria.

<sup>190</sup> Ames and McClelland, 106.

<sup>191</sup> Svendsen 2000, F:74.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number F Page 80

**VI. Historic Districts and Individually Significant Properties in Residential Neighborhoods**

**Recommendations**

**a. Northwest Quadrant**

Areas with Historic District Potential

Belmont Park

East Highlands - First Avenue-C Avenue NW

North Highlands - B Avenue NW-E Avenue NW

Rapids Township – E Avenue NW

Individual Properties with Potential for National Register Listing

Roosevelt Junior High School, 300 13<sup>th</sup> Street NW

Lustron House, 1500 C Avenue NW

**b. Southwest Quadrant**

Individual Properties with Potential for National Register Listing outside of Historic Districts

Cedar Rapids Police Department Building, 310 Second Avenue SW

Lustron House, 2003 Williams Boulevard

**c. Northeast Quadrant**

Areas with Historic District Potential

Greene & College First Addition, including listed B Avenue NE Historic District

Northview First Addition

Kenwood Park: Coon-McNeal Development

Coe College Campus (west section)

Individual Properties with Potential for National Register Listing outside of Historic Districts

Franklin Junior High School, 300 20<sup>th</sup> Street NE

Mount Mercy University Warde Hall, Warde Avenue

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
-----
Name of Property
Linn, Iowa
-----
County and State
Historic Resources of Cedar Rapids, Iowa
-----
Name of multiple listing (if applicable)

Section number F Page 81

---

Mount Mercy University Grotto, Warde Court (nomination in process)

Lustron House, 2124 First Avenue NE

Lustron House, 433 Dunreath Drive NE

Lustron House, 645 35<sup>th</sup> Street NE

**d. Southeast Quadrant**

Areas with Historic District Potential

Vernon Heights

Bever Park and Bever Woods

Ridgewood

Midway Park and Country Club Heights

Individual Properties with Potential for National Register Listing outside of Historic Districts

Lustron House, 2080 Eastern Boulevard NE

Raymond D. Crites House, 4340 Eaglemere Court SE

Additional Recommendations

To further assess non-residential properties, we recommend intensive surveys and context studies relating to education in Cedar Rapids; civic architecture and public buildings of Cedar Rapids to include libraries, fire stations, police stations, post offices and similar structures; and the parks and landscapes of Cedar Rapids to also include cemeteries.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number F Page 82

**Potential Historic Districts**

**Northwest Quadrant**

District Name	Survey Report	NRHP	Comments
G Avenue NW	Svendsen 2000; 106 Group 2006; Deiber, G Avenue NW 2009		Size reduced post 2008 flood
Ellis Boulevard West	Deiber, Hull's 6 <sup>th</sup> Addition 2009		
Belmont Park	Deiber, Belmont Park 2009; Citywide Reconnaissance 2014		Larger boundaries 2014; recommend intensive survey for NRHP boundaries
East Highlands – First Ave to C Ave NW	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
North Highlands – B Ave NW to E Ave NW	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Rapids Township – E Ave NW	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries

**Southwest Quadrant**

District Name	Survey Report	NRHP	Comments
8 <sup>th</sup> Street SW	Svendsen 2008		
Veterans Prospect Place	Svendsen 2008		
Kingston Residential	Deiber, Kingston 2010		
West Side 3 <sup>rd</sup> Avenue SW Commercial	Svendsen 1997; Deiber, Kingston 2010	Listed 2014	

**Northeast Quadrant**

District Name	Survey Report	NRHP	Comments
A Avenue NE	Svendsen 2000		Affected by Coe College expansion
B Avenue NE	Svendsen 2000; Svendsen 2003	Listed with expanded boundary, 2013	Affected by Coe College expansion; District overlaps with Greene & College First Addition
C Avenue NE	Svendsen 2000		Affected by Coe College expansion
Greene & College First Addition	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries relative to listed B Avenue NE historic district

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property Linn, Iowa
County and State Historic Resources of Cedar Rapids, Iowa
Name of multiple listing (if applicable)

Section number  F  Page  83

Northview First Addition	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Kenwood Park: Coon-McNeal Development	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Coe College Campus (west section)	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries

**Southeast Quadrant**

District Name	Survey Report	NRHP	Comments
Second and Third Ave SE	Svendsen 2000	Listed 2000	
Redmond Park-Grande Ave	Svendsen 2000	Listed 2001	
Huston Park- Bever Ave	Svendsen 2000; 106 Group 2006		
Wellington-Idlewild	Svendsen 2000; 106 Group 2006		
St. Wenceslaus	Svendsen 2000; 106 Group 2006	No longer eligible	Major demolition post 2008 flood
Bohemian Commercial	Svendsen 1997	Listed 2002; Expanded 2012	
Vernon Heights	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Bever Park and Bever Woods	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Ridgewood	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Midway Park and County Club Heights	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number   G   Page  84 

---

**G. Geographical Data**

MPDF 2000 described the boundaries of the neighborhoods surveyed in 1993-1995 as part of the City's Community Development Block Grant Program.<sup>192</sup>

This expanded study covers the city of Cedar Rapids.

---

<sup>192</sup> Svendsen 2000, G:81.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
----- Name of Property Linn, Iowa
----- County and State Historic Resources of Cedar Rapids, Iowa
----- Name of multiple listing (if applicable)

Section number   H   Page  85 

---

**H. Summary of Identification and Evaluation Methods**

See **Background**, pages 1-2.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number Appendix Page 86

**Appendix: Architects' Biography and Background<sup>193</sup>**

Charles Becht Anthony. Member of the American Institute of Architects, 1923-1929. Listed in 1922 *McCoy's Cedar Rapids City Directory* as part of the firm of Hatton, Holmes and Anthony, architects and engineers. The office was in the Masonic Temple Building. He is credited with the design of the Peterson Baking Company (1921) and the Hutchinson Ice Cream building (1921).

William J. Brown (1878-1970). Graduate of the University of Illinois Architecture School, 1900; trained with firms of Holabird and Roche, Chicago, Kenneth M. Murchison and John Russell Pope of New York. President of Iowa AIA, 1927, 1928. Local architect for design of Veterans Memorial Building and City Hall, Cedar Rapids (1928), Scottish Rite Consistory Building No. 2, Cedar Rapids (1928), both with Henry J. Hornbostel. Supervising architect for the Eby Gymnasium (1939) and Sinclair Memorial Chapel (1950), Coe College, Cedar Rapids. Ten public schools for Cedar Rapids with Perkins and Will (1953 on). Formed a partnership with Edward Healey (1953).

Raymond D. Crites (1925-2008), FAIA, 1972. Graduate of Iowa State University. Worked for Des Moines architecture firms and Brown and Healey, Cedar Rapids. Firm of Crites and Pfeiffer, 1956; Crites, Pfeiffer & McConnell, 1958; Crites and McConnell, 1960. Achieved architectural notice with his Crites No. 1 House (Century of Iowa Architecture Award Program). Honor awards for Homes for Better Living, 1962-1968. Noted for his work on fire stations, public school, and church architecture in Cedar Rapids in the early 1960s; academic and institutional work through the 1960s.

Charles A. Dieman (1873-1937). Member of the American Institute of Architects, 1917-1931, president of Iowa AIA, 1921. Began his architectural career in Milwaukee, came to Cedar Rapids in about 1892 and worked for Josselyn & Taylor until 1896. In about 1901, he formed a partnership with Ferdinand C. Fiske, which lasted until about 1910. He remained in practice in Cedar Rapids until 1922, subsequently practicing in Denver, Houston, and Santa Fe, New Mexico. Dieman's Cedar Rapids work was widely varied, ranging from residences to commercial buildings, warehouses, public schools, churches, and fraternal buildings like the Sokol Gymnasium.

Norman Hatton (1885-1957?). Member of the American Institute of Architects, 1945-1957. Born in England, immigrated to Canada, then worked in New York and Chicago. He came to Cedar Rapids in 1919 and formed the firm of Hatton, Klein & Holmes. In 1921, it became Hatton, Holmes and Anthony, architects and engineers, with offices in the Masonic Temple Building. He later maintained an office in the Higley Building in downtown Cedar Rapids, working for two years (1924-1925) with H.E. Hunter. Hatton and Hunter seem to have specialized in residential architecture.

Edward Hopkins Healey (1925-? ), FAIA, 1979. Graduate of the University of Illinois School of Architecture, 1950. Joined the firm of W. J. Brown in 1953. Known for public school designs with Perkins and Will in Cedar Rapids, buildings at Mount Mercy University.

<sup>193</sup> Architects' information has been compiled from: *American Architects Directory*, 1956, 1962, 1970; AIA Historical Directory of American Architects; Shank; Withey and Withey.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number Appendix Page 87

H[arry] Edgar Hunter. Member of AIA 1917-1943. Listed in 1922 *McCoy's Cedar Rapids City Directory*. He maintained an office in the Security Bank Building. He was associated in 1924-1925 with Norman Hatton and was known for his residential architecture.

Henry S. Josselyn (1845-1934), FAIA. Studied architecture at the Massachusetts Institute of Technology, then worked in architects' offices in Chicago and Des Moines. He moved to Cedar Rapids in 1882 and formed a partnership with Eugene H. Taylor. They were the best-known architects in the city in the late nineteenth and early twentieth century and designed many of the city's churches, office buildings, civic buildings, as well as residences for well-to-do citizens. Among them were the Carnegie Library, the Security Trust and Savings Bank, the Cedar Rapids Savings Bank, and Brucemore for Caroline S. Sinclair.

J[ohn] Bruce McKay (1890-1949). McKay formed a building and contracting firm with his brother Kenneth about 1919 that became known as the McKay Construction Company. They became known for their residential designs in such rapidly developing neighborhoods as Vernon Heights and Ridgewood. Bruce McKay is also remembered for his collaboration with artist Grant Wood in the design of the Robert and Esther Armstrong House, based on old Iowa stone houses. His son, Gordon Bruce McKay (1922-1970), continued the McKay Construction Company business.

Herbert [Bert] Bell Rugh (1879-1924). Member of the AIA. Studied architecture at the Armour Institute of Technology in Chicago, worked for Josselyn & Taylor in Cedar Rapids, then moved to Montreal where he was employed by Ross & McDonald. He returned to his native city of Cedar Rapids in 1920 and formed a partnership with Charles Zalesky. During his short Cedar Rapids career, he became known for his public school designs.

Eugene H. Taylor (1855-1924), FAIA. Studied architecture at Grinnell College and the Massachusetts Institute of Technology. He formed a partnership with Henry S. Josselyn in 1882. He served as president of the Iowa AIA in 1903 and 1904 and was a member of the Cedar Rapids Zoning Commission. The Josselyn & Taylor firm was the best known in the city in the late nineteenth and early twentieth century and designed many of the city's churches, office buildings, civic buildings, as well as residences for well-to-do citizens.

Charles B. Zalesky (1890-1980). Member of the AIA. Worked as a draftsman for Charles A. Dieman. Studied architecture at the University of Pennsylvania. Worked as a draftsman for Ross & McDonald in Winnipeg, which seems to be the basis of his association with Bert Rugh and their short partnership. He went on to designs schools, churches, and academic buildings, including work at Mount Mercy Academy.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number   1   Page  88 

**I. Major Bibliographical References**

The 106 Group Ltd. *Architectural History Survey and Update for the City of Cedar Rapids, Linn County, Iowa*. Cedar Rapids: Department of Community Development, 2006.

AIA Historical Directory of American Architects:

<http://public.aia.org/sites/hdoa/wiki/Wiki%20Pages/Find%20Names.aspx>.

*American Architects Directory*. New York: R. R. Bowker, 1956, 1962, 1970.

Ames, David L., and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs*. Washington, D.C.: U.S. Department of Interior, National Park Service, 2002.

Andreas, A. T. "Plan of Cedar Rapids, Linn County." In *Illustrated Historical Atlas of the State of Iowa*. Chicago: Lakeside Press, 1875.

Bachrach, Julia Sniderman. "Ossian Simonds: Conservation Ethic on the Prairie." In *Midwestern Landscape Architecture*, edited by William H. Tishler, 80-96. Urbana and Chicago: University of Illinois Press, 2004.

Brewer, Luther A., and Barthinius L. Wick. *History of Linn Count, Iowa: From the Earliest Settlement to the Present Time*. 2 vols. Chicago: Pioneer Publishing Company, 1911.

Bridgehunter.com/Cedar Rapids, Iowa.

*Cedar Rapids Evening Gazette*

"The City Council." September 17, 1898.

"First Avenue [advertisement]." May 16, 1899.

"You Can't Buy Forest Trees of a Florist [advertisement]." June 17, 1907, 10.

"Vernon Heights [advertisement]." July 29, 1907, 10.

"Famous Expert to Direct Work." August 28, 1907, 3.

"Some Facts and a Few Guarantees [advertisement]." September 11, 1907, 10.

"Souvenir Post Cards of Vernon Heights [advertisement]." September 13, 1907, 12.

"More Good Points about Vernon Heights [advertisement]." September 21, 1907, 12.

"Prospects for Sport." January 1, 1908.

"No More Races in this City; West Side Race Track Being Converted Into Corn Field." May 2, 1908.

"Name Contest of the Grande Avenue Land Co. [advertisement]." June 27, 1908

"Now Comes Beautiful Ridgewood [advertisement]." September 19, 1908

"About Tar-Macadam Paving [advertisement]." October 16, 1908.

"Present vs. Future [advertisement]." October 30, 1908, 12.

"Record of Cedar Rapids' Great Progress for Past Year." December 31, 1908, 10.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 89

- “Vernon Heights, the Suburb Beautiful [advertisement].” November 4, 1909.  
 “We Wish to Announce Belmont Park [advertisement].” March 23, 1910.  
 “Music at Thornloe.” April 1, 1910, 7.  
 “For Sale – New Homes [classified ad].” April 2, 1910.  
 “Keep your Eye on Belmont Park [advertisement].” April 11, 1910.  
 “North View Addition Lots Soon to Be on the Market.” April 25, 1913.  
 “Street Car Service in North View Addition [advertisement].” July 12, 1913.  
 “\$200,000 for Fifty New Homes in City.” July 25, 1914, 2.  
 “Council Approves the Mosher Addition to City.” October 17, 1919.  
 “Big Auction Sale! Of Beautiful Mosher’s Addition [advertisement].” October 20, 1922.

*Cedar Rapids, Iowa, Use District Map.* Cedar Rapids: City Plan and Zoning Commission, revised 1942.

“Cedar Rapids Society of Engineers and Architects [display ad].” *McCoy’s Cedar Rapids City Directory*. Rockford, Ill.: McCoy’s Directory Co., 1922.

“Cedar Rapids: Statistical Review.” *R. L. Polk & Co.’s Cedar Rapids (Linn County) City Directory*. St. Paul: R.L. Polk and Company, 1939, 1945, 1947, 1950, 1954, 1957, 1962, 1966, 1967.

*Cedar Rapids Republican*

- “In the Heart of Ridgewood [advertisement].” February 4, 1912, 9.  
 “Special Sale of Bargain Lots in the New Mound Farm Additions.” November 15, 1914, 17.  
 “Announcement of The New Bever Woods Residential Addition [advertisement].” April 29, 1917.  
 “Country Club Heights Exclusively Residential [advertisement].” October 30, 1925.  
 Ad. January 31, 1926.  
 Ad. March 28, 1926.

*Cedar Rapids Tribune*

- “Zoning Laws Are Submitted to the Public.” April 24, 1925, 3.  
 “Several New Building Projects in Progress.” May 18, 1944, 5.  
 “Building in Cedar Rapids Now Near Schedule.” June 1, 1944, 1.  
 “Housing Units Are Being Rushed to Early Completion.” November 2, 1944, 1.  
 “Plea Made for Additional Men at Iowa Manufacturing Company.” March 15, 1945, 1.

Chappell, Sally A. Kitt. *Architecture and Planning of Graham, Anderson, Probst, and White, 1912-1936: Transforming Tradition*. Chicago: University of Chicago Press, 1992.

City of Cedar Rapids. *Parks and Recreation Master Plan*. Cedar Rapids: Cedar Rapids Parks and Recreation, 2010.

City Engineer’s Office. *Map of Cedar Rapids, Iowa*. Des Moines: American Lithographers and Printing Co., 1930.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number   1   Page   90  

Coe College. <http://www.library.coe.edu/archives/DigitalExhibits.html>. Aerials of Coe College and Coe College Buildings.

“Collins Radio Co.” Manufacturers’ Department [classified]. *R.L. Polk & Co.’s Cedar Rapids City Directory*. Saint Paul: R. L. Polk and Company, 1945.

“Concrete Pavements Ideal for New Subdivisions.” *Concrete Roads*, July 1914, 26.

Council of Independent Colleges Historic Campus Architecture Project: Warde Hall. See <http://hcap.artstor.org/cgi-bin/library?a=d&d=p1201>.

Cultural Landscape Foundation. “O.C. Simonds.” <http://tclf.org/pioneer/oc-simonds>.

Danek, Ernie. *Cedar Rapids: Tall Corn and High Technology, A Pictorial Dictionary*. Woodland Hills, Ca.: Windsor Publishing, 1980.

Deiber, Camilla R., for Louis Berger Group Inc. *Architectural Reconnaissance Survey for the Belmont Park Addition to Cedar Rapids, Linn County, Iowa*. Cedar Rapids: City of Cedar Rapids, 2009.

\_\_\_\_\_. *Architectural Reconnaissance Survey for the G Avenue NW Historic District, Cedar Rapids, Linn County, Iowa*. Cedar Rapids: City of Cedar Rapids, 2009.

\_\_\_\_\_. *Architectural Reconnaissance Survey for Hull’s 6<sup>th</sup> Addition to Cedar Rapids, Linn County, Iowa*. Cedar Rapids: City of Cedar Rapids, 2009.

\_\_\_\_\_. *Architectural Survey and Evaluation for Proposed Boundary Expansion: Kingston Historic District, Cedar Rapids, Linn County, Iowa*. Cedar Rapids: City of Cedar Rapids, 2010.

\_\_\_\_\_. *Leading Double Lives: The History of the Double House in Des Moines*. Des Moines: Iowa Department of Transportation, 2004.

DeLong, James R. *The Time of Our Lives: Cedar Rapids in the Good Old Days*. Cedar Rapids: Forestdale Publications, 1999.

Eckhart, Kathryn Bishop. *Buildings of Michigan*. Rev. ed. Charlottesville, Va: University of Virginia Press, 2012.

Elliott, Wende, and William Balthazar Rose. *Grant Wood’s Iowa*. Woodstock, Vt.: Countryman Press, 2013.

Engle, Paul. *A Lucky American Childhood*. Iowa City: University of Iowa Press, 1996.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number   1   Page   91  

Full, Jan Olive. *Bethel African Methodist Episcopal Church*. National Register of Historic Places Registration Form: NRIS #13000927. Des Moines: Iowa State Historic Preservation Office, 2013.

\_\_\_\_\_. *Sokol Gymnasium*. National Register of Historic Places Registration Form: NRIS #13000274. Iowa City: Tallgrass Historians LC, 2013.

*The Gazette's Cedar Rapids City Directory*. Cedar Rapids: Gazette, 1909, 1911, 1912.

Gebhard, David, and Gerald Mansheim. *Buildings of Iowa*. New York: Oxford University Press, 1993.

Gottfried, Herbert, and Jan Jennings. *American Vernacular Design, 1870-1940*. New York: Van Nostrand Reinhold Company, 1985.

\_\_\_\_\_. *American Vernacular Buildings and Interiors, 1870-1960*. New York: W. W. Norton and Company, 2009.

Green, Howard R. "Cedar Rapids' Agreement with the Packers." *Sewage Works Journal* 9 (November 1937): 950-958.

Harland Bartholomew and Associates. *A City Plan for Cedar Rapids*. Cedar Rapids: City Plan Commission, 1931.

Henry, George T. *Cedar Rapids, Iowa*. Chicago: Arcadia Publishing, 2001.

Henry, George T., and Mark W. Hunter. *Cedar Rapids Then and Now*. Chicago: Arcadia Publishing, 2003.

\_\_\_\_\_. *Cedar Rapids Downtown and Beyond*. Chicago: Arcadia Publishing, 2005.

Hess, Jeffrey A., and Michelle Crow-Dolby. *First Avenue Bridge*. National Register of Historic Places Registration Form: NRIS #98000530. Loveland, Co.: Fraserdesign, 1994.

Highways of Cedar Rapids: <http://iowahighways.org/highways/cedarrapids.html>.

"Historic Auto Trails: Iowa Registered Routes." Iowa Department of Transportation: [http://iowadot.gov/autotrails/autoroutes\\_registered.htm](http://iowadot.gov/autotrails/autoroutes_registered.htm).

Karr, Donald A., Jr. *Images of Cedar Rapids*. Cedar Rapids: Prairie Valley Publishing Company, 1987.

Iowa State Historical Department. Division of Historical Museum and Archives. *Annals of Iowa*, 1921, 552.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 92

Long, Barbara Beving, and Ralph J. Christian. *George B. Douglas House*. National Register of Historic Places Inventory—Nomination Form: NRIS #82002628. Des Moines: Iowa Division of Historic Preservation, 1982.

Lyons, Stephen J. *The 1,000-Year Flood*. Guilford, Conn.: Globe Pequot Press, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2009.

McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope. *Historic Residential Suburbs in the United States, 1830-1960*. National Register of Historic Places Multiple Property Documentation Form: National Register #64500838. Washington: National Park Service, 2004.

*McCoy's Cedar Rapids City Directory*. Rockford, Ill.: McCoy's Directory Company, 1912-1937.

McDowell, Alexa. *B Avenue NE Historic District*. National Register of Historic Places Registration Form: NRIS #13000692. Minneapolis: AKAY Consulting, 2013.

McIntyre, John C. "The Cedar Rapids Sewage Treatment Plant." *Sewage Works Journal* 8 (May 1936): 448-455.

Mount Mercy University: <http://www.mtmercy.edu/grotto-history>.

Murray, Janet Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. New York: Stratford House, 1950.

Nash, Jan Olive. *Lustron House #02102*. National Register of Historic Places Registration Form: National Register #04000898. Iowa City: Tallgrass Historians LC, 2004.

National Cooperative Highway Research Program. *NCHRP Report 273: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*. Washington, D.C.: Transportation Research Board, 2012.

Naumann, Molly Myers. *Post-World War II Development in Ottumwa, Iowa: 1944-1959*. CLG Grant #2006-6. Ottumwa: Ottumwa Historic Preservation Commission, 2007.

"Northwestern Road Congress." *Concrete Roads*, September 1915, 131.

*Official Map of the City of Cedar Rapids, Iowa*. Des Moines: Midland Map and Engineering Co., 1921.

*R. L. Polk & Co.'s Cedar Rapids (Linn County, Iowa) City Directory*. St. Paul: R. L. Polk and Company, 1938-1998.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number   1   Page  93 

Republican and Times. *The 1910 Republican & Times City Directory*. Cedar Rapids: Republican and Times, 1909.

Robinson, Charles Mumford. *With Regard to Civic Affairs in the City of Cedar Rapids, Iowa, with Recommendations for City Improvement and Beautification*. Cedar Rapids: Torch Press, 1908.

Rogers, Leah D., and Clare L. Kernek. *The Lincoln Highway Association's "Object Lesson": The Seedling Mile in Linn County, Iowa*. Cedar Rapids: Linn County, 2004.

Sanborn Map Company. *Insurance Maps of Cedar Rapids, Iowa*. New York: Sanborn Map Co., 1884, 1889, 1913, 1949.

*Scenic Cedar Rapids*. Cedar Rapids: Republican Printing Company, 1912.

*A School Building Program for Cedar Rapids, Iowa*. Iowa City: University of Iowa College of Education, 1924.

Schweitzer, Robert. "The Bungalows of Gordon-Van Tine." *Cottages and Bungalows*, Spring 2008, 20-25.

\_\_\_\_\_. "The House that Ward Built." *Cottages and Bungalows*, April 2010, 78-81.

\_\_\_\_\_. "Sears' Early Bungalows." *Cottages and Bungalows*, October/November 2008, 20-24.

Seyfert, Eudora. *Robert and Esther Armstrong House*. National Register of Historic Places Registration Form: NRIS #89002009. Cedar Rapids: Linn County Historical Society, 1989.

Shank, Wesley L. *Iowa's Historic Architects: A Biographical Dictionary*. Iowa City: University of Iowa Press, 1999.

Svendsen, Marlys A. *City of Cedar Rapids Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors c. 1865 – c. 1945*. Cedar Rapids: City of Cedar Rapids, 1997.

\_\_\_\_\_. *Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945*. National Register of Historic Places Multiple Property Documentation Form: National Register #64500150. Cedar Rapids: City of Cedar Rapids, 1997.

\_\_\_\_\_. *Historic Resources of Cedar Rapids, Iowa*. National Register of Historic Places Multiple Property Documentation Form: National Register #64500147. Cedar Rapids: City of Cedar Rapids, 2000.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number   1   Page  94 

\_\_\_\_\_. *Historical and Architectural Survey Report for Community Development Block Grant Neighborhoods, Cedar Rapids, Iowa*. Cedar Rapids: City of Cedar Rapids, 1995.

\_\_\_\_\_. *A Reconnaissance Survey of The Greene & College Addition and An Intensive Level Survey of 316-17<sup>th</sup> Street NE, Cedar Rapids, Iowa*. Cedar Rapids: City of Cedar Rapids, 2003.

\_\_\_\_\_. *Second and Third Avenue Historic District*. National Register of Historic Places Registration Form: NRIS #00000926. Cedar Rapids: Cedar Rapids Historic Preservation Commission, 2000.

\_\_\_\_\_. *Young's Hill/Kingston Neighborhood Historical and Architectural Survey*. Cedar Rapids: Housing Services, 2008.

U.S. Census Bureau.

Withey, Henry, and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: New Age Publishing Company, 1956.



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission  
**From:** Anne Russett, Planner III  
**Subject:** Religious Buildings Survey  
**Date:** November 13, 2014

---

### ***Introduction***

In August 2011, the City of Cedar Rapids entered into a memorandum of agreement (MOA) with the Federal Emergency Management Agency, the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of historic properties that resulted from the 2008 flood.

The MOA outlines eight mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is a reconnaissance survey of religious institutions. This mitigation measure requires the nomination of one individually eligible religious building identified within the survey to the National Register of Historic Places.

### ***Background***

In October 2012, the City entered into a contract with The Louis Berger Group for the preparation of the survey of religious institutions. At the Commission's meeting on November 13, 2014, consultants from The Louis Berger Group will provide an update on the survey; and request feedback on which religious property to nominate.

The consultants have completed a preliminary draft of the multiple property documentation form [Attachment 1]. The purpose of the review of the preliminary draft is to select one religious property to move forward with nominating to the National Register of Historic Places. The following three properties [Attachment 2] could be individually listed:

1. St. James Methodist Church, 1430 Ellis Boulevard NW
2. Hus Memorial Presbyterian Church, 631 9<sup>th</sup> Avenue SE
3. First Presbyterian Church, 310 5<sup>th</sup> Street SE

Two of these properties, St. James and First Presbyterian, have had preliminary determinations of eligibility by the State Historic Preservation Office.

In terms of next steps, the City staff will submit the draft multiple property documentation form and the individual site inventory forms to the State Historic Preservation Office by the December 1, 2014 deadline. Meeting this deadline is imperative in order to present this nomination before the State Nomination Review Committee on June 12, 2015.

### ***Attachments***

1. Religious Survey Preliminary Draft Multiple Property Documentation Form
2. Survey photos of the three individually eligible properties

**United States Department of the Interior  
National Park Service**

## National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items

X \_\_\_\_\_ New Submission                      \_\_\_\_\_ Amended Submission

### A. Name of Multiple Property Listing

Religious Properties of Cedar Rapids

### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Development of Religious Institutions in Cedar Rapids, 1838-1966

### C. Form Prepared by

name/title Eric Barr and Camilla Deiber

organization The Louis Berger Group, Inc.

Date 9-15-2014

street & number 1600 Baltimore Avenue, Suite 100

telephone 816-559-3815

city or town Kansas City

state Missouri      zip code 64108

e-mail cdeiber@louisberger.com

### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

(\_\_\_\_\_ See continuation sheet for additional comments.)

Signature and title of certifying official

Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

---

**Table of Contents for Written Narrative**

---

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

**Page Numbers****E. Statement of Historic Contexts**

(if more than one historic context is documented, present them in sequential order.)

- Early Settlement and Development: 1830s-1860s
- Expansion, Population Growth, and Industrialization, 1880-1925
- The Influence of the Automobile 1925-1950
- Modernism, Post-1950

**F. Associated Property Types**

(Provide description, significance, and registration requirements.)

**G. Geographical Data****H. Summary of Identification and Evaluation Methods**

(Discuss the methods used in developing the multiple property listing.)

**I. Major Bibliographical References**

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

**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 18 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

Section number  E  Page  3

### *E. Statement of Historic Contexts*

#### Development of Religious Institutions in Cedar Rapids

##### **A. Early Settlement & Development: 1830s-1860s**

###### *I. Overview*

In the 1830s, pioneer settlers and early land speculators identified Cedar Rapids as a potential town site on the east side of the Cedar River. Several attractive features influenced interest in the site including rich agricultural land surrounding the site and the Cedar River's swift flowing rapids that promised a potential steamboat landing and waterpower for saw and grist mills. In 1841, Nicholas Brown, Addison Daniels, Hosea Gray, George Greene, A.L. Roch, J.E. Sanford, and S. H. Tyron formed a town company and platted the new town of "Rapids City," which officially incorporated as Cedar Rapids on January 15, 1849, with a population of 300 people.<sup>1</sup> Early residential and commercial buildings were constructed of log or wood frame construction. The first commercial buildings clustered along 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets, SE between 1<sup>st</sup> and 4<sup>th</sup> Avenues, SE. The first brick structure was completed in 1844 by P.W. Earle on the northwest corner of Iowa Avenue and Linn Street. Other commercial buildings were a combination of brick and frame. Larger brick and stone structures soon replaced the initial commercial buildings in the 1860s. Increasing wealth and the destruction of earlier buildings by fire, necessitated commercial lots be redeveloped or buildings rebuilt as proprietors sought to expand upon their success or recover from disaster.

Originally platted with 805 lots, the original layout of Cedar Rapids included 60 square blocks. The riverfront consisted of 12 blocks with an additional eight extending east from the Cedar River. The city founders oriented the original town with streets running perpendicular and parallel to the northwest-southeast course of the Cedar River. Streets running parallel to the river, began with Commercial Street (1<sup>st</sup> St.), and then followed the names of the American presidents (2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, etc...), starting with Washington, as they extended east.<sup>2</sup> The names for the current avenues varied. For example, First Avenue was called "Iowa Avenue," while other avenues bore the name of the city's founders as in the case of Sixth Avenue which was called "Brown Street."

In the same year Cedar Rapids was incorporated, David King started a ferry service from the west side of the river. In 1852, he platted Kingston. King was an early land promoter that owned a substantial portion of land on the west side of the river. The area was annexed in 1870, becoming known as "West Cedar Rapids." The village never incorporated, but by 1858 reached 903 lots. King platted the area so that industry would be located along the river with residential development expanding west from there. When Cedar Rapids annexed Kingston in 1870, the number of platted lots on each side of the river was just about even. By 1880, there were 2110 lots on the east side and 1980 on the west.<sup>3</sup> Kingston's original layout followed the same street grid layout as Cedar Rapids, but on the west side of the river extending west. As of 1868, Iowa Avenue (First Ave) extended into the village via a wagon bridge. Streets to the north included Benton Avenue, Mill Street, and Jersey Street. Streets to the south included King, Walnut, Webster, Pearl, and Pleasant Streets. These all ran perpendicular to the river. Streets laid out parallel to the river moving out to the west, included First, Second, Third, and Fourth Streets.<sup>4</sup>

<sup>1</sup> Svendsen MPD March 2000 *Architectural and Historical Resources of Cedar Rapids Residential Neighborhoods, 1870-1940*, 4.

<sup>2</sup> Streets transitioned to the current naming system, sometime between 1868 and 1884. This is based on the 1868 Birdseye view of the city and from the 1884 Sanborn Fire Insurance Map for Cedar Rapids.

<sup>3</sup> Svendsen, 6.

<sup>4</sup> Street names changed to their current iterations sometime between 1869 and 1883.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

# National Register of Historic Places Continuation Sheet

Section number  E  Page  4

Cedar Rapids’ population grew from 350 in 1852 to 1,122 in 1854 and 1,830 by 1860.<sup>5</sup> The early economy formed on the basis of self-sufficiency and home-consumption. In 1852, 80 Bohemian families moved into Cedar Rapids, settling in the area around what became the T.M. Sinclair & Co. plant. These early Czech-Bohemian immigrants sought to start a new life in the wake of the 1848 revolutions in central Europe.

In 1859, the first railroad, the Chicago, Iowa and Nebraska Railroad completed tracks into the city. This was followed by the completion of the Cedar Rapids & St. Paul Railroad and Dubuque & Southwestern Railroad in 1865, the Cedar Rapids & Burlington Railroad in 1866 and finally the Illinois Central Railroad.

## 2. Early Religious Development

The first religious society organized in Cedar Rapids was St. Paul’s Methodist Episcopal Church in 1844 with meetings held as early as 1841. In the next two decades a diversity of congregations were established (Table 1). These early churches organized in private homes and public halls. Churches struggled to support congregations in the period preceding the American Civil War. This resulted from insufficient funds and the inability to keep ministers. Until after the Civil War, pastors were either short lived or were part of a circuit.

**Table 1: Early Cedar Rapids Churches and Organization Date**

Denomination	Date Organized
Methodist	1844
First Presbyterian (New School)	1847
Grace Episcopal	1850
United Presbyterian (Seceders)	1851
Second Presbyterian (Old School)	1855
First United Brethren	1855
Lutherans	1855-56
Catholics	1857
First Baptist	1860
Universalist Society	1869

The first church wasn’t erected in Cedar Rapids until 1850-51 when the First Presbyterian Church erected a simple cobblestone brick building with a stone foundation at Second Avenue and Third Street SE. Located on the edge of the commercial district, the structure became known as the “Little Muddy.” The church, which cost \$1200, was dedicated in 1851 (Figure 1). The building material used consisted of broken limestone from a local quarry that was held together by a mortar grout that flaked off during a heavy rain giving it a muddy appearance and its moniker.<sup>6</sup> Other denominations soon followed suit and erected simple stone, brick or frame buildings (Table 2).

Immaculate Conception served as the first official Roman Catholic Church in Cedar Rapids when organized in 1857. Although Father Matthais Hannon traveled from Iowa City to Cedar Rapids to say the first Catholic mass in 1853 in a hotel named the Dubuque House. The parish continued to be served by the pastor from Iowa City until the Cedar

<sup>5</sup> Svendsen, 5.

<sup>6</sup> “50 Years Ago: 1947” *Cedar Rapids Gazette*, February 24, 1997.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number  E  Page  5

Rapids church was organized.<sup>7</sup> The congregation constructed their first building at the corner of Third Avenue and Seventh Street SE, a frame church that measured 24 x 50 feet in 1857-1858. They built a small frame school right across the street and in 1873 the original building was remodeled and the exterior changed to brick. In 1874 the first formal parish school reached completion across the street with the indication that the previous school was very informal, with one of the parish women teaching the children of parishioners.

The Second Presbyterian Church organized in 1855 and held its first services in a First Avenue commercial building called Daniels Hall with 20 members. The initial congregation was known as the "Old School" Presbyterian. Their moniker is owed to the fact that they viewed the "New School" doctrines followed by First Presbyterian as too liberal.<sup>8</sup> The first church building reached completion in 1858 for \$3500 at 3<sup>rd</sup> Avenue and 3<sup>rd</sup> Street SE (demolished 1916).<sup>9</sup> Although the "Old School" and "New School" sects reunited nationally in 1869, they remained two individual congregations in Cedar Rapids: First and Second Presbyterian. In 1868, the Second Presbyterian Church expanded and remodeled the original edifice, with completion in 1872. The remodel increased seating capacity to 500 and cost \$15,000.

The First Presbyterian Church is the oldest intact church still in use in Cedar Rapids and was built in 1869 at a cost of \$60,000.<sup>10</sup> Designed by architect L. B. Dixon, the building was reportedly constructed by the parishioners themselves. Stone for the original church was taken from a quarry in Stone City. In 1876, a chapel was constructed to the south of the church. Ten years later, the Cedar Rapids architectural firm, Josselyn and Taylor designed an enlargement of the chapel.<sup>11</sup> In 1897, the wooden frame corner tower was replaced by a stone tower, which was part of the original design and cost \$1,300.<sup>12</sup> First Presbyterian helped form Central Park, Hus Memorial and Sinclair Memorial (now Calvin-Sinclair Memorial) Presbyterian Churches.

**Table 2. Settlement Period Churches in Cedar Rapids.**

Church	Location	Date Constructed
Methodist "Little Brick Church"		1856
Second Presbyterian Church		1855 and 1870
Grace Episcopal Church	A Avenue and Sixth Street NE	1855-56
Immaculate Conception Catholic Church		1857-58
United Presbyterian Church	Cor. of 2nd St. SW and 3rd Avenue SW	1858-59, plain brick, oldest on west side of river by 1906
First Baptist Church	2nd Ave. and 3rd St. SE	1869
Lutheran Church		1868
First Presbyterian Church		1867-69 2 <sup>nd</sup> church

Although not annexed until 1870, Kingston/West Cedar Rapids only had one church built prior to the area becoming part of Cedar Rapids: the United Presbyterian Church built in 1859 at the corner of 2nd St. SW and 3rd Avenue SW.

The First Universalist/People's Church constructed their first building in 1875, having first organized in the 1869.<sup>13</sup> The congregation located at 300 3<sup>rd</sup> Avenue SE. The original congregation numbered 23 people and reorganized in

<sup>7</sup> Our Heritage: The First 100 Years: 1858-1958. Immaculate Conception Parish Website, <http://www.immconcr.com/history.html>

<sup>8</sup> "Our History," <http://www.crwpc.org/our-history> 2008. [accessed 13 February 2014].

<sup>9</sup> "Our History," <http://www.crwpc.org/our-history> 2008.

<sup>10</sup> *Cedar Rapids Times*, 1877:1

<sup>11</sup> The 1886 chapel was demolished and replaced with an addition in 1962.

<sup>12</sup> *Cedar Rapids Evening Gazette* 1897:3

<sup>13</sup> Listed on the NHRP in 1978, the church has since been demolished due to development.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

# National Register of Historic Places Continuation Sheet

Section number  E  Page  6

1920 to be called the “People’s Church.” The influential Dr. Joseph Fort Newton served as the church’s spiritual leader from 1908 to 1916 and helped shape the intellectual and religious life of the Cedar Rapids Community through a series of sermon-articles published in the *Cedar Rapids Gazette*.<sup>14</sup>

These early churches were simple in design and materials, owing to the difficulty of raising funds for more elaborate structures. James. L. Enos remarked on the state of Cedar Rapids’ religious institutions in 1864:

*“none of the church edifices are of the first class. In fact each society is too feeble to erect a church creditable to the city. We might hope for a more perfect Christian union and with that would come the ability to sustain a sufficient number of churches, without the necessity of appealing for foreign aid to enable them to drag along an existence of doubtful vale.”*<sup>15</sup>

During this period of church development in Cedar Rapids, buildings tended to be one to one and a-half stories tall and located on corner parcels (with exceptions such as the 1<sup>st</sup> Methodist Church or the 1<sup>st</sup> Presbyterian that were set back from the corner lot). They also tended to be sited in clearly defined neighborhoods that were close to their congregations (Figure 2). Primarily protestant, these early churches were constructed on land donated by the city’s incorporators or purchased by the congregation. George Greene donated the land for Grace Episcopal at A Avenue and Sixth Street and similarly, Nicholas Brown provided the land for the first Methodist church at Fourth Avenue and Third Street, SE (Figure 3). The diversity and growth of the community’s social life was illustrated by the development of churches and schools.<sup>16</sup> After the war, population increases in Cedar Rapids helped them gain new members and increase their confidence and ability to support and build church buildings.

## B. Expansion, Population Growth, and Industrialization, 1880-1925

### 1. Overview

The period from 1880 to 1925 was marked by industrial and commercial expansion that resulted in a population boom and physical expansion of Cedar Rapids. The downtown core along the Cedar River remained the commercial center. Residential neighborhoods, developing to the northeast and southwest, greatly expanded the city by the 1890’s with a majority of the growth following Iowa Avenue (First Avenue).<sup>17</sup> Additional railroads expanded to connect the city to regional, national and international markets. The economy transitioned to a regional and national distribution based economy.

This new economy, formed between 1870 and 1900, was based on industrial manufacturing, wholesale, and food processing companies that shipped their products locally, regionally, nationally, and internationally. Cedar Rapids’ population doubled to 5,940 in 1870 and nearly doubled again to 10,104 in 1880.<sup>18</sup> The city’s population doubled a third time between 1880 and 1900, having reached 21,555 in 1895 and 45,566 by 1920.<sup>19</sup> This significant population increase created a larger pool of potential parishioners the religious groups drew upon to increase memberships. Larger congregations boosted their financial capacity, allowing them to build new churches.

<sup>14</sup> M. H. Bowers *First Universalist Church of Cedar Rapids*. National Register Nomination, 1978. These sermon-articles gained him international and national attention that reached its height in 1924 after he left the city.

<sup>15</sup> Luther Albertus Brewer & Barthinius Lasrson Wick. *History of Linn County, Iowa: From Its Earliest Settlement to the Present Time, Volume I*. (Chicago: The Pioneer Publishing Company, 1911), p. 396.

<sup>16</sup> Svendsen, 21.

<sup>17</sup> George Henry & The History Center. *Images of America: Cedar Rapids, Iowa* (Chicago: Arcadia Publishing Co., 2001), 19.

<sup>18</sup> Svendsen, 5.

<sup>19</sup> Svendsen, 5.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

Section number  E  Page  7

Major manufacturers and food producers called Cedar Rapids home during this period. T.M. Sinclair and Co. opened their meat packing plant in a temporary facility in 1871 before opening a permanent facility in 1872. By the 1930s, Sinclair became the city's largest employer under the name Wilson and Co. They were joined by the North Star Oatmeal Company (Quaker Oats or the American Cereal Company) in 1873, J.G. Cherry Co. (cream cans, diary machinery, ice cream freezers, etc.) in 1880, Lyman Brothers Co. in 1891, Churchill Drug Co. in 1902, Iowa Manufacturing Co. in 1923 and others. These industries all depended upon the railroads for their growth. Banks, insurance companies, real estate firms, and other retail and commercial ventures also developed.

Transportation networks also changed in Cedar Rapids from 1870 to 1925. The Cedar Rapids and Marion Street Railway Co., organized in 1879 and by 1880 transported passengers with steam powered cars along First Avenue between 12<sup>th</sup> Street and Marion. Around the same time, the Cedar Rapids Street Railway formed to offer travel via horse drawn cars. In 1890, local investors purchased and combined the two lines into one company that by 1891 installed a new system of electrified tracks. This created a profitable, stable street car system that by 1910 operated 13 miles of track on both sides of the Cedar River with streetcars running every 15 to 20 minutes on their assigned routes. In 1904, the electric powered CRANDIC (Cedar Rapids and Iowa City Railway) Interurban was completed along a 27 mile route that made 13 round trips daily, being covered in 75 minutes round trip.<sup>20</sup> The route operated from 1914-1938 and for a short time during World War II before completely shutting down by 1950.

The installation of an efficient and dependent streetcar/interurban public transit system changed how neighborhoods developed and where they were located. Land previously deemed unprofitable now opened up for development, as the streetcars freed residential districts from their confinement to areas surrounding or abutting industrial corridors and the downtown commercial center.<sup>21</sup> Residents could now move further away from their place of work or business as improved transportation reduced commuting time. Between 1880 and 1925 the first suburbs formed around the routes of Cedar Rapids' streetcar lines. This also meant that churches could now relocate along the new lines and away from set neighborhoods, to more effectively reach existing and potential new members/parishioners.

A brisk real estate market, fueled by the growth of Cedar Rapids' banking, insurance, and real estate companies coincided with the physical expansion of the central business district during this period.<sup>22</sup> As the commercial core increased its scope, a third generation of multi-story brick and stone buildings extended it skyward, by replacing earlier structures that succumbed to fire or poor construction.<sup>23</sup>

### 2. The Religious Community Grows and Expands

Immigrants from central Europe, in the decades following the end of the American Civil War and the 1880 Franco Prussian War, helped to fuel population growth during this period. Czech-Bohemians constituted the largest and most prominent immigrant group to the city, but they were joined by Germans, Irish, Scottish, Scandinavians, Swedes, Danish, Arabs, and African Americans. These groups developed their own social institutions, which included churches. Many of these immigrant groups were scattered amongst the larger population of Cedar Rapids. However, the Czech Bohemian and African American communities clustered in distinct areas of the city.

Czech Bohemian-Americans, from humble beginnings, developed into the city's most dominant ethnic group as they settled in the neighborhoods surrounding the T.M. Sinclair meat packing plant with entrances at Thirst Street SE and Sixteenth Avenue SE. They first settled along Fifth Avenue SE, starting in 1852, but expanded greatly once the Sinclair Plant opened in 1871, on the then outskirts of the city. They became well-represented in local government, the city's economy and home ownership, as they worked in factories or businesses, in or near their neighborhoods. They

<sup>20</sup> Svendsen, 11-12.

<sup>21</sup> Svendsen, 11-12.

<sup>22</sup> Svendsen, 16.

<sup>23</sup> Svendsen, 16.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

<b>Religious Properties of Cedar Rapids</b> Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
--

Section number  E  Page  8

started their own banks, commercial enterprises, and churches. Czech-Bohemians were also a primary source of workers for T.M. Sinclair and Co./Wilson and Co., with two or three generations working for the pork/meat processing company. Institutions started by this growth expanded on both sides of the river, and included the Bohemian Reading Society (1868), Western Bohemian Fraternal Association (1897), St. Wenceslaus Roman Catholic Church (1874), *Slovan Americky* newspaper, and the Bohemian Savings and Loan (1892), which financed 955 home loan mortgages for their Czech patrons.<sup>24</sup> Czech-Americans highly valued home ownership and as a result they developed and built a large number of single family houses.

St. Wenceslaus Roman Catholic Church, located at 1224 5<sup>th</sup> Street SE, started with 60 families in 1874 and by 1904 grew to 1200 parishioners. The congregation's initial slow growth resulted from an adjustment to the lack of governmental support they received in their home countries, which forced them to raise the necessary funds to facilitate development on their own.<sup>25</sup> Despite the lack of funds, the St. Wenceslaus Roman Catholic Church erected its first building the year it organized utilizing the labor of its Czech Bohemian membership. A separate rectory was constructed by 1879. As with other Catholic churches established in the city, a school was established in 1894 to serve the parish. In 1904, having outgrown the original edifice, the congregation erected a new building designed by local architects Dieman and Fiske and dedicated in 1905 (Figure 4). A significant increase in its membership and a desire to reach a new segment of the city's population, necessitated construction of the St. Ludmila mission to serve the burgeoning Czech-Bohemian population on the southwest side of Cedar Rapids in 1915, which became an independent parish in 1922. Built in the Gothic style, at 215 21st Avenue, SW, St. Ludmila's cost \$30,000. St. Ludmila completed construction of a high school in 1921 that was replaced in 1926 with a new, larger building.

In 1906, another mission church was constructed on the southwest side of the city to serve the Czech-Bohemian population. The Reformed Bohemian Church, located at 351 8<sup>th</sup> Avenue SW, was constructed in stages. The westernmost section of the existing building was dedicated on Sunday September 9, 1906 and constructed initially to be used as a Sunday school until the entire church was completed.<sup>26</sup> Around October 1910, the church received funds from a home mission collection from reformed churches around the country.<sup>27</sup> The Cedar Rapids church was designated to receive the funds to complete the construction of their church.<sup>28</sup> The addition was designed by Brown Brothers Architects.<sup>29</sup> The cornerstone of the church addition was laid on September 10, 1911.<sup>30</sup> One year later on September 22, the new church was dedicated.<sup>31</sup>

African Americans by 1870, numbered 5,762 in Iowa, of which only 41 lived in Cedar Rapids.<sup>32</sup> This number doubled to 746 in the city by 1930. As African American immigrated to Cedar Rapids, they settled primarily on the northern edge of the Oak Hill neighborhood on the eastside of Cedar Rapids. The community was also located just a short walk from the T.M. Sinclair packing house providing employment for African Americans in a variety of professions that included packing house, railroad, janitors, porters, personal servants, maids, or cooks. The Bethel African Methodist Episcopal (AME) Church was the first historically black church organized in the Oak Hill neighborhood of Cedar Rapids in 1870 with 13 members. Three founders named J.H. Bowlen, George Scott, and Edward C. Thomas led the

<sup>24</sup> Svendsen, 19-20.

<sup>25</sup> Svendsen, 19-20.

<sup>26</sup> *Cedar Rapids Republican* 1912:4

<sup>27</sup> Home missions are and have been used by Catholic and Protestant denominations to establish new congregations and help them erect their first church buildings.

<sup>28</sup> *Cedar Rapids Evening Gazette* 1910:5

<sup>29</sup> *Cedar Rapids Evening Gazette* May 22, 1911:10.

<sup>30</sup> *Cedar Rapids Republican* 1911:7

<sup>31</sup> *Cedar Rapids Republican* 1912:4

<sup>32</sup> Jan Olive Full, Tall Grass Historians. L.C. *Bethel African Methodist Episcopal Church*. National Register Nomination, May 2013.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number  E  Page  9

effort.<sup>33</sup> The land, upon which their first building was constructed, was donated for the use as a church by a prominent white couple in Cedar Rapids: John F. and Mary A. Ely. When donated in 1874, the deed stipulated that the church be completed by 1876 or the land would revert back to the Ely's and that the church should cost at least \$1500 with all debt paid off.<sup>34</sup> The church traced its roots to the free black African American Methodist Episcopal Church founded in Philadelphia, Pennsylvania by Richard Allen in 1784.<sup>35</sup> The wood-frame church building was dedicated July 1, 1876 by Bishop Wyman of Baltimore, MD, approximately five years after the African Methodist Episcopal Church of Cedar Rapids congregation was organized.<sup>36</sup> By 1912 the church membership grew to 95. Between 1871 and 1928, Bethel AME went through 23 ministers averaging two and one-half years that stymied its growth due to a lack of sustained leadership.<sup>37</sup> For the rest of the century public records show that the church would put out calls for assistance and numerous individuals and organizations would lend them a few hundred dollars to assist them. Each of these loans was paid off except one during the early 1890s.<sup>38</sup>

The first Arab immigrants arrived in the U.S. in the 1890's (mostly Christians) and early 1900s. They came primarily from Greater Syria as the result of the changing political climate in the Ottoman Empire. Unlike the Czech-Bohemians immigrants, Arab migrants interspersed amongst the greater population following a pattern set by other Arab populations in the Midwest. Initially, Muslim immigrants in Cedar Rapids consisted primarily of single men working as peddlers and saving money to find wives in their homeland. The first organized groups of Muslim immigrants in the U.S. were located in Cedar Rapids and met for prayer about circa 1900. They met in private homes and rented spaces, following a pattern set by early members of religious societies in the city. However, they did not yet have the resources to build their own house of worship until well into the twentieth century. The Arab Christian families in Cedar Rapids constructed St. George's Syrian Orthodox Church in 1914, and lived in the area around the church, located at 1202 Tenth Street SE. A total of 40 families formed the first congregation. In 1914, the Muslim population reached 45 with the Allick and Dehook families being the first to settle.<sup>39</sup> They lived on Ninth Avenue NW and 1<sup>st</sup> Avenue NW respectively.<sup>40</sup> A full-scale community developed by the mid-1920s with over 50 shops and grocery stores owned and operated by Arabs, in addition to the organization of the Rose of Fraternity Lodge in 1925 in a rented temporary mosque.<sup>41</sup> "Community," was defined socially, not geographically as Arabs in Cedar Rapids formed social clubs. By coming together for weddings, births, funerals and other social events where they could experience familiar food, music, language and other traditional customs, they could alleviate homesickness and preserve their identity, heritage, and dignity.<sup>42</sup>

Expansion and population growth during this period enabled existing churches to construct their first or second buildings and to organize new congregations. Existing churches, in particular the Catholics, Presbyterians, and Methodists, started missions and Sunday schools to expand their reach into the community. These eventually grew into their own full-fledged independent churches schools typically selecting locations in the newly expanding neighborhoods.

<sup>33</sup> Full, *Bethel African American*

<sup>34</sup> Full, *Bethel African American*.

<sup>35</sup> The first AME churches in Iowa were started in Muscatine in 1848 and Keokuk in 1857 as Bethelite missionaries worked to convert blacks in the Midwest.

<sup>36</sup> Mrs. Beverly (Gladys) Taylor, "Bethel African Methodist Episcopal Church," undated.

<sup>37</sup> Full, *Bethel African American*.

<sup>38</sup> During the late 1920s the church decided to build a new building.

<sup>39</sup> Imam Taha Tawil & Kecia Ali. Mother Mosque of America. *Moslem Temple*. National Register Nomination, Cedar Rapids, April 1995.

<sup>40</sup> 1925 *United States Census* and 1930 *United States Census*.

<sup>41</sup> Tawil & Ali. *Moslem Temple*.

<sup>42</sup> Tawil & Ali.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number  E  Page  10

The Central Park Presbyterian Church began as a Sunday school established in 1880. In the late nineteenth century, the Central Park neighborhood of Cedar Rapids was situated on the northern outskirts of the city adjacent to the small village of Kenwood Park. In 1880, a Sunday school was established in a small building on the Carroll farm, which was situated at approximately 20th Street NE and A Avenue NE. The Sunday school was established by C.S. Billings, a missionary for the American Sunday School Union.<sup>43</sup> The Sunday school at the Carroll Farm was called Hope Mission Union Sunday School. Hope Union Mission soon became one of the largest Sunday schools in the city with teachers from many protestant denominations including Presbyterian, Baptist, Episcopal, Methodist, and Congregational. In 1893, the building that housed the Sunday school was moved from the Carroll Farm to the site of the current Central Park Presbyterian Church building at B Avenue and 17th Street and the name of the Sunday school was changed to Central Park Union Sunday School. In 1893, thirteen members of the First Presbyterian church congregation in Cedar Rapids were encouraged by the success of the Central Park Union Sunday school and decided to organize a church to serve the growing population of the Central Park neighborhood and the Kenwood Park village.<sup>44</sup> The church was instrumental in the development of the area in and around the Central Park neighborhood of Cedar Rapids as a social and community gathering space. Prior to the construction of the current church building in 1904, the Sunday school and the new church shared the same building and quickly became overcrowded. A fire in the chapel in December of 1903 escalated plans for a new church building, which was begun and dedicated the very next year. The Central Park Presbyterian Church continued to grow and particularly continued to grow its education portion of the church with the expansion of an education wing in 1928.<sup>45</sup>

The First Church of Christ Scientist was also founded as a Sunday school in 1897. The Christian Science movement was founded by Mary Baker Eddy in Boston in approximately 1866 on the premise that prayer can cure illness and other personal and societal difficulties/ills. The denomination was introduced in Cedar Rapids in 1886. In 1891 an official branch of the First Church of Christ Scientist in Boston, Massachusetts was established in Cedar Rapids and became the first branch church in the state of Iowa.<sup>46</sup> A Sunday school was officially established in 1897 and was held in the Dows Building at the corner of Third Avenue and Second Street SE, while Wednesday evening services were held at People Unitarian Universalist Church. Construction began on a new church [the current building] at 1246 Second Avenue SE in 1914 and it was dedicated on Easter Sunday in 1915.<sup>47</sup>

The emergence of new residential districts and the installation of streetcar lines starting in 1879 created attractive locations for the siting of new churches on both sides of the river.<sup>48</sup> The new streetcar lines made suburban areas accessible to workers in the major industries and commercial enterprises in the core of the city (Figure 5). As residential areas spread away from the central business district, congregations moved into these suburban areas as well (Figures 6-8). Increasing development pressure on downtown churches played a role in prompting relocation to the

<sup>43</sup> The American Sunday School Union was established in 1824 in Philadelphia, Pennsylvania with the mission to promote early literacy and spiritual development through the establishment of Sunday schools for children. The union published many books and periodicals throughout the nineteenth century with religious teachings that were non-denominational so that a Sunday school could be established in any community and grow into a church of any denomination.

<sup>44</sup> Central Park Presbyterian Church, 1993

<sup>45</sup> The church continued to serve the neighborhood until 2007 when its membership had dwindled to approximately 150 and the congregation decided to merge with the nearby Kenwood Park Presbyterian church and relocate to a new building. The former Central Park Presbyterian church building is currently utilized by Redeemer Church, a non-denominational christian church.

<sup>46</sup> *Cedar Rapids Gazette* 1997.

<sup>47</sup> The Christian Science congregation remained at this location until about 2002. By that time, the membership had dwindled and it was decided that a new smaller building with all of the services on one floor would be more appropriate for the needs of the congregation. The building remained vacant for several years until 2012 when the new City Church moved into the building.

<sup>48</sup> Svendsen, 21-22.

**United States Department of the Interior**  
**National Park Service**

<b>Religious Properties of Cedar Rapids</b>	
Name of Property	
Linn County, Iowa	
County and State	
Name of multiple listing (if applicable)	

**National Register of Historic Places**  
**Continuation Sheet**

Section number  E  Page  11

residential neighborhoods. Very few new denominations were established during this time period, but existing ones grew and expanded.

On the eastside, a collection of churches developed on the Third Avenue streetcar route with two early churches relocating locations along the line including the Second Presbyterian Church and St. Paul’s Methodist Episcopal Church.

In 1903, the Second Presbyterian Church moved from its downtown location at 3<sup>rd</sup> Avenue and 3<sup>rd</sup> Street SE to the newly accessible suburbs from the city’s congested downtown commercial core. The congregation began construction of their new building in 1904 at 3<sup>rd</sup> Avenue and 14<sup>th</sup> Street. The structure was completed one year later. The new church’s design was based on the designs of the prolific Presbyterian architect, Charles W. Bolton of Philadelphia. The new edifice was renamed, Westminster Presbyterian.

St. Paul’s Methodist Episcopal Church was completed in 1914 and served as the congregation’s third edifice. The two previous buildings were completed in 1856 and 1872-3 respectively. Based upon a Louis Sullivan plan, the structure is currently used by the congregation. Three basic parts of Sullivan’s design included a semicircular auditorium (Akron Plan inspired from late 19<sup>th</sup> century), rectangular classroom space, and a high tower with hipped roof to the rear. Two other architects, William C. Jones and George Elmslie, made alterations to the design in order to cut expenses, while following the basic form of the original Sullivan plan. James E. Jacobsen wrote in 1985, that “the unusual church plan is a significant example of the changing role of the church in society, evidencing the incorporation of church education, physical education, and a broader church community concept in addition to the traditional worship function.”<sup>49</sup>

In 1920, Grand Avenue United Presbyterian Church erected their building at 340 16<sup>th</sup> St. SE, at a streetcar intersection, following a pattern established by multiple churches of the era.

On the west side of the river, the number of churches in Kingston significantly increased from the late 1880s into the twentieth century. Churches emerged along the streetcar route following First Avenue. In 1882, the First United Presbyterian Church was built at 2<sup>nd</sup> Street and 3<sup>rd</sup> Avenue SW (non-extant). The Saron (Swedish) Evangelical Lutheran was the next church constructed in 1891 at 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Street SW (non-extant).

The limestone St. Patrick’s Roman Catholic Church and School was constructed in a prominent location just west of the river on First Avenue in 1892. Organized in 1886, St. Patrick’s congregation erected its first church, a small frame church, on the west side of the Cedar River at the northeast corner of Second Avenue W and Seventh Street, W. Shortly after, the congregation moved to First Avenue and Fifth Street NW where it built a substantial and beautiful church in 1891, constructed of Stone City limestone. The congregation utilized the old frame church as a school until completing a new modern structure in 1902 followed by another new school in 1929 at 519 A Avenue NW. A rectory, completed in 1924 still stands and features stone construction.

Finally, the Olivet Presbyterian Church was erected in 1904 at B Avenue and 10<sup>th</sup> Street NW.

By 1906, total Cedar Rapids church membership reached 10,286 which was a number 27 times that of the 386 church members in 1856. These figures led Reverend C.W. Maggart, D.D., to state that “all of this goes to show that the churches are very much alive and are among the most progressive institutions in the city” in a speech during Cedar Rapid’s semi-centennial celebration in 1906.<sup>50</sup> The table that follows depicts church membership in 1906 with the three largest Christian denominations being Roman Catholics, Presbyterians and Methodists:

<sup>49</sup> James. E. Jacobsen. National Register Nomination, *St. Paul Methodist Episcopal Church*, 1985.  
<sup>50</sup> *History of Linn County, Iowa*, 1911, p. 400.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, Iowa
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number  E  Page  12

**Table 3. Cedar Rapids Church Membership by Denomination in 1906<sup>51</sup>**

RECAPITULATION	
<b>Members</b>	The Catholics report today ..... 3,700
Presbyterians ..... 1,814	Methodists . . . . . 1,315
Lutherans . . . . . 820	Baptists . . . . . 547
Episcopalians. . . . . 505	Christians . . . . . 475
<b>Members</b>	Congregationalists . . . . . 466
United Brethren. . . . . 260	United Presbyterian. . . . . 225
Universalist . . . . . 100	Dunkers . . . . . 30
Reformed . . . . . 29	<b>Total</b> ..... 10,286

Organized in 1909-1910, the St. James United Methodist Church congregation formed due to the influx of over 1,000 new members to Trinity Methodist Church that year as the result of evangelist Billy Sunday’s revival efforts in Cedar Rapids. Their first meetings took place in the then vacant Danish Lutheran Church located at K Avenue and Fourth Street NW until moving into their own building in 1910 on Ellis Boulevard and N Avenue NW. The architect Charles Dieman designed the building built by C. R. Graham. Both were members of the Trinity church congregation and they completed a wood-frame, side steeple structure. The 1910 church was converted to a YMCA in 1954.

St. John’s Episcopal Church constructed a small chapel in 1910 with a new 1918-19 addition that cost \$15,000. A rectory was completed in 1928. The congregation renovated the interior in 1946, with the chancel and guild hall and four classrooms on each floor.

From 1914-16, the Immaculate Conception Catholic Church constructed their current building for \$125,000 at Third Avenue and Seventh Street SE.<sup>52</sup> A high school located on Fourth Avenue between Eighth and Tenth Streets SE was completed in between 1914 and 1920 sometime after the new church building. The new school featured a gymnasium, auditorium, and 16 classrooms. The Immaculate Conception parish formed multiple other congregations as the catholic and Cedar Rapids population increased. These included St. Patrick’s, St. Wenceslaus, St. Matthews, St. Pius X and All Saints.

In 1915, Hus Memorial Presbyterian Church was erected for \$24,000, replacing the congregation’s first edifice dedicated in 1889 at the corner of Ninth Avenue and Seventh Street.<sup>53</sup> Formally organized in 1889 as a Czech Reformed church, the congregation originated in 1874, when T.M. Sinclair provided room in his factory’s box making building for religious meetings. In 1877, Sinclair built Hope Mission Chapel for the use of his Czech workers, which was located on a hill behind St. Wenceslaus.

Completed in 1917, the First Baptist Church building replaced the 1894 edifice at Second Avenue and Eighth Street. The first church building was erected in 1869 at Second Avenue and Third Street. A new three story educational wing was added in 1957. A contemporary newspaper article from the Cedar Rapids Gazette indicates that the architect for the First Baptist Church building was "C. W. Jones" from Chicago. It is likely that the actual architect was William C. Jones from Chicago. W. C. Jones reworked an original design by architect Louis Sullivan for the nearby St. Paul's United Methodist Church, which was located just two blocks northeast of First Baptist on 3rd Avenue and 14th Street SE. Jones is responsible for the designs of several hundred churches in the Chicago area, Rock Island, Illinois, and

<sup>51</sup> *History of Linn County, 1911*. Chart showing members of each denomination in Cedar Rapids in 1906.

<sup>52</sup> “Our Heritage: The First 100 Years.” Immaculate Conception. <http://immconcr.com/history.html> [accessed February 14, 2014].

<sup>53</sup> In 1972, the church moved to a new building erected that year in southwest Cedar Rapids.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids	
Name of Property	
Linn County, Iowa	
County and State	
Name of multiple listing (if applicable)	

# National Register of Historic Places Continuation Sheet

Section number  E  Page  13

Cedar Rapids in the early twentieth century. Jones was associated with the prestigious firm of Holabird and Roche in Chicago and took part in designs for the 1893 Chicago World’s Fair. He worked up until his death in 1930.<sup>54</sup>

The first churches in the Kenwood Park neighborhood organized during this period with Kenwood Park Methodist (1893) and Kenwood Park Presbyterian (1915) organizing and occupying buildings. Established in 1893, Kenwood Park United Methodist Church built its first frame church building in 1894 and fire destroyed it five years later. A second church was completed in 1900 and remodeled in 1915, when a tower and Sunday school were added.<sup>55</sup> They erected a parsonage around 1910. In 1912 this building housed the first library for Kenwood Park, until a new library was finished in 1930.

The Kenwood Park Presbyterian congregation was established in Cedar Rapids in 1915 and first met in a remodeled private home. The home was located on 1st Avenue between 32nd and 33rd Streets on the northeast side approximately three blocks south of the current location. The private home was replaced with a new church building, completed in 1926 at 3224 First Avenue NE (extant, currently utilized as community center).

St. Matthew's Catholic was organized in Cedar Rapids in 1922 by Father Mulcahey, a priest sent from nearby Vinton, Iowa to serve as chaplain in Cedar Rapids for the Sisters of Mercy. It wasn't until September of 1926, however, that the congregation constructed a church located near the present church location at 24th Street and 1st Avenue on the northeast side.

### C. The Influence of the Automobile 1925-1950

#### 1. Overview

Population increases continued in Cedar Rapids during the era of 1925-1930, despite the hardships experienced during the Great Depression by almost every facet of the city’s economy. In 1926, the city annexed Kenwood Park and in 1929 the corporate limits consisted of a 28.11 square mile area. The population stood at 52, 097 in 1930, 62,130 in 1940, and 72,296 in 1950. This trend in upward growth continued up to 1970. With an increase of 38,346 between 1950 and 1970, the city’s population reached a peak of 110,642. Industrialization continued to grow up until the start of the Depression, with companies such as Speeder Machinery Co. locating their manufacturing facility/headquarters in the city in 1926. In 1939, Speeder merged with Link-Belt Co. to form the Link-Belt Speeder Corporation, a major crane manufacturer. Wilson-Sinclair became one of the “Big Four” meat packing companies in the nation during the 1930’s.

Introduced to Cedar Rapids in 1900, the automobile changed the way residential neighborhoods developed. The automobile allowed for the development of the modern suburb with the demise of streetcar lines and the interurban as cars grew in popularity and affordability to the masses. This followed a national trend in the United States in which residential and major city roads began to be paved along with a greatly improved regional highway system. Spurred by the “Good Roads Movement” in 1913, the Lincoln Highway Association formed and started the effort for a national transcontinental highway, of which only around half was paved initially. This led the association to start “seedling miles” in 1914. The LHA would provide the funds for counties to build one mile of paved concrete road in order to spur the rest to be completed using local funds. Part of the highway traversed Linn County, Iowa, with the initial portion passing through the then county seat, Marion.

In 1919, Cedar Rapids wrestled the county seat from Marion. That same year, construction of the “Seeding Mile” of the Lincoln Highway reached completion, half-way between Marion and Cedar Rapids, making it the first and only

<sup>54</sup> Deer Path Inn. "Inn History." Deer Path Inn website accessed in March 2013 at [http://dpihotel.com/?page\\_id=78](http://dpihotel.com/?page_id=78).

<sup>55</sup> Booklet. *Kenwood Park United Methodist Church*, 1976.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

# National Register of Historic Places Continuation Sheet

Section number  E  Page  14

paved section in Iowa.<sup>56</sup> Two years later, Cedar Rapids completed a concrete cut-off connecting the city to the nation’s first transcontinental highway. In 1925, the section of the Lincoln Highway crossed the Cedar County line and connected with the east end of the seeding mile completed in Linn County. This proved to be a significant development in the growth and development of Cedar Rapids with the completion of a major transportation thoroughfare. In 1926, partially spurred by the Federal Highway Act of 1921, the numbered U.S. highway system replaced the former named roads.

With the improved access provided by motor vehicles and improved roads, residential neighborhoods could now quickly develop outside of the city center and apart from streetcar routes. This started a suburbanization trend that continues to the modern day. The proliferation of cars and changing residential, commercial, and industrial development also impacted the development of religious institutions. Churches now needed to add parking lots and build larger sanctuaries to accommodate cars and the large increases in membership as returning soldiers from WWII started families during the “Baby Boom.” Churches could also now be built almost anywhere because their parishioners now had freedom to travel larger distances with ease and shorter travel times.

Cars helped to connect Kenwood Park with the rest of Cedar Rapids by the time of its annexation in 1926. Centrally located, along First Avenue (then the “Boulevard”) extending between Cedar Rapids and Marion, Iowa, Mr. I.W. Carroll purchased the land that became Kenwood Park on February 22<sup>nd</sup>, 1883. Platted that same year, the original plat divided the land into 17 lots in addition to the residence Carroll built for himself. Kenwood Park consists of the area between 32<sup>nd</sup> and 40<sup>th</sup> streets East on either side of 1<sup>st</sup> Avenue in Cedar Rapids, Iowa. The first store opened in Kenwood Park in 1884 and in October 1886, the town filed for incorporation. The boundaries for the town bordered Marion on the west and Cedar Rapids on the east. By 1905, the village reached a population of 300 which more than doubled to 1,000 residents by the 1920’s. By 1906, Kenwood Park had established municipal services such as a gas franchise, electric street lights, setting street grades, and laying concrete sidewalks among other services.

In April 1914, Kenwood Park’s expansion forced it to request help from Cedar Rapids in the form of connecting to their water and sewer services. Cedar Rapids set a steep price of \$1500 plus \$250 per year to make this request a reality. The offer was rejected, until December 17, 1926 when the town’s residents voted for annexation by Cedar Rapids in a 346-233 vote. In March 1927, Cedar Rapids voted to confirm the annexation by a 9845 to 1747 vote and the municipal records for Kenwood Park were officially turned over on July 1, 1927, to the Cedar Rapids City Clerk. Commercial and residential growth was fueled in part during the late 1800s and early 20<sup>th</sup> century by the creation of the interurban streetcar line between Cedar Rapids and Marion, with Kenwood Park being the first main stop.<sup>57</sup>

## 2. Religious Development.

As suburbanization continued to expand outward from the city’s core, so did the building and location of churches. Cars and good roads allowed for easy travel from home to work, school, or church. Religious buildings of this type were no longer tied to street railways. They now needed larger lots to accommodate parking for the members of their congregation. Churches built in this period still maintained largely traditional forms and plans, but grew larger to accommodate increased membership.

During this period numerous churches constructed additions and major alterations to accommodate increased services such as schools and congregations. Grace Episcopal Church underwent a major renovation during this period due to

<sup>56</sup> Leah D. Rogers & Clare L. Kernek, Tallgrass Historians, L.C. *The Lincoln Highway Association’s “Object Lesson:” The Seeding Mile in Linn County, Iowa.* (Iowa City, Iowa: Technographics, 2004), 6; Booklet completed for Linn County, Iowa.

<sup>57</sup> Cindy Lundine. *Kenwood Park Through the Years: A History of Kenwood Park, Iowa.* (Bridleweath Productions, 2005), 58-59.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

<b>Religious Properties of Cedar Rapids</b> Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
--

Section number   E   Page  15 

structural deficiencies that razed the 1890 building at Sixth Street and A Avenue. The old chapel was enlarged and the 1851 walls incorporated into the new structure.

Central Park Presbyterian constructed a new education wing addition in 1928. The late 1940s saw significant growth in the St. Patrick's Roman Catholic congregation's membership, necessitating the enlargement of the church. William Lightner, a parishioner, designed the expansion which retained the building's exterior walls and tower, as the rest of the church was demolished and rebuilt with 600 tons of Marble and four tons of solid bronze work incorporated by its 1951 dedication.<sup>58</sup>

Trinity Lutheran Church built their second house of worship in 1928.<sup>59</sup> Located at 1363-65 First Ave. SW and dedicated it in 1929, this is the present building used by Trinity Lutheran. In the same year, 1928, the original church's parsonage and building were partially destroyed by fire. The congregation's second building increased seating capacity from 250 to 450 when it replaced the first church edifice. Trinity Lutheran organized a mission, Bethany Lutheran at 2040 First Avenue SE in 1932 that grew into its own independent church. The church added a \$30,000 parsonage in 1949 next to their building.

In 1931, following the laying of the cornerstone of the present Bethel African Methodist building, the congregation was reincorporated and the name was changed from African Methodist Episcopal Church of Cedar Rapids to Bethel African Methodist Church. The new brick church with Colonial Revival elements was dedicated in March of 1932. A mortgage of \$6000, held on it by the American Trust and Savings Bank of Cedar Rapids, was paid off within six months. By 1933, church membership reached 150 and served an important role as a community builder for its black congregation socially and politically. This second building was listed on the National Register of Historic Places (NRHP) in late 2013.

By the 1920s the First Congregational Church congregation decided that it needed a new church and the lot was sold along with the 1889 building and a new location along Washington Avenue was selected. The present Colonial Revival church with its centrally placed tower was completed in 1930.<sup>60</sup>

Diversity increased in the religious community during this period as the first Muslim mosque, Greek Orthodox Church, and Jewish synagogue were erected in the city. In 1927 the new Temple Judah was finally constructed and the Reformed congregation moved from the west side to the east side.<sup>61</sup> The former Temple Judah building located at 1947 Washington Avenue SE was the first Jewish synagogue built in the city of Cedar Rapids.<sup>62</sup> The first Jewish congregation was established in Cedar Rapids in January of 1896. The group first looked to securing funds for a cemetery. A place of worship was established approximately ten years later. In 1906, the congregation purchased the old Episcopal Chapel on A Avenue between 2nd and 3rd Streets on the west side.<sup>63</sup> The Temple that had been established was Orthodox but by 1920 talk of establishing a Reformed Temple was initiated. At about the same time funds for a new synagogue were also being collected though decisions were slow to be made regarding the new building. In 1924 a group of women formed the Temple Sisterhood as part of the Reform Movement in Cedar Rapids

<sup>58</sup> "St. Patrick's Parish Reaches Century Mark." *Cedar Rapids Gazette*, April 12, 1986.

<sup>59</sup> Organized in 1884, constructed a \$600 church in 1886 at Fourth Avenue and Sixth Street SW. A steeple was added in 1889 during a \$2,000 remodel that enlarged the building. They opened a school in 1884 with the first building dedicated in 1890, followed by a two-story tile and brick building on Sixth Street dedicated in 1910.

<sup>60</sup> Organized in 1879 and its first church building was completed two years later in 1881. The frame church building was located on the southeast corner of Second Avenue and Fifth Streets SE. It was replaced by a stone church in the same location in 1889.

<sup>61</sup> Cedar Rapids Gazette 1975.

<sup>62</sup> The Temple remained in this building until about 1964 when the new Temple Judah was built approximately one mile away on Lindsay Lane off of Bever Avenue.

<sup>63</sup> This church building was demolished around 1975 for the construction of Interstation 380.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

Section number  E  Page  16

and established a religious school for Jewish teachings. Eventually the Sisterhood grew into a reform congregation that was known as Congregation Judah, named after one of the founding members of the Reform movement in Cedar Rapids. Temple Judah is representative of typical development patterns of residential and institutional development in Cedar Rapids from the late nineteenth century to the early twentieth century.

Built in 1934 at 1335 9<sup>th</sup> Street NW, the Moslem Temple reflected a turning point in the history of Muslims in the United States and Cedar Rapids. Plans for the building started in 1929, on the eve of the Great Depression. As immigration increased between 1914 and the completion of their first edifice, Muslims formed into their own community, which allowed them to complete much of the construction work on their own. The Moslem Temple (later renamed Islamic Center and Mother Mosque of America), served as the first building specifically designed and built as a mosque in the United States, when it opened on February 15, 1934, as an Islamic worship, education and social center.<sup>64</sup> The following is a description of the building “The mostly wooden structure somewhat resembled a prairie schoolhouse, except that its protruding entrance foyer was capped by a dome, from which extended a crescent-topped spire.”<sup>65</sup> Founded in 1948, the National Cemetery in Cedar Rapids served the Midwest’s Islamic residents after a generous donation by the William Aossey family made it the first in the nation. The city’s Muslims helped the development of organized Islam in the U.S. by starting to change their status within the social fabric of America. Their original building on 9<sup>th</sup> Street NW is listed on the NRHP.<sup>66</sup>

The Greek Orthodox congregation in Cedar Rapids was established in 1938. Shortly after it was organized, the congregation began planning to construct a building. The Greek-Revival center-steeple Hellenic St. John the Baptist Greek Orthodox Church was constructed in 1940. The cornerstone was not laid until four years later and it was dedicated in August of 1949 at 401 A Avenue NE. When consecrated, people and clergy from all over the state came to Cedar Rapids to celebrate with over 500 attending the event.<sup>67</sup> Greek immigrants did not come to Iowa until well into the twentieth century. In 1900 the U.S. Census identified a total of 18 Greek immigrants in the entire state.<sup>68</sup>

### D. Modernism, Post-1950

#### 1. Overview

Following World War II, there was a major surge in church attendance in the United States, which corresponded with a significant increase in religious construction including new construction and the expansion of existing facilities. There are several theories regarding the increase in church attendance during the 1950s in the United States. Some experts suggest that the phenomenon corresponded with the baby boom following the war and the idea that going to church was a natural aspect of having children and raising a family.<sup>69</sup> Another explanation for the increase in church attendance involved the general fear of communism and the atomic bomb that swept through the country following the

<sup>64</sup> *Moslem Temple*. National Register Nomination.

<sup>65</sup> Taha Atta Tawil. *Islam in Iowa: The Islamic Center of Cedar Rapids, Iowa, USA*, Islamic Center of Cedar Rapids, Cedar Rapids, IA, 1986.

<sup>66</sup> In 1952, they hosted the first International Muslim Convention for the U.S. and Canada. A new mosque was completed in 1970, at First Avenue SW because the Muslim community in the city outgrew the building’s capacity to serve the increased number of worshippers.

<sup>67</sup> *Cedar Rapids Gazette*, August 26, 1949.

<sup>68</sup> Today there are approximately 6,000 Greek-Americans and they are located in some of the more populated cities in the state. Only six Greek Orthodox churches were established in Iowa which consist of St. Demetrios in Waterloo (1914), Holy Trinity in Sioux City (1917), Holy Transfiguration in Mason City (1918), St. George in Des Moines (1928), St. John the Baptist in Cedar Rapids (1938), and St. Elias in Dubuque (1956).

<sup>69</sup> Jay M. Price. *Temples For A Modern God: Religious architecture in Postwar America*, (Oxford University Press, 2013), 50-51.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, Iowa
County and State
Name of multiple listing (if applicable)

Section number  E  Page  17

war. The idea was that the church provided a place of comfort and reassurance during those uncertain times.<sup>70</sup> Nevertheless, the increased attendance of churches caused the program and activities of the church to increase requiring not only more space, but in many ways more specialized spaces. As a result, congregations quickly outgrew their historic churches of the late nineteenth and early twentieth century. To address this problem some congregations completely replaced their old buildings and others commissioned additions to the old buildings. Industries in Cedar Rapids flourished during the 1940's and 1950's. Soldiers returning from World War II, and the transition of industries from wartime to domestic production, helped to fuel the city's population growth and burgeoning industrial base.

The interstate highway system started in 1956 in the U.S and completed its first leg south of Cedar Rapids in September 1973. Construction started in 1970, having been on the drawing board until becoming part of the Iowa Highway Commission's five year plan. The newly completed section connected I-80 in Iowa City to Highway 84 and cost \$16.8 million. The whole route of Interstate 380 was finished in September 1985 with a total of around \$350 million spent on construction. One church was demolished as a result of I-380's construction through Cedar Rapids. This was an Episcopal Chapel, razed around 1975 and located on A Avenue between Second and Third Streets. Two churches, St. John the Baptist Greek Orthodox (1940) and Grace Episcopal (1873), are located just a block south east from the interstate off of A Avenue on the east bank of the Cedar River and one, First Reformed (Eden Church of Christ) Church to the west of I-380 on the west bank of the river.

