
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, January 8, 2015

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) Annual Chair, Vice-Chair and Secretary Selection (5 minutes)
- b) DEMOLITION Applications (10 minutes)
 - i. 1309 C Street SW – Private Property
 - ii. 1311 C Street SW – Private Property
 - iii. 1319 C Street SW – Private Property
- c) Certificate of Appropriateness (COA) (10 minutes)
 - i. 217 Park Court SE – Replacement of windows and front door on the structure.

3. New Business

- a) National Register Nominations (10 minutes)
 - i. Averill, Glenn M. & Edith House – 616 4th Avenue SE
 - ii. Grant Vocational High School – 346 2nd Avenue SW
- b) Section 106 Review – Communications tower near 3rd Street SE and 12th Avenue SE

4. Old Business

- a) Preservation Showcase Subcommittee Updates (if necessary) (15 minutes)
- b) 3rd Street & 12 Avenue SE Kiosk (10 minutes)
- c) Central Fire Station Digital Display (15 minutes)

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

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

7. Adjournment

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, December 11, 2014 @ 4:30 p.m.
Collins Conference Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Sam Bergus
Bob Grafton
B.J. Hobart
Ron Mussman
Tim Oberbroeckling
Mark Stoffer Hunter
Todd McNall
Caitlin Hartman
Barbara Westercamp

Members Absent: Pat Cargin

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Kevin Ciabatti, Building Services Director
Jennifer Pratt, Community Development Director
Anne Kroll, Administrative Assistant

Guests: Chad Hayslett
Mary Meisterling
Cindy Hadish
Charles Pearson

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:31 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from November 25, 2014. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Item 2.a.ii was considered next by the Commission to accommodate the schedules of guests.

2.a.ii) 509 6th Street NE – Private Property

- Ron Mussman, Sam Bergus, and B.J. Hobart abstained.
- Jeff Hintz stated that the power plant was built in 1888 and has had several add-ons over the years. It is not eligible for the National Register designation. Staff recommends

immediate release. This property was destroyed in the 2008 flood and it has no defining or historical features due to the modifications over the years. There are several onsite hazards that makes salvage not a viable option. Photo documentation has already occurred and the Commission has previewed this property in October 2013.

- Todd made a motion to approve demolition of 509 6th Street NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Item 2.b.i. was considered next by the Commission to accommodate the schedules of guests.

2.b) Certificate of Appropriateness (COA)

i. 217 Park Court SE – Repair of porch railing and stairs and replacement of windows on the structure.

- Jeff Hintz stated that the project is to replace all the windows and repair the front steps. The work has already taken place and photos were shown of the work completed. A building permit was not obtained. Staff recommends the painting and treatment of the stairs. All of the wooden windows in the house were replaced with vinyl windows. Staff recommends that a liaison from the Commission work with the homeowner and contractor to help them meet the Historic District Guidelines.
- Chad Hayslett, the contractor who performed the work on the house, stated that he thought a building permit had been obtained and that he was unaware that the house was located in the Historic District. The vinyl windows replaced the wooden windows that were rotted out. Chad Hayslett stated that the windows were not trimmed down and that he just took out the rotted window sills and replaced them with a new piece of wood.

Jennifer Pratt arrived at 4:52 p.m.

- Since there are city permit issues and many questions about the windows, Amanda McKnight-Grafton recommended that the Commission vote on the work on the porch this evening and assign a liaison to work with Chad Hayslett and the homeowner on the vinyl windows. The vote on the windows would be postponed until the liaison has looked at the windows and the remaining questions have been answered by the homeowner.

Ron Mussman left the meeting at 5:01 p.m.

- Kevin Ciabatti stated that there has never been a building permit to do any work on this property with the current homeowner. A permit will not be issued for exterior work on the property until the issues with the Historic District Guidelines have been cleared and it has been voted on by the HPC.
- Barb Westercamp made a motion to approve the work done on the porch with the condition that the stairs and rails are painted to match the porch and the rotted wood in the columns be replaced. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.
- The Commission continued to ask questions and review the Historic District Guidelines regarding wood versus vinyl windows.
- Bob Grafton made a motion to approve a Commission liaison to work with the contractor and homeowner. Todd McNall seconded the motion. Tim Oberbroeckling opposed. The motion passed with one opposed. Bob Grafton will be the liaison.