### 2. Religious Development Post-1950

Religious development in the post-1950 period featured several different aspects. The organization of new churches and erection of buildings continued to follow the expansion of Cedar Rapids' residential districts to the northeast, west, and southwest. These new churches tended to be more modern in design with traditional plans being altered and enlarged with modern elements.

Existing churches also followed a pattern of expanding buildings with an education wing or remodeling their sanctuaries. The First Presbyterian Church added a new educational wing in 1961/62 and remodeled the church. The new wing replaced the chapel constructed in 1886. The addition was designed by Brown, Healey and Bock of Cedar Rapids. Stone for the addition was taken from the same vein of limestone as the original church. The remodeling project, the interior of the church was rebuilt leaving the original walls standing.<sup>71</sup> Westminster Presbyterian erected two additions in 1960 and 1968 that added an office and educational space. Central Park Presbyterian expanded in 1962 with a \$155,000 building that included a pastor's study, secretary's office, choir room, library, kitchen, conference room and chapel.

First Congregational Church added a chapel and education building to the sanctuary in 1958 and the interior of the sanctuary was re-done in the Colonial Revival style in 1963. The congregation became part of the United Church of Christ in 1961.<sup>72</sup> St. John's Episcopal Kohlmann and Eckman served as the architects, and McKay Rowely Inc carried out the construction work for an education wing addition to St. John's Episcopal Church in 1960. In 1996, the congregation merged with St. Michael's Episcopal.

St. Paul's Methodist Church decided to build a new education wing in 1953. The architectural firm of Brown and Healy designed the new wing in 1960. Construction on the building started in 1962 and opened for use in February 1963. The two-story addition added classrooms and a new church library.

Trinity Lutheran Church at 1365 First Avenue SW, constructed a new education and youth center in 1957 for \$325,000. Located at 1361 Seventh Avenue SW, directly across the street from the back of the church, the building is still used as

<sup>70</sup> Price, 51

<sup>71</sup> *Cedar Rapids Gazette* 1962:22

<sup>72</sup> *Cedar Rapids Republican* 5-9-1963

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number  E  Page  18

a Lutheran school. In 1965, Trinity Lutheran completed and dedicated a new addition and remodel. The project cost \$270,000, expanded the sanctuary's seating capacity to 600 by adding 200 seats to a new transept, added a new entrance and chapel, and added a concrete and brick addition with offices, reception area, two large basement fellowship halls, a modern kitchen and classrooms.<sup>73</sup>

Congregations expanded as the baby boomer generation moved through their childhood. Some used architects to design their houses of worship. The automobile continued its influence with lots designed to facilitate parking for congregation members. St. James United Methodist erected a new church for \$225,000 in 1954 at 1430 Ellis Boulevard, NW, directly across the street from its first building.<sup>74</sup> Architect William J. Brown designed the new church and construction began in 1952. The congregation started with 40 members in 1910 and increased its numbers to 985 in 1953 before surpassing 1,000 in 1955.<sup>75</sup>

In 1958, the new chapel for the Kenwood Presbyterian Church was built and the building directly next to the new sanctuary, was to be utilized for Christian education and recreation purposes. The 1958 chapel was designed by the local architecture firm of Brown and Healey, known for their civic and institutional building designs. The congregation then purchased the educational building at the present site and converted the historic school building into the church. The Kenwood Park United Methodist Church built its current church building in 1958.

All Saints Catholic Church was established in southeast Cedar Rapids in 1947.<sup>76</sup> The congregation built a church and a school at 29th Street between Dalewood Avenue and Mount Vernon Road in the 1950s. The current round church was built in May of 1965 and dedicated in 1966. The building was designed by the local architecture firm of Leo C. Peiffer Architects and Associates. Peiffer is a Cedar Rapids native and received his bachelors and masters in architecture from Iowa State University. Peiffer is known locally as the architect of the Five Seasons Center and Stouffer's Hotel, in addition to All Saints Church and the Calvin-Sinclair Presbyterian Church.

St. Matthew's Catholic Church congregation outgrew its space in both the school and the church building. By 1955, a new church building was begun and completed in time for Christmas 1956. The new St. Matthew's Church was dedicated May 30, 1957.<sup>77</sup>

St. Michael's Episcopal Church organized in the spring of 1958. The congregation held services in the Kenwood School for two years before anew church was built. The first pastor was Reverend James Gundrum. The congregation was given a two-acre piece of land by St. John's Episcopal Church but the lot was too small to include the necessary parking. So the new congregation sold it and purchased a five-acre lot. Construction began on the new \$350,000 in 1960 and it was finished the next year. The original building was designed by the well-known local architecture firm of Brown and Healey. The 1995 addition was designed by McConnell Steveley Anderson, another local architecture and planning firm.

The Calvin United Presbyterian Church (Currently Calvin-Sinclair Presbyterian) organized in February of 1959 with 116 members. The congregation met first in the Erskine School until they could raise enough money to build their own church. The \$90,000 chapel and education wing was started on August of 1959 and completed the next spring. The building was partly funded by the Presbyterian National Missions Board. The land on the corner of Dalewood Ave and 38th Street was purchased using funds for a trust fund created after the sale of the Grand Avenue Presbyterian Church.

<sup>73</sup> "Church Breaks Ground for \$270,000 Addition." *Cedar Rapids Gazette*, April 25, 1964.

<sup>74</sup> "St. James' Was Started by Billy Sunday Revival." *Cedar Rapids Gazette*, April 1, 1960.

<sup>75</sup> Isaac A. Brown. *St. James Methodist Church History*, 1960.

<sup>76</sup> Teel Salaun. "C.R. Parish Back in Church." *The Witness*. 3 January 2010. [Accessed January 2013 at the Carl and Mary Koehler History Center archives.]

<sup>77</sup> Salaun, *The Witness*.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, Iowa
County and State
Name of multiple listing (if applicable)

Section number   E   Page  19 

The first pastor was Alfred A. Kelsey. The Church was designed by Crites, Peiffer, and McConnell and it was built by Morehead Construction Company.<sup>78</sup>

Temple Judah constructed a new synagogue at 3221 Lindsay Lane in 1964. The new building was designed by well-known Chicago architect Walter Sobel and associate architects Brown, Healey and Bock. Walter Sobel was well-known for his synagogue designs in and around the Chicago area, and Brown, Healey and Bock is a prominent local architecture firm in Cedar Rapids.

---

<sup>78</sup>

The firm Crites, Peiffer, and McConnell existed for only two years from 1958 to 1960.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

Section number F Page 20

### *F. Associated Property Types*

For the purposes of this document, “churches” shall be defined as any building, utilized by a Cedar Rapids congregation of any faith that was specifically constructed as a place of worship, within the period of 1838-1966. These buildings could be multi-purpose and include education/administration wings, gymnasiums, etc... as attached structures to the main sanctuary/auditorium. However, in order to be characterized as a “church,” the building’s original primary function must be for the public practice of religion through regular worship services. Associated buildings on the same site or nearby (across the street or behind), may include parsonages, rectories, parochial schools, chapels, etc... These should be considered as part of the church complex and should also be evaluated for eligibility as contributing to the overall property.

Churches in Cedar Rapids represent the wide array of religious and ethnic groups that settled the city over the past 126 years. The form, style, and plan of churches were influenced by the finances of the congregation, popular styles of the time, and liturgical practices of the respective religions. For some religions, such as Catholics and Lutherans the liturgy was the primary influence on the architectural form of the church. The section below outlines the liturgical practices of the major religious institutions in Cedar Rapids and the influence of these practices on the architectural form and style of churches.

#### **Roman Catholic**

Roman Catholic churches utilized the narrow rectangular cruciform plans until the 1960s with the Second Vatican Council and the changes it issued in 1962. Their architecture was also designed to be very churchly, inspiring the medieval cathedrals and Roman architecture that was popular in the 19<sup>th</sup> and early 20<sup>th</sup> century. High Gothic, Italian Renaissance and Romanesque Revival served as traditional styles for Catholic religious buildings. This is the case in Cedar Rapids. At this time, they adopted more unique modern forms. On the interior a narthex separated the entrance from the church centerpiece of Catholic worship. The sanctuary generally featured two sections of horizontally oriented pews divided by a central aisle. Additionally, ornate ornamentation, idols, and religious symbols were prominently featured on the inside of these churches. The Catholic liturgy placed a heavy emphasis on symbols, the sacraments, and religious ceremony that in turn dictated the form of the church which was designed to facilitate their worship practices. These practices continue into the present and remain constant throughout the history of Catholic Architecture in Cedar Rapids.

The first Catholic Church (Immaculate Conception) was completed in 1857-58 at the corner of Sixth Avenue and Sixth Street SE. This early building was a brick Center-Steeple building with Gothic detailing. A one-story gable-front parish school was erected directly across the street. The practice of building a school continued with each new Catholic house of worship built in Cedar Rapids. Construction dates for notable extant examples in Cedar Rapids range from 1904 to 1965-66 and include St. Wenceslaus Catholic Church (1904), Immaculate Conception (2<sup>nd</sup> building completed in 1915 in the Italian Renaissance/Baroque/Romanesque Revival style), St. Patrick’s (1924), St. Matthews (1956), and All Saints (1965-66). All but two of these examples were constructed using the Side-Steeple form. Architecture styles included Gothic revival and Romanesque revival. St. Matthew’s, as a modern example, is a modified side-steeple with much less pronounced Gothic detailing. Immaculate Conception is a Gable-Front example with tower located directly behind is a gable roof with parapets. All Saints Catholic Church features a circular sanctuary and was erected in the New Formalist form/style. New Formalism (1960-present) is characterized by symmetrical elevations, geometric shapes, smooth surfaces, attention to the relationship of parts to the whole, column supports along all elevations, dominant roofs that are often a top heavy projecting slabs, temple-like in appearance, and

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

Section number F Page 21

designed to “add a sense of monumentality and importance to institutional and commercial buildings,” and the use of modern materials and structural components such as concrete and steel.<sup>79</sup> All Saints Catholic Church also reflected changes in the architectural form of the interior, by incorporating an auditorium plan. The altar was placed in the center of the round auditorium with seating arranged in a circular pattern around it with aisles dividing each set of pews.

### Lutheran

Lutheran liturgical practices closely mirror those of the Roman Catholic Church and this was also reflected in the architecture. The primary difference between the two Christian sects is that the former believes in justification by faith alone, while the latter ascribes to the principle that faith combined with the practice of faith, hope, and charity are the path to salvation. The Eucharist is a central focus of their worship services. Architectural characteristics are a chancel defined by choir, recess, apse, nave and sanctuary with Baptismal font, closed pulpit and lectern to the side of most prominent feature, the altar.<sup>80</sup> The elements of the sanctuary (auditorium) were located on a raised platform with the altar in the center. In one publication from the Lutheran Liturgical Association in 1906, it was stated that our churches should be sermons in stone, and every individual part should be vocal with the exalted truths of our holy religion.”<sup>81</sup>

The original Lutheran Church (1868, non-extant) in Cedar Rapids was a simple Center-Steeple rectangular building that was located at Third Avenue and Third St SE. Extant examples were constructed between 1929 and 1957. Forms present are the side-steeple, gable-front, and center-steeple. Stylistic detailing consists primarily of Gothic features and Colonial Revival. Education and administration wings are common in later versions completed between 1949 and 1957, and were designed with them.

### Episcopal (Anglican)

The Episcopal Church is an offshoot of the Anglican Church and thus has similar liturgical practices to those of Catholics and Lutherans. This is also seen in their interiors with the altar as the focal point of worship. Important liturgical elements in the late 19<sup>th</sup> century, included:

*“Gothic Revival stylistic detail, pointed arch openings, bell cote, tower, steeply pitched roofline, side porch, vestry, asymmetric massing, offset chancel, simple nave plan, honest use of materials, buttresses, corner buttresses, crosses at the apex of gables, pointed arch windows grouped in 3’s, stained glass windows, elaborate wood ceiling trusses, altar rail, and steps up to the chancel.”<sup>82</sup>*

Grace Episcopal Church, when completed in 1856, followed a simplified version of the liturgical architectural elements mentioned above with a rectangular form, buttressed center steeple/tower with pointed arch entrance with four spires, pointed arch windows and entrance, four spired buttresses located on each corner, and crenelated parapet above the cornice on its steeply pitched gable roof.<sup>83</sup> This church was reconstructed and enlarged in 1890 into a high style

<sup>79</sup> “Recent Past Revealed: The On-Line Architectural Style Guide and Glossary!,”

[http://recentpastnation.org/?page\\_id=431](http://recentpastnation.org/?page_id=431), [Accessed 9-5-2014].

<sup>80</sup> *Memoirs of the Lutheran Liturgical Association, Volume II*, (Pittsburg: Lutheran Liturgical Association, 1906), 1-3.

<sup>81</sup> *Ibid.*

<sup>82</sup> Barbara Beving Long, Four Mile Research Company, *Episcopal Churches of North Dakota, 1872-1920’s Multi Property Documentation Form*, 1992.

<sup>83</sup> “Grace Episcopal Anniversary,” *Cedar Rapids Gazette*, October 18, 1975.

**United States Department of the Interior**  
**National Park Service**

Religious Properties of Cedar Rapids ----- Name of Property Linn County, Iowa ----- County and State ----- Name of multiple listing (if applicable)
--

**National Register of Historic Places**  
**Continuation Sheet**

Section number  F  Page  22

liturgically correct asymmetrical church harkening back to high medieval religious architectural styling, but renovations due to structural deficiencies in 1948 have severely compromised its integrity and resulted in the loss of these defining features.<sup>84</sup> Styles found in the city, include Tudor revival, Gothic revival in addition to a modern interpretation of the Gable-Front with exaggerated details and understated Gothic stylistic detailing such as is found in St. Michael’s Christ Episcopal (1961).

**Presbyterians**

Three Presbyterian sects existed in Cedar Rapids, the “Old School,” “New School” and United. The three shared the same core theological beliefs, but differed over interpretations. The Old School faction was more conservative theologically and opposed to the evangelical revivalism favored by the New School.<sup>85</sup> The two groups eventually reunited in 1869 to form the Presbyterian Church in the United States (PCUS). The United Presbyterian Church originated from a split over politics in Scotland, but once established in the U.S., merged with the Associate and Reformed Presbyterians to form a single group. This third faction followed a conservative doctrine and worship practices, but eventually merged with the PCUS in 1958. Presbyterian ecclesiastical architecture followed practices similar to those found in Roman Catholic, Lutheran, and Anglican churches. Common liturgical features found are a central altar (communion table), raised platform with choir loft, pulpit, lectern, and baptismal font. A Celtic cross is common in Presbyterian churches as a symbol of its heritage linking it to the British Isles.

First Presbyterian Church (“New School”) erected the first church in Cedar Rapids in 1850 as previously discussed. They were followed by the United Presbyterian Church and Second Presbyterian (“Old School”) in 1859 and 1855 respectively. These early brick churches were constructed using the meetinghouse form with a distinctive lack of ornamentation that Presbyterian liturgy dictated would detract from worship. The centerpiece of the church was a raised pulpit with the preacher led sermon and scripture being the focal point of worship services. Unlike the first Methodist church in the city these buildings included a central tower at the front which housed the entrance. After the Civil War, churches of this denomination in Cedar Rapids became much more elaborate. For example, First Presbyterian Church erected their second building in 1869 as a side-steeple stone church in the Gothic Revival style.

Between 1900 and 1915 a series of new Presbyterian churches appeared in Cedar Rapids with variations in the style of architecture used. However, they all shared a common boxlike massing, rectangular or square in shape. Most also featured high ceilinged interiors with open floor plans in the sanctuary, but the arrangement of pews differed with some having horizontal rows of wooden pews with a central aisle (First Presbyterian) and others with more auditorium style seating arranged in a semi-circle with side aisles (Westminster). Variations on architectural style included the Temple Front (John Huss Memorial), Late Victorian Gothic (Westminster or Second), Neo-Classical Revival (Central Park), and Colonial Revival (Grande Ave). Differing forms also exist with the Side-Steeple and Temple Front being the most prominent.

Between 1910 and 1928, existing churches added additions or undertook renovations. Two examples of this were the 1928 two-story education wing added to Central Park Presbyterian and the 1910 renovation to the interior of First

<sup>84</sup> See photo in *Grace Episcopal Church 1850-2000*.

<sup>85</sup> Religious revivalism was a key aspect of converting the churchless during the Second Great Awakening of the 1800-1830s and another from the late-19<sup>th</sup> to early 20<sup>th</sup> centuries based upon the principles of the Social Gospel. The principles of the Social Gospel held that the church should work to alleviate social ills that included poverty, child labor laws, poor education, etc...

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State Name of multiple listing (if applicable)
---

Section number F Page 23

Presbyterian. During the Post-War period in Cedar Rapids additions to existing Presbyterian Churches were made following the same pattern as the Methodists. These were usually designed by architects such as the Cedar Rapids firm Brown & Healy. Forms found in extant examples, include Tudor Revival, L-Shaped Gable and A-Frame. Churches constructed in the 1950s were designed with an education/administrative wing while a two-story version was added to First Presbyterian in 1962.

### Methodists

The earliest Methodist church (non-extant, St. Paul's Methodist Episcopal) in Cedar Rapids was constructed by the congregation in 1854, and known as the "Little Brick Church," at the former site of union station (demolished in 1961).<sup>86</sup> An image of the structure found in a St. Paul's United Methodist Church history depicts a simple one-story, narrow symmetrical rectangular brick building with double door central front entrance and four rectangular multi-lite windows on each side.<sup>87</sup> The congregation adopted the meetinghouse form which reflected the limited financial capabilities of its membership and the current liturgical practices of the period.<sup>88</sup> Antebellum American Methodist doctrine dictated that worship spaces be informal, plain unornamented structures designed to facilitate laymen led prayer services focused on Scripture reading, prayers and the singing of hymns that when methodically practiced created a reverent space with a sense of sacred presence for worshippers.<sup>89</sup> Methodists achieved this through "the manners in which prayers were said and scriptures were read, manners that involved facial expressions, tones of voice, and other means of speaking, and in some cases trembling or other bodily expressions of reverence."<sup>90</sup> The meetinghouse form was especially well suited for this purpose, due to its simple, unadorned exterior and interior characterized by an open floor plan arranged with horizontal rows of seating oriented towards the pulpit in the rear. There was no narthex or chancel as in Roman Catholic or Anglican churches.

Following the American Civil War, Methodists in Cedar Rapids and the nation as a whole, erected more complex churches in the Gothic style. This movement towards more sophisticated and traditional Christian Worship spaces represented multiple factors. These included the increasing affluence of congregations and prominence in urban centers (as in the case of Cedar Rapids' growth and industrialization), a growing sense of identification with Western

<sup>86</sup> Methodism in Iowa and Cedar Rapids started with preachers riding a circuit to form and meet with their frontier congregations through informal services, often in outdoor settings. As towns and memberships grew, they began to meet in log cabins or schoolhouses until they outgrew and could afford to build their own quarters to worship in.

<sup>87</sup> Beth Heffner, *A Brief History: St. Paul's United Methodist Church, 1840-1990*, April 1989.

<sup>88</sup> Anne C. Loveland and Otis B. Wheeler, *From Meetinghouse to Mega Church: A Material and Cultural History*, \*Columbia, MO: University of Missouri Press, 2003), 7. The meetinghouse originated in the Puritan colonies in Massachusetts. They rejected the cruciform (narrow rectangular shape) plan with narthex, chancel and ornate detailing, characteristic of Roman Catholic and Anglican churches in England because they viewed it as a distraction and waste of money. The Puritans favored horizontally emphasized rectangular or square form buildings with little ornamentation, no religious symbols, wood frame construction, open floor plan and centrally placed pulpit facing the entrance (this was designed to place emphasis on the sermon). The meetinghouse was a secular space that could be used for worship in addition to town meetings, elections and other public gatherings. Over time, dormers, towers, spires and porches were added in addition to classical detailing such as pedimented roofs, pilasters, columns, capitals, dentil work, and entablatures in what became known as the Gibbs-Wren form. In the 19<sup>th</sup> century, the meetinghouse form was primarily utilized by small and newly founded congregations, having given way to more complex and ornate types of religious architecture. This is reflected in the early churches of Cedar Rapids' protestant congregations.

<sup>89</sup> Ted A. Campbell, Perkins School of Theology, Southern Methodist University, "Methodist Ecclesiologies and Methodist Sacred Spaces," (2007), 7. <http://oimts.files.wordpress.com/2013/04/2007-2-campbell.pdf> [Accessed 9-5-2014].

<sup>90</sup> Campbell, 7.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 24

culture and learning, an increased involvement in the ecumenical movement and the movement towards liturgical renewal into the early 20<sup>th</sup> century.<sup>91</sup> In 1872, St. Paul's Methodist Episcopal (UMC) erected their second building at the corner of 4<sup>th</sup> Avenue SE and 5<sup>th</sup> St SE. No longer extant, this brick side-steeple (tower) church was located at what was then the edge of downtown Cedar Rapids. This building exemplified the shift to the use of the Gothic style with its pointed arch windows, buttresses and pointed gable roof. It also incorporated the auditorium church style of interior worship space arrangement. This format, with rows of pews arranged in a semi-circle on three sides surrounding the pulpit platform facilitated the evangelical style of preaching with an emphasis on the ability of the congregation to hear and see the minister.<sup>92</sup> In 1893 extensive improvements were made to St. Paul's in the form of an inclined floor for the auditorium and addition of electric lighting.<sup>93</sup> Between 1885 and 1894, this congregation was responsible for founding missions and Sunday schools that later became full-fledged churches. They were originally designed to reach new groups and areas of the city as it grew in size and population. Trinity Church (1887) was the first and became the first Methodist church on the West Side of Cedar Rapids. John Huss Memorial Church (became Asbury) was established as a mission to Bohemian-speaking members and became the first Czech Methodist Church in the nation.<sup>94</sup> In 1894, Kenwood Park Methodist Church (organized 1893) built its first building in Kenwood Park, then a small village between Cedar Rapids and Marion.

Nationally, the Methodists were at the forefront of the Sunday school movement because of their heavy use of the Akron Plan Sunday School in the late 19<sup>th</sup> century.<sup>95</sup> This building type was a modified version of the auditorium church that developed in response to the growth of the national education movement. Churches of this style were primarily built between 1870 and World War I. The design was easily adapted to a variety of architectural styles, with Victorian Gothic being the most common in early examples. The Akron Plan Sunday school is distinctive for its use of a large open space "rotunda" that is surrounded by smaller classrooms closed off by folding doors or sliding shutters that could be opened for church services as necessary when not being used for Sunday school.<sup>96</sup> Seating consisted of curved seating with no central aisle. Congregationalists, Presbyterians, and Baptists also utilized this design. The ideal that religious instruction for children and adult congregation members should be "promoted as the backbone of the nation's moral character," served as the guiding principle of the Sunday School movement.<sup>97</sup> Initially church members of all ages received instruction together, but gradually they were separated by age groups.

As contemporary needs changed, Akron Plan churches have been modified to accommodate them. Classrooms have been adapted for use as offices or social service counseling rooms while the rotunda has been altered for use as social halls, day-care centers, theaters, or musical recital rooms.<sup>98</sup> The most notable example in Cedar Rapids is St. Paul Methodist Episcopal (UMC)'s third building, based upon a Louis Sullivan design completed in 1913 on Third Avenue

<sup>91</sup> Campbell, 13.

<sup>92</sup> Note: The auditorium church emerged in the early 19<sup>th</sup> century and continued in prominence into the early 20<sup>th</sup> century. This format helped to facilitate the emerging evangelistic style of preaching and featured curved seating that surrounded the pulpit platform on three sides, enabling the congregation to hear and see the preacher in much closer proximity than possible in a traditional rectangular church. *From Meeting House to Mega Church*.

<sup>93</sup> *St. Paul's*.

<sup>94</sup> *St. Paul's*.

<sup>95</sup> The first Akron Plan was developed in Akron, Ohio.

<sup>96</sup> Brother Christopher Stephen Jenks, New York Landmarks Conservancy, "American Religious Buildings: The Akron Plan Sunday School," *Common Bond*, December 1995. , <<http://www.sacredplaces.org/PSP-InfoClearingHouse/articles/American%20Religious%20Buildings.htm>> [Accessed 9-5-2014].

<sup>97</sup> Jenks, American Religious Buildings.

<sup>98</sup> Jenks.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 25

SE. The congregation decided to build a new church in response to their growing numbers and the need to adapt to an improved transportation system and subsequent eastward expansion of residential neighborhoods.<sup>99</sup> The Prairie style building is listed on the NRHP and is noted for its unique round auditorium with attached classrooms (that allowed for graded curriculum), kitchen, gymnasium (in basement), office and parlor spaces that has become known as “the Cedar Rapids Plan.”<sup>100</sup> The design reflected a drive by religious institutions to become more socially connected as space for community gatherings and recreational activities beginning in the late 19th and early 20<sup>th</sup> centuries.

During the 1920’s to 1930’s there were no Methodist Churches constructed in Cedar Rapids and any changes would be in the form of parking lots being added to adjust to the rise of the automobile. The newest buildings were constructed during the 1950’s and 1960’s and reflected modern adaptations of traditional designs and architect designed plans. Mid-century modern Methodist churches changed in that they were designed with education and administrative wings in addition to the main sanctuary (additions were also made as in case of St. Paul’s UMC in 1961-62). Examples of styles found, include the A-Frame (Asbury UMC, 1959), L Shaped Gable (St. James United Methodist, 1952 and designed by prominent Cedar Rapids architect William J. Brown with Gothic detailing), Bell-Cast Gable Front (St. Mark’s UMC), modified Side-Steeple (Kenwood Park U.M, 1958 with Italian Renaissance and Gothic detailing) and Exaggerated Modern (Buffalo UM, 1958). New construction materials and techniques were utilized that included structural steel and concrete in contrast to the traditional brick and wood frame construction of previous churches.

The new education and administrative wings demonstrated the increased movement towards creating churches as social gathering spaces to be used by the community seven days a week. The rise of the Baby Boomer generation and their significant numbers necessitated more space because of their large numbers which entered their formative years during this period. Evangelicalism was also still a very important aspect of Methodist liturgy. In 1968, the Evangelical United Brethren Church merged with the Methodist Episcopal Church in 1968 because they shared similar beliefs and followed similar patterns in the erection of church buildings.

### Baptists

Baptists share many of the same practices of the Methodists and are an evangelical faith. As a denomination, they place heavy emphasis on the baptismal sacrament which is featured prominently in the sanctuaries of their houses of worship. Their first church (First Baptist) in Cedar Rapids, erected in 1868 was located at the corner of Third Avenue and Third Street SE. Constructed with a rectangular plan, stone foundation, brick exterior and twin tower form in the Classical revival style, this edifice imparted a temple-like appearance with quoined corners, arched windows, columns, and pediment.<sup>101</sup> First Baptist’s second church (1894, non-extant due to fire) featured a stone foundation, brick walls, ornamental stone trimmings, slate roof, side-steeple form with entrance in the tower, and a wood finished interior designed in the Akron Plan style with inclined floor on the main level and additional seating in an upper gallery.<sup>102</sup> Distinctive Baptist elements included a white marble lined baptistery accessed via an inclined rear entrance entered through swinging doors and an additional side entrance.<sup>103</sup> Extant examples follow a similar pattern to those of other denominations in Cedar Rapids. Earlier churches were constructed with Gothic stylistic detailing (First Baptist, 1917) while those built from 1941-1964 follow modern interpretations of traditional religious architecture with a two-story

<sup>99</sup> Jenks.

<sup>100</sup> *St. Paul’s*

<sup>101</sup> George Henry and the History Center, *Images of America: Cedar Rapids, IA*, (Chicago, IL: Arcadia, 2001), 77.

<sup>102</sup> “New First Baptist Church,” *Cedar Rapids Gazette*, February 27, 1894.

<sup>103</sup> *Ibid.*

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids	
Name of Property	
Linn County, Iowa	
County and State	
Name of multiple listing (if applicable)	

# National Register of Historic Places Continuation Sheet

Section number F Page 26

education/administrative wing attached. Modified versions of the Temple Front and Gable-Front can be seen in extant examples.

### Bethel African Methodist Episcopal Church (AME)

Erected in 1931, this simple meetinghouse brick church that is inspired by the Colonial Revival style. The property is listed on the NRHP under Criterion A as the oldest historically black church in Cedar Rapids. The building served multiple functions as a place for African Americans to “express themselves spiritually, socially, and politically” and to unify them as a community.<sup>104</sup> The meetinghouse style with rows of pews divided by a central aisle, leading to a raised pulpit and altar served this purpose well with the kitchen, large central meeting room, and church office in the basement.

### Congregational

Congregational churches are founded on the belief of local church autonomy and are in the protestant line of Christianity. They trace their lineage to the Puritans of New England which is reflected in their architecture which follows the meeting house form. The most notable example remaining in Cedar Rapids is the First Congregational Church, completed in 1938-39, in the gable-end and meeting house form with central steeple and Colonial revival style is of brick construction.

### Jewish, Muslim, Hellenic Greek Orthodox, S., George Syrian Orthodox

Different ethnic groups brought their interpretations of religious architecture to Cedar Rapids with them from their homeland. The Mother Mosque (NRHP Listed) is inspired by Muslim symbology in the form of the dome and crescent in a simple boxlike structure. Hellenic Greek Orthodox St. John the Baptist was constructed as a Classical Revival Center-Steeple church. The building also has a narrow rectangular cruciform plan with narthex, nave and apse which reflects the Eastern Orthodox (similar origins of its Greek parishioners). Similarly, the St. George Syrian Orthodox Church (1914) is also a Center-Steeple form church with entrance and narthex located in the tower with a cruciform plan. Orthodox interiors heavily used religious iconography and ornate detailing. The most prominent feature was the altar located at the end of a center aisle with horizontal rows of pews on either side with steps up to it. Two Jewish synagogues were erected in the city with one constructed in the Mission style and the other in a modern iteration with an education/administrative wing. These Jewish house of worship also served social purposes as a community gathering center. The central focus of the interior is the lectern for the Torah and the Rabbi’s sermon.

### Other Denominations

A series of other denominations are present in Cedar Rapids, all of which are protestant or non-mainline faiths. These include the Temple-Front Christian Church and First Church Christ Scientist whose architecture reflects a desire to be as secular as possible in order to attract non-church going people that may be intimidated by traditional religious structures. Other examples, include the Church of God and Prophecy, Covenant, Assembly of God, Pentecostal, Unitarian, Church of the Nazarene, Central Church of Christ (union of several sects including Congregationalist), Reformed (similar to Lutheran), and United Brethren (similar to Methodists). Notable forms include vernacular interpretations of the Gable-front, Side-steeple, and center-steeple forms to more traditional interpretations. Significant examples include First Reformed/Eden United Church of Christ (1911) and its combined gable-front and side-steeple

<sup>104</sup> Jan Olive Full, Tall Grass Historians, *Bethel African American Episcopal Church National Register Nomination*, May 2013.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 27

form, Bohemian Reformed/Good Shepherd Evangelical Lutheran Church (1915) with traditional side-steeple and Gothic revival styling, and Grace Brethren (1950) with gable-front and spire.

***Religious Property Type I: Expansion, Population Growth, and Industrialization, 1880-1925***

Description

This property type is associated with the religious development of Cedar Rapids from 1880-1925 as the city experienced physical expansion, population growth, and industrialization. It represents a specific range of events and associations but a variety of building styles, materials, uses and designs. Common church forms constructed during this period include center steeple, side-steeple, and temple front. Architectural styles included the typical Gothic Revival, Romanesque Revival, and Tudor Revival as well as variations of the less commonly utilized Neo-Classical Revival. Craftsman and Mission styles were also used to a much lesser extent. Despite the variety, resources are united by their relationship with two key features: first the resource must have been used for religious purposes (church, parsonage, religious school, or building used for missionary or other religious function), and second the resource must also relate to Cedar Rapids' physical and historical development from 1880-1925. During this period, the city's population significantly expanded and important industrial and residential districts developed and came into place. Most of the churches in Cedar Rapids were constructed during this period (Table 4).

**Table 4: Churches Organized and Constructed: 1880-1925**

Name	Date Organized	Date Building Erected	Notes
Bethany Congregational	1893	1893	(became Ellis Park Church of God in 1968)
Bethel African Methodist Episcopal	1870	1874-1876	1st African-American Church in Cedar Rapids
Bohemian (Hus) Presbyterian	1889	1889 and 1915	
Buffalo Church	ca. 1905	1905	
Calvary Baptist	1890	1891	
Central Park Presbyterian	1893	1904	
Daniels Park Presbyterian	1901 (1912)	1913	Now private residence. Variation of side-steeple form in Craftsman style. Started as Dundee Mission Sunday School sponsored by Central Park Presbyterian and formally organized on 1912 as Daniel's Park. Land deeded in 1910 on G Avenue and Center Point Road for congregation.
Danish Baptist	1895	1899	
Danish Lutheran	1893	1893	
Dunker	1905	1905	existed prior to formal organization
First Baptist		1893-94 and 1917	1893-94 church burned down in 1917.
First Christian	1875	1882	
First Church of Christian Science	1891	1914	Introduced in 1886 and Sunday school organized in 1887 and was dedicated 1915
First Congregational	1879	1881, 1887-1889 and 1929-1930	1 <sup>st</sup> building was built with frame construction and moved several times. 1887-1889 was built of stone at site of first church. In 1926 crowded out of downtown and in 1928 demolished for service station before third church built.
First Lutheran (English)	1856, (Reorg 1868)	1881, 1910-11	
First Presbyterian	1847	1869 and 1910	Oldest intact church building still in use in Cedar Rapids.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 28

First Reformed	1902	1906 and 1911(addition)	Dedicated 1912
First United Brethren	1855	1879	
Free Methodist(Oak Hill)	1877	1878 and 1918	
German Evangelical	1877	1888	
German Lutheran	1884	1884	
Grace Episcopal	1850	1873, 1890	Renovation and rebuilding that enlarged the church building.
Grand Avenue United Presbyterian	1900	1900 and 1920	
Hope Mission (Third Presbyterian)	1868	1878	Burned in 1901. Formed as sponsorship of First Presbyterian Church in 1868 and became independent in 1887 as Third Presbyterian Church.
Immaculate Conception Catholic Church	1856-57	1870 and 1914-1915	1 <sup>st</sup> Catholic Church in Cedar Rapids.
John Hus Methodist Episcopal	1892	1897 and 1900	
Moslem Temple	1925	(1934)	
Olivet Presbyterian	1904	1904 and 1915	
Reformed Bohemian	1906	1906 and 1915	
St. Paul's Methodist Episcopal	1841	1873 and 1913	
Second Christian	1901	1901 and 1915	Grew out of a Bible school
Second Presbyterian (Westminster)		1904-1905	
Second United Brethren	1876	1876?	
Second United Presbyterian	1874	1890	Operated 24 Years
Sinclair (Calvin) Memorial Presbyterian	1887	1902	First organized as Sunday school fostered by T.M. Sinclair at meat packing plant before officially organizing
St. George Syrian Orthodox	1890s	1914	
St. John's Episcopal	1910	1918	
St. Patrick's Roman Catholic	1886	1892 and 1924	
St. Wenceslaus Roman Catholic	1874	1874 and 1904	
Swedish Evangelical (Saron) Lutheran	1885	1891	
Temple Judah	1896	1927 and 1947	Although organized in 1896, the first synagogue building was not completed until 1927. Prior to erecting their own building, they purchased an old Episcopal Chapel in 1906.
Trinity Methodist Episcopal	1887	1890	
Universalist/Peoples Unitarian	1869	1875	Non-Extant
Zion Evangelical Lutheran	1880	1905	

Churches of this property type assumed different forms with an assortment of different styles and plans used. Forms included Temple Front, Side-Steeple, Center Steeple and Gable End/Front. They also followed popular plans such as the Akron Plan for interiors as education became important along with worship.

**United States Department of the Interior**  
**National Park Service**

<b>Religious Properties of Cedar Rapids</b>
Name of Property
Linn County, Iowa
County and State
Name of multiple listing (if applicable)

**National Register of Historic Places**  
**Continuation Sheet**

Section number  F  Page  29

*Gable Front*

Gable Front churches are characterized by a front-facing gable with fenestration arranged symmetrically. Cedar Rapids examples feature brick exterior walls, parapeted gables, four to five bays, two to two and one-half stories, prominent round windows and multiple entries. Entryways may be centered or on the sides of the primary façade and have double doors recessed under rounded arches. Both extant examples, First Baptist Church and Immaculate Conception Catholic Church, are located on prominent corner lots with rectangular footprints and two street facing elevations, have stone coping, beltcourses, stylistic detailing, finials and medium pitched roofs (Figures 9 and 10). Stylistic detailing varies depending upon the example. Immaculate Conception, was constructed in the Italian Renaissance style with significant stylistic features being a large Baroque tower and spire rising from the roof on the south side, large round windows on the primary and side facades, arcade of windows with stone columns and brick pilasters, rounded arch double door entryway, lower cross-gable parapets, and brick columns. First Baptist was built in the Mission style with a stepped front-gable roof with stepped gable wall dormers centered on the sides, two recessed rounded arch entryways with parapeted gables, no steeple, terra cotta capped buttresses, operable art glass geometric designs, and use of brick typical to the style.

*Side-Steeple*

Churches built using this ecclesiastical architectural form feature a gable front design with side steeple/tower and rectangular footprint. The steeple/tower is generally three stories or three to four levels tall, with belfry and possibly a spire. They are the most common building form associated with religious development in Cedar Rapids during this period. The tower can appear on either the right or left side of the building and is integrated into the church proper. Churches of this form are constructed with ashlar stone or brick exterior walls. Nearly all have double door entrances, recessed inside of arches. The form also features three bays divided by buttresses or projecting columns/pilasters depending upon the style. Side steeple churches in Cedar Rapids feature three bay massing and are one to one and one-half stories tall with some two story example. Additions will typically be two story wings on the side or rear. Gothic Revival serves as the principle stylistic subtype for this form, but there are other elements such as the Craftsman Style Daniels Park Presbyterian’s wood shingles and flared front gable roof. The side-steeple form was compatible with both protestant and catholic churches and is widely found in their extant buildings in Cedar Rapids.

Gothic Revival Style marks a sub-type of this form. Side Steeple churches constructed with Gothic revival stylistic detailing, feature buttresses separating window openings and entrances, pointed or rounded arch windows and entries, small rectangular windows, shaped parapets, tracery windows, finials, pinnacles, stone coping, stone beltcourses, recessed entries, and steeply pitched roof. Exterior walls are generally brick or ashlar stone. Windows may be round or rectangular and arches could be rounded or segmented as well. Corbelling or dentils may also be present in some cases. Four significant examples are First Presbyterian Church, Westminster (Second) Presbyterian Church, and St. Wenceslaus (Bohemian) Roman Catholic and Central Park Presbyterian (Figures 11-16).

*Center Steeple*

The center-steeple architectural form is defined by a one-story rectangular footprint, gable-front design with a central steeple/tower in the center of the primary façade, usually housing the entrance and projecting from the main body of the building. This form proved to be very common in the early era of Cedar Rapids church development, prior to 1870, but there is only one extant example dating from this period. The sole surviving example is St. George’s Syrian Orthodox Church, a brick church completed in 1914 with simple Gothic stylistic detailing in the form of pointed arch recessed windows and double door entrance with stone trimmings, and pointed steeple with cross finial (Figures 17 and 18). The building has had a stone staircase and a one-story fellowship hall, kitchen and Sunday school wing, completed in

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 30

1964 along with an asphalt parking lot. The addition wraps around the right side of the building, starting in front of the right side of the center steeple and is constructed of Indiana Limestone by Blahnik Construction.<sup>105</sup>

### *Temple Front* (Figures 19-20)

Temple front churches feature neo-classical stylistic detailing and resemble Greek or Roman temples. The temple-front church is representative of an important phase of evangelical architecture in the United States that became popular in the late nineteenth and early twentieth century. The temple-front church buildings represented in Cedar Rapids were not architecturally indicative of their function as a church. The buildings were clearly institutional, but could have been anything from a bank to a museum or even a library. This secular Neo Classical-style building design was meant to appeal to the entire population by enabling a congregation to evangelize in a space that was less intimidating but respectful of its religious purpose. The idea was to make the church more accessible to the general population and bring the church back to the "unchurched masses".<sup>106</sup> These buildings also tended to be multiple-purpose churches with spaces for worship and fellowship, physical fitness, and education.

Louis Sullivan consulted on the design of the First Christian Church. Glass artist Louis Millet is reported to have designed the windows of the church. The architects of the remaining temple-front churches that were built in Cedar Rapids are unknown, though each of the buildings has a similar design as First Christian Church. All four buildings featured five bays in a tripartite configuration with three central bays flanked by four columns and then two unadorned outer bays. For Cedar Christian (1915) and Hus Memorial Presbyterian (1913) churches the outer bays served as the primary entrances to the buildings, whereas for First Christian (1913) and First Church of Christ Scientist (1914) the entrances were centralized. First Church of Christ Scientist differs from the other three in that it features a portico and a centered raised gabled roof with cornice returns as opposed to a simple cornice like that on the former First Christian Church or a centered pediment like that on Cedar Christian and Hus Memorial Presbyterian churches. First Christian Church was demolished in 2012.

The temple-front form was not associated with any specific denomination; however, it was clearly attractive to those congregations and denominations that prioritized evangelism and which were part of the protestant wing of Christianity. This secular design for churches was a nationwide phenomenon that began in eastern United States in the late nineteenth century and whose influences moved west into the early twentieth century. One of the most famous examples of this phenomenon was the Baptist Temple built in Philadelphia, Pennsylvania in the Romanesque Revival style. The Baptist Temple was not only innovative in its secular design, but it also was one of the first to introduce the idea of the multi-purpose church that featured rooms for education and physical fitness in addition to spaces for worship and for fellowship. The multi-purpose church trend would carryover throughout the twentieth century.<sup>107</sup>

### *Other*

While churches of this property type primarily followed the above forms for their construction, there were exceptions. Another variation is in the form of the Louis Sullivan designed St. Paul's Methodist Episcopal Church which features Prairie style detailing and a round Akron Plan auditorium that departed from traditional rectangular church forms (Figures 21 and 22). St. John's Episcopal Church was constructed in the Tudor Revival Style in 1918 with a cross gable form (Figure 23). A last variation is the Grand Avenue United Presbyterian Church which has a rectangular plan, stands two stories tall, and has a classical pediment supported by two brick columns with stone bases and caps that surround a double entryway. This could be similar to a temple-front form church, but does not have the typical large prominent round columns, but this could have been influenced by the congregation's available funds.

<sup>105</sup> "Ground Broken for St. George Addition," *Cedar Rapids Gazette*, 4-4-1964.

<sup>106</sup> Anne C. Loveland and Otis B. Wheeler. *From Meetinghouse to Megachurch: A Material and Cultural History*, (University of Missouri Press, 2003), 80.

<sup>107</sup> Loveland and Wheeler 2003, 75.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 31

Significance

National Register of Historic Places eligibility will primarily be under Criterion C: Architecture, unless associated with the development of a specific ethnic group in Cedar Rapids which would make the subject property significant under Criterion A. Properties eligible for nomination under Criterion C represent a significant example of the forms/types described in the preceding paragraphs, or as the representation of a local architect or non-local architect of regional or national importance. Two NRHP listed properties, St. Paul's United Methodist (Methodist Episcopal) and St. John's Episcopal Church (Contributing to Redmond Park-Grande Avenue Historic District) fall under this property type.

Registration Requirements

Buildings of this property type were originally intended for a religious purpose and in most cases should reflect that intended use, but can be listed if used for a non-religious purpose. Churches should be located within the city limits of Cedar Rapids and be constructed between 1870 and 1925. Churches eligible for listing under Criterion C in the area of architecture should be significant examples of their respective style, plan, or form. Churches eligible under this criterion should maintain a high degree of integrity of feeling, association, materials, setting, workmanship, location, and design. Only minor architectural changes are acceptable. Additions and alterations may be acceptable if they are historic and do not significantly alter the original church or diminish its integrity. For those plan types that have significant interior features, the interiors should have a high degree of integrity as well to be eligible under Criterion C as a significant example of a particular plan type. For example, St. Paul's United Methodist Church (NRHP Listed) is a significant example of the Akron Plan for church design and as the work of a nationally recognized architect, Louis Sullivan. Another example is Hus Memorial Presbyterian Church as a significant Cedar Rapids iteration of a Temple Front church. Buildings can be used as churches, parsonages, or religious schools, or to house other religious activities or clubs, although in the latter case the buildings should be able to be identified as a religious-oriented building.

**Table 5: Known Examples 1880-1925**

<b>Name</b>	<b>Eligibility</b>	<b>Form</b>
St. Wenceslaus Catholic Church	Eligible	Side Steeple
Westminster Presbyterian Church/2nd Presbyterian	NRHP Listed (Contributing Building to 2nd and 3rd Avenue Historic District)	Side-Steeple
Central Park Presbyterian Church	NRHP Listed (Contributing Building to B Avenue Historic District)	Side Steeple
First Presbyterian Church	Eligible	Side Steeple
Eden United Church of Christ (1965)/First Reformed Church	Eligible	Side- Steeple (modified w/wings)
St. Paul's United Methodist Church	NRHP Listed	Other- Round Auditorium Plan
First Church of Christ Scientist	Eligible	Temple Front
Good Shepherd Evangelical Lutheran Church/Bohemian Reformed Church	Eligible	Side-Steeple
Cedar Christian Church/Second Christian Church	Eligible	Temple -Front
Olivet Presbyterian Church	Eligible	Side-Steeple

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 32

Hus Memorial Presbyterian Church	Eligible	Temple-Front
Immaculate Conception Church	Eligible (Rectory and Church as Contributing to Potential Historic District), Church Office Not Eligible	Gable Front w/steeple
First Baptist Church	Eligible	Gable-Front
Free Methodist Church	Eligible	Side-Steeple
St. John's Episcopal Church	NRHP Listed (Contributing to Redmond Park-Grande Avenue Historic District)	Other-Tudor Revival/Cross-Gable
St. Patrick's Catholic Church	Eligible (Rectory and Church)	Side-Steeple

*Religious Property Type II: The Influence of the Automobile 1925-1950*

Description

Churches constructed between 1925 and 1950 utilized multiple forms that included side steeple, center steeple, gable end/front, and mission revival. Churches erected prior to 1945 tend to show more stylistic and traditional detailing and forms, while those constructed from 1945-1950 begin to transition into more modern forms and styling with the ornamentation being much simpler. These later churches also tend to be located on larger lots, reflecting the influence of the automobile and the population increases following the post-war Baby Boom. Church buildings became larger as they added education and administrative wings to accommodate the increasing number of parishioners and children in Cedar Rapids. The need for fellowship spaces also increased after 1945 as churches began to become social centers for community activities, a trend that continues in the period covered by Property Type III. Religious institutions during the Post-War period, hoped to include young families into the fabric of the congregation by meeting the wide range of services they required to raise their children from adolescence to adulthood.<sup>108</sup> Features included in new buildings involved Sunday school classrooms, youth groups, offices, chapel, libraries, and recreation rooms. Another spurt of religious revivalism also accompanied the decade of the 1950's with the likes of televangelists Billy Graham.

*Center Steeple*

Two examples are currently extant of the center steeple form in Cedar Rapids. They are the Colonial Revival First Congregational Church and the Greek Revival Hellenic St. John the Baptist Greek Orthodox Church (Figures 24 and 25). Each features a rectangular plan, brick exterior, decorative quoins on the corners of the primary façade, raised basement, central entrance accessed by a series of stairs, symmetrical design and steeple in the center of the gable front. The side elevations have banded fenestration with tall arched rectangular windows. They also share medium pitched hip roofs and stand one story tall with the steeple extending over a story taller than the church.

*Gable Front*

Gable Front churches of this property type share multiple common characteristics. Features include a one story rectangular footprint, central entrance located in the front gable, three bays, symmetrical design, banded windows and

<sup>108</sup> Jay M. Price, "When Tradition Could Be Modern: Religious Buildings in Kansas After World War II," *Kansas Preservation*, Vol. 26, No. 2 March-April 2004, 5. [http://www.kshs.org/resource/ks\\_preservation/kpmarapr04churches.pdf](http://www.kshs.org/resource/ks_preservation/kpmarapr04churches.pdf) [accessed 9-5-2014].

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 33

medium hipped roofs. Stylistic detailing varies depending upon the example and there can be variations of the form. Examples of stylistic differences include exterior wall cladding which can be synthetic siding, brick or a combination of both, quoins, buttresses, and arched openings. Variations also include a spire rising from the center of the front gable, raised basement with windows, side entrance, or cross gable construction with entrances on the wings set back from the gable. Roofing material may be asphalt shingle or corrugated metal. They may also be constructed using concrete block or have a pediment hood over the entrance. Bethel A.M.E. is a significant example, completed in 1931 (Figure 26).

*Mission Revival Form/Style*

There is on extant example of Religious Property Type II that utilizes this form, which doubles as a style. This is the former Temple Judah Jewish synagogue and current Christ Risen the Interactive Church (Figure 27). The building is a rare example of the Mission revival-style of architecture in Cedar Rapids. The original cornerstone remains with its Hebrew inscription indicating its original use as a synagogue. The building remains in use today for religious purposes. The building stands one story tall, spans two bays, is covered in stucco, and is set on a raised lot. The entrance is accessed via two flights of stairs, is set back on the façade, topped by a round arch molded into the stucco and sections of cantilevered Spanish tile roofing supported by brackets are located above the entrance bay. A flat parapet roof caps the building.

*Side Steeple*

St. Patrick's Roman Catholic is a significant example from this period that shares similar characteristics to that of Property Type I and includes a rectory (Figure 28).

*Other*

There are properties that don't fit into forms described above. One example, is the Moslem Temple which features a square one story plan, is capped by a cupola topped by a crescent moon finial, stepped and hooded entry to central entry, spans three bays, with rectangular 1/1 windows with shutters and decorative cap (Figure 29). The flat roof has a stepped parapet and there is vinyl siding on the exterior walls.

**Table 6: Churches Built 1925-1950**

Name	Date Built	Notes
Temple Judah/Galilea Baptist	1927	
Bethel African Methodist (AME)	1931	2nd church erected by congregation
First Congregational	1929-30 and 1958	Education wing added in 1958
Moslem Temple	1934?	Called "Mother Mosque of North America" as the first mosque designed for exclusive use as a mosque.
Kenwood Park Presbyterian (Fellowship Club)	1935	
Church of God of Prophecy	1939	
Hellenic Greek Orthodox Church	1940	
Saint John the Baptist		
Calvary Baptist Church	1941	
Cedar Baptist Temple	1945	
St. Stephen's Lutheran	1949	
First Assembly of God	1949	
First Covenant	1949	
Grace Brethren	1950	

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids

Name of Property  
Linn County, Iowa  
County and State

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 34

### Significance

The buildings that constitute this property type reflect the influence of the automobile on the religious community in Cedar Rapids from 1925-1950. National Register of Historic Places eligibility will primarily fall under Criterion C: Architecture, unless associated with the development of a specific ethnic group in Cedar Rapids which would make the subject property significant under Criterion A. Properties eligible for nomination under Criterion C represent a significant example of the forms/types described in the preceding paragraphs, or as the representation of a local architect or non-local architect of regional or national importance. Two of the buildings that fall under this property type are currently listed on the National Register of Historic Places under Criterion A, for their association with the development of two ethnic groups in Cedar Rapids, Muslims and African-Americans: the Moslem Temple (Mother Mosque of America, 1996) and Bethel African Methodist Episcopal Church (2013).

### Registration Requirements

Buildings can be used as churches, parsonages, or religious schools, other religious activities or clubs or for a non-religious purpose, despite originally being designed for the purpose of religious worship. Regardless of use, they should maintain a significant degree of integrity in terms of feeling, association, materials, setting, workmanship, location, and design and be a significant example of an architectural form/style of religious architecture. Only minor architectural changes are acceptable. Additions and alterations may be acceptable if they do not significantly alter the original church building and/or are historic.

**Table 7: Known Examples 1925-1950**

<i>Name</i>	<i>Eligibility</i>	<i>Form</i>
Moslem Temple	NRHP Listed	Other- Islamic Vernacular
Temple Judah (Former)	Eligible	Mission Revival
First Congregational	Eligible	Center-Steeple (Colonial Revival Style)
Bethel African Methodist Episcopal	NRHP Listed	Gable Front
Hellenic Greek Orthodox Church Saint John the Baptist	Eligible	Center Steeple

### *Religious Property Type III: Modernism, Post-1950*

#### Description

Churches of this property type are associated with the post-1950 period of development. They were built with traditional forms and styles influenced by modernism. Plans opened up and became more centralized to facilitate greater contact between congregations and their ministers. Following a national pattern, social patterns influenced church design in Cedar Rapids. Congregations sought to erect buildings that would make them appear accessible and forward thinking, which is reflected in the architectural form and styles of properties of this type.<sup>109</sup> Some buildings still showed a transition between modern and traditional styles through the mid-1950s. New forms and plans developed

<sup>109</sup> Mark A. Torgerson. *An Architecture of Immanence: Architecture for Worship and Ministry Today* (Grand Rapids, MI: William B. Erdmans Publishing Co., 2007).

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids	
Name of Property	-----
Linn County, Iowa	-----
County and State	-----
-----	
Name of multiple listing (if applicable)	-----

# National Register of Historic Places Continuation Sheet

Section number F Page 35

with modern forms such as the A-Frame. Modern church design focused on form following function, in order for the space to best facilitate the intended use of the building. This proved true for churches of this property type. Most buildings of this property type were designed by local architects. Construction was made more affordable with more innovative design and construction methods that utilized cheaper and more readily available materials. While brick and stone were still commonly used, masonry construction gave way to structural support systems featuring concrete, laminated beams, and steel frames. These materials were cheaper and allowed for more innovative and less costly designs. This property type focused on religious buildings that met the changed needs of their congregations. Church designs became more complex as their function expanded from a worship space into a social outlet utilized for an array of community activities.

Fellowship halls and education wings helped turn churches into social complexes that facilitated multiple community activities. Stylistic detailing of buildings of this property type is much less pronounced and simpler than those of Religious Property Types I and II and also combines elements from various styles. Forms may also be much simpler versions of those churches constructed during prior periods. Minimalism is a defining feature of modern church design post-1950 in Cedar Rapids. Rooflines are prominent defining features on buildings of this property type and forms/type is modified from those found in earlier periods. Building plans/forms feature exaggerated architectural elements, particularly in terms of roof lines. A congregation's financial wherewithal still determined the architectural form and style of their buildings. Kenwood Park Methodist (1958) was constructed using the steepled-ell form with one story tower projecting slightly above the gabled roof of the main sanctuary and administrative/education/fellowship hall wing with entrance accessed via arcade (Figure 30).

### *A-Frame*

A-frame churches are defined by the steeply pitched roofs with deep set eaves on the front and rear gables that form a triangular tent shape and a distinct lack of other ornamentation. They are 1 1/2 stories tall, have few vertical wall surfaces and have many rectangular or geometrically shaped windows under the eaves. The entrances are located in wings attached to the side of the main A-Frame sanctuary. The A-Frame roof is formed by laminated wood beams that provide structural support. Examples in Cedar Rapids date from 1958-1959. Two of the three examples feature an education and administrative wing spanning five bays with brick veneer as part of their design. Calvin Sinclair Memorial Presbyterian Church (1959) is one example (Figure 31).

### *Exaggerated Modern*

Church buildings of this property type may follow an exaggerated modern form/style. Characteristic features include exaggerated, sweeping cantilevered and oversized rooflines (such as Bell Cast), use of glass and lack of ornamentation. They play on traditional styles and forms found with churches constructed during prior periods (Figure 32). The primary sanctuary/worship space of this form/plan is a modified version of a gable front church that exaggerated to be much wider than normal or stylistic details expressed through structural highlights such as a recessed center or using a different type of brick and the roofline. Entrances are centralized or on the corners of the sanctuary and/or in an attached ell designed and built with the church. Materials used include steel, plywood, glass, glass block, plastic, stone and brick. Examples in Cedar Rapids generally have simple administrative and education wings attached to the main sanctuary.

### *New Formalism*

All Saints Catholic Church with its round design follows this form popular in the United States from 1960-1975, having been erected in 1965-66. The characteristic features of this form/style include highly structures, a lack of ornamentation, emphasis on vertical lines that create a structural construction grid, strict symmetry, smooth walls of

**United States Department of the Interior  
National Park Service**

<b>Religious Properties of Cedar Rapids</b>
Name of Property Linn County, Iowa County and State
Name of multiple listing (if applicable)

**National Register of Historic Places  
Continuation Sheet**

Section number F Page 36

high quality materials, and columnar supports utilizing the construction materials. In the case of All Saints Catholic Church, precast concrete panels are used for the exterior which are interrupted by faceted windows (Figure 33). The church also has a domed roof and an outer wing around the sanctuary that forms a wing and has modern fixed windows and a flat roof.

Significance

National Register of Historic Places eligibility will primarily fall under Criterion C: Architecture for religious buildings constructed post-1950. Properties eligible for nomination under Criterion C represent a significant example of the forms/types described in the preceding paragraphs, or as the representation of a local architect or non-local architect of regional or national importance.

Registration Requirements

Buildings of this property type were originally intended for a religious purpose, but may be eligible if utilized for a non-religious purpose. Regardless of use, they should maintain a significant degree of integrity in terms of feeling, association, materials, setting, workmanship, location, and design and reflect their original purpose as a house of worship. Only minor architectural changes are acceptable. Additions and alterations may be acceptable if they historic and do not significantly alter the original church and are at least 50 years old.

**Table 9: Modern Churches Built Post-1950 in Cedar Rapids**

Name	Date Built	Eligibility	Form
St. James Methodist	1952	Eligible	Other: L-Shaped Gable
St. Matthew’s Catholic	1956	Eligible	Side-Steeple
Faith Evangelical United Brethren	1958	Eligible	Exaggerated Modern Gable Front
Kenwood Presbyterian	1958	Eligible	Gable Front
Asbury Methodist	1959	Eligible	A-Frame
Calvin United Presbyterian	1959	Eligible	A-Frame
St. Michael’s Episcopal	1961	Eligible	Exaggerated Modern Gable Front
St. Mark’s Methodist	1962	Eligible	Exaggerated Modern, Bell Cast Gable Front
Temple Judah	1964	Eligible	Exaggerated Modern
All Saints Catholic Church	1965-1966	Eligible	New Formalism

***Religious Property Type IV: Works by Local Architects Post-1900***

Description

The property type calls attention to the meaningful role of local Cedar Rapids architects in the religious development of the city that included Leo C. Peiffer and William J. Brown. The property type also consists of religious buildings designed by regional and nationally prominent architects such as Charles W. Bolton of Philadelphia, Louis Sullivan, William C. Jones and Walter Sobel of Chicago. Works by these architects in Cedar Rapids’ religious architecture, included new church edifices or new education wing additions. Examples of this property type can be expected to maintain a higher degree of preservation, with few if any alterations, because of the generally higher quality of design, construction costs, and prominence. Because of the generally higher quality of design, construction costs, and prominence, works by local architects can be expected to enjoy a reasonably higher degree of preservation than, say, buildings of commonplace design. Known extant examples, date from 1911 to 1966.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, Iowa
County and State
Name of multiple listing (if applicable)

Section number F Page 37

### William J. Brown—Architect

The Brown Brothers architecture firm was established by William J. Brown and his brother Frederick G. Brown. William J. studied at the University Of Illinois School Of Architecture. Shortly following his studies in the first decade of the twentieth century William J. worked for well-known architects in Chicago and New York, namely Holabird and Roche, Kenneth M. Murchison, and John Russell Pope. In 1909, William's brother Frederick obtained a commission to design the Cedar Rapids Candy Company building on A Avenue on the northeast side of Cedar Rapids. In 1910 William joined his brother in Cedar Rapids to assist on the Candy Company commission. Under the firm name of "Brown Brothers Architects," Frederick and William printed a book advertising designs for Bungalows and other American homes of their design. In 1911, Frederick died suddenly and William continued to practice as an architect under his own name William J. Brown. William became an extremely prolific architect in Cedar Rapids and designed several municipal, commercial, and religious buildings throughout the city. One of Brown's first commissions was the second phase of the First Reformed Church. Brown designed the sanctuary and primary entrance; all added onto an existing building that was built in 1906. William J. Brown continued his practice until 1953 when he partnered with Edward H. Healey to create the firm Brown and Healey.

The firm of Brown and Healey was extremely active in the 1950s religious building design and construction in Cedar Rapids. The firm was responsible for the design of several religious structures including St. James Methodist Church on the northwest side (Figures 34-36, L-shaped Gable form), the education wing additions for both St. Paul's United Methodist and First Presbyterian on the southeast side, and Kenwood Presbyterian and St. Michael's Episcopal churches on the northeast side of Cedar Rapids. In 1960 the firm added another partner, an engineer, Carl V. Bock, and became known as Brown, Healey, and Bock. Although William J. Brown died in 1970, the firm kept his name, even in 1990s when two more partners were added and Bock was dropped to become Brown, Healey, Stone and Sauer. Up until about 2001, Brown's firm had been the oldest architecture firm practicing in Cedar Rapids.<sup>110</sup> In 2001 Brown, Healey, Stone and Sauer merged with Howard R. Green Co., another architecture and engineering firm that was established circa 1913.

William J. Brown's firm was responsible for several established landmarks throughout Cedar Rapids including the Consistory Building, Grant Vocational High School, the Memorial building and City Hall on Mays Island, and Armstrong Hall at Cornell College in Mt. Vernon, in addition to the many religious buildings already mentioned. The firm was recognized by the American Institute of Architects (AIA) Iowa Chapter for their design of the Merchants National Drive-through Bank and Multi-level Parking Facility in Cedar Rapids.

### Leo C. Peiffer Architects and Associates.

Leo C. Peiffer is a Cedar Rapids native and received his bachelors and masters in architecture from Iowa State University. Peiffer is known locally as the architect of the Five Seasons Center and Stouffer's Hotel, in addition to All Saints Church and the Calvin-Sinclair Presbyterian Church. He was also part of Crites, Peiffer, and McConnell. The firm Crites, Peiffer, and McConnell existed for only two years from 1958 to 1960.

### Significance

Contributing to the physical development of Cedar Rapids' religious properties is a group of local architects whose practices date from 1911 to 1966. These resources are eligible under Criterion C if they represent the work of a recognized local architect or architectural firm and date to post-1900 period to 1966.

<sup>110</sup> Wesley. I. Shank. *Iowa's Historic Architects: A Biographical Dictionary*, (Iowa City: University of Iowa Press, 1999), 33.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number F Page 38

### Registration Requirements

Resources vary under type and style but all can be associated with a local architect or in three cases by national architects. Only minor alterations are acceptable for churches and most original elements should be intact.

**Table 10. Known Examples: Architect Designed Churches (and/or Additions)**

Church Name	Architect	Built Date	NRHP Status
St. Paul's United Methodist Church (UMC)	Louis Sullivan, William C. Jones & George Elmslie	1913	Listed
St. James UMC	Brown & Healey	1952	Eligible
All Saints Catholic	Leo C. Peiffer & Associates	1965-66	
Immaculate Conception Catholic Church	Edward Masqueray	1915	
First Baptist	William C. Jones (C. W. Jones?)	1917	
St. Wenceslaus	Dieman & Fiske	1904	Eligible
Westminster Presbyterian Church	Charles w. Bolton	1904	
First Reformed/Eden United Church of Christ	William J. Brown	1911	
Sharon Evangelical United Brethren	Walter M. Cerkareverend	1956	
Kenwood Presbyterian Church	Brown & Healey	1958	
Asbury UMC	Brown & Healey	1959	
Calvin-Sinclair Presbyterian	Crites, Peiffer & Mcconnell	1959	
St. Michael's Episcopal	Brown & Healey	1961	
St. Mark's UMC	Fisk & Wehner	1962	
Edgewood Baptist	John K. Anderson	1964	
Temple Judah	Walter Sobel	1964	Eligible

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number   G   Page  39 

---

***G. Geographical Data***

The geographic area encompasses the entire city of Cedar Rapids, within the corporate limits as of 1966.

**United States Department of the Interior**  
**National Park Service**

Religious Properties of Cedar Rapids Name of Property Linn County, Iowa County and State  Name of multiple listing (if applicable)
---

**National Register of Historic Places**  
**Continuation Sheet**

Section number   H   Page   40  

***H. Summary of Identification and Evaluation Methods***

The Multiple Property Documentation Form (MPD) for the religious resources of Cedar Rapids has been completed under the terms of a Memorandum of Agreement (MOA) between the Iowa Homeland Security and Emergency Management Division, the City of Cedar Rapids, the Iowa State Historic Preservation Office (SHPO), and the Federal Emergency Management Agency (FEMA) of the Department of Homeland Security regarding the demolition of historic properties in Cedar Rapids, Linn County, Iowa. The MOA stipulated that a reconnaissance survey of religious institutions in Cedar Rapids be completed for areas of the city platted prior to 1965 with the results of the survey to be contained within an MPD. An intensive level architectural survey was completed for religious properties that appeared eligible for listing in the National Register of Historic Places. Historical research was completed for each intensively surveyed building.

**Reconnaissance-Level Survey**

The reconnaissance level survey was conducted in areas of Cedar Rapids platted and developed prior to 1965 by LBG architectural historian Abbie Hurlbut, from January 3<sup>rd</sup>-24<sup>th</sup>, 2013. The survey included all religious properties in the area that are over 45 years of age. Survey of properties consisted of field examination, notation, and photography necessary to complete Iowa Site Inventory Forms (ISIF) per the Iowa SHPO guidelines for any property that is potentially eligible for listing in the NRHP individually or as a contributing resource in a historic district. LBG documented buildings with digital photographs that conformed to Iowa SHPO Standards for Digital Photography. GIS data of the area were obtained from the City of Cedar Rapids and used to map and organize the field data. All of the survey information was incorporated into the SHPO Iowa Site Inventory database. The digital photographs are stored on CD with accompanying photo catalog sheets.

**Intensive Level-Survey**

The results of the reconnaissance survey were used to select 20 properties for the intensive survey that appeared to be potentially eligible for inclusion in the NRHP either individually or as a contributing resource in a historic district. The criteria for this initial selection were the integrity of design, materials, association, and feeling of each building and the history of the building as it relates to the established historic contexts.

Basic information on the form, materials, and construction history of each structure was gathered during the intensive-level survey. An ISIF was completed for each structure with accompanying maps, site plans, drawings, and digital photographs.

**Contextual Research and Resource Evaluation**

Overall contextual research began with a review of existing MPDFS and National Register nominations that included *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865-1945*, *Historic Resources of Cedar Rapids, Iowa*, *Bohemian Commercial Historic District*, *Redmond Park-Grande Avenue Historic District* and *Second and Third Avenue Historic District*. These documents provided most of the general historic context for the development of religious resources in Cedar Rapids. Sanborn Maps were used to determine changes in the location and setting of churches and to gain a general understanding of Cedar Rapids development as it related to development of religious institutions. Repositories such as the Carl and Mary Koehler History Center Carl and Mary Koehler History Center had clipping files, historic photographs, and other valuable information on the history of religious properties in Cedar Rapids.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Religious Properties of Cedar Rapids

Name of Property

Linn County, Iowa

County and State

Name of multiple listing (if applicable)

Section number   H   Page   41  

The historic context for the MPD was organized chronologically. The *Historic Resources of Cedar Rapids, Iowa*, MPDF was used to provide the organization of the historic context for religious development in Cedar Rapids. That same organization was used in the typology section of this MPD.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number 1 Page 42

### I. Major Bibliographical References

Brewer, Luther Albertus and Wick, Barthinius Lasrson

1911 *History of Linn County, Iowa: From Its Earliest Settlement to the Present Time, Volume I.* Chicago: The Pioneer Publishing Company.

Bowers, M. H.

1978 *First Universalist Church of Cedar Rapids.* National Register Nomination.

Brown, Isaac A.

1960 *St. James Methodist Church History.*

Cedar Rapids City Directories

Var. Various city directories for years prior to 1912 at the Linn County Genealogical Society, Cedar Rapids, Iowa.

Central Park Presbyterian Church

1993

Deer Path Inn

2013 "Inn History." Deer Path Inn website accessed in March 2013 at [http://dpihotel.com/?page\\_id=78](http://dpihotel.com/?page_id=78).

Full, Jan Olive

2013 *L.C. Bethel African Methodist Episcopal Church.* National Register Nomination.

Henry, George and The History Center.

2001 *Images of America: Cedar Rapids, Iowa.* Chicago: Arcadia Publishing Co.

Hoffman, Mathias Martin

1938 *Centennial History of the Archdiocese of Dubuque.* Dubuque, Iowa: Columbia College Press.

Jacobsen, James.

1985 E.. National Register Nomination, *St. Paul Methodist Episcopal Church.*

Loveland Anne C and Wheeler, Otis B.

2003 *From Meetinghouse to Megachurch: A Material and Cultural History,* University of Missouri Press.

Lundine, Cindy.

2005 *Kenwood Park Through the Years: A History of Kenwood Park, Iowa.* Bridleweath Productions

McCoy Directory Company

1912-1936 *McCoy's Cedar Rapids City Directory.* McCoy Directory Company, Rockford, Illinois.

Price, Jay M.

2013 *Temples For A Modern God: Religious architecture in Postwar America.* Oxford University Press

R.L. Polk and Co.

1937-1973 *McCoy's Cedar Rapids (Linn County, Iowa) City Directory.* R. L. Polk and Company, Rockford, Illinois.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

Section number  I  Page  43

Rogers, Leah D. and Kernek, Clare L., Tallgrass Historians, L.C.

2004 *The Lincoln Highway Association's "Object Lesson:" The Seeding Mile in Linn County, Iowa.* Iowa City, Iowa: Technographics, 6; Booklet completed for Linn County, Iowa.

Salaun, Teel

2010 "C.R. Parish Back in Church." *The Witness*. 3 January 2010. Accessed January 2013 at the Carl and Mary Koehler History Center archives

Sanborn Fire Insurance Company

1895-1949 *Map of Cedar Rapids, Iowa.* Sanborn Fire Insurance Company,

Shank, Wesley. I.

1999 *Iowa's Historic Architects: A Biographical Dictionary*, City: University of Iowa Press.

Svendsen, Marlys A.

1997 *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865-1945.* Multiple Property Documentation Form on file at State Historical Society of Iowa, Des Moines, Iowa.

2000 *Historic Resources of Cedar Rapids, Iowa.* Multiple Property Documentation Form on file at State Historical Society of Iowa, Des Moines, Iowa.

Tawil, Imam Taha and Ali, Kecia.

1995 *Mother Mosque of America. Moslem Temple.* National Register Nomination, Cedar Rapids.

Taylor, Mrs. Beverly (Gladys)

Undated "Bethel African Methodist Episcopal Church."

The Witness

1997 "St. Matthew, Cedar Rapids Celebrates 75th Anniversary." *The Witness* 23 November 1997.

Torgerson, Mark A..

2007 *An Architecture of Immanence: Architecture for Worship and Ministry Today*, William B. Erdmans Publishing Co.

"50 Years Ago: 1947" *Cedar Rapids Gazette*, February 24, 1997

*Cedar Rapids Times*, 1877:1

"Our History," <http://www.crwpc.org/our-history> 2008. [accessed 13 February 2014].

*Cedar Rapids Evening Gazette* 1897:3

*Cedar Rapids Republican* 1912:4

*Cedar Rapids Evening Gazette* 1910:5

*Cedar Rapids Evening Gazette* May 22, 1911:10.

*Cedar Rapids Republican* 1911:7

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Religious Properties of Cedar Rapids

Name of Property

Linn County, IA

County and State

Name of multiple listing (if applicable)

Section number   1   Page  44 

---

*Cedar Rapids Republican* 1912:4

*Cedar Rapids Gazette* 1997.

*Cedar Rapids Gazette* 1975.

“St. Patrick’s Parish Reaches Century Mark.” *Cedar Rapids Gazette*, April 12, 1986.

*Cedar Rapids Gazette*, August 26, 1949.

*Cedar Rapids Gazette* 1962:22

*Cedar Rapids Republican* 5-9-1963

“St. James’ Was Started by Billy Sunday Revival,” *Cedar Rapids Gazette*, April 1, 1960

“Church Breaks Ground for \$270,000 Addition.” *Cedar Rapids Gazette*, April 25, 1964.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 45

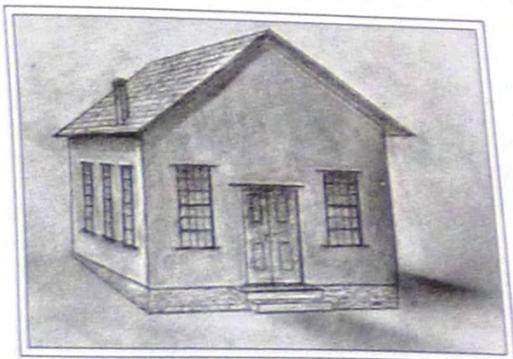


Figure 1. Sketch of Little Muddy Church (James R. Delong. *The Time of Our Lives: Cedar Rapids in the Good Old Days*, (Cedar Rapids, Iowa: Forestdale Publications, 1990), p. 20.)



Figure 2. Bird's Eye View of Cedar Rapids Showing Location of Churches (American Memory, Library of Congress)

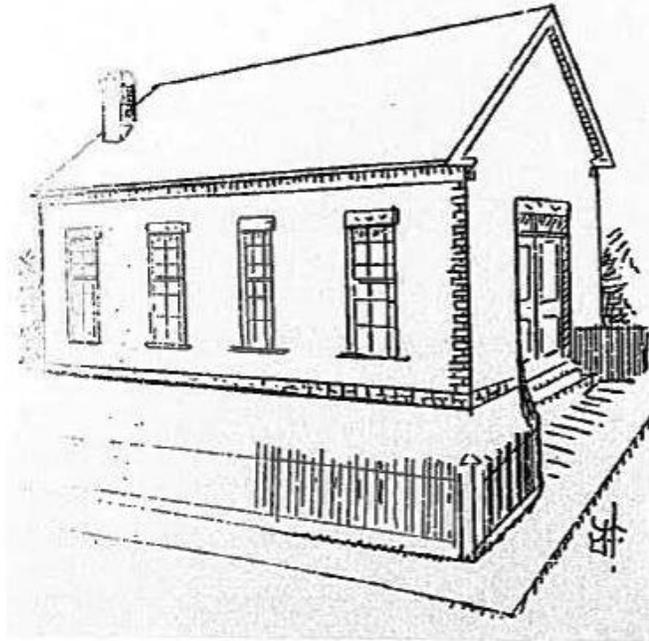
United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

### National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 46



*The "Little Brick Church", dedicated in 1856 and of plain design, was built through great sacrifice of the congregation.*

Figure 3. Depiction of the "Little Brick Church," the first Methodist church in Cedar Rapids, completed in 1856. From: Beth Heffner, *A Brief History of St. Paul's United Methodist Church, 1840-1990*, April 1999, p. 10.

United States Department of the Interior  
National Park Service

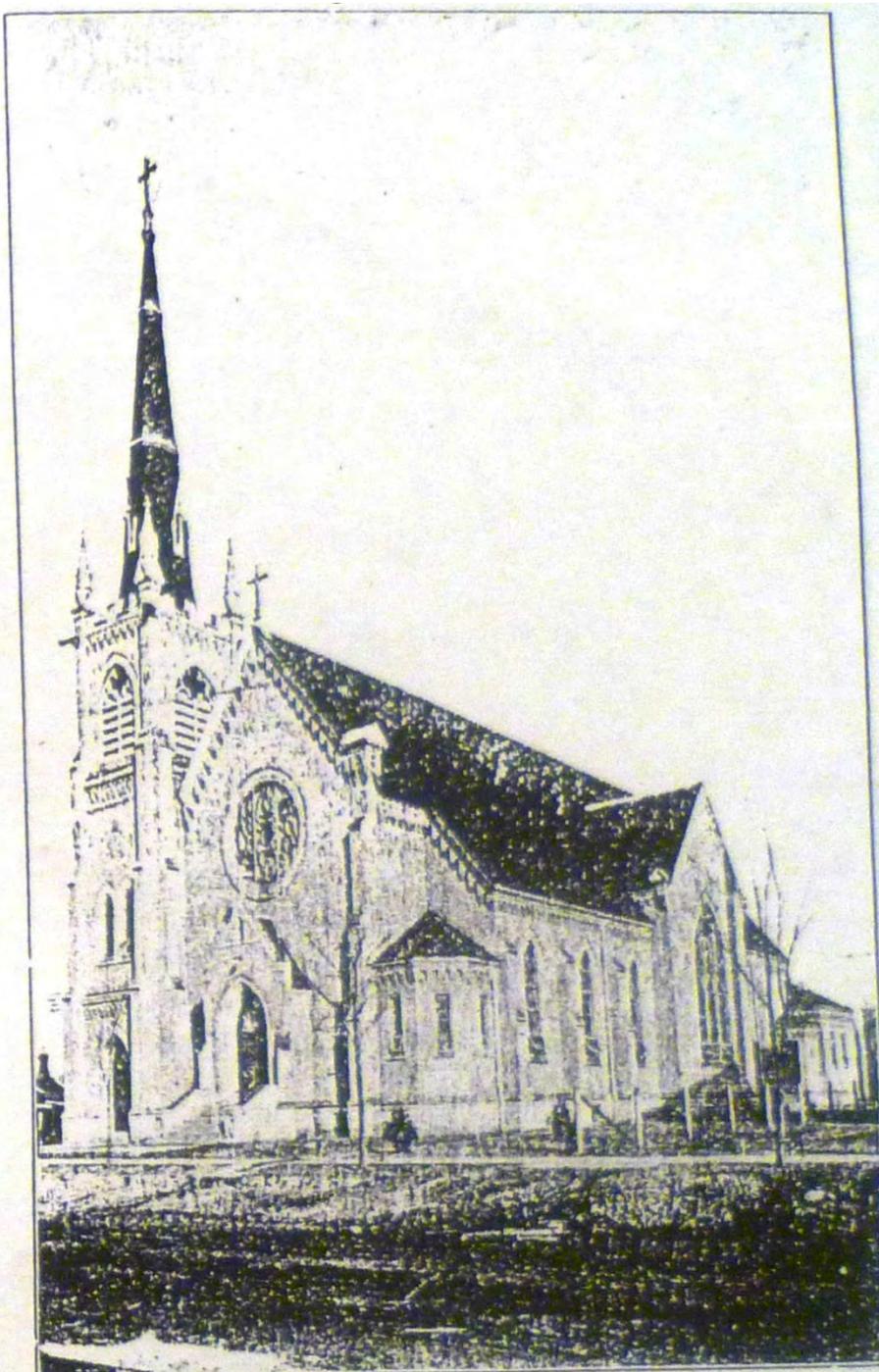
Religious Properties of Cedar Rapids	
Name of Property	_____
Linn County, IA	_____
County and State	_____
Name of multiple listing (if applicable)	
_____	

### National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 47

C. R. SAT. RECORD 7-10-1909



ST. WENCESLAUS CHURCH—Dieman & Fiske, Architects.

Figure 4. St. Wenceslaus Bohemian Church, 1909. From: *Cedar Rapids Saturday Record*, 7-10-1909.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids

Name of Property

Linn County, IA

County and State

Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 48

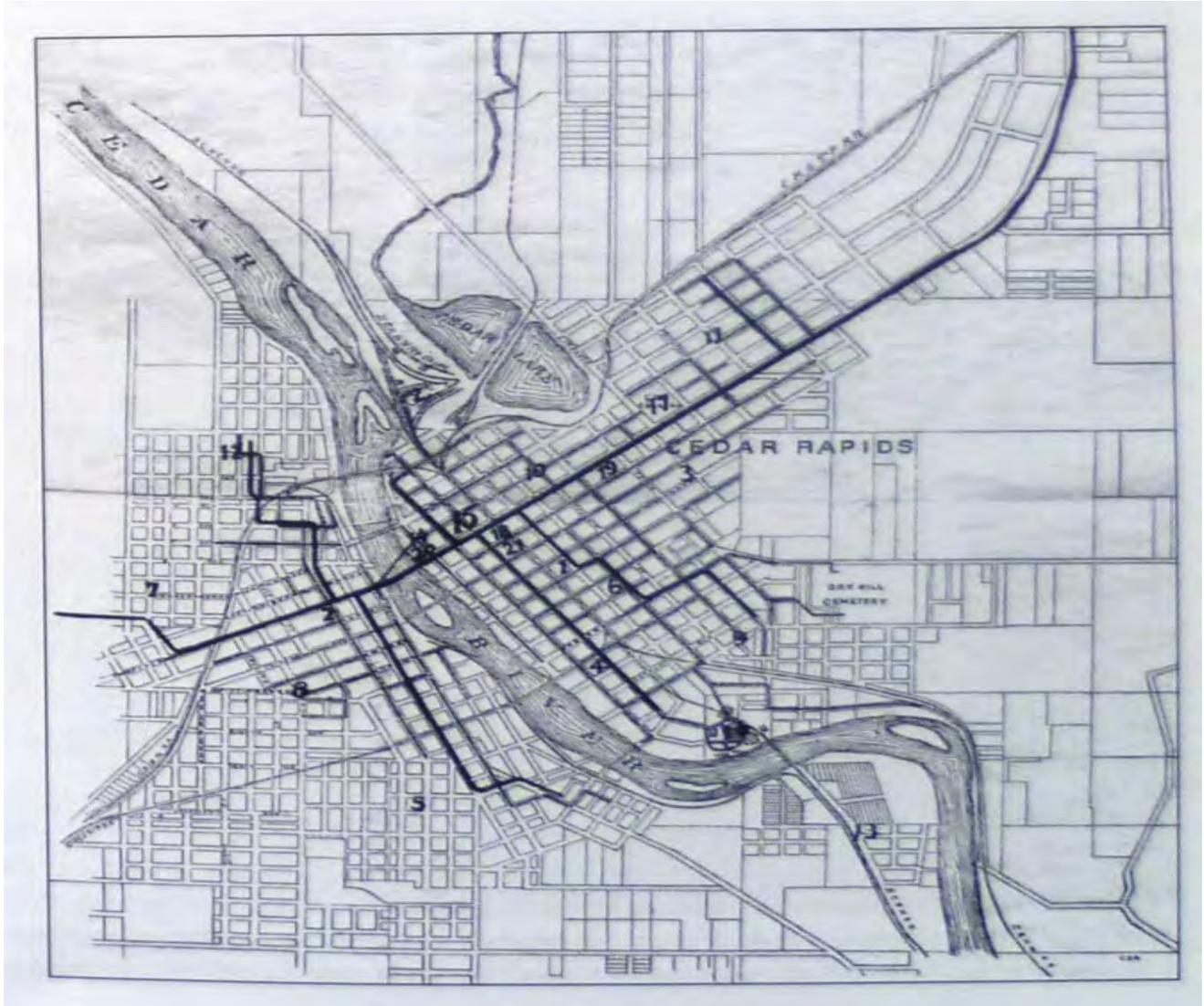


Figure 5. Circa 1890's Cedar Rapids map showing streetcar routes in black (Courtesy of the Carl & Mary Koehler History Center)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

Section number Embedded Images

Page 49

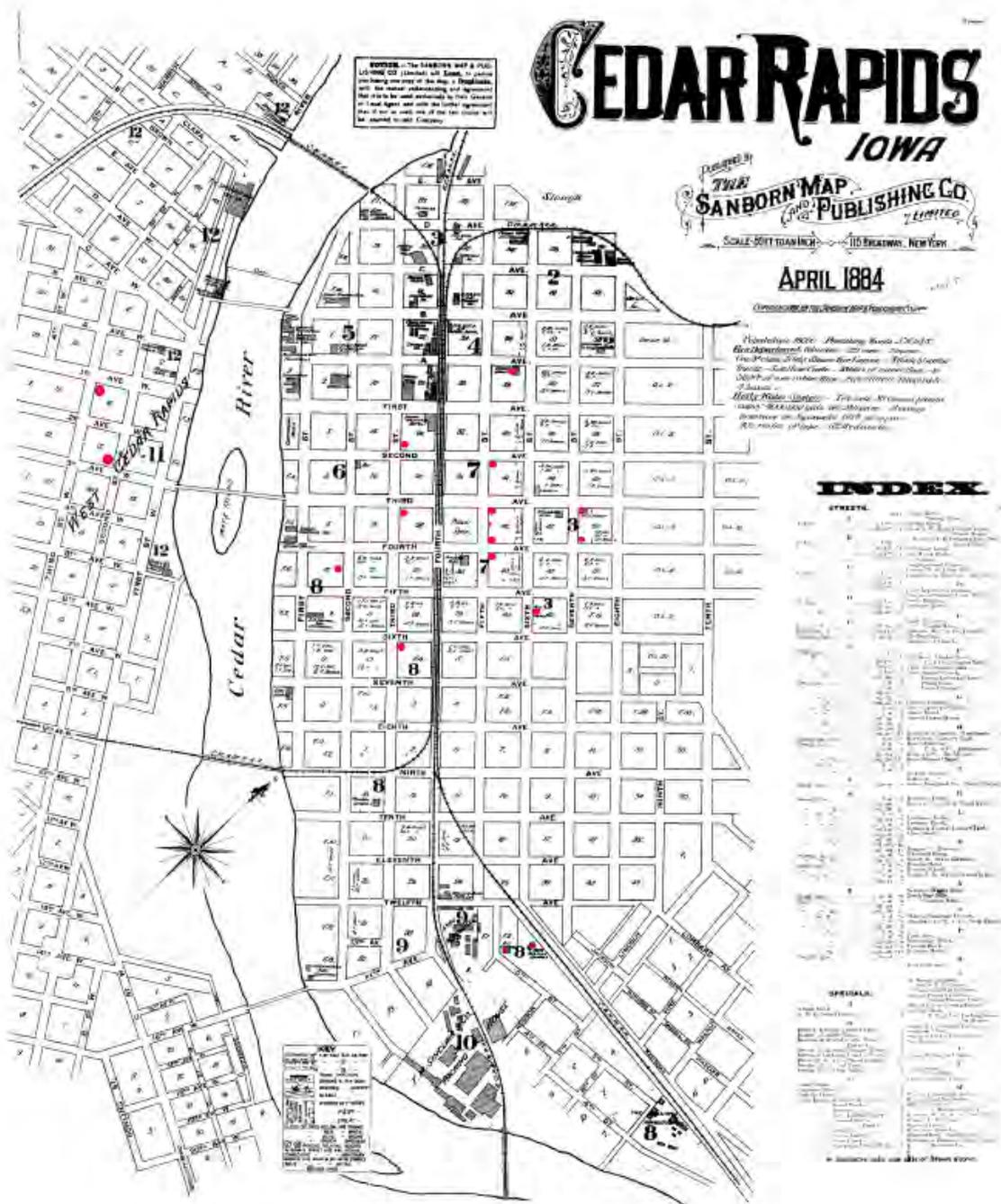


Figure 6. 1884 Sanborn fire insurance map showing church locations.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

Section number Embedded Images

Page 50

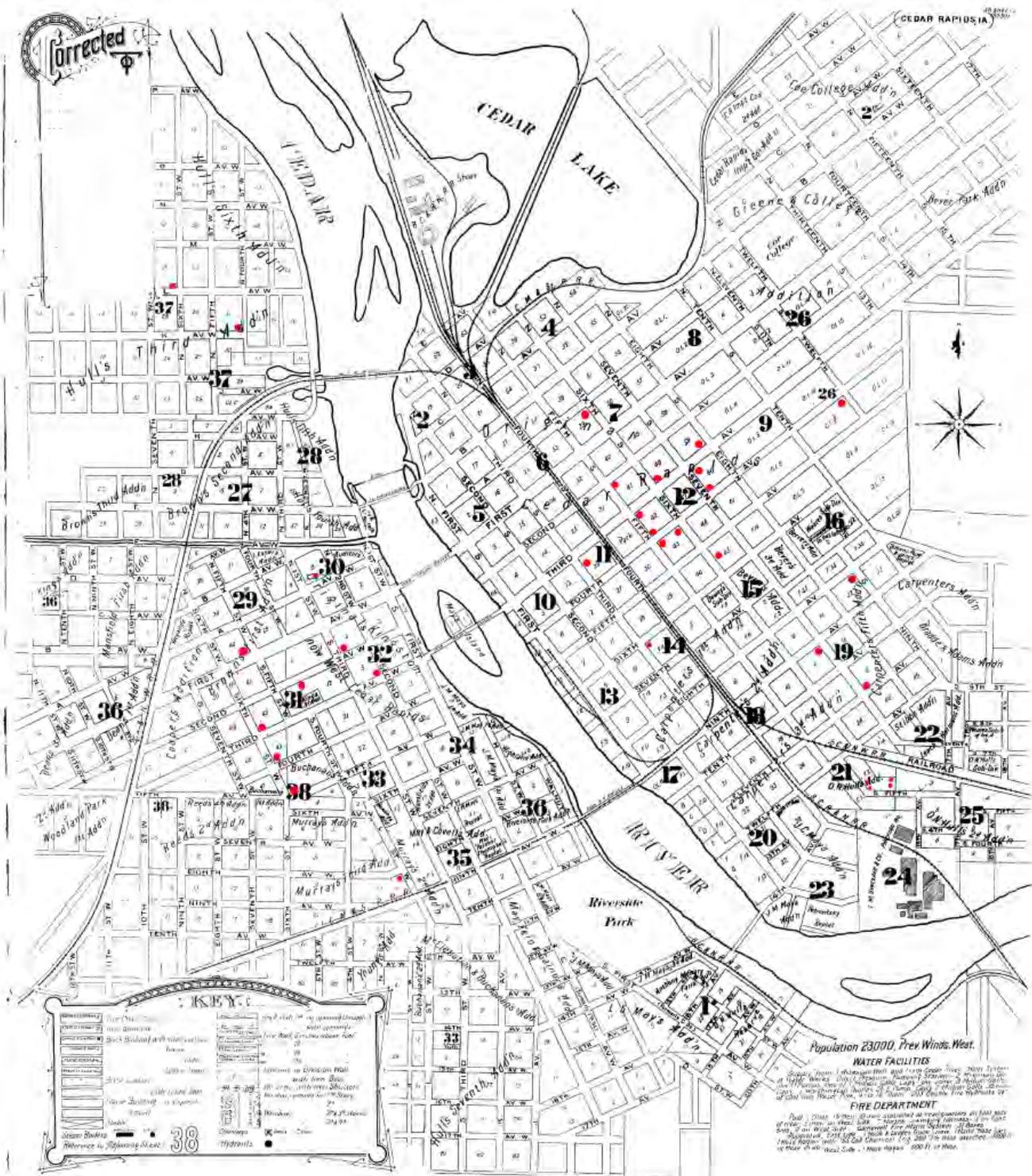


Figure 7. 1895 Sanborn fire insurance map showing church locations.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

National Register of Historic Places  
Continuation Sheet

Section number Embedded Images

Page 51

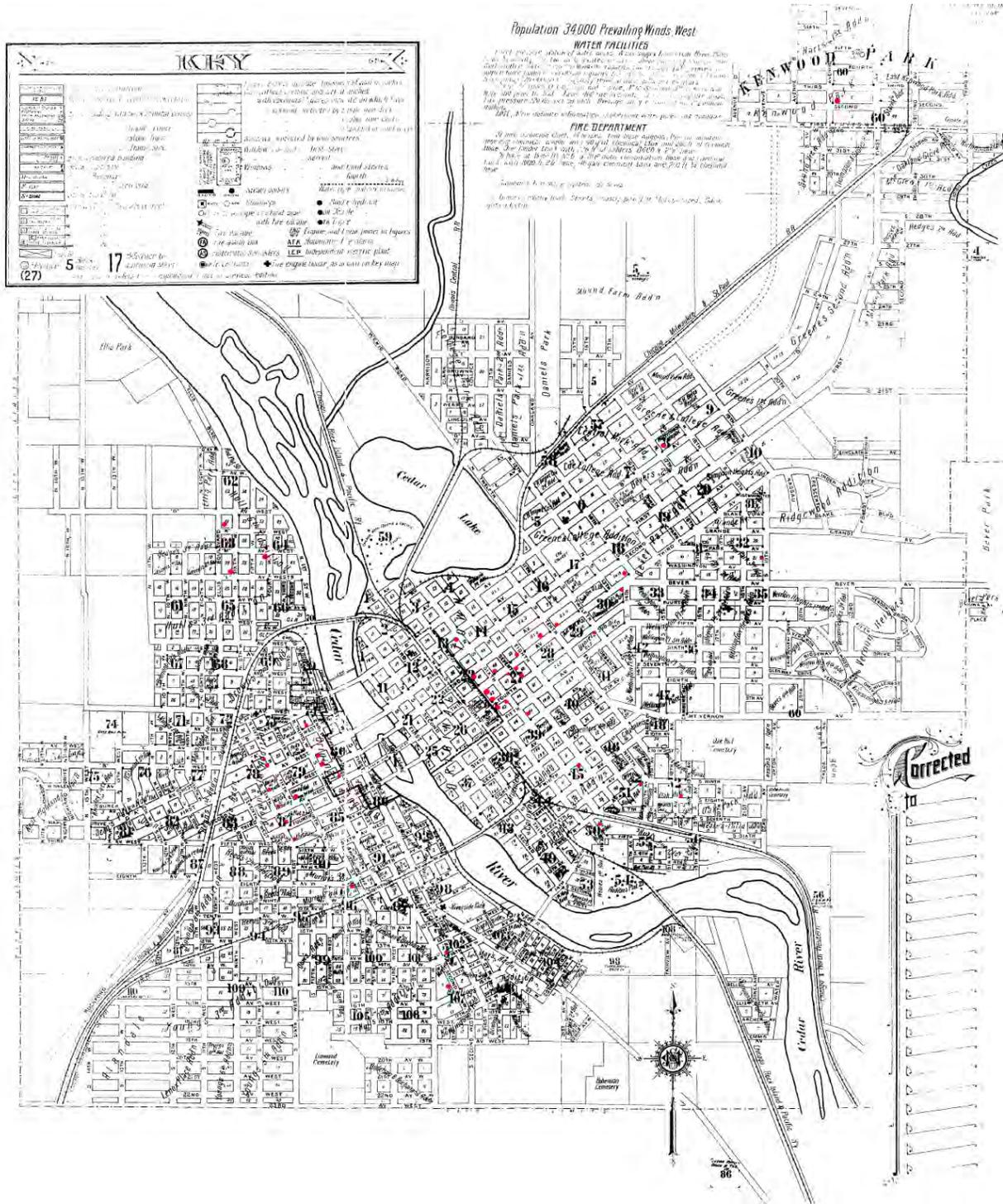


Figure 8. 1913 Sanborn fire insurance map showing church locations.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids	
Name of Property	-----
Linn County, IA	-----
County and State	-----
Name of multiple listing (if applicable)	
-----	

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 52



Figure 9. First Baptist Church January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 10. Immaculate Conception Roman Catholic Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

Section number Embedded Images

Page 53



Figure 11. St. Wenceslaus Roman Catholic Church, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 54

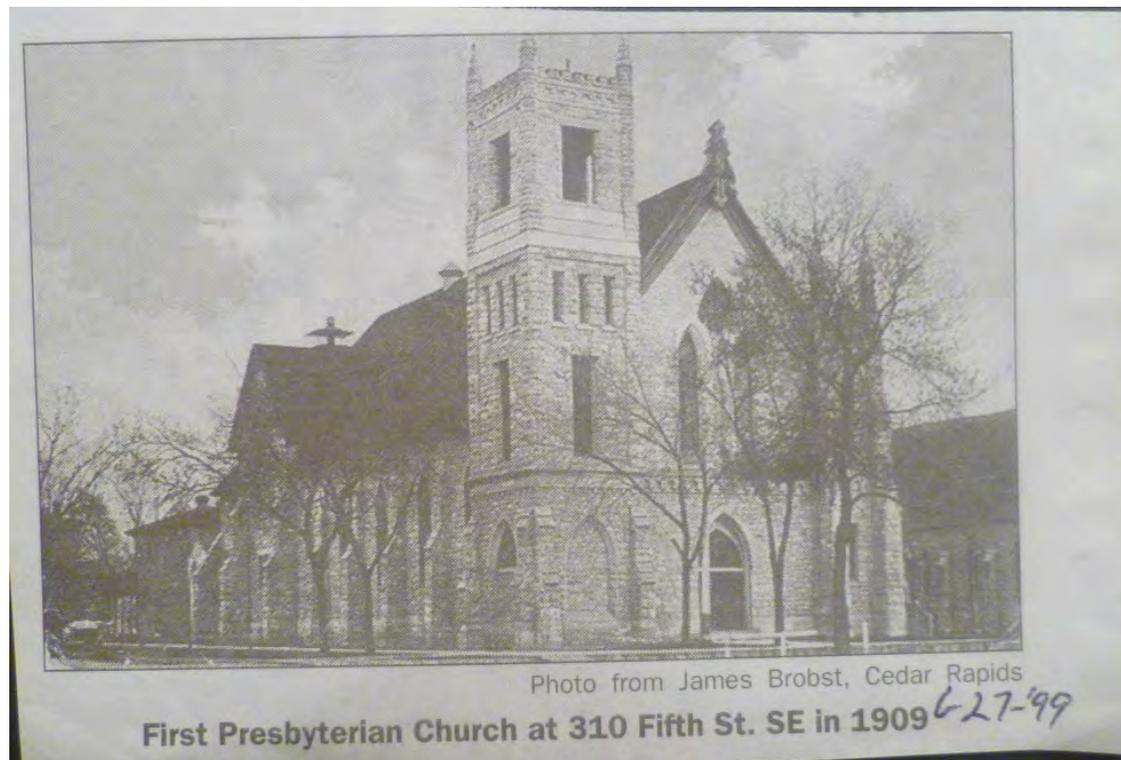


Figure 12. First Presbyterian Church as it appeared in 1909. From: *Cedar Rapids Gazette*, 6-27-1999.



Figure 13. First Presbyterian Church ca. 1928 with first addition replaced by another in 1962. From: *Cedar Rapids Gazette*, 1951.

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 55



Figure 14. First Presbyterian Church January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 15. Westminster (Second) Presbyterian Church January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids	
Name of Property	-----
Linn County, IA	-----
County and State	-----
Name of multiple listing (if applicable)	
-----	

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 56



Figure 16. Central Park Presbyterian Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 17. St. George's Syrian Orthodox Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids

Name of Property

Linn County, IA

County and State

Name of multiple listing (if applicable)

Section number Embedded Images

Page 57



Figure 18. St. George's Syrian Orthodox Church ca. 1914. (Courtesy of Carl & Mary Koehler History Center, Cedar Rapids, Iowa).

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids

Name of Property

Linn County, IA

County and State

Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 58



Figure 19. First Church Christ Scientist, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 20. Hus Memorial Presbyterian Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

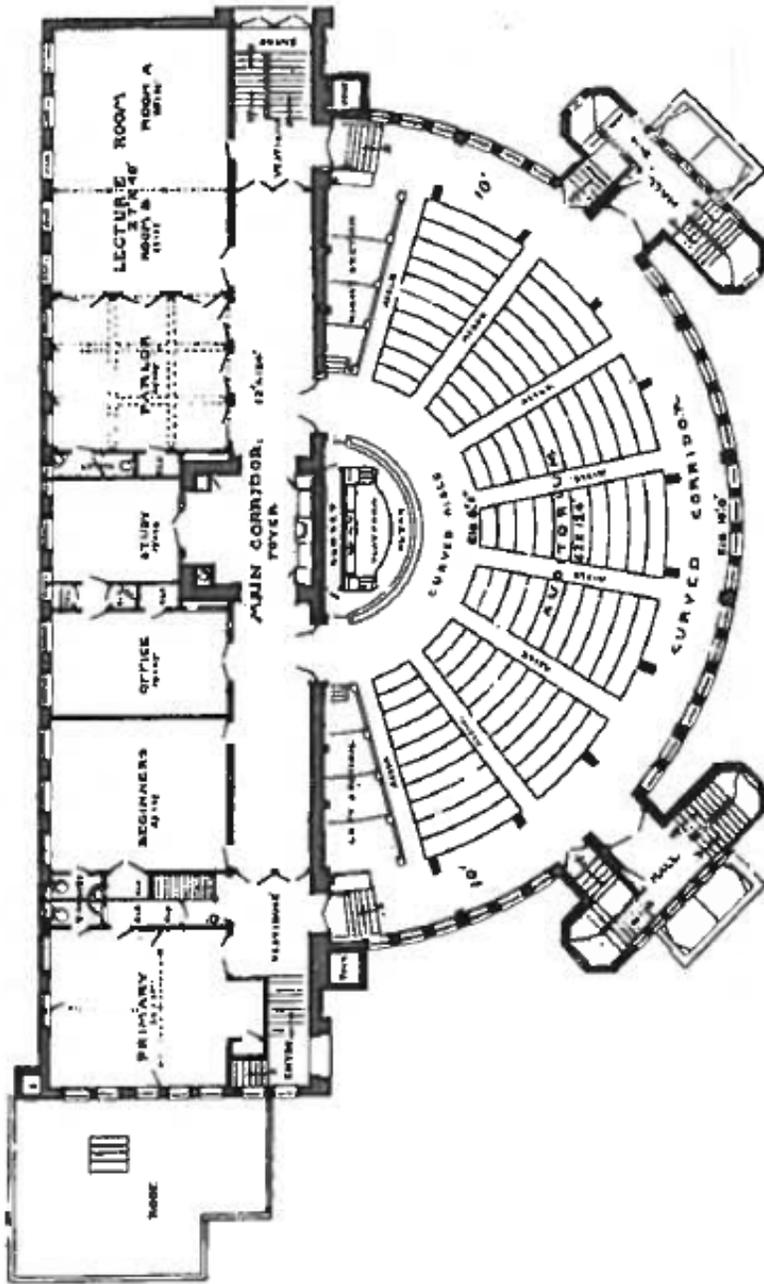
United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

### National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 59



*The revised plans of Architect Louis Sullivan for a new St. Paul's became known as "The Cedar Rapids Plan".*

Figure 21. Plan for St. Paul's Methodist Church Completed in 1913 showing it's "Round" Auditorium Akron Plan. From: Beth Heffner, *A Brief History of St. Paul's United Methodist Church, 1840-1990*, April 1999, p. 18.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids	
Name of Property	-----
Linn County, IA	-----
County and State	-----
Name of multiple listing (if applicable)	
-----	

Section number Embedded Images

Page 60



Figure 22. St. Paul's Methodist Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 23. St. John's Episcopal Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 61



Figure 24. First Congregationalist Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 25. Hellenic St. John the Baptist Greek Orthodox Church, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 62



Figure 26. Bethel A.M.E. Church, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 27. Former Temple Judah, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids	
Name of Property	_____
Linn County, IA	_____
County and State	_____
Name of multiple listing (if applicable)	
_____	

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 63



Figure 28. St. Patrick's Roman Catholic Church, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 29. Moslem Temple, January 2013. (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Religious Properties of Cedar Rapids	
Name of Property	-----
Linn County, IA	-----
County and State	-----
Name of multiple listing (if applicable)	
-----	

Section number Embedded Images

Page 64



Figure 30. Kenwood Park United Methodist Church, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 31. Calvin-Sinclair Memorial Presbyterian Church, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 65



Figure 32. St. Mark's Methodist Church (1962), January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)



Figure 33. All Saints Roman Catholic Church, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

United States Department of the Interior  
National Park Service

Religious Properties of Cedar Rapids	
Name of Property	_____
Linn County, IA	_____
County and State	_____
Name of multiple listing (if applicable)	
_____	

# National Register of Historic Places Continuation Sheet

Section number Embedded Images

Page 66



Figure 34. Architect's Rendering of St. James Methodist Church (Completed 1952). From: "The Work Day is Coming: St. James Methodists Build Fund for their \$75,000 Church," *Cedar Rapids Gazette*, 6-8-1947.

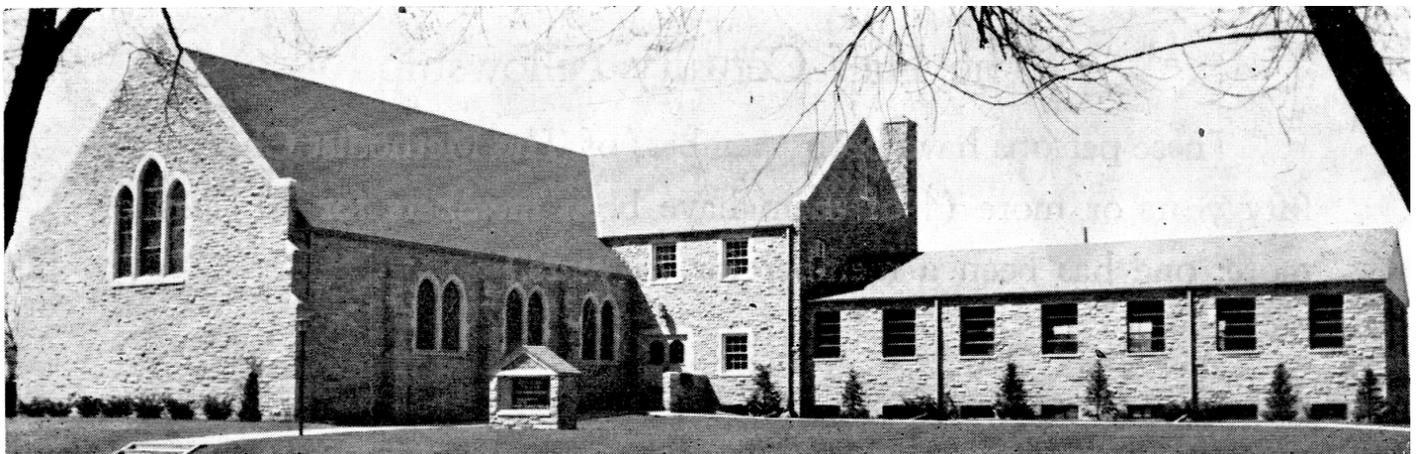


Figure 35. St. James Methodist Church as it appeared in a 1970 church Annual. (Courtesy of Carl & Mary Koehler History Center, Cedar Rapids, Iowa).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Religious Properties of Cedar Rapids
Name of Property
Linn County, IA
County and State
Name of multiple listing (if applicable)

Section number Embedded Images

Page 67



Figure 36. St. James Methodist Church, January 2013 (Photograph by Abbie Hurlbut, Louis Berger, Inc.)

St. James Methodist Church



102.JPG



103.JPG



104.JPG



105.JPG



106.JPG



107.JPG



108.JPG



109.JPG



110.JPG



111.JPG



112.JPG



113.JPG



114.JPG



115.JPG



116.JPG

Hus Memorial Presbyterian Church



028.JPG



029.JPG



030.JPG



031.JPG



032.JPG



033.JPG



034.JPG



035.JPG



036.JPG



037.JPG



First Presbyterian Church

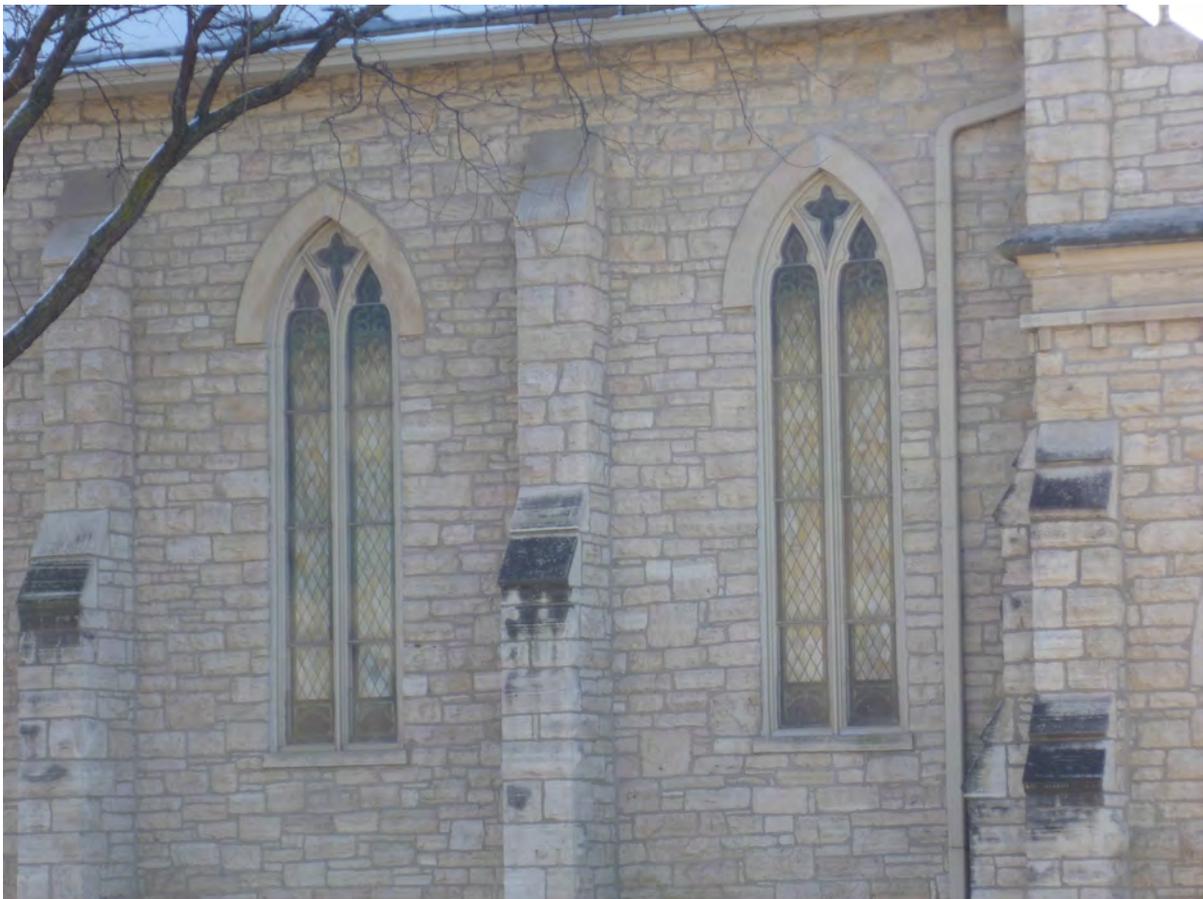
047.JPG



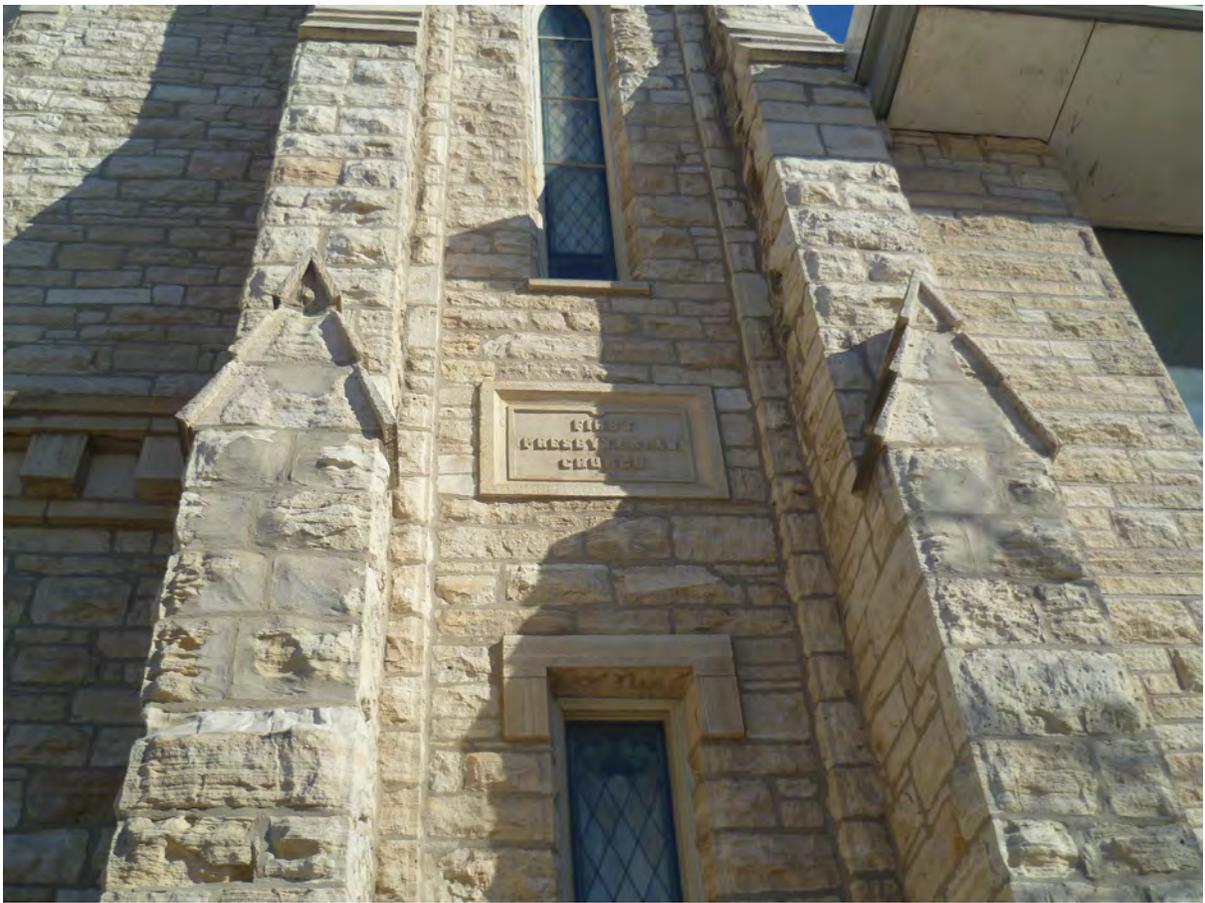
048.JPG



049.JPG



050.JPG



051.JPG



052.JPG



053.JPG



054.JPG



055.JPG



Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5349

To: Historic Preservation Commission  
From: Anne Russett, Planner III  
Subject: Sinclair Booklet  
Date: November 13, 2014

---

### ***Introduction***

In August 2012, the City of Cedar Rapids entered into a memorandum of agreement (MOA) with the Federal Emergency Management Agency, the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of historic properties at the former T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House site that resulted from the 2008 flood.

The MOA outlines four mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is to develop and publish a booklet focusing on the history of Sinclair with a focus on the building and structure of the site.

### ***Background***

In October 2012, the City entered into a contract with The Louis Berger Group to assist with the development of the booklet. The consultants have provided the draft content [Attachment 1], which the City staff has provided to FEMA and the State Historic Preservation Office for review and comment. SHPO has reviewed and approved the draft and FEMA has provided some suggested edits [Attachment 2].

In addition, FEMA has requested that the Historic Preservation Commission have an opportunity to review and provide comments on the draft content. Therefore, please come prepared to provide any comments or edits on the draft content at the Commission's November 13, 2014 meeting. Comments and questions in advance of the meeting may be directed to Anne Russett at [a.russett@cedar-rapids.org](mailto:a.russett@cedar-rapids.org) or (319) 286-5075.

### ***Attachments:***

1. Draft Content – *“Fidelity” and Cedar Rapids, Iowa: The History of T.M. Sinclair & Co. Meat Packing*
2. Suggested edits from FEMA

# **“FIDELITY” AND CEDAR RAPIDS, IOWA: THE HISTORY OF T. M. SINCLAIR & CO. MEAT PACKING**

**BY ERIC BARR**

**LOUIS BERGER**

**DESIGNED BY TO THE LETTER TYPE & DESIGN, MARION, IOWA**

**PRINTED BY J&A PRINTING, HIAWATHA**

**COVER PHOTO:** Circa 1910: Early trucks used to deliver T.M. Sinclair products in Cedar Rapids. Notice the Fidelity Brand logo on the building's window. The side of the truck reads "T.M.Sinclair & Co., Ltd. Pork & Beef" (Reproduced with permission from Farmstead Foods Collection of BruceMore, Inc.)

This project was produced under the terms of a Memorandum of Agreement, pursuant to Section 106 of the National Historic Preservation Act, among the Federal Emergency Management Agency of the Department of Homeland Security, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Division and the City of Cedar Rapids, Iowa regarding the demolition of historic properties in Cedar Rapids, Linn County, Iowa. FEMA administered Federal disaster assistance through FEMA's Public Assistance Program pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the demolition of historic properties damaged as a result of flooding in July 2008 that resulted in declared disaster DR-1763-IA.



**Cover Photo** Figure 1. Circa 1910: Early trucks used to deliver T.M. Sinclair products in Cedar Rapids. Notice the Fidelity Brand logo on the building's window. The side of the truck reads "T.M.Sinclair & Co., Ltd. Pork & Beef" (Reproduced with permission from Farmstead Foods Collection of Brucemore, Inc.)

## INTRODUCTION

The T.M. Sinclair & Co. Packing House (later known as Wilson & Company) has been an integral part of the history of Cedar Rapids, Iowa, since its establishment in 1871. The packing house operated for over a century, becoming the fourth largest meatpacking plant in the world by 1878. Over the years the plant produced a variety of products that included smoked hams, hot dogs, sausages, lard, offal, bacon, Vienna sausages, pickled pig feet, tongue, boneless hocks, bologna, corned beef, beef roast, and other beef products under the Sinclair and Wilson brands. They also produced by-products that included soaps, animal feed, fertilizer, cosmetics, oleo-oil, stearine for making candy and chewing gum, and pharmaceuticals. After it closed in 1990 all that remained of the company's noteworthy history was its buildings. Spanning the period from 1880 to 1978, the construction and varied uses of these buildings paint a picture of the evolution of the plant and the greater changes that took place in the meatpacking industry.

## SINCLAIRS: FAMILY OF MEAT PACKERS



Figure 2. T.M. Sinclair, Founder of T.M. Sinclair & Co. in Cedar Rapids. From *Semi-Centennial 1871-1921: T. M. Sinclair & Co. Ltd.*

The Sinclair family originated in Belfast, Northern Ireland, where in 1832 brothers John and Thomas organized a meat processing company named the J & T Sinclair Company. In the 1850s John's son William opened a branch in Liverpool, England, and his 18-year-old brother, T.M. Sinclair, joined him in 1859. A line of merchant vessels helped to bolster their business by enabling them to ship their products directly to customers, thereby reducing shipping costs. In 1862 the

Sinclairs established a plant in New York City to meet the stiff competition they faced from American pork packers.<sup>1</sup>

In 1866 the Belfast plant claimed to be the largest provision house (another name for a wholesale meatpacking facility) in Ireland and even the world, focusing solely on cutting dressed hogs and curing the meat for export.<sup>2</sup> The economic depression following the American Civil War and 1866 fiery destruction of the

Belfast plant devastated the Sinclairs' Irish operation. The company encountered significant losses as several large firms that made up a significant portion of their customer base failed. The economic hardships caused by the depression and fire resulted in the separation of the New York operation into an independent entity. The new company formed under the name John Sinclair & Company and followed the practices used at the Belfast plant and produced the same products. In 1871 T.M. Sinclair and family expanded to Cedar Rapids, Iowa. The meatpacking operation remained a family business despite the separation of the U.S. and Irish branches.

Early meatpacking operations killed hogs exclusively in winter to preserve them until they could be cut into shoulders, hams, and sides with the fat being converted to lard. To ship the processed pork without its spoiling (prior to the advent of refrigeration), they placed the meat in wooden barrels and covered it with salt. Hog hides were used, but the blood, entrails, and bones were considered waste and disposed of in the nearest river. This practice led city governments to confine them to the outskirts of town.

### **T.M. Sinclair**

Thomas McElderry (T.M.) Sinclair was born in Belfast, Northern Ireland, on May 14, 1842, and arrived

in America in 1862, via New York. The 29-year-old Irishman moved to Cedar Rapids in 1871 to open the Midwestern branch. His 1881 obituary states that the operation started “on a very moderate scale, as an experiment” and then gradually enlarged to become the “largest, strongest and most successful business establishment of its kind in the west.”<sup>3</sup> He died on March 24, 1881, after falling down an elevator shaft during a plant inspection. The 39-year-old Sinclair left behind six children, his wife Caroline, and multiple other family members. The following is an account of his fall:

*Having about completed the examinations and being ready to leave the building about noon, the gentleman in company with Mr. Sinclair took hold of the elevator rope to bring the platform from above that they might descend to the floor below. Both were standing near the hatchway, but before the elevator had started downward from the floor above them, Mr. Sinclair stepped or fell through the hatchway down upon the stone floor below, a distance of about thirteen feet. He made some exclamation as he started on the fatal fall... He was reached as quickly as possible and was found in an unconscious condition, having fallen upon the right shoulder, side and head. No bones were broken nor any marked evidence of serious external injury. <sup>4</sup>*

## T.M. SINCLAIR & CO. OPENS FOR BUSINESS

The independent U.S. branch sought to expand its U.S. operations beyond New York. The meatpacking industry started moving west to take advantage of the post-Civil War farming and transportation expansion from the 1870s to 1890s. To take advantage of this growth and remain competitive, the Sinclairs sought a location for a western plant. The selection of Cedar Rapids was prompted by David Blakely, a friend and former employee from New York, who moved to Cedar Rapids in 1870. Blakely was impressed with the city and recommended it as a possible location for the new plant. Cedar Rapids's advantages, such as access to waterways, railroad routes, and the availability of hogs, helped solidify the decision.

### **Insert Railroad/Homestead Act Call Out**

The Cedar Rapids plant opened in 1871, having been selected over other potential sites in Minnesota and Iowa. The new meatpacking house opened in the former Higgins Icehouse, located between 4<sup>th</sup> and 5<sup>th</sup> Avenue SE in the heart of downtown. In November 1871 it was reported that:

*The pork packing house of T.M. Sinclair & Co. is being pushed rapidly to completion. Although the buildings are but temporary, they will afford capacity for handling from 500 to 800 head per day. This will give our farmers*

*a ready and good market for their pork, and establish a new and profitable branch of trade in our midst.<sup>5</sup>*

The process for meatpacking changed over the years for Sinclair. In the beginning, the company carried on practices used in the Belfast plant. The following is a brief description from the founding in 1871:

*[T]he tanks for rendering the lard stood at one end of the building; next to that was a space where the killing operations were carried out; then there was a space where dressed hogs were hung for chilling; next to that were the tables and blocks on which the hogs were cut, the rest of the building being given over to curing. The operations being carried on in the winter, there was apparently no attempt to refrigerate with ice and the whole arrangement was so crude and operated under such difficulties that the first year's operations were not a success.... The hog was chilled whole and placed on the cutting block on its back. The most skilled and difficult point in the operations was splitting the hog along the back bone so as to leave the backbone on one side without cutting into the meat on the other side.<sup>6</sup>*

Coopers constructed barrels on site for packing the pork, and refrigeration was achieved on a limited basis by using ice from the Cedar River. During the summer ice was stored in large ice houses and in bunkers within the processing buildings. Waste products were discarded in

the Cedar River, and early on these included large parts of the hog that couldn't be made into lard. Native Americans from the Tama Reservation came to the plant in the early days "to gather out of the pile of refuse of the slaughter house, choice pieces of livers, hearts, etc...."<sup>7</sup>

On January 4, 1872, the plant advertised its opening to farmers and stock dealers. Utilizing its leased quarters, the packing house slaughtered 15,039 hogs in its first year of operations. In February 1872 Sinclair acquired a 16-acre site one mile outside the city limits along the river, where it would operate for over 100 years. The new site was adjacent to the Chicago and Northwestern Railroad and the Burlington, Cedar Rapids & Northern Railroad lines and sidetracks were laid shortly thereafter. T.M. Sinclair & Co. utilized the railroads to directly ship its meat and by-products and to receive and unload deliveries of livestock and bulk goods. Beginning in 1872, the company marketed and sold its ham, bacon, lard, and other packable hog parts under the "Fidelity" brand.

The new plant made an immediate impression. In August 1872 citizens of Cedar Rapids levied a lawsuit against the plant for being a nuisance because of the smells, noise, and waste products produced by the plant, which went directly into the Cedar River. The case



Figure 3. Ice House leased by T. M. Sinclair & C.o. to open Cedar Rapids Plant in 1871.. Reproduced, with Permission from the Farmstead foods collection of Brucemore, Inc.

resulted in a favorable resolution for the Sinclair plant. This was an isolated incident in its history.

## EARLY DEVELOPMENT (1872-1878)

The first wood-frame buildings at the new site were constructed in the summer of 1872. These included a slaughterhouse, warehouse, engine house, and office building. Throughout the 1870s the meatpacking plant experienced consistent growth, requiring the addition of new buildings and expansion of old ones. During T.M. Sinclair & Co.'s initial season, lasting from August to December 1872, the payroll was \$15,333.94. In the next two years the payroll doubled twice, from \$30,998.43 in 1873 to \$68,706.27 in 1874; by 1878 wages reached \$117,118.01.<sup>8</sup> The growing economic importance of the plant was not lost to the *Cedar Rapids Times*:

*We doubt if even our own citizens really appreciate the extent of this mammoth institution which is silently but surely making Cedar Rapids the pork market of Central Iowa. We thought the packing house was large and last winter's work immense before the addition was built, but now, with greatly increased facilities, they are doing a marvelous business.... If you wish to look at cords upon cords of hams, piled in rows an looking as nice as possible for them to look, upon tons of pork or casks of lard, go through the cellars of this establishment and drive all thoughts of famine, for years to come, from your head. We can scarcely estimate the amount to which this one institution contributes to our prosperity.<sup>9</sup>*

In November 1873, 135 packing house workers, 27 coopers, and 22 carpenters processed 1,000 hogs daily for a total of over 14,000, with a gross weight of 3,323,840 pounds.<sup>10</sup>

The year 1874 marked the start of year-round operations aimed at fulfilling an arrangement with the J & T. Sinclair Company of Belfast. Under the contract the company provided cured pork to Britain, which was primarily used to supply the British army.<sup>11</sup> Smoking operations also began the same year. The continuation of hog killing and curing during the summer was described as “the most interesting development around this time” because T.M. Sinclair & Co. became just the second plant of its type in the United States to do so.<sup>12</sup>

The company's export market in Britain was significant, with over half of their products being shipped there. Between 1874 and 1878, a four-story curing house was constructed, which measured 132x250 feet (since demolished). The completion of the new building enabled the company's increased production capacity of 2,500 hogs per day in the winter and 1,200 in the summer, as well as employing 300 to 450 laborers and 50 coopers.<sup>13</sup>

In 1874 T.M. Sinclair established a Sunday school for his workers in the Box Factory that later moved to Hope Chapel, a site directly adjacent to the plant in 1878.

This was organized as the Third Presbyterian Church in 1887 and became Sinclair Memorial Presbyterian in 1903.<sup>14</sup>

The plant expanded so much that in 1875 the city erected a wagon bridge for workers across the Cedar River two blocks upstream from the plant. The crossing connected the packing house to its largely Bohemian immigrant workers, who lived in an expanding working class neighborhood directly next to the plant across the river. **Call Out Bohemian Workers** In 1877 T.M. Sinclair & Co. processed 76,945 hogs annually and became the ninth largest packing center in the United States behind (in order from least to most important) Cleveland, Kansas City, Louisville, Milwaukee, Indianapolis, St. Louis, Cincinnati, and Chicago.<sup>15</sup> In 1878, just a year later, the plant covered 16 acres with substantial buildings constructed of brick, stone, or wood that gave the “locality the appearance of a village of no mean pretensions,” and made it the fourth largest packing house in the world and eighth in the U.S.<sup>16</sup> It was also the leading industry of

Cedar Rapids and the largest plant in the Iowa meat packing industry.



Figure 4. "Fidelity" Brand Advertisement circa 1900 and (Right) (Courtesy of Carl & Mary Koehler History Center)



Figure 5. Sinclair Plant as it appeared in 1878  
(Reproduced, with permission from the Farmstead Foods Collection, of Brucemore, Inc.)



## DISASTER, CORPORATE RESTRUCTURING AND ADDITIONAL EXPANSION (1879-1909)

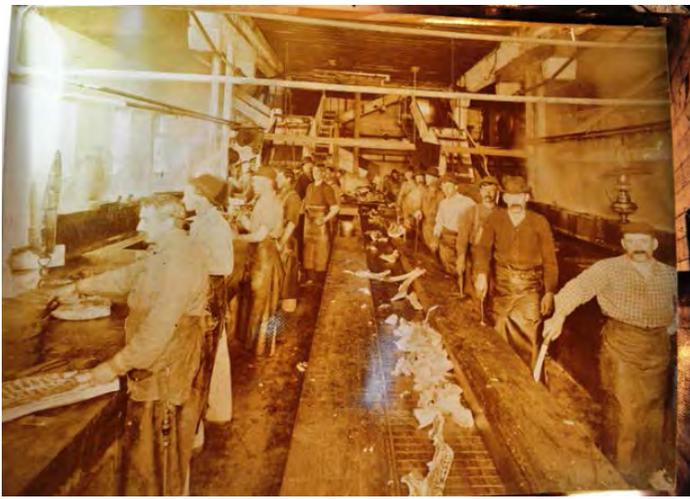
A major fire struck the plant on March 6, 1879, causing \$75,000 in damage. The fire originated in the lard processing area and spread to the slaughterhouse, hog house, and engine rooms. The *Cedar Rapids Weekly Times* described the frenzy caused by the fire:

*All was now excitement; teams were pressed into service with which to take the fireman the quicker to the scene, while throngs of our citizens hurried toward the dense clouds of black smoke which were issuing from the portion of the packing house closest to the river. It was patent to all that a fierce fire was raging and threatening the destruction of our most prominent industrial establishment.*<sup>17</sup>

The fire destroyed a large portion of the southeastern wing of the plant, resulting in only a few injuries. All workers remained employed to clean up the ruins and to erect new buildings, under a pledge by T.M. Sinclair to restore the plant to full capacity within two months. After the 1879 fire, mechanical packing house appliances were installed, which started a trend of improving each part of the plant's meatpacking process and facilities.



Figure 6. 1889 Advertisement for T. M. Sinclair & Co. From *Cedar Rapids Gazette* December 31, 1889,



Another disaster occurred in March 1881 with the accidental death of

T.M. Sinclair when he fell down an open elevator shaft while inspecting the plant. His brother-in-law, Charles B. Soutter, took over company operations and ushered in a new era of expansion in employment, production, and physical facilities. Soutter was familiar with the business, having previously worked in the New York Sinclair plant. The operation continued to prosper with steady growth.

In 1882 the company erected a new stone warehouse, and in 1886 the Burlington, Cedar Rapids & Northern Railroad laid new tracks into the plant. Fire ravaged T.M. Sinclair & Co. again in the spring of 1883 and summer of 1887, reflecting the “precarious nature of the packing industry.”<sup>18</sup> Fire was used heavily in the

processing of meat products for activities such as boiling water or smoking meats; the chance of fire was only increased by the lack of plant cleanliness (common during that period) and flammable materials being stored in very close proximity. Nonetheless, each fire resulted in the company rebuilding with new and improved machinery.

Expansion during the 1880s included additions to the “Fidelity” brand of products. In 1880 T.M. Sinclair & Co. began producing sausage in addition to smoked meats. In 1885 the plant started slaughtering beef on a limited basis, until reaching full production under the “Fidelity Meats” label in 1888 with newly completed facilities.<sup>19</sup> The facilities included a converted ice house and a \$10,000 two-story addition to the sausage and smoke house.<sup>20</sup> In 1885 or 1886, the packing process changed with the introduction of “Sanford Boxes” to chill the meat to preserve it. Through this process, “ice fed itself down through the buildings as it melted.”<sup>21</sup>



Figure7. Early views of meat packing operations. Circa 1900. Reproduced with permission from Farmstead Foods Collection of Brucemore, Inc..

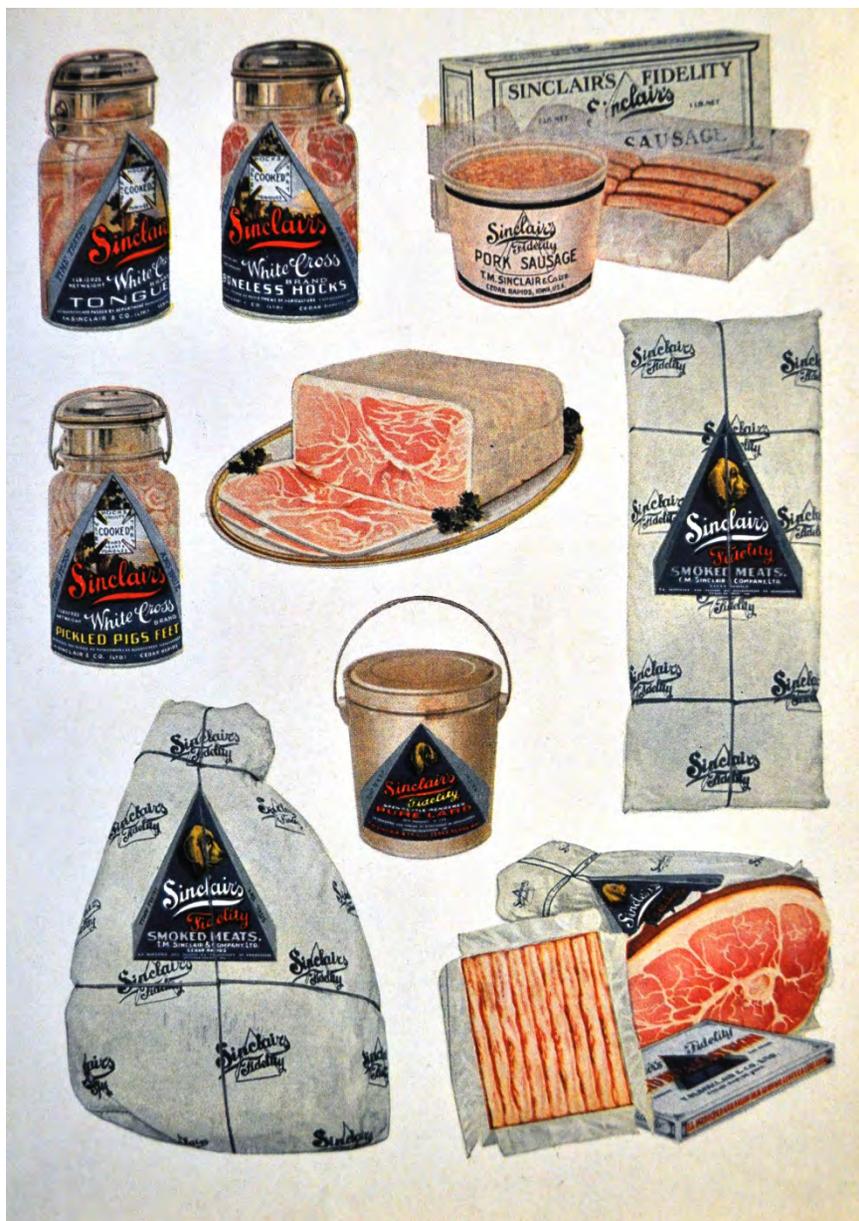


Figure 8. Sinclair "Fidelity" Products From: Eleanor Wright, *Sinclair Fidelity Recipes: A Collection of Valuable Hints and Tested Recipes Covering the Selection, Preparation, and Cooking of Meats in General and of "Fidelity:" and "White Cross" Brands in Particular,* Cedar Rapids, Iowa, T.M. Sinclair & Co., Limited, Circa 1899.

In 1890 refrigerator engines and equipment were

installed in the plant, making the process of refrigeration much more efficient and sanitary. Sinclair also processed 5,000 hogs daily and produced a wide variety of pork meat and byproducts. In 1894 mechanical refrigeration replaced the use of ice houses with ice drawn from the Cedar River, greatly improving sanitation from production to delivery. An October 1898 newspaper article described the plant's vast physical footprint and extent of production by the end of the century:

*The great plant is seen usually by all those who enter and depart from Cedar Rapids... over the lines of the Chicago & Northwestern and Burlington, Cedar Rapids & Northern railways. This bird's eye view gives some idea of its extent, but few among the thousands who see it imagine that within that enclosure are packed from 500,000 to 600,000 hogs every year, together with 10,000 head of cattle... that this packinghouse contains killing rooms with a capacity of 10,000 hogs every ten hours, together with every facility for cutting, curing, packing and shipping the same; that the company runs its own box factory, its own cooperage and its own establishments for making cans to contain the lard; that in addition to this there is an immense fertilizing (sic) plant, a large refrigerator plant, a machine shop and blacksmith shop, giving employment in all to more than 700 individuals, to whom are paid in wages something like \$350,000 per annum... this establishment, as a rule, fills 16,000 cars; the box factory turns out close to*

*200,000 boxes per annum; about a hundred thousand barrels are manufactured at the cooerage, and there are manufactured at the can factory about 500,000 lard pails in twelve months.*"<sup>22</sup>

In addition to physical changes the organization of T. M. Sinclair & Co. was altered because of new government involvement in the 1890s, when the federal government initiated limited inspections of meatpacking establishments, including Sinclair's Cedar Rapids plant. Inspections expanded in 1906 with passage of the Pure Food and Drug Act. The act passed in part because of the poor sanitary conditions in Chicago meatpacking houses

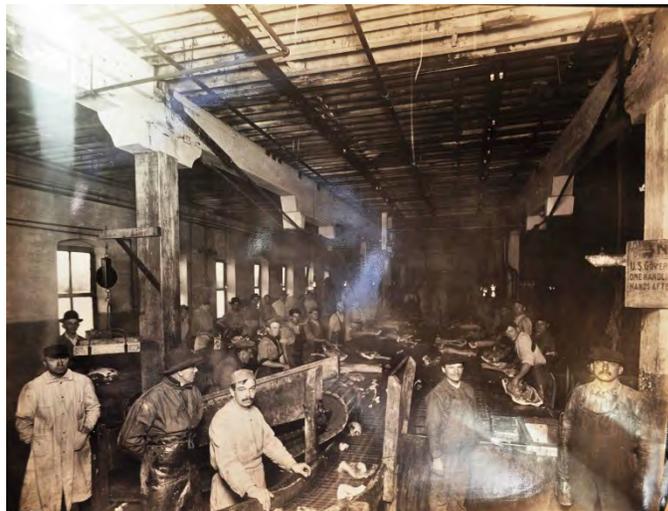


Figure 9. Pork Processing Operations. Circa 1890s. Notice the U.S. Government inspection sign on the right, notifying workers to wash their hands before and after handling the meat products. Reproduced with permission from Farmstead Foods Collection of BruceMore, Inc

exposed in Upton Sinclair's *The Jungle* (1906).

**Insert Call Out Sinclair and the Jungle**

Sinclair received praise for

cleanliness after Secretary of Agriculture James Wilson visited the plant in 1906; by 1921 there were 18 federal inspectors at the plant.<sup>23</sup> **Insert call Out Industrial Accident**

The first change in the company's organization occurred in 1892. T.M. Sinclair & Co., formally incorporated with John Sinclair as president, Charles B. Soutter as vice-president, and Henry B. Soutter as secretary and treasurer.<sup>24</sup> In 1892 Cedar Rapids Refrigerator Express Co. incorporated as a subsidiary for shipping their products across the country. The operation started with the purchase of 100 cars and eventually expanded to 203 cars by 1921, with Sinclair products being shipped throughout the country on routes covering around four million miles annually.<sup>25</sup> This allowed the



Figure 10. Figure 7. Letterhead for Cedar Rapids Refrigerator Express Co. From S. E. Sinclair Letter to Stockholders dated May 16th, 1900.



company to ship its products under more favorable freight transportation rates. **Insert Callout Refrigerated Box Car**

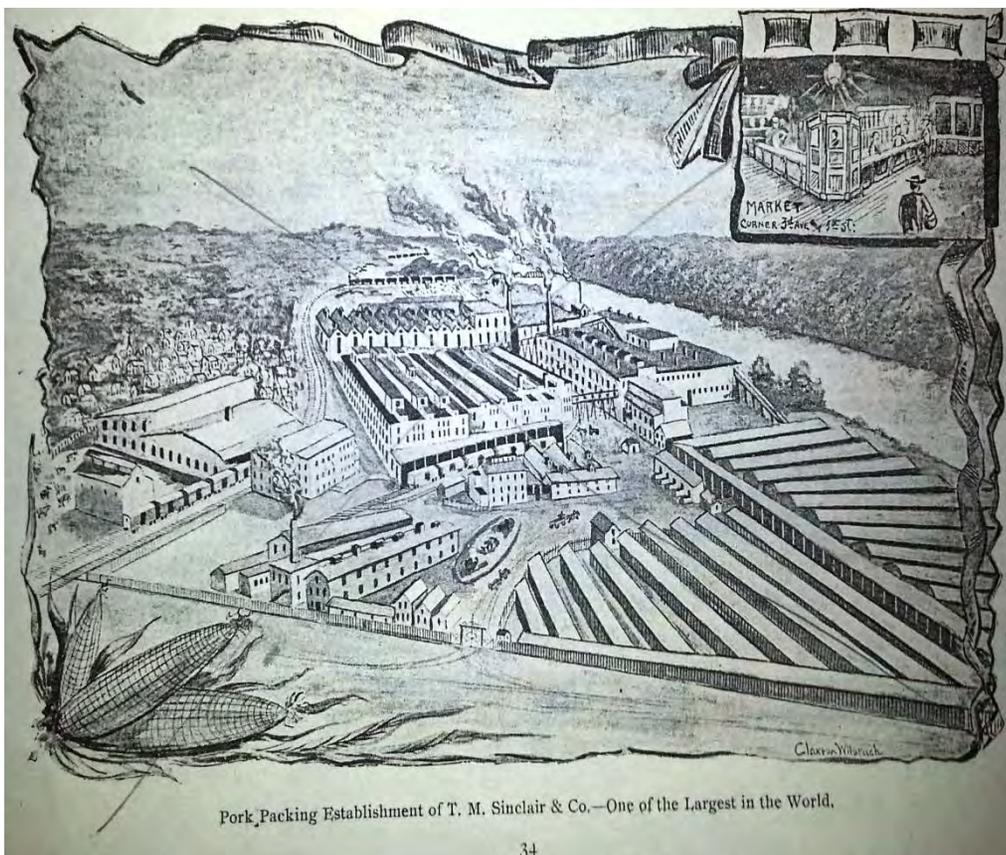
The declining health of John Sinclair and Charles Soutter in the 1890s necessitated organizational change.<sup>26</sup> In 1899 the company reorganized as T.M. Sinclair & Co., Ltd., with Sydney Sinclair chosen as president, Robert Sinclair as vice-president, and Archer C. Sinclair as secretary. The newly restructured company issued \$1.5 million in capital



stock that helped serve as an “invigorated source of capital financing for an expanded physical plant.”<sup>27</sup>

From 1900 to 1909, significant upgrades and expansions were made. In January 1900 T.M. Sinclair & Co., Ltd. announced the first \$100,000 in improvements to expand the plant. The most prominent, a new smokestack, became the iconic symbol of the plant. Constructed in 1909, the new stack was described as being “unlike any other in this country” based on its construction.<sup>28</sup> The 185-foot structure featured a 41-foot brick foundation surmounted by a 140-

Figure 11. (Above Left) Early view of dried beef meat packing operations. , (Above Right) View of pork packing operations, and (Below) Circa 1900 photograph of plant workers loading products into refrigerated railroad freight cars for shipment. Reproduced, with Permission, from the Farmstead Foods Collection of BruceMore, Inc.



Pork Packing Establishment of T. M. Sinclair & Co.—One of the Largest in the World.

Figure 12 T. M. Sinclair & Co. Ltd. Plant in 1899. From 1899 Cedar Rapids Booklet (Courtesy of Carl & Marv Koehler History Center)

foot stack made up of tiles forming a 10-foot bore. White tile adorned the sides of the stack with “Sinclair” inlaid in large letters, which was legible at long distances.<sup>29</sup> The word “Fidelity” was also inlaid in the structure. Boiler room improvements were also made, doubling the capacity of the power plant.

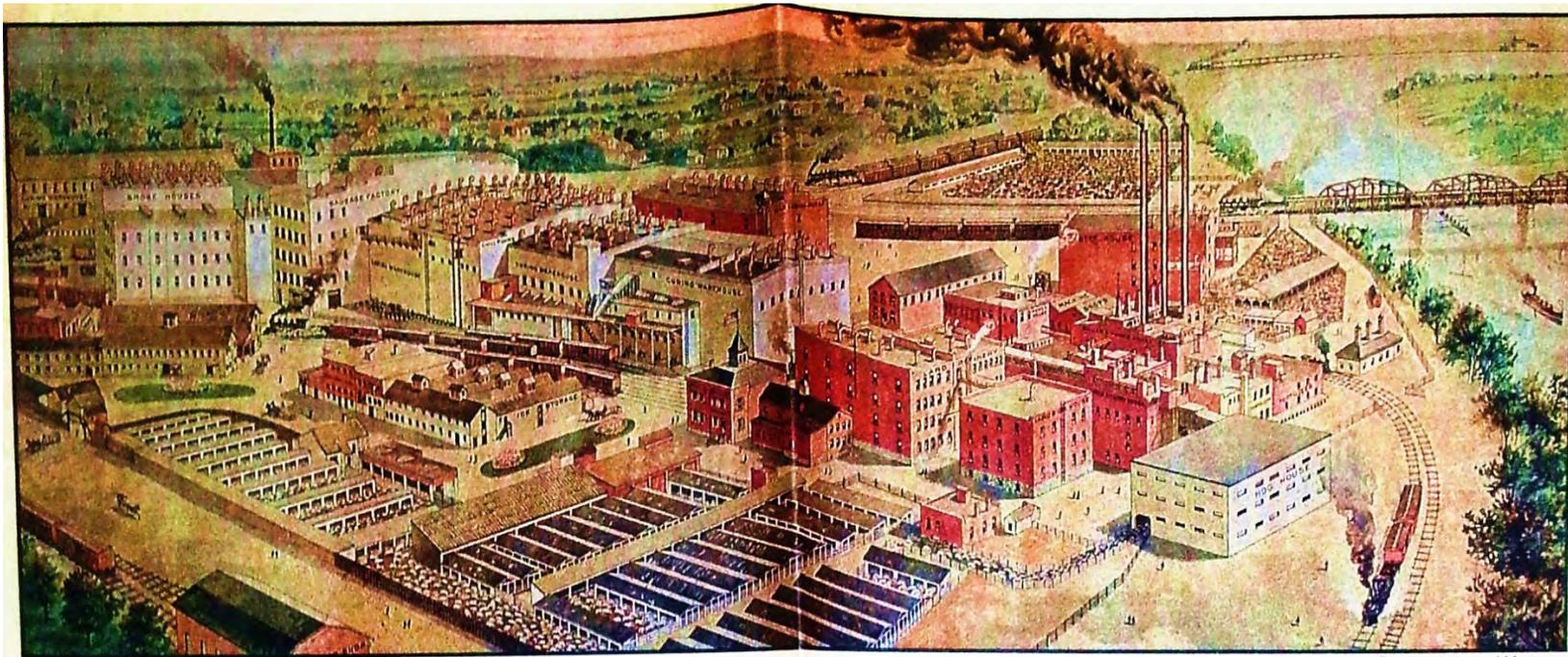
The tradition of integrating new machinery and buildings with existing parts of the physical plant continued with each improvement. These improvements

and expansions modernized meatpacking at the Sinclair plant by eliminating hand labor as much as possible and initiating the “best and most economical methods” for processing and producing meat products.<sup>30</sup> New technology installed included the replacement of old style belts and pulleys by electric power, ice and refrigerating machines, and the addition of new machines in the killing and cutting rooms for pork and beef operations. Prior to the new methods, almost every aspect of meat processing was

completed by hand. This ranged from the slaughter of hogs, cattle, and lambs to the curing, cutting into various cuts (hams, pork



Figure 13.. Sinclair's signature smokestack circa 1912. Reproduced with permission from Farmstead Foods Collection with permission from Brucemore, Inc.



Courtesy Linn County Historical Museum

Founded in 1871, Thomas M. Sinclair's packinghouse on the banks of the Cedar River in Cedar Rapids prospered for many years.

Figure 14. .M. Sinclair & Co. Circa 1900. From "Iowa Today" insert of *Cedar Rapids Gazette*, March 11, 1990.

loins, etc.), skinning, to packaging the products for shipment.

A new cold storage facility and belt line rail line surrounding the plant were completed in 1906; in 1908 a block-long covered railroad dock was constructed. By 1906 T.M. Sinclair & Co., Ltd. was the largest independent meatpacking plant in the U.S.<sup>31</sup>

In 1907 Sinclair was an early adopter of a new safety enhancement, a sprinkler system, installed "in order to make sure that business would not be interrupted by such a calamity [as fire]," which had been

avoided since 1887.<sup>32</sup> In a company history, written for their centennial in 1921, Sinclair claimed that it was one of the first two packing houses in the nation to install such a system. In addition to avoiding costly work stoppages and loss of buildings caused by fire, the sprinklers reduced insurance costs.

In 1909 the lard oil factory received a 55x65-foot three-story addition that doubled its capacity. A 28x80-foot two-story addition to the tank and rendering factory was also erected. Each addition also included a basement. It was reported that:

*T.M. Sinclair & Co. Ltd., annually expend[s] large sums of money to keep their plant abreast [of] the most progressive institutions and these items are a portion of their yearly contribution to the progress of the city.<sup>33</sup>*

The description of the plant as progressive can be traced to its adaptation and implementation of modern techniques and machinery to improve their production capacity. It is also a testament to Sinclair's success in the industry and contribution to Cedar Rapids' economy



Figure 8. Sinclair Plant View from River circa 1906. Reproduced with permission from Farmstead Foods Collection of BruceMore, Inc.



Figure 96. Circa 1916. view of packing house from Cedar River.  
Reproduced with permission from Farmstead Foods Collection of  
Brucemore, Inc.

## MARKET DIFFICULTIES & BECOMING WILSON & Co. (1910-1935)

### **T.M. Sinclair & Co. 1910-1919**

In 1910 the pork export market dwindled, causing major difficulties for T.M. Sinclair & Co., Ltd. and forcing the company to shore up its domestic market. Foreign markets had constituted a significant portion of its sales. With limited success in increasing its domestic trade, the company was sold to Sulzberger & Sons of Chicago, Illinois in 1913. The sale also arose from the company's belief "that it was at a disadvantage without a well-developed national marketing system."<sup>34</sup> Operations at the Cedar Rapids complex continued under the name T.M. Sinclair & Co. Ltd. In 1916 Thomas E. Wilson took over as president of Sulzberger & Sons and changed its name to Wilson & Co. As a wholly owned independent subsidiary of Wilson & Co., Robert Sinclair served as president from 1917 until 1930. Despite facing its own financial problems, Wilson was eventually able to restore the firm to profitability.

New construction expanded the space occupied by the plant to 40 acres by 1915. A reservoir (1913), boiler room (1919), and Loin Cooler & Storage Building (1919)

were added to the physical plant. Employment, payroll, and production also increased.

The meatpacking process had become efficient by this period with the killing process taking just 20 minutes and following an assembly line process. Leonard Fackler described the production process in 1915 as follows:

*The animal comes first to the "sticker" who expertly cuts the jugular vein. They then are carried thru two great vats of boiling hot water, which scalds the bristles completely from their bodies. Passing on, the dead porkers are in turn washed, scraped, cut open, dressed, washed again, split, beheaded, passing thru the hands of nearly fifty different men, each of whom ... does but one little part of the entire process. After they are fully dressed, they are sent, still on the moving conveyor to the cooling room, just twenty minutes from the time they were caught at the other end of the long killing room.<sup>35</sup>*

Half-hogs moved into the cutting room via conveyers that dropped them into large metal chutes from chilling rooms located on the floor above. In 1915 cutting room workers created over 600 distinct cuts of meat, with specialized cuts for foreign markets. The cuts then moved into the curing room where workers sorted them by size and type, dipped them in pickling brine, piled them in salt, and left them to cure from seven to 90 days. The type and quality of the cuts determined the duration required for curing the meat. Once this process reached completion, "the cuts were smoked, pickled, cooled, and wrapped according to

the variety of product being produced.”<sup>36</sup> Smoked hams were marked with the “Fidelity” brand after one and a half to two days of smoking with loins packed in 25-pound pails and bacon in glass jars. Over 750,000 pounds of sausage were produced in 1915.<sup>37</sup>

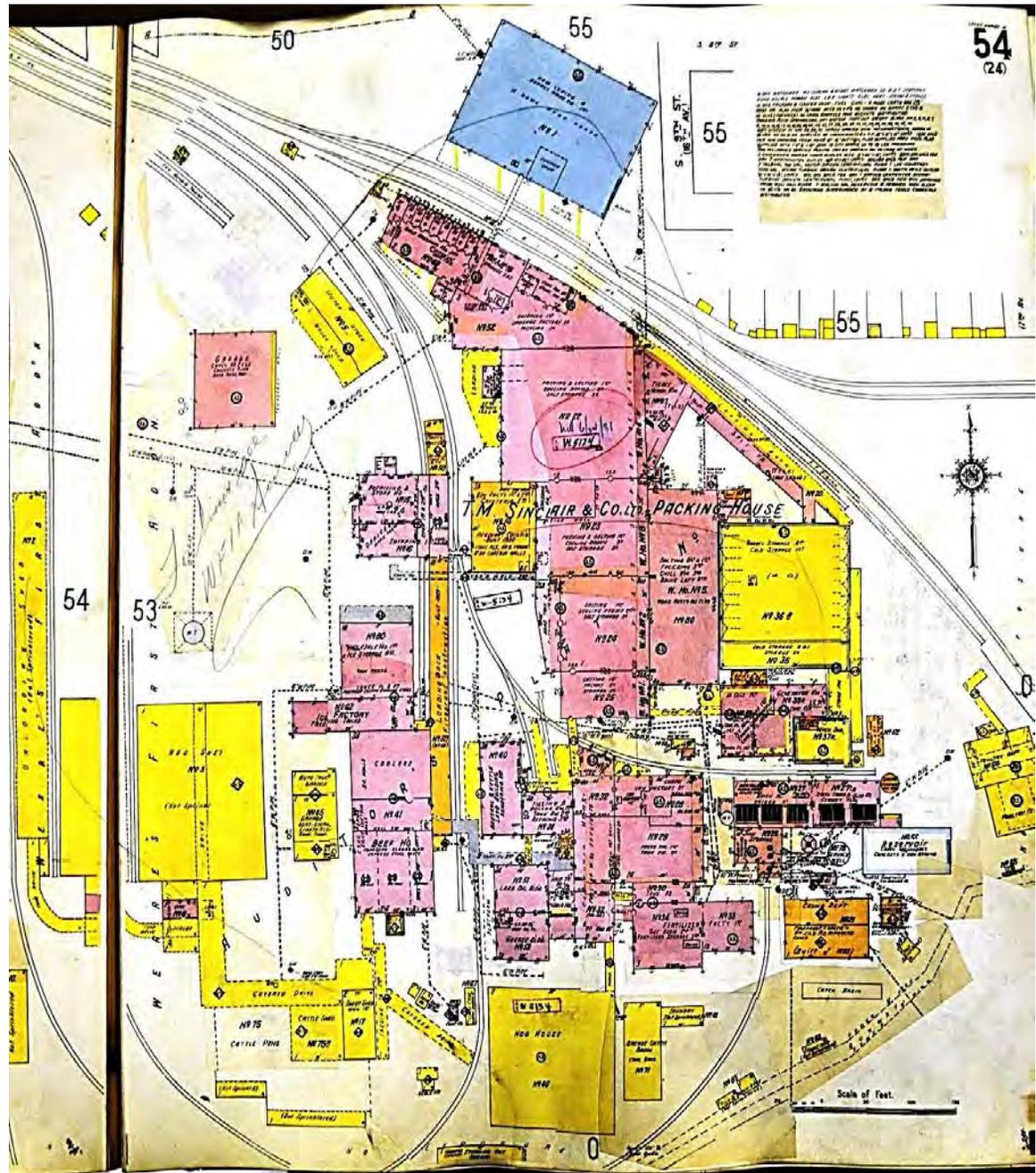


Figure 17. T.M. Sinclair & Co., Ltd. Plant in 1913 Sanborn Fire Insurance Map. From: *Insurance Maps Iowa: Cedar Rapids, 1913*, Vol. 45. Plate 54, (New York: Brooklyn, Sanborn Map Company, 1913).