Public comment was given by Charles Pearson regarding the City's ethnic resources and a project he is working on with St. Ambrose University. The Commission is interested in working with Mr. Pearson and will invite him to attend another HPC meeting.

2. Action Items

a. DEMOLITION Applications

i. 2734 Spruce Avenue SE – Private Property

- Jeff Hintz stated that the property was built in 1900 and the property was damaged in the flash flooding last spring. This property is not historic according to the Citywide Survey. The property owner will allow exterior documentation of the property.
- Tim Oberbroeckling made a motion to approve the demolition of 2734 Spruce Avenue SE. Barb Westercamp seconded the motion. The motion was passed unanimously.

iii. 1128 15th Street SE – Private Property

- Jeff Hintz stated that the property was built in 1890 and was surveyed twice, once in 2006 by the 106 Group and again with the recently completed Citywide Survey and is not historic. Photo documentation is not recommended by staff, but the property owner will allow exterior documentation.
- Mark Stoffer Hunter would like to proceed with exterior documentation because sometimes the houses tend to be older than what is stated.
- Barb Westercamp made a motion to approve the demolition of 1128 15th Street SE. Caitlin Hartman seconded the motion. The motion was passed unanimously.

3. New Business

a. Demolition by Neglect Discussion

- Jeff Hintz stated that demolition by neglect is the general deterioration of a structure to the state which the only viable option is the destruction of the structure. Staff researched different areas of the United States on this topic. Generally speaking, the provision would apply to only those properties located in historic districts or individual landmarks. Jeff Hintz displayed a chart that summarizes trends in the City's local and national historic districts.
- The Commission discussed fines and the legal process and court system. Repairs are often not made during the legal process which could lead to further damage to the structure. The process can go on for a long time making it time consuming for everyone involved.

B.J. Hobart left the meeting at 5:39 p.m.

- Jeff Hintz stated that there is a lot that will need to be discussed with the Commission and the legal staff to make sure to have a system that will work. Staff will do more research for additional best practices and would like the Commission's input to incorporate this regulation into the Preservation Plan.
- Kevin Ciabatti stated that it's the legal process that needs to be focused on and who makes the decisions. A committee would be the best choice. A due process will need to be set up and criteria will need to be defined.
- The Commission unanimously agreed to add demolition by neglect to the Preservation Plan.

3.b) Central Fire Station – Review of text

- Anne Russett stated that this project is related to the MOA regarding the construction of the Central Fire Station and one of the mitigations measures in the MOA is the installation of a digital display at the Central Fire Station. Staff is looking for feedback from the Commission on the draft content. The draft will be changed to a video format and will be sent to the Commission to review.
- The Commission made some edits and asked questions. Anne Russett will look into whether content can be edited or pictures can be added after the display is finished.

Sam Bergus left the meeting at 6:00 p.m.

4. Old Business

a. Preservation Showcase Subcommittee Updates

- No Updates

Caitlin Hartman left the meeting at 6:01 p.m.

4.b) 3rd Street & 12 Avenue SE Kiosk

- Anne Russett stated that this project is related to the MOA regarding the demolition of the historic properties at the former Sinclair Packing House. It's regarding the design, fabrication, and installation of a kiosk about the sidewalk mosaics. The MOA requires that the design content and location be reviewed and accepted by multiple groups. The draft content has been approved by all groups. The location and draft kiosk panel design needs to be approved.
- Anne Russett showed pictures of the proposed location of the kiosk. The Commission discussed the potential issues with the location. Todd McNall stated that the kiosk should be placed on concrete and that there should be concrete where you stand to look at the kiosk so that grass maintenance does not have to take place. The Chrome Horse will open up and there will be new construction, so traffic will eventually pick up in the area. The Commission is in agreement of the location and also having concrete under and around the kiosk.
- Anne Russett showed a picture of the proposed design of the kiosk panel with some changes made from the original. A few other changes will be made by the consultant. The Commission is in agreement with the changes discussed and the layout of the design.
- The Commission discussed the color and design of the frame of the kiosk. The Commission is in agreement that the color of the frame should be silver and without the wires that are shown on the Central Fire Station kiosk. There are street lights close by, so that the kiosk can be seen at night. The finalized location, panel design, and kiosk design will be sent to all of the reviewing groups, so the Commission will look at this again.