In 1915, 800 summer and 1,200 winter packinghouse workers processed an average of 4,000 hogs and 100 cattle daily, with an additional 2,500 sheep slaughtered per week.<sup>38</sup> Sinclair customized its cuts and packaging type and/or size based upon regional

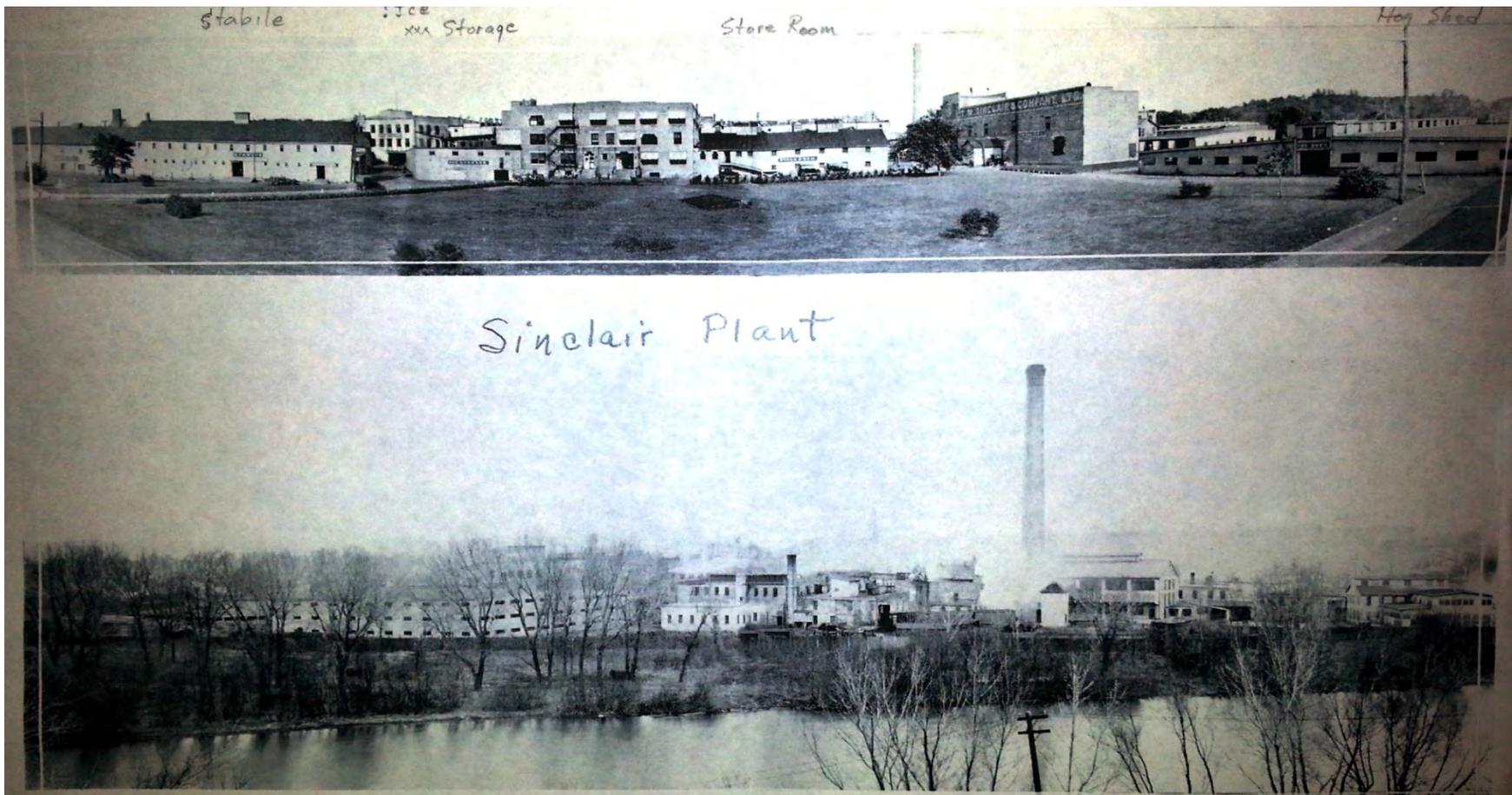


Figure 18. Circa 1921 View of the Sinclair meat packing house. From *Semi-Centennial 1871-1921: T. M. Sinclair & Co. Ltd.*, Cedar Rapids, Iowa, 1921.

preferences throughout the United States. The packing house's cooper shop, tin shop, and box factory produced a "variety of sizes of casks, tierces, barrels, boxes, cases, or tin cans" that enabled the packaging department to ship 25 carloads of meat daily to various markets across the nation in 1915.<sup>39</sup>

In 1917 Sinclair established a pension fund and in 1919 a welfare work and dispensary that treated a peak of 1,000 minor work injuries in a month.<sup>40</sup> A cafeteria was also added for those bringing their meals for the noon lunch break. During World War I the meatpacking house helped meet the food demands of the Allies. T.M. Sinclair & Co. produced over 140 distinct by-products by 1925, with uses that ranged from pharmaceuticals to animal feed and fertilizer.<sup>41</sup> **Insert Call Out "By Products"**

### Sinclair 1920-1935

Significant plant improvements and production increases marked the 1920s and 1930s, despite the economic

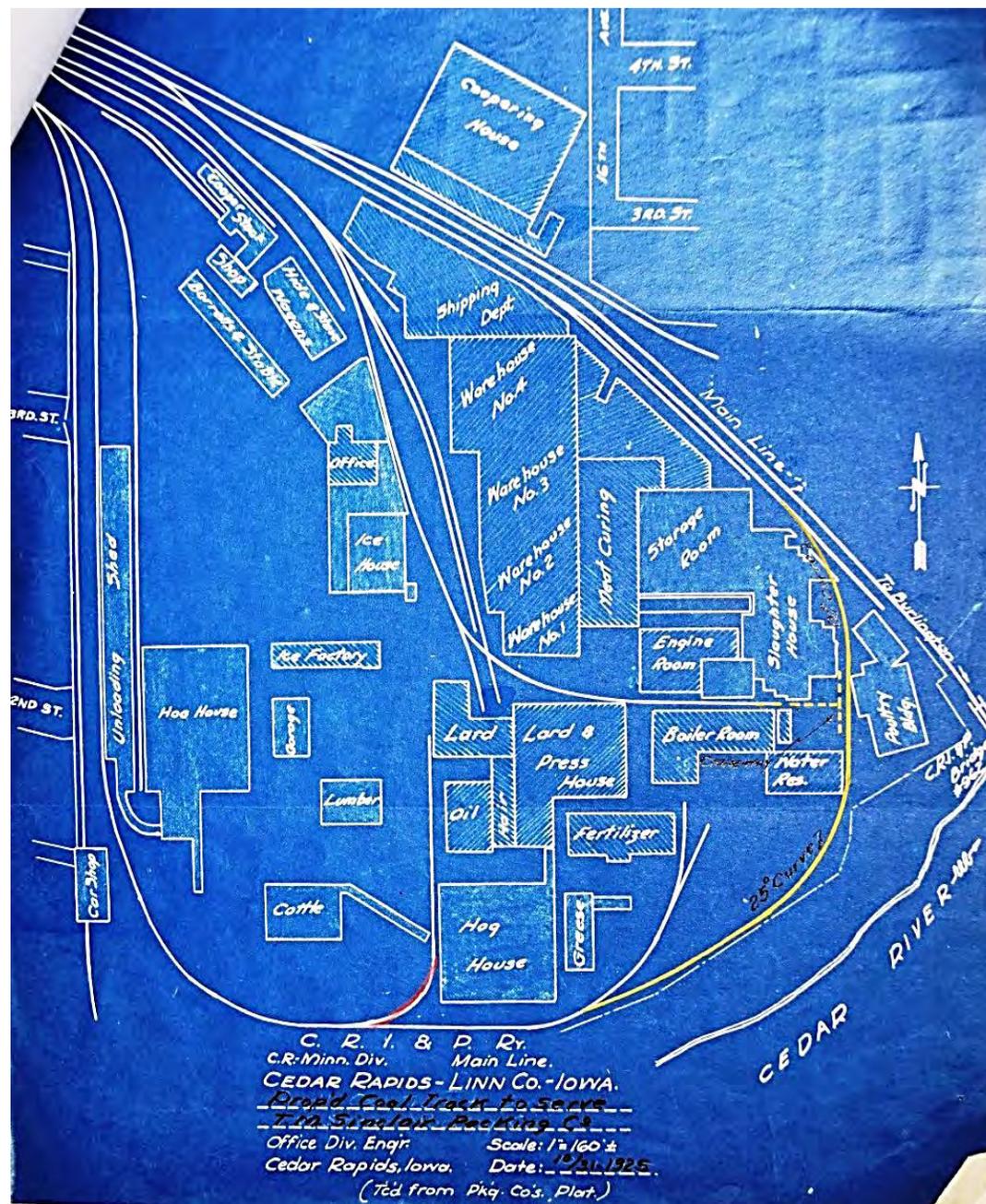


Figure 19. Blueprint showing layout of T.M. Sinclair & Co. plant in October 1925 From *Abstract of Trackage Rights and Ownership: T.M. Sinclair & Co./C + NWRY & C.R. & P. Ry*, September 12, 1930. Reproduced with permission from Farmstead Foods Collection of BruceMare, Inc.

malaise caused by the Great Depression. Expansion in the 1930's was fueled by an infusion of new capital resulting from T.M. Sinclair & Co. Ltd. closing its books to become a full branch of Wilson & Co.<sup>42</sup> In 1935 the Cedar Rapids plant changed its operating name to Wilson & Co.; the new name replaced "Sinclair & Co." on the signature smokestack.

Major new buildings appeared starting in 1920, helping to spur increased production and production capacity. In 1920 a garage and gatehouse were constructed near the 3<sup>rd</sup> Street entrance. By 1921 the plant reached 1,500 employees and the company's annual payroll reached \$1,430,309.83, almost double the 1915 payroll of \$644,531.42 in just six years.<sup>43</sup> Between 1928 and 1930, a series of new buildings established an expanded beef line that Sinclair used to exploit growth in the local wholesale trade by expanding their production capacity for beef products.<sup>44</sup> The most prominent buildings constructed included a massive three-story Beef Kill & Coolers Building (1930), refrigerated Central Loading Dock (1929), and Fab Cuts Storage Building (1929) (where each type of fabricated meat cut was produced and stored).

In 1931 new sewer and pump house were added. The new physical plant additions primarily expanded

production space and installed updated machinery while the process remained largely the same as before. The most significant changes included the continued decrease in hand labor required as human-operated machines performed the more difficult and time-consuming tasks. This in turn increased production speed. New ammonia tanks expanded cooling operations and electrical capacity increased with the Electrical Sub-Station (southeast corner of plant) in 1932, and a second gatehouse known as Fire Hall was built in 1935.

Production figures from 1932 and 1934 reflected the impact of the new improvements. In 1932 the company processed 706,615 hogs, 94,751 cattle, 36,009 calves and 92,956 sheep.<sup>45</sup> In 1934 a workforce of 1,200 to 1,500, with a payroll exceeding \$1,000,000, processed over 800,000 hogs and slaughtered 100,000 cattle.<sup>46</sup> The first unionizing efforts achieved success in the 1930s after years of failed attempts. **Insert Call Out Unions** The growth of T.M. Sinclair & Co. /Wilson & Co. coincided with the growth of the meatpacking as a whole nationally in the 1930s to become one of the largest manufacturing industries in the U.S. With over 200,000 workers and annual production of \$2.5 million in the 1930s, the industry sustained this success through World War II.<sup>47</sup>

## Aerial View Of Sinclair Packing Plant

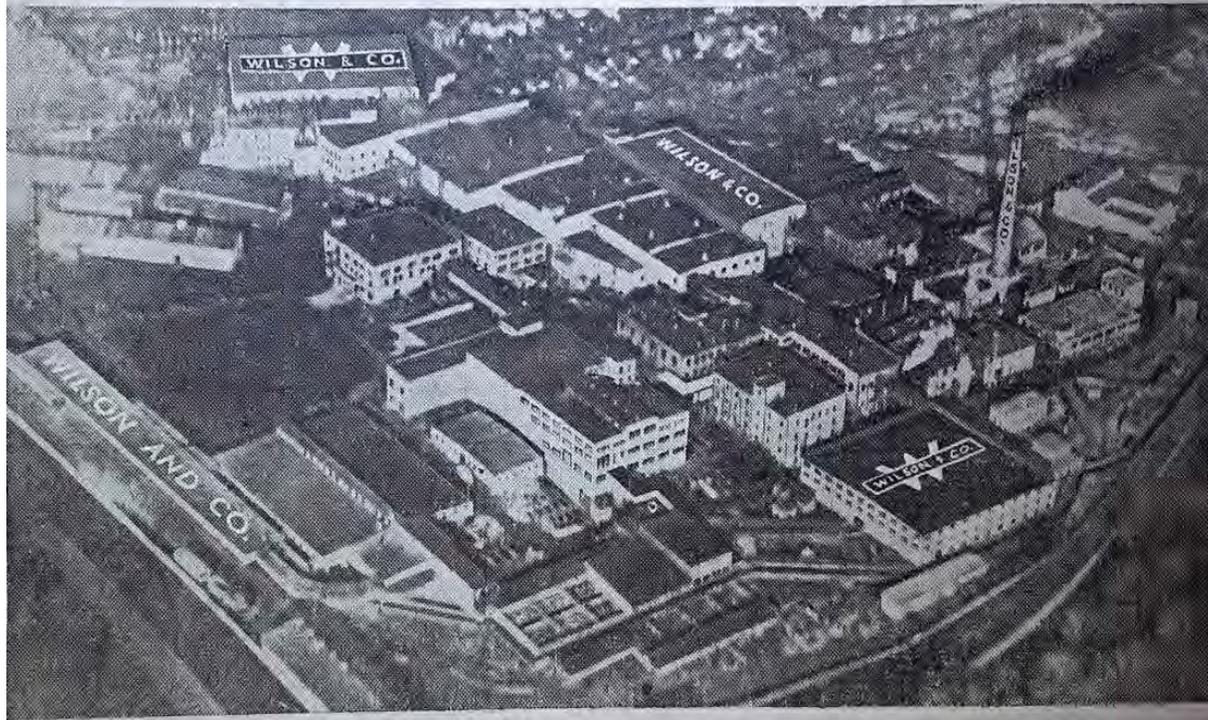


Figure 20 Aerial view circa 1935. From undated *Cedar Rapids Gazette*. (Courtesy of Carl & Mary Koehler History Center.)

## WILSON & Co. WW II TO STRIKE (1936-1960)

During the 1940s and World War II, the Sinclair/Wilson & Co. Plant invested heavily in its physical infrastructure. At the time the structures occupying the site reflected a combination of building techniques and technologies from the first half of the twentieth century and latter half of the nineteenth century.<sup>48</sup> The company retired several buildings in 1942 and constructed a new Hog Cooler & Pork Processing Building, well house, and water pump house. The new pork line building was located in the center of the plant site. The following year a new guard house, brick entrance pillars, and gate were constructed to complete the layout of the packing house's 3rd Street entrance. In 1949 a new yard office was erected.

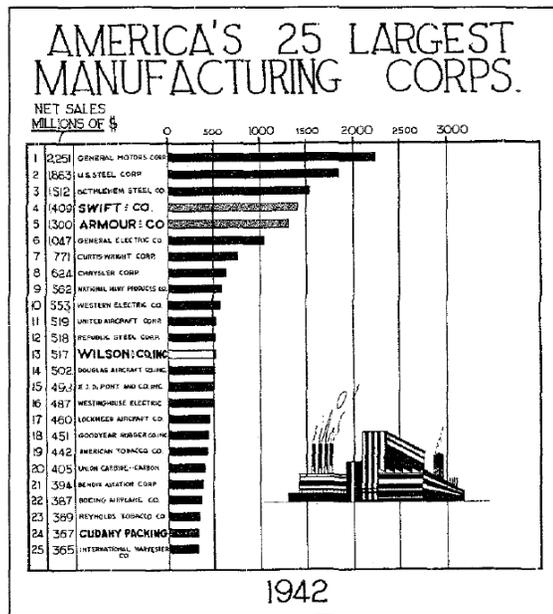
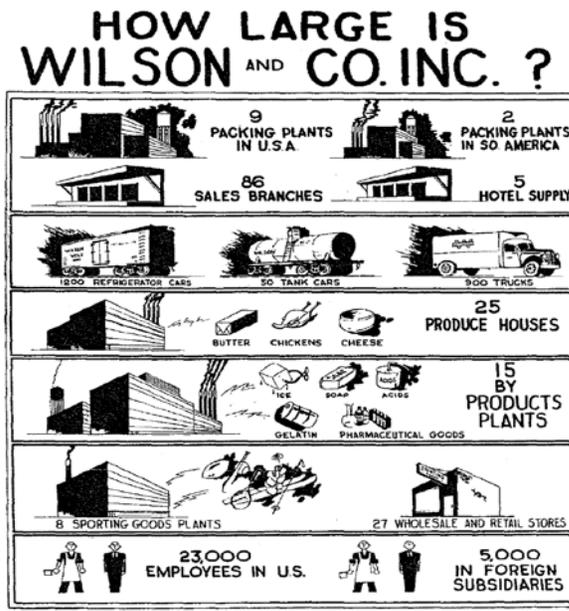


Figure 21 Left) Graph showing Wilson & Co. as the 13th largest U.S. manufacturer in 1942 and (Right) Chart showing how large Wilson & Co. is with all its divisions in 1942. From "Unit 1: Management Control of Yields and Costs Through Accounting," (Wilson & Co. management instruction manual),. Reproduced with permission from Farmstead Foods Collection of BruceMare, Inc.

Labor unrest paralleled the national boom of the meatpacking industry. In March 1948 the CIO United Packinghouse Workers Union called a national strike after bargaining negotiations failed with the major packing houses. At the time these included Wilson & Co., Armour & Co., Cudahy Packing Co., Swift & Co., John Morrell & Co., and Hy-Grade Food Products Co. The strike lasted 67 days and was marked by outbursts of violence outside Cedar Rapids. The strike caused a large disruption in Cedar Rapids because Wilson & Co. workers constituted the city's largest workforce.

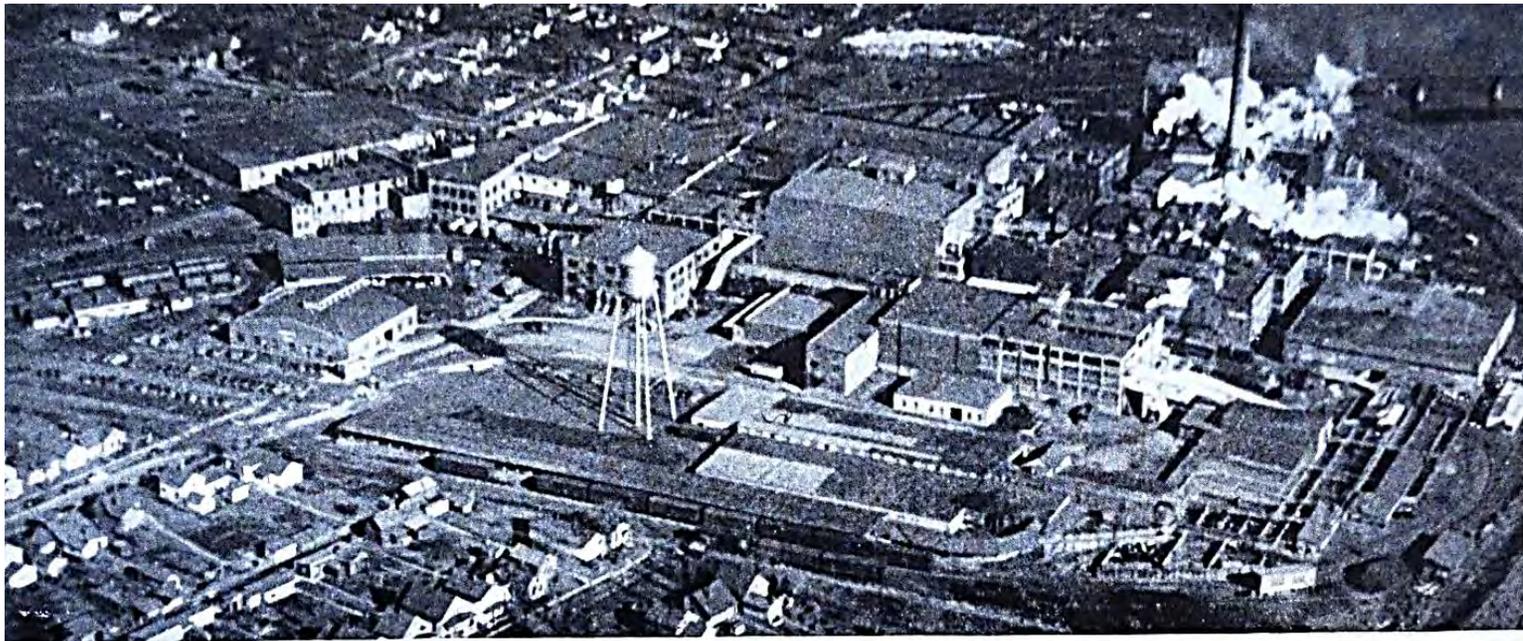


The 1950s ushered in an era of change at Wilson & Co. and its Cedar Rapids packing house. In 1955 the company's Chicago branch closed and Cedar Rapids became the largest branch. The yard complex (the west side of the plant) underwent a reconfiguration,

starting with a new yard house that was constructed in 1949-1950. This building consolidated scattered buyers' offices into a single scale house and office building. Additionally, a series of new livestock sheds were erected and a 100,000-gallon water tank was moved from the south side of the 3<sup>rd</sup> Street entrance via a special roadway to the north side. These changes were spurred by a postwar shift from rail to truck livestock delivery. In 1956 the Pork Packing & Cooling Building was finished in the center of the plant complex along with three new water wells and an addition to the Beef Kill & Beef Cooler

Building.

An important event, in the history of the plant, occurred in the mid-1950s. On July 20, 1955, a delegation of 12 Soviet Union representatives visited the plant for two hours. The delegation also toured farms across Iowa and covered 12,000 miles in a dozen states seeking to gain technical information to improve their agricultural production.<sup>49</sup> The visitors included Soviet Minister of Agriculture Vladimir Mastkevich and Director of Agricultural Research A. E. Tulupnikov. The Soviets



The Cedar Rapids Wilson & Co. plant processes world famous corn fed Iowa livestock into equally famous Wilson Certified meats and meat foods.

Figure 22. Aerial view in 1946. From: Wilson Certified News, June-July 1946.

*marveled about the number of workers driving to their work in their own automobiles the high rate of pay, (more than three times that of Russian workers on similar jobs); the skilled efficiency of the processing operations, and, most of all, why there should be any competition in buying livestock and selling products.*<sup>50</sup>

During the 1950s, Wilson & Co. continued to market its products and brands under the motto “the Wilson label protects your table.” This motto had started in the 1930s. The products included Wilson’s Certified Hams, bacon, lard, and sausage and an



#### THE HEART OF THE HOME

Around the dinner tables in 30 million American homes each day gather the family groups that are the backbone of a mighty America.

This is the place in the home where father, mother and children are together where guests join with the family—where friendship and trust are expressed in the time-honored custom of enjoying good food together.

Sunday dinner with the big, juicy roast . . . Thanksgiving Day and the season's first turkey . . . Christmas and New Year's Day, when the fat goose hangs high . . . Easter with its colored eggs and luscious ham . . . those extra-special dinners when guests join the family group . . . and the

yearly birthday dinners. All these, and other occasions, too, center here in the warm, friendly heart of the home.

It is this vital and intimate part of American family life that we have been privileged to serve for many years.

Good meats are necessary to vigorous health. And meats of good flavor contribute to happiness among those who gather around the dinner table.

It is our pride that wherever the Wilson label is seen today it is accepted as a symbol of protection. “Certified” on meats and “Clearbrook” on dairy products are sure guides to quality and flavor that insure the eating pleasure of your family and your guests.



Figure 23. Illustration from *Wilson Certified News*, June-July 1946 boasting of their “Certified Meats” and “Clearbrook” Dairy products being “accepted as a symbol of protection.” Also note the catchphrase “The Wilson Label Protects Your Table”

assortment of canned products. During World War II Wilson’s canned products became very popular with American soldiers and remained so in the postwar period when the consumer base largely became housewives (see illustration). Canned products included hams, smoked pork, lamb tongues, chili con carne, spaghetti and meat, Log Cabin® Franks, corned beef, pig’s feet, and Vienna sausages.<sup>51</sup>

In May 1959 Henry S. Amalong became the plant manager. He started in his position during a period of labor difficulties at the packing house. In June 1959, 700 workers walked off the job, launching a 109-day strike. Workers decided to strike as a result of stalled negotiations that failed to secure a new union contract. Two principal issues served as the basis for

the dispute between management and the UPWA Local #3. These were overtime and a request for a 10½-cent wage increase. Ultimately, an agreement was reached in February 1960, ending the largest strike in the plant's history (see further discussion of the strike below).

Figure 24. 1959-1960 Strike:  
Photographs from November and  
December 1959. (Reproduced with  
permission from the Farmstead Foods  
Collection of Brucemore, Inc.)



**Please Don't Buy Wilson Products**

UNTIL WILSON & CO. DEALS FAIRLY WITH ITS EMPLOYEES

Wilson & Co., third largest meat packer, refuses to give its employees wages and other contract benefits equivalent to those enjoyed by employees of other major meat packers

**Don't buy these brands . . .**

Cured Meats Certified Tender Made Corn King Wilco Krisp Rite Laurel Sinclair	Dairy, Poultry, Margarine Certified Clearbrook Savory Blue Bell Wilson	Shortening Laurel Bake Rite Wilco Advance Fraso Fryrite Py-Lard
Athletic Goods Wilson Walter Hagen Sam Snead	Pet Food Ideal Dog Food 4-Paws	Canned Meats Wilson Mor Bif Menu Pac Jane Wilson

Stamped on Wilson's fresh meats are one or more of these U.S. Government Inspection numbers: 20-A; 20-Q; 20-Y; 20-N; 111; 119; 275; 940.

**KEEP THE WILSON LABEL OFF YOUR TABLE**

**Wilson & Co.**

**Is  
Unfair**



Dear Shopper:

Please DON'T BUY Wilson and Company products until the company decides to treat its employees fairly. There are plenty of brands to choose from whose manufacturers have signed fair agreements with our union.

Nearly 6,000 of us—Wilson workers from coast to coast—have been forced to strike in order to secure conditions equal to other leading meat packers who are Wilson's competitors.

You can help us if you will. Just pass up Wilson products—meats, poultry (Wilson Certified), margarine (Silver Bell), dog food (Ideal), and all the rest—until Wilson plays fair with its workers.

Thank you for your cooperation.

United Packinghouse Workers  
of America  
AFL-CIO

**Don't Buy Wilson & Co. Products**

**DUTIES OF PICKETTERS**

1. NO MORE THAN (4) FOUR AT ANY ENTRANCE
2. DO NOT BLOCK OR OBSTRUCT IN ANY WAY ENTRANCE OR EXIT FROM THE PLANT.
3. ABSOLUTELY NO VIOLENCE OF ANY KIND.
4. ALLOW ALL SUPERVISORY AND SALARIED PERSONEL TO ENTER AND EXIT WITHOUT INCIDENT.
5. NO ALCOHOLIC BEVERAGES OF ANY KIND.
6. THERE WILL BE A PICKET CAPTAIN ON DUTY AT ALL TIMES. REPORT ANY PROBLEMS TO THOM IMMEDIATELY. THEY WILL BE STATIONED AT PRAGMATIC AREAS OR AT THE UNION HALL AT SHIFT INDICATED BELOW
7. THE UNION HALL WILL REMAIN OPEN AT ALL TIMES IF ANYONE STOPS OR MASSES ON THE STREET, PARKING LOTS OR CREDIT UNION INFORM THEM TO COME TO THE UNION HALL FOR HOT SOUP, COFFEE, OR ROLLS.
8. IF THESE RULES AREN'T FOLLOWED THE UNION CANNOT BE RESPONSIBLE.

PICKETT CAPTAINS  
 12midnite to 6<sup>00</sup>AM.      12 noon to 6 P.M.  
 Richard HANER - John KILPATRICK      RED HILL - NADINE KLANET  
 6<sup>00</sup>AM to 12 MIDNITE      6 AM to 12 NOON  
 Jim COLEMAN - LARRY JUDD      Ron FALLONER - CHARLIE MILLER

5,000 members of the United Packinghouse Workers of America, AFL-CIO at Wilson & Co. are on STRIKE!

Please **DON'T BUY WILSON PRODUCTS**

United Packinghouse Workers of America, AFL-CIO

WANTED  
DEAD OR ALIVE  
FOR  
LOVING SCABS  
\$1000

Figure 25. Ephemera from 1959-1960 Strike at Wilson & Co.'s Cedar Rapids Plant. Courtesy of State Historical Society of Iowa, Iowa Labor Collection.

## EXPANSION & REORGANIZATION (1960-1979)

The Cedar Rapids plant continued to expand, reorganize, and modernize in the 1960s. The Canning Manufacture, Hog Cooler, Sausage Building was completed in 1960 at a cost of \$500,000. The building was most commonly known as the “smoke sausage house” and had an addition finished on its southeast corner in 1967. The Beef Cooler Building expanded in 1962. Updates to the docking facilities were completed in 1960 and 1962 with the addition of two new truck docks. In 1967 the company installed a new \$276,500 Sharp Freezer along with remodeling the Bulk Loading Dock.<sup>52</sup>

Wilson & Co. announced its intention to expand beef production by 75 percent in 1968.<sup>53</sup> The A&P Feed & Bone Gelatin Building, Hog Hair Building, and Fertilizer Factory/Blood Drying & Grease Recovery Building modernized the handling of several by-products when completed in late 1968.<sup>54</sup> Modernization involved the installation and implementation of the most up-to-date and efficient machines and production methods while meeting all relevant government regulations for sanitary practices.

The 1960s also ushered in another phase of company reorganization. Three divisions formed in 1965: Wilson Meat & Food Products Co., Wilson Athletic Goods

Mfg. Co.,  
and  
Wilson  
Chemical



Figure 2610. Festival Line of Products: From Wilson-Sinclair 1971 Annual Report.

Industries Co. Also that year, Paul B. Wren became the plant manager for the Cedar Rapids packing house. In 1967 Ling-Temco-Vought, Inc. (LTV, Inc.) of Dallas, Texas,



Figure 11. Corn King Line of Products (Established in 1880). From Wilson-Sinclair 1971 Annual Report.

completed the purchase of Wilson & Co.'s three divisions after a contentious acquisition process. In 1970 the corporate structure shifted again. Wilson-Sinclair Co. formed the largest subsidiary with Henry Amalong named president. Forrest Mykleby replaced Paul Wren as plant manager two years later.

Labor disputes were usually mild and settled quickly during this period. In 1971 Wilson-Sinclair Co.'s 2,400 workers produced 500,000 pounds of fresh meat and 125 million pounds of processed meats for its principal Midwest and northeastern U.S. markets and secondary foreign markets.<sup>55</sup> Payroll totaled \$20 million and a total of 1.5 million hogs, 200,000 cattle, and 175,000 sheep were processed with a value of over \$150 million.<sup>56</sup>

The newly restructured company initiated a multi-million dollar renovation plan in the 1970s. The new investment included extensive interior remodeling of packing house buildings and a unique project completed in 1973, for a pork line building. The company reconstructed the Ham Boning, Ham Grading & Loin Converting Building after demolishing a building within a building. A new ice manufacturing facility, Flotation Basin, a series of new storage silos for salt, dry blood, and bone gelatin, new Hog Hotel, and Lard Pump Station and front gate scale were completed between 1972 and 1978.

After six years, Wilson-Sinclair Co. restructured again to become the Wilson Foods Corporation in 1976. As the corporation's largest packing plant, the Cedar Rapids plant completed the changeover in 1977. The company discontinued the signature Wilson Certified & Corn King (1880) brands and replaced them with the "Wilson Foods" brand. Beef and lamb slaughter operations ceased at the facility in 1979 in favor of increasing hog production.



Figure 2812. Aerial view of plant looking SE from 3rd Street entrance in 1971. From *The Wilson News*, November 1973.

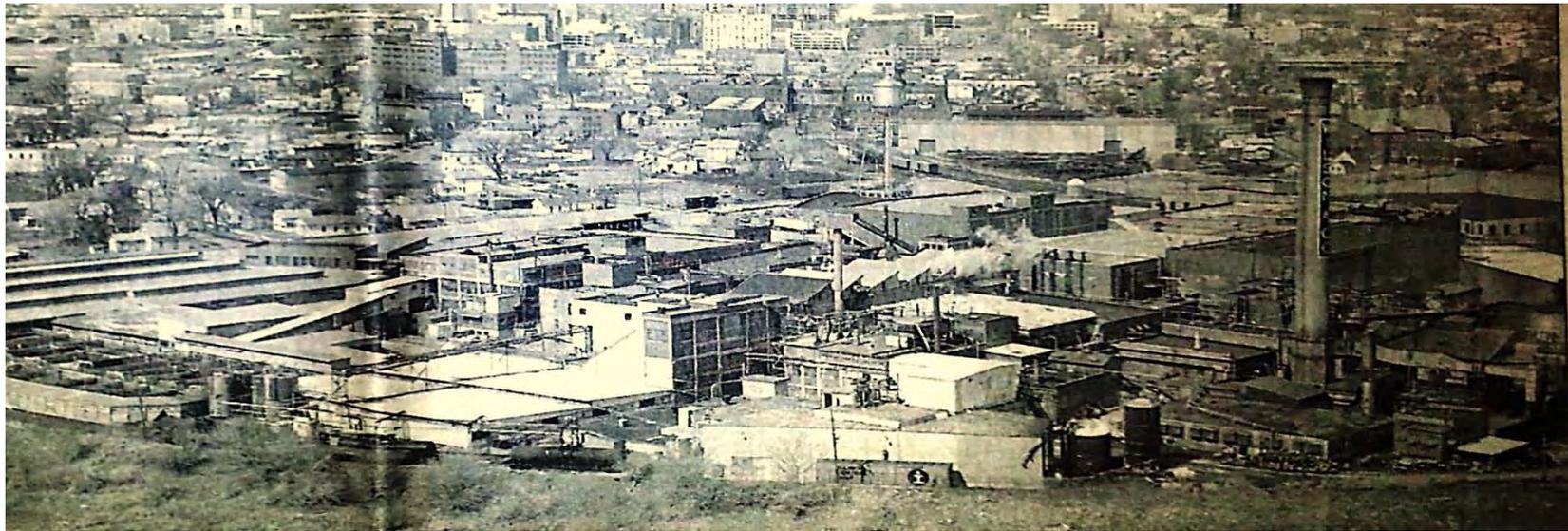


Figure 29. View of plant from 1978 *Cedar Rapids Gazette* file photo. From undated 1998 *Cedar Rapids Gazette*

### OWNERSHIP CHANGES, DECLINE & CLOSURE (1981-1991)

In 1981 Wilson Foods Co. separated from LTV Corporation to become a wholly independent subsidiary. The now-independent company faced \$63 million in debt resulting from profits that had not been reinvested by LTV.<sup>57</sup> The financial problems from increased competition and a failed gamble to corner the pork market forced the UPWA Local P-3 (previously UPWA Local #3) to make wage concessions. In 1983 the company filed for federal Chapter 11 bankruptcy, sparking the last major strike in June. The strike lasted three weeks. Workers were protesting the continued unraveling and reduction of their wages/benefits as a result of the bankruptcy proceedings.

IBP, Inc. and Kesef-Mazal Corp attempted to take over the company in 1984, but both attempts failed.

Finally, in May 1984, former Land-O-Lakes executive Keith Barnes purchased the Albert Lea, Minnesota, and Cedar Rapids, Iowa, plants. The Cedar Rapids plant cost Barnes \$16 million and its operations shifted to Cedar Rapids Meat, Inc., a division of the newly constituted Farmstead Foods. Keith Barnes announced the closure of the packing plant and Farmstead's bankruptcy filing on March 8, 1990. In March 1991 the packing house's equipment was sold in a bankruptcy auction.



Figure 30. 1998 Aerial view of plant from *Cedar Rapids Gazette* file photo. From undated *Cedar Rapids Gazette* article found in collection of Carl & Mary Koehler History Center. Photo shows some buildings demolished and states that the plant complex had 133,000 square feet of space leased to various small businesses.

## WILSON-SINCLAIR COMPLEX AFTER CLOSURE (1991-2013)

Several attempts were made to purchase the 19.2-acre Sinclair site after its closure in 1990 and the bankruptcy auction in 1991. On October 18, 1992, two teenage boys set fire to the General Office Building, destroying the structure. Central States Warehousing acquired the complex in March 1993, converting it into a warehouse and industrial park. An assortment of tenants occupied some of the buildings. Between 1998 and 2005, a series of vacant buildings was demolished as Central States Warehousing worked to clean up the 30-plus-acre Sinclair meatpacking plant complex to allow new tenants, lessees, and businesses to move in.

In 1998 planners proposed turning portions of the Sinclair complex site and other nearby abandoned industrial sites into a recreational complex. The plan proposed a one-cent sales tax for a \$69 million project, which would add a farmer's market, ice skating rink, amphitheater, and other amenities in addition to retail shops, restaurants, and other businesses added by private developers.<sup>58</sup> The proposed reuse strategy never reached

fruition as the City of Cedar Rapids purchased the site for \$4 million in 2006-2007.<sup>59</sup> Upon their purchase of the property, the city encountered significant issues at the plant complex that required substantial repair expenditures. Problems at the complex were compounded in June 2008, when a major flood hit the city. The resulting damage resulted in the complex being deemed structurally unsound. The city decided to raze the complex and worked to get FEMA funding for the demolition as part of the city's flood recovery effort.

In 2009 two major fires hit the former Sinclair/Wilson & Co. meat packing complex, severely damaging and destroying a series of significant buildings on the site. The first fire struck the plant on July 28, 2009. The blaze started in a large three-story building, built around 1919. The cause of the fire could not be determined, but firefighters believed it was suspicious because the utilities had been turned off. Reports stated that bags of seed corn and tightly bound cardboard prolonged the fire and necessitated demolition of portions of the walls so that firefighters could reach the source of the flames.<sup>60</sup>



Figure 13. July 28 photo of Farmstead Foods plant exterior walls being knocked down by demolition team to provide firefighters access to the flames. From *Cedar Rapids Gazette*, July 29, 2009.

The second fire started on December 15, 2009. This blaze sparked health concerns because the cold weather caused the smoldering ruins and smoke to linger, posing the risk of respiratory problems for anyone that inhaled the smoke and potentially hazardous materials released by the conflagration. The fire destroyed 125,000 square

feet of interconnected buildings of varying age and building materials, creating a significant problem in fighting the fire.<sup>61</sup> The city feared that some of the burning buildings contained asbestos, which posed a dangerous health hazard both for the public and firefighters battling the conflagration.

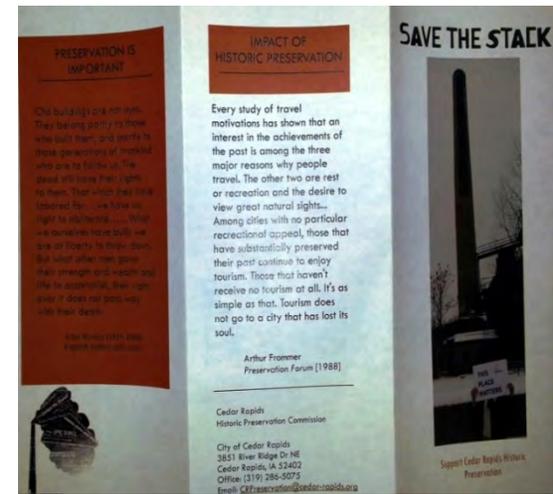


Figure 32. Pamphlet from Cedar Rapids Historic Preservation Commission's 2010 Effort to "Save the Stack". (Courtesy of Carl & Mary Koehler History Center)

FEMA ultimately approved the demolition of buildings at the T.M. Sinclair meatpacking complex in 2010. Included in the structures set to be demolished was the plant's iconic smokestack. Despite various efforts, led by Maura Pilcher of the Cedar Rapids Historic Preservation Commission, to save the historic 101-year-old smokestack between January and August 2010, it was leveled in August 2010. The commission called the smokestack "an iconic part of the city's skyline and tribute to Wilson & Co., once one of the four largest meatpacking plants in the world."<sup>62</sup> The smokestack was significant as the last of its kind in Cedar Rapids and one of the few left in Iowa. The 171-foot structure had been

constructed with a base of open brick arches and radial

bricks filled with mortar. Twelve of the plant's buildings

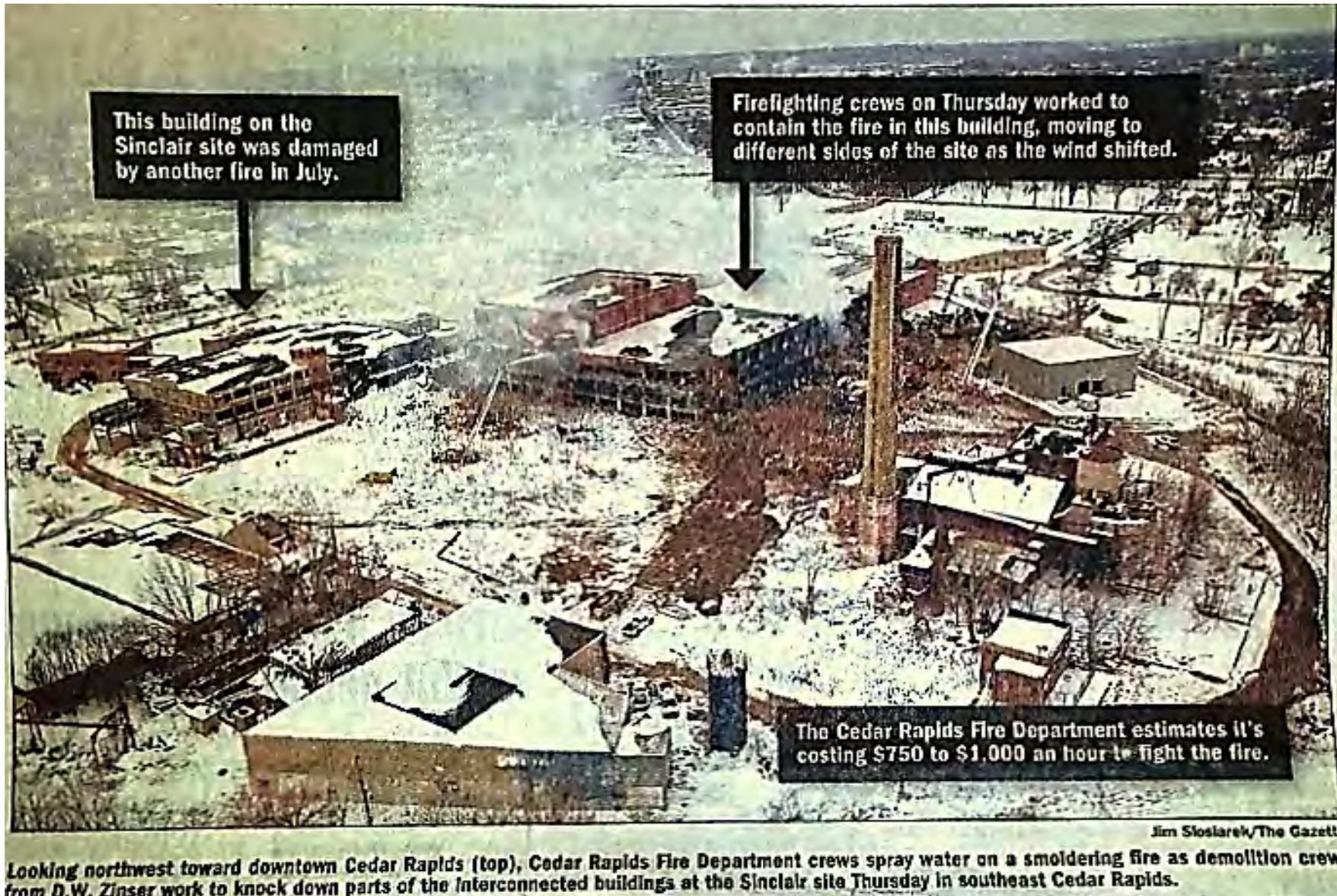


Figure 33. Aerial view of plant remains after December 2009 fire. From "Last Gasp: Fire Could Fast-Track Demolition of Sinclair Plant," Cedar Rapids Gazette, December 18, 2009.

were determined to be eligible for the National Register of Historic Places, which necessitated up to \$200,000 in FEMA mitigation funds to counteract the demolition and loss of historic structures. By the end of 2010, demolition of the Sinclair meatpacking plant was complete and the site is currently vacant.

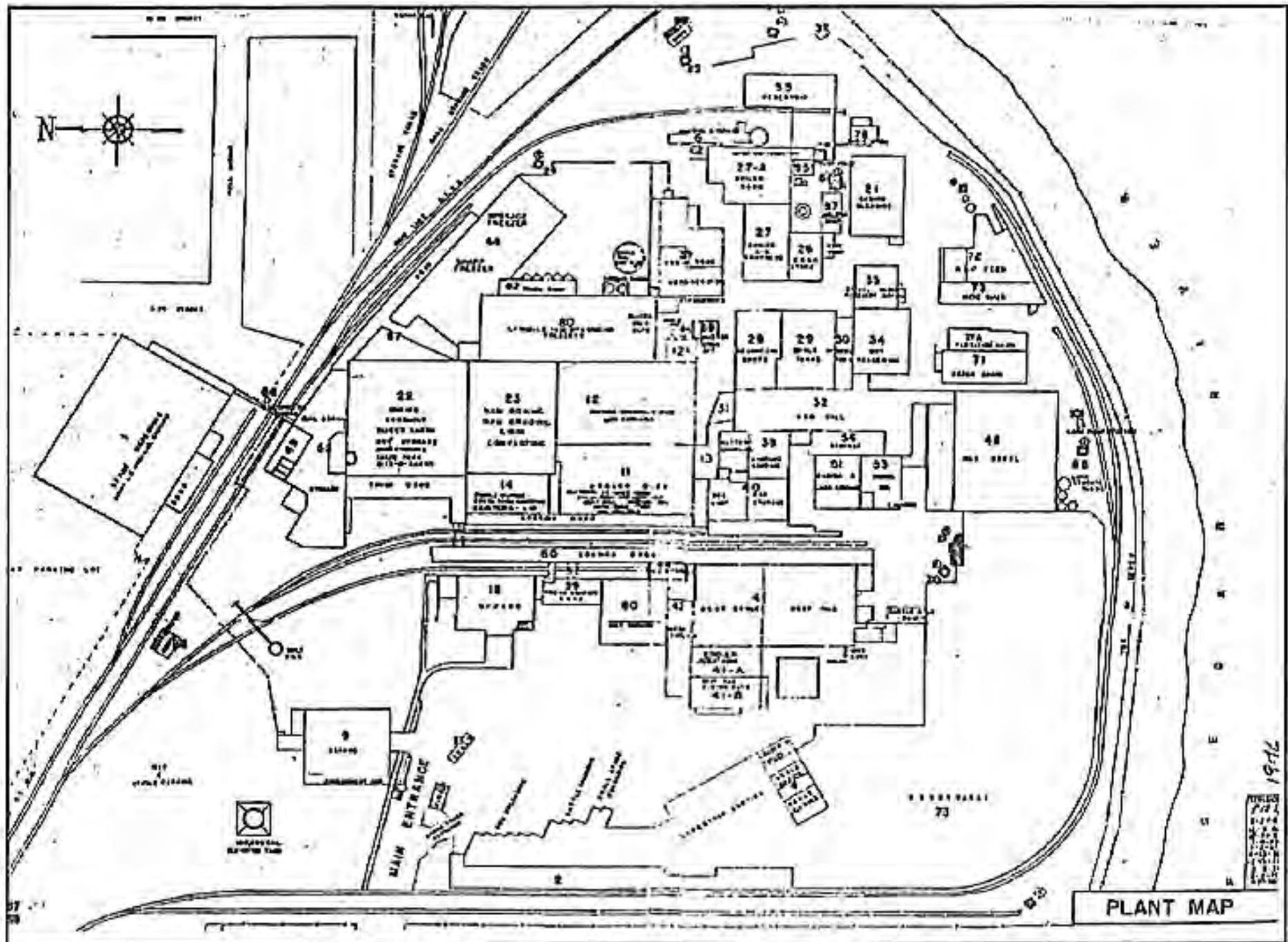


Figure 34. "Plant Map- Wilson & Co., Inc., CR-1002" (Updated to July 1978). Found in Marlys A. Svendsen, *T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House Iowa Site Inventory Form* October 2006.

## INDUSTRIAL ACCIDENTS AT SINCLAIR (CALL OUT)

During the late nineteenth century work accidents frequently occurred in plants and factories throughout the United States. Sinclair was no exception, as it experienced a series of three high-profile industrial accidents in 1887, 1891, and 1892. Each demonstrated the “personally hazardous nature of the work for employees at the packinghouse during the 1880s and 1890s.”<sup>63</sup>

The first occurred on June 25, 1887, when John Kelley was killed when he fell into a boiling cauldron vat.<sup>64</sup> The second took place on December 15, 1891. Frank Stanz became trapped around an axle shaft in one of the plant’s engine rooms and was killed. The machine whirled at 150 revolutions per second, crushing the bones of his body except for the head. The following is an account of the accident:

*The engine room at T.M. Sinclair & Company’s packing house was the scene last evening of one of the most dreadful accidents in the history of that big institution. Frank M. Stanz, whose work it was to oil the machinery which was the cause of his death, had some part of his clothing caught around the main shaft, and after being whirled around for a few brief seconds his body, all mangled and bleeding, was thrown down onto a pile of coal below. Just exactly how the accident happened will never be known as no one witnessed it and the victim never spoke after he was picked up by tender hands, from the coal heap on which he fell... Just as Stanz felt himself being drawn around the shaft he gave vent to such a shriek of agony as a man only gives when his life is in imminent danger. The cry alarmed a fireman in adjoining room, who rushed in just in time to see Stanz’s lantern and hat come tumbling to the floor, which were followed a few seconds later by the body. Dr. Rund was at once summoned and responded promptly but found the man beyond all mortal aid. Although he lived for fully a half an hour after the accident he never regained conciseness in the least degree.*<sup>65</sup>

June 20, 1892, marked the occurrence of the third accident. Frank Kratochvil fell into a tank of boiling hot water and was fatally scalded. Working in the steam lard department, he failed to insert a safety board over the vat, and then fell inside while attempting to turn a nut.

## LABOR & UNIONS (CALL OUT)

Unions played an important role in the history of the Sinclair plant, but they faced an uphill battle in the 1930s when unionization efforts failed. January 24, 1903, marked the first strike at T.M. Sinclair & Co., Ltd. with 120 men striking for four days. The workers protested a change in hog slaughtering that reduced the number of men needed. The workers returned to the same wage conditions and promised that they “would work faithfully and never strike in such manner again.”<sup>66</sup> In 1921 workers attempted to unionize for the first time under the auspices of the American Meat Cutters & Butcher workmen of North America, but failed when they attempted to strike because the company locked them out and their small numbers limited their ability to collectively influence the company to meet their demands.

Milo Barta and Lewis Clark succeeded in starting a union at Wilson & Co. when they formed Federal Labor Union #18530 on the August 23, 1933, and affiliated with the American Federation of Labor (AFL). They achieved early success with 1,000 members joining and by November were affiliated with the Amalgamated Meat Cutters and Butcher Workmen of North America.<sup>67</sup> Company hostility and a language barrier (caused by the prevalence of Czech workers), caused difficulties in Barta and Clark’s early organizing efforts. Newspaper publisher

Ted Lubacek resolved the language problem through his translation services.<sup>68</sup> In November the union became affiliated with the Amalgamated Meat Cutters and Butcher Workmen of North America, but became independent in 1935 as the Midwest Union of All Packinghouse Workers.

Between 1935 and 1937, the union increased its membership from 1,200 to 1,400 workers. In 1939 the Packinghouse Workers Local Industrial Union #3 formed with a CIO charter and gained recognition through a wildcat strike in 1941.<sup>69</sup> Two years later, they obtained a master agreement with Wilson & Co. and became the United Packinghouse Workers of America (UPAW) Local #3. In 1948, 1,000 of the Cedar Rapids plant workers joined the major meatpacking strike organized nationally for a 29-cent-per-hour wage increase. Strikers argued that they should share in the “Big Four’s” (Wilson & Co., Swift & Co., Armour & Co., and Cudahy Packing Co.) 130 percent increase in profits since 1945.<sup>70</sup> Violence erupted nationally during the strike but the situation remained peaceful in Cedar Rapids. The strike cut the nation’s meat supply in half and President Harry Truman unsuccessfully tried to end the strike.<sup>71</sup>

The Taft-Hartley Act’s passage in 1947 caused changes in the relationship between unions and management by restricting certain organizing practices.

The contract issues also became more complex, centered on productivity, safety, and time. The most important strike in the Cedar Rapids plant's history occurred from June 1959 to February 1960, with 700 workers going on the picket line. They protested over the demand for a 10½-cent-per-hour wage increase, overtime, and other issues regarding time off and vacation. The strike included a boycott of Wilson & Co. products, company injunction lawsuits, limited violence, and a large media campaign by the union in an attempt to shape public perception.<sup>72</sup> Workers picketed at Wilson & Co.'s 14<sup>th</sup> Avenue SE and 3<sup>rd</sup> Street SE entrances, the union boycotted Wilson & Co. products, and some strikers were prosecuted for rock throwing. Ultimately, the UPWA Local#3 achieved their demands and a new contract resolved the strike. The only issue not resolved was whether a rival union, the National Brotherhood of Packing House Workers, would take over the representation of workers in Cedar Rapids.<sup>73</sup>

From 1960 to 1980, strikes were limited and relatively minor in nature. The last major strike came in 1983, when the union was under pressure due to the company's financial problems. The three-week strike called in June 1983 resulted from Wilson's Chapter 11 bankruptcy filing and proposed wage reductions. At the end of the strike, Local P-3's 1,700 workers approved a company-friendly contract.

## SINCLAIR'S BOHEMIAN WORKERS (CALL OUT)

T.M. Sinclair & Co., from its founding in Cedar Rapids in 1871 to well into its years as Wilson & Co., employed a large number of Bohemian-Czech workers. Many of these workers settled in what is now the Bohemian Commercial Historic District. The historic district directly borders the Sinclair site at 3<sup>rd</sup> St. SE following a route along 14<sup>th</sup> Avenue SE. The area, known as the "South Side" or "Little Bohemia," is distinguished by "a mix of residential, commercial, and industrial structures built over approximately six decades from the 1880s through the 1930s."<sup>74</sup> The neighborhood grew in the areas directly next to the plant to the east and southeast. Sparsely developed by Bohemian families prior to 1870, immigration and development of the neighborhood spiked from the 1870s to 1920s.

The following is an excerpt from Marlys A. Svendsen's National Register nomination for the Bohemian Commercial Historic District:

*The Sinclair packing plant was the earliest industrial site established downstream from Cedar Rapids' central business district.... The city's first Bohemians populated a multi-block area that extended south of the downtown from 5<sup>th</sup> Avenue, SE to the city limits where the T.M. Sinclair and company meat packing plant located.*

*Beginning with the blocks closest to the river, the neighborhood eventually extended east several blocks beyond the 4<sup>th</sup> Street Railroad corridor. These level blocks were easily developed and hundreds of homes were built and occupied by Bohemian families here beginning in the 1870s and 1880s and continuing through the 1920s.<sup>75</sup>*

The presence of the T.M. Sinclair & Co plant and other companies, such as the J.G. Cherry Company, provided a wealth of employment opportunities for three generations of Bohemian/Czech-Americans. These immigrant workers developed a neighborhood with a rich ethnic history and maintained their language for many years. The language barrier was a factor in union organizing during the 1930s.

## **Upton Sinclair and the Jungle CALL OUT**

Upton Sinclair published *The Jungle* in 1906. He was one of many muckraking authors during the Progressive era who used journalism and novels to advance change in the areas of social injustice, political corruption, corporate monopolies, and worker's rights. This novel exposed the appalling working conditions in Chicago's meatpacking industry. The resulting public outcry spurred a Federal investigation and resulted in the Meat Inspection Act and Pure Food and Drug Act of 1906. The novel's plot follows the experiences of Jurgis Rudkus, a Lithuanian immigrant. The book exposes harsh working

conditions he experienced, in terms of worker safety and working with rotten and contaminated meat that got mixed with products going out for sale to the public.

## **Railroad Construction/Homestead Act Call Out/-**

**Side Bar:** Following the Civil War, railroad construction boomed. The Transcontinental Railroad was completed in 1869. Westward expansion also continued as because of previous emigration and an extension of the Homestead Act. This act, passed in 1862 under President Abraham Lincoln, encouraged settlers to move west to establish homesteads, which they could get for free after staying on the land for five years. The settlement of the west also increased significantly when a large influx of Europeans immigrants arrived in the late nineteenth century.

## **Call Out: Refrigerated Box Car**

Gustavus Swift of Chicago invented the first practical all-weather refrigerated railroad car in 1882, making it practical to ship meat across the nation without it spoiling. Previous refrigerated box cars had been patented, beginning with J.B. Sutherland's 1867 patent.

## **CallOut: "By-products"**

Sheep intestines produced ligatures used for closing wounds or in surgical procedures to close off blood vessels. Hog linings were used to create pepsin for aiding in digestion. Red bone marrow was used to help treat anemia. Soaps, oils for

leather dressing, oleo-oil from beef, and stearine for chewing gum and candy were other examples of by-products made from inedible animal parts.

## **Bibliographic Resources and References**

Several major resources were consulted for this publication. The 2006 *T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House Site Inventory Form 57-06794*, by Marlys A. Svendsen, provided significant insights into the history and development of the T.M. Sinclair meatpacking plant's history and the site's development. Additionally, the *Farmstead Foods Collection* at Brucemore, Inc., Carl & Mary Koehler History Center collections in Cedar Rapids, and the *Iowa Labor Collection* at the State Historical Society of Iowa Library in Iowa City proved to be invaluable resources. A variety of other primary and secondary resources were also consulted.

### **Newspapers**

*Cedar Rapids Gazette* or *Cedar Rapids Evening Gazette*

"Into the Cauldron." June 25, 1887.

"Killing Beef, A New Industry Added to the Already Large Business of T.M. Sinclair & Co." December 31, 1888.

"Whirled to Eternity, Frank M. Stanz, and Employee at the Packing House, Wound Around a Shaft and Killed." December 16, 1891.

"In a Boiling Vat: Horrible Accident at the Packing House This Morning." June 20, 1892.

"Strike Today at the Packing House." January 24, 1903.

"Packing House Strike Settled." January 28, 1903.

"Building Finest Stack in State: Great Improvement at Plant of T.M. Sinclair Co., Ltd." *The Cedar Rapids Evening Gazette*, October 20, 1909.

"Here's Why a Meatpacking Strike" (advertisement by UPAW Local No. P-3). Circa April-May 1948.

"Wilson Plans Expansion of Cedar Rapids Plant." September 25, 1968.

"Impact on City Difficult to Describe on a Dollar Level." September 17, 1971.

"The Growth of Wilson Foods: A Chronology." February 9, 1984.

"Retooling for Play." Undated (circa 1998).

C.R. Looking to Buy Land Next to Sinclair Brownfield." September 19, 2007.

"Sinclair Blaze Stubborn, Firefighters Remain on Site." July 31, 2009.

"Billowing Smoke Forces Continued Warning." December 17, 2009.

"Smokestack Razing Could Begin Next Week." June 10, 2010.

*Cedar Rapids Sunday Republican* or *Cedar Rapids Republican*

Leonard D. Fackler, "Cedar Rapids Industries~No 2 The T.M. Sinclair Co." December 12, 1915.

“T. M. Sinclair & Co., the Chief of Cedar Rapids Industries: Few Realize its Scope.” October 2, 1898.

*Cedar Rapids Weekly Times* or *Cedar Rapids Times*

“Pork House.” November 23, 1871.

“Our Packing House.” December 4, 1873.

“Interesting Statistics Connected with Pork Packing in the West.”  
April 12, 1877.

“A Holocaust! The Packing House Visited by a Destructive Fire.”  
March 13, 1879.

“Obituary, Thomas M. Sinclair.” March 31, 1881.

## Books, Magazines, and Other References

Calvin Sinclair Presbyterian Church. “Church History.” Accessed March 31, 2014, at [http://calvinsinclair.org/site/cpage.asp?cpage\\_id=140022138&sec\\_id=140004654](http://calvinsinclair.org/site/cpage.asp?cpage_id=140022138&sec_id=140004654).

*The History of Linn County, Iowa*. Chicago: Western Historical Company, 1878, pp. 525-526.

McCarty, H.H., and C.W. Thompson. “Meat Packing in Iowa.” *Iowa Studies in Business* XII (June 1983):34.

“Russian Farm Delegation Visits Cedar Rapids Plant.” *Wilson Certified News*. September 1955, p. 6-7.

*The Saturday Record*, 1909.

*Semi-Centennial 1871-1921, T.M. Sinclair & Co., Ltd.* Cedar Rapids, Iowa: Laurance Press Co., 1921.

Svendsen, Marlys A. “Bohemian Commercial Historic District.” National Register of Historic Places Nomination (July 2002).

———. “T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House Iowa Site Inventory Form” (Svendsen Tyler Inc., October 2006).

*Views of Cedar Rapids*. Photo caption, “T.M. Sinclair & Company Packing Plant, The largest independent meat packing plant in the country.” Portland, Maine: L.H. Nelson Company, 1906.

*Wilson Certified News*, October 1949, October 1950.

Zieren, Gregory. “If You’re Union You Stick Together’: Cedar Rapids Packing House Workers in the CIO.” *Palimpsest* (Spring 1995):34.

---

<sup>1</sup> H.H. McCarty and C.W. Thompson, “Meat Packing in Iowa,” *Iowa Studies in Business* XII (June 1983), 34.

<sup>2</sup> T.M. Sinclair & Co., Ltd., *Semi-Centennial 1871-1921* (Cedar Rapids, Iowa: Laurance Press Co., 1921).

<sup>3</sup> “Obituary, Thomas M. Sinclair,” *Cedar Rapids Weekly Times*, March 31, 1881.

<sup>4</sup> “Obituary, Thomas M. Sinclair.”

<sup>5</sup> “Pork House,” *Cedar Rapids Weekly Times*, November 23, 1871.

<sup>6</sup> *Semi-Centennial*.

---

<sup>7</sup> *Semi-Centennial*.

<sup>8</sup> *Semi-Centennial*.

<sup>9</sup> “Our Packing House,” *Cedar Rapids Times*, December 4, 1873.

<sup>10</sup> “Our Packing House.”

<sup>11</sup> “The Growth of Wilson Foods: A Chronology,” *Cedar Rapids Gazette*, February 9, 1984.

<sup>12</sup> *Semi-Centennial*.

<sup>13</sup> Marlys A. Svendsen, “T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House Iowa Site Inventory Form” (Svendsen Tyler Inc., October 2006).

14 Calvin Sinclair Presbyterian Church, "Church History" (2014), accessed March 31, 2014, at [http://calvinsinclair.org/site/cpage.asp?cpage\\_id=140022138&sec\\_id=140004654](http://calvinsinclair.org/site/cpage.asp?cpage_id=140022138&sec_id=140004654).

15 "Interesting Statistics Connected with Pork Packing in the West," *Cedar Rapids Weekly Times*, April 12, 1877.

16 *History of Linn County*, 525-526.

17 "A Holocaust! The Packing House Visited by a Destructive fire," *Cedar Rapids Weekly Times*, March 13, 1879.

18 Svendsen.

19 Svendsen.

20 "Killing Beef, A New Industry Added to the Already Large Business of T. M. Sinclair & Co.," *Cedar Rapids Gazette*, December 31, 1888.

21 "Killing Beef: A New Industry."

22 "T.M. Sinclair & Co., the Chief of Cedar Rapids Industries Few Realize its Scope," *Cedar Rapids Sunday Republican*, October 2, 1898.

23 *Semi-Centennial*.

24 John Sinclair was T. M. Sinclair's cousin, and Henry was another of his wife Caroline's brothers.

25 *Semi-Centennial*.

26 Svendsen.

27 Svendsen.

28 "Building Finest Stack in State: Great Improvement at Plant of T.M. Sinclair Co., Ltd" *The Cedar Rapids Evening Gazette*, October 20, 1909.

29 "Building Finest Stack in State."

30 *The Saturday Record*, 1909.

31 "T.M. Sinclair & Company Packing Plant, The largest independent meat packing plant in the country," *Views of Cedar Rapids* (Portland, Maine: L.H. Nelson Company, 1906).

32 *Semi-Centennial*.

33 "Building Finest Stack."

34 Svendsen.

35 Leonard D. Fackler, "Cedar Rapids Industries~No 2 The T.M. Sinclair Co.," *Cedar Rapids Republican*, December 12, 1915.

36 Svendsen.

37 Svendsen.

38 Svendsen.

39 Svendsen.

40 *Semi Centennial*.

41 Svendsen.

42 Svendsen.

43 *Semi-Centennial*. Payroll figures included the Cedar Rapids plant as well as all other company facilities.

44 Svendsen.

45 Svendsen.

46 Svendsen.

47 Svendsen.

48 Svendsen..

49 John Strohm, "Russia's Farmers Pay Us a Visit," *The Freeman*, January 1, 1956, accessed March 28, 2013, at [http://www.fee.org/the\\_freeman/detail/russias-farmers-pay-us-a-visit](http://www.fee.org/the_freeman/detail/russias-farmers-pay-us-a-visit)

50 "Russian Farm Delegation Visits Cedar Rapids Plant," *Wilson's Certified News* (September 1955), 6-7.

51 *Wilson's Certified News* (October 1949 and October 1950).

52 Svendsen.

53 "Wilson Plans Expansion of Cedar Rapids Plant," *Cedar Rapids Gazette*, September 25, 1968.

54 Svendsen.

55 "Impact on City Difficult to Describe on a Dollar Level," *Cedar Rapids Gazette*, September 17, 1971.

56 "Impact on City Difficult to Describe on a Dollar Level."

57 Svendsen

58 Douglas Newman, "Retooling for Play," *Cedar Rapids Gazette*, 1998.

59 Rick Smith, "C.R. Looking to Buy Land Next to Sinclair Brownfield," *Cedar Rapids Gazette*, September 19, 2007.

60 "Sinclair Blaze Stubborn, Firefighters Remain on Site," *Cedar Rapids Gazette*, July 31, 2009.

61 Cindy Hadish, "Billowing Smoke Forces Continued Warning," *Cedar Rapids Gazette*, December 17, 2009.

62 Cindy Hadish, "Smokestack Razing Could Begin Next Week," *Cedar Rapids Gazette*, June 10, 2010.

63 Svendsen.

64 "Into the Caldron," *Cedar Rapids Gazette*, June 25, 1887.

65 "Whirled to Eternity, Frank M. Stanz, an Employee at the Packing House, Wound Around a Shaft and Killed," *Cedar Rapids Gazette*, December 16, 1891.

66 "Strike Today at the Packing House," *Cedar Rapids Gazette*, January 24, 1903, and "Packing House Strike Settled," *Cedar Rapids Gazette*, January 28, 1903.

67 Svendsen.

68 Gregory Zieren, "If You're Union You Stick Together": Cedar Rapids Packing House Workers in the CIO," *Palimpsest* (Spring 1995), 34.

69 Svendsen.

70 "Here's Why a Meatpacking Strike" (advertisement by United Packinghouse Workers of America, CIO, Local No.3), *Cedar Rapids Gazette*, circa. April-May 1948.

71 Svendsen.

72 Svendsen.

73 Svendsen.

74 Marlys A. Svendsen, Svendsen Tyler, Inc., "Bohemian Commercial Historic District" (completed for City of Cedar Rapids, Iowa, July 2002).

75 Svendsen. "Bohemian Commercial Historic District."



Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5349

To: Historic Preservation Commission  
From: Anne Russett, Planner III  
Subject: Link-Belt Speeder Booklet  
Date: November 13, 2014

---

### ***Introduction***

In April 2012, the City of Cedar Rapids entered into a memorandum of agreement (MOA) with the Federal Emergency Management Agency, the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of the Link-Belt Speeder Corporation/Public Works Building that resulted from the 2008 flood.

The MOA outlines two mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is to develop and publish a booklet focusing on the history of the Link-Belt Speeder Corporation with a focus on the buildings and structure of the site, the development of the site and the local, state and national significance of the corporation.

### ***Background***

In October 2012, the City entered into a contract with The Louis Berger Group to assist with the development of the booklet. The consultants have provided the draft content [Attachment 1], which the City staff has provided to FEMA and the State Historic Preservation Office for review and comment. SHPO has reviewed and approved the draft and FEMA has provided some suggested edits [Attachment 2].

In addition, FEMA has requested that the Historic Preservation Commission have an opportunity to review and provide comments on the draft content. Therefore, please come prepared to provide any comments or edits on the draft content at the Commission's November 13, 2014 meeting. Comments and questions in advance of the meeting may be directed to Anne Russett at [a.russett@cedar-rapids.org](mailto:a.russett@cedar-rapids.org) or (319) 286-5075.

### ***Attachments:***

1. Draft Content – *Crane's & More: A History of Link-Belt Speeder*
2. Suggested edits from FEMA

# **CRANE'S & MORE: A HISTORY OF LINK-BELT SPEEDER**

**BY ERIC BARR**

**LOUIS BERGER**

**DESIGNED BY TO THE LETTER TYPE & DESIGN, MARION, IOWA**

**PRINTED BY J&A PRINTING, HIAWATHA**

**COVER AND INSERT PHOTO:**

This project was produced under the terms of a Memorandum of Agreement, pursuant to Section 106 of the National Historic Preservation Act, among the Federal Emergency Management Agency of the Department of Homeland Security, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Division and the City of Cedar Rapids, Iowa regarding the demolition of historic properties in Cedar Rapids, Linn County, Iowa. FEMA administered Federal disaster assistance through FEMA's Public Assistance Program pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the demolition and historic properties damaged as a result of flooding in July 2008 that resulted in declared disaster DR-1763-IA.

## INTRODUCTION

The Link-Belt Speeder Corporation factory complex manufactured cranes, excavators, hoes, and pile drivers with multiple applications in a variety of industries that utilized heavy machinery in their operations. Between 1939 and 1986, the company owned and operated a plant in Cedar Rapids, Iowa, at 1201 6<sup>th</sup> Street SW along the Chicago, Milwaukee, and St. Paul Railroad. The facility served as the administrative headquarters and primary factory for the company's heavy machinery division. When completed in 1948, the complex was the largest facility of its kind. The corporation became a leader in the United States for the production of heavy equipment used in road building, construction, industrial plants, mining, railroads, utilities, scrapyards, logging, quarries, pipelines, and general material-handling operations. With a reputation for production and dependability, Link-Belt Speeder Corporation became particularly known for its line of cranes. Its flagship model for over 42 years was the LS-98 Clamshell Crane with trademarked Speed-O-Matic power hydraulic controls. The facility manufactured nearly 30,000 Link-Belt cranes over 47 years of operations in Cedar Rapids.

The company originated as the Ewart Manufacturing Company in 1874, in Belle Plaine, Iowa. Two other companies were formed later, Link-Belt Machinery Company (1880) and Link-Belt Engineering Company (1888). These three companies combined in 1906, to form the Link-Belt Company. George T. Ronk formed a contemporary company called Speeder Machinery Company in Leon, Iowa, in 1919. Link-Belt Speeder Corporation formed when Link-Belt Company merged with Speeder and Link-Belt Company to form a wholly owned subsidiary based in Cedar Rapids. The Good Roads Movement and the National Highways Movement impacted Link-Belt Speeder's development by helping to enhance the market for their products starting in the late nineteenth century.

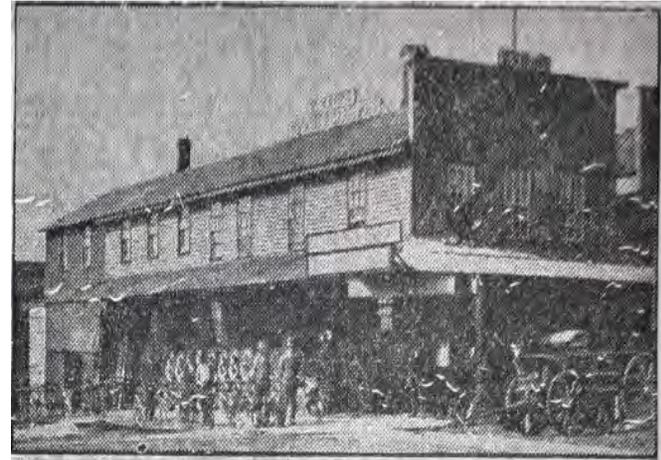


Figure 1. 1877 photo showing building in Belle Plaine, Iowa, where William Dana Ewart invented the link-belt in 1874. From *Cedar Rapids Gazette*. March 10, 1940.



Figure 2. First Link-Belt Co. steam powered, wide-gauge, coal handling clamshell crane. Circa 1894. From cover of "Continuous Innovation... For Over 118 Years," Link Belt Construction Equipment Co. Brochure, September 1991.

## CEDAR RAPIDS: "THE ROAD MACHINERY CAPITAL"

Cedar Rapids was one of the three largest manufacturing centers of road-building equipment in the United States in the early years of the twentieth century, along with Peoria, Illinois, and Milwaukee, Wisconsin, leading Howard Hall to call it the "road machinery capital of the world."<sup>i</sup> The city's prominence as a road-manufacturing center attracted 108 foreign engineers to the city in 1947, as they studied the latest developments in engineering and road-building equipment during a tour of the U.S.<sup>ii</sup> During the first half of the twentieth century, five road machinery manufacturing companies called Cedar Rapids home: Iowa

Steel & Iron Works, Iowa Manufacturing Company, Universal Crusher Company, LaPlant-Choate Manufacturing Company, and Link-Belt Speeder Company. Link-Belt Speeder Company manufactured road building equipment in the form of cranes, power shovels, pile drivers, and draglines.

These products were also used in a variety of other industries as heavy material-handling equipment. Cedar Rapids' road machinery companies developed and took advantage of markets provided by the Good Roads Movement and the National Highways Movement (explained in the next section).

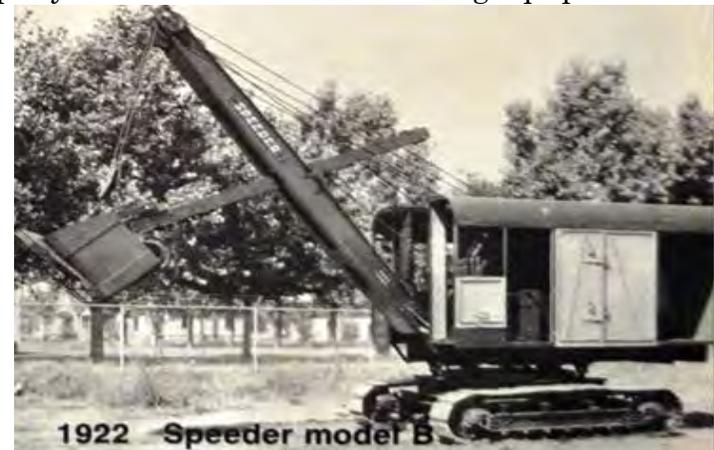


Figure 3. Early Speeder Model B Shovel Crane produced at the Fairfield, Iowa Speeder plant in 1922. From Link-Belt Cranes Booklet circa 1985, p. 19. (Courtesy of Carl & Mary Koehler History Center).

## GOOD ROADS AND THE NATIONAL HIGHWAY MOVEMENT

The evolution of the national highway movement started with the Good Roads Movement (1880-1920), followed by a set of federal legislation and state efforts that culminated in the 1956 passage of the *Federal-Aid Highway Act of 1956*. The Good Roads Movement began in 1880 as an effort by the League of American Wheelmen (LAW) to fight for better roads and streets for bicyclists. In 1890 America's population of 62,947,714 was serviced by 2,000,000 miles of roads.<sup>iii</sup>

in rural areas, and many roads that were poorly populated proved rural highways because rural highroads because benefit—they viewed the Jeremiah W. Jenks, a “result [of poor rural population was a constant impediments to travel communicate with their market.”<sup>iv</sup>



Figure 4. Speeder Machinery crane unloading dirt into back of truck. Circa 1926. (Courtesy of Iowa Department of Transportation, Photo ID. HA1.011.0261.)

Two out of every three people lived of the roads were unpaved dirt maintained. Rural and farm reluctant to the idea of funding they did not see how they would funding as just another tax burden. critic of rural roads, stated that the roads] to farmers and the rural sea of mud, soft surfaces, that in fact reduced their ability to neighbors or move their goods to

Albert Pope, a member of the LAW's executive committee and bicycle manufacturer, founded the National League for Good Roads as an interstate lobbying organization in 1892. This first convention was held in St. Louis, Missouri. In 1892 the League began publishing *Good Roads Magazine* and had chapters in each state. A convention of 38 states in Chicago formed the National Good Roads Association in 1900. The National Grange and Populist movements also provided support for Good Roads. Both of these movements worked to improve the social and economic conditions of farmers and other working people and fought monopolies such as the railroads. The rise of the automobile gave greater impetus to the movement as trucks and cars came into popular use. Advocates for Good Roads argued that poor roads led to

massive waste in money spent on repairs and hindered economic growth by making it difficult to get from farm to market. They also argued that improved roads would help make travel faster and more pleasant as well as bringing more amenities to rural areas. Supporters all shared the same goal of better roads but didn't agree on the best route for making it a reality.

Two schools of thought competed over how best to approach improving roads in the United States that created a gap between those who advocated long-distance roads versus those pushing for farm-to-market roads. The first argued that the federal government should build, own, control, and maintain national roads using federal funds and directly hiring engineers and other workers to oversee and direct the projects. The other called for federal aid to states and local governments, who would oversee the building and improvement of roads (federal-aid system). President Charles Henry Davis of the National Highways Association (NHA) advocated for the former in 1913. Davis founded the NHA in 1911 and incorporated it in Washington, D.C., in 1912, with the slogan "Good Roads Everywhere." He argued that adoption of the federal-aid scheme would lead to a haphazard array of standards for road construction and maintenance and create a network of roads that would cause confusion resulting from "roads beginning nowhere, ending nowhere."<sup>v</sup> Davis proposed adopting a nationalized system. This system would span 50,000 miles, follow uniform construction and maintenance standards, and feature a system of feeder roads in the form of state highways and local roads that would reach 60 percent of the nation's population directly.<sup>vi</sup>

In 1893 the United States Department of Agriculture created the Office of Road Inquiry to study and disseminate information on road-building techniques, and the agency became an advocate for mechanization. In 1912 Congress passed the *Post Roads Act*. The legislation authorized a joint congressional committee study of providing federal aid for highways as well as authorizing \$500,000 for an experimental program in which state and local governments willing to pay two-thirds of the cost of a postal road improvement project could receive federal funds. The act was a compromise between farmers wanting federal funding for all-weather, farm-to-market roads and the automobile industry and motorist groups that wanted hard-surfaced, interstate roads.<sup>vii</sup> The *Federal-Aid Road Act of 1916* adopted the federal-aid option and provided \$75 million for a 50-50 match to the states for projects administered by state highway agencies staffed with engineers with "approval authority so they could ensure the projects were designed and constructed properly."<sup>viii</sup> The construction cost could not exceed \$10,000 per mile, and

the states were required to maintain the roads. In 1919 Dwight D. Eisenhower, as an Army captain, embarked on a cross-country tour of military vehicles that impressed upon him the importance of a national system of roads (this would be reinforced by his experience in Germany during World War II).

Several acts followed, furthering the expansion of the highway system. The *Federal-Aid Highway Act of 1921* (Phipps Act) created a program to provide state aid to build an interconnected interstate highway system. The new act made 7 percent of all state roads eligible for funding in addition to inserting the requirement that three-sevenths must be interstate in character.

Bureau of Public Roads public roads with \$189 million 10,252 miles of roads in what road building” in the 1920s.<sup>ix</sup> a series of grants were without a match requirement help stave off some of the calamity with around \$3.3 billion provided to state and local governments for highway and road construction.<sup>x</sup> The *Federal-Aid Highway Act of 1938* authorized a feasibility study for a toll-financed system of north-south and east-west superhighways. The *Federal-Aid Highway Act of 1944* called for a national interstate highway system spanning 40,000 miles but provided no funding. Finally, in 1956 the *Federal-Aid Highway Act of 1956* was passed by Congress and signed by President Eisenhower, officially creating the Interstate Highway System. The act authorized \$25 billion for the construction of 41,000 miles of highway over a 10-year period and paid 90 percent of the cost.



Figure 5. LS-98 Link-Belt Speeder Crane Preparing Bridge Footing for I-80 Bridge Near Bettendorf dated 1-10-1957. (Courtesy of Iowa Department of Transportation, Photo Id. HA1.050.0030)

Based upon this act, the designated 169,012 miles of being expended to improve was termed the “golden age of During the Great Depression authorized to the states to stimulate the economy and effects of the economic billion provided to state and and road construction.<sup>x</sup> The *1938* authorized a feasibility of north-south and east-west *Aid Highway Act of 1944* highway system spanning funding. Finally, in 1956 the

## LINK-BELT COMPANY (1874-1939)

The origins of Link-Belt Company date to September 1, 1874, when William Dana Ewart and the Ewart Manufacturing Company obtained a patent for a square detachable link for a chain belt. Ewart worked with the Chicago Malleable Iron Company to create the initial “Link-Belt” and established a market for his patent by installing his chain belt in agricultural self-binding harvester machinery (call out on self-binding harvester) at the 1874 Inter-State Industrial Exposition of Chicago.<sup>xi</sup> Ewart was a farm implement dealer in the small rural community of Belle Plaine, Iowa, located about 40 miles southwest of Cedar Rapids. Prior to his invention, mechanical harvesters were manufactured with continuous chain belt drives made up of square and flat links that

would wear unevenly and break in one spot, necessitating the replacement of the entire belt and ultimately delaying harvest. The new chain belt enabled quick repairs in the field and was the foundation for various types of power transmission and materials-handling equipment produced by the Link-Belt Company. Products manufactured included coal and ash handling machinery, electric hoists, grab buckets, portable wagon loaders, gondola car unloaders, elevators and conveyors for all materials, belt conveyers, bucket carriers, and other machinery. The industries using Link-Belt machinery included the brewing, mining, packinghouse, farming, saw and planing mills, and newspaper/printing operations. Ewart’s ambitious efforts resulted in the founding of



Figure 7. William D. Ewart 1880  
 Founder of Link-Belt Co. in 1880  
 (Courtesy of Carl & Mary Koehler  
 History Center)

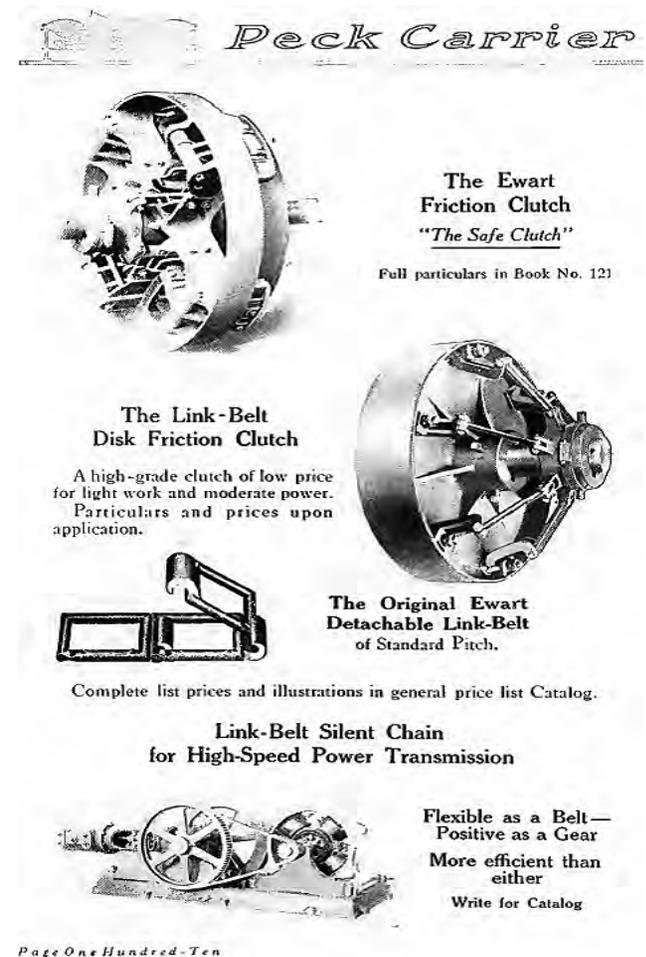
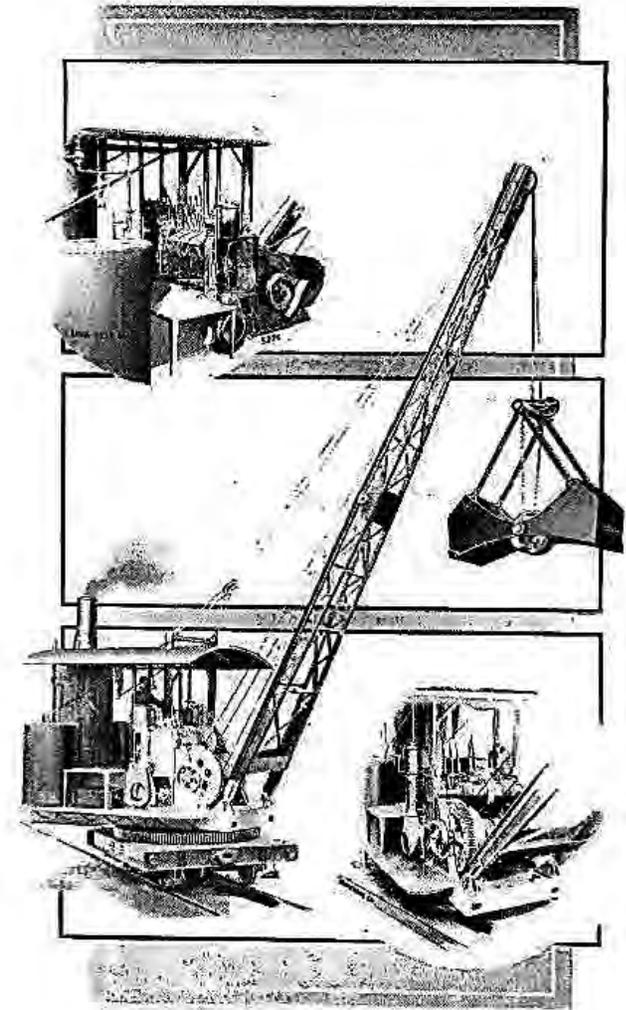


Figure 6. Lin-Belt Products Illustrated. From: Link-Belt Company. *Peck Carrier : Patented December 25, 1900 for Coal, Coke, Ashes, Cement, Sand, Stone, Ore, and Other Materials Book No. 120*, 1913, p. 107.

the Link-Belt Machinery Company (1880) and the Link-Belt Engineering Company (1888) as sister companies. The latter originated as a partnership with the Philadelphia, Pennsylvania, firm of Burr and Dodge, as Ewart worked with its leaders, James Mapes Dodge and Edward H. Burr, to market and sell his malleable detachable chains.<sup>xii</sup>

When the two firms consolidated, Link-Belt Engineering Company became the exclusive agent for Ewart Manufacturing Company for the eastern U.S. with Dodge serving as its president and chief engineer. The newly formed operation also became a design center for new products with development of the Dodge Chain or “silent-chain,” which greatly reduced the noise caused by the belt on gears. Ewart Manufacturing Company manufactured and marketed malleable iron chains while Link Belt Machinery Company was tasked with “finding applications for the chains and installing elevators, conveyers, and power transmissions in which they were used.”<sup>xiii</sup> This helped the company lead the way in chain standardization and started the sprocket industry.<sup>xiv</sup> Ewart retained overall leadership of the three corporations until his death in 1908, when he was succeeded by Albert Kaufmann.

The three firms developed and introduced wide-gauge, steam-powered, coal-handling clamshell railroad cranes in 1894. These later evolved into lighter, more versatile versions around the turn of the twentieth century.<sup>xv</sup> Link Belt Company’s early crane designs set the basis for all future lines



**The Link-Belt Locomotive Crane**

*Page two Hundred Eight*

**Figure 8. The Link-Belt Locomotive Crane. From: Link-Belt Company. *Peck Carrier : Patented December 25, 1900 for Coal, Coke, Ashes, Cement, Sand, Stone, Ore, and Other Materials Book No. 120, 1913, p. 108.***

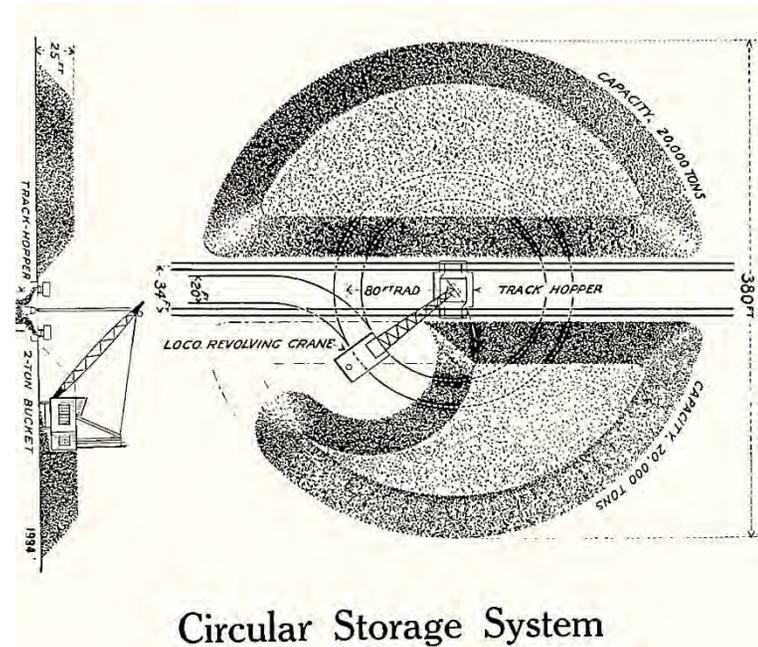
of cranes and power shovels produced by the company. In 1900 the “Link-Belt Crane” was advertised in one trade journal for use in handling sand, stone, and gravel “because it is speedy, easy to operate, and ruggedly constructed for hard service” and because “it represents the highest achievement in locomotive crane design.”<sup>xvi</sup> The original locomotive crane was used for two different types of storage systems, circular and parallel. The revolving crane possessed the following distinctive features:

“Steel gears throughout, bronze bushings throughout, one point adjustment on clutches, few parts—every one accessible.

Large, roomy platform for operator—everything handy. Exceptionally large factor of safety used; it is driven by steam or electricity, and equipped to operate Grab Bucket, Hook Block, Electric Lifting Magnet Drag Scraper Bucket, Steam Shovel Dipper and Pile Driver.”<sup>xvii</sup>

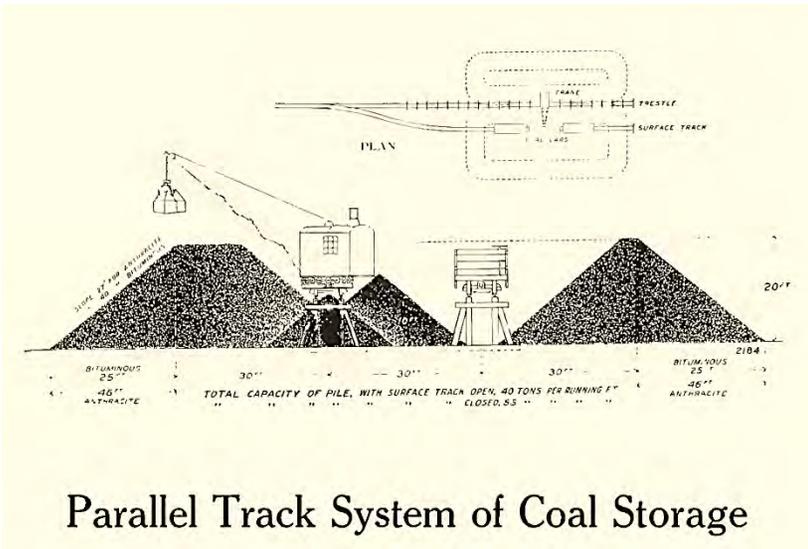
In 1906 Link-Belt Engineering, Ewart Manufacturing, and Link-Belt Machinery merged to form the Link-Belt Company with its headquarters and manufacturing facilities located in Chicago, Illinois. One of the company’s significant inventions was a coal conveyer developed by chief engineer Frederic V. Hetzel in 1914, which was the largest conveyer type of its kind at the time. In 1921

Link-Belt introduced the crawler-mounted crane/excavator.<sup>xviii</sup> This innovation spawned a complete line of crawler-mounted crane shovels to complement Link Belt’s other line of locomotive cranes, malleable detachable link chains,



**Circular Storage System**

Figure 9. Illustration of Link-Belt Crane used in Circular Storage System. From: Link-Belt Company. *Peck Carrier : Patented December 25, 1900 for Coal, Coke, Ashes, Cement, Sand, Stone, Ore, and Other Materials Book No. 120, 1913, p. 107.*



**Parallel Track System of Coal Storage**

Figure 10. Illustration of Link-Belt Crane used in Parallel Storage System. From: Link-Belt Company. *Peck Carrier : Patented December 25, 1900 for Coal, Coke, Ashes, Cement, Sand, Stone, Ore, and Other Materials Book No. 120, 1913, p. 106.*

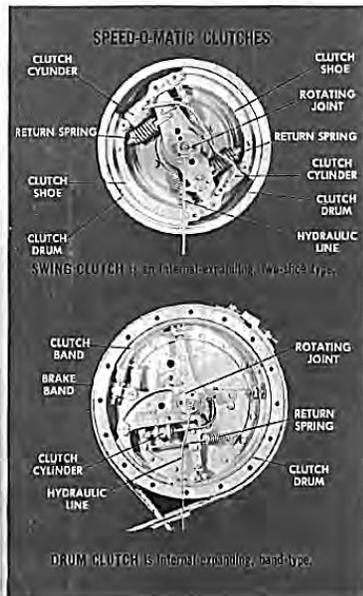
and material-handling equipment. Link-Belt products were used on automobile assembly lines, including the Ford Motor Company's plants, coal mining and storage facilities, steam shovels (call out for William Otis here), concrete mixers, agricultural machinery, and urban sewage screens by 1925. The product lines grew in the 1930s to include models whose bucket capacity ranged from ¾-cubic yard to 2 1/5-cubic yard shovel capacity. In 1936 Link-Belt introduced the Speed-O-Matic power hydraulic control system for their cranes.

**Call-Out/Side-Bar William Otis first power shovel** William Otis invented the steam shovel in 1839 and, as denoted by the name, it was powered by steam boilers. These early power shovels were mounted on a railway chassis with a shovel arm able to achieve only a partial swing, thus required workers to lay temporary tracks to access work areas. During the nineteenth century two major innovations were made. Chain hoists were replaced by steel cables in the 1870s, and a full 360-degree swing was introduced by 1884 in England. Major American manufacturers included Marion Steam Shovel Company, Erie, P and H, and Bucyrus-Erie Shovel Company. Link-Belt joined this group in the 1890s with its first locomotive cranes and power shovels. Steam power gave way to gas and electric power by the 1930s.

**Call Out/SideBar for self-binding harvester** The self-binding harvester was perfected by 1880 to complete Cyrus McCormick's 1872 automatic harvester invention. The self-binding harvester automatically harvested and bound grain with twine in uniformly sized bundles before dumping them in piles on the ground. One man drove the harvester pulled by horses and a second shocked the bundles.

Exclusive Speed-o-Matic power hydraulic controls

# reduce operator fatigue... make response fast, precise



**Developed by Link-Belt Speeder—  
proved outstanding in the field**  
Speed-o-Matic, standard on all Link-Belt Speeder models—has been thoroughly proved by the success of thousands of Link-Belt Speeder owners since 1936. Speed-o-Matic is a true power hydraulic control system. It is far superior to manual, air or hydraulic-booster type controls.  
At the flick of his wrist, the Link-Belt Speeder operator can put his machine through its paces. Response is fast, and positive—without jerk, jump or lag. And there's perfect "feet" of the load at all times through variable pressure control valves.

**Self-adjusting  
hydraulic-actuated clutches**  
Speed-o-Matic clutches make it unnecessary for the operator to adjust clutches in the morning and again as the work progresses. Weeks, and in many cases months, may pass before even a minor adjustment is needed. That's because hydraulic-actuated pistons automatically compensate for normal lining wear and heat expansion.

Oil, under pressure, flows from hydraulic tubing through rotating joint and into clutch cylinder. When variable pressure control valve is actuated, pressure within the cylinder increases proportionately to the pressure exerted on the control lever. This causes the cylinder piston to extend, which in turn engages the clutch with the clutch drum.

12

controls. The trademark described it as:

Variable pressure hydraulic systems for controlling the operating functions of machines, such as cranes, shovels, draglines, or the like, each system including such elements as a source of supply of fluid, a pump, an accumulator, a plurality of fluid motors, a piping system, and fluid flow controlling

Figure 11. Two pages illustrating the "Speed-O-Matic Control System." From Link-Belt Speeder, K-608 Series Booklet No. 27106, September 1961.

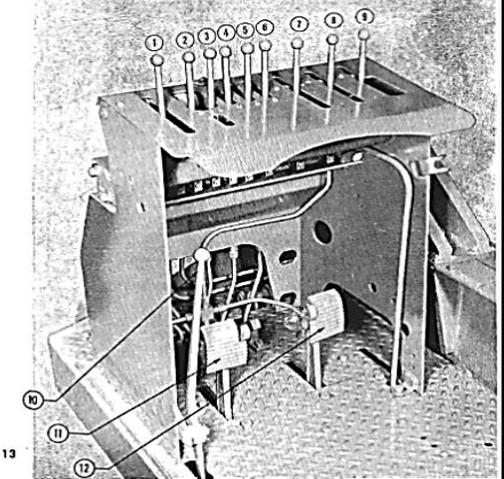
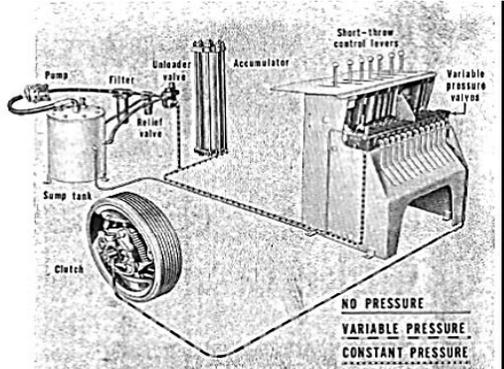
## Speed-O-Matic Call Out

In 1936 the Link-Belt Company invented the Speed-O-Matic, which became the standard for the crane-shovel industry and made all previous systems obsolete. The system was a set of power hydraulic

**Oil under pressure  
does the work**  
In the Speed-o-Matic control system, oil pressure (provided by a compact, engine-driven pump) does all the work . . . delivers power for all operating functions of the machine. This system is unaffected by day-to-day atmospheric variations, does not require priming or bleeding. Only seasonal oil changes are required. It eliminates control ricks, collars, hell cranks and other fast-wearing parts normally found in mechanical or booster-actuated clutches. Also, Speed-o-Matic ends the annoyance and hazards of jerk, jump or lag common to other systems.  
As shown in the diagram at right, oil pressure in the accumulator tank is maintained between 900 and 1050 psi with pump working against pressure approximately 5% of the time. By means of variable pressure control valves, the operator can meter pressure to each operating clutch. This means the operator is always sure of prompt, positive, smooth response.

**Short-throw levers  
make operation  
a breeze**  
Conveniently located, Speed-o-Matic controls make the operator's job far less fatiguing . . . keep him fresh and alert throughout the shift . . . minimize end-of-the-shift letdown . . . encourage the operator to take fullest advantage of the machine's high productive potential. Time studies reveal that the operator can realize up to 25% more productive cycles per 8-hour shift than can the man with a manually controlled machine.

- The fingertip-operated Speed-o-Matic control levers on the standard control stand at right are:
1. Swing and travel (also standard boomhoist)
  2. Swing-travel gear shift
  3. Swing jaw clutch
  4. Swing lock
  5. Steer control
  6. Steer control
  7. Hydraulic shift for standard boomhoist
  8. Right drum (shovel crowd and retract)
  9. Left drum (hoist and dipper trip)
- Other controls are:
10. Master clutch
  11. Right drum Speed-o-Matic brake pedal
  12. Left drum Speed-o-Matic brake pedal



13

valves. Speed-o-Matic was first used on cranes and shovels employing variable pressure hydraulic control systems.”<sup>xix</sup>

## SPEEDER MACHINERY COMPANY (1919-1939)

Founded in Leon, Iowa, in 1919 by George T. Ronk, the Speeder Machinery Company opened its first factory in the summer of 1920. The new company manufactured a new road machine, called a dirt shovel, to be “used by road builders, bridge contractors, ditch and levee construction, cellar and basement work and in fact wherever dirt is to be moved.”<sup>xx</sup> Speeder manufactured a line of small, gasoline engine powered, fully revolving cable excavators that included drag lines, shovels, and cranes used in road building and heavy construction operations. The nascent company moved twice before merging with the Link-Belt Corporation in 1939.

The company operated its factory in Leon from 1919 to 1922 and in Fairfield, Iowa, from 1922 to 1926, when it moved to Cedar Rapids. Initial operations were modest: when Speeder moved to Fairfield from Leon, they moved “two lathes, a drill press, a power saw, and a forge... [into] a dirt floored,



The Versatile Speeder  
Is Never Idle

A big feature with the Speeder is its adaptability to all classes of work. Used as a shovel or pull shovel on one job, it may be handling material with a clamshell on the next. Quickly convertible, with no changes back of the boom hinges, the Speeder earns its way on every job.

The pioneer Speeder is a 1/2-yard, crawler mounted, full revolving machine. Operates as shovel, pull shovel, skimmer, crane or dragline. Gas or electric power. Write for new catalog.

**SPEEDER**

SPEEDER MACHINERY CORPORATION  
1203 South 6th Street, W.,  
Cedar Rapids, Iowa

12 Figure 12. Speeder Machinery Crane/Excavator Advertisement From: *Engineering News Record*, Vol. 99, No. 15, ca. 1927, p. 68.

wood framed, and galvanized iron roofed building about thirty feet by seventy feet in size.”<sup>xxi</sup> A dragline (crane shovel operated by system of pulleys and wire rope used for digging and dredging, the first Speeder product was produced in the Fairfield building. The move to Fairfield and later Cedar Rapids both provided an expansion site sufficient for the company’s needs and a larger pool of skilled workers to operate their manufacturing facility.<sup>xxii</sup>

The construction of Speeder’s new plant in Cedar Rapids inspired the *Cedar Rapids Republican* to report on October 1, 1926, that “a modern plant of steel and concrete construction” with 35,000 square feet of floor space would be built by early December.<sup>xxiii</sup> Prior to the completion of the new plant, Speeder temporarily used a former city streetcar barn to commence operations. This building was located adjacent to a vacant multi-block parcel along 6<sup>th</sup> Street SW, previously utilized as circus grounds. The

**SPEEDER EXCAVATOR**  
 (Patented)  
 MANUFACTURED BY  
**SPEEDER MACHINERY CORPORATION**  
 LEON, IOWA, U. S. A.

---

Weight 3¾ Tons      Price \$3150 f. o. b. Leon, Iowa      Ten Years of Development

A tough little machine "Built to stand the gaff;"  
 Operated by common labor.

For the little fellow's big problems; For the big fellow's little problems.

A Light Traction Excavator with full circle swing, operating in any direction on a 150 foot radius. Traction 1 and 3½ miles per hour, turn table speed 3 times a minute. Standard equipment, Fairbank-Morse Type Z gas engine, ¼ to ½ yard scoop for ordinary service.

For culvert excavation, bridge filling, paving base finishing, wagon loading, basement excavation, levee repairing, irrigation ditching, creek straightening, gravel pit loading, road patrolling, oil well slush pond digging, ditch and gutter cleaning.

(OVER)

Figure 13. Early Speeder Machinery Co. Advertisement Ca. 1919 (Courtesy of Carl & Mary Koehler History Center)

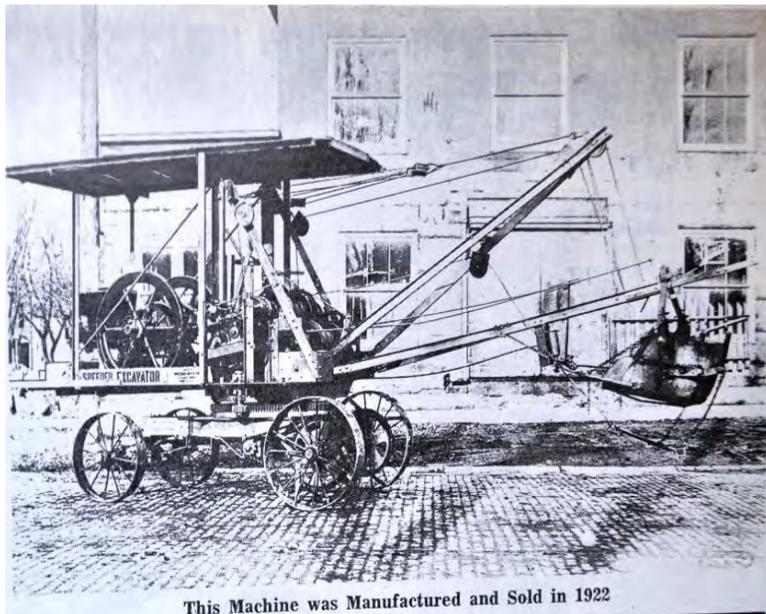
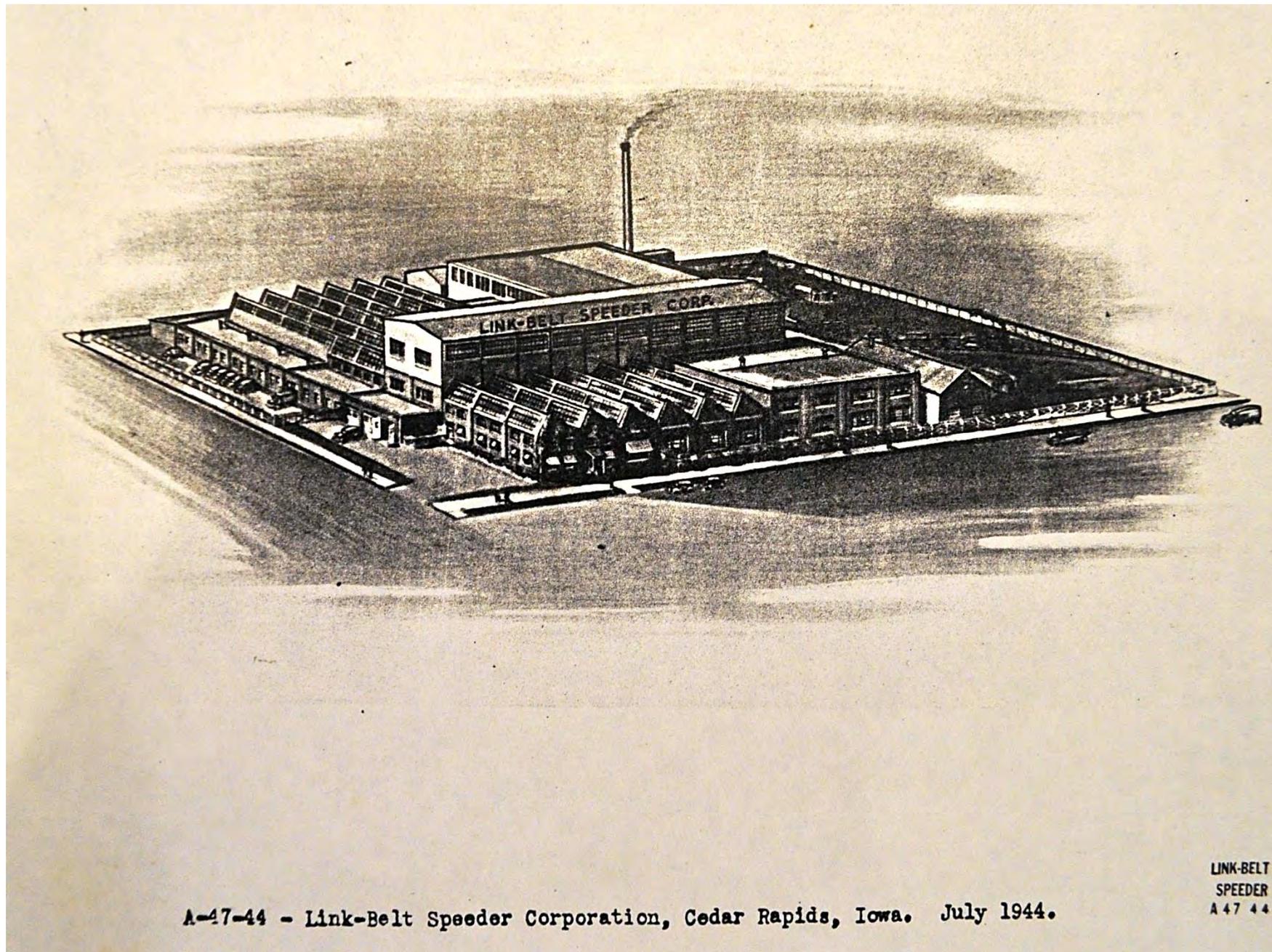


Figure 14. Speeder Machinery’ Tumblebug, Circa 1922. From November 1954 Link Belt Sneider Co. *Plant Talk*

1913 Sanborn Map Company fire insurance map shows a two-story Imperial Furniture Company warehouse in the southeast corner of Cedar Rapids City Block 91 with an adjacent dwelling on the north. The \$40,000 plant was constructed by local Cedar Rapids operation O.F. Paulson Construction Company between 1895 and 1913 with steel supplied by Iowa Steel & Iron Works.<sup>xxiv</sup> Additionally, the Iowa Railway & Light Company provided railroad access to facilitate shipping and receiving operations for Speeder.

During the first year of operation, the firm brought 100 workers to Cedar Rapids from Fairfield and other local communities and produced approximately 88 machines.<sup>xxv</sup> Among its

accomplishments, Speeder introduced a wheel-mounted excavator, the Tumblebug, in 1922 along with a direct cable crowd for shovels. The cable refers to the system of hoisting the shovel apparatus, and the crowd refers to the horizontal motion of the bucket while digging. The direct cable meant that the same wire could be used to raise and operate the bucket. Speeder made an unverified claim that this was the first produced of its type.<sup>xxvi</sup>



A-47-44 - Link-Belt Speeder Corporation, Cedar Rapids, Iowa. July 1944.

LINK-BELT  
SPEEDER  
A 47 44

Figure 15. Link-Belt Speeder Plant in July 1944. (Courtesy of Carl & Mary Koehler HistoryCenter)

## LINK-BELT SPEEDER COMPANY (1939-1966)

On April 29, 1939, Link-Belt Company of Chicago announced the merger of its shovel division with Speeder Machinery Company of Cedar Rapids announced the merger of their two companies.<sup>xxvii</sup> The newly formed, independent subsidiary of Link-Belt Company became known as Link-Belt Speeder Corporation with T.M. Deal as its president. Alfred Kauffmann was serving as president of Link-Belt Company (after Ewart's 1908 death). At the time Link-Belt Company operated engineering plants in Chicago, Philadelphia, San Francisco, Atlanta, and Toronto, Canada. Jerome Greenberg, a contemporary studying the company, described the reason for and results of the merger as follows:

“the merger brought together two companies whose markets and modes of operation were considerably different, and, to a great extent, quite limited, due to the restricted range of sizes which each had to offer. It gave the union a much broader market to draw from, not only from the ultimate user's standpoint but also from the strengthened distributor organization.”<sup>xxviii</sup>

The merger combined the smaller machines (3/8 yard and 3/4 yard) of Speeder with the larger (3/4 yard to 2 1/2 yards) machines of Link-Belt to create a complete product line of cranes and power-shovels that were convertible to different attachments. The consolidated company also added machines with a 3-yard bucket capacity. The size of the bucket impacted the amount of material that could be moved at one time and the overall time required to complete a job. The newly combined company centralized its manufacturing, sales, and engineering in Cedar Rapids, which ushered in a 30-year period of substantial profit and growth with the expansion completed in 1948.<sup>xxix</sup> Prior to 1948, Speeder Machinery continued its operations independently from those in Chicago.

World War II interrupted plans for the expansion of the Cedar Rapids plant but did not stop the plant from contributing to the war effort. With a workforce of 500, the factory operated at capacity, manufacturing machines with newly introduced rubber-tired mountings.<sup>xxx</sup> Construction Battalions operated Link-Belt machinery on the war front. As explained in a LS YC-9 Cargocrane (a crane for unloading cargo from sea vessels mounted on rubber wheels brochure:

“Wartime necessity has created a new Link-Belt Speeder Cargocrane for many post war use. The new, general purpose crane is an “Army Baby,” for it was developed as the result of a series of discussions between Link-Belt Speeder technicians and Army engineers. The U.S. Army Transportation Corps needed

a small, fast unit to handle loading and unloading at embarkation docks, and Link-Belt Speeder met their specifications with a machine [the YC-Cargocrane] that combines strength, stamina, and stability with great operating ease.”<sup>xxxi</sup>



Figure 16. YC-9 Cargo Crane Circa 1945. From Link-Belt Speeder Co. Sales Brochure “General Purpose Cargocrane by Link-Belt Speeder.”

“Wartime necessity has created a new Link-Belt Speeder Cargocrane for many post war use. The new, general purpose crane is an “Army Baby,” for it was developed as the result of a series of discussions between Link-Belt Speeder technicians and Army engineers. The U.S. Army Transportation Corps needed

After the war ended, Link-Belt Speeder began manufacturing a line of truck and self-propelled cranes, which were based upon designs formulated prior to and during World War II. Following the success of these products, Link-Belt Speeder completed building



Figure 17. Photo of Link-Belt Speeder Plant prior to and during construction of new plant building. From Sept. 1948 Cedar Rapids Gazette.

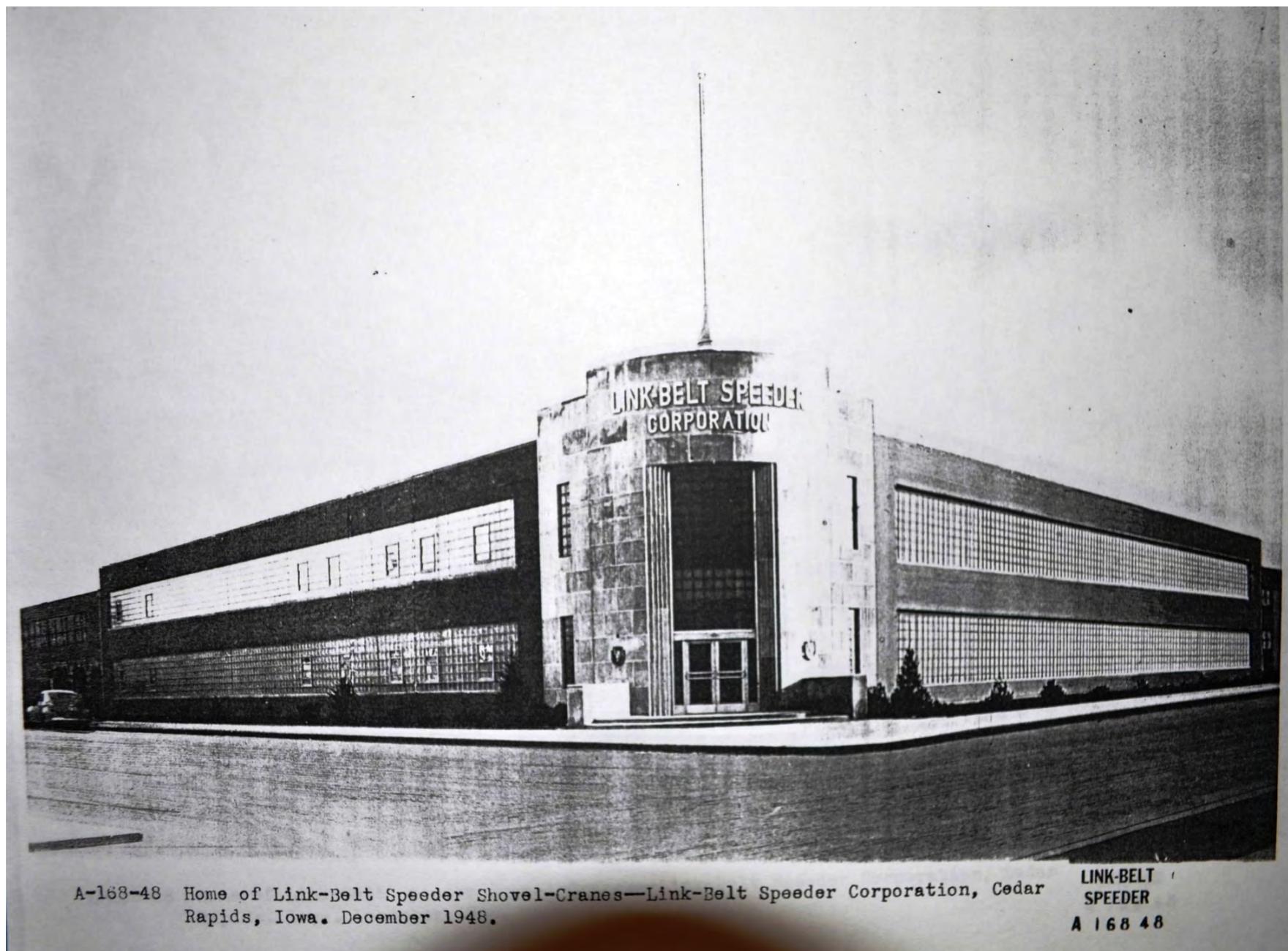
plans and drawings for an expanded facility in 1946. Chicago architect Milton Searle Carstens and structural engineer J. Kenny Johnson designed the new plant, and Angot P. Larson built the new structure. The plant, completed in 1948, consisted of 200,000 square feet of manufacturing space and offices and was valued at \$500,000.<sup>xxxii</sup> Link-Belt's heavy equipment manufacturing operations were centralized with Link-Belt Speeder Company in Cedar Rapids because production costs in Chicago were too high for the company to maintain a profitable and sustainable position in the market.<sup>xxxiii</sup>

The design of the new factory followed the stripped Classicism often referred to as modern, characterized by its lack of ornamentation and the harmony between function and design. The administrative section was a two-story, L-shaped masonry building with poured concrete basement walls, floor, and foundation. Unique features included a curved northwest corner wrapped by smooth finished and fluted Indiana limestone panels, clay tile upper walls clad with red and gray brick, and glass block in entryways and window openings. Contractors erected the \$1.75 million 1948 structure around the 1926 plant so that production would not be interrupted.<sup>xxxiv</sup>

In 1949 the corporation introduced a full-function design that integrated the Speed-O-Matic power hydraulic controls and revolutionized the crane-shovel industry. The new design meant “that all equipment operations can be performed either independently or simultaneously” and that two-directional power was provided for all functions.”<sup>xxxv</sup> Functions could include raising, lowering, or swinging the boom, controlling and maneuvering the shovel, dragline, or pile driver, or other actions depending upon the attachment being used and the type of work being performed.



Figure 18. Cover of December 1954 Link-Belt Speeder *Plant Talk*



A-168-48 Home of Link-Belt Speeder Shovel-Cranes—Link-Belt Speeder Corporation, Cedar Rapids, Iowa. December 1948.

LINK-BELT  
SPEEDER  
A 168 48

Potential Cover Figure 19. Link-Belt Speeder Corporation Plant in 1948. (Courtesy of Carl & Mary Koehler History Center)

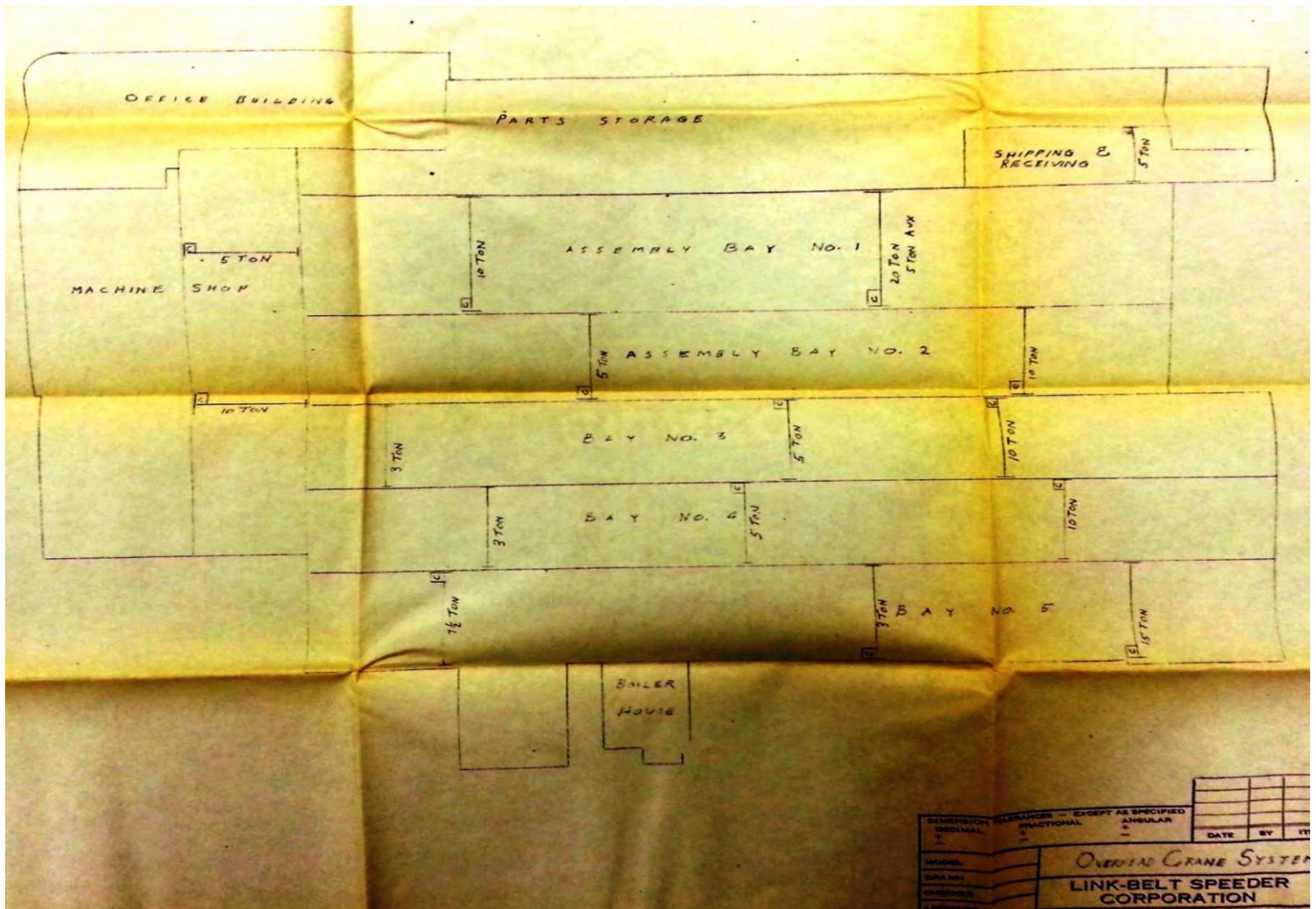
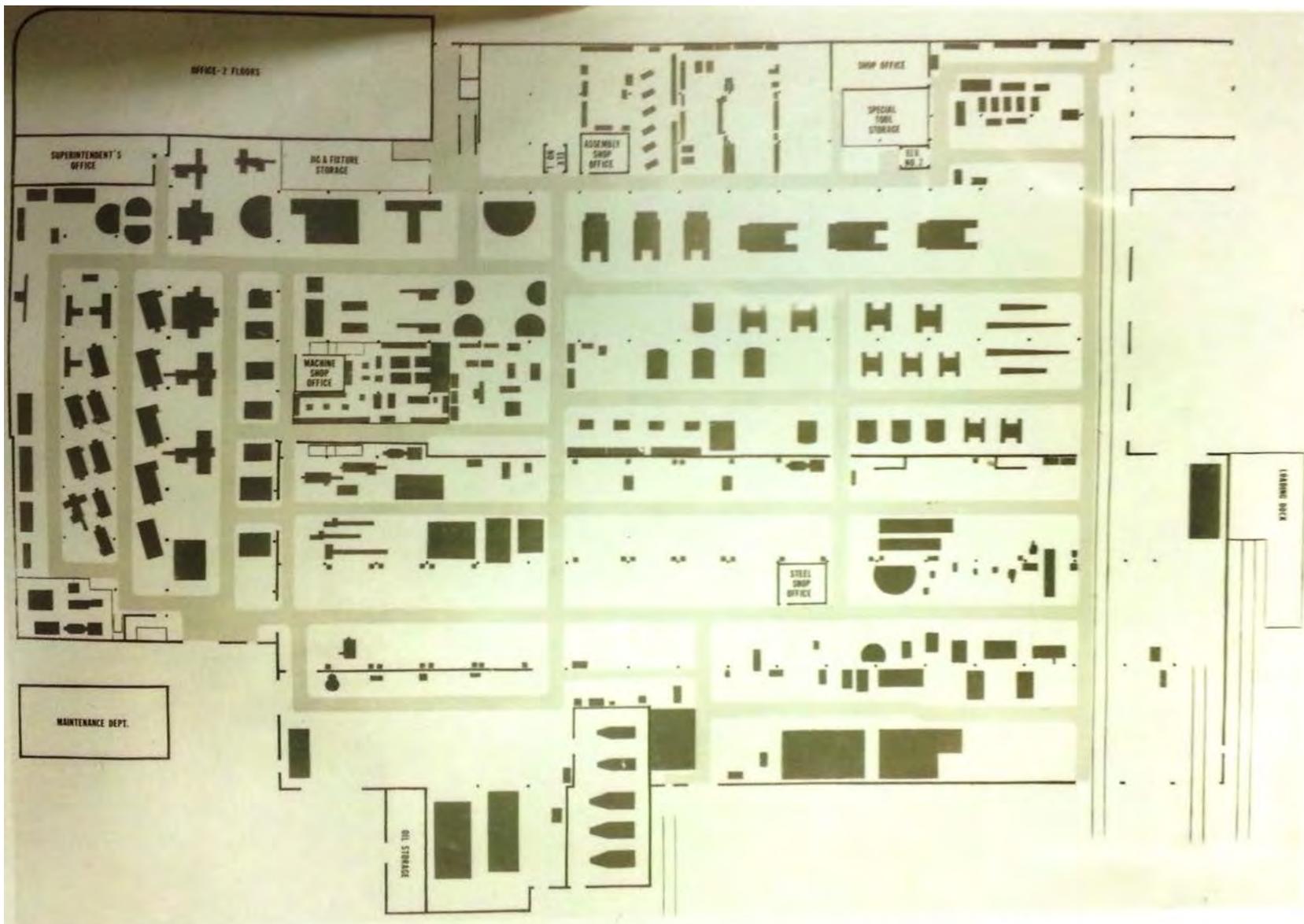


Figure 20. Link-Belt Speeder "Overhead Crane System" Plan showing layout of new plant completed in 1948. Exhibit III from *Plant Study, Link-Belt Speeder Corporation*, State University of Iowa Thesis by Jerome Greenberg, August 4, 1948. From University of Iowa Special Collections.



*Figure 6. Scale model of Link-Belt Speeder Plant*

Figure 21. Figure 6 . Scale Model of Link-Belt Speeder Plant. From. *Plant Study, Link-Belt Speeder Corporation*, State University of Iowa Thesis by Jerome Greenberg, August 4, 1948. Found in University of Iowa Special Collections.

In effect, this system was equivalent to the automatic transmission in automobiles. The system made movements much easier and effective by allowing more work to be completed because the operator expended less energy while working on a job. Link-Belt Speeder moved to the forefront of the industry with this innovation. In 1954 they launched their flagship model the LS-98. The company sold and shipped 7,000 units to customers across the world over the course of 42 years. Between 1953 and 1957, the factory expanded to six city blocks covering over half a million square feet<sup>xxxvi</sup> From 1954-1963, Link-Belt Speeder nearly doubled its net worth from \$65 million to \$95 million and the Cedar Rapids factory became the largest manufacturing facility in the nation specifically dedicated to cranes and shovels.<sup>xxxvii</sup>

**insert sidebar callout on unions and strike of 1950**

The 1953 building was located north of the administrative building/factory and was separate from the main facility. The Austin Company of Chicago designed, engineered, and built two additions in 1956 and 1957, which cost \$985,000 and brought the total size of the factory to more than 500,000 square feet.<sup>xxxviii</sup> The Link-Belt Speeder site exceeded six city blocks in size after these expansions. The factory and its additions featured long work bays with a series of large overhead bridge cranes used in the assembly process by operating on tracks. The work bays measured up to 250 feet and were utilized for assembly, machine shops, and painting. The 1956 and 1957 additions stood one story tall but matched the administrative building in height.

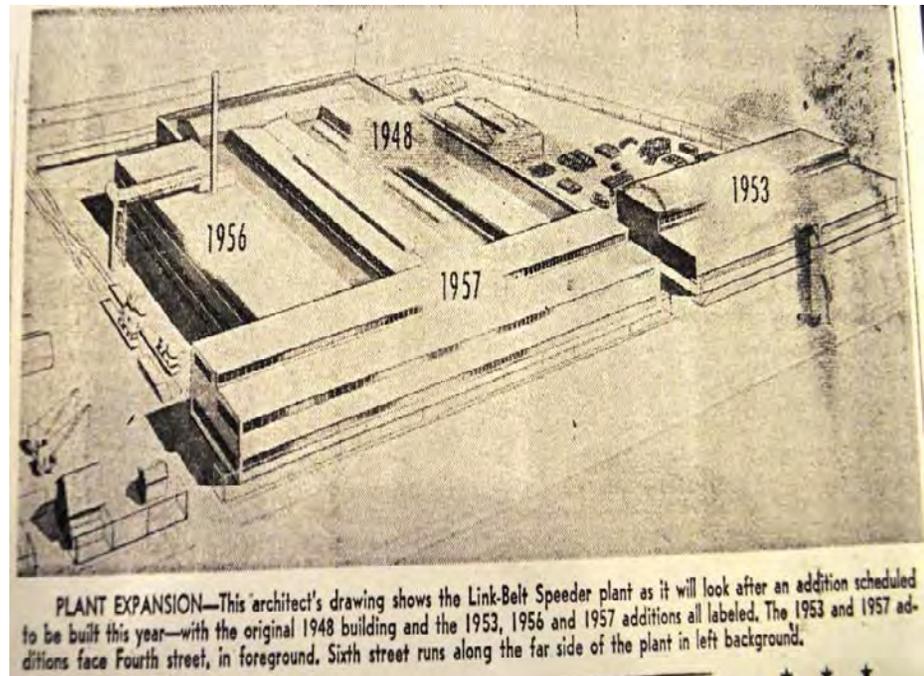


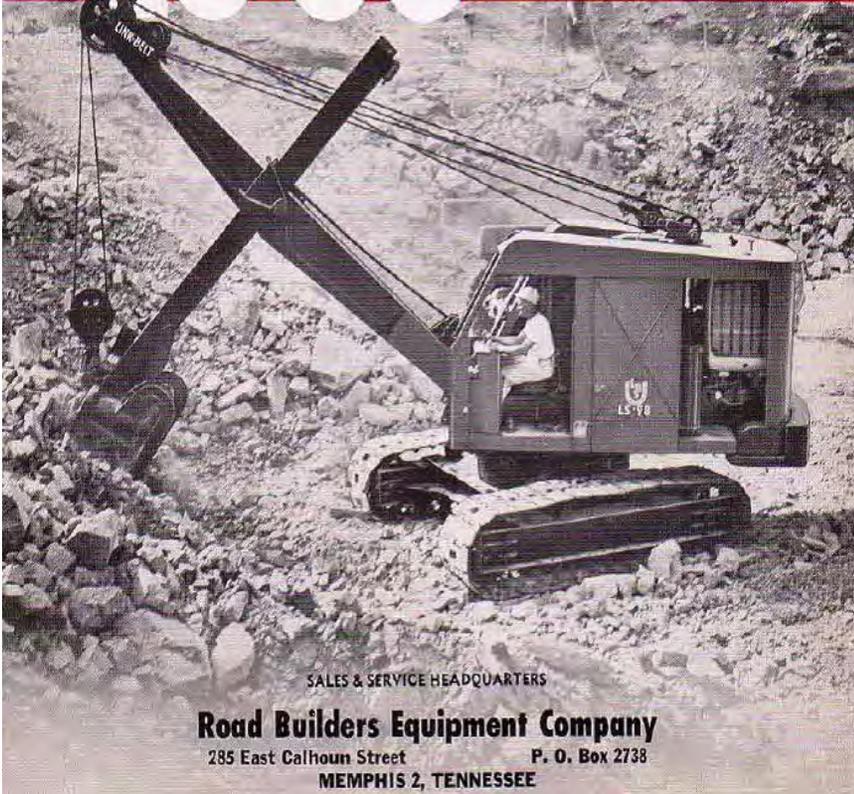
Figure 22. Plant expansions completed from 1953 to 1957. From "Link-Belt to Expand Plant During 1957" *Cedar Rapids Gazette*. March 1957.

**LINK-BELT SPEEDER**

**15-98**

**TODAY'S MOST ADVANCED  
1-YARD SHOVEL-CRANE**

With *Speed-o-Matic*  
—the true  
power hydraulic control



**SALES & SERVICE HEADQUARTERS**  
**Road Builders Equipment Company**  
285 East Calhoun Street P. O. Box 2738  
MEMPHIS 2, TENNESSEE

MAR 29 1957

Figure 23. Road Builders Equipment Company Sales Brochure for LS-98, March 29, 1957.

**FRONT END ATTACHMENTS AVAILABLE**

**SHOVEL**  
Available with either standard or extra-long\* boom, features independent chain crowd, all-welded, box section boom, Speed-o-Matic dipper strip.

**HOE**  
Available with either standard or extra-long\* gooseneck boom, all-welded, box section construction.

**CRANE**  
Standard two-piece, 40' all-welded, box-lattice boom has alloy steel chord angles. Double boompoint sheaves are standard with triple sheaves available for use with 6-part line for heavy-duty lifting. Extender cables are standard—permit use of constant-length boomhoist cable that need not be changed when boom extensions are inserted or removed. Pin-connected\* boom available.

**DRAGLINE**  
—employs standard crane boom and Link-Belt Speeder full revolving fairleader.

**PILEDRIVER**  
—piledriver leads are extendible and equipped with adjustable struts—permit versatile operation. Third drum\* also available if desired.

**EXCALODER**  
—a chain crowd, straight-line loading attachment for handling shot rock, sand, gravel and other loose material. Because of unusually low overhead clearances, it is particularly suited for underground mining and loading work.

\*Optional extras

**Fully Convertible**



LS-98 dragline keeps haul trucks on the run, maintains high output hour after hour, day after day, all season long—with minimum maintenance and service.

**The LS-98, with any standard front end attachment, helps you gain greater earning capacity**

EARNING CAPACITY is the one true measure of shovel-crane value. Regardless of the job—excavating or materials handling, general industry or public works—a machine's ability to move the most material in the least amount of time at the lowest cost per yard or ton adds up to earning capacity.

Your Link-Belt Speeder distributor can tell you how the extra speed, stamina, power and work-time offered by the LS-98 will create added "earning capacity" for you.

**LINK-BELT SPEEDER CORPORATION**  
Cedar Rapids, Iowa

Ask your Link-Belt Speeder distributor to give you the facts on the complete Link-Belt Speeder line—its advanced design—its many exclusive features. Crawler and rubber-tired models built to benefit both the owner and his operator.

**LINK-BELT SPEEDER**  
Builders of a complete line of crawler and rubber-tired shovel-cranes.  
*We are continually improving our products and therefore reserve the right to change design and specifications.*

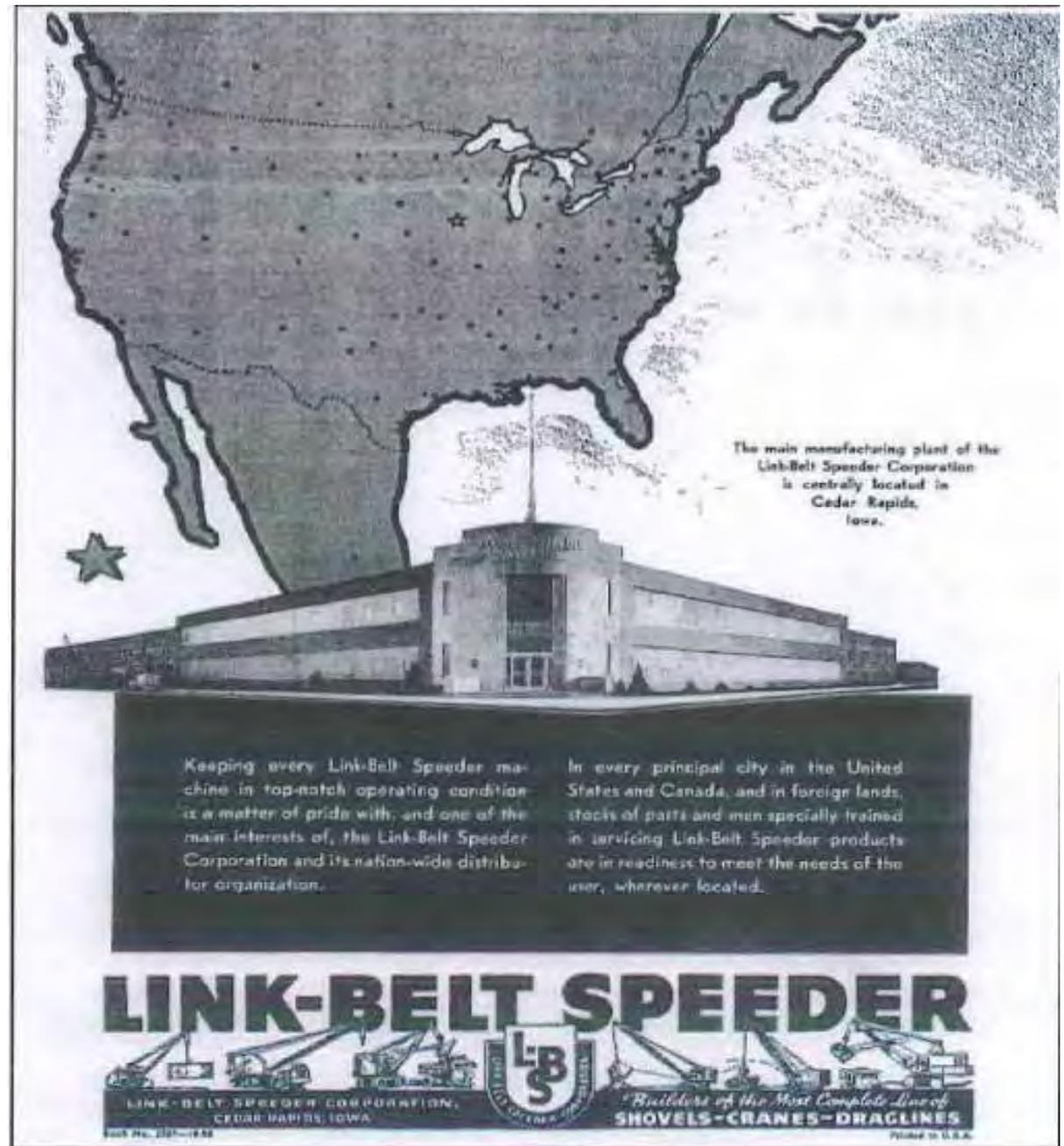
These specifications comply with the recommended Commercial Standard CS60-42 developed under the National Bureau of Standards and issued by the United States Department of Commerce.

**MEMBER PCSA**  
POWER CRANE AND SHovel ASSOCIATION

Catalog No. 2456-12-55

Printed in U.S.A.

The *Federal-Aid Highway Act of 1956* authorized the interstate highway system and started a significant increase in road construction throughout the nation. **(Insert/See Interstate Highway System Sidebar/callout)** Link-Belt Speeder President David Lehti stated that the factory building constructed in 1957 would give them “the capacity to take full advantage of the substantial sales potential in the nation’s long-range building program.”<sup>xxxix</sup> In 1963-1964 a water tower/tank was added along with a storage facility to the 1953 plant complex addition. Two years later, the corporation constructed a 160,000-square-foot plant on Bowling Street SW in 1966. By the end of the 1960s, Link-Belt Speeder employed close to 2,000 employees manufacturing 40 crane and excavator models.<sup>xl</sup> The new facility also included new design laboratory facilities and expanded the total plant space in Cedar Rapids to over 1,000,000 square feet.



**Potential Cover** Figure 24. 1950 Link-Belt Speeder Brochure (Courtesy of Carl & Mary Koehler History Center)

### *Interstate Building Program* Call Out

In 1956, President Dwight D. Eisenhower signed the *Federal-Aid Highway Act of 1956* that officially created the Interstate Highway System. The act approved \$25 billion in funding between 1957 and 1969 to create around 41,000 miles of interstate highways with uniform design standards, 90 percent federal cost share, and a gas tax to help pay for the construction. The construction of the interstate system required massive amounts of heavy equipment for the construction of the roads, bridges, and overpasses. Iowa's interstate development plan initially called for 710 miles along Interstates 29, 35, 74, and 8, at an estimated cost of \$478.77 million, with the first section of I-35/I-80 opening on September 21, 1958.<sup>xli</sup> This was two years after the first bids were let in October 1956. The final section of the Iowa interstate system was completed on September 12, 1985, with the total mileage increasing to 781.51 miles at a total cost of \$1.05 billion.<sup>xlii</sup>



Potential Cover Figure 25. June 1964 Birdseye Photo of Plant. From: *Plant Talk*, June 1964

## FMC ASSUMES OWNERSHIP (1967-1980)

The FMC Corporation, then based in Chicago and now in Philadelphia, purchased and merged with Link-Belt Speeder in 1967. Link-Belt Speeder was now a subsidiary of FMC, but its heavy machinery manufacturing center remained in Cedar Rapids. The Cedar Rapids factory continued its production and employment growth despite a significant flood in 1968.

In the 1960s, the company added in Woodstock, Ontario, and Milan, Italy. Utilizing laboratories at the 6<sup>th</sup> Street plants, Link-Belt Speeder hydraulic self-propelled hydraulic truck crane in

In 1972 Link-Belt name to the “Cable Crane FMC,” but the Link-Belt FMC President Robert H. change on the basis of product brand for all of its divisions.<sup>xliv</sup> Growth Rapids plant. In 1973 there an \$18 million payroll at the Employee numbers in Cedar approximately 2,100 85,000 square feet of warehouse space at two

In 1980 the company produced over 200 designs with lifting capabilities of up to 700 tons.



Gazette Photo by Joan Malott  
THIS VIEW through the fence shows the Link-Belt Speeder plant at 1201 Sixth street SW. In recent months Link-Belt has undergone a name change. While the products will still carry the Link-Belt name, the plant is now the Crane and Excavator division of FMC. The firm has a second plant on Bowling street.  
**Figure 26. View of plant through chain link fence with new FMC sign.**  
*From Cedar Rapids Gazette, June 17, 1973.*

During the latter half of the major manufacturing plants Canada; Queretaro, Mexico; its new product design SW and Bowling Street SW introduced a complete line of cranes in 1969 and a 1971.<sup>xliii</sup>

Speeder Co. changed its and Excavator Division of Speeder brand continued. Malott justified the name creating a unified FMC products over its 35 continued at the Cedar were 1,750 employees with Cedar Rapids plant. Rapids peaked in 1979, with employees working and production, office and facilities located in the city.<sup>xliv</sup>

## DECLINE AND CLOSING OF CEDAR RAPIDS PLANT (1980-1986)

The economic climate of the early 1980s tempered the growth of the previous 30 years for FMC and the Link-Belt division. Employment and production declined. Eventually the Cedar Rapids factories and administrative offices were closed and the property sold. High interest rates combined with a reduction in construction activity caused by a downturn in the economy reduced sales and led to worker layoffs. The Cedar Rapids plant's workforce stood at 1,550 in July 1980 but was reduced to 700 in April 1982 and 380 in late 1983, when fewer than 100 worked on the production lines.<sup>xlvi</sup> Citing major declines in construction equipment orders and construction investment, high interest rates, and declining profits caused by reduced demand and worldwide competition, FMC announced the closure of the Cedar Rapids plants (6<sup>th</sup> Street SW and Bowling Street SW) in early 1985.<sup>xlvi</sup> The facility had manufactured nearly 30,000 Link-Belt cranes over 50 years.

In 1986 Sumitomo Heavy Industries Ltd. of Japan obtained the minority shareholder position for Link-Belt Speeder/FMC. Shortly thereafter, it took over the majority position. Also in 1986, FMC sold the 19-acre site at 1201 6<sup>th</sup> Street SW to the City of Cedar Rapids for \$1.5 million. Link-Belt Speeder Corporation is currently owned by Sumitomo but has been divided into the Link-Belt Construction Equipment Company and Link-Belt Excavator (LBX) Company. The 1998 reorganization divided the excavator product line into a wholly owned subsidiary called the LBX Company. The cranes remained with the Link-Belt Construction Equipment Company formed in 1986. Both companies are currently headquartered in Lexington, Kentucky.

## CEDAR RAPIDS PUBLIC WORKS AND 2008 FLOOD

In 1987 the City of Cedar Rapids Public Works Department assumed ownership of the Link-Belt Speeder site at 1201 6<sup>th</sup> Street SW and its buildings. The city added storage tanks for oil and chemicals, razed buildings for employee parking lots, and added other storage sheds. In June 2008 the Cedar River flooded, cresting at 31.12 feet at its height.<sup>xlvi</sup> The flood affected 1,300 city blocks and damaged 5,238 houses, 77 non-profit and faith organizations, and 940 businesses—including the Link Speeder site. As of 2013, the flood had cost the City of Cedar Rapids over \$500 million in damage. In 2011 the city decided to build a new structure instead of renovating the old 300,000-square-foot Link-Belt Speeder building at 1201 6<sup>th</sup> Street SW. Construction of the new building, to include offices and warehouses, was scheduled for summer 2012 with a fall 2014 completion date. The total estimated cost for the new city services building is \$36 million with funding as follows: FEMA-\$18.5 million, City of Cedar Rapids-\$12.5 million, I-JOBS Grant-\$5 million.<sup>xlix</sup> The new building's address will be 500 1st Avenue SW when completed. The facility will house the City Assessor's Office, Building Services Division, Public Works Department (Construction Engineering, Engineering, Forestry, Traffic Engineering and Street, Sewer and Forestry Maintenance Divisions), Fleet Services Division, Information Technology Department, and Parks and Recreation Department. The city decided to replace the existing building because it was cheaper than renovation and would allow for the consolidation of the previously listed departments which they argued would improve city operations by placing them in a centralized location.<sup>1</sup> The Solid Waste and Recycling division building will be reused.

## UNIONS AT LINK-BELT SPEEDER COMPANY. (CALL OUT)

The United Auto Workers (UAW) represented the workers at the 1201 6<sup>th</sup> Street SW Link-Belt Speeder plant beginning in 1949. Prior to the UAW, employees were represented by two other unions, the Allied Independent Workers of Cedar Rapids and the AFL- International Association of Machinists, Harmony Lodge#831. Link-Belt Speeder only experienced one strike. In 1950, 700 employees walked out of the Cedar Rapids plant at 6 a.m. because two months of negotiations had failed to achieve a “15-cent-an-hour pay boost.”<sup>li</sup> Of the workers who went on strike, 675 were represented by a third union the Congress of Industrial Organizations (CIO) affiliated UAW Local #299. The strike lasted approximately 73 days before it ended on September 24, 1950. A two and one-half year contract agreement ended the strike and included an immediate 12-cent-per-hour wage increase with another five-cent increase in 1951, one to three weeks of vacation, and company-paid pensions and health insurance.<sup>lii</sup> Arbitration and collective bargaining between the UAW and Link-Belt management continued after this strike, but workers never walked out over contract negotiations again. This was the result of effective internal negotiations that negated the need for a strike as management and workers came to a mutual understanding on contract provisions.



Figure 27. Photo from 1950 strike at Link-Belt-Speeder Co. From Booklet: "History Link-Belt Company, Speeder Machinery Company, Link-Belt Speeder Corporation, FMC Crane and Excavator Division" ca. 1985.

## Bibliographic Resources and References

Several major resources were consulted for this publication. The Link-Belt Speeder Corporation Building Complex Iowa: State Historical Society of Iowa Site Inventory Form (1997), by Marlys A. Svendsen, provided a wealth of information on the history and evolution of the complex. Additionally, the collections of the Carl & Mary Koehler History Center in Cedar Rapids, Iowa, provided a significant amount of information and images for the preparation of this booklet. Multiple primary and secondary resources were also consulted.

### Newspapers

*Carroll Daily Times Herald*, Carroll, Iowa

1950 700 Strike at Link-Belt, Cedar Rapids. July 15.

*Cedar Rapids Gazette*

1926 Fairfield Factory will Move to City: 150 Families to Come Here with Concern, Speeder Machinery to Build on Circus Ground. October 1

1950 Strike Ended at Link-Belt Speeder Plant. September 24.

1956 Growing Industrial City. January 3.

1957 Link-Belt to Expand Plant During 1957. Undated.

1973 Two C. R. Plants: Link-Belt Sells Worldwide. June 17.

1976 1894-1976: Now Over 50 Link-Belt Crane/Excavator Models Serve All Major Markets Throughout the World. July 4.

1997 Times of Our Lives: 50 Years Ago. August 13.

1997 Times of Our Lives. September 3.

*Denver Tribune*, Denver, Indiana

1920 Reports Factory Started. January 1.

*Oakland Tribune*, Oakland, California

1939 Link-Belt to Merge Two Machine Groups. April 30.

### **State Historical Society of Iowa**

Svendsen, Marlys A.,

1997 Commercial & Industrial Development of Cedar Rapids, Iowa, c. 1865-c. 1945. Multiple Property Documentation Form. Prepared for City of Cedar Rapids, Iowa.

Svendsen, Marlys A.

1997 Link Belt Speeder Corporation Building Complex: State Historical Society of Iowa Site Inventory Form. Prepared for City of Cedar Rapids, Iowa.

### **Other References**

Sanborn Map Company

var. Fire Insurance Maps for Cedar Rapids, Iowa, 1884, 1889, 1895, 1913, 1913, updated to 1931, 1949, and 1970. Sanborn Map Company, New York.

2003 The Link-Belt Story. Accessed online April 15, 2014, at <[http://www.linkbelt.com/masters/home\\_about.htm](http://www.linkbelt.com/masters/home_about.htm)>.

1957 Link Belt Speeder LS-98. Road Builder's Equipment Co., Memphis, Tennessee.

FMC/Link Belt Speeder Corporation

undated General Specification: Link-Belt® 25-tn (22.68 metric ton) Wire rope crawler crane/excavator LS-98.

Jerome Greenberg

1948 Plant Study, Link-Belt Speeder Corporation. Thesis, State University of Iowa, August 4, p. 1. [Found in University of Iowa Special Collections, accessed December 19, 2013.]

Link-Belt Speeder

1961 K-608 Series Spec. Sheet. Link-Belt Speeder Corporation, Cedar Rapids, Iowa.

2010 Speeder Machinery Corporation, c. 1925-1936 and n. d. Historical Construction Equipment Association, Bowling Green, Ohio.

William Dana Ewart

1874 Improvement in Drive –Chains U.S. Patent Office, Patent No. 154,594, dated September 1, 1874. Reissue No. 6,387, April 20, 1875, and No. 10444, Feb. 5, 1884. Accessed at <<http://www.google.com/patents/USRE10444>>.

Link-Belt Speeder Corporation

undated Speed-O-Matic, U.S. Trademark No. 19500503. 1st Renewal 19721014. Accessed at <<http://tess2.uspto.gov/bin/showfield?f=doc&state=4806:t2j64h.2.4>>.

1927 Advertisement. *Engineering News-Record* 99(15):68.

ca. 1965 Historical Sketch of Link-Belt Speeder Corporation and its Antecedent Setting out its Relationship with Iowa Electric Light and Power Company, Its Predecessor and Subsidiary.

### **Books/Articles**

Charles Henry Davis

1913 *National Highways Bring About Good Roads*. National Highways Association, Washington D.C., pp.14-19.

Weingroff, Richard. F.

2013 Good Roads Everywhere: Charles Henry Davis and the National Highways Association. Federal Highway Administration, Washington, D.C. Accessed at <<http://www.fhwa.dot.gov/infrastructure/davis.cfm>>.

Haddock, Keith

2007 *The Earthmover Encyclopedia: The Complete Guide to Heavy Equipment of the World*. MotorBooks, Minneapolis.

- 
- i “Growing Industrial City,” *Cedar Rapids Gazette*, January 3, 1956. Note: Howard Hall was the founder of the Iowa Manufacturing Company and a prominent Cedar Rapids businessman.
- ii “Times of Our Lives: 50 Years Ago,” *Cedar Rapids Gazette*, August 13, 1997.
- iii Charles W. Wixom, *ARBA Pictorial History of Road Building* (American Road Builders’ Association, 1975), 44.
- iv Quoted in Wixom, *ARBA Pictorial History*, 44.
- v Charles Henry Davis, *National Highways to Bring About Good Roads* (Washington, D.C.: National Highways Association, 1913), 14-19.
- vi Davis.
- vii Richard. F. Weingroff, U.S. Department of Transportation, Federal Highway Administration, “Federal Aid Road Act of 1916: Building the Foundation,” *Public Roads* 60(1, Summer 1996), accessed April 15, 2014, at <<https://www.fhwa.dot.gov/publications/publicroads/96summer/p96su2.cfm>>.
- viii Weingroff, “Federal Aid Road Act of 1916.”
- ix Iowa Department of Transportation, “A Symbol of Freedom, Interstate 50 Years 1956-2006,” *Inside: Iowa Department of Transportation* (June 2006):8.
- x Iowa Department of Transportation, “A Symbol of Freedom,” 11.
- xi James M. Dodge, President Link-Belt Engineering Co., “History of the Link-Belt Industry,” *Industrial World: Devoted to the Metal, Electrical, Mining, & Allied Industries* 78(26, June 28, 1906):753.
- xii Charles Piez, *Personal Reminiscences of James Mapes Dodge*, 1916. Charles Piez was president of Link Belt Co. in 1916 when this was published.
- xiii J.V.E. Schaefer, “The Design of Elevating and Conveying Machinery,” *Technograph*, 1897, 48.
- xiv The Historical Society of Pennsylvania, *Collection 3091: Frederic V. Hetzel (1870-1946) Papers*, Finding Aid, 2007.
- xv “The Link Belt Story,” accessed December 3, 2013, at <<http://www.linkbelt.com/about/history1.htm>>.
- xvi “Locomotive Cranes Solve Storage Problems,” *Rock Products and Building Materials* 27(No. 5, January 7, 1916):4.
- xvii “Locomotive Cranes Solve Problems,” *Rock Products*, p. 4.
- xviii “1894-1976: Now over 50 Link-Belt Crane/Excavator Models Serve all Major Markets Throughout the World,” *Cedar Rapids Gazette*, July 4, 1976.
- xix U.S. Patent & Trademark Office (USPTO), Trademark No. 0565211, “Speed-O-Matic” by Link-Belt Speeder Co., registered on October 14, 1952.

- 
- xx “Reports Factory Started,” *Denver Tribune*, Denver, Indiana, Thursday, January 1, 1920.
- xxi Jerome Greenberg, “Plant Study, Link-Belt Speeder Corporation,” Thesis, State University of Iowa, August 4, 1948, p. 1. [found in University of Iowa Special Collections accessed on December 19, 2013]
- xxii Svendsen, “Link Belt Speeder Corporation Building Complex,” State Historical Society of Iowa Site Inventory Form.
- xxiii “Fairfield Factory Will Move To City: 150 Families to Come Here with Concern, Speeder Machinery Corporation to Build on Circus Ground,” *Cedar Rapids Republican*, October 1, 1926.
- xxiv “Historical Sketch of Link-Belt Speeder Corporation and its Antecedent Setting out its Relationship with Iowa Electric Light and Power Company, Its Predecessor and Subsidiary,” undated ca. 1965.
- xxv Svendsen.
- xxvi “Speeder Machinery Corporation, c. 1925-1936 and n. d.” Historical Construction Equipment Association, 2010, accessed December 3, 2013, at <<http://archives.hcea.net/?p=collections/findingaid&id=354&q>>.
- xxvii “Link Belt to Merge Two Machine Groups,” *Oakland Tribune*, Oakland, California, April 30, 1939.
- xxviii Greenberg, *Plant Study*, 3.
- xxix “The Link Belt Story.”
- xxx Svendsen.
- xxxi Brochure for YC-9 Cargo Crane, ca. 1945-46.
- xxxii Svendsen.
- xxxiii Greenberg, *Plant Study*, 8.
- xxxiv “Times of Our Lives,” *Cedar Rapids Gazette*, September 3, 1997.
- xxxv Gary Britson, “Two C.R. Plants: Link-Belt Sells Worldwide,” *Cedar Rapids Gazette*, June 17, 1973.
- xxxvi Svendsen.
- xxxvii Svendsen.
- xxxviii Svendsen.
- xxxix Quoted in Marlys A. Svendsen, “Link Belt Speeder Corporation Building Complex from “Link-Belt to Expand Plant During 1957,” *Cedar Rapids Gazette*, no date (clipping in Cedar Rapids Historical Archives vertical files).
- xl Svendsen; Gary Britson. “Two C.R. Plants: Link-Belt Sells Worldwide.”
- xli Iowa Department of Transportation, “A Symbol of Freedom, Interstate 50 Years 1956-2006,” 20.
- xlII Iowa Department of Transportation, “A Symbol of Freedom, Interstate 50 Years 1956-2006,” 20.
- xlIII Svendsen; “1894-1976: Now over 50 Link-Belt Crane/Excavator Models Serve all Major Markets Throughout the World.”
- xliv Britson; Svendsen.
- xlv Britson; Svendsen.
- xlvi Svendsen.
- xlvii Svendsen.
- xlVIII “Iowa Flood of 2008,” Wikipedia, accessed February 14, 2014, at <[http://en.wikipedia.org/wiki/Iowa\\_flood\\_of\\_2008](http://en.wikipedia.org/wiki/Iowa_flood_of_2008)>.
- xlIX City of Cedar Rapids, “City Service Center, 500 15<sup>th</sup> Avenue SW,” 2014, accessed April 17, 2014, at <<http://www.cedar-rapids.org/city-news/crprogress/cityfacilities/pages/cityservicescenter.aspx>>.

---

<sup>1</sup> Rick Smith, “Cedar Rapids Votes For New Public Works Building,” accessed February 14, 2014, at <http://www.kcrg.com/news/local/Cedar-Rapids-Votes-For-New-Public-Works-Building-135148303.html>.

<sup>ii</sup> “700 Strike at Link-Belt, Cedar Rapids,” *Carroll Daily Times Herald*, Carroll, Iowa, July 15, 1950.

<sup>iii</sup> “Strike Ended at Link-Belt Speeder Plant,” *Cedar Rapids Gazette*, September 24, 1950.

---

## GLOSSARY

**Chain Belt-** A belt constructed of links of metal or other material (as leather) and used in power transmissions for material-handling equipment such as elevators and conveyors.

**Clamshell-** An excavating machine's bucket or dredging bucket opening at the bottom, consisting of two similar pieces hinged together at the top.

**Crowd** - Mechanism used to control the depth of cut while digging. It also is used to control the positioning of the bucket.

**Dragline:** An excavating machine in which the bucket is attached by cables to a boom and operates by being drawn toward the operator. Invented by John W. Page in 1904.

**Excaloder-**LS-98 Link-Belt Shovel Crane model used in underground mining operations that featured a front load bucket for moving rock, sand, gravel, and other loose material.

**Hoist** - Pulling the bucket up through the bank (i.e., the bank of material being dug).

**Locomotive Crane-** A crane mounted on a railroad flatcar or a special chassis with flanged wheels.

**Pile Driver-** A machine for delivering repeated blows to the top of a pile for driving it into the ground; consists of a frame that supports and guides a hammer weight, together with a mechanism for raising and dropping the hammer or for driving the hammer by air or steam. Crane pile drivers are mounted on a derrick crane, excavator, tractor, or truck. In the case of a pile driver mounted on a crane or excavator, the upper part of the mast is connected to the boom head by a hinge, and the lower part is connected to the swiveling platform. The piles and pile-driving equipment are raised by winches on the crane or excavator.

**Power Shovel** - A bucket-equipped machine, usually electrically powered (by gasoline or diesel fuel), used for digging and loading earth or fragmented rock and for mineral extraction.

**Truck Crane-** A material-handling machine consisting of a crane that is mounted on a truck-type vehicle to provide mobility and maneuverability.

**Yard Capacity-** Amount of dirt or material a dragline or excavator crane can move per bucket load.



**Power Shovel** - A bucket-equipped machine, usually electrically powered (by gasoline or diesel fuel), used for digging and loading earth or fragmented rock and for mineral extraction.

**Truck Crane** - A material-handling machine consisting of a crane ~~which that~~ is mounted on a truck-type vehicle to provide mobility and maneuverability.

**Yard Capacity** - Amount of dirt or material a dragline or excavator crane can move per bucket load.

## INTRODUCTION

The Link-Belt Speeder Corporation factory complex manufactured cranes, excavators, hoes, and pile drivers ~~[check this list against the list on page 3, first paragraph, third to last sentence], with for~~ multiple applications in a variety of industries that ~~utilized used~~ heavy machinery in their operations. - Between 1939 and 1986, the company owned and operated a plant in Cedar Rapids, Iowa, at 1201 6<sup>th</sup> Street SW along the Chicago, Milwaukee, and St. Paul Railroad. - The facility served as the administrative headquarters and primary factory for the company's heavy machinery division. - When completed in 1948, the ~~new building~~ complex was the largest facility of its kind. - The corporation became a leader in the United States for the production of heavy equipment used in road building, construction, industrial plants, mining, railroads, utilities, scrapyards, logging, quarries, pipelines, and general material-handling operations. - With a reputation for production and dependability, Link-Belt Speeder Corporation became particularly known for its line of cranes. - Its flagship model for over 42 years was the LS-98 Clamshell Crane with trademarked Speed-O-Matic<sup>®</sup> ~~P~~power ~~H~~hydraulic ~~C~~controls. - The facility manufactured nearly 30,000 Link-Belt cranes over 47 years of operations in Cedar Rapids.

The company originated as the Ewart Manufacturing Co-~~mpany~~ in 1874, in Belle Plaine, Iowa. - Two other companies ~~were~~ formed later, Link-Belt Machinery Co-~~mpany~~ (1880) and Link-Belt Engineering Co-~~mpany~~ (1888). These three ~~corporation~~~~mpanies~~ combined in 1906, to form ~~the~~ Link-Belt Co-~~mpany~~. - George T. Ronk formed a contemporary company called Speeder Machinery Co-~~mpany~~ in Leon, ~~I~~~~A~~~~o~~~~w~~~~a~~, in 1919. - Link-Belt Speeder Corporation formed when Link-Belt Co-~~mpany~~ merged with Speeder and Link-Belt Co-~~mpany~~. - to form a wholly

Formatted: Strikethrough

Formatted: Strikethrough

owned subsidiary based in Cedar Rapids.– The Good Roads Movement and the National Highways Movement impacted Link-Belt Speeder’s development by helping to enhance the market for their products starting in the late [nineteenth](#) ~~19<sup>th</sup>~~-century.– [\[This paragraph is not clear in terms of when the mergers took place and what names resulted. Please check both.\]](#)

## CEDAR RAPIDS: “THE ROAD MACHINERY CAPITAL”

Cedar Rapids was one of the three largest manufacturing centers of road-building equipment in the United States in the early years of the twentieth century, along with Peoria, Illinois, and Milwaukee, Wisconsin, leading Howard Hall to call it the “road machinery capital of the world.”<sup>i</sup> The city’s prominence as a road-manufacturing center attracted 108 foreign engineers to the city in 1947, as they studied the latest developments in engineering and road-building equipment during a tour of the U.S.<sup>ii</sup> During the first half of the [twentieth-20<sup>th</sup>](#) century, five road machinery manufacturing companies called Cedar Rapids, ~~Iowa~~ home: Iowa Steel & Iron Works, Iowa Manufacturing Company, Universal Crusher Company, LaPlant-Choate Manufacturing Company, and Link-Belt Speeder [Company](#).- Link-Belt Speeder Co-[mpany](#) manufactured road building equipment in the form of cranes, power shovels, pile drivers, and draglines.- These products were also used in a variety of other industries as heavy materials-[handling](#) equipment.- Cedar Rapids’ road machinery companies developed and took advantage of markets provided by the Good Roads Movement and the National Highways Movement (explained in the next section).