5. MOA/LOA Project Updates

- No updates

6. Good of the Group

- No Comments

7. Adjournment

- Todd McNall made a motion to adjourn the meeting at 6:21 PM. Barb Westercamp seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant
Community Development

DRAFT



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: January 8, 2015

Property Location: 1309, 1311 and 1319 C Street SW

Property Owner/Representative: Penford Products

Owner Number(s): 298-3180 **Demolition Contact:** 560-7336

Year Built: 1910, 1920 and 1910 (year built in same order of addresses above)

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: These properties were all damaged in the 2008 flood and had some initial repairs completed on them. Since that time, Penford Products has acquired the properties for future expansion of the facilities in this area. The City Assessor records indicate features of the properties to be functionally obsolete for interior items in general.

Exterior documentation of the properties is permissible should the Commission desire. Given the lack of defining features, alterations to structures and non-eligibility status, photo documentation is not recommended by staff for this item.

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.

The 2009 Reconnaissance Survey by Louis Berger looked at *all three addresses* and found all of them to be **not eligible** for State or National Historic Registers. The survey also indicates the State Historic Preservation Office (SHPO) has concurred with these findings.

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, defining features or eligibility for listing at National or State Historic Registers.

Print report.

[Search](#)

Appraisal Summary - GPN: 14284-53003-00000

(142845300300000)

Property Address: 1309 C ST SW
Cedar Rapids, IA



[Additional Photos...](#)

Class: RESIDENTIAL **Tax District:** 285 CR-RIVERSIDE/OAKHILL

PDF: Res Permit Region 8 **Neighborhood:** SW 402

Plat Map: 2524

Deed Holder: FEILD JAMES B & JO ANN K

Mailing Address:
1309 C ST SW
CEDAR RAPIDS
IA 52404



Legal Description: RIVERSIDE PARK STR/LB 3 8

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
	40	40	180	157

RESIDENTIAL DWELLING

- Occupancy:** Single-Family
- Style:** 1 1/2 Story Frame
- Year Built:** 1910
- Exterior Material:** Vinyl
- Above-Grade Living Area:** 1,734 SF
- Number Rooms:** 7 above, 0 below
- Number Bedrooms:** 3 above, 0 below
- Basement Area Type:** Full
- Basement Finished Area:** 0 SF
- Number of Baths:** 1 Full Bath; 1 Shower Stall Bath
- Central Air:** Yes
- Heat:** FHA - Gas
- Number of Fireplaces:** None
- Garage:** None
- Porches and Decks:** Wood Deck-Low (192 SF); 1S Frame Open (50 SF); 1S Frame Open (96 SF)
- Yard Extras:** None

NOTES:

PRE RVAL:Res: MC=5%IL+5%DT+10%IF IF=1/2 UPPER INC. FuncDesc: MC.:BATH=OFF KITCHEN. 2ND FLR=1/2 UNFINISHED.

1-2009 FLOOD ADJUSTED PROPERTY C-2010. 12/22/08 JC

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 FLOOD REPAIRS COMPLETE - REMOVED -32% INCOMPLETE STATUS; REMOVED (1) NO BATHROOM; ADDED: (1) FULL BATH & (1) SHOWER STL BATH; CHANGED INTERIOR FINISH FROM PLASTER TO PLASTER/DRYWALL; REPLACED IN 2008/2009 DUE TO FLOOD: WINDOWS, FURNACE, AC, ELEC, INSULATION, DRYWALL, FLOORING FINISH, KITCHEN CABINETS & PLUMB FIX'S; INSPECTED. 3/1/2010 GK