## GOOD ROADS ~~&~~AND THE NATIONAL HIGHWAY MOVEMENT

The evolution of the national highway movement started with the Good Roads Movement (1880-1920), followed by a ~~subsequent set of~~ federal legislation and state efforts that culminated in the 1956 passage of the *Federal-Aid Highway Act of 1956*. The Good Roads Movement began in 1880 as an effort by the League of American Wheelmen (LAW) to fight for better roads and streets for bicyclists. In 1890, America's population of 62,947,714 was serviced by 2,000,000 miles of roads.<sup>iii</sup> Two out of every three people lived in rural areas, and many of the roads were unpaved dirt roads that were poorly maintained. Rural and farm populations proved reluctant to the idea of funding rural highways because they did not see how they would benefit—~~they viewed the funding as instead of~~ just ~~having~~ another tax burden ~~levied on them~~. Jeremiah W. Jenks, a critic of rural roads, stated that the “result [of poor rural roads] to farmers and the rural population was a constant sea of mud, soft surfaces, impediments to travel that in fact reduced their ability to communicate with their neighbors or move their goods to market.”<sup>iv</sup>

Formatted: Strikethrough

Formatted: Strikethrough

Albert Pope, a member of the LAW's executive committee and a bicycle manufacturer, founded the National League for Good Roads (League) as an interstate lobbying organization in 1892 ~~with its~~. ~~This first convention was~~ held in St. Louis, Missouri ~~the same year~~. In 1892, the League began publishing *Good Roads Magazine* and had chapters in each state. A convention of 38 states in Chicago formed the National Good Roads Association in 1900. The National Grange and Populist movements also provided support for Good Roads. Both of these movements worked to improve the social and economic conditions of farmers ~~or regular~~ and other working-class people and fought monopolies such as the railroads. The rise of the automobile gave greater impetus to the movement as trucks and cars came into popular use. Advocates for Good Roads, argued that poor roads led to massive waste in money spent on repairs and hindered economic growth by making it difficult to get from farm to market. They also argued that improved roads would help make travel faster and more pleasant as well as bringing more amenities to rural areas. Supporters all shared the same goal of better roads, but didn't agree on the best route for making it a reality.

Formatted: Strikethrough

Formatted: Strikethrough

Two schools of thought competed over how best to approach improving roads in the U.S. United States that created a gap between those who advocated long-distance roads versus those pushing for farm-to-market roads. The first argued that the federal government should build, own, control, and maintain national roads using federal funds and directly ~~hiring~~ employing engineers and other workers to oversee and direct the projects. The other called for federal aid to states and local governments, ~~who~~ which would oversee the building and improvement of roads

Formatted: Strikethrough

Formatted: Strikethrough

(federal-aid system).- President Charles Henry Davis of the National Highways Association (NHA), ~~in 1913,~~ advocated for the former ~~in 1913.~~ Davis founded the NHA in 1911 and incorporated it in Washington, D.C., in 1912, with the slogan “Good Roads Everywhere.”- He argued that adoption of the federal-aid scheme would lead to a haphazard array of standards for road construction and maintenance. ~~He further argued that it would~~ ~~and~~ create a ~~confusing~~ network of roads ~~that would cause confusion~~ resulting from “roads beginning nowhere, ending nowhere.”<sup>v</sup> Davis proposed adopting a nationalized system.- This system would span 50,000 miles, ~~have~~ follow uniform construction and maintenance standards, and feature a system of feeder roads in the form of state highways and local roads that would reach 60 percent of the nation’s population directly.<sup>vi</sup>

Formatted: Strikethrough

Formatted: Strikethrough

In 1893 the U.S. ~~nited States~~ Department of Agriculture created the Office of Road Inquiry to study and disseminate information on road-building techniques, and the agency became an advocate for mechanization.- In 1912 ~~Congress passed,~~ the ~~Post Roads Act of 1912~~ ~~passed through Congress.~~ The legislation authorized a joint congressional committee study ~~into~~ providing federal aid for highways as well as authorizing \$500,000 for an experimental program in which state and local governments willing to pay two-thirds of the cost of a postal road improvement project could receive federal funds.- The act was a compromise between farmers wanting federal funding for all-weather, farm-to-market roads and the automobile industry and motorist groups that wanted hard-surfaced, interstate roads.<sup>vii</sup> The *Federal-Aid Road Act of 1916* adopted the federal-aid option and provided \$75 million for a 50-50 match to the states for projects administered by state highway agencies staffed with engineers with “approval authority so they could ensure the projects were designed and constructed properly.”<sup>viii</sup> The construction cost could not exceed \$10,000 per mile, and the states were required to maintain the roads.- In 1919, Dwight D. Eisenhower, as an Army ~~C~~captain, embarked on a cross-country tour of military vehicles that impressed upon him the importance of a national system of roads (this would be ~~aid~~ reinforced by his ~~later~~ experience in Germany during World War II).

Several acts followed, furthering the expansion of the highway system.- The *Federal-Aid Highway Act of 1921* (Phipps Act), created a program to provide state aid to build an interconnected interstate highway system.- The new act made ~~seven~~ 7 percent of all state roads eligible for funding in addition to inserting the requirement that three-sevenths must be interstate in character.- Based upon this act, the Bureau of Public Roads designated 169,012 miles

of public roads with \$189 million being expended to improve 10,252 miles of roads in what was termed a the “golden age of road building” in the 1920s.<sup>ix</sup> During the Great Depression, a series of grants were authorized to the states without a match requirement in order to stimulate the economy and help stave off some of the effects of the economic calamity with around \$3.3 billion provided to state and local governments for highway and road construction.<sup>x</sup> The *Federal-Aid Highway Act of 1938* authorized a feasibility study for a toll-financed system of north-south and east-to west superhighways. The *Federal-Aid Highway Act of 1944* called for a national interstate highway system spanning 40,000 miles, but provided no funding. Finally, in 1956 the *Federal-Aid Highway Act of 1956* was passed by Congress and signed by President Eisenhower, officially creating the Interstate Highway System. The act authorized \$25 billion for the construction of 41,000 miles of highway over a 10-year period by paying and paid 90% percent of the cost to the states.

## LINK-BELT COMPANY (1874-1939)

The origins of Link-Belt Company date to September 1, 1874, when William Dana Ewart, and the Ewart Manufacturing Company, obtained a patent for a square detachable link for a chain belt. Ewart worked with the Chicago Malleable Iron Company to create the initial “Link-Belt,” (See Figure 7) and established a market for his patent by installing his chain belt in agricultural self-binding harvester machinery (call out on self-binding

harvester) at the 1874 Inter-State Industrial Exposition of Chicago.<sup>xi</sup> Ewart was a farm implement dealer in the small rural community of Belle Plaine, Iowa, located about 40 miles southwest of Cedar Rapids. Prior to his invention, mechanical harvesters were manufactured with continuous chain belt drives made up of square and flat links that would wear unevenly and break in one spot, necessitating the replacement of the entire belt and ultimately delaying harvest. The new chain belt enabled quick repairs in the field and was the foundation for various types of power transmission and materials-handling equipment produced by the Link-Belt Company. Products manufactured included coal and ashes handling machinery, electric hoists, grab buckets, portable wagon loaders, gondola car unloaders, elevators and conveyors for all materials, belt conveyers,



Figure 1. William D. Ewart 1880  
Founder of Link-Belt Co. in 1880  
(Courtesy of Carl & Mary Koehler  
History Center)

Comment [am1]: if you cite one figure, you need to cite them all

Formatted: Font: Not Bold

bucket carriers, and other machinery.- The industries, using ~~their~~Link-Belt machinery, included the brewing, mining, packinghouse, farming, saw and planing mills, and newspaper/printing operations.- Ewart's ambitious efforts resulted in the founding of the Link-Belt Machinery Company (1880) and the Link-Belt Engineering Company (1888) as sister companies.- The latter, originated as a partnership with the Philadelphia, Pennsylvania, firm of Burr and Dodge, as Ewart worked with its leaders, James Mapes Dodge and Edward H. Burr, to market and sell his malleable detachable chains.<sup>xii</sup>

When the two firms consolidated, Link-Belt Engineering Co-~~mpany~~ became the exclusive agent for Ewart Manufacturing Co-~~mpany~~ for the eastern U.S. with Dodge serving as its president and chief engineer.- The newly formed operation also became a design center for new products with ~~its head~~ development of the Dodge Chain or "silent-chain," which greatly reduced the noise caused by the belt on gears.- Ewart Manufacturing Co-~~mpany~~ manufactured and marketed malleable iron chains, while Link Belt Machinery Co-~~mpany~~ was tasked with "finding applications for the chains and installing elevators, conveyers, and power transmissions in which they were used."<sup>xiii</sup> This helped the company lead the way in chain standardization and started the sprocket industry.<sup>xiv</sup>- Ewart retained overall leadership of the three corporations until his death in 1908, when he was succeeded by Albert Kaufmann.

The three firms developed and introduced wide-gauge ~~(type of rails placed on for movement)~~, steam-powered, coal-handling clamshell railroad cranes in 1894.- These later evolved into lighter, more versatile versions around the turn of the twentieth century.<sup>xv</sup>- Link Belt Co-~~mpany~~'s early crane designs set the basis for all future lines of cranes and power shovels produced by the company.- In 1900, the "Link-Belt Crane," was advertised in one trade journal for use in handling sand, stone, and gravel "because it is speedy, easy to operate, and ruggedly constructed for hard service" and because "it represents the highest achievement in locomotive crane design."<sup>xvi</sup>- The original locomotive crane was used for two different types of storage systems, circular and parallel. ~~(Ssee Figures 10 & and 11)~~. - The revolving crane possessed the following distinctive features:

Comment [am2]: same comment as above

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

“Steel gears throughout, bronze bushings throughout, one point adjustment on clutches, few parts—every one accessible. Large, roomy platform for operator—everything handy. Exceptionally large factor of safety used; it is driven by steam or electricity, and equipped to operate Grab Bucket, Hook Block, Electric Lifting Magnet Drag Scraper Bucket, Steam Shovel Dipper and Pile Driver.”<sup>xvii</sup>

Formatted: Font: Not Italic

—In 1906, Link-Belt Engineering ~~Co.~~, Ewart Manufacturing ~~Co.~~, and Link-Belt Machinery ~~Co.~~ merged to form the Link-Belt Company with its headquarters and manufacturing facilities located in Chicago, Illinois.— One of the company’s significant inventions was a coal conveyer developed by chief engineer Frederic V. Hetzel in 1914, which ~~that~~ was the largest conveyer type of its kind at the time.— In 1921, Link-Belt introduced the crawler-mounted crane/excavator.<sup>xviii</sup>— This innovation spawned a complete line of crawler-mounted crane shovels to complement Link Belt’s other line of locomotive cranes, malleable detachable link chains, and material-handling equipment.— Link-Belt products were used on automobile assembly lines, including the Ford Motor Company’s plants, coal mining and storage facilities, steam shovels (call out for William Otis here), concrete mixers, agricultural machinery, and urban sewage screens by 1925.— The product lines grew into the 1930’s to include models whose bucket capacity ranged from  $\frac{3}{4}$ -cubic yard to 2- $\frac{1}{5}$ -cubic yard shovel capacity.— In 1936, Link-Belt introduced the “Speed-O-Matic” power hydraulic control system for their cranes.— (See sidebar Speed-O-Matic).

Formatted: Font: Not Bold, Not Superscript/ Subscript

William Otis invented the steam shovel in 1839 and, as denoted by the name, it was powered by steam boilers.— These early power shovels were mounted on a railway chassis with the shovel arm only able to achieve only a partial swing, and thus required workers to lay temporary tracks to access work areas.— As they became popular in— During the nineteenth century, two major innovations were made.— Chain hoists were replaced by steel cables in the 1870’s, and a full-swing, 360°-degree swing was introduced by 1884 in England.— Major American manufacturers included Marion Steam Shovel Company, Erie, P and H, and Bucyrus-Erie Shovel Company.— Link-Belt joined this group in the 1890’s with its first locomotive cranes and power shovels.— Steam power gave way to gas and electric power by the 1930’s.

Comment [BE3]: Call-Out/Side-Bar William Otis first power shovel

The self-binding harvester was perfected by 1880 to complete Cyrus McCormick’s 1872 automatic harvester invention.— The self-binding harvester automatically harvested and bound grain with twine in uniformly sized

bundles before dumping them in piles on the ground.— One man drove the harvester pulled by horses and a second shocked the bundles.

Comment [BE4]: Call Out/SideBar for self-binding harvester

## Speed-O-Matic

In 1936, the Link-Belt Company invented the Speed-O-Matic, which became the standard for the crane-shovel industry by making and made all previous systems obsolete.— The system was a set of power hydraulic controls.— The trademark described it as:

Variable pressure hydraulic systems for controlling the operating functions of machines, such as cranes, shovels, draglines, or the like, each system including such elements as a source of supply of fluid, a pump, an accumulator, a plurality of fluid motors, a piping system, and fluid flow controlling valves. "Speed-o-Matic" was first used on cranes and shovels employing variable pressure hydraulic control systems."<sup>xix</sup>

Formatted: Font: Not Italic, Not Superscript/ Subscript

Comment [BE5]: Call out/Side Bar Speed-O\_Matic

Formatted: Font: Not Italic, Not Superscript/ Subscript

Formatted: Font: Not Italic

## SPEEDER MACHINERY CO-MPANY (1919-1939)

Founded in Leon, Iowa, in 1919, by George T. Ronk, the Speeder Machinery Company opened its first factory in the summer of 1920.— The new company manufactured a new road machine, also called a dirt shovel, to be “used by road builders, bridge contractors, ditch and levee construction, cellar and basement work and in fact wherever dirt is to be moved.”<sup>xx</sup>— Speeder manufactured a line of small, gasoline engine powered, fully revolving cable excavators that included drag lines, shovels, and cranes used in road building and heavy construction operations. The nascent company moved twice before merging with the Link-Belt Corporation in 1939.

Comment [s6]: Describe more

Formatted: Font: Not Italic, Not Superscript/ Subscript

Formatted: Font: Not Italic, Not Superscript/ Subscript

The company operated its factory in Leon from 1919 to 1922 and in Fairfield, Iowa, from 1922 to 1926, when it moved to Cedar Rapids.— Initial operations were modest: when Speeder moved to Fairfield from Leon, they moved “two lathes, a drill press, a power saw, and a forge... [into] a dirt floored, wood framed, and galvanized iron roofed building about thirty feet by seventy feet in size.”<sup>xxi</sup>— A dragline (crane shovel operated by system of pulleys and wire

Formatted: Font: Not Italic, Not Superscript/ Subscript

rope used for digging and dredging. (see figure 13 for example), the first Speeder product was produced in the Fairfield building.- The move to Fairfield and later Cedar Rapids both provided an expansion site sufficient for the company's needs and a larger pool of skilled workers to operate their manufacturing facility.<sup>xxii</sup>

Comment [s7]: illustrate

Formatted: Not Superscript/ Subscript, Highlight

The construction of Speeder's new plant in Cedar Rapids inspired the *Cedar Rapids Republican* to report on October 1, 1926, that "a modern plant of steel and concrete construction" with 35,000 sq-~~uare~~ ~~ft-~~ee~~t~~ of floor space would be built by early December.<sup>xxiii</sup> Prior to the completion of the new plant, Speeder temporarily used a former city streetcar barn to commence operations.- This building was located adjacent to a vacant multi-block parcel along 6<sup>th</sup> Street SW, previously utilized as circus grounds.- The 1913 Sanborn Map Company fire insurance map shows a two-story Imperial Furniture Co-~~mpany~~ warehouse in the southeast corner of Cedar Rapids City Block 91 with an adjacent dwelling on the north.- The \$40,000 plant was constructed by local Cedar Rapids operation O.F. Paulson Construction Company, between 1895 and 1913 with steel supplied by Iowa Steel & Iron Works.<sup>xxiv</sup> Additionally, the Iowa Railway & Light Company provided railroad access ~~helped~~ to facilitate shipping and receiving operations for Speeder ~~Machinery Co.~~

Formatted: Font: Not Italic

Formatted: Font: Not Italic

During the first year of operations, the firm brought 100 workers to Cedar Rapids from Fairfield and other local communities ~~that~~ ~~and~~ produced approximately 88 machines.<sup>xxv</sup> Among its accomplishments, Speeder introduced a wheel-mounted excavator, the Tumblebug, in 1922 (see figure 15) along with a direct cable crowd for shovels.- The cable refers to the system of hoisting the shovel apparatus, ~~while~~ ~~and~~ the crowd refers to the horizontal motion of the bucket while digging.- The direct cable meant that the same wire could be used to raise and operate the bucket.- Speeder made an unverified claim that this was the first produced of its type.<sup>xxvi</sup>

Formatted: Font: Not Bold, Not Italic, Font color: Auto, Highlight

## LINK-BELT SPEEDER CO-MPANY (1939-1966)

On April 29, 1939, Link-Belt Co-[mpany](#) of Chicago announced the merger of its shovel division with Speeder Machinery Co-[mpany](#) of Cedar Rapids, ~~Iowa~~ announced the merger of their two companies. <sup>xxvii</sup>— The newly formed, independent subsidiary of Link-Belt Co-[mpany](#) became known as Link-Belt Speeder Corporation with T.M. Deal ~~being appointed~~ as its president.— Alfred Kauffmann ~~was serveding~~ as president of Link-Belt Co-[mpany](#) (after Ewart's 1908 death).— At the time, Link-Belt Co-[mpany](#) operated engineering plants in Chicago, Philadelphia, San Francisco, Atlanta, and Toronto, Canada.— Jerome Greenberg, a contemporary studying the company, described the reason for and results of the merger as follows:

“the merger brought together two companies whose markets and modes of operation were considerably different, and, to a great extent, quite limited, due to the restricted range of sizes which each had to offer. It gave the union a much

Formatted: Font: Not Italic

broader market to draw from, not only from the ultimate user's standpoint but also from the strengthened distributor organization."<sup>xxviii</sup>

Formatted: Font: Not Italic

The merger combined the smaller machines (3/8 yard and 3/4th yards) of Speeder with the larger (3/4 yard to 2 1/2 yards) capacity machines of Link-Belt, to create a complete product line of cranes and power-shovels that were convertible to different attachments.- The consolidated company also added machines with a 3-yard bucket capacity. The size of the bucket impacted the amount of material that could be moved at one time and the overall time required to complete a job.- The newly combined company centralized its manufacturing, sales, and engineering in Cedar Rapids, which ushered in a 30-year period of substantial profit and growth with the expansion completed in 1948.<sup>xxix</sup>- Prior to 1948, Speeder Machinery continued its operations independently from those in Chicago.

World War II interrupted plans for the expansion of the Cedar Rapids plant, but did not stop the plant from contributing to the war effort.- With a workforce of 500, the factory operated at capacity, manufacturing machines with newly introduced rubber-tired mountings.<sup>xxx</sup>- Construction Battalions operated Link-Belt machinery on the war front.- As explained in a LS YC-9 Cargocrane (a crane for unloading cargo from sea vessels mounted on rubber wheels; see figure 17) brochure:

Formatted: Highlight

"Wartime necessity has created a new Link-Belt Speeder Cargocrane for many post war use. The new, general purpose crane is an "Army Baby," for it was developed as the result of a series of discussions between Link-Belt Speeder technicians and Army engineers.- The U.S. Army Transportation Corps needed a small, fast unit to handle loading and unloading at embarkation docks, and Link-Belt Speeder met their specifications with a machine [the YC-Cargocrane] that combines strength, stamina, and stability with great operating ease."<sup>xxxi</sup>

Formatted: Font: Not Italic

Formatted: Font: Not Italic

Formatted: Font: Not Italic

After the war ended, Link-Belt Speeder began manufacturing a line of truck and self-propelled cranes, which were based upon designs formulated prior to and during World War II.- Following the success of these products, Link-Belt Speeder finalized building plans and drawings for an expanded facility in 1946.- Chicago architect Milton Searle Carstens and structural engineer J. Kenny Johnson designed the new plant, while Angot P. Larson built the new structure.- The plant, completed in 1948, consisted of 200,000 square feet of manufacturing space and offices and was valued at \$500,000.<sup>xxxii</sup>- The expansion and centralization of Link-Belt's heavy equipment

manufacturing operations were centralized with Link-Belt Speeder Co-mpany in Cedar Rapids, ~~was effected,~~ because production costs in Chicago were too high for the company to maintain a profitable and sustainable position in the market.<sup>xxxiii</sup>

The design of the new factory ~~was followed the~~ stripped Classicism often referred to as modern, ~~and is~~ characterized by its lack of ornamentation and the harmony between function and design.- The administrative section was a two-story, L-shaped masonry building with poured concrete basement walls, floor, and foundation. Unique features included a curved northwest corner wrapped by smooth finished and fluted Indiana limestone panels, clay tile upper walls clad with red and gray brick, and glass block in entryways and window openings. Contractors erected the \$1.75 million ~~dollar~~ 1948 structure around the 1926 plant ~~building~~ so that production would not be interrupted.<sup>xxxiv</sup>

In 1949, the corporation introduced a full-function design that integrated the Speed-O-Matic power hydraulic controls, and revolutionized the crane-shovel industry.- The new design meant, “that all equipment operations can be performed either independently or simultaneously” and that two-directional power ~~was~~ provided for all functions.”<sup>xxxv</sup>- Functions could include raising, lowering, or swinging the boom, controlling and maneuvering the shovel, dragline, or pile driver, or other actions depending upon the attachment being used and the type of work being performed.

Formatted: Font: Not Italic

Formatted: Font: Not Italic

In effect, this system was equivalent to the automatic power transmission found in automobiles.- The system made movements much easier and effective by allowing more work to be completed because the operator expended less energy while working on a job.- Link-Belt Speeder moved to the forefront of the industry with this innovation. ~~The only strike in plant history took place in 1950 and lasted around 73 days. (see side bar/call out on unions)~~ In 1954 they launched their flagship model the LS-98. ~~(See Figures 1 and 24)~~. The company sold and shipped 7,000 units to customers across the world over the course of 42 years.- Between 1953 and 1957, the factory expanded to six city blocks covering over half a million square feet.<sup>xxxvi</sup> From 1954-1963, Link-Belt Speeder Co. nearly doubled its net worth from \$65 million to \$95 million and the Cedar Rapids factory became the largest manufacturing facility in the nation specifically dedicated to cranes and shovels.<sup>xxxvii</sup>

**insert sidebar callout on unions and strike of 1950**

The 1953 building was located north of the administrative building/factory and was separate from the main facility.- The Austin Company of Chicago designed, engineered, and built two additions in 1956 and 1957, which cost \$985,000 and brought the total size of the factory to ~~in excess of more than~~ 500,000 square feet.<sup>xxxviii</sup> The Link-Belt Speeder Co. site exceeded six city blocks in size after these expansions.- The factory and its additions featured long work bays with a series of large overhead bridge cranes used in the assembly process by operating on tracks. The work bays measured up to 250 feet and were utilized for assembly, machine shops, and painting.- The 1956 and 1957 additions stood one-story tall, but matched the administrative building in height.

The *Federal-Aid Highway Act of 1956* authorized the interstate highway system and started a significant increase in road construction throughout the nation. ~~(Insert/See Interstate Highway System Sidebar/callout)~~ Link-Belt Speeder President David Lehti stated that the factory building constructed in 1957, would give them “the capacity to take full advantage of the substantial sales potential in the nation’s long-range building program.”<sup>xxxix</sup> In 1963-1964, a water tower/tank was added along with a storage facility to the 1953 plant complex addition.- Two years later, the corporation constructed a 160,000-square-foot plant on Bowling Street SW in 1966. ~~and b~~By the end of the 1960s, Link-Belt Speeder employed close to 2,000 employees manufacturing 40 crane and excavator

- Formatted: Highlight
- Formatted: Font: Bold, Highlight
- Formatted: Highlight
- Formatted: Highlight

Figure 2. Link-Belt Speeder "Overhead Crane System" Plan showing layout of new plant completed in 1948. Exhibit III from *Plant Study, Link-Belt Speeder Corporation*, State University of Iowa Thesis by Jerome Greenberg, August 4, 1948. From University of Iowa Special Collections.

models.<sup>xi</sup> This new facility also included new design laboratory facilities and expanded the total Link-Belt-Speeder plant space in Cedar Rapids to over a 1,000,000 square feet.

### Interstate Building Program

Comment [BE8]: SideBar/all Out

In 1956, President Dwight D. Eisenhower signed the *Federal-Aid Highway Act of 1956* that officially created the Interstate Highway System. The act approved \$25 billion in funding between 1957 and 1969 to create around 41,000 miles of interstate highways with uniform design standards, 90 percent federal cost share, and a gas tax to help pay for the construction. The construction of the interstate system required massive amounts of heavy equipment for the construction of the roads, bridges, and overpasses. Iowa's interstate development plan initially called for 710 miles along Interstates 29, 35, 74, and 8, at an estimated cost of \$478.77 million, with the first section of I-35/I-80 opening on September 21, 1958.<sup>xii</sup> This was two years after the first bids were let in October 1956. The final section of the Iowa interstate system was completed on September 12, 1985, with the total mileage increasing to 781.51 miles from the original plan at a total cost of \$1.05 billion.<sup>xiii</sup>

## FMC ASSUMES OWNERSHIP (1967-1980)

The then-Chicago (now Philadelphia) based-FMC Corporation, then based in Chicago and now in Philadelphia, purchased and merged with Link-Belt Speeder in 1967. Although Link-Belt Speeder was now a subsidiary of FMC, with but its heavy machinery manufacturing center remained in Cedar Rapids. The Cedar Rapids factory, experienced a significant flood in 1968, but continued its production and employment growth despite a significant flood in 1968. During the latter half of the 1960's, the company added major manufacturing plants in Woodstock, Ontario, Canada; Queretaro, Mexico; and Milan, Italy. Utilizing its new product design laboratories at the 6<sup>th</sup> Street SW and Bowling Street SW plants, Link-Belt Speeder introduced a complete line of hydraulic self-propelled cranes in 1969 and a hydraulic truck crane in 1971.<sup>xiii</sup>

In 1972, Link-Belt Speeder Co. changed its name to the "Cable Crane and Excavator Division of FMC," but the Link-Belt Speeder brand continued. FMC President Robert H. Malott justified the name change, on the basis of

creating a unified FMC product brand, for all of its products over its 35 divisions.<sup>xliv</sup> Growth continued at the Cedar Rapids plant. In 1973, there were 1,750 employees with a \$18 million payroll at the Cedar Rapids plant.<sup>v</sup> Employee numbers in Cedar Rapids peaked at in 1979 with approximately 2,100 [employees] with 85,000 square feet of production, office space and warehouse at the two Cedar Rapids facility sites.<sup>xlv</sup> In 1980, the company produced over 200 designs with lifting capabilities of up to 700 tons.

Comment [am9]: where are the open quotes?

## 1980'S DECLINE & CLOSING OF CEDAR RAPIDS PLANT (1980-1986)

The economic climate of the early 1980's tempered the growth of the previous 30 years for FMC and the Link-Belt division. Employment and production declined. Eventually the Cedar Rapids factories and administrative offices were closed and the property sold. High interest rates combined with a reduction in construction activity caused by a downturn in the economy reduced sales and led to worker layoffs. The Cedar Rapids plant's workforce stood at 1,550 in July 1980, but was reduced to 700 in April 1982 and 380 in late 1983, when fewer than 100 worked on the production lines.<sup>xlvi</sup> Citing major declines in construction equipment orders and construction investment, high interest rates, and declining profits ~~due to~~caused by reduced demand and worldwide competition, FMC announced the closure of the Cedar Rapids plants (6<sup>th</sup> St. reet SW & Bowling St. reet SW) in early 1985.<sup>xlvii</sup> The facility had manufactured nearly 30,000 Link-Belt cranes over 50 years.

In 1986, Sumitomo Heavy Industries Ltd. of Japan obtained the minority shareholder position for ~~the~~ Link-Belt Speeder ~~Co./FMC~~. Shortly thereafter, it took over the majority position. Also in 1986, FMC sold the 19-acre ~~site at~~ 1201 6<sup>th</sup> St. reet SW ~~site~~ to the City of Cedar Rapids for \$1.5 million. Link-Belt Speeder Co. ~~rporation~~ is currently owned by Sumitomo, but has been divided into the Link-Belt Construction Equipment Company and Link-Belt Excavator (LBX) Company. The 1998 reorganization divided the excavator product line into a wholly-owned subsidiary called the LBX Company. The cranes remained with the Link-Belt Construction Equipment Company formed in 1986. Both companies are currently headquartered in Lexington, Kentucky.

## CEDAR RAPIDS PUBLIC WORKS & 2008 FLOOD

In 1987, the City of Cedar Rapids Public Works Department assumed ownership of the Link-Belt Speeder Co. site at 1201 6<sup>th</sup> Street SW and its buildings. The city added storage tanks for oil and chemicals, razed buildings for employee parking lots, and added other storage sheds. In June 2008, the Cedar River flooded, cresting at 31.12 feet at its height.<sup>xlviii</sup> ~~the Link-Belt Speeder Co. site. Starting in June 2008,~~ the flood affected 1,300 city blocks and damaged 5,238 houses, ~~940 businesses, and~~ 77 non-profit and faith organizations, ~~and 940 businesses—including the Link Speeder site as the Cedar River crested at 31.12 feet at its height.~~<sup>xlix</sup> As of 2013, the flood had cost the City of Cedar Rapids over \$500 million in damage. In 2011, the city decided to build a new structure instead of renovating the old 300,000-square-foot Link-Belt Speeder building at 1201 6<sup>th</sup> Street SW. Construction of the new building, to include offices and warehouses, was scheduled for summer 2012 with a fall 2014 completion date ~~with office building and operations warehouse spaces as part of the design.~~ The total estimated cost for the new city services building is \$36 million with funding as follows: FEMA-\$18.5 million, City of Cedar Rapids- \$12.5 million, I-JOBS Grant-\$5 million.<sup>l</sup> The new building's address will be 500 ~~1<sup>st</sup>~~ Avenue SW when completed. The facility will house the City Assessor's Office, Building Services Division, Public Works Department (Construction Engineering, Engineering, Forestry, Traffic Engineering and Street, Sewer and Forestry Maintenance Divisions), Fleet Services Division, Information Technology Department, and Parks and Recreation Department. The city decided to replace the existing building because it was cheaper than renovation and would allow for the consolidation of the previously listed departments which they argued would improve city operations by placing them in a centralized location.<sup>li</sup> The Solid Waste and Recycling division building will be reused. ~~The city decided to replace the existing building because it was cheaper than renovation and would allow for the consolidation of the previously listed departments which they argued would improve city operations by placing them in a centralized location.~~<sup>lii</sup>

## UNIONS AT LINK-BELT SPEEDER COMPANY.

The United Auto Workers (UAW) represented the workers at the 1201 6<sup>th</sup> St. reet SW Link-Belt Speeder Coplant. Prior to the UAW, employees were represented by two other unions, the Allied Independent Workers of Cedar Rapids and the AFL- International Association of Machinists, Harmony Lodge #831. - Link-Belt Speeder only experienced one strike. - In 1950, 700 employees walked out of the Cedar Rapids plant at 6 a.m. because two months of negotiations had failed to achieve a “15-cent-an-hour pay boost.”<sup>liii</sup> - Of the workers thatwho went on strike, 675 were represented by a third union, the Congress of Industrial Organizations (CIO) affiliated UAW Local #299. - The strike lasted approximately 73 days before it ended on September 24, 1950. - A two and one-half year contract agreement ended the strike and included an immediate? 12-cent-per-hour wage increase with another five-cents increase in 1951, one to three weeks of vacation, and company-paid pensions and health insurance.<sup>liv</sup> - While arbitration and collective bargaining between the UAW and Link-Belt management continued after this strike, but workers never walked out over contract negotiations again. - This was the result of effective internal negotiations that negated the need for a strike as management and workers came to a mutual understanding on contract provisions.

Comment [BE10]: (CALL OUT)/SIDEBAR

Comment [am11]: dates?

Comment [am12]: is this when the UAW came in? chronology isn't clear

## Bibliographic Resources ~~&and~~ References [why not call it “Bibliography” or “References” instead of all three?]

Several major resources were consulted for this publication. The Link-Belt Speeder Corporation Building Complex Iowa: State Historical Society of Iowa Site Inventory Form, (1997 2/22/2011), by Marlys A. Svendsen, provided a wealth of information on the history and evolution of the complex.- Additionally, the collections of the Carl & Mary Koehler History Center in Cedar Rapids, Iowa, provided a significant amount of information and images for the preparation of this booklet.- Multiple primary and secondary resources were also consulted-~~as well~~.

Formatted: Font: Not Italic

Formatted: Strikethrough

### Newspapers

*Carroll Daily Times Herald*, Carroll, Iowa

1950 “700 Strike at Link-Belt, Cedar Rapids.” July 15.

*Cedar Rapids Gazette*

1926 “Fairfield Factory will Move to City: 150 Families to Come Here with Concern, Speeder Machinery to Build on Circus Ground.” October 1

1950 “Strike Ended at Link-Belt Speeder Plant.” September 24.

1956 "Growing Industrial City." January 3.

1957 "Link-Belt to Expand Plant During ~~195~~ 1957." Undated. ?

1973 "Two C. R. Plants: Link-Belt Sells Worldwide." June 17.

1976 "1894-1976: Now Over 50 Link-Belt Crane/Excavator Models Serve All Major Markets Throughout the World." July 4.

~~[delete extra line]~~

1997 "Times of Our Lives: 50 Years Ago." August 13.

1997 "Times of Our Lives." September 3.

*Denver Tribune*, Denver, Indiana

1920 "Reports Factory Started." January 1.

*Oakland Tribune*, Oakland, California

1939 "Link-Belt to Merge Two Machine Groups." April 30.

### **State Historical Society of Iowa**

Svensden, Marllys. A.,

1997—\_\_\_\_ Commercial & Industrial Development of Cedar Rapids, Iowa, c. 1865-c. 1945. [National Register of Historic Places](#). [MPD Multiple Property Documentation Form](#). - Prepared for City of Cedar Rapids, [Iowa](#): [listed on the National Register, 1997](#).

Svendsen, Marlys A.

~~1997—2011~~ Link Belt Speeder Corporation Building Complex: State Historical Society of Iowa Site Inventory Form. ~~P-~~Prepared for ~~City of Cedar Rapids, Iowa,~~ **Iowa Homeland Security and Emergency Management Division.** – NOTE: get this ISIF date corrected in all locations including endnotes.

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Not Strikethrough

## Other References

Sanborn Map Company, ~~New York~~

~~var.~~ Fire Insurance Maps for Cedar Rapids, Iowa, ~~for~~ 1884, 1889, 1895, 1913, 1913, updated to 1931, 1949, and 1970. ~~Sanborn Map Company, New York.~~

Formatted: Line spacing: single

Comment [s13]: is this the proper citation?

2003—"The Link-Belt Story". Accessed online April 15, 2014, at ~~<http://www.linkbelt.com/masters/home\_about.htm>~~, ~~[Accessed April 15, 2014].~~

Formatted: No underline, Font color: Auto

1957—~~—~~"Link Belt Speeder LS-98." Road Builder's Equipment Co., Memphis, T~~N~~ennessee.

FMC/Link Belt Speeder Corporation

~~U~~ndated—~~—~~ General Specification: Link-Belt® 25-tn (22.68 metric ton) Wire rope crawler crane/excavator LS-98.

Jerome Greenberg

1948 ~~—~~ "Plant Study, Link-Belt Speeder Corporation." Thesis, State University of Iowa, August 4, ~~1948~~, p. 1. ~~[Found in University of Iowa Special Collections, when a accessed on December 19, 2013.]~~

Link-Belt Speeder

1961—~~—~~ "K-608 Series" Spec. Sheet.- Link-Belt Speeder Corporation, Cedar Rapids, I~~A~~owa.

~~2010~~ Speeder Machinery Corporation, c. 1925-1936 and n. d." -Historical Construction Equipment Association; ~~2010~~, Bowling Green, Ohio.

Formatted: Line spacing: single

William Dana Ewart, [\[Is this an interview? Email? When? Or is this connected to the citation on the next page 1874 Improvement in Drive –Chains U.S. Patent Office, Patent No. 154,594, dated September 1, 1874. Reissue No. 6,387, April 20, 1875, and No. 10444, Feb. 5, 1884. Accessed at <<http://www.google.com/patents/USRE10444>>.](#)

Link-Belt Speeder Corporation  
[undated](#) Speed-O-Matic, U.S. Trademark No. 19500503. 1st Renewal 19721014. [Accessed at <<http://tess2.uspto.gov/bin/showfield?f=doc&state=4806:t2j64h.2.4>>.](#)

Formatted: Underline, Font color: Blue

1927 Advertisement. *Engineering News-Record*, ~~Vol. 99, No. (15, p.)~~:68.

~~Circa~~, 1965 “Historical Sketch of Link-Belt Speeder Corporation and its Antecedent Setting out its Relationship with Iowa Electric Light and Power Company, Its Predecessor and Subsidiary,” ~~undated~~.

### Books/Articles

Charles Henry Davis:  
1913 *National Highways Bring About Good Roads*. National Highways Association, Washington D.C., pp.14-19.

Weingroff, Richard. F.  
2013—“~~\_\_\_\_\_~~ Good Roads Everywhere: Charles Henry Davis and the National Highways Association”, Federal Highway Administration, [Washington, D.C.- Accessed at <<http://www.fhwa.dot.gov/infrastructure/davis.cfm>>.](#)  
~~[delete extra line]~~

Formatted: Line spacing: single

Formatted: Line spacing: single

Formatted: Indent: Left: 0", First line: 0",  
Line spacing: single

Formatted: Line spacing: single

Formatted: Font: Italic

Haddock, Keith  
2007—~~\_\_\_\_\_~~ *The Earthmover Encyclopedia: The Complete Guide to Heavy Equipment of the World*. MotorBooks, [Minneapolis](#).

<sup>i</sup> “Growing Industrial City,” *Cedar Rapids Gazette*, January 3, 1956. —Note: Howard Hall was the founder of the Iowa Manufacturing Company and a prominent Cedar Rapids businessman.

- ii “Times of Our Lives: 50 Years Ago.” *Cedar Rapids Gazette*, August 13, 1997.
- iii Charles W. Wixom, *ARBA Pictorial History of Road Building* (American Road Builders’ Association, 1975), 44.
- iv Quoted in: Wixom, *ARBA Pictorial History*, 44.
- v Charles Henry Davis, *National Highways to Bring About Good Roads*. (Washington, D.C.: National Highways Association: Washington D.C., 1913), p. 14-19.
- vi Davis.
- vii Richard. F. Weingroff, U.S. Department of Transportation, Federal Highway Administration, “Federal Aid Road Act of 1916: Building the Foundation.” *Public Roads*, Vol. 60 (No. 1, Summer 1996), accessed April 15, 2014, at <<https://www.fhwa.dot.gov/publications/publicroads/96summer/p96su2.cfm>>. [Accessed 4-15-2014].
- viii Weingroff, “Federal Aid Road Act of 1916.”
- ix Iowa Department of Transportation, “A Symbol of Freedom, Interstate 50 Years 1956-2006,” *Inside: Iowa Department of Transportation Newsletter*, (June 2006), p. 8.
- x Iowa Department of Transportation, “A Symbol of Freedom,” 11.
- xi James M. Dodge, President Link-Belt Engineering Co., “History of the Link-Belt Industry.” *Industrial World: Devoted to the Metal, Electrical, Mining, & Allied Industries*, Vol. 78, No. (26, June 28, 1906), p. 753.
- xii Charles Piez, *Personal Reminiscences of James Mapes Dodge*, 1916. Charles Piez was president of Link Belt Co. in 1916 when this was published.
- xiii J.-V.-E. Schaefer, “The Design of Elevating and Conveying Machinery,” *Technograph*, 1897, 48.
- xiv The Historical Society of Pennsylvania, *Collection 3091: Frederic V. Hetzel (1870-1946) Papers*, Finding Aid, 2007.
- xv “The Link Belt Story,” accessed December 3, 2013, at <<http://www.linkbelt.com/about/history1.htm>> Accessed 12-3-2013.
- xvi “Locomotive Cranes Solve Storage Problems,” *Rock Products and Building Materials*, Volume 27, (No. 5, January 7, 1916), p. 4.
- xvii “Locomotive Cranes Solve Problems,” *Rock Products*, p. 4.
- xviii “1894-1976: Now over 50 Link-Belt Crane/Excavator Models Serve all Major Markets Throughout the World.” *Cedar Rapids Gazette*, July 4, 1976.
- xix U.S. Patent & Trademark Office (USPTO), Trademark No. 0565211, “Speed-O-Matic” by Link-Belt Speeder Co., Registered on October 14, 1952.
- xx “Reports Factory Started,” *Denver Tribune*, Denver, Indiana, Thursday, January 1, 1920.
- xxi Jerome Greenberg, “Plant Study, Link-Belt Speeder Corporation.” Thesis, State University of Iowa, August 4, 1948, p. 1. [found in University of Iowa Special Collections when accessed on December 19, 2013]
- xxii Svendsen, “Link Belt Speeder Corporation Building Complex.” *State Historical Society of Iowa Site Inventory Form*.
- xxiii “Fairfield Factory Will Move To City: 150 Families to Come Here with Concern, Speeder Machinery Corporation to Build on Circus Ground.” *Cedar Rapids Republican*, October 1, 1926.
- xxiv “Historical Sketch of Link-Belt Speeder Corporation and its Antecedent Setting out its Relationship with Iowa Electric Light and Power Company, Its Predecessor and Subsidiary,” undated ca. 1965.
- xxv Svendsen, “Link Belt Speeder Corporation Building Complex”
- xxvi “Speeder Machinery Corporation, c. 1925-1936 and n. d.” -Historical Construction Equipment Association, 2010, accessed December 3, 2013, at <

Formatted: Font: (Default) Century, Not Superscript/ Subscript

Formatted: Not Superscript/ Subscript

Formatted: Font: (Default) Century, Not Superscript/ Subscript

<http://archives.hcea.net/?p=collections/findingaid&id=354&q=>= Accessed 12-3-2013>.

- xxvii "Link Belt to Merge Two Machine Groups," *Oakland Tribune*, Oakland, California, April 30, 1939.
- xxviii Greenberg, *Plant Study*, p-3.
- xxix "The Link Belt Story."
- xxx Svendsen.
- xxxi Brochure for YC-9 Cargo Crane, *Cca.* 1945-46.
- xxxii Svendsen.
- xxxiii Greenberg, *Plant Study*, p-8.
- xxxiv "Times of Our Lives," *Cedar Rapids Gazette*, September 3, 1997.
- xxxv Gary Britson, "Two C.R. Plants: Link-Belt Sells Worldwide," *Cedar Rapids Gazette*, June 17, 1973.
- xxxvi Svendsen.
- xxxvii Svendsen.
- xxxviii Svendsen.
- xxxix Quoted in Marlys A. Svendsen, "Link Belt Speeder Corporation Building Complex from "Link-Belt to Expand Plant During 1957," *Cedar Rapids Gazette*, no date (clipping in Cedar Rapids Historical Archives vertical files).
- xl Svendsen; ~~Link Belt Speeder Corporation Building Complex" State Historical Society of Iowa Site Inventory Form; and Gary Britson, "Two C.R. Plants: Link-Belt Sells Worldwide," *Cedar Rapids Gazette*, June 17, 1973.~~
- xli Iowa Department of Transportation, "A Symbol of Freedom, Interstate 50 Years 1956-2006," p-20.
- xlii Iowa Department of Transportation, "A Symbol of Freedom, Interstate 50 Years 1956-2006," p-20.
- xliii Svendsen; ~~and~~ "1894-1976: Now over 50 Link-Belt Crane/Excavator Models Serve all Major Markets Throughout the World."
- xliv Britson; ~~and~~ Svendsen. "~~Link Belt Speeder Corporation Building Complex.~~"
- xlv Britson; ~~and~~ Svendsen. "~~Link Belt Speeder Corporation Building Complex.~~"
- xlvi Svendsen.
- xlvii Svendsen.
- xlviii "Iowa Flood of 2008," ~~Wikipedia~~, accessed February 14, 2014, at ~~<http://en.wikipedia.org/wiki/Iowa\_flood\_of\_2008>~~, [accessed February 14, 2014]
- xlix "Iowa Flood of 2008," ~~Wikipedia~~, [http://en.wikipedia.org/wiki/Iowa\\_flood\\_of\\_2008](http://en.wikipedia.org/wiki/Iowa_flood_of_2008) [accessed February 14, 2014]
- l City of Cedar Rapids, "City Service Center, 500 15<sup>th</sup> Avenue SW," 2014, accessed April 17, 2014, at ~~<http://www.cedar-rapids.org/city-news/crprogress/cityfacilities/pages/cityservicescenter.aspx>~~ [Accessed 4-17-2014].
- li Rick Smith, "Cedar Rapids Votes For New Public Works Building," accessed February 14, 2014, at ~~<http://www.kcrg.com/news/local/Cedar-Rapids-Votes-For-New-Public-Works-Building-135148303.html>~~ [accessed [February 14, 2014].
- lii Rick Smith, "Cedar Rapids Votes For New Public Works Building," <http://www.kcrg.com/news/local/Cedar-Rapids-Votes-For-New-Public-Works-Building-135148303.html> [accessed [February 14, 2014]
- liii "700 Strike at Link-Belt, Cedar Rapids," *Carroll Daily Times Herald*, Carroll, Iowa, July 15, 1950.
- liv "Strike Ended at Link-Belt Speeder Plant," *Cedar Rapids Gazette*, September 24, 1950.

Formatted: Font: Not Italic

Formatted: Font: (Default) Century

Formatted: Font: (Default) Century

Formatted: Font: (Default) Century

Formatted: No underline, Font color: Auto

Formatted: Font: (Default) Century, No underline, Font color: Auto

Formatted: Strikethrough



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission  
**From:** Anne Russett, Planner III  
**Subject:** Downtown Survey Draft MPDF  
**Date:** November 13, 2014

---

At your meeting on October 23, 2014, the consultants from Summit Envirosolutions, Inc. presented photos and background information on the historical and architectural research conducted for the downtown survey.

In terms of next steps, the City staff will submit the draft Downtown National Historic District nomination to the State Historic Preservation Office by the December 1, 2014 deadline. Meeting this deadline is imperative in order to present this nomination before the State Nomination Review Committee on June 12, 2015.

Subsequent to the October 23 meeting, the consultant provided the Downtown Survey Draft Multiple Property Documentation Form [Attachment 1]. In order to achieve the timeline outlined above, please come prepared to provide any comments or edits on the draft MPDF at the Commission's November 13, 2014 meeting. Comments and questions in advance of the meeting may be directed to Anne Russett at [a.russett@cedar-rapids.org](mailto:a.russett@cedar-rapids.org) or (319) 286-5075.

*Attachments*

1. Downtown Survey Draft Multiple Property Documentation Form

**United States Department of the Interior  
National Park Service**

## National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

\_\_\_\_\_ New Submission      \_\_\_\_\_x\_\_\_\_\_ Amended Submission

### A. Name of Multiple Property Listing

Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 - 1965

### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Central Business District Development in Cedar Rapids, 1880 – 1965

The Development of Industrial Corridors in Downtown Cedar Rapids, 1865 – 1965

The Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880 - 1965

### C. Form Prepared by:

name/title      Marjorie Pearson, Ph.D., Senior Architectural Historian  
 organization      Summit Envirosolutions, Inc.  
 street & number      1217 Bandana Boulevard North  
 city or town      St. Paul      state      MN      zip code      55108  
 e-mail      mpearson@summite.com  
 telephone      651-842-4206      date

### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

United States Department of the Interior  
National Park Service

Commercial and Industrial Development of  
Downtown Cedar Rapids, c. 1865 - 1965

Iowa

Name of Multiple Property Listing

State

Table of Contents for Written Narrative

Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

	<b>Page Numbers</b>
<b>E. Statement of Historic Contexts</b>	
(If more than one historic context is documented, present them in sequential order.)	
I. Introduction	1
II. Overview of the Settlement and Ongoing Development of Cedar Rapids	3
III. Central Business District Development in Cedar Rapids, 1880-1965	6
a. The Riverfront and May's Island	7
b. Commercial Core	10
Financial Sector	12
The Retail Goods Sector	15
Commercial Blocks and Office Buildings	20
Hotels and Theaters	25
c. The Fourth Street Railroad Corridor	28
d. Churches and Civic Facilities	30
Churches	30
Washington/Greene Square and Civic Institutions	33
Other Civic Facilities	36
Government Institutions	38
e. Changes in the Central Business District between 1945 and 1965	38
f. Architects and Architectural Styles	40
IV. The Development of Industrial Corridors in Downtown Cedar Rapids, 1865-1965	44
V. The Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880-1965	51

**F. Associated Property Types**

(Provide description, significance, and registration requirements.)

I. Name of Property Type: Districts, Buildings, Structures, Sites and Features Associated with Central Business District Development in Cedar Rapids, 1880-1965	
a. Properties Associated with Riverfront Development and May's Island	
Description	54
Significance	54
Registration Requirements	54
Areas of Significance	54
Integrity Considerations	55
b. Properties Associated with the Commercial Core of Downtown Cedar Rapids	56
Description	56
Significance	57
Registration Requirements	57
Areas of Significance	57
Integrity Considerations	58

United States Department of the Interior  
National Park Service

Commercial and Industrial Development of  
Downtown Cedar Rapids, c. 1865 - 1965

Iowa

Name of Multiple Property Listing

State

c.	Properties Associated with the Fourth Street Railroad Corridor	
	Description	60
	Significance	60
	Registration Requirements	60
	Areas of Significance	60
	Integrity Considerations	61
d.	Properties Associated with Religious and Civic Organizations	62
	Description	62
	Significance	62
	Registration Requirements	62
	Areas of Significance	62
	Integrity Considerations	63
e.	Historic Districts and Individually Eligible Properties	64
II.	Name of Property Type: Buildings, Structures, Sites and Features Associated with the Development of Industrial Corridors in Downtown Cedar Rapids, 1865-1965	
	Description	69
	Significance	69
	Registration Requirements	69
	Areas of Significance	69
	Integrity Considerations	70
	Individually Eligible Properties	71
III.	Name of Property Type: Buildings, Structures, Sites and Features Associated with the Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880-1965	
	Description	73
	Significance	74
	Registration Requirements	74
	Areas of Significance	74
	Integrity Considerations	74
	Individually Eligible Properties	75
	<b>G. Geographical Data</b>	77
	<b>H. Summary of Identification and Evaluation Methods</b>	78
	(Discuss the methods used in developing the multiple property listing.)	
	<b>I. Major Bibliographical References</b>	79
	(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository)	

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 1

**E: Statement of Historic Contexts**

**I. Introduction**

This Multiple Property Documentation Form amendment, *Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965*, has been undertaken as partial fulfillment of a Memorandum of Agreement negotiated in compliance with Section 106 of the National Historic Preservation Act. The purpose of the agreement was to mitigate demolitions funded by the Federal Emergency Management Agency (FEMA) of buildings damaged by flooding in Cedar Rapids in 2008.

This report amends the National Register of Historic Places Multiple Property Documentation Form *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945* (MPDF 1997), and its associated historic contexts, *Central Business District Development in Cedar Rapids, 1889 – 1945*, *Industrial Corridors in Cedar Rapids, 1865 – 1945*, and *Bohemian Commercial and Social Life in Cedar Rapids, 1875 – 1925*.<sup>1</sup> This report expands the time period of the historic contexts, while focusing on a more concentrated geographic area (see H. Summary of Identification and Evaluation Methods). It follows the broad format of MPDF 1997 within the smaller geographic area. MPDF 1997 was based on a reconnaissance level architectural and historical survey of the Central Business District, related commercial neighborhoods, the riverfront corridor, and railroad corridors undertaken during 1996 and 1997.<sup>2</sup> As the result of the reconnaissance survey work, 59 individual properties within the boundaries of the current downtown study area were identified as potentially meeting individual eligibility criteria for the National Register of Historic Places (National Register). No potential historic districts were identified. Seven individual properties and one historic district had been listed on the National Register prior to 1997. Since 1997, one individually listed property has been demolished, and three individual properties within the boundaries of the current study area have been listed on the National Register.<sup>3</sup>

This amended MPDF is based on an updated intensive level survey of the area of downtown Cedar Rapids bounded by A Avenue NE, 6th Street SE, Eighth Avenue SE, and the riverfront west of 1<sup>st</sup> Street SE. This area encompasses resources associated with the three historic contexts in MPDF 1997.

<sup>1</sup> Marlys A. Svendsen, *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945*, National Register of Historic Places Multiple Property Documentation Form [MPDF 1997] (Cedar Rapids: City of Cedar Rapids, 1997). This document has been accepted into the National Register and has been assigned National Register #64500150.

<sup>2</sup> Marlys A. Svendsen, *City of Cedar Rapids, Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors, c. 1865 – c. 1945* (Cedar Rapids: City of Cedar Rapids, 1997). The related commercial neighborhoods beyond the Central Business District are those associated with the Bohemian commercial district on both sides of the river and the commercial district along Third Avenue SW on the west side of the river.

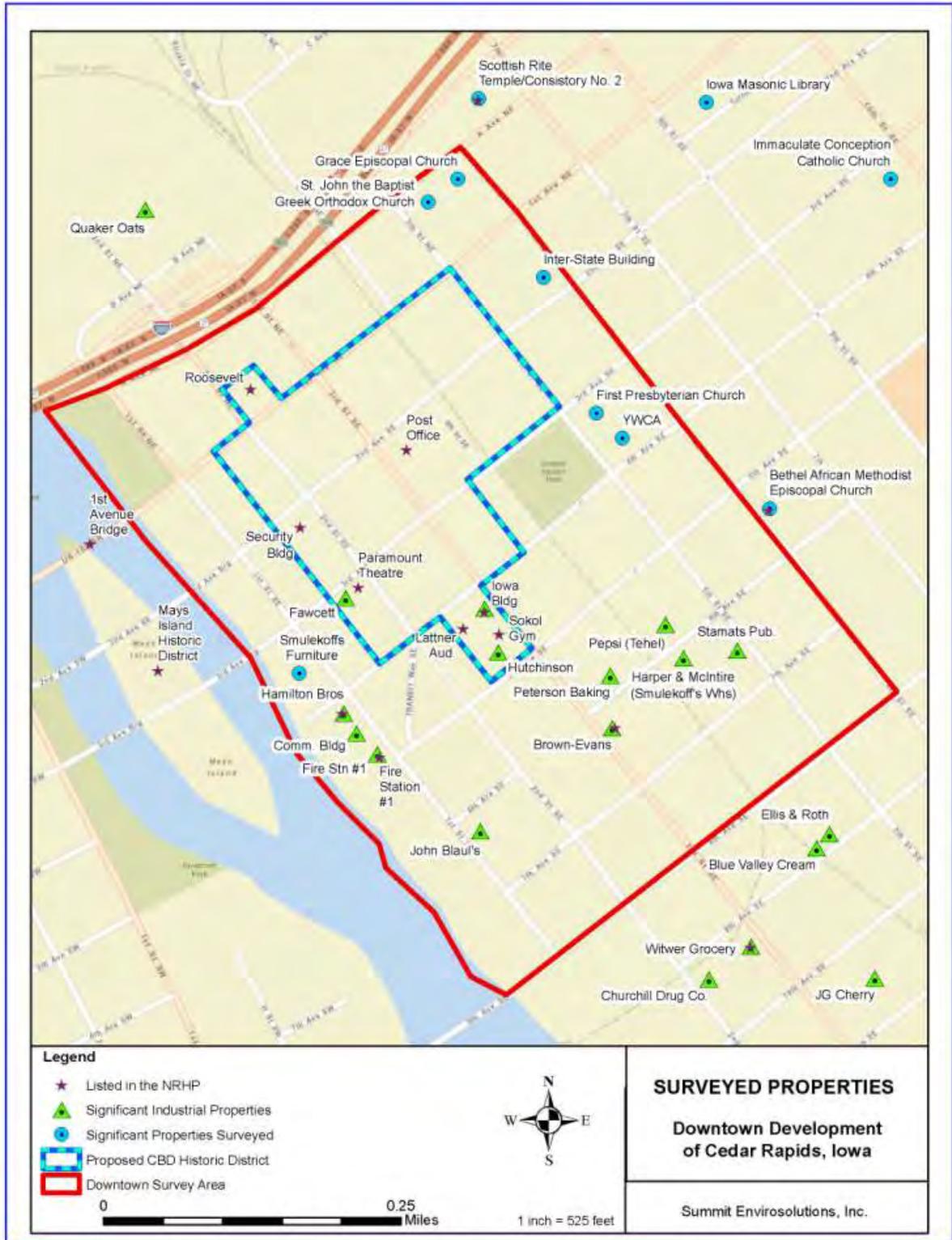
<sup>3</sup> Svendsen, MPDF 1997, also proposed eligible properties on 3<sup>rd</sup> Street SE and Fourteenth Avenue SE, in the Bohemian commercial district, and on Third Avenue SW on the west side of the Cedar River. These properties were subsequently included in the Bohemian Commercial Historic District (NRHP 2002, boundary increase 2012) and the West Side Third Avenue SW Commercial Historic District (NRHP 2014).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number E Page 2

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 3

### II. Overview of the Settlement and Ongoing Development of Cedar Rapids

Cedar Rapids was initially platted as Rapids City in 1841 and then incorporated as a small settlement of some 300 people on the east bank of the Cedar River in 1849. Kingston, a settlement on the west bank of the river, was established in 1852. The two communities consolidated under the name of Cedar Rapids in 1870, giving the city a population of almost 6,000. The city boundaries were enlarged in 1884 and again in 1890, on both sides of the river. This last annexation established the city boundaries which were in force into the 1920s. The population was about 18,000 in 1890, 25,656 in 1900, and 32,870 in 1910. It had reached 45,566 in 1920 “despite the displacement and loss of life resulting from World War I and the influenza outbreak of 1918.”<sup>4</sup>

The expansion of the city and its population led the City Council to appoint a Zoning Commission in 1924 to regulate further growth and development. The commission hired Harlan Bartholomew, a city planning engineer from St. Louis, to develop the plan. The first land use district map was adopted in 1925 and continued to be updated to accommodate new property uses and ongoing annexation.<sup>5</sup> The jurisdictions of Linn County held elections in 1925 and 1926 to approve annexation of Kenwood Park north of the city boundaries and other areas to the east, west, and south. Although a review by the District Court rejected portions of the annexed area, other city boundaries were fixed in 1929. The City also adopted the quadrant system in 1929 and changed the directions in the street names to the current system. The court decision gave Cedar Rapids an area of 28.11 square miles with the eastern boundary adjoining the city of Marion and the western boundary at the west edge of Cedar Township. The north and south boundaries coincided with railroad rights-of-way.<sup>6</sup> These new boundaries were reflected in the *Map of Cedar Rapids, Iowa*, and the published *City Plan of Cedar Rapids*. They are also depicted in a revised land use district map adopted in 1942.<sup>7</sup> Many of the areas within the expanded city boundaries were not developed until after World War II.

<sup>4</sup> Svendsen, MPDF 1997, E:1-2; Luther A. Brewer and Barthinius L. Wick, *History of Linn County, Iowa: From the Earliest Settlement to the Present Time* (Chicago: Pioneer Publishing Company, 1911), I:417.

<sup>5</sup> Janet Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (New York: Stratford House, 1950), 46-47; “Zoning Laws Are Submitted to the Public,” *Cedar Rapids Tribune*, April 24, 1925, 3.

<sup>6</sup> Svendsen, MPDF 1997, E:2; Marlys A. Svendsen, *Historic Resources of Cedar Rapids, Iowa*, National Register of Historic Places Multiple Property Documentation Form: NRIS #64500147 (Cedar Rapids: City of Cedar Rapids, 2000), E:8.

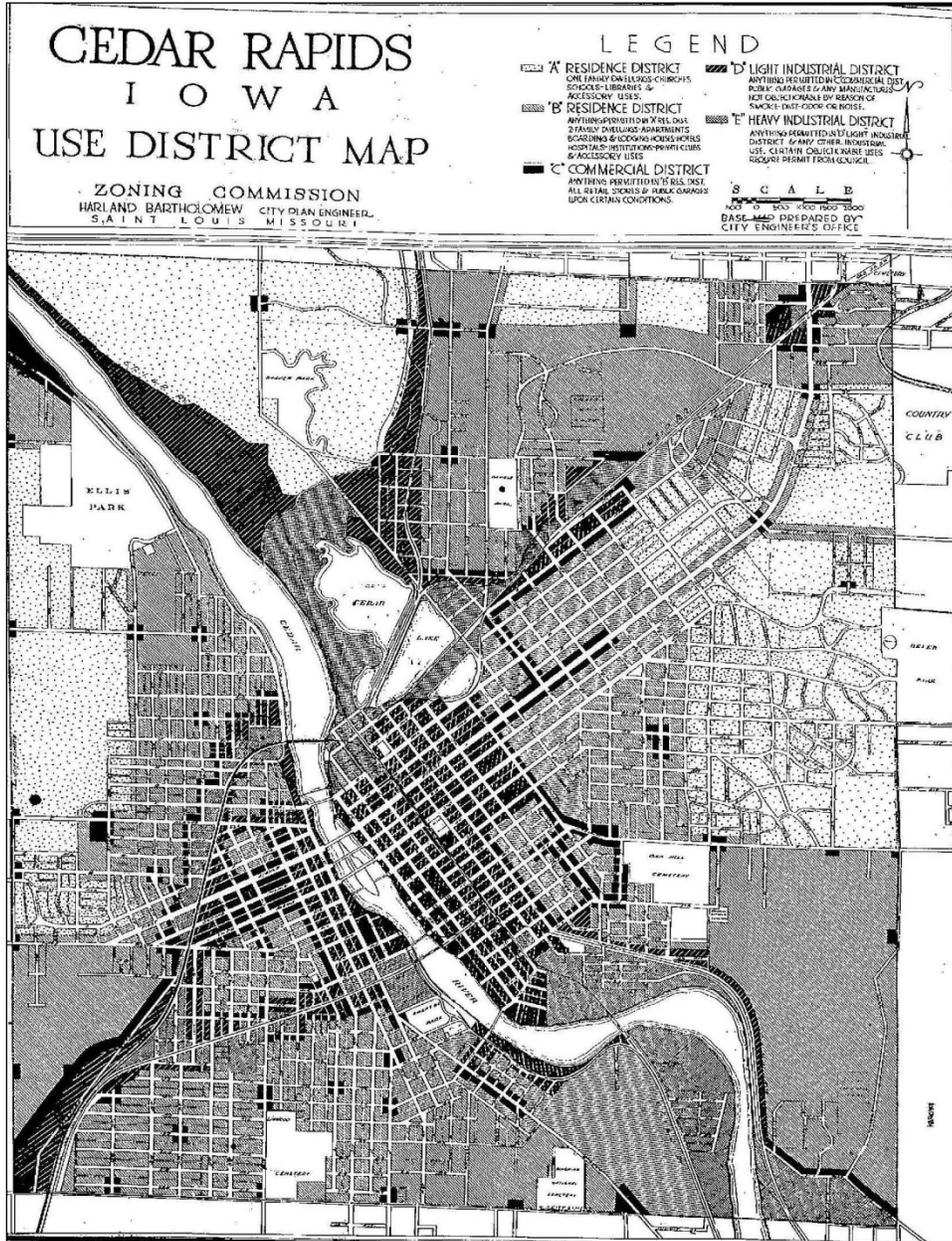
<sup>7</sup> City Engineer’s Office, *Map of Cedar Rapids, Iowa* (Des Moines: American Lithographers and Printing Co., 1930); Harland Bartholomew and Associates, *A City Plan for Cedar Rapids* (Cedar Rapids: City Plan Commission, 1931); *Cedar Rapids, Iowa, Use District Map* (Cedar Rapids: City Plan and Zoning Commission, revised 1942).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number E Page 4

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)



Cedar Rapids Use District Map, Cedar Rapids Tribune, April 24, 1925

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

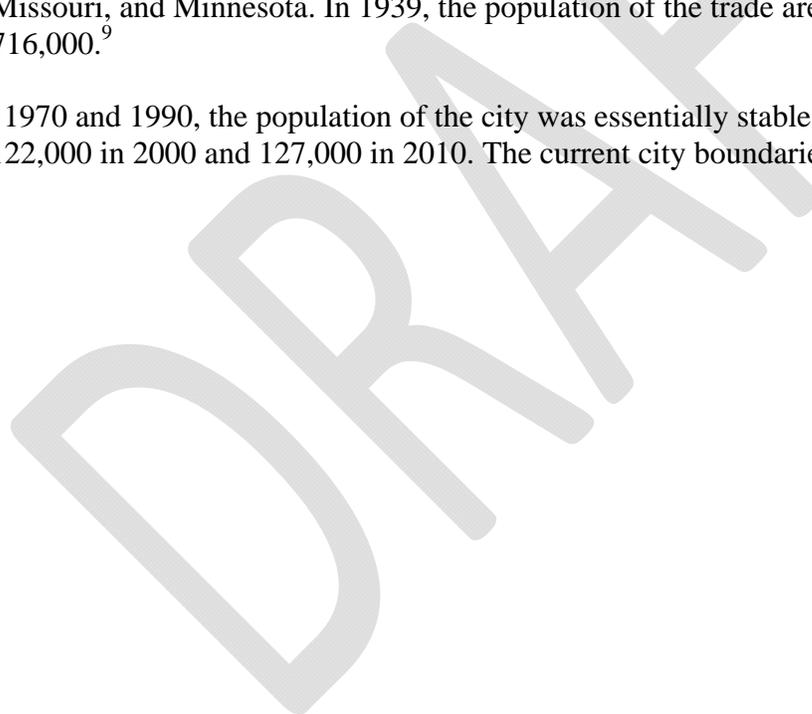
N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  5

In 1930, the population of Cedar Rapids was 52,000, increasing to 62,000 in 1940, 72,000 in 1950, 92,000 in 1960, and 110,000 in 1970, making it Iowa’s second largest city. The city boundaries were also expanded during these years, from 28.36 square miles in 1939, to 29.26 square miles in 1957, to 45 square miles in 1962, to 48 square miles in 1967.<sup>8</sup>

The increase of more than 10,000 industrial jobs between 1939 and 1945 was accompanied by the construction of new residences. There were approximately 16,000 homes in 1939 and 21,644 in 1945. Growth continued as the city’s industrial economy supplied employment to many World War II veterans. The number of dwelling units in the city reached 25,000 in 1954, 81% of which were owner-occupied. Growth of new residences continued at a slower pace into the next decade, reaching a total of 29,538 dwelling units in 1962; however, in just 4 years, nearly 10,000 new residences were constructed, and in 1966 there were 38,141 homes in the city. By that year, the population of the city was approximately 103,000, and the city corporate boundaries also expanded. The city had six banks with \$222.5 million in assets. The city had 224 manufacturing establishments, some downtown, but many spread across the city. Cedar Rapids business and industry supported a trade area that extended 140 miles north, 60 miles east, 100 miles south, and 60 miles west with wholesale operations in Iowa, Illinois, Missouri, and Minnesota. In 1939, the population of the trade area was 250,000; by 1965, it was close to 716,000.<sup>9</sup>

Between 1970 and 1990, the population of the city was essentially stable at approximately 110,000. It grew to 122,000 in 2000 and 127,000 in 2010. The current city boundaries encompass some 72 square miles.<sup>10</sup>



<sup>8</sup> U.S. Census Bureau; “Cedar Rapids: Statistical Review,” *Cedar Rapids City Directory* (St. Paul: R. L. Polk and Company, 1939, 1957, 1962, 1967).

<sup>9</sup> “Cedar Rapids: Statistical Review,” 1939, 1945, 1950, 1962, 1966.

<sup>10</sup> U.S. Census Bureau.

**United States Department of the Interior**  
**National Park Service**

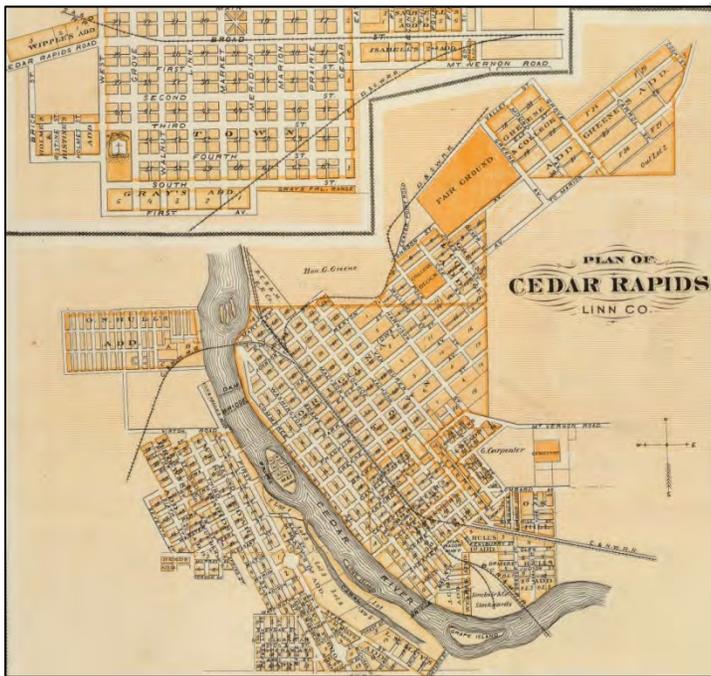
**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  6

**III. Central Business District Development in Cedar Rapids, 1880 – 1965**

The Original Town plat of Cedar Rapids was laid out on the east bank of the Cedar River with streets perpendicular and parallel to the northwest-southeast course of the river. As depicted on the 1875 *Plan of Cedar Rapids*, the streets parallel to the river were named Commerce (originally Commercial, later 1<sup>st</sup> Street), Washington (2<sup>nd</sup> Street), Adams (3<sup>rd</sup> Street), Madison (5<sup>th</sup> Street), Monroe (6<sup>th</sup> Street), Jackson (7<sup>th</sup> Street), Van Buren (8<sup>th</sup> Street), Harrison (9<sup>th</sup> Street), and Polk (10<sup>th</sup> Street). Today’s lettered and numbered avenues were named Linn (A Avenue), Iowa (First Avenue), Eagle (Second Avenue), Park (originally Market, later Third Avenue), Franklin (Fourth Avenue), Greene (Fifth Avenue), Brown (Sixth Avenue), Daniels (Seventh Avenue), and Sanford (Eighth Avenue).<sup>11</sup> The avenues in the latter group were named after some of the early founders of Cedar Rapids.



Cedar Rapids in 1875.  
 From: Andreas, *Illustrated Historical Atlas*

In 1875, the development of the central business district was well underway. By the time of the 1884 annexations, the streets had been renamed with the numeric system used today. The city adopted the quadrant system in 1929 and appended the directionals of NE, SE, NW, and SW to the numbered streets. The central business district is encompassed by the southeast quadrant, with a small section north of First Avenue in the northeast quadrant. The address locations in this report use the current directional system.<sup>12</sup>

<sup>11</sup> A. T. Andreas, “Plan of Cedar Rapids, Linn County,” in *Illustrated Historical Atlas of the State of Iowa* (Chicago: Lakeside Press, 1875).

<sup>12</sup> Prior to the adoption of the current system, the numbered east-west avenues through downtown Cedar Rapids had no directionals, and the numbered north-south streets were identified by the directionals “south,” south of First Avenue, and “north,” north of First Avenue.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 7

MPDF 1997 discusses the development of the central business district focused on four geographic areas: the riverfront and May's Island; the commercial core largely along 2<sup>nd</sup> and 3<sup>rd</sup> Streets SE between First Avenue and Fourth Avenue SE; the railroad corridor that coincides with 4<sup>th</sup> Street NE and SE; and the churches and civic institutions along the outer edge of downtown largely along 5<sup>th</sup> and 6<sup>th</sup> Streets NE and SE from A Avenue NE to Seventh Avenue SE.<sup>13</sup>

a. *The Riverfront and May's Island*

The Cedar River has been the defining element of the city since its founding. The rapids were harnessed as early as 1842 as a source of waterpower through dam building efforts north of May's Island, which is located in the middle of the river between today's First Avenue and Fifth Avenue. Industry located along the riverfront on both sides of the river to take advantage of the waterpower, and the Quaker Oats plant, north of downtown, remains an important presence on the river front. Downtown Cedar Rapids was established on the east bank of the river opposite May's Island. Early commerce was located close to the river on the east bank, as indicated by the name Commerce Street (successor to Commercial Street), predecessor of today's 1<sup>st</sup> Street. A business directory from 1856 locates the majority of the city's businesses on Commercial Street.<sup>14</sup>

Early dams on the river were constructed to provide water power, including the 1870 dam constructed by Nicholas Brown at the base of Eighth Avenue NE. That timber and rock dam was repaired and strengthened after flooding in 1894. A new concrete dam was constructed between 1914 and 1918 to improve recreation on the river and to meet the manufacturing needs of the Quaker Oats cereal processing mills. This dam also was used as a flood control measure. It was removed in 1978 in conjunction with the construction of I-380 and was replaced by the existing 5-in-1 dam that incorporates the dam on the lower level, the street level bridge in the mid-section, and the interstate highway bridge on the upper level. The Highwater Rock, in the east half of the river, just below the dam, remains visible when the river levels are low. This natural feature began to be used in the 1840s to judge river depths for the purpose of fording the rapids.<sup>15</sup>

Bridges that span the river were crucial to the development of Cedar Rapids on both sides of the river. Some accommodated both vehicular and pedestrian traffic while others were devoted to railroad traffic. The first permanent bridge was located at Third Avenue and was built in 1871. That bridge was replaced in 1911-1912 by the current Third Avenue Bridge, which was rehabilitated in 1966. The original First Avenue Bridge was built in 1885; the bridge that replaced it in 1920 was rehabilitated in 1964 and is

<sup>13</sup> Svendsen, MPDF 1997, E:3.

<sup>14</sup> *Souvenir Program of the 50<sup>th</sup> Anniversary of the Incorporation of the City of Cedar Rapids, Iowa, June 10<sup>th</sup> to 16<sup>th</sup>* (Cedar Rapids: Semi-Centennial Executive Committee), 1906, n.p. See also, Donald A. Karr, Jr., *Images of Cedar Rapids* (Cedar Rapids: Prairie Valley Publishing Company, 1987), 72.

<sup>15</sup> Svendsen 2000, E:8-9. The location of the dam is shown on *Official Map of the City of Cedar Rapids, Iowa* (Des Moines: Midland Map and Engineering Co., 1921). See [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa), for further information on the 5-in-1 dam. The High Water Rock was listed on the National Register of Historic Places in 1977.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 8

listed on the National Register. The Second Avenue Bridge was built in 1906 and reconstructed in 1965. The original F Avenue NE/B Avenue NW bridge was built in 1875, then replaced in 1914 when the adjacent concrete dam was constructed. That bridge was removed in 1979 after the multi-level Interstate 380 Bridge opened the previous November.<sup>16</sup> This group of bridges served the downtown commercial and industrial areas and upstream industry.

Another group of bridges downstream from downtown linked several industries and residential neighborhoods. The Eighth Avenue Bridge was built in 1938 and rehabilitated in 1987. The first Sixteenth Avenue Bridge was replaced in 1910 by a concrete arch bridge, which was replaced by the 1989 Czech Village Bridge. The Twelfth Avenue Bridge, built in 1974, is a late addition to these river crossings.

Two major railroad bridges crossed the Cedar River. The Burlington Cedar Rapids & Northern (BCR&N) bridge led from the Sinclair/Wilson meat packing plant on the east side south of downtown to the city sewage treatment plant on the west side. The bridge was abandoned after the plant closed in 1990, and only part of the span survives. The Chicago & Northwestern (CNW) bridge dates from 1898 and remains in use by Union Pacific, linking the west bank and the Quaker Oats plant on the east side.<sup>17</sup>

The Cedar Rapids and Iowa City Interurban Railroad (CRANDIC) had two bridges over the river that led from downtown. One at Fourth Avenue spanned May's Island; it no longer survives. The 1903 bridge south of Eighth Avenue was largely destroyed by the 2008 flood.<sup>18</sup>

May's Island, located in the middle of the river, originally covered six acres and was one-quarter mile long, extending between Second and Third Avenues. Three bridges crossed the island, linking the commercial areas on both sides of the river. Several commercial establishments, including Smulekoff's Furniture, were located on the island facing Third Avenue. May's Island became the heart of Cedar Rapids civic government in the early twentieth century, following the acquisition of the island based on a recommendation in an urban planning study by C. M. Robinson.<sup>19</sup> A temporary city hall was set up in the Smulekoff's Furniture Building on the island, which was renamed Municipal Island and began to be extended by landfill. The city also began a campaign to relocate the Linn County seat from Marion to Cedar Rapids, which was approved by a countywide vote in 1919. The Veterans' Memorial Building/Coliseum (1927-1928), designed by New York architect Henry J. Hornbostel with local architect William J. Brown, became the home of City Hall, the Chamber of Commerce, and the National Guard Armory. The Linn County Courthouse (1925-1926), designed by Urbana, Illinois, architect Joseph W. Royer, was linked to the Memorial Building by a landscaped plaza. A third component of the new civic complex was the U.S. Post Office, Federal Building, and Courthouse on the east bank at

<sup>16</sup> Highways of Cedar Rapids: <http://iowahighways.org/highways/cedarrapids.html>. See also [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa); Karr, 68.

<sup>17</sup> [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa); Karr, 73.

<sup>18</sup> See [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa), for further information on all bridges.

<sup>19</sup> Charles Mumford Robinson, *With Regard to Civic Affairs in the City of Cedar Rapids, Iowa, with Recommendations for City Improvement and Beautification* (Cedar Rapids: Torch Press, 1908).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 9

Second Avenue SE and 1st Street SE. Built in 1931-1933, it was designed under the direction of James A. Wetmore, Supervising Architect of the U.S. Treasury.<sup>20</sup>



Perspective of May's Island showing the Veterans' Memorial Building/Coliseum

The Cedar River has helped to define Cedar Rapids since its founding. The river has been a source of waterpower and recreation, and it has also been the source of periodic flooding, which in turn has altered the city's fabric. In the city's very early years, a 20-foot flood in 1851 washed out the ferry operation that connected Cedar Rapids and Kingston on the west side of the river. That 20-foot record was equaled in 1929, when many streets in the Kingston neighborhood were flooded. The next major flood record was set in 1933 with an 18.6 foot crest. Other records were 18.23 feet in 1947, 19.66 feet in 1961, 18.51 feet in 1965, 19.27 feet in 1993, 18.31 feet in 1999, and 18.30 feet in 2004. As a result of flooding, the city began to remove buildings from locations close to the river and build parkland. That effort intensified after the record-breaking 31.12 foot flood of 2008.<sup>21</sup> The 2008 flood inundated much of downtown Cedar Rapids, in many areas as far east as 6<sup>th</sup> Street SE. The city has adopted a flood management system to build river walls, levees, and a 220-acre open space between the levees, floodwalls, and the river, to be called the Greenway. The system will help absorb flood waters and become a community recreational area. The city is also creating riverfront attractions including a city promenade on both sides of the river and a riverfront amphitheater on the west bank.<sup>22</sup> Very few buildings survive on the west side of 1<sup>st</sup> Street SE, close to the river, in downtown Cedar Rapids.

<sup>20</sup> David Gebhard and Gerald Mansheim, *Buildings of Iowa* (New York: Oxford University Press, 1993), 182-183. The May's Island Historic District was listed on the National Register of Historic Places in 1977. The former Post Office and Federal Building has housed Cedar Rapids City Hall since the flooding of 2008.

<sup>21</sup> Stephen J. Lyons, *The 1,000-Year Flood* (Guilford, Conn.: Globe Pequot Press, 2010), 199.