1-2011 6YR CYCLE - NO CHANGES; INFO PER MAILER - 12/17/2010 CLP

1-2011 HOMEOWNER QUESTIONNAIRE MAILED 1/25/2011

2014 ASSESSMENT

Land	\$12,720
Dwelling	\$58,449
Improvements	\$0
Total	\$71,169

SALES

Date	Type	Volume/Page	\$ Amount
11/30/2000	Deed	4203/237	\$66,500

PERMITS

Date	Description
6/2/2010	NEW
2/2/2010	REPAIR
5/12/2009	REPAIR
12/22/2008	2008 FLOOD
11/17/2008	REPAIR

2013 ASSESSMENT

Land	\$12,720
Dwelling	\$58,449
Improvements	\$0
Total	\$71,169

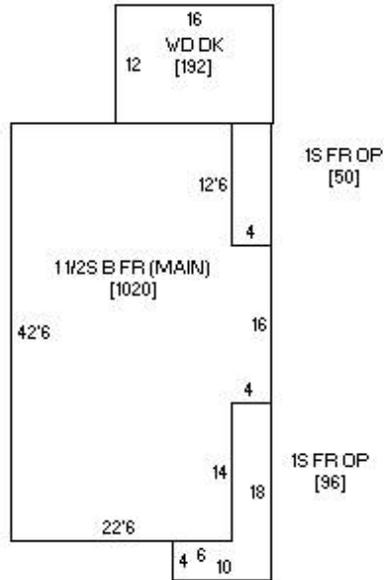
2012 ASSESSMENT

Land	\$12,720
Dwelling	\$58,449
Improvements	\$0
Total	\$71,169

2011 ASSESSMENT

Land	\$12,720
Dwelling	\$58,449
Improvements	\$0
Total	\$71,169

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](#)

Print report.

[Search](#)

Appraisal Summary - GPN: 14284-53004-00000

(142845300400000)

Property Address: 1311 C ST SW
Cedar Rapids, IA



[Additional Photos...](#)

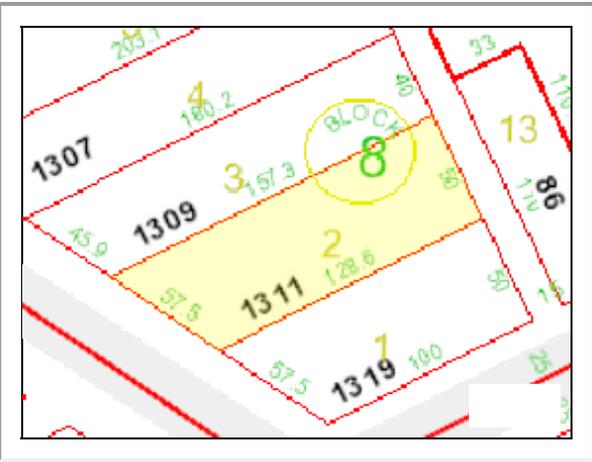
Class: RESIDENTIAL **Tax District:** 285 CR- RIVERSIDE/OAKHILL

PDF: Res Permit Region 8 **Neighborhood:** SW 402

Plat Map: 2524

Deed Holder: PENFORD PRODUCTS CO

Mailing Address:
P.O. BOX 8368
CEDAR RAPIDS
IA 52408



Legal Description: RIVERSIDE PARK STR/LB 2 8

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
	50	50	157	129

RESIDENTIAL DWELLING

- Occupancy:** Single-Family
- Style:** 2 Story Frame
- Year Built:** 1920
- Exterior Material:** Alum
- Above-Grade Living Area:** 1,572 SF
- Number Rooms:** 6 above, 0 below
- Number Bedrooms:** 3 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:** 728 SF - Det Frame (Built 1981)
- Porches and Decks:** 1S Frame Enclosed (135 SF); Frame Encl 2nd Floor (105 SF); 1S Frame Open (160 SF)
- Yard Extras:** None

NOTES:

PRE RVAL:Detached:MC=OS+OI. FuncDesc:MC.:910131 D 45900. 1 3/4S PRICED AS 2S. BI=R, O, GD.06/20/2003-OLDER SIDING & WINDOWS, 1960'S KITCHEN, FURNACE/AC 1997±. FUNC OBSOL FOR CONDITION.

1-2007 REPAIR FRONT OP,GENERAL REPAIRS TO HOUSE COMPLETE 11/15/06 DP

1-2009 FLOOD ADJUSTED PROPERTY C-2010. 12/22/08 JC

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 FLOOD REPAIRS COMPLETE - REMOVED -25% INCOMPLETE STATUS; REMOVED (1) NO BATHROOM & ADDED (1) FULL BATH; CHANGED INTERIOR FINISH FROM PLASTER TO PLASTER/DRYWALL; PER PREV NOTE: APPROX 2 FT OF WATER ON MAIN LEVEL DUE TO 2008 FLOOD; REPLACED IN 2008/2009 (EST PER NOTES & PERMIT INFO): FURNACE, ELEC, INSULATION & DRYWALL-4FT UP; PARTIAL INFO PER TENANT. 3/1/2010 GK

1-2011 6YR CYCLE - ADDED AC; INFO PER OWNER - 12/17/2010 CLP

1-2011 HOMEOWNER QUESTIONNAIRE MAILED 1/25/2011

2014 ASSESSMENT

Land	\$15,150
Dwelling	\$48,998
Improvements	\$0
Total	\$64,148

SALES

Date	Type	Volume/Page	\$ Amount
10/28/2013	Deed	8838/550	\$86,005
6/6/2001	Deed	4395/592	\$0

2013 ASSESSMENT

Land	\$15,150
Dwelling	\$48,998
Improvements	\$0
Total	\$64,148

PERMITS

Date	Description
1/21/2011	REPAIR
6/25/2009	REPAIR
12/22/2008	2008 FLOOD
12/3/2008	REPAIR
11/25/2008	REPAIR

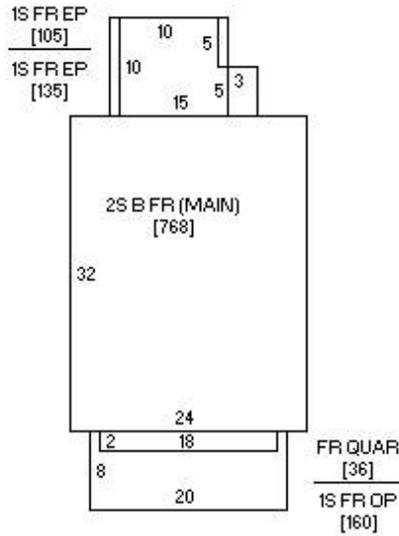
2012 ASSESSMENT

Land	\$15,150
Dwelling	\$48,998
Improvements	\$0
Total	\$64,148

2011 ASSESSMENT

Land	\$15,150
Dwelling	\$48,998
Improvements	\$0
Total	\$64,148

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](#)

Print report.

[Search](#)

Appraisal Summary - GPN: 14284-53005-00000

(142845300500000)

Property Address: 1319 C ST SW
Cedar Rapids, IA



[Additional Photos...](#)