<sup>22</sup> City of Cedar Rapids, *Parks and Recreation Master Plan* (Cedar Rapids: Cedar Rapids Parks and Recreation, 2010), 21,

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 10

b. Commercial Core

MPDF 1997 states: “Cedar Rapids’ first generation of commercial buildings, log and frame structures, were clustered along today’s 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets SE between First and Fourth Avenues SE. From the earliest days of settlement, buildings along 1<sup>st</sup> Street suffered the effects of periodic floods making 2<sup>nd</sup> and 3<sup>rd</sup> Street addresses preferred. Wise planning in the original plat gave Iowa or First Avenue an extra width of 120 feet in anticipation of a bridge being built across the Cedar River at this point at some future date. Iowa Avenue was also the principal route connecting Rapids City [Cedar Rapids] to neighboring Marion, the county seat of Linn County.” The first generation of buildings succumbed to flooding, fires, and redevelopment, and were replaced by “more substantial [two and three-story] brick and stone buildings. They housed merchants of hardware and tinware, livery operators and blacksmiths, drygoods and crockery merchants, bakers, butchers, hotel keepers, restaurant owners and saloon keepers. . . Banks soon opened as well.”<sup>23</sup>

Growth in the commercial core in the years after the Civil War was spurred by the location of railroad routes, the beginnings and expansion of the city’s streetcar system, and the introduction of public utilities—gas, electricity, and telephone.

The Cedar Rapids and Marion Street Railway Co. was organized in 1879 to link the two cities along the Boulevard [First Avenue]. In 1880 steam-powered cars on First Avenue carried passengers from Marion to 12<sup>th</sup> Street. Horse-drawn cars extended the line downtown, and by 1882, a line extended from First Avenue along 3<sup>rd</sup> Street SE through downtown. An electrified system that replaced the steam-powered and horse-drawn streetcars was installed in 1891. Over 13 miles of track were in operation by 1910, promoting the development of outlying residential neighborhoods, while bringing business owners, workers, and customers downtown.<sup>24</sup>

A gasification plant was installed downtown in 1871, followed by seven miles of gas mains serving 300 customers and 115 street lamps. Another plant was built to respond to increasing demand in the 1880s.<sup>25</sup> Electric lighting began to compete with gas lighting during that same decade. The Cedar Rapids Electric Light and Power Company was organized in 1882. By 1887, 70 arc lamps were set along the intersections of city streets, as can be seen in contemporary photographs. Although at first electric power was available only for certain hours of the day, in 1894 electricity was available 24 hours a day. The company was restructured as the Cedar Rapids and Iowa City Railway and Light Company in 1903 under W. G. Dows and continued to expand during the next three decades throughout Cedar Rapids and into Linn County.<sup>26</sup>

23.

<sup>23</sup> Svendsen, MPDF 1997, E:5, 6.

<sup>24</sup> Svendsen 2000, E:11; Brewer and Wick, I:344; Ernie Danek, *Cedar Rapids, Tall Corn and High Technology: A Pictorial History* (Woodland Hills, California: Windsor Publications, 1980), 51-53.

<sup>25</sup> Svendsen, MPDF 1997, E:6; Svendsen 2000, E:12; Danek, 45-47.

<sup>26</sup> Svendsen 2000, E:12; Danek, 49-51. Examples of contemporary photographs can be seen in Karr, 69, and George T. Henry, *Cedar Rapids, Iowa* (Chicago: Arcadia Publishing, 2001).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 11

Telephone service was introduced in 1879 by David Ogden and George B. Engle, Jr. Their system was purchased in 1880 by the Western Telephone Company and served 50 customers in Cedar Rapids and 13 in Marion. It soon proved to be indispensable to promoting business services in the city. The Cedar Rapids and Marion Telephone Co. consolidated with the Iowa Telephone Company in 1909. There were 11,194 subscribers by 1920, and 14,573 in 1925.<sup>27</sup>

The streets and sidewalks of downtown Cedar Rapids were crisscrossed by power poles and electric and telephone wires, as well as the tracks of the streetcar lines and their overhead wires. Photographs from the late nineteenth century show unpaved streets—some with streetcar tracks—set below raised sidewalks. The introduction of the automobile led to the use of a variety of paving materials, including wood blocks and brick pavers, initially in the downtown area, then extending out to residential neighborhoods. Brick pavers survive downtown on Sixth Avenue SE and Seventh Avenue SE, east of 4<sup>th</sup> Street SE. In 1910, Charles D. Huston, superintendent of the Department of Streets and Public Improvements, reported on the miles of streets paved and repairs to existing pavement. The majority of paving was brick, with lesser use of asphalt and macadam. Huston commented that “Cedar Rapids is no longer a one-street town,” and that the city was prepared for “the greatly increased wheel traffic and the advent of the automobile, destined to be used in a short time for every conceivable purpose.”<sup>28</sup>

In addition to improving the surfaces of the downtown streets, the city and the county also improved the road system leading into downtown Cedar Rapids. Cedar Rapids businessmen W.G. Haskell, owner of one of the first automobiles in the city, and Edward Killian, founder of Killian’s Department Store, helped to promote the new cross-country Lincoln Highway and establish its route across Linn County in 1915.<sup>29</sup> It originally followed First Avenue to Marion, then led southeast to Mount Vernon. When Marion lost its status as the county seat, the highway followed the route of today’s Mount Vernon Road, which was paved in 1921. By 1934, it became part of U.S. Highway 30. Mount Vernon Road is a major route leading from downtown to the residential areas of the Southeast Quadrant. U.S. Highway 151 superseded U.S. 30 as the major highway route through Cedar Rapids coinciding with First Avenue, which divides the quadrants along much of its route. As a highway, it also supplanted the streetcars and interurban line that ran along First Avenue.<sup>30</sup>

MPDF 1997 examines “several of the downtown’s commercial sectors” as they reflect “the patterns of prosperity and decline seen in the city’s general economy. These include the financial sector—banks, insurance companies and real estate companies; the retail goods sector; the wholesale/jobbing sector;

<sup>27</sup> Svendsen 2000, E:12; Danek, 55-58.

<sup>28</sup> Svendsen 2000, E:13, quoting Huston’s observations in *Commission Plan of Government, City of Cedar Rapids, Iowa* (Cedar Rapids: City Council, 1910), 44. Paving and repair statistics are on pages 37-40.

<sup>29</sup> Svendsen 2000, E:13-14. See also, Leah D. Rogers and Clare L. Kernek, *The Lincoln Highway Association’s “Object Lesson”: The Seedling Mile in Linn County, Iowa* (Cedar Rapids: Linn County, 2004); *Highways of Cedar Rapids*.

<sup>30</sup> *Highways of Cedar Rapids*. “Historic Auto Trails: Iowa Registered Routes,” Iowa Department of Transportation: [http://iowadot.gov/autotrails/autoroutes\\_registered.htm](http://iowadot.gov/autotrails/autoroutes_registered.htm).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 12

and the entertainment and lodging sector.”<sup>31</sup> Buildings associated with each of these sectors survive in the downtown commercial core.

Much of the city’s commercial development, which continued well into the twentieth century, was fostered by members of several prominent families: the Elys, the Bevers, the Dowses, the Armstrongs, and the Higleys. They founded the early banks, established prominent businesses, and constructed major buildings that still bear their names. In addition, they promoted residential real estate development throughout the city.

Financial Sector

MPDF 1997 provides a brief historical overview of banks in Cedar Rapids, from their beginnings in the 1850s through the 1930s, in the wake of bank failures and consolidations.<sup>32</sup> The banks included private investment banks, national banks, state banks, savings banks, and building and loan associations. Several major banks established in the 1880s went on to build as their headquarters some of the most notable buildings in downtown Cedar Rapids.

The Merchants National Bank, established in 1881, was the first major tenant of the Ely Building, built on the site of the original Ely family home. Among the bank’s founders were Thomas Sinclair of T. M. Sinclair and Company, George Douglas of North Star Oatmeal Company, contractor S. L. Dows, and Mortimer and Wellington Higley, merchants and real estate investors.<sup>33</sup>

In 1908, the Citizens National Bank, an outgrowth of the City National Bank, founded in 1864 by Sampson Bever, merged with the Merchants National Bank and moved into the former banking space of the Cedar Rapids Savings Bank in the Kimball Block at the northwest corner of Second Avenue SE and 3<sup>rd</sup> Street SE. The Cedar Rapids Savings Bank had been established in 1883 by John T. and James E. Hamilton.<sup>34</sup>

The Security Savings Bank was founded in 1889. It was first located at 211 2<sup>nd</sup> Street SE, and in 1893, built a three-story brick building at 2<sup>nd</sup> Street SE and Second Avenue SE.<sup>35</sup>

The American Trust and Savings Bank, headed by George W. Bever, was founded in 1898. It occupied space in the Masonic Temple Building at 1<sup>st</sup> Street NE and First Avenue. In 1908, the bank consolidated with the Fidelity Trust and Savings Bank, which had been formed in 1904.<sup>36</sup>

<sup>31</sup> Svendsen, MPDF 1997, E:6.

<sup>32</sup> Svendsen, MPDF 1997, E:7-8. See Brewer and Wick, I: 442, for a list of banks and their founding dates. Security Bank, 445; Cedar Rapids Savings Bank, 446; Merchants National Bank, 446-447; American Trust and Savings, 447.

<sup>33</sup> Brewer and Wick, I:442, 446-447; Henry, 23; Karr, 53.

<sup>34</sup> Svendsen, MPDF 1997, E:7-8; Brewer and Wick, I:442, 446.

<sup>35</sup> *Glimpses of Cedar Rapids* (Cedar Rapids: Republican Printing Company, 1898), [12]; Brewer and Wick, I:445.

<sup>36</sup> Svendsen, MPDF 1997, E:7-8; Brewer and Wick, I:442, 447-448.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

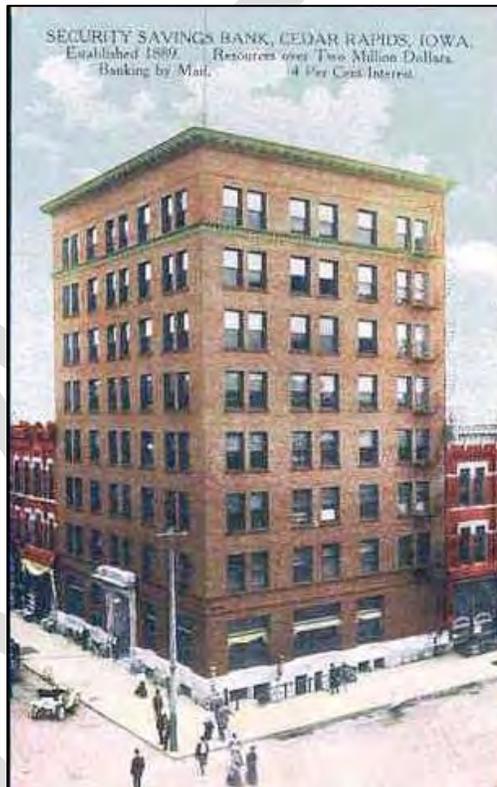
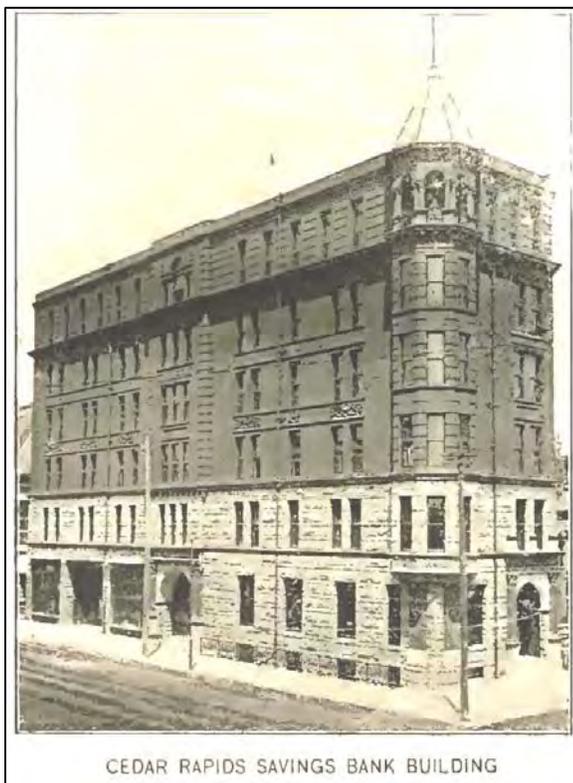
Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 13

*Office Buildings for Banks*

As each of the banks described above prospered, it constructed a large multi-story office building to house its banking spaces and rental office space. The first of these was the Cedar Rapids Savings Bank Building at the northeast corner of 3<sup>rd</sup> Street SE and Third Avenue SE, built in 1895-1896 and designed in the Romanesque Revival style by Cedar Rapids architects Josselyn and Taylor; it was fireproof and, at six stories, the tallest building in the city. It was further enlarged in 1909-1910.<sup>37</sup> The Cedar Rapids Savings Bank and the American Trust and Savings Bank merged to form the Guaranty Bank and Trust Company in 1934. The Guaranty Bank remains in its Josselyn and Taylor building on Third Avenue SE.



Left: Cedar Rapids Savings Bank in 1898. Right: Security Savings Bank in 1910.

The Security Savings Bank acquired additional property and built a new Chicago style eight-story office building on its site at 2<sup>nd</sup> Street SE and Second Avenue SE in 1907-1908. Designed by Josselyn and Taylor, it has a steel framework and reinforced concrete construction.<sup>38</sup>

As a result of its consolidation and expansion in 1908, the American Trust and Savings Bank announced in 1912 that it would construct a new fireproof office building. It acquired a site on the south side of

<sup>37</sup> Svendsen, MPDF 1997, E:9, cites *American Architect and Building News*, January 11, 1896, 22-23. See *Glimpses of Cedar Rapids*, [9]; Brewer and Wick, I:446; Henry, 18; Danek, 71; Karr, 58.

<sup>38</sup> Svendsen, MPDF 1997, E:9; Brewer and Wick, I:445; Security Building National Register of Historic Places Nomination—Registration Form, NRIS #77000536.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number E Page 14

First Avenue at 2<sup>nd</sup> Street SE and retained the Des Moines architectural firm of Proudfoot, Bird and Rawson with William J. Brown as consulting architect to design the Neo-Classical Revival style ten-story building. The new banking spaces opened for business in 1914, while office tenants located in the upper floors of the building.<sup>39</sup>

The Merchants National Bank expanded again into a new building located on the north side of Second Avenue SE at 3<sup>rd</sup> Street SE on the site of the Kimball Block, across the street from the Ely Building. Built in 1925-1926, the new twelve-story steel-frame, reinforced-concrete structure was designed in the Neo-Classical Revival style by the Chicago architectural firm of Weary and Alford, bank architects who were active throughout the Midwest. The new office building became popular with a wide variety of business and professional tenants. The bank expanded again in 1962-1964, constructing a three-story addition along Second Avenue SE, designed by Brown, Healy and Bock, and adding a multi-story parking ramp with drive-through banking facilities on the east side of 3<sup>rd</sup> Street SE.<sup>40</sup> Merchants National Bank was taken over the US Bank system in 1991, which remains in the building.

A more recent bank in the downtown core at 320 3<sup>rd</sup> Street SE was built as a one-story building in 1963 by the Bohemian Savings and Loan Association and was enlarged in 1974. That institution was founded in 1892 as a building and loan association to finance home building and construction. It had offices in the original Merchants National Bank space in the Ely Building, then in the Sokol hall at 417 3<sup>rd</sup> Street SE. In 1948, it located in an earlier building at 320 3<sup>rd</sup> Street SE.<sup>41</sup>

Historically, banks, real estate firms, and insurance companies were often interrelated in Cedar Rapids because many of them had the same founders and sources of financing. In addition, insurance for the protection of businesses, homes, and automobiles was crucial for the long-term interests of the banks that financed those properties. Farmers Insurance, the oldest, was founded in 1860 and prospered until was sold in 1921 to the Continental Company of New York. The Automobile Owners Protective Association, an automobile insurance company which became the Iowa National Mutual Insurance Company, was a major local employer in downtown Cedar Rapids until the company failed in 1985.<sup>42</sup>

The United Fire and Casualty Company is a prominent insurance firm in downtown Cedar Rapids. The current name, adopted in 1950, resulted from the consolidation of several mutual insurance companies and the organization of a new casualty company. While initially located at 810 First Avenue, the company acquired the former Newman's Department Store at 2<sup>nd</sup> Street SE and Second Avenue SE in

<sup>39</sup> Svendsen, MPDF 1997, E:9; Camilla R. Deiber, American Trust Building, Iowa Site Inventory Form 57-09478, prepared for the City of Cedar Rapids, 2010; "Future Offers Real Course for Thanksgiving in Three Skyscrapers Beginning Early in New Year," *Cedar Rapids Tribune*, November 29, 1912, 1; "New Bank Will Be Ten Story Structure," *Cedar Rapids Gazette*, December 14, 1912, 1; "Plans for New Bank Call for 10 Story Building," *Cedar Rapids Gazette*, February 5, 1913, 1; "New American Trust and Savings Bank," *Cedar Rapids Gazette*, June 13, 1913, 18; "Two Monumental Buildings for Cedar Rapids for American Trust and Savings Building and Lyman Wholesale Millinery House," *Cedar Rapids Republican*, June 15, 1913, 13; "The New Bank Building and Some Points of Interest," *Cedar Rapids Republican*, August 9, 1914, 17.

<sup>40</sup> Svendsen, MPDF 1997, E:9; Henry, 23-24; Danek, 202-203.

<sup>41</sup> Svendsen, MPDF 1997, E:7; "Bohemian Savings and Loan Assn. to Hold Open House," *Cedar Rapids Gazette*, November 23, 1963, 20.

<sup>42</sup> Svendsen, MPDF 1997, E:10.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 15

1963. It remodeled two earlier buildings on the site, added two additional floors, and gave the building new façades. Retail space for the Woolworth Company was on the ground floor with office space for the insurance company on the upper floors.<sup>43</sup>

The Retail Goods Sector

MPDF 1997 comments: “In the years following the Civil War, the commercial core of Cedar Rapids served the retailing needs of a growing regional market as well as those of local residents.... The increasing interconnectedness of the country dictated national styles and merchandising trends. Easy rail connections allowed merchants to respond with growing ease to their customers’ desires. Newspaper advertisements reminded patrons that the best the East Coast had to offer could be found in the shops and stores along First Avenue and 2<sup>nd</sup> and 3<sup>rd</sup> Streets.” Downtown businesses were of two general types—specialty shops and larger department stores. “Specialty businesses sold merchandise that was purchased infrequently and where proximity of access was not critical. Purchases made at shoe stores, hardware stores, stationers, book stores, millinery shops, dress shops, drygoods stores, tobacco shops and crockery stores were made seasonally or at regular shopping intervals. Specialty businesses such as these benefited from the central location downtown offered a customer base that was scattered throughout the city [and surrounding countryside.]”<sup>44</sup>

*Specialty Stores*

Specialty businesses were located throughout the commercial core, typically in two- or three-story buildings (including some of the oldest surviving buildings downtown), in small office blocks, or in the ground-floor level of larger office buildings and commercial blocks. As some specialty businesses expanded, they either commissioned their own buildings or completely took over existing buildings. This was the case with the three representative businesses that were discussed in MPDF 1997: Smulekoff’s Furniture, Kubias Hardware Company, and Smith, Mullin and Voorhees. Each business was associated with a building that survives in downtown Cedar Rapids.<sup>45</sup>

Smulekoff’s Furniture set up shop on May’s Island in 1890 and advertised as the “Island Furniture Store, the largest stock west of Chicago.” When the City of Cedar Rapids purchased the island in 1910 and converted Smulekoff’s store to a temporary city hall, the business relocated to a new building immediately west of downtown at 109-115 Third Avenue SW, next to the new Peoples Savings Bank. Then in 1941, the company relocated again to 97 Third Avenue SE at 2<sup>nd</sup> Street SE, remodeling a 1904 five-story building as its new store. An addition was constructed on the south side of the building in 1972. As of this writing, Smulekoff’s remains in business at this location.<sup>46</sup>

<sup>43</sup> Svendsen, MPDF 1997, E:10; George T. Henry and Mark W. Hunter, *Then and Now: Cedar Rapids Downtown and Beyond* (Chicago: Arcadia Publishing, 2005), 24-25; “Work Starts on New Building for Newmans,” *Cedar Rapids Tribune*, June 12, 1931, 1; “To Remodel Newman Building,” *Cedar Rapids Gazette*, August 15, 1963, 1, 10; “Woolworth Co. to Relocate in Downtown C.R.,” *Cedar Rapids Gazette*, December 30, 1964, 1, 3.

<sup>44</sup> Svendsen, MPDF 1997, E:11.

<sup>45</sup> Svendsen, MPDF 1997, E:11-12.

<sup>46</sup> Svendsen, MPDF 1997, E:11; Henry and Hunter (2005), 36, 74; “Island Furniture Store [advertisement],” [Cedar Rapids City Directory], reproduced in Robert Vogel, Smulekoff’s Furniture Store, Iowa Site Inventory Form 57-10505, prepared for the City of Cedar Rapids, 2011.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  16



Left: Smulekoff’s Furniture  
Right: Cedar Rapids Supply Company, last home of Kubias Hardware



The Kubias Hardware Company was established in 1884 as Kubias and Marinek, becoming Kubias Hardware in about 1900. It was at three different locations in downtown Cedar Rapids, most recently in the Cedar Rapids Supply Company Building (1902) at 307 Third Avenue SE, until the business closed in 1986.<sup>47</sup> The Kubias name remains on the building.

Smith, Mullin and Voorhees was established in 1896 as a book and stationery store. It became the George A. Mullin Company in 1902, then moved into a new five-story building, designed by Charles A. Dieman, at 219-225 2<sup>nd</sup> Street SE in 1912, with retail, warehouse, and office space for the growing book and stationery business. Morris Sanford took over the business in 1916, which relocated to the Wilcox Building (demolished 1988) on Third Avenue in 1933. The Mullin Building remains on 2<sup>nd</sup> Street SE.<sup>48</sup>

<sup>47</sup> Svendsen, MPDF 1997, E:12.

<sup>48</sup> Svendsen, MPDF 1997, E:12. “New Mullin Building a Model of Convenience and Modern Equipment,” *Cedar Rapids Evening Gazette*, October 26, 1912; “The New Mullin Building,” *Cedar Rapids Evening Gazette*, January 1, 1913, 11.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property Linn, Iowa
County and State Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number E Page 17



Mullin Building in 1921  
From: McCoy's City  
Directory

Besides the three buildings above, 17 additional relatively small-scale buildings designed to house specialty businesses survive in the commercial core. They range in date from 1880 to 1930 and have housed a wide range of retail and service businesses as listed on the following table.

Address	Name(s)	Specialty	Dates	Architect
203 First Avenue SE	Cerny/Syndicate Clothing	Clothing store	1900	
207 First Avenue SE	Stauffacher, McCook & Cerny/Syndicate Clothing Company	Clothing store	1889	
213 First Avenue SE	Reps Dry Goods/Neisner Store	Dry goods, clothing, photo studio	1900	
421 First Avenue SE	Faulkes Building	Radio equipment shop	1922	
215-219 Second Avenue SE	Martin Dry Goods	Dry goods	1901	
225 Second Avenue SE	Jones & Luburger Furniture Company/Holly Shop	Furniture/clothing	1880	
325 Second Avenue SE	Muskvaki Block	Grocery, restaurants, offices	1897	W. A. Fulkerson
320 Second Avenue SE	Cedar Rapids Cornice Works	Cornice contractor, restaurants	1900	
419 Second Avenue SE	Coffits Building	Confectioner, tavern, art engravers	1904	
420 Second Avenue SE	Canfield Hall	Steam dye works	1907	
427 Second Avenue SE/205	Commercial building	2 <sup>nd</sup> floor bowling alley	1915	

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number E Page 18

5 <sup>th</sup> Street SE				
116 Third Avenue SE	Sindelar Saloon/Schneider's Lunch	Saloon, restaurant	1900	
303 Third Avenue SE	Armstrong Development Co./Arco Building	Furniture, millinery, tailoring, barber shop	1930	
213-217 Fourth Avenue SE	Lattner Building/Cedar Rapids Auto & Supply Co.	Auto sales, repair and storage; 3 <sup>rd</sup> floor dance hall	1910	Dieman & Fiske
110 2 <sup>nd</sup> Street SE	Kozlovsky Building	Shoe store, furrier	1911	
112 2 <sup>nd</sup> Street SE	The Pall Mall	Clothing store	1910	
215 3 <sup>rd</sup> Street SE	Drew store building/ The Hub	Guns sales and repair; home furnishings	1894	

*Department Stores*

MPDF 1997 comments: "Department stores were introduced as the century neared its end... [They] were large and commodious with generous quantities of varied merchandise always available to meet a shopper's needs and desires. Goods were arranged by 'department' including many of the lines also found in competing specialty shops [such as dry goods, shoes, millinery, etc.]. In some cases, department stores grew out of the desire of specialty shops to expand business through expanded product lines. Though often family owned, department stores required a significant staff and management structure."<sup>49</sup>

MPDF 1997 provides a brief chronology of department stores in downtown Cedar Rapids, beginning in 1885 with the Golden Eagle One Price Clothing House, which relocated the following year to a new Romanesque Revival building at the southeast corner of First Avenue and 2<sup>nd</sup> Street SE, on the first streetcar line. Charles Denecke established his store in 1886, locating on the west side of 2<sup>nd</sup> Street SE in a building at 127 2<sup>nd</sup> Street SE that was replaced by a larger six-story building in 1909. Denecke's was sold to Newman's Department Store in 1927; Newman's remained in business until 1961.<sup>50</sup>

Armstrong, Fletcher and Company opened as a clothing firm in 1890 at 120-124 2<sup>nd</sup> Street SE on the site of the Mansfield Block. It became Armstrong and McClenahan in 1892 and prospered sufficiently to expand its Commercial style three-story building to the corner of Second Avenue SE between 1911 and 1913 to designs by H. J. Bishop. A fourth story was added in 1936 to what had become the Armstrong Company store, perhaps the most important department store in Cedar Rapids. Armstrong relocated to a new modern department store building at the northwest corner of Third Avenue SE and 3<sup>rd</sup> Street SE in 1959, and expanded into the adjacent Granby Building to the east. It remained an anchor retailer in downtown Cedar Rapids until it closed in 1990.<sup>51</sup> The Second Avenue store building has been renamed

<sup>49</sup> Svendsen, MPDF 1997, E:12.

<sup>50</sup> Svendsen, MPDF 1997, E:12. For the Golden Eagle, contemporary sources indicate that the Golden Eagle opened in 1885 in the Higley block (on First Avenue, west of 2<sup>nd</sup> Street SE), then relocated in 1886 or 1887 to the existing building; see Karr, 46-47. For Denecke and Newman's, see Henry and Hunter (2005), 24-25. Newman's remodeled the store in 1931; "Work Starts on New Building for Newmans," Cedar Rapids Tribune, June 12, 1931, 1.

<sup>51</sup> Svendsen, MPDF 1997, E:13. Henry, 51-53; Henry and Hunter (2005), 26; Danek, 96, 165; James R. DeLong, *The Time of*

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 19

the Warriner Building, after Cedar Rapids engineer H. L. Warriner, who was involved in its conversion to office use.



Armstrongs and  
Craemer Annex on  
Second Avenue SE  
in the 1950s.

Herman and Josephine Craemer opened a drygoods store on First Avenue in 1893. The store was expanded and remodeled after Herman's death in 1908. It expanded even further to the south across the alley into a new Art Moderne style building at 209 Second Avenue SE, opened in 1937. Craemer's store closed in 1972.<sup>52</sup>

Armstrong's major rival, the Killian Department Store, was established in 1911 on First Avenue. Two years later it moved into the new Commercial style Fidelity Building, also designed by H. J. Bishop, at the southeast corner of Third Avenue SE and 2<sup>nd</sup> Street SE, which had been partially financed by S. M. Armstrong, one of the owners of the Armstrong Store. This location marked a shift in the center of downtown retailing from First Avenue to Third Avenue SE, capitalizing on access provided by the new Third Avenue Bridge. The new store had five floors and 35 departments and grew rapidly. In 1964, it added a parking ramp to the south of the store building at 2<sup>nd</sup> Street SE and Fourth Avenue SE to cater to the needs of its shoppers. Killian's closed in 1982.<sup>53</sup>

*Our Lives: Cedar Rapids in the Good Old Days* (Cedar Rapids: Forestdale Publications, 1999), 138-139. For the Mansfield Block, see Karr, 51.

<sup>52</sup> Svendsen, MPDF 1997, E:13; Henry, 55 (but misidentifies the date of the photo); Henry and Hunter (2005), 34-35; Danek, 214; DeLong, 138-139.

<sup>53</sup> Svendsen, MPDF 1997, E:13; Henry, 50; Henry and Hunter (2005), 26; Danek, 194; DeLong, 138-139.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 20

Killian's Department Store  
on Third Avenue SE in the  
1930s.

J. C. Penney, a branch of the national department store chain, located in Cedar Rapids at 109-111 2<sup>nd</sup> Street SE in 1920. The building façade was remodeled several times during Penney's tenure. The company remained downtown until 1979.<sup>54</sup> After World War II, Montgomery Ward was located in the Montrose Hotel building at the southwest corner of Third Avenue SE and 3<sup>rd</sup> Street SE, while Sears Roebuck was at 315 Third Avenue SE at 4<sup>th</sup> Street. Neither of these buildings survives.<sup>55</sup>

The surviving buildings associated with the department stores in downtown Cedar Rapids have been altered to accommodate other uses. With the exception of the Penney store building, all retain enough architectural character to evoke their department store histories.

### Commercial Blocks and Office Buildings

#### *Small Office Blocks*

MPDF 1997 comments: "commercial blocks, generally three stories in scale, were built at prominent intersections in the commercial core. Multiple, plate glass storefronts showed off retailers' goods, with angular entrances at the corners and elaborate cornices commonplace. Dozens of double-hung windows lighted the offices and social halls contained in the upper floors. Many of the buildings were built by prominent local families with the cornices bearing their names."<sup>56</sup>

It goes on to discuss several commercial blocks, including the first Dows Building (1874) at 2<sup>nd</sup> Street SE and Second Avenue SE; the Weller and Dows Building (1885, Smith and Fulkerson, partially demolished) at 3<sup>rd</sup> Street SE and Third Avenue SE; the Calder Block (1882) at 2<sup>nd</sup> Street SE and Second

<sup>54</sup> Henry and Hunter (2005), 24.

<sup>55</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Company, 1949), sheet 26.

<sup>56</sup> Svendsen, MPDF 1997, E:13.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 21

Avenue SE, later part of the Newman's Department Store site; and the Ely Building (1881) at Second Avenue SE and 3<sup>rd</sup> Street SE, first home of the Merchants National Bank.<sup>57</sup>



Granby Building with Weller and Dows Building to the north on 2<sup>nd</sup> Street SE.

Two somewhat larger commercial blocks were designed by the local architectural firm of Josselyn and Taylor. The four-story Kimball Building was constructed in 1888, replacing the 1868 Blair Building, at the northwest corner of Second Avenue SE and 3<sup>rd</sup> Street SE. It was subsequently replaced by the current Merchants National Bank Building (1926). The four-story Romanesque Revival style Granby Building (1891) at 230 2<sup>nd</sup> Street SE at Third Avenue SE was constructed by Elmer Higley, a prominent real estate investor. It contained retail stores at the first floor and many office tenants on the upper floors.<sup>58</sup>

Somewhat further east of the heart of the commercial core, near or along 5<sup>th</sup> Street, were several other small office blocks. The three-story Classical Revival style Palmer Building (1905), namesake of the inventor of the Palmer Penmanship method, 117-123 5<sup>th</sup> Street SE at Second Avenue SE, was built to house the Cedar Rapids Business College, which had been in the first Dows Building. The new building contained publishing facilities and classrooms. Nearby at 526 Second Avenue SE is the two-story Classical Revival style Inter-State Building (1905), built with printing facilities for educational materials and classrooms for the business college. The two-story Classical Revival style Bever Building, 417 First Avenue, designed by local architect Harry E. Hunter, was built in 1923 to contain the offices of the Bever real estate business, as well as other offices. Among the tenants in 1925 were the engineering firm of Howard R. Green and the architect William J. Brown.<sup>59</sup>

<sup>57</sup> Svendsen, MPDF 1997, E:14. The Union Hotel, later the Royal Hotel, was located in Weller and Dows Building. See Karr, 52-54.

<sup>58</sup> Svendsen, MPDF 1997, E:14; Henry 63; Danek, 73; *Glimpses of Cedar Rapids*, [15].

<sup>59</sup> Svendsen, MPDF 1997, E:14, F:64-65. *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 23; for the Palmer Building see Henry, 27. MPDF 1997 calls the Bever Building the Irvine Building. It replaced a large house that had been owned by a

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 22

*High Rise Office Buildings*

Contrasting with the smaller commercial and office blocks are the high rise office buildings. MPDF 1997 comments: "The construction of high rise office buildings in the commercial core stimulated growth of the downtown in an upward direction. Like their 1880s equivalents, several major projects were initiated by prominent business families while others were headquarters for banks previously mentioned. The new buildings took up prominent locations at major intersections replacing many of the important commercial blocks that were only twenty to thirty years old. They soon housed medical and dental offices, insurance firms, real estate companies, architectural offices, photographic studios and business offices of all sorts."<sup>60</sup>

MPDF 1997 discusses three modern office buildings with steel framework and reinforced-concrete construction that housed three major banks in their lower stories: the Security Building (Josselyn and Taylor, 1908), 203 2<sup>nd</sup> Street SE; the American Building (Proudfoot, Bird and Rawson; William J. Brown, associate architect, 1913-1914), 102 2nd Street SE; and the Merchants National Bank Building (Weary and Alford, 1926), 222 Second Avenue SE. The latter was heralded by the *Cedar Rapids Republican*: "The new building has raised the skyline of the city, and with it the visions, hopes and aspirations of its already progressive citizens."<sup>61</sup> These buildings are discussed in the "Financial Sector" section.

The eight-story Neo-Classical Revival style Higley Building, 120 Third Avenue SE/225 2<sup>nd</sup> Street SE, designed by Minneapolis architect Ernest Kennedy, was completed in 1918 for Elmer Higley who 25 years earlier had constructed the Granby Building across 2<sup>nd</sup> Street SE. Like the office buildings that housed the banks, it had retail space on the first floor and professional offices on the upper floors, including Higley's real estate offices on the second floor.<sup>62</sup>

member of the Bever family. *McCoy's Cedar Rapids City Directory*, 1925.

<sup>60</sup> Svendsen, MPDF 1997, E:15.

<sup>61</sup> Svendsen, MPDF 1997, E:15-16. The quote is reproduced in Calvin Coquillet, *A History of the Merchants National Bank of Cedar Rapids* (Cedar Rapids: Merchants National Bank, 1981).

<sup>62</sup> Svendsen, MPDF 1997, E:15-16; *American Contractor* 38 (April 28, 1917): 74. Kennedy was a cousin of Elmer Higley's wife. He also designed several houses in Cedar Rapids for members of the Higley family, as well as houses in Higley-sponsored real estate developments.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 23

The Higley Building is in the left foreground, across 2<sup>nd</sup> Street SE from the Granby Building. The Dows Building is north of the Granby Building.

The last major downtown office building discussed in MPDF 1997 was the eight-story Dows Building, 200-212 2<sup>nd</sup> Street SE/201-203 and 205-213 Second Avenue SE, built in 1930 by the Dows Real Estate and Trust Company to replace the first Dows Building. The site also incorporated four earlier store buildings that face Second Avenue SE. The building housed several major public utility interests that were Dows family enterprises, including Cedar Rapids Electric Light and Power Company, Central Iowa Telephone Company, and CRANDIC, as well as many professional offices. Retail shops were retained at the ground floor in the earlier buildings that were incorporated into the complex.<sup>63</sup>

MPDF 1997 also discusses several buildings that are similar in appearance to office buildings on the exterior, but were actually constructed as warehouses and factories to serve wholesale and jobbing interests. The Welch-Cook Company, later Welch-Cook-Beals, was a wholesale dry goods and men's garment manufacturer that constructed a six-story building in 1909-1910. Located at 319-323 3<sup>rd</sup> Street SE at Fourth Avenue SE at the edge of the commercial core, the Prairie School style building was designed by architect Charles A. Dieman. The reinforced concrete structure uses the Turner flat slab system, ideal for open manufacturing spaces.<sup>64</sup>

<sup>63</sup> Svendsen, MPDF 1997, E:16.

<sup>64</sup> Svendsen, MPDF 1997, E:15. "Dirt will Fly on Welch-Cook Company Building Tomorrow," *Cedar Rapids Evening Gazette*, June 2, 1909. *Insurance Maps of Cedar Rapids*, 1913, sheet 26.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

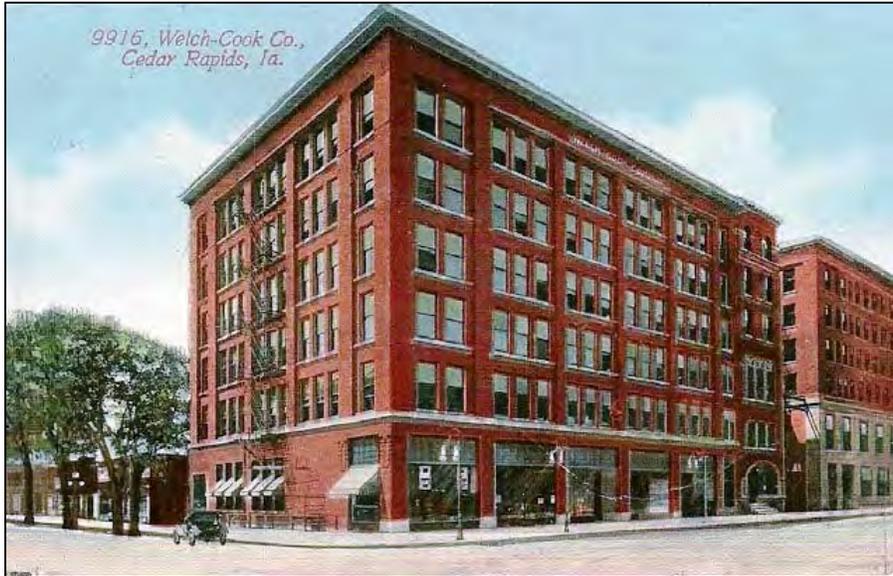
Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 24



Welch-Cook  
Building in about  
1915. The Montrose  
Hotel is to the north.

The Iowa Building, 221 Fourth Avenue SE and 411 3<sup>rd</sup> Street SE, is across the street from Welch-Cook. The seven-story Commercial style steel and reinforced concrete building was built in 1913-1914 to house the Lyman Company, millinery manufacturers, previously located at 213-217 Third Avenue SE. It was designed by Cedar Rapids architect Robert Mayberry. The building achieved notoriety for a partial collapse that killed seven workers during its construction in 1913.<sup>65</sup>

The three-story Fawcett Building, 119 Third Avenue SE, is a smaller scale version of a Commercial style warehouse building, constructed in 1906. It was built by Charles E. Fawcett to house his jobbing service for machine, mill, and electrical supplies. The store was on the first floor with a machine shop at the rear along the alley.<sup>66</sup>

Two additional buildings at the edges of the commercial core were constructed to house printing and publishing enterprises. The three-story Torch Press Building, 324 3<sup>rd</sup> Street SE, was designed by Josselyn and Taylor and built in 1908 to house the Republican Printing Company. It printed the Cedar Rapids Republican and Evening Times newspapers as well as limited edition specialized books.<sup>67</sup>

The Cedar Rapids Gazette newspaper, founded in 1883 and originally located at 87-89 First Avenue SE, relocated in 1925 to a new two-story and basement office and press building, designed by architect Bert Rugh, 224 5<sup>th</sup> Street SE and 512 Third Avenue. The Gazette bought out the Republican in 1927. It is still

<sup>65</sup> Svendsen, MPDF 1997, E:15. *Iowa Building*, National Register of Historic Places Nomination—Registration Form, NRIS #83000385. *Insurance Maps of Cedar Rapids*, 1913, sheet 26. Deiber inventory form on the Warriner Building says that H.J. Bishop was the architect.

<sup>66</sup> Svendsen, MPDF 1997, F:64. "Will Erect a 3-Story Block," *Cedar Rapids Evening Gazette*, August 9, 1905; *Iowa State Register and Farmer*, April 1906; *Insurance Maps of Cedar Rapids*, 1913, sheet 26.

<sup>67</sup> Rod Scott, Torch Press Office Building, Iowa Site Inventory Form 57-09926, 2009; *Insurance Maps of Cedar Rapids*, 1913, sheet 26; "One of the Fine Improvements for 1907," *Cedar Rapids Evening Gazette*, January 1, 1908.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 25

at that location, although the 1925 building has been extensively altered and expanded to encompass much of the block.<sup>68</sup>

Hotels and Theaters

MPDF 1997 stated: “The commercial core has been the center for hotels and entertainment in Cedar Rapids from its earliest settlement to the present day.”<sup>69</sup> Hotels and entertainment venues have partially shifted further away from downtown since 1997, but physical evidence of those roles survive in several downtown buildings. A group of small hotels from the second half of the nineteenth century catered to early westward settlers, followed by hotels that attracted rail travelers. A small section of the Union Hotel, established in 1898 in the Weller and Dows Building, survives along 3<sup>rd</sup> Street SE, north of Third Avenue SE. The Allison Hotel (1908) on First Avenue SE, east of the Iowa Theater, and the Magnus Hotel (1912) on Second Avenue SE, stood back to back just west of the 4<sup>th</sup> Street railroad tracks. Both were demolished in 1983.<sup>70</sup> Two parking ramps are now on these sites.

The seven-story Montrose Hotel (1906, Josselyn and Taylor) at the southwest corner of Third Avenue SE and 3<sup>rd</sup> Street SE, is described as “the first modern hotel built in the downtown” that was heavily promoted by the Cedar Rapids Commercial Club. It became part of the Eppley hotel chain, and its owner Eugene C. Eppley commissioned a series of murals by Grant Wood for several of his Iowa hotels. When the ownership of the Montrose changed in 1956, the Wood murals, *Fruits of Iowa*, were moved to the Stewart Memorial Library at Coe College. The Eppley Foundation donated the murals to Coe College in 1976.<sup>71</sup> The Montrose was demolished in 1988, and the site is now incorporated into the Town Center complex.

The Lincoln Hotel was established in about 1914 on Second Avenue SE, just east of the 4<sup>th</sup> Street railroad tracks; the name anticipated the new Lincoln Highway while the location made it convenient for rail travelers. It became the Taft in 1940 and was demolished in 1977.<sup>72</sup>

During the rapid expansion of Cedar Rapids in the 1920s, the twelve-story Georgian Revival style Roosevelt Hotel was built in 1926-1927 on the north side of First Avenue at 2<sup>nd</sup> Street NE. Designed by Chicago architects Krenn and Dato, the Roosevelt was financed by the Chicago heiress Edith Rockefeller McCormick, and incorporated public restaurants, private dining rooms, a ballroom, and a two-story lobby. The hotel was remodeled after World War II and is now residential apartments.<sup>73</sup>

<sup>68</sup> Henry, 29; Danek, 133-135, 184.

<sup>69</sup> Svendsen, MPDF 1997, E:16.

<sup>70</sup> Svendsen, MPDF 1997, E:17; Henry and Hunter (2005), 13, 16, 17.

<sup>71</sup> Svendsen, MPDF 1997, E:17-18; Federal Writers’ Project of the Works Progress Administration, *Guide to Cedar Rapids and Northeast Iowa* (Cedar Rapids: Cedar Rapids Chamber of Commerce/Laurance Press, 1937), 36; Wende Elliott and William Balthazar Rose, *Grant Wood’s Iowa* (Woodstock, Vt.: Countryman Press, 2013), 35, 38; Coe College Permanent Collection: Grant Wood, see <http://picovado.aws.af.cm/jrogers/#-h4-grant-wood-h4->.

<sup>72</sup> Svendsen, MPDF 1997, E:18; Henry and Hunter (2005), 13, 18.

<sup>73</sup> MPDF 1997, E:18; Henry and Hunter (2005), 22-23. The Roosevelt name, in honor of President Theodore S. Roosevelt, was a popular name for hotels in the 1920s.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 26

MPDF 1997 notes the attraction of Cedar Rapids for touring performers because it was a centrally located railroad center within one day's travel between Chicago and Omaha, and between St. Louis and Minneapolis. Greene's Opera House on 2<sup>nd</sup> Street NE, north of First Avenue, was built in 1880 and attracted a wide range of performances to its 1,500 seat auditorium.<sup>74</sup> The City Auditorium and the adjacent People's Theater, was built in 1899 on the west side of 1<sup>st</sup> Street NE at A Avenue NE. By 1949, the theater section had been converted to a parking garage, while the auditorium section was converted to a dance hall. The Majestic Theater, a major vaudeville house that also featured silent films, was designed by Chicago theater architects Rapp and Rapp and built in 1908 on A Avenue NE, west of 3<sup>rd</sup> Street NE. None of these buildings survive.<sup>75</sup>

The rise of motion pictures led to the construction of small nickelodeon moving picture theaters downtown on First and Second Avenues SE. Some of the moving picture theater names that appear in newspaper advertisements, although without addresses, are the Delphus Theater, later the Rialto, Isis Theater, Crystal Theater, and Olympia Theater.<sup>76</sup>

Cedar Rapids also had several large theaters with facilities for stage and vaudeville productions and motion picture showings. The 1,300-seat Beaux-Arts style Strand Theater at 314-318 Third Avenue SE opened in 1915 with stage facilities for the Strand Players, a stock acting company, and traveling vaudeville companies. Like the Majestic, it also showed silent motion pictures. The Strand became the State Theater in 1926 and the New World Playhouse in 1960. After the World closed in 1981, the building was incorporated into the Guaranty Bank complex.<sup>77</sup>

<sup>74</sup> MPDF 1997, E:18; Henry and Hunter (2005), 84-85; *Insurance Maps of Cedar Rapids*, 1889, sheet 5, 1913, sheet 11; Karr, 47; Danek, 121; DeLong, 36-38. The theater closed in 1922, and the building was converted for parking. It was demolished in 1969.

<sup>75</sup> MPDF 1997, E:18; Henry and Hunter (2005), 88-89; DeLong, 80-83; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheets 11, 12. The Majestic was demolished after a fire in 1934.

<sup>76</sup> The Delphus opened in 1906 according to Henry, 96. Advertisements for the other theaters are in the *Cedar Rapids Gazette*, January 3, 1914. *Insurance Maps of Cedar Rapids*, 1913, sheet 22, shows moving picture theaters at 313 First Avenue, 308 Second Avenue, and 321 Second Avenue.

<sup>77</sup> MPDF 1997, E:19; Henry, 96; DeLong, 84-85. Gebhard and Mansheim, 184, state that the architect was William J. Brown and give a 1923 date. Brown may have done work on the building that year or he may have worked on the building prior to its opening in 1915. The exterior appearance of the Strand appears to be very similar to the Majestic, designed by Rapp and Rapp.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  27



Left: The Strand Theater in about 1915.  
Below: The Paramount Theater in about 1930.



Two movie palaces that combined retail and office space with stage and motion picture projection facilities opened in Cedar Rapids in 1928. The Iowa Theater at 301 First Avenue SE at 3<sup>rd</sup> Street SE was designed in a Neo-Classical Revival style by Omaha architect George L. Fisher, a specialist in theater and office building design. It was part of the RKO motion picture studio chain. In 1984, the Iowa Theater became the home of Theatre Cedar Rapids, originally the Cedar Rapids Community Theater, which was founded in 1929 and first performed in Killian’s Tea Room.<sup>78</sup>

<sup>78</sup> MPDF 1997, E:19; Henry and Hunter (2005), 82-83; DeLong, 128; <http://www.theatreocr.org/history/>.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  28

The Capitol Theater, renamed the Paramount in 1929, at 123 Third Avenue SE at 2<sup>nd</sup> Street SE was designed in a Mediterranean Revival style by the Milwaukee architects Peacock and Frank. While the initial presentations combined vaudeville and motion pictures, the theater soon shifted to all motion pictures and was affiliated with the Paramount Studios. It became the home of the Cedar Rapids Symphony Orchestra, now Orchestra Iowa, in the 1970s. The theater was renovated in 1986 and in 2003, with an addition for backstage facilities and user amenities, and again after the 2008 flood by OPN Architects.<sup>79</sup>

c. The Fourth Street Railroad Corridor

MPDF 1997 introduces the Fourth Street Railroad Corridor: “In the 1850s when Cedar Rapids seriously began recruiting railroads to make connections to Cedar Rapids, local leaders were quick to offer railroad companies easy access to the city. For the central core, this meant guaranteeing railroad interests the exclusive use of the 4<sup>th</sup> Street public right-of-way as created on the Original Town plat. In 1859 when the Chicago, Iowa and Nebraska Railroad was completed to Cedar Rapids, it followed the 4<sup>th</sup> Street route thus establishing a railroad corridor along the eastern edge of the central business district.”<sup>80</sup>

MPDF 1997 continues to describe the introduction of other railroad lines into Cedar Rapids and the construction of facilities along and near the tracks, both to service the railroads and the businesses and travelers that depended on the railroads. Facilities included depots, freight houses, freight yards, warehouses, and hotels. The Burlington, Cedar Rapids and Northern Railway built a three-story Romanesque Revival style headquarters building along the south side of First Avenue, east of the tracks in 1885. Designed by Josselyn and Taylor, the building was enlarged with a fourth story in 1898 and is extant, although the First Avenue façade has been altered. The railroad was acquired by the Chicago, Rock Island and Pacific Railway (Rock Island Lines) in 1903. A commemorative plaque to George Greene, on the occasion of the 70<sup>th</sup> anniversary of the Rock Island Lines, has been installed on the sidewalk.<sup>81</sup>

<sup>79</sup> MPDF 1997, E:19; Henry and Hunter (2005), 82-83; Danek, 121-123; Gebhard and Mansheim, 184; <http://www.paramounttheatre.com/Content/About-Us/History.aspx>.

<sup>80</sup> Svendsen, MPDF 1997, E:19.

<sup>81</sup> Svendsen, MPDF 1997, E:20; Murray and Murray, 9-10; Henry and Hunter (2005), 15; Karr, 55. Brewer and Wick, I:337-339, gives a brief overview of railroads in Cedar Rapids.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  29



BCR & N Railway  
Building, west elevation.

The most important railroad facility in the corridor was the Union Station, located to the west of the tracks and spanning Fourth Avenue SE facing Washington/Greene Square. Built in 1896-1897 and designed by Charles S. Frost of Chicago, the station was a joint project of the Chicago and North Western Railway and the Burlington, Cedar Rapids and Northern. The rival line, the Chicago, Milwaukee and St. Paul Railroad (Milwaukee Road), built its own passenger station, designed by Frost, just east of the tracks between First and Second Avenues SE, in 1898. The station was also used by the Illinois Central. Union Station was demolished in 1961, a few years after the Milwaukee Road station.<sup>82</sup>

MPDF 1997 notes that several railroad lines crossed the Cedar River on steel truss bridges at the upper and lower ends of the central business district. "As a result, growth of the central business district was effectively contained by the rail lines and the attendant industrial and commercial developments."<sup>83</sup> These rail lines are still in place and remain in active use to reinforce the commercial core of Cedar Rapids.

<sup>82</sup> Svendsen, MPDF 1997, E:20-21; Brewer and Wick, I:339; Henry and Hunter (2005), 9-10, 15, 22; DeLong, 54-55.  
<sup>83</sup> Svendsen, MPDF 1997, E:21.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  30

d. Churches and Civic Facilities

MPDF 1997 introduces the topic: “There was no single pattern followed for the building of churches and civic facilities in Cedar Rapids. The locations were the result of available land, the gifts of benefactors, and the individual needs of a building project. The common factor they responded to among many through the years, however, was the increasing value of real estate in the central business district....By 1900 the result was the elimination of churches from the commercial core and the establishment of a cluster of civic facilities and churches along the outer edge of the downtown mainly along 5<sup>th</sup> and 6<sup>th</sup> Streets from A Avenue NE to Seventh Avenue SE.”<sup>84</sup> This area was in part a residential neighborhood so churches relocated to be close to their congregations. A handful of residential buildings still survive along Fifth Avenue SE and 5<sup>th</sup> and 6<sup>th</sup> Streets SE.

MPDF 1997 comments that “modest first generation churches intermixed with commercial buildings and dwellings on lots scattered throughout the Original Town plat.” As the population increased and congregations expanded, they built larger and more substantial buildings, east of the 4<sup>th</sup> Street railroad corridor or even further away from the downtown.<sup>85</sup>

Churches

The First Presbyterian Church is presented as a case study. Although St. Paul’s Methodist Episcopal Church is credited with being the first to hold services in Cedar Rapids in 1844, the Presbyterians were the first to build their own church building in 1850-1851 at the southeast corner of Second Avenue SE and 3<sup>rd</sup> Street SE. The church was located on the site of the Cedar Rapids Post Office and Federal Building, built in 1895 and rebuilt in 1908. A plaque commemorating the original church was placed on the building in 1947. After the congregation outgrew the building, it chose a new site at Third Avenue SE and 5<sup>th</sup> Street SE, east of the railroad tracks. The new Gothic Revival building, constructed in 1869, was enlarged in 1876, 1886, 1897, and 1962. The 1886 addition was designed by Josselyn and Taylor, while the 1962 addition was by Brown, Healy, and Bock. The church remains an active presence at this location.<sup>86</sup>

<sup>84</sup> Svendsen, MPDF 1997, E:21.

<sup>85</sup> Svendsen, MPDF 1997, E:21-23.

<sup>86</sup> Svendsen, MPDF 1997, E:22; Murray and Murray, 262; Brewer and Wick, I:395, 397; Henry, 77; Danek, 62; Camilla R. Deiber, First Presbyterian Church, Iowa Site Inventory Form, 57-01856, 2010.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 31

First Presbyterian Church  
facing 5<sup>th</sup> Street SE.

St. Paul's Methodist Episcopal Church followed First Presbyterian in relocating from its building at Fourth Avenue SE and 3<sup>rd</sup> Street SE to a site facing Washington Square at 5<sup>th</sup> Street SE and Fourth Avenue SE in 1873. The church followed its congregation further to the east to Third Avenue SE and 14<sup>th</sup> Street SE in 1914, when it moved into its new building, initially designed by Louis H. Sullivan and completed by William C. Jones and George Grant Elmslie.<sup>87</sup> The latest church building remains an important presence in the Second and Third Avenue Historic District, east of downtown.

The Episcopalians were the third to organize in Cedar Rapids in 1850. Judge George Greene donated a lot at A Avenue (originally Linn Street) and 6<sup>th</sup> Street (originally Monroe), and the cornerstone of a church building was laid in 1851. The new Grace Episcopal Church building was dedicated in 1856. The Gothic Revival church was enlarged and rebuilt in 1890 with the main sanctuary and an adjoining chapel, both designed by Josselyn and Taylor. The larger sanctuary section was demolished in 1948, due to structural problems, while the chapel was retained, and a new addition constructed in 1962.<sup>88</sup> The church remains at this location.

The Second Presbyterian Church was organized in 1855 and held its first services in Daniel's Hall on First Avenue. Its first building was at the southeast corner of Third Avenue SE and 3<sup>rd</sup> Street SE, site of today's Arco Building. In 1904 it relocated to 1285 Third Avenue SE at 14<sup>th</sup> Street SE to a Gothic Revival church building designed by Philadelphia architect Charles Bolton. It also adopted the name of

<sup>87</sup> Svendsen, MPDF 1997, E:22, 24; Brewer and Wick, I:395, 397; Karr, 41; Federal Writers' Project, *Guide to Cedar Rapids*, 34; Gebhard and Mansheim, 175-176; Marlys A. Svendsen, *Second and Third Avenue Historic District*, National Register of Historic Places Registration Form, NRIS 00000926, 2000, 8:20; Henry, 78.

<sup>88</sup> Svendsen, MPDF 1997, E:23; Brewer and Wick, I:396-397; *Glimpses of Cedar Rapids*, [24-25]; Karr, 39; Camilla A. Deiber, Grace Episcopal Church, Iowa Site Inventory Form, 57-02687, 2010.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 32

Westminster Presbyterian Church. It is an important presence in the Second and Third Avenue Historic District, east of downtown.<sup>89</sup>

The Catholics established the Immaculate Conception parish in 1858 and built their first church at Third Avenue SE and 7<sup>th</sup> Street SE. It was enlarged at that location in 1870. As the Catholic population grew, the parish relocated again to a site at Third Avenue SE and 10<sup>th</sup> Street SE, joining several other churches in the neighborhood. The building, designed by St. Paul architect Emmanuel Masqueray, opened in 1914, and remains an active presence there.<sup>90</sup>

A Lutheran congregation was organized in 1856 and built its first church at the northeast corner of Third Avenue SE and 3<sup>rd</sup> Street SE, the site of the Cedar Rapids Savings Bank, now the Guaranty Bank. The First English Lutheran Church relocated in 1881 to a site on 2<sup>nd</sup> Street SE between Fourth Avenue SE and Fifth Avenue SE. Then in 1911 it moved further to the east of downtown to a building designed by Charles A. Dieman at Third Avenue SE and 10<sup>th</sup> Street SE.<sup>91</sup> It remains at that location as the First Lutheran Church.

The First Baptist Church was organized in 1860 and held services in Franklin Hall on First Avenue. In 1869, it constructed a building at the northeast corner of Second Avenue SE and 3<sup>rd</sup> Street SE. It moved in 1894 to a building at Third Avenue SE and 8<sup>th</sup> Street SE. That building was destroyed in a fire in 1915, and the congregation relocated to a new building further east on Second Avenue SE and 12<sup>th</sup> Street SE. The First Baptist Church moved out of this location in 1989.<sup>92</sup>

The Universalist society was organized in 1869 and built the First Universalist Church at 600 Third Avenue SE in 1875-1878. This site was well removed from the downtown core at that time. The church survived as the Peoples Church Unitarian Universalist through the flooding of 2008, but it was finally demolished in 2011 to facilitate the expansion of St. Luke's Hospital.<sup>93</sup>

The small African American community of Cedar Rapids organized the Bethel African Methodist Episcopal Church in 1870. In 1874, it built a church at 512 6<sup>th</sup> Street SE and later replaced the building at the same location in 1931 where it remains.<sup>94</sup>

<sup>89</sup> Svendsen, MPDF 1997, E:23; Brewer and Wick, I:395-398; Karr, 41; Svendsen, *Second and Third Avenue Historic District*, 8:18-19.

<sup>90</sup> Brewer and Wick, I:395-396, 398; Federal Writers' Project of the Works Progress Administration, *The WPA Guide to 1930s Iowa* (1938; Ames, Iowa: Iowa State University Press, 1986), 196; Gebhard and Mansheim, 174-175; Henry, 78; <http://immconcr.com/history.html>.

<sup>91</sup> Brewer and Wick, I: 398; Henry, 79.

<sup>92</sup> Svendsen, MPDF 1997, E:23; Brewer and Wick, I:396, 398; Henry, 77; <http://www.thechurchonnorthland.com/our-history.html>.

<sup>93</sup> Svendsen, MPDF 1997, E:23; Brewer and Wick, I: 398. <http://www.kcrg.com/news/local/Peoples-Church-Building-Demolished-Because-of-Mold-and-Structural-Problems-132501683.html>. The church had been listed on the National Register of Historic Places since 1978.

<sup>94</sup> Brewer and Wick, I:398; Jan Olive Full, *Bethel African Methodist Episcopal Church*, National Register of Historic Places Registration Form, NRIS #13000927 (Des Moines: Iowa State Historic Preservation Office, 2013).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  33

The First Christian Church was organized in 1875 and in 1882 relocated to a building at 5<sup>th</sup> Street SE and Fourth Avenue SE, across from St. Paul’s M.E., facing Washington Square. Then the congregation moved again in 1913 to a new building on Third Avenue SE between 8<sup>th</sup> and 10<sup>th</sup> Streets SE. This last building survived until 2012, when it was demolished to facilitate the expansion of St. Luke’s Hospital.<sup>95</sup>

St. John the Baptist Greek Orthodox Church is located at 501 A Avenue NE, on the same block as Grace Episcopal Church. Founded in 1938 as the Hellenic Orthodox Church St. John by a growing Greek-American population in Cedar Rapids, the congregation built the Georgian Revival style church in 1940.<sup>96</sup>



St. John the Baptist  
Greek Orthodox Church

Washington/Greene Square and Civic Institutions

MPDF 1997 discusses the development of Washington Square, located between Third and Fourth Avenues SE and the 4<sup>th</sup> Street railroad corridor and 5<sup>th</sup> Street SE. From 1843 when it was platted until 1892, it was the city’s only public park. Its location just east of the downtown core and the railroad corridor made it an attractive site for civic development. The Washington School was constructed on the south side of the square in 1855 to serve all grades. By 1886, the school was exclusively a high school that was replaced by a new building in 1891, which remained in use until 1946.<sup>97</sup>

Three churches were built on 5<sup>th</sup> Street SE on the east side of the square between 1869 and 1881: First Presbyterian, St. Paul’s Methodist Episcopal, and First Christian, all of which have been discussed above. The First Presbyterian Church is the only one that remains. The square itself was redesigned in 1891 and several times since then. By the early twentieth century, it was renamed Greene Square to

<sup>95</sup> Svendsen, MPDF 1997, E:22, 24; Brewer and Wick, I:399.

<sup>96</sup> Murray and Murray, 66; The Greek Community in Iowa, <http://stgeorge.ia.goarch.org/history.htm>.

<sup>97</sup> Svendsen, MPDF 1997, E: 23-25; Henry, 74-75; Danek, 108.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 34

honor Judge George Greene who donated the park to the city. The redesign helped to make the park an attractive “forecourt” for the new Union Station when it opened in 1896.<sup>98</sup>

Cedar Rapids’ public library came relatively late to the city. It opened in 1897 on the second floor of the Granby Building, and then relocated to larger space in the first Dows Building. In 1901, the city sought and received funding from Andrew Carnegie for a public library building. The initial proposal was to build on May’s Island but flooding in 1902 led to reconsideration of that site. Instead a site further inland on Third Avenue SE and 5<sup>th</sup> Street SE, on the north side of Greene Square, was acquired in 1903. The firm of Josselyn and Taylor was awarded the design commission; the library opened in 1905. The library eventually outgrew the space and moved into a new building at 500 1<sup>st</sup> Street SE in 1985. Following severe damage to its 1<sup>st</sup> Street building in the 2008 flood, the library relocated again in 2013 to a new building designed by OPN Architects at 430 Fifth Avenue SE on the south side of the square.<sup>99</sup>

The public library building on Greene Square is intrinsically linked to the Cedar Rapids Museum of Art. The museum had its beginning as the Cedar Rapids Art Association, which was formed in 1905 and given exhibition space on the second floor of the library building. Among the active members of the association were artists Grant Wood and Marvin Cone. In 1965, the association, which changed its name to the Cedar Rapids Art Center, acquired and remodeled the Torch Press Building, 324 3<sup>rd</sup> Street SE, according to the designs of Brown, Healey and Bock. When the art center was accredited by the American Association of Museums in 1981, it became the Cedar Rapids Museum of Art and was outgrowing its Torch Press space. Once the public library relocated to 1<sup>st</sup> Street SE, the art museum took over the Carnegie Library building and hired the architecture firm of Charles W. Moore and Centerbrook Architects and Planners of Centerbrook, Connecticut, to renovate the library building and design a new addition. The museum opened at this location in 1989.<sup>100</sup>

<sup>98</sup> Svendsen, MPDF 1997, E: 24. *Glimpses of Cedar Rapids*, [26], depicts the “Square opposite Union Station” in 1898. Henry, 117, provides an early twentieth-century view titled George Green [sic] Square. Karr, 9, illustrates the churches on the square. Brewer and Wick, I:photo insert between 368 and 369, illustrates George Greene Square on the occasion of the Cedar Rapids Semi-Centennial in 1906.

<sup>99</sup> Svendsen, MPDF 1997, E:24-25; Henry, 30, 70; Henry and Hunter (2005), 77.

<sup>100</sup> Federal Writers’ Project, *Guide to Cedar Rapids*, 23-24, 31-32; Federal Writers’ Project, *WPA Guide to 1930s Iowa*, 194; Gebhard and Mansheim, 185; Henry, 30; Henry and Hunter (2005), 19; Danek, 120-121; <http://www.crma.org/Content/About/History-of-CRMA.aspx>. The museum contains an extensive collection of the works of Grant Wood and Marvin Cone. Elliott and Rose, 20-26.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 35

Cedar Rapids Public Library with Museum of Art addition to the left.

The local chapter of the Young Women's Christian Association (YWCA) was formed in 1894 as an outgrowth of the Bohemian Young Women's Union, which had been established in 1891. After occupying various downtown sites, the YWCA acquired the parsonage of St. Paul Methodist Episcopal Church on 318 5<sup>th</sup> Street SE facing Greene Square and constructed a new three-story building (James E. Ware and Sons, 1911-1912) on the site to provide education and fitness classes and other services to "business and factory women" in Cedar Rapids. A large one-story wing expanded the original Mediterranean Revival style building to the south onto the site of the Methodist church (Leo C. Peiffer, 1962). In 2001, the YWCA changed its name to Waypoint Services for Women, Children and Families to better reflect its local, diverse mission. While the building was heavily damaged by the 2008 flood, it was renovated and remains an important presence on Greene Square.<sup>101</sup>

<sup>101</sup> Svendsen, MPDF 1997, E:25; Henry, 32; Jill A. Funcke, Young Women's Christian Association, Iowa Site Inventory Form 57-06443, 1991; <http://www.waypointservices.org/Content/About-Us/History.aspx>.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 36

YWCA Building  
with 1962 addition.

Other Civic Facilities

The Young Men's Christian Association (YMCA) was established in Cedar Rapids in 1867 and rented rooms in the Mansfield Block on 2<sup>nd</sup> Street SE at Second Avenue SE. In 1888, it acquired a building at the northwest corner of First Avenue and 1<sup>st</sup> Street NE. Then in 1919, it relocated further to the east on First Avenue at 5<sup>th</sup> Street NE to a building that contained a gymnasium, a theater, and a dormitory with 93 rooms for working men. It was expanded in the same location in 1971-1973 with a new building annex, designed by the Cedar Rapids firm of Crites and McConnell and intended to accompany other redevelopment along the north side of First Avenue. The exterior of the older building was remodeled to match the new extension in 1980. The YMCA relocated again in 2002 to a new facility, the Helen G. Nassif YMCA, at 207 Seventh Avenue SE. The First Avenue site is now part of the convention center complex.<sup>102</sup>

The Masons have been a prominent presence in Cedar Rapids since 1850, and they are the city's oldest and longest lasting fraternal organization. The Cedar Rapids Masons occupied several downtown locations before moving into the Masonic Temple Building (later the Order of Railroad Conductors & Brakemen Building) at First Avenue and 1<sup>st</sup> Street NE. In 1899, the Cedar Rapids lodges joined to build a new Lodge Hall and Consistory at 6<sup>th</sup> Street NE and A Avenue NE adjacent to the old George Bever mansion. The Bever mansion and two other residences to the east were demolished in 1927 to construct the Scottish Rite Temple/Consistory No. 2, a massive Grecian-inspired temple with a Doric portico, linked to the 1899 Lodge Hall. The building was designed by New York architect Henry J. Hornbostel in association with Cedar Rapids architect William J. Brown. It contains a large auditorium and performance space and still occupies a prominent site on the north side of A Avenue NE. The Shriners, an offshoot of the Masons, built the Shriners Temple in 1927 on the west side of 6<sup>th</sup> Street NE and A Avenue NE. Like the Consistory, the Shriners Temple contained a large auditorium. The Shriners'

<sup>102</sup> Svendsen, MPDF 1997, E: 25; Henry, 31; Gebhard and Mansheim, 184.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  37

occupancy was short-lived due to financial pressures during the Depression. The building was demolished in 1968 in conjunction with the construction of Interstate Highway 380.<sup>103</sup>



Scottish Rite  
Temple/Consistory  
No. 2 on A Avenue  
NE

The Iowa Masonic Library was established in Cedar Rapids in 1883, and is the most prominent Masonic Library in the United States. Its first building was at First Avenue and 8<sup>th</sup> Street SE and housed a collection of Masonic and non-Masonic books including a local Iowa history collection and a museum of the history of Masonry. In 1953-1955, a modern library and museum building, designed by Mason City architects Hansen and Waggoner and architect William L. Perkins of Chariton, Iowa, was built on the same site.<sup>104</sup>



Iowa Masonic Library  
on First Avenue SE.

<sup>103</sup> Henry and Hunter (2005), 72-73; Danek, 72; Brewer and Wick, 1:396; *Glimpses of Cedar Rapids*, [17]; Federal Writers' Project, *Guide to Cedar Rapids*, 32; Murray and Murray, 166. The 1927 buildings were constructed by the O.F. Paulson Construction Company; Danek, 209.

<sup>104</sup> Henry, 70; Henry and Hunter (2005), 78; Carr, 42-43; *Glimpses of Cedar Rapids*, [31-33]; Federal Writers' Project, *Guide to Cedar Rapids*, 35-36; Federal Writers' Project, *WPA Guide to 1930s Iowa*, 195-196; Murray and Murray, 163-166; Gebhard and Mansheim, 185-186. The current building was constructed by the O.F. Paulson Construction Company; Danek, 209.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 38

Government Institutions

The Cedar Rapids Fire Department was established in 1894, superseding earlier volunteer fire companies. The first Central Fire Station was at 214 3<sup>rd</sup> Street NE and supported horse-drawn vehicles. The City embarked on a fire station expansion campaign in the early years of the twentieth century to replace earlier deteriorated wood-frame fire houses and to meet the needs of the growing city. The new stations were located near industrial sites and in expanding residential neighborhoods. Like the Central Fire Station, the stations accommodated horse-drawn engines and hose wagons, but the city had shifted to all motorized vehicles by 1918. In 1917-1918, a new Central Fire Station, designed by Charles A. Dieman, was built at 427 1st Street SE with four bays for motorized vehicles: a pump engine, two hook and ladder trucks, and the fire chief's car. The second floor had dormitory space for 25 crew members. The station was in use until 1985. The building was then converted for use as the Science Station museum, with additions to the north and south of the historic building. It has been vacant since the 2008 flood but is undergoing rehabilitation and is scheduled to reopen as office space. The current Central Fire Station (2013) is at 713 First Avenue at 7<sup>th</sup> Street SE.<sup>105</sup>

The United States Post Office has always been prominently located in downtown Cedar Rapids. It was initially in rented space in the first Dows Building. The first U.S. Post Office and Federal Building at Second Avenue SE and 3<sup>rd</sup> Street SE, constructed in 1892-1895, was designed in the office of the Supervising Architect of the U.S. Treasury, William Martin Aiken. A little over a decade later, that building was replaced by a new, larger, and more structurally sound post office and federal building on the same site. The second building, completed in 1909, was also designed in the office of the Supervising Architect of the U.S. Treasury, by then James Knox Taylor. A new larger post office and federal building was constructed in 1933 as part of the civic center complex on 1<sup>st</sup> Street SE and Second Avenue SE, as described above.<sup>106</sup>

e. Changes in the Central Business District between 1945 and 1965

Following World War II, Cedar Rapids and its downtown continued to grow, accompanied by major impacts on the central business district. The streetcars had been discontinued in the 1930s, and were replaced by buses that ran along similar routes. Tracks were removed from the streets or covered over, and overhead trolley lines were dismantled. Changes also occurred in the inter-urban commuter CRANDIC system between Cedar Rapids and Iowa City. The CRANDIC passenger station was at 2<sup>nd</sup> Street SE and Fourth Avenue SE; the line led from the station to a bridge over May's Island. Increased

<sup>105</sup> Svendsen, MPDF 1997, E:25-26, 41; Brewer and Wick, I:335; Henry, 88; Henry and Hunter (2005), 37; Douglas J. Steinmetz and Louis Berger Group, Inc., *Former Cedar Rapids Hose Co. No. 2 Historic Structure Report* (Cedar Rapids: City of Cedar Rapids, 2012), 10-11. Jan Olive Full, *Cedar Rapids Central Fire Station*, National Register of Historic Places Registration Form, NRIS #14000175 (Iowa City: Tallgrass Historians LC, 2014); <http://www.cedar-rapids.org/government/departments/fire/pages/central-fire-station.aspx>

<sup>106</sup> Henry, 22; *Glimpses of Cedar Rapids*, [7]; Ralph Christian, *Cedar Rapids Post Office and Public Building*, National Register of Historic Places Inventory—Nomination Form, NRIS #82000413, 1982; James E. Jacobsen, *Cedar Rapids Post Office and Public Building Revision*, 1983; Federal Writers' Project, *Guide to Cedar Rapids*, 30-31.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 39

competition from private automobiles led the company to reduce the number of daily trains. The last passenger run was on May 30, 1953, although the tracks remain in use for freight service.<sup>107</sup>

Fourth Avenue SE has been a location for automobile-related businesses, beginning with the Lattner Building, 213-217 Fourth Avenue SE, in 1910. It housed an auto showroom on the first floor and auto storage on the second floor. Several auto garages for parking and servicing, as well as filling stations, were also located on Fourth Avenue SE, as depicted on the 1949 Sanborn Insurance Map. East of the 4<sup>th</sup> Street rail corridor, auto sales and service stations were located on First Avenue, a major highway route, and Second Avenue SE.<sup>108</sup>

With the increased number of automobiles coming into downtown Cedar Rapids, the city and downtown business needed to accommodate parking. In 1961, the Merchants National Bank constructed a five-story parking structure, designed by Brown, Healey and Bock, on the east side of 3<sup>rd</sup> Street SE, opposite its bank building. The bank commissioned the same architects to design an annex along Second Avenue to house data-processing operations. In 1964, Killian's Department Store met the needs of its downtown shoppers by constructing a parking structure next to its store on 2<sup>nd</sup> Street SE at Fourth Avenue SE on the site of the CRANDIC station.<sup>109</sup>

During the 1950s and 1960s, architects and planners, exemplified by Victor Gruen and Raymond Loewy, espoused a new type of department store that was climate-controlled and windowless to maximize the use of the perimeter walls for interior flexibility and to focus attention on the merchandise.<sup>110</sup> The Armstrong Department Store adapted these principles in commissioning its new store that opened in 1959 at Third Avenue SE and 3<sup>rd</sup> Street SE. It was designed by David J. Griswold and Associates with interior design by Alvin L. Weidt Associates, both of Minneapolis. Alvin L. Weidt Associates was also involved in the redesign of Newmans Department Store into the home office building of United Fire and Casualty Company in 1963-1964 and the incorporation of a new Woolworth store (1965) into the space at 2<sup>nd</sup> Street SE and Second Avenue SE.

<sup>107</sup> Danek, 53-55.

<sup>108</sup> *Insurance Maps of Cedar Rapids*, 1913, 1949, sheets 23, 26.

<sup>109</sup> *Cedar Rapids Gazette*, Aug. 7, 1961; Danek, 202-203; *Cedar Rapids Gazette*, Jan. 19, 1964.

<sup>110</sup> For general background on Victor Gruen and his principles of department store design see: M. Jeffrey Hardwick, *Mall Maker: Victor Gruen, Architect of the American Dream* (Philadelphia: University of Pennsylvania Press, 2004). See also, Richard Longstreth, *The American Department Store Transformed, 1920-1960* (New Haven: Yale University Press, 2010). "Armstrong to Build April 1," *Cedar Rapids Gazette*, January 3, 1958; "Armstrong's New Store to Be Opened Aug. 13," *Cedar Rapids Gazette*, August 2, 1959.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  40



Woolworth's in the United Fire and Casualty Building on 2<sup>nd</sup> Street SE, 1960s.

Banking remained an important enterprise downtown, as has been discussed previously. The Bohemian Savings and Loan Association asserted its status when it constructed a new bank building at 320 3<sup>rd</sup> Street SE in 1963. Continuing success led the bank to add another floor in 1974.

As has been discussed, the Cedar Rapids Art Center assumed a more prominent identity when it remodeled the Torch Press Building, located at 324 3<sup>rd</sup> Street, next door to the Bohemian bank in 1965 as the home of its new exhibition galleries.

f. Architects and Architectural Styles

The architectural character of downtown Cedar Rapids has been shaped by several prominent Cedar Rapids architects, active between the 1880s and the 1960s, as well as out-of-town architects and architectural firms who specialized in office buildings, department stores, theaters, and civic buildings.

**Cedar Rapids architects:** <sup>111</sup>

**H. J. Bishop**

- Armstrong Department Store, 1911-1913, Second Avenue
- Lyman Building, 1913 ??
- Fidelity Building/Killian's Department Store, 1912, Third Avenue

**William J. Brown** (1878-1970). Graduate of the University of Illinois Architecture School, 1900; trained with firms of Holabird and Roche, Chicago, Kenneth M. Murchison and John Russell Pope of New York. President of Iowa AIA, 1927, 1928. Local architect for design of Veterans Memorial

<sup>111</sup> Architects' information has been compiled from: *American Architects Directory*, 1956, 1962, 1970; *AIA Historical Directory of American Architects*; Shank; Withey and Withey.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 41

Building and City Hall, Cedar Rapids (1928), Scottish Rite Consistory Building No. 2, Cedar Rapids (1928), both with Henry J. Hornbostel. Supervising architect for the Eby Gymnasium (1939) and Sinclair Memorial Chapel (1950), Coe College, Cedar Rapids. Ten public schools for Cedar Rapids with Perkins and Will (1953 on). Formed a partnership with Edward Healey (1953).

American Trust and Savings Bank Building, 1913-1914, 101 2<sup>nd</sup> Street SE

Veterans' Memorial Building/Coliseum/City Hall, 1927-1928, Mays Island

Scottish Rite Temple/Consistory No. 2, 1927-1928, 616 A Avenue NE

**Brown, Healy and Bock**

**Edward Hopkins Healey** (1925-?), FAIA, 1979. Graduate of the University of Illinois School of Architecture, 1950. Joined the firm of W. J. Brown in 1953. Known for public school designs with Perkins and Will in Cedar Rapids, buildings at Mount Mercy University.

Merchants National Bank Annex, 1964, 216 Second Avenue SE

Merchants National Bank parking structure, 1962, 114 3<sup>rd</sup> Street SE

First Presbyterian Church addition, 1962, 310 5<sup>th</sup> Street SE

**Charles A. Dieman/ Dieman and Fiske**

**Charles A. Dieman** (1873-1937). Member of the American Institute of Architects, 1917-1931, president of Iowa AIA, 1921. Began his architectural career in Milwaukee, came to Cedar Rapids in about 1892 and worked for Josselyn & Taylor until 1896. In about 1901, he formed a partnership with Ferdinand C. Fiske, which lasted until about 1910. He remained in practice in Cedar Rapids until 1922, subsequently practicing in Denver, Houston, and Santa Fe, New Mexico. Dieman's Cedar Rapids work was widely varied, ranging from residences to commercial buildings, warehouses, public schools, churches, and fraternal buildings like the Sokol Gymnasium.

Lattner Building, 1910, 213-217 Fourth Avenue

Welch-Cook Building, 1910, 319-323 3<sup>rd</sup> Street SE

Sokol Gymnasium, 1909, 417 3<sup>rd</sup> Street SE

Mullin Building 1914, 219-225 2<sup>nd</sup> Street SE

Cedar Rapids Central Fire Station, 1917-1918, 427 1<sup>st</sup> Street SE

**W. J. Fulkerson** (d.1910?). Member of the American Institute of Architects, 1884. Came to Cedar Rapids in about 1881 and practiced with J.A. Smith until 1886. The partners were founding members in 1885 of the Architectural Association of Iowa. Fulkerson retired in 1909.

Muskvaki Block, 1897, 325 Second Avenue SE

**Hatton, Holmes and Anthony** (Charles B. Anthony)

**Charles Becht Anthony**. Member of the American Institute of Architects, 1923-1929. Listed in 1922 *McCoy's Cedar Rapids City Directory* as part of the firm of Hatton, Holmes and Anthony, architects and engineers. The office was in the Masonic Temple Building. He is credited with the design of the Petersen Baking Company (1921) and the Hutchinson Ice Cream building (1924-1925).

**Norman Hatton** (1885-1957?). Member of the American Institute of Architects, 1945-1957. Born in England, immigrated to Canada, then worked in New York and Chicago. He came to Cedar Rapids in 1919 and formed the firm of Hatton, Klein & Holmes. In 1921, it became Hatton, Holmes and Anthony,

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number E Page 42

architects and engineers, with offices in the Masonic Temple Building. He later maintained an office in the Higley Building in downtown Cedar Rapids, working for two years (1924-1925) with H.E. Hunter. Hatton and Hunter seem to have specialized in residential architecture.