Class: RESIDENTIAL **Tax District:** 285 CR- RIVERSIDE/OAKHILL

PDF: Res Permit Region 8 **Neighborhood:** SW 402

Plat Map: 2524

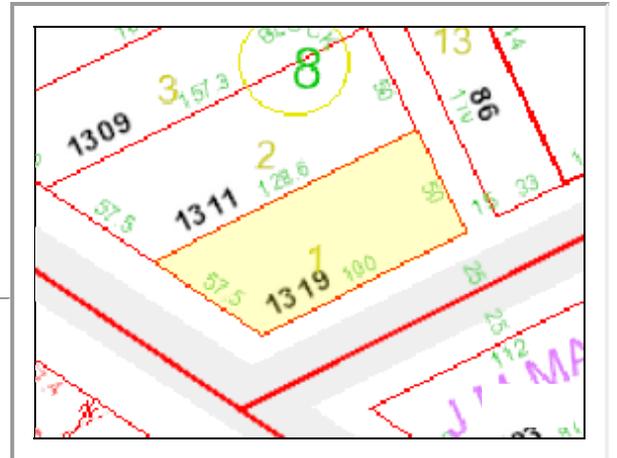
Deed Holder: PENFORD PRODUCTS CO

Mailing Address:
1001 1ST ST SW
CEDAR RAPIDS
IA 52404

Legal Description: RIVERSIDE PARK STR/LB 1 8

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
	50	50	129	100

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 1/2 Story Frame
Year Built: 1910
Exterior Material: Vinyl
Above-Grade Living Area: 1,868 SF
Number Rooms: 8 above, 0 below
Number Bedrooms: 4 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 2 Full Bath
Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: None
Garage: 216 SF - Det Frame (Built 1910)
Porches and Decks: Wood Stoop (24 SF); 1S Frame Open (193 SF); 1S Frame Enclosed (40 SF)
Yard Extras: None

NOTES:

PRE RVAL:Res: MC=DT(5)+IL(5). FuncDesc: MC.:BATH=OFF KITCHEN. X-PLMB=1BT (O. S.), SK.

06/19/2003-NO INTERIOR UPDATES, ONE BATH OFF KITCHEN, FULL KITCHEN ON 2ND FLR. OLDER SIDING, FURNACE 1984, ROOF 2001. GARAGE DOOR HAS BEEN REPLACED WITH A SMALLER DOOR THAT DOES NOT ALLOW CARS THROUGH.

1-2007 REPAIR HEATING SYSTEM NAV 7/18/06 DP

1-2009 FLOOD ADJUSTED PROPERTY C-2010. 12/22/08 JC

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 FLOOD REPAIRS COMPLETE - REMOVED -51% INCOMPLETE STATUS; CHANGED CONDITION OF DWLG FROM BELOW NML TO NML; ADDED: AC & (1) FULL BATH; CHANGED INTERIOR FINISH FROM PLASTER TO PLASTER/DRYWALL; APPROX 18 INCHES OF WATER ON MAIN LEVEL DUE TO 2008 FLOOD; REPLACED IN 08/09: FURNACE, AC, ELEC, INSUL, DRYWALL-3FT UP, FLOORING FINISH, LOWER KIT CABINETS & SOME UPPER KIT CABINETS & PLUMB FIX'S; INFO PER OWNERS SON. 3/1/2010 GK

1-2011 6YR CYCLE - CHGD FROM 2 FAMILY CONVERSION TO SINGLE FAMILY DWLG (INFO AND INSPECTION PER HOUSING DEPT.; REMOVED EXTRA KITCHEN SINK; REMOVED -20% FUNCTIONAL OBSOL FOR NON HVAC; ECON OBSOL INCLUDES -25% FLOOD, -10% LOCATION; INFO PER OWNER - 12/17/2010 CLP

1-2011 HOMEOWNER QUESTIONNAIRE MAILED 1/25/2011

2014 ASSESSMENT

Land \$13,950
Dwelling \$57,912
Improvements \$0
Total \$71,862

SALES

Date	Type	Volume/Page	\$ Amount
3/5/2012	Deed	8220/73	\$0
10/3/2011	Deed	8076/426	\$79,500
3/30/2006	Deed	6296/646	\$0

2013 ASSESSMENT

Land \$13,950
Dwelling \$57,912
Improvements \$0
Total \$71,862

PERMITS

Date	Description
6/7/2011	REPAIR
6/7/2011	REPAIR
5/19/2011	REMODEL
10/20/2010	MISC
9/7/2010	REPAIR

2012 ASSESSMENT

Land \$13,950
Dwelling \$57,912
Improvements \$0
Total \$71,862

2011 ASSESSMENT

Land \$13,950
Dwelling \$57,912
Improvements \$0
Total \$71,862

Sketch

		1S FR EP [40]	
22'6"	8	6	WD