Hutchinson Ice Cream Building, 1925, 200 Fifth Avenue SE

**H[arry] Edgar Hunter.** Member of AIA 1917-1943. Listed in 1922 *McCoy's Cedar Rapids City Directory*. He maintained an office in the Security Bank Building. He was associated in 1924-1925 with Norman Hatton and was known for his residential architecture.

Bever Building, 1923, 417 First Avenue SE

**Josselyn and Taylor**

**Henry S. Josselyn** (1845-1934), FAIA. Studied architecture at the Massachusetts Institute of Technology, then worked in architects' offices in Chicago and Des Moines. He moved to Cedar Rapids in 1882 and formed a partnership with Eugene H. Taylor. They were the best-known architects in the city in the late nineteenth and early twentieth century and designed many of the city's churches, office buildings, civic buildings, as well as residences for well-to-do citizens. Among them were the Carnegie Library, the Security Trust and Savings Bank, the Cedar Rapids Savings Bank, and Brucemore for Caroline S. Sinclair.

**Eugene H. Taylor** (1855-1924), FAIA. Studied architecture at Grinnell College and the Massachusetts Institute of Technology. He formed a partnership with Henry S. Josselyn in 1882. He served as president of the Iowa AIA in 1903 and 1904 and was a member of the Cedar Rapids Zoning Commission.

Granby Building, 1891, 218-230 2<sup>nd</sup> Street SE

Security Building, 1907, 119 Second Avenue SE

Cedar Rapids Savings Bank/Guaranty Bank Building, 1895, 1909, 216-222 3<sup>rd</sup> Street SE

Torch Press Building, 1908, 324 3<sup>rd</sup> Street SE

Grace Episcopal Church, 1890, 525 A Avenue NE

First Presbyterian Church, 1886, 310 5<sup>th</sup> Street SE

Cedar Rapids Public Library, 1905, 420 Third Avenue SE

Burlington, Cedar Rapids and Northern Building, 1885, 1898, 411 First Avenue SE

**Robert R. Mayberry** (d. 1928?). Mayberry has been described as a builder-architect. In 1906, he was a superintendent with Williams and Hunting Co., a sash and door manufacturer. By 1911, he was practicing as an architect. He continued until about 1925.

Lyman [Iowa] Building, 1914, 221 Fourth Avenue SE

**Leo C. Peiffer** (1928-?). Member of the AIA 1959-1978. Born in Cedar Rapids; received a B.S. (1950) and M.S. (1952) in architectural engineering from Iowa State University. After serving two years in the U.S. Chemical Corps, he returned to Cedar Rapids to enter the firm of Crites and McConnell. He established his own firm in 1959. He became known for work for churches and institutions as well as school buildings.

YWCA Addition, 1962, 318 5<sup>th</sup> Street SE

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 43

**J. A. Smith/ Smith and Fulkerson**

J. A. Smith (d. 1886?). Began practicing with William J. Fulkerson in about 1881 until 1886. The two partners were founding members in 1885 of the Architectural Association of Iowa.

Ely Building, 1881, 209-227 3<sup>rd</sup> Street SE

Weller and Dows Building, 1885, 217 3<sup>rd</sup> Street SE (surviving section)

**Other architects**

**George L. Fisher**, Omaha

Iowa Theater, 1927, 102-106 3<sup>rd</sup> Street SE

**David J. Griswold and Associates**, Minneapolis

Armstrong Department Store, 1959, 210-230 Third Avenue SE

**Henry J. Hornbostel**, New York

Veterans Memorial Building/Coliseum, 1927-1928, Mays Island

Scottish Rite Temple/Consistory No. 2, 1927, 616 A Avenue NE

**Ernest Kennedy**, Minneapolis

Higley Building, 1918, 120 Third Avenue SE

**Krenn and Dato**, Chicago

Roosevelt Hotel, 1927, 200 First Avenue NE

**Peacock and Frank**, Milwaukee

Paramount Theater, 1927-1928, 123 Third Avenue SE/305-321 2<sup>nd</sup> Street SE

**Proudfoot, Bird, and Rawson**, Des Moines

American Trust and Savings Bank Building, 1914, 101 2<sup>nd</sup> Street SE

**Joseph W. Royer**, Urbana

Linn County Courthouse, 1925-1926, Mays Island

**James E. Ware and Sons**, New York

YWCA Building, 1911-1912, 318 5<sup>th</sup> Street SE

**Weary and Alford**, Chicago

Merchants National Bank, 1926, 222-226 Second Avenue

**Alvin Weidt Associates**, Minneapolis

United Fire and Casualty Company Building, 1963-1965, 118 Second Avenue SE

Armstrong Department Store, 1959, 210-230 Third Avenue SE

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number E Page 44

**Office of the Supervising Architect of the U.S. Treasury:**

**William Martin Aiken**, U.S. Post Office and Federal Building, 1895, Second Avenue and 3<sup>rd</sup> Street

**James Knox Taylor**, U.S. Post Office and Federal Building, 1908, 303-305 Second Avenue SE

**James A. Wetmore**, U.S. Post Office, Federal Building and Courthouse, 1931-1933, 101 1<sup>st</sup> Street SE

MPDF 1997 summarizes: “The resources seen in the central business district range from simplified examples of architectural styles of the late nineteenth and early twentieth centuries to well-executed forms of the Richardsonian Romanesque, the Renaissance Revival, the Neo-Classical Revival, and the Commercial Style.”<sup>112</sup> The Gothic Revival, Mediterranean Revival, and Georgian Revival styles were also skillfully employed in the design of religious and civic buildings.

The architectural styles seen in downtown Cedar Rapids were prevalent for commercial, civic, and religious buildings in American cities in the late nineteenth and early twentieth centuries. The local architects were schooled in the design of commercial and civic buildings in such styles, while building owners commissioned more specialized buildings, such as large theaters and tall office buildings from non-local architects. As an aspiring and prosperous city, Cedar Rapids gave expression to this prosperity through its downtown architecture.

As architectural styles shifted towards modernism in the 1930s, Cedar Rapids also saw this shift in its new downtown office buildings and additions to older buildings. This shift continued in the design of retail stores and department stores into the 1960s. The Armstrong Department Store in particular was designed in accordance with contemporary principles of retailing. With the demise of the streetcar lines, the increase of automobile traffic placed pressures on downtown to accommodate parking. Consequently, several major parking structures were constructed to support downtown business and commerce. While utilitarian in purpose, the parking structures were designed to fit into their context.

#### **IV. The Development of Industrial Corridors in Downtown Cedar Rapids, 1865-1965**

Downtown Cedar Rapids is located on the east bank of the Cedar River. In the city’s early years, the differentiation between commercial and industrial buildings was a fluid one. Many of them incorporated a variety of uses, often with sales, both wholesale and retail, as well as office space on the ground level, and offices, warehousing, and manufacturing on the upper floors. By the twentieth century, buildings for warehouse and factory use were becoming more specialized.

MPDF 1997 comments: “In Cedar Rapids, the earliest industrial development occurred on the banks of the Cedar River. The city’s early promoters planned industrial sites in lots that fronted on the river and Commercial or 1<sup>st</sup> Street.” Flour milling operations were among the first industries to locate along the river banks. “Other industrial sites along the east bank appeared up and downstream of the commercial core, their locations prompted by the presence of railroad lines and bridges.... The earliest major

<sup>112</sup> Svendsen, MPDF 1997, F:62.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 45

industrial site downstream from the commercial district was the meat packing plant of T. M. Sinclair and Company established in 1871.”<sup>113</sup>

The location of the 4<sup>th</sup> Street Railroad Corridor helped to establish the boundaries of the commercial core. At the same time, “the decision to cede the 4<sup>th</sup> Street right-of-way to the railroads was strategic to the prosperity of downtown Cedar Rapids. The presence of the railroad lines attracted hotels and railroad support facilities to the 4<sup>th</sup> Street alignment.” Factories and warehouses were located along the corridor. “Multiple tracks, switch yards, sidings and private spurs extended through the corridor’s 1-1/2 miles.” Several railroads had downtown freight depots along spur tracks at 1<sup>st</sup> Street and 2<sup>nd</sup> Street. The Chicago, Milwaukee and St. Paul (circa 1885) at 1<sup>st</sup> Street SE north of Sixth Avenue SE; the Illinois Central (circa 1900) at 2<sup>nd</sup> Street SE south of Fifth Avenue SE; and the Chicago, Rock Island and Pacific (circa 1900) at 2<sup>nd</sup> Street SE between Fifth Avenue SE and Sixth Avenue SE. The tracks, yards, spurs, and related buildings are now largely gone.<sup>114</sup>

The tracks of the Chicago, Milwaukee and St. Paul railroad crossed the river and extended along Ninth Avenue SE to connect to the tracks along 4<sup>th</sup> Street:

On the north side of the Ninth Avenue bridge approach, a series of ‘Y’ spur lines and sidings developed by the Chicago, Milwaukee and St. Paul Railroad, Illinois Central Railroad and Chicago, Rock Island and Pacific Railroad extended rail service into the southwestern section of the downtown. The Milwaukee Railroad built the first freight house in the area in the late 1880s. The freight house and an ice house were situated between the river and 1<sup>st</sup> Street SE between Fifth Avenue to Sixth Avenue SE. Milwaukee sidings continued along the rear of the 1<sup>st</sup> Street buildings, as far as Third Avenue and down the middle of 1<sup>st</sup> Street SE as far as Fifth Avenue.

Separate spur lines were operated by the Illinois Central Railroad, [and] the Chicago, Rock Island and Pacific Railroad along the west and east sides of 2<sup>nd</sup> Street SE between Eighth and Fifth Avenues SE. New freight houses were built by both companies shortly after 1900. Together these three spur lines provided critical, central delivery points for railroad freight and were essential to the manufacturing, jobbing and retailing businesses that located along them in subsequent years.<sup>115</sup>

MPDF 1997 describes some of the businesses served by the spur lines along 1<sup>st</sup> Street: “A group of wholesale warehouses in the 500 and 600 block of 1<sup>st</sup> Street SE dealt in products ranging from farm machinery, paper products and electrical supplies to groceries and household wares. The lumber and coal companies included the Linn County Lumber and Coal Company (1906-1909), Cedar Rapids Lumber Company (1909-1922), and Hatch and Brookman’s Lumber Company (1923-1966).”<sup>116</sup>

<sup>113</sup> Svendsen, MPDF 1997, E:28, 30.

<sup>114</sup> Svendsen, MPDF 1997, E:36-37; *Insurance Maps of Cedar Rapids*, 1913, sheet 37.

<sup>115</sup> Svendsen, MPDF, E:39.

<sup>116</sup> Svendsen, MPDF 1997, E:40. It is not clear if these are successive companies at the same location; they do not show up under those names on the *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 37.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 46

Some of the businesses constructed larger buildings closer to the commercial core, such as the Hamilton Brothers Warehouse, 401-411 1<sup>st</sup> Street SE. The company, organized in 1868, was a wholesale dealership in farm machinery, wagons, buggies, seeds and coal. The four-story warehouse was designed by Dieman and Fiske and built in 1899. Hamilton Brothers was succeeded in 1911 by the Warfield-Pratt-Howell Company, the largest wholesale grocery firm in Iowa, which remained in the building until 1928. Its distribution system was aided by the docks on the west side of the building for loading and unloading into rail cars. Then American Transfer and Storage operated the building as a warehouse until it was acquired in 1971 by the Hach Brothers for storage and distribution of janitorial and paper products as they expanded their business from the adjacent property. In the mid-1990s the building was converted for retail, restaurant, and office space, and it remains in that use after it was restored after the 2008 flood.<sup>117</sup>

Immediately to the south of the Hamilton Brothers warehouse at 415 1<sup>st</sup> Street SE is a 1923 warehouse building, now in use as a restaurant. By 1931, the Hach Brothers were operating their wholesale paper business out of the building, branching out into beer distribution after the repeal of Prohibition. Their father, Peter Hach, had established a saloon and bottling works at Thirteenth Avenue SE and 2<sup>nd</sup> Street SE in 1901. His sons expanded into the paper business. In 1949, the building is identified as a warehouse for wholesale paper products.<sup>118</sup> Also on this block is the Central Fire Station, described above. It was strategically located for access to nearby industrial sites.

The John Blaul's Sons Company, a wholesale grocery competitor of Warfield-Pratt-Howell, built its own four-story warehouse, designed by Cedar Rapids architect William J. Brown, in 1914-1915 at 600-608 1<sup>st</sup> Street SE on the east side of the street. The company, which had been founded in Burlington, Iowa, in the 1860s, relocated to Cedar Rapids when this building was constructed. The company was succeeded in the late 1950s by Midwest Food Distributors, which remained in the building until 1994. It was then occupied by a furniture store, the Great Furniture Mart, for about ten years. The building was vacant in 2008 when it was flooded. It is being rehabilitated for a new use.<sup>119</sup>

MPDF 1997 discusses other buildings on the same block as the Blaul's Building that were built during the same decade. These were the Orr Brothers Supply Company (1912), 610-612 1<sup>st</sup> Street SE, suppliers for mills, grain elevator machinery and agricultural implements; J.P. Grissel Cornice Company (1912), 614 1<sup>st</sup> Street SE, manufacturers of metal cornices, window caps, ceilings, and roofing; and the Baker Paper Company (1909 and 1914), 616-618 1<sup>st</sup> Street SE. These buildings could take advantage of the spur tracks on 1<sup>st</sup> Street SE and mid-block between 1<sup>st</sup> and 2<sup>nd</sup> Streets SE. These buildings were demolished in 1998, and their sites remain vacant.<sup>120</sup>

<sup>117</sup> Svendsen, MPDF, 1997, E:40; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 25; J. Edward Sauter, *Hamilton Brothers Building*, National Register of Historic Places Registration Form, NRIS #94001098.

<sup>118</sup> *Insurance Maps of Cedar Rapids*, 1949, sheet 25; Robert C. Vogel, Commercial Building, Iowa Site Inventory Form, 57-10511, 2012, gives the date as 1923. George T. Henry and Mark W. Hunter, *Cedar Rapids Then and Now* (Chicago: Arcadia Publishing, 2003), 42, date the building to c. 1931 and describe the Hach Brothers history.

<sup>119</sup> Svendsen, MPDF 1997, E:40; *Insurance Maps of Cedar Rapids*, 1949, sheet 37; Emily Ryan, John Blaul's Sons Company Warehouse, Iowa Site Inventory Form, 57-09621, 2009; "Contract Let for Grocery Warehouse to Cost \$55,000," *Cedar Rapids Evening Gazette*, July 23, 1914, 11.

<sup>120</sup> Svendsen, MPDF 1997, E:41; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 37; Henry and Hunter (2005), 47;

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 47

While the railroad spur lines served businesses close to the river, the main line tracks along the 4<sup>th</sup> Street railroad corridor between Ninth Avenue SE and Fifth Avenue SE provided factory sites and “excellent warehouse locations.” MPDF 1997 describes the buildings of two businesses that were close to the 4<sup>th</sup> Street railroad corridor that gradually expanded over the years. The Cedar Rapids Marble and Granite Works, 313-315, 317 Third Avenue SE, also known as the Searles and Baxter Company, is located west of the corridor. Its first building was constructed in 1893 and doubled in size in 1905, as depicted in date panels above the upper floor windows. The extensive use of varied stone on the façades was an advertisement for the original business.<sup>121</sup>

The Parlor Furniture Manufacturing Company, established in 1899, was located at 319 Seventh Avenue SE in 1907. Initially a three-story building, it gained a fourth floor to meet the needs of the expanding furniture manufacturing business sometime before 1928. The furniture company remained at this location until 1956. In the aftermath of the 2008 flood, the building was demolished. The site and parcels on either side were combined as the location of the Human Services Campus, sponsored by the United Way of East Central Iowa. The new building, designed by OPN Architects, opened in 2011.<sup>122</sup>

Several large wholesale businesses constructed new buildings along the 4<sup>th</sup> Street railroad corridor in the years after World War I. One of the most prominent was the warehouse of Harper and McIntire Company of Ottumwa, Iowa, built in 1921-1922 at 407 Sixth Avenue SE. The company specialized in supplying wholesale hardware throughout the state of Iowa, and it chose to build in Cedar Rapids because of the advantageous railroad connections. The location was close to Union Station, and a spur line to the west of the building facilitated shipping. The four-story reinforced concrete structure is faced with brick and accented by a tower that conceals a water tank. In 1981 Harper and McIntire transferred the property to Smulekoff’s Furniture which used it as a warehouse.<sup>123</sup>

Danek, 187, discusses the Grissel company.

<sup>121</sup> Svendsen, MPDF 1997, E:42; *Insurance Maps of Cedar Rapids*, 1913, sheet 26; “Searles & Baxter, the Marble Dealers,” *Cedar Rapids Evening Gazette*, December 15, 1894.

<sup>122</sup> Svendsen, MPDF 1997, E:42; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 38;

<http://www.opnarchitects.com/work/human-services-campus/>

<sup>123</sup> Svendsen, MPDF 1997, E:42-43; *Insurance Maps of Cedar Rapids*, 1949, sheet 38; “Close Deal to Build for Hardware Plant,” *Cedar Rapids Gazette*, August 13, 1921, 15; “Big Structure to Go Up This Winter,” *Cedar Rapids Gazette*, September 9, 1921, 15. Smulekoff’s acquired this building after it sold its previous warehouse building at 508-519 1<sup>st</sup> Street SE to make way for the new Cedar Rapids Public Library; see Henry and Hunter (2005), 42.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 48



Harper-McIntire  
Building facing  
Sixth Avenue SE.

The Brown-Evans Manufacturing Company built a two-story factory and warehouse building to fabricate overalls and work clothes at 600 3<sup>rd</sup> Street SE in 1919. In 1937, it was taken over by the Metropolitan Supply Company, which used the upper floor for printing and binding and the lower floor for storage of supplies. The building was converted to office and studio space in about 1999 and is known as the Warehouse on Third.<sup>124</sup>

A block south of Harper and McIntire, the Terry-Durin Company built a two-story brick warehouse at 409-411 Seventh Avenue SE in the late 1910s. The company, which had been founded in 1908, is a wholesale dealer in electrical supplies. A one-story warehouse wing was added in the 1950s or 1960s.<sup>125</sup>

The north side of Sixth Avenue SE between 3<sup>rd</sup> and 4<sup>th</sup> Streets SE is occupied by the Peterson Baking Company complex. The first section of the building, at 308 Sixth Avenue SE, was built in 1910 for the Pure Baking Company. Peterson Baking, an Omaha-based wholesale bakery, acquired the bakery in 1920 and built two large additions to the east, designed by Hatton, Holmes and Anthony, in 1921. The contractors, Lightner Construction Company, often worked with that architectural firm. The location was attractive because of the access to “adequate railway facilities.” The company occupied the entire blockfront by 1939. The section of the building at the corner of 3<sup>rd</sup> Street SE was built in about 1950. Bakery operations were closed in 1965, and the building has been converted to a variety of office and retail shop uses.<sup>126</sup>

<sup>124</sup> Svendsen, MPDF 1997, E:43; *Insurance Maps of Cedar Rapids*, 1949, sheet 38; *Evans Manufacturing Company Building*, National Register of Historic Places Inventory-Nomination Form, NRIS #99000450; Henry, 46.

<sup>125</sup> Svendsen, MPDF 1997, E:43; *Insurance Maps of Cedar Rapids*, 1949, sheet 38; [http://www.terry-durin.com/contactus\\_history.asp](http://www.terry-durin.com/contactus_history.asp).

<sup>126</sup> Svendsen, MPDF 1997, E:43; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 38; “Wholesale Bakery to Operate Plant in City Soon,” *Cedar Rapids Gazette*, January 20, 1920; “Peterson Baking Company to Double Its Capacity,” *Cedar*

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 49

Peterson Baking  
Company complex  
facing Sixth Avenue  
SE

On the east side of the railroad tracks north of Sixth Avenue SE is the Pepsi-Cola Bottling Company complex. The earliest section is a two-story warehouse, built in 1910 for the National Biscuit Company. The warehouse was purchased in 1921 by William Tehel, a soft drink manufacturer and distributor. Tehel acquired a Pepsi-Cola franchise in 1936 and expanded the facility to the east towards 5<sup>th</sup> Street SE. Tehel Bottling officially became the Pepsi-Cola Bottling Company of Cedar Rapids in 1959. Bottling operations stopped in 1995, but the complex remains a distribution facility.<sup>127</sup>

The French-Stamats Company was established in 1923 as a promotions and advertising agency for Midwest retail stores. In 1933 the company acquired a national magazine and realized that it needed more space for printing and distribution. It acquired at site on Sixth Avenue SE at 5<sup>th</sup> Street SE and constructed a new building in 1935 that accommodated offices, printing and photo engraving facilities, a bindery, and storage and shipping space. The company was renamed Stamats Publishing Company after French's death in 1934 and Stamats Communications in 1960. The company continued to expand. When the printing plant was converted to office space in 1998, another main entrance was added at 615 5<sup>th</sup> Street SE. The company remains in the building.<sup>128</sup>

Another group of industrial/warehouse buildings in the downtown core is located on or near 3<sup>rd</sup> Street SE between Fourth Avenue SE and Fifth Avenue SE. This location is just north of the Rock Island

*Rapids Gazette*, January 7, 1921; "Work on Baking Plant," *Cedar Rapids Gazette*, July 22, 1921.

<sup>127</sup> *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 38; "Tehel Buys Storage Plant," *Cedar Rapids Gazette*, July 13, 1921, 8; "Soda Waters Prepared at Tehel Plant," *Cedar Rapids Republican*, April 12, 1925, 3; "Bottling To End at C. R. Pepsi Plant," *Cedar Rapids Gazette*, Nov. 18, 1995, 1E; Henry and Hunter (2005), 46; Camilla R. Deiber, William Tehel Bottling Co., Iowa Site Inventory Form, 57-09483, 2009.

<sup>128</sup> *Insurance Maps of Cedar Rapids*, 1949, sheet 38; "Back to Its Roots," *Cedar Rapids Gazette*, March 15, 1998, 1C; Danek, 220.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 50

railroad spur. Three of the buildings have been discussed above under the commercial and office blocks section.

The six-story Welch-Cook Company Building was built in 1909-1910 for the Welch-Cook Company, a wholesale drygoods and men's garments manufacturer. Located at 319-323 3<sup>rd</sup> Street SE at Fourth Avenue SE at the edge of the commercial core, the building was designed by architect Charles A. Dieman. The reinforced concrete structure uses the Turner flat slab system, ideal for open manufacturing spaces. The Collins Radio Company, predecessor of Collins Rockwell, purchased the building in 1945, when it was expanding its operations during World War II. It used the space as a warehouse and for light manufacturing.<sup>129</sup>

The Iowa Building, 221 Fourth Avenue and 411 3<sup>rd</sup> Street, is across the street from Welch-Cook. The seven-story steel and reinforced concrete building was built in 1913-1914 to house the Lyman Company, millinery manufacturers. It was designed by Cedar Rapids architect Robert Mayberry.<sup>130</sup>

The three-story Fawcett Building, 119 Third Avenue SE between 1<sup>st</sup> and 2<sup>nd</sup> Streets SE, is a smaller scale version of a warehouse building, constructed in 1906. It was built by Charles E. Fawcett to house his jobbing service for machine, mill, and electrical supplies. The store was on the first floor with a machine shop at the rear along the alley.<sup>131</sup>

The Hutchinson Ice Cream Building is located at 200 Fifth Avenue SE. The company was founded in 1905 and incorporated in 1911. It had been located on the west side of the river at H Street SW at Spring Street SW, south of Fifth Avenue SW. The two-story office and factory building, "designed and built to conform to the most rigid sanitary laws," was designed by Hatton, Holmes and Anthony and built in 1924-1925 by the Lightner Construction Company. It was purchased by the Borden Company in 1945 and operated as the Borden Company-Hutchinson Ice Cream Division until 1956. The building has been converted for office use and is the home of OPN Architects.<sup>132</sup>

As discussed above, industrial and warehousing activity remained an important aspect of downtown Cedar Rapids following World War II, which is reflected by the expanded period of significance ending in 1965. Although most of this activity occurred in existing buildings or in buildings that were expanded to meet new industrial needs, many older buildings were demolished, to be replaced by newer buildings or parking lots.

<sup>129</sup> Svendsen, MPDF 1997, E:15. "To Occupy New Building," *Collins Column* 26, July 1945. Collins Radio occupied space in several other downtown buildings during World War II, including the Iowa Theater for its purchasing and accounting departments and the credit union; the Shriners Temple for an assembly plant; Smulekoff's Furniture for spare parts storage; and the Arco Building for its instruction book, maintenance, and accounting departments. *Collins Column* 26, May 1945.

<sup>130</sup> Svendsen, MPDF 1997, E:15.

<sup>131</sup> Svendsen, MPDF 1997, F:64. "Will Erect a 3-Story Block," *Cedar Rapids Gazette*, August 9, 1905.

<sup>132</sup> *Insurance Maps of Cedar Rapids*, 1913, sheet 86; 1949, sheet 26; Camilla R. Deiber, Hutchinson Ice Cream Building, Iowa Site Inventory Form, 57-10464, 2010; "Ice Cream Plant Under Way," *Cedar Rapids Gazette*, April 2, 1921; *Cedar Rapids Republican*, [x], 1925, 15; Henry and Hunter (2003), 41.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number E Page 51

MPDF 1997 concludes: “The balance of the 4th Street Railroad Corridor north of Fifth Avenue passes along the eastern edge of downtown. Through the years, this stretch of the 4<sup>th</sup> Street [corridor] was the section most intensely used for railroad purposes. Freight depots, separate and combined passenger stations, engine houses, coal and sand tipples and water tanks were all located between Fifth Avenue SE and E Avenue NE. Whether present for utilitarian or showpiece purposes, the presence of these structures was an indicator of the importance of railroading in Cedar Rapids. Their disappearance during the 1960s and 1970s, marked an abrupt end to the importance of the 4<sup>th</sup> Street Railroad Corridor as a major route of mass transit [sic].”<sup>133</sup> Nonetheless, the presence of the railroad tracks is a reminder of the importance of the railroads to downtown business and industry.

*Architects and Architectural Styles*

Some of the properties associated with industrial development were designed by prominent Cedar Rapids architects. All have been discussed above.

**William J. Brown**

John Blaul’s Sons Warehouse, 1914-1915, 600 1<sup>st</sup> Street SE

**Charles A. Dieman/ Dieman and Fiske**

Hamilton Brothers Warehouse Building, 1899, 401-411 1<sup>st</sup> Street SE

Welch-Cook Building, 1909-1910, 319-323 3<sup>rd</sup> Street SE

**Hatton, Holmes and Anthony**

Peterson Baking Company Building, 1921, 308 Sixth Avenue SE

Hutchinson Ice Cream Company Building, 1925, 200 Fifth Avenue SE

**Robert R. Mayberry**

Iowa Building, 1914, 221 Fourth Avenue SE

Surviving buildings that are associated with the development of the industrial corridors in downtown Cedar Rapids are not readily classified by architectural style. Most have substantial brick walls with contrasting detail, sometimes with minimal ornament that references style, in stone or terra cotta. Interior construction with heavy timbers, iron columns, or reinforced concrete columns and flat floor slabs was designed to accommodate the weight of machinery for manufacturing and of goods and products for storage and shipping.

**V. The Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880 – 1965**

MPDF 1997 notes that Bohemians or Czecho-Slovaks made up the city’s largest immigrant group and were the only one associated with distinct areas of the city. They began to arrive in the 1850s with increasing numbers in the 1870s and 1880s. “By the turn-of-the century, Bohemians had established

<sup>133</sup> Svendsen, MPDF 1997, E: 43. “Mass transportation” may be a more accurate term.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  52

dozens of social and cultural institutions, were well-represented in elected positions in local government, and were active and successful participants in the city’s bustling economy. The city’s first Bohemians populated a multi-block area that extended south of the downtown from Fifth Avenue SE to the city limits where the T.M. Sinclair and Company meat packing plant was located in 1871.”<sup>134</sup>

The heart of the Bohemian business and social community was situated along 3<sup>rd</sup> Street SE, south of the downtown core beginning at Tenth Avenue SE and extending to the Sinclair plant at Sixteenth Avenue SE. However, several important institutions were established in the downtown area. MPDF 1997 comments: “Another Bohemian organization that had several locations along 3<sup>rd</sup> Street SE was the Cedar Rapids Sokol Association founded in 1873 as a branch of the Ctenarsky Spolek or Bohemian Reading Society. Similar to the German turnvereins, the Sokol Association was a gymnastic organization dedicated to educating its members on physical fitness and moral conduct. One location was an adapted residence near the corner of 3<sup>rd</sup> Street and Seventh Avenue SE, which they acquired in 1896 and added onto in 1901. This [location] proved insufficient for the group, and in 1907-[19]08 a three-story building was constructed at the south edge of the downtown at 417 3<sup>rd</sup> Street SE. Retail tenants, including the Bohemian Savings and Loan Association, helped [to defray] the construction cost and operating expense of the new building.”<sup>135</sup> The new Sokol Building was designed by the prominent Cedar Rapids architect Charles A. Dieman and incorporated spaces for a swimming pool, a large gymnasium, meeting rooms, and an auditorium, all of which were important to the activities of the Sokol.<sup>136</sup>



Sokol Gymnasium  
Building on 3<sup>rd</sup>  
Street SE.

<sup>134</sup> Svendsen, MPDF 1997, E: 52.

<sup>135</sup> Svendsen, MPDF 1997, E: 58.

<sup>136</sup> Henry and Hunter (2005), 39; Jan Olive Full, *Sokol Gymnasium*, National Register of Historic Places Registration Form, NRIS #13000274 (Cedar Rapids: Linn County Historical Society, 2013).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number  E  Page  53

The Cedar Rapids YWCA, which has been discussed above, had its origins in the Bohemian Young Women’s Union, founded in 1891.

Bohemian Savings and Loan, founded in 1891, was influential in the growth of the Bohemian neighborhood, financing 955 homes during the first forty years of its existence. In 1963, it built a new bank building at 320 3<sup>rd</sup> Street SE, up the street from the Sokol Building. The building was enlarged with an additional story in 1974.<sup>137</sup>

Members of the local Bohemian-Czech community were active in downtown businesses. Several of these businesses have been discussed in the Central Business District context above. They include the following:

The Kubias Hardware Company, whose family members were Czech immigrants, was located in three different buildings downtown, most recently at 307 Third Avenue SE, before the company went out of business. The Hach Brothers, whose family business had begun in the Bohemian commercial district, expanded their operations in the 1930s, first into a warehouse at 415 1<sup>st</sup> Street SE, and then into the adjacent Hamilton Brothers warehouse at 401-411 1<sup>st</sup> Street SE in 1971. Other members of the Bohemian community operated saloons, restaurants, and cafes throughout the downtown core. The Sindelar saloon building at 116 Third Avenue SE is one that survives.



Sindelar Saloon  
Building, 116  
Third Avenue SE

<sup>137</sup> “Bohemian Savings and Loan Association To Hold Open House,” *Cedar Rapids Gazette*, November 28, 1963, 20.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 54

**F: Associated Property Types**

**I. Name of Property Type: Districts, Buildings, Structures, Sites and Features  
Associated with Central Business District Development in Cedar Rapids, 1880 – 1965**

**a. Properties Associated with Riverfront Development and May’s Island**

**Description**

Historic resources in this property type are located on May’s Island and the east bank of the Cedar River. They date from the period 1898 (the oldest surviving bridge) to 1935, when the civic center on the island and east bank was largely completed.

Eligible resources consist of government buildings, public open space, and bridges. The three government buildings, constructed between 1925 and 1933, are imposing examples of classically inspired Beaux-Arts architecture that helped to define a new governmental center for Cedar Rapids and Linn County. Historically the buildings were linked by landscaped public open space on the island and the river bank. The three concrete-arch bridges for automobiles and pedestrian traffic that span the island were crucial to the development of the city on both side of the river. The steel-truss railroad bridge spans the river north of the island.

**Significance**

May’s Island is significant for its association with the growth of Cedar Rapids in the early twentieth century and the establishment of a new governmental center that created a link between the two sides of the river. It is associated with the National Register areas of significance *Community Planning and Development* and *Government*. The three governmental buildings are significant as distinguished examples of Beaux-Arts inspired architecture. Its significance has been recognized by listing on the National Register in 1978.

The concrete-arch bridges spanning the island and the river and steel-truss railroad bridge spanning the river have been crucial to the ongoing development of the city and are associated with the National Register areas of significance *Community Planning and Development* and *Transportation*. The significance of the First Avenue Bridge has been recognized by listing on the National Register in 1998.

**Registration Requirements**

**Areas of Significance**

A property on May’s Island and the east bank of the Cedar River may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 55

**Criterion A**

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to the establishment of a governmental center and related development on both sides of the river. To contribute to a historic district, a property must have been built during the period of significance (1898 to 1935) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development on May’s Island and the adjacent east bank during the period of significance.

**Criterion B**

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids’ history during the period of significance. Such properties must be associated with the productive life of such persons.

**Criterion C**

To meet Criterion C, a property will be a contributing resource to historic district or meet Criterion C individually. The buildings in this area are notable examples of Beaux-Arts inspired architecture designed by distinguished architects. The bridges are notable engineering structures.

To meet Criterion C individually, a property must be a distinctive example of Beaux-Arts inspired architecture or be designed by a distinguished architect or be a notable engineering structure.

To meet Criterion C as a district, a group of properties must be a cohesive concentration of properties that, considered collectively, is a significant expression of Beaux-Arts inspired architecture.

**Criterion D**

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown Cedar Rapids. It is known from the history of May’s Island that several commercial buildings and earlier bridge structures were located on the island.

**Integrity Considerations**

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property’s expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 56

even or person and a historic property.<sup>138</sup> Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

To retain integrity, buildings must generally retain architectural composition, ornamental treatments, and materials of the exterior elevations. Retention of original massing and scale, roof form, and patterns of window and door openings is required. Because of the location and susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building’s integrity. A small addition that is on the side or rear elevation of a building and that is subservient to the appearance of the building would not compromise the building’s integrity. Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other. In the case of historic bridge structures, they must generally retain enough physical features and historic or appropriate replacement materials to effectively convey the significance of its engineering design.

**b. Properties Associated with the Commercial Core of Downtown Cedar Rapids**

**Description**

The historic resources in this property type are located within the commercial core of downtown Cedar Rapids, which extends from A Avenue NE to Sixth Avenue SE between 1<sup>st</sup> Street SE and 6<sup>th</sup> Street SE. They span a period from 1880 (the date of the oldest surviving buildings) to 1965 (the 50-year cutoff for National Register listing). Eligible resources consist of properties associated with the financial sector (banks and insurance companies), retail goods sector, commercial blocks and office buildings, and hotels and theater buildings. Period parking structures are associated with several of these resources.

While the properties associated with the financial sector have played a major role in the commercial core, the buildings themselves are classified as commercial blocks and office buildings. These buildings are divided among: a) relatively small scale buildings of two or three stories, and b) large high rise office buildings that range in height from eight to twelve stories. The buildings reflect a range of architectural styles, including Romanesque Revival, Renaissance Revival, Neo-Classical Revival, Early Twentieth Century commercial, Art Deco, and Modern. They range in date from the 1880s to the 1960s. Most employ fireproof construction and are faced with brick, stone, and/or terra cotta. Most have ground floor-level storefronts for retail or office use. Facades above the ground floor level are articulated by regularly spaced window openings.

Properties associated with the retail goods sector are divided among: a) buildings devoted to specialty businesses, and b) department stores. Buildings devoted to specialty businesses are usually two or three stories in height and are faced with brick, stone, and/or terra cotta above ground-level storefronts with large display windows. The buildings display a variety of stylistic features, but many are examples of the early twentieth-century commercial style. They range in date from the 1880s to the 1930s.

<sup>138</sup> *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1997), 44-45.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 57

Department stores are usually larger in scale than specialty business buildings. They range in height from three to five stories and are faced with brick, stone, and/or terra cotta above ground-level storefronts with large display windows. Large window openings also light the upper floors in many cases.

Both hotels and theater buildings supported entertainment activities in downtown Cedar Rapids. The surviving buildings reflect the city’s development boom of the 1920s. They are large in scale, display ornate stylistic features based on Renaissance Revival, Mediterranean Revival, and Georgian Revival sources, and were designed by architects who specialized in those types of buildings.

**Significance**

The commercial core is significant for its association with the commercial development of downtown Cedar Rapids from the 1880s to the 1960s. Historic resources are significant for the development of the central business district and its architectural character and are associated with the National Register areas of significance *Commerce, Entertainment/Recreation, and Architecture*.

**Registration Requirements**  
**Areas of Significance**

A property in the commercial core may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

**Criterion A**

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it reflects the development of the commercial core. To contribute to a historic district, a property must have been built during the period of significance (1880 to 1965) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development in the commercial core during the period of significance.

**Criterion B**

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids’ history during the period of significance. Such properties must be associated with the productive life of such persons. Within the commercial core, such persons may be associated with the financial sector, the retail goods sector, or other aspects of Cedar Rapids commerce.

**Criterion C**

To meet Criterion C, a property will be a contributing resource to historic district or meet Criterion C individually. Many of the buildings in the commercial core are notable examples of major late

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 58

nineteenth- and early twentieth-century architectural styles designed by distinguished architects. Some buildings are notable for their use of materials and flat-slab construction methods employing Turner or similar interior columns. Others may represent transitional styles and embody distinctive characteristics of a type, period, or method of construction.

To meet Criterion C individually, a property must be a distinctive example of one of the architectural styles or structural methods described above or be designed by a distinguished architect or be a notable engineering structure. Its size, form, and design treatment reflects late nineteenth and twentieth-century commercial development in Cedar Rapids.

To meet Criterion C as a district, a group of properties must be a cohesive concentration of properties that, considered collectively, is a significant expression of the architectural styles described above. To contribute to a historic district, a property does not need to represent a distinctive design, but it must demonstrate at least the influence of one of the architectural styles listed above.

**Criterion D**

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown. The commercial core of Cedar Rapids has been the site of many earlier buildings. Because of demolition due to urban redevelopment and damage following the flooding in 2008, sites with the potential to meet Criterion D may survive.

**Integrity Considerations**

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property’s expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.<sup>139</sup> Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

MPDF 1997 provided the following integrity considerations that are applicable to this property type: “A property should be considered eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the central business district during all or part of the [period]

<sup>139</sup> *How to Apply*, 44-45.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 59

covered by this historic context. If a building no longer has the ability to provide information with respect to building type, construction technique or other related subject matter of scholarly interest within this context, it should be considered ineligible. Modifications of storefronts including changes in windows, transoms, doors, and exterior finishes are to be expected in surviving commercial neighborhoods such as those in the commercial core. If the modifications do not detract from the overall design and proportions of the building, the building should be considered eligible.”<sup>140</sup>

Integrity can be further refined to differentiate among buildings of smaller and larger scale. Almost every building in this property type has a ground-level storefront. Regardless of size, a building generally must retain the architectural composition, ornamental treatments, and materials of the exterior elevations. Retention of the original massing and scale, roof form, and pattern of window openings above the ground-floor level is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Easily reversible alterations, such as the addition of fire escapes or covering of windows, will not be defined as significant. Major changes to storefronts are more likely to compromise integrity of smaller scale buildings than larger buildings. The manner in which important storefront elements are treated will be evaluated. Such elements include entrances, transoms, shop windows, ornamentation, and awnings. In general, modifications made to storefronts more than 50 years ago will likely be considered significant in their own right if they have been preserved relatively intact. Because of the location of the commercial core and its susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building’s integrity. A small addition that is on the side or rear elevation of a building and that is subservient to the appearance of the building will not compromise the building’s integrity. The installation of skywalks within existing window openings or between buildings on side and rear elevations will not compromise a building’s integrity.<sup>141</sup> Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other.

<sup>140</sup> Svendsen, MPDF 1997, F:63.

<sup>141</sup>The downtown skywalk system was introduced in 1980 to link two major parking structures to the downtown area at the second floor level. Gregg Pospisil, “Skywalks Begin to Link Downtown Cedar Rapids,” Archive Attic, November 21, 2008, <http://archiveattic.files.wordpress.com/2008/11/skywalks-begin-to-link-downtown-cedar-rapids/>

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 60

**c. Properties Associated with the Fourth Street Railroad Corridor**

**Description**

Historic resources in this property type are located along or on the Fourth Street Railroad Corridor along the eastern edge of the central business district. They date from the 1850s to the 1960s.

Eligible resources consist of the railroad corridor itself, railroad support buildings, and other buildings, such as hotels, that were located adjacent to the railroad corridor. The main surviving element of the railroad corridor is the railroad roadway. Most of the railroad support buildings and related facilities have been removed; however, the Burlington, Cedar Rapids and Northern headquarters building survives.

**Significance**

The Fourth Street railroad corridor is significant for its association with the commercial development of downtown Cedar Rapids from the 1850s, when it was first established, to 1965. Historic resources are significant for the development of the railroads as they supported the development of the central business district and are associated with the National Register areas of significance *Commerce* and *Transportation*.

**Registration Requirements**

**Areas of Significance**

A property associated with the Fourth Street Railroad Corridor may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

**Criterion A**

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to the development of commerce or transportation along the railroad corridor. To contribute to a historic district, a property must have been built during the period of significance (1850s to 1965) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development along or on the Fourth Street Railroad Corridor during the period of significance.

**Criterion B**

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' history during the period of significance. Such properties must be associated with the productive life of such persons. Along the Fourth Street railroad corridor, such persons will be associated with the railroads.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 61

**Criterion C**

To meet Criterion C, a property must individually embody distinctive architectural design or construction methods, particularly if they are associated with significant railroad lines, or represent the work of a master.

**Criterion D**

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown. The Fourth Street Railroad Corridor of Cedar Rapids has been the site of many earlier buildings and structures. Because of demolition due to urban redevelopment and damage following the flooding in 2008, sites with the potential to meet Criterion D may survive.

**Integrity Considerations**

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property’s expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.<sup>142</sup> Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

To retain integrity, a railroad building must retain architectural composition, ornamental treatments (if so designed), and materials of the exterior elevations. Retention of original massing and scale, roof form, and patterns of window and door openings is required. A small addition that is on the side or rear elevation of a building and that is subservient to the appearance of the building would not compromise the building’s integrity. Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other. In the case of the historic railroad roadway, which evolves over time, it must generally retain its location, tracks, pattern of cuts and fills, and materials.

<sup>142</sup> *How to Apply*, 44-45.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 62

**d. Properties Associated with Religious and Civic Organizations**

**Description**

The historic resources in this property type are located throughout the Central Business District and are connected to various religious groups, civic and fraternal organizations, and government entities. Significant resources date from 1851 (the oldest surviving element of the First Episcopal Church) to the 1960s, when additions were made to several older buildings. Eligible resources consist of public open spaces, churches, public library/art museum, fire station, post offices, civic and fraternal buildings containing public halls, meeting rooms, and athletic facilities.

Many of these buildings were designed by distinguished local and national architects. They display a variety of period architectural styles, including Gothic Revival, Renaissance Revival, Romanesque Revival, and Neo-Classical Revival. They are substantial buildings of masonry construction, usually fireproof.

**Significance**

While the Central Business District is significant for its association with business, commerce, and the growth of Cedar Rapids, the area has always included religious and civic organizations and institutions that both benefited from their location in the Central Business District and have in turn provided support for the business owners, workers, customers, patrons, and visitors in the Central Business District. Many of the buildings represent the work of distinguished architects or are examples of notable architectural styles. They are associated with the National Register areas of significance *Architecture, Social History, Entertainment/Recreation, and Government*.

**Registration Requirements**

**Areas of Significance**

A property associated with religious and civic organizations and institutions may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

**Criterion A**

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to a religious and/or civic organization. To contribute to a historic district, a property must have been built during the period of significance (1851 to 1965) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development in the Central Business District during the period of significance.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number F Page 63

**Criterion B**

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' religious and/or civic organizations during the period of significance. Such properties must be associated with the productive life of such persons.

**Criterion C**

To meet Criterion C, a property will be a contributing resource to historic district or meet Criterion C individually. The religious and civic buildings in the Central Business District are notable examples of late nineteenth and early twentieth-century architecture designed by distinguished architects.

To meet Criterion C individually, a property must be a distinctive example of one of the architectural styles described above and whose size, form, and design treatment reflect the development of these buildings in Cedar Rapids architecture or be designed by a distinguished architect.

To meet Criterion C as a district, a group of properties must be a cohesive concentration of properties that, considered collectively, are a significant expression of the architectural styles listed above.

**Criterion D**

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown. The religious and civic buildings in the Central Business District have been built on the sites of earlier buildings and structures. Because of demolition due to urban redevelopment and damage following the flooding in 2008, sites with the potential to meet Criterion D may survive.

**Integrity Considerations**

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.<sup>143</sup> Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

<sup>143</sup> *How to Apply*, 44-45.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 64

To retain integrity, buildings of this property type generally must retain the architectural composition, ornamental treatments, and materials of its exterior elevations. Retention of original massing and scale, roof form, and patterns of window and door openings is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Because of the location of some of these buildings and their susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building’s integrity. Some buildings have additions that fall within the period of significance. An addition that postdates the period of significance, is located on the side or rear elevation of a building, and is subservient to the appearance of the building would not compromise the building’s integrity. Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other.

**e. Historic Districts and Individually Eligible Properties**

*Eligible and Potentially Eligible Properties in the Central Business District*

The Central Business District Survey Area contains 235 properties in 2014. Within this area, MPDF 1997 identified 59 eligible and potentially eligible properties. Of those, 52 survive, while seven have been demolished since 1997. All properties are individual with the exception of the May’s Island Historic District. Prior to 1997, eight of the identified properties, including the May’s Island Historic District, were listed on the National Register of Historic Places. Subsequently, three additional properties were listed on the National Register.

The majority of the properties, including eight of the National Register listed properties, are proposed for inclusion in the boundary of the proposed Cedar Rapids Central Business District Historic District.

**Proposed Central Business District Historic District Properties**

Address	Name	Date	Status/2014 recommendation	Previous review
200 First Avenue NE	Roosevelt Hotel	1927	C, NRHP 1990	1997: NRHP
203 First Avenue SE	Cerny/Syndicate Clothing Co.	1900	C	2009: not eligible
207 First Avenue SE	Stauffacher, McCook & Cerny/Syndicate Clothing Co.	1889	C	2009: not eligible
211 First Avenue SE	Craemer’s Dept. Store	1889	PC	2009: not eligible
213 First Avenue SE	Reps Dry Goods/Neisner’s Store	1900	PC	2009: not eligible
231 First Avenue SE	Parking lot			
323-325 First Avenue SE	Parking structure	2013	NC	

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number F Page 65

411 First Avenue SE	BCR&N Building	1885, 1898	C	1997: eligible 2010: eligible
417 First Avenue SE	Bever Building	1923	C	1997: eligible
421 First Avenue SE	Faulks Building	1915	C	
427 First Avenue SE	Albert Auto	1950	NC	
118 Second Avenue SE/125 2 <sup>nd</sup> Street SE	United Fire & Casualty Building	1923, 1963- 1965	C	1997: eligible 2010: not eligible
115 Second Avenue SE	Parking lot			
119 Second Avenue SE/203 2 <sup>nd</sup> Street SE	Security Bank Building	1907	C, NRHP 1977	1997: NRHP
206 Second Avenue SE/118-124 2 <sup>nd</sup> Street SE	Warriner Building/Armstrong Department Store	1890, 1911, 1936	C	1997: eligible 2010: not eligible
208 Second Avenue SE	Craemer's Dept. Store Annex	1936	C	
216, 222-226 Second Avenue SE	Merchants National Bank and Annex	1926, 1964	C, individually eligible	1997: eligible 2010: eligible
201-213 Second Avenue SE/200-212 2 <sup>nd</sup> Street SE	Dows Building	1910, 1930	C	1997: eligible 2010: eligible
215-219 Second Avenue SE	Martin Dry Goods Building	1901	C	2011: not eligible
225 Second Avenue SE	Jones & Luberger Furniture Building	1880	C	2010: not eligible
320 Second Avenue SE	Cedar Rapids Cornice Works Building	1900	C	1997: eligible 2010: not eligible
322-330 Second Avenue SE	Parking structure	2013	NC	
303-305 Second Avenue SE	Cedar Rapids Post Office and Federal Building	1908	C, NRHP	1997: NRHP
315 Second Avenue SE	Vacant site (building demolished in 2014)			
317 Second Avenue SE	Parking Lot			
325 Second Avenue SE	Muskvaki Block	1897	C	1997: eligible; 2010: not eligible
402 Second Avenue SE	Goodyear Tire	1961	NC	
419-421 Second Avenue SE	Coffits Building	1904	C	1997: eligible 2010: eligible

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number F Page 66

420 Second Avenue SE	Canfield Hall	1907	C	
427 Second Avenue SE	Commercial Building	1915	PC	
116 Third Avenue SE	Sindelar Saloon	1900	C	1997: eligible; 2012: C to HD
120 Third Avenue SE/225 2 <sup>nd</sup> Street SE	Higley Building	1918	C; individually eligible	1997: eligible 2010: eligible
117 Third Avenue SE	Commercial Building	1890, 2012	NC	
119 Third Avenue SE	Fawcett Building	1906	C	1997: eligible
123 Third Avenue SE/305-321 2 <sup>nd</sup> Street SE	Paramount Theater Building	1927- 1928	C; NRHP 1976	1997: NRHP
210-230 Third Avenue SE/221 3 <sup>rd</sup> Street SE	Armstrong Dept. Store Building	1959	C	2010: not eligible
201-211 Third Avenue SE/300-316 3 <sup>rd</sup> Street SE	Fidelity Building/Killian's Department Store	1913	C	
223 Third Avenue	Town Center	1991	NC	
302-308 Third Avenue SE/ 216-224 3 <sup>rd</sup> Street SE	Cedar Rapids Savings Bank/Guaranty Bank and Trust	1896, 1910	C; individually eligible	1997: eligible
316 Third Avenue SE	Strand Theater	1915	C	1997: eligible 2010: eligible
320 Third Avenue SE	Bank parking lot		NC	
303 Third Avenue/302-308 3 <sup>rd</sup> Street SE	Arco Building	1930	C	1997: eligible 2010: eligible
307 Third Avenue SE	Cedar Rapids Supply Co. Building	1902	C	1997: eligible 2010: eligible
313-317 Third Avenue SE	Cedar Rapids Marble & Granite Works	1893, 1905	C	1997: eligible
410 Third Avenue SE	Cedar Rapids Museum of Art	1989	NC	
428 Third Avenue SE	Cedar Rapids Public Library, now part of art museum	1905	C	1997: NRHP (misidentified)
213-217 Fourth	Lattner Auditorium	1910	C; NRHP	1997: NRHP

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number F Page 67

Avenue SE	Building			
219 Fourth Avenue SE	Parking lot			
221 Fourth Avenue SE	Iowa Building	1914	C; NRHP 1983	1997: NRHP
200 Fifth Avenue SE/419 3 <sup>rd</sup> Street SE	Hutchinson Ice Cream Building	1925	C	1997: eligible 2012: eligible
101 2 <sup>nd</sup> Street SE	American Building	1914	C; individually eligible	1997: eligible; 2010: eligible
107 2 <sup>nd</sup> Street SE	Commercial Building	1970	NC	
109 2 <sup>nd</sup> Street SE	J.C. Penney	1942 and later	NC	
100 2 <sup>nd</sup> Street SE	Golden Eagle Building	1886	C; individually eligible	1997: eligible
110 2 <sup>nd</sup> Street SE	Kozlovsky Building	1911	C	
112 2 <sup>nd</sup> Street SE	The Pall Mall	1910	C	
209 2 <sup>nd</sup> Street SE	Commercial Building	1967	NC	
213 2 <sup>nd</sup> Street SE	Commercial Building	1900 and later	NC	
219-225 2 <sup>nd</sup> Street SE	Mullin Building	1912	C; individually eligible	1997: eligible; 2010: eligible
218-230 2 <sup>nd</sup> Street/200 Third Avenue SE	Granby Building	1891	C; individually eligible	1997: eligible; 2010: eligible
324 2 <sup>nd</sup> Street SE	Killian's parking structure	1964	C	
102-106 3 <sup>rd</sup> Street SE	Iowa Theater	1928	C; individually eligible	1997: eligible; 2009: eligible
114 3 <sup>rd</sup> Street SE	Merchants National Bank parking structure	1961	C	
209 3 <sup>rd</sup> Street SE	Ely Building	1881	C	
215 3 <sup>rd</sup> Street SE	Drew/The Hub Store	1894	C	
217 3 <sup>rd</sup> Street SE	Weller & Dows/Union Hotel	1888	C	2010: eligible
319-323 3 <sup>rd</sup> Street SE	Welch-Cook Building	1909- 1910	C; individually eligible	1997: eligible 2010: eligible
320 3 <sup>rd</sup> Street SE	Bohemian Savings & Loan Association	1963, 1974	PC	
324 3 <sup>rd</sup> Street SE	Torch Press Building/Cedar Rapids Art Museum	1908, 1964	C	2009: eligible

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number F Page 68

417 3 <sup>rd</sup> Street SE	Sokol Gymnasium	1909	C; NRHP 2013	1997: eligible
117 5 <sup>th</sup> Street SE	Palmer Building	1915	C; individually eligible	1997: eligible 2010: eligible

The 12 properties in the following table are outside the proposed historic district boundary. Three are already listed on the National Register. One National Register listed property has been demolished. Seven are potentially eligible. One is not eligible.

Address	Name	Date	Status/2014 recommendation	Previous review
813 First Avenue SE	Iowa Masonic Library	1955	Eligible	
526 Second Avenue SE	Inter-State Building	1905	Eligible	1997: eligible 2010: eligible
97 Third Avenue SE	Smulekoff's Furniture	1904, 1941	Eligible	1997: eligible 2011: eligible
600 Third Avenue SE	First Universalist Church	1878	Demolished 2011	1997: NRHP
9xx Third Avenue SE	Immaculate Conception Catholic Church	1914	Potentially eligible	1997: eligible
501 A Avenue NE	St. John the Baptist Greek Orthodox Church	1940	Potentially eligible	1997: eligible
525 A Avenue NE	Grace Episcopal Church	1890, 1962	Not eligible	1997: eligible 2010: ineligible
616 A Avenue NE	Scottish Rite Temple/Consistory No. 2	1899, 1927	NRHP 1999	1997: eligible
427 1 <sup>st</sup> Street SE	Central Fire Station (No. 1)	1917- 1918	NRHP 2014	1997: eligible
310 5 <sup>th</sup> Street SE	First Presbyterian Church	1886, 1962	Eligible	1997: eligible 2010: eligible
312 5 <sup>th</sup> Street SE	YWCA	1912	Eligible	1997: eligible
512 6 <sup>th</sup> Street	Bethel African Methodist	1931	NRHP 2013	2000:

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 69

SE	Episcopal Church			eligible
----	------------------	--	--	----------

**II. Name of Property Type: Buildings, Structures, Sites and Features Associated with  
 Development of Industrial Corridors in Downtown Cedar Rapids, 1865 – 1965**

**Description**

The historic resources in this property type are related to rights-of-way along major trunk line railroads that pass through downtown Cedar Rapids. While railroad structures have been removed from the rights-of-way, the historic railroad alignments, related spur lines, and some sidings remain. The resources date from the period 1865, when the railroad alignments were established, to 1965. Eligible resources consist of warehouses, factories, office buildings that incorporate warehouse and/or manufacturing facilities, food processing and production facilities, printing plants, and a fire station.

These properties include two- and three-story utilitarian brick buildings that incorporated a variety of uses, often with sales, both wholesale and retail, as well as office space on the ground level, and offices, warehousing, and manufacturing on the upper floors. The ground level contained storefronts and loading docks that opened onto the railroad spurs and sidings, while large window openings provided natural light to the warehouse and manufacturing floors. By the twentieth century, buildings for warehouse and factory use were becoming larger, both in height and footprint, and more specialized. Many use reinforced-concrete construction with brick curtain walls and large window openings. Loading bays and loading docks are typically found at the ground floor level. Some incorporate minimal stylistic details that often evoke the business of the original building owner.

**Significance**

The industrial corridors are significant for their association with the development of downtown Cedar Rapids from the 1865 to 1965. Historic resources are significant for the development of the downtown industrial corridors and are associated with the National Register areas of significance *Commerce, Industry, and Transportation*. Buildings are largely oriented to the railroad spur lines and the Fourth Street Railroad Corridor. Historically, many focused on food processing and distribution, clothing manufacturing, printing and publishing, and warehousing, jobbing, and distribution. Many of these businesses had statewide distribution and impact.

**Registration Requirements**  
**Areas of Significance**

A property associated with the development of industrial corridors in downtown Cedar Rapids may be eligible for individual listing in the National Register. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 70

**Criterion A**

To meet Criterion A, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to commerce and/or industry.

**Criterion B**

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' history during the period of significance. Such properties must be associated with the productive life of such persons. They may include those who established the businesses located in such buildings or those who invented or introduced significant processes and products associated with such buildings.

**Criterion C**

To meet Criterion C, a property must be a distinctive example of one of the major late nineteenth- or early twentieth-century architectural styles used in Cedar Rapids or be representative of a transitional style and embody distinctive characteristics of a type, period, or method of construction or employ notable materials and innovative flat-slab construction methods or be designed by a distinguished architect or be a notable engineering structure.

**Criterion D**

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of industrial corridors in downtown Cedar Rapids. Such sites survive along the railroad rights-of-way. Because of demolition due to urban redevelopment and damage following the flooding in 2008, additional sites with the potential to meet Criterion D may survive.

**Integrity Considerations**

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.<sup>144</sup> Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects.

<sup>144</sup> *How to Apply*, 44-45.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 71

MPDF 1997 provided the following integrity considerations in relation to this property type:  
 “A property should be considered eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the industrial corridors during all or part of the [period] covered by this historic context. Due to changes in manufacturing technology and industrial use, it is expected that buildings significant under this context will have experienced minor and major alterations. If a building no long[er] has the ability to provide information with respect to building type, construction technique or other related subject matter of scholarly interest within this context or if its interpretive potential has been lost or sever[e]ly diminished due to alteration, it should be considered ineligible.”<sup>145</sup>

Integrity can be further refined to differentiate among buildings of smaller and larger scale. Almost every building in this property type has a ground-level storefront, loading bays and/or loading docks. Regardless of size, a building generally must retain the architectural composition and materials of the exterior elevations. Retention of the original massing and scale, roof form, and pattern of window openings above the ground floor level is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Major changes to ground-floor elements are more likely to compromise integrity of smaller scale buildings than larger buildings. The manner in which important ground-level elements are treated will be evaluated. Such elements include entrances, storefront windows, loading docks, and awnings. In general, modifications made to ground-level features more than 50 years ago will likely be considered significant in their own right if they have been preserved relatively intact. Because of the location of many of these buildings and their susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building’s integrity. An addition postdating the period of significance that is on the side or rear elevation of a building and that is subservient to the appearance of the building will not compromise the building’s integrity.

**Individually Eligible Properties**

Downtown Cedar Rapids within the survey study area contains 235 properties. MPDF 1997 identified two National Register listed and 11 potentially eligible properties associated with the industrial corridors within the area of downtown Cedar Rapids covered by this study. Nine of these properties were also identified within the area of the central business district. Of the 13 identified, eight survive; five have been demolished since 1997. Prior to 1997, two of the properties were listed on the National Register of Historic Places. Subsequently, two additional properties were listed on the National Register.

Four properties are included in the proposed Central Business District Historic District.

Address	Name	Date	Status/2014 recommendation	Previous Review
119 Third Avenue SE	Fawcett Building	1906	C to CBD HD	

<sup>145</sup> Svendsen, MPDF 1997, F:69.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number F Page 72

221 Fourth Avenue SE	Iowa Building	1914	NRHP 1983; C to CBD HD	1997: NRHP
200 Fifth Avenue SE	Hutchinson Ice Cream Building	1925	C to CBD HD	1997: eligible 2010: eligible
308 Sixth Avenue SE	Peterson Baking Company	1910, 1921, 1939	Eligible	1997: eligible
409-411 Sixth Avenue SE	Harper and McIntire Company	1922	Eligible	1997: eligible
427 Sixth Avenue SE	Stamats Publishing Company	1935	Potentially eligible	
317 Seventh Avenue SE	Parlor Furniture Manufacturing Company	1907	Demolished 2009	1997: eligible
401-411 1 <sup>st</sup> Street SE	Hamilton Brothers Building	1899	NRHP 1994	1997: NRHP
415 1 <sup>st</sup> Street SE	Hach Brothers Warehouse	1923	Not individually eligible	1997: eligible 2012: C to HD
427 1 <sup>st</sup> Street SE	Central (No.1) Fire Station	1917	NRHP 2014	1997: eligible
600-608 1 <sup>st</sup> Street SE	John Blaul's Sons Company	1914	Potentially eligible	1997: eligible 2012: eligible
610-612 1 <sup>st</sup> Street SE	Orr-Newell Building	1912	Demolished 1998	1997: eligible
614 1 <sup>st</sup> Street SE	Grissel Company Building	1913	Demolished 1998	1997: eligible
616 1 <sup>st</sup> Street SE	Baker Paper Company Building	1914	Demolished 1998	1997: eligible
618 1 <sup>st</sup> Street SE	Baker Paper Company Building	1909	Demolished 1998	1997: eligible
321 3 <sup>rd</sup> Street SE	Welch-Cook Company	1910	C to CBD HD; individually eligible	1997: eligible

**United States Department of the Interior**  
 National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 73

**III. Name of Property Type: Buildings, Structures, Sites and Features Associated with the Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880 – 1965**

**Description**

Resources directly associated with the development of Bohemian commercial and social life in southeast Cedar Rapids are identified in MPDF 1997 as “individually significant buildings and a small district [south of downtown]. The properties represent various aspects of the commercial life of the Bohemian-American community. They included Bohemian-owned retail establishments, banks, saloons and fraternal lodges all developed during the decades following the Civil War through the years immediately following World War I. . . . The buildings recognized in this historic context are limited to the east side of the river in the heart of the pre-1925 Bohemian neighborhood along 3<sup>rd</sup> Street SE from Tenth Avenue to Fourteenth Avenue SE and along Fourteenth Avenue SE.”<sup>146</sup> The area of downtown Cedar Rapids covered by this study is north of the Bohemian neighborhood identified in the 1997 MPDF.

A variety of resources are associated with the development of Bohemian commercial and social life in the central business district/downtown study area. Among them are several properties on 3<sup>rd</sup> Street SE, including the Sokol Gymnasium and the Bohemian National Bank, both of which were designed by Cedar Rapids architects. Other properties are located in the commercial core and along the railroad spurs associated with the industrial corridor.

**Significance**

In MPDF 1997, significance is described as follows:

“Historic resources are considered significant under this context based on their association with commercial establishments, fraternal and social centers, and business leaders who gave definition to the Bohemian-American experience in southeast Cedar Rapids during the four decades (1880 – c. 1925) that Cedar Rapids’ Bohemian community grew to a significant force in the economy, local politics and social life. The buildings that were constructed during this period of immigration and establishment were erected along 3<sup>rd</sup> Street. . . . A number of buildings demonstrate singular significance – the story of the growth and development of a specific business, its Bohemian owner(s), and its success and/or demise over a period of time. A few buildings derive significance from the architectural styles they embody or the construction methods and materials used.”<sup>147</sup>

Several of these aspects of significance are discussed in the National Register of Historic Places registration form for the Sokol Gymnasium, which cites the “long and direct association with this important ethnic-based gymnastic and social organization, with roots deep in nineteenth-century Europe” and characterize it as “a well preserved example of a Classical Revival commercial building within the body of work by master architect, Charles A. Dieman.”<sup>148</sup>

<sup>146</sup> Svendsen, MPDF 1997, F:71.

<sup>147</sup> Svendsen, MPDF 1997, F:71.

<sup>148</sup> Full, *Sokol Gymnasium*, 8:6.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 74

Historic resources in this context are associated with the National Register areas of significance *Commerce, Ethnic Heritage, Entertainment/Recreation, and Architecture.*

**Registration Requirements**  
**Areas of Significance**

A property associated with the development of Bohemian commercial and social life in downtown Cedar Rapids may be eligible for listing in the National Register as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

**Criterion A**

To meet Criterion A, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to commerce and social life involving the Bohemian community in Cedar Rapids.

**Criterion B**

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids’ Bohemian community during the period of significance. Such properties must be associated with the productive life of such persons. They may include those who established the businesses located in such buildings or those who were influential in establishing the institutions located in such buildings.

**Criterion C**

To meet Criterion C, a property must be a distinctive example of one of the major late nineteenth- or early twentieth-century architectural styles used in Cedar Rapids or be representative of a transitional style and embody distinctive characteristics of a type, period, or method of construction or be designed by a distinguished architect.

**Criterion D**

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of Bohemian commercial and social life in downtown Cedar Rapids. These may include industrial and residential sites that preceded later commercial buildings. Because of demolition due to urban redevelopment and damage following the flooding in 2008, additional sites with the potential to meet Criterion D may survive.

**Integrity Considerations**

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number F Page 75

place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property’s expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic even or person and a historic property.<sup>149</sup> Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects.

MPDF 1997 provided the following integrity considerations in relation to this property type: “A property should be considered eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the Bohemian business district during all or part of the [period] covered by this historic context. If a building no longer has the ability to provide information with respect to building type, construction technique or other related subject matter of scholarly interest within this context, it should be considered ineligible. Modifications of storefronts including changes in windows, transoms, doors, and exterior finishes are to be expected in surviving commercial neighborhoods. . . . If the modifications do not detract from the overall design and proportions of the building, the building should be considered eligible.”<sup>150</sup>

A building generally must retain the architectural composition and materials of the exterior elevations. Retention of the original massing and scale, roof form, and pattern of window openings above the ground floor level is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Major changes to ground-floor elements are more likely to compromise integrity of smaller scale buildings than larger buildings. The manner in which important storefront elements are treated will be evaluated. Such elements include entrances, transoms, shop windows, ornamentation, and awnings. In general, modifications made to storefronts more than 50 years ago will likely be considered significant in their own right if they have been preserved relatively intact. Because of the location of many of these buildings and their susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building’s integrity. An addition postdating the period of significance that is on the side or rear elevation of a building and that is subservient to the appearance of the building will not compromise the building’s integrity.

**Individually Eligible Properties Associated with the Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids**

MPDF 1997 identified 20 eligible and potentially eligible properties. All are located outside the boundaries of the area of downtown Cedar Rapids covered by this study.

<sup>149</sup> *How to Apply*, 44-45.

<sup>150</sup> Svendsen, MPDF 1997, F:72.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number F Page 76

Several properties associated with the development of Bohemian commercial and social life community have been identified in the downtown study area.

Properties listed on the National Register:

Sokol Gymnasium, 417 3<sup>rd</sup> Street SE, NRHP 2013, also in the proposed Central Business District Historic District

Hamilton Brothers, later Hach Brothers, 401-411 1<sup>st</sup> Street SE, NRHP 1994

Properties in the proposed Central Business District Historic District:

Bohemian Savings and Loan, 320 3<sup>rd</sup> Street

Kubias Hardware, in several locations, most recently C.R. Supply Company Building, 307 Third Avenue SE

Sindelar Saloon, 116 Third Avenue SE

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number   G   Page   77  

---

**G. Geographical Data**

This study encompasses the area of downtown Cedar Rapids bounded by A Avenue NE on the north, Sixth Street SE on the east, Eighth Avenue SE on the south, and the east bank of the Cedar Avenue riverfront west of 1<sup>st</sup> Street SE on the west. The area is within the corporate limits of Cedar Rapids, Linn County, Iowa.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

N/A
Name of Property
Linn, Iowa
County and State
Commercial and Industrial Development of Downtown Cedar Rapids
Name of multiple listing (if applicable)

Section number   H   Page   78  

**H. Identification and Evaluation Methods**

In June 2008, Cedar Rapids experienced massive flooding that affected many historic properties that had been identified as eligible for National Register listing or previously listed. As a result of receiving FEMA funding for flood recovery, the City of Cedar Rapids entered into a Memorandum of Agreement under Section 106 of the National Historic Preservation Act to mitigate losses. One provision called for an updated survey of downtown Cedar Rapids within the area detailed below and the preparation of a revised Multiple Property Documentation Form. The City retained Summit Envirosolutions, Inc. of St. Paul, Minnesota, to undertake this work.

In the fall of 2012, Summit acquired copies of *City of Cedar Rapids Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors c. 1865 – c. 1945* and the National Register of Historic Places Multiple Property Documentation Form *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945*.

In December 2012, Andrew Schmidt, Marjorie Pearson, and Sara Nelson made a preliminary field assessment of downtown Cedar Rapids within the area bounded by A Avenue NE, 6<sup>th</sup> Street SE, Eighth Avenue SE, and the east bank of the Cedar River west of 1<sup>st</sup> Street SE. In 2013, Sara Nelson began to collect inventory forms, National Register forms, and other survey reports pertaining to downtown Cedar Rapids. She also undertook more detailed building research, including GIS data, aerial photographs, historical accounts, newspaper records, city directories, and similar sources, using among others, the online research resources of the Cedar Rapids Public Library. Marjorie Pearson and Sara Nelson made another field assessment of downtown Cedar Rapids in April 2013 and also carried out research at the Carl and Mary Koehler History Center of the Linn County Historical Society. In June 2013, they carried out a building-by-building field survey in the identified area of downtown Cedar Rapids.

All properties within the survey area were photographed. Updated inventory forms have been prepared for previously inventoried properties, and new inventory forms have been prepared for additional properties. The intensive survey and related research form the basis for preparing this revised MPDF dealing with the commercial and industrial development of downtown Cedar Rapids with material organized similarly to the 1997 MPDF: the development of the central business district; the development of downtown industrial corridors; the development of Bohemian commercial and social life. The report recommends a Central Business District Historic District, as well as 11 properties eligible for individual National Register listing outside the boundaries of the proposed historic district.

In March 2014, Marjorie Pearson and Sara Nelson presented the preliminary survey results and recommendations to the Cedar Rapids Historic Preservation Commission. They made a second presentation on the results of the survey and the proposed historic district to the Cedar Rapids Historic Preservation Commission in October 2014.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number 1 Page 79

**I. Major Bibliographical References**

*American Contractor* 38 (April 28, 1917): 74.

AIA Historical Directory of American Architects:

<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx>.

*American Architects Directory*. New York: R. R. Bowker, 1956, 1962, 1970.

Andreas, A. T. "Plan of Cedar Rapids, Linn County." In *Illustrated Historical Atlas of the State of Iowa*. Chicago: Lakeside Press, 1875.

Brewer, Luther A., and Barthinius L. Wick. *History of Linn Count, Iowa: From the Earliest Settlement to the Present Time*. 2 vols. Chicago: Pioneer Publishing Company, 1911.

Bridgehunter.com/Cedar Rapids, Iowa.

*Cedar Rapids [Evening] Gazette*

"Searles & Baxter, the Marble Dealers." December 15, 1894.

"Will Erect a 3-Story Block." August 9, 1905.

"One of the Fine Improvements for 1907." January 1, 1908.

"Dirt will Fly on Welch-Cook Company Building Tomorrow." June 2, 1909.

"New Mullin Building a Model of Convenience and Modern Equipment." October 26, 1912.

"New Bank Will Be Ten Story Structure." December 14, 1912, 1.

"The New Mullin Building." January 1, 1913, 11.

"Plans for New Bank Call for 10 Story Building." February 5, 1913, 1.

"New American Trust and Savings Bank." June 13, 1913, 18.

"Contract Let for Grocery Warehouse to Cost \$55,000." July 23, 1914, 11.

"Wholesale Bakery to Operate Plant in City Soon." January 20, 1920.

"Peterson Baking Company to Double Its Capacity." January 7, 1921.

"Ice Cream Plant Under Way." April 2, 1921.

"Work on Baking Plant." July 22, 1921.

"Close Deal to Build for Hardware Plant." August 13, 1921, 15.

"Big Structure to Go Up This Winter." September 9, 1921, 15.

"Tehel Buys Storage Plant." July 13, 1921, 8.

"Bottling To End at C. R. Pepsi Plant." Nov. 18, 1995, 1E.

"Armstrong to Build April 1." January 3, 1958.

"Armstrong's New Store to Be Opened Aug. 13." August 2, 1959.

"Bank-Parking Building to Be 5 Stories." Cedar Rapids Gazette, Aug. 7, 1961, 1.

"To Remodel Newman Building." August 15, 1963, 1, 10.

"Bohemian Savings and Loan Assn. to Hold Open House." November 23, 1963, 20.

"Merchants National Bank Completes 3-Year Project." Jan. 19, 1964. 10A-12A.

"Woolworth Co. to Relocate in Downtown C.R." December 30, 1964, 1, 3.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number 1 Page 80

“Back to Its Roots.” March 15, 1998, 1C.

*Cedar Rapids, Iowa, Use District Map.* Cedar Rapids: City Plan and Zoning Commission, revised 1942.

*Cedar Rapids Republican*

“Two Monumental Buildings for Cedar Rapids for American Trust and Savings Building and Lyman Wholesale Millinery House.” June 15, 1913, 13.

“The New Bank Building and Some Points of Interest.” August 9, 1914, 17.

“Soda Waters Prepared at Tehel Plant.” April 12, 1925, 3.

“Cedar Rapids Society of Engineers and Architects [display ad].” *McCoy’s Cedar Rapids City Directory*. Rockford, Ill.: McCoy’s Directory Co., 1922.

*Cedar Rapids Tribune*

“Future Offers Real Course for Thanksgiving in Three Skyscrapers Beginning Early in New Year.” November 29, 1912, 1.

“Zoning Laws Are Submitted to the Public.” April 24, 1925, 3.

“Work Starts on New Building for Newmans.” June 12, 1931, 1.

“Cedar Rapids: Statistical Review.” *R. L. Polk & Co.’s Cedar Rapids (Linn County) City Directory*. St. Paul: R.L. Polk and Company, 1939, 1945, 1947, 1950, 1954, 1957, 1962, 1966, 1967.

City of Cedar Rapids. *Parks and Recreation Master Plan*. Cedar Rapids: Cedar Rapids Parks and Recreation, 2010.

City Engineer’s Office. *Map of Cedar Rapids, Iowa*. Des Moines: American Lithographers and Printing Co., 1930.

Coe College Permanent Collection: Grant Wood: <http://picovado.aws.af.cm/jrogers/#-h4-grant-wood-h4->

*Collins Column 26*

“Here and There.” May 1945.

“To Occupy New Building.” July 1945.

*Commission Plan of Government, City of Cedar Rapids, Iowa*. Cedar Rapids: City Council, 1910.

Danek, Ernie. *Cedar Rapids: Tall Corn and High Technology, A Pictorial Dictionary*. Woodland Hills, Ca.: Windsor Publishing, 1980.

DeLong, James R. *The Time of Our Lives: Cedar Rapids in the Good Old Days*. Cedar Rapids: Forestdale Publications, 1999.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number 1 Page 81

Elliott, Wende, and William Balthazar Rose. *Grant Wood's Iowa*. Woodstock, Vt.: Countryman Press, 2013.

Federal Writers' Project of the Works Progress Administration. *Guide to Cedar Rapids and Northeast Iowa*. Cedar Rapids: Cedar Rapids Chamber of Commerce/Laurence Press, 1937.

\_\_\_\_\_. *The WPA Guide to 1930s Iowa*. 1938; Ames, Iowa: Iowa State University Press, 1986.

Full, Jan Olive. *Bethel African Methodist Episcopal Church*. National Register of Historic Places Registration Form: NRIS #13000927. Des Moines: Iowa State Historic Preservation Office, 2013.

\_\_\_\_\_. *Cedar Rapids Central Fire Station*. National Register of Historic Places Registration Form: NRIS #14000175. Iowa City: Tallgrass Historians LC, 2014.

\_\_\_\_\_. *Sokol Gymnasium*. National Register of Historic Places Registration Form: NRIS #13000274. Iowa City: Tallgrass Historians LC, 2013.

Gebhard, David, and Gerald Mansheim. *Buildings of Iowa*. New York: Oxford University Press, 1993.

*Glimpses of Cedar Rapids*. Cedar Rapids: Republican Printing Company, 1898.

Hardwick, M. Jeffrey. *Mall Maker: Victor Gruen, Architect of the American Dream*. Philadelphia: University of Pennsylvania Press, 2004.

Harland Bartholomew and Associates. *A City Plan for Cedar Rapids*. Cedar Rapids: City Plan Commission, 1931.

Henry, George T. *Cedar Rapids, Iowa*. Chicago: Arcadia Publishing, 2001.

Henry, George T., and Mark W. Hunter. *Cedar Rapids Then and Now*. Chicago: Arcadia Publishing, 2003.

\_\_\_\_\_. *Then and Now: Cedar Rapids Downtown and Beyond*. Chicago: Arcadia Publishing, 2005.

Hess, Jeffrey A., and Michelle Crow-Dolby. *First Avenue Bridge*. National Register of Historic Places Registration Form: NRIS #98000530. Loveland, Co.: Fraserdesign, 1994.

Highways of Cedar Rapids: <http://iowahighways.org/highways/cedarrapids.html>.

“Historic Auto Trails: Iowa Registered Routes.” Iowa Department of Transportation: [http://iowadot.gov/autotrails/autoroutes\\_registered.htm](http://iowadot.gov/autotrails/autoroutes_registered.htm).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number 1 Page 82

Karr, Donald A., Jr. *Images of Cedar Rapids*. Cedar Rapids: Prairie Valley Publishing Company, 1987.

Longstreth, Richard. *The American Department Store Transformed, 1920-1960*. New Haven: Yale University Press, 2010.

Lyons, Stephen J. *The 1,000-Year Flood*. Guilford, Conn.: Globe Pequot Press, 2010.

*McCoy's Cedar Rapids City Directory*. Rockford, Ill.: McCoy's Directory Company, 1912-1937.

Murray, Janet Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. New York: Stratford House, 1950.

*Official Map of the City of Cedar Rapids, Iowa*. Des Moines: Midland Map and Engineering Co., 1921.

*R. L. Polk & Co.'s Cedar Rapids (Linn County, Iowa) City Directory*. St. Paul: R. L. Polk and Company, 1938-1998.

Rogers, Leah D., and Clare L. Kernek. *The Lincoln Highway Association's "Object Lesson": The Seedling Mile in Linn County, Iowa*. Cedar Rapids: Linn County, 2004.

Sanborn Map Company. *Insurance Maps of Cedar Rapids, Iowa*. New York: Sanborn Map Co., 1884, 1889, 1913, 1949.

Shank, Wesley L. *Iowa's Historic Architects: A Biographical Dictionary*. Iowa City: University of Iowa Press, 1999.

*Souvenir Program of the 50<sup>th</sup> Anniversary of the Incorporation of the City of Cedar Rapids, Iowa, June 10<sup>th</sup> to 16<sup>th</sup>*. Cedar Rapids: Semi-Centennial Executive Committee, 1906.

Steinmetz, Douglas J., and Louis Berger Group, Inc. *Former Cedar Rapids Hose Co. No. 2 Historic Structure Report*. Cedar Rapids: City of Cedar Rapids, 2012.

Svendsen, Marlys A. *City of Cedar Rapids Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors c. 1865 – c. 1945*. Cedar Rapids: City of Cedar Rapids, 1997.

\_\_\_\_\_. *Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945*. National Register of Historic Places Multiple Property Documentation Form: National Register #64500150. Cedar Rapids: City of Cedar Rapids, 1997.

\_\_\_\_\_. *Historic Resources of Cedar Rapids, Iowa*. National Register of Historic Places Multiple Property Documentation Form: National Register #64500147. Cedar Rapids: City of Cedar Rapids, 2000.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

N/A

Name of Property

Linn, Iowa

County and State

Commercial and Industrial Development of  
Downtown Cedar Rapids

Name of multiple listing (if applicable)

Section number 1 Page 83

---

\_\_\_\_\_. *Second and Third Avenue Historic District*. National Register of Historic Places Registration  
Form: NRIS 00000926. Cedar Rapids: City of Cedar Rapids, 2000.

U.S. Census Bureau.

Withey, Henry, and Elsie Rathburn Withey. *Biographical Dictionary of American Architects*  
(*Deceased*). Los Angeles: New Age Publishing Company, 1956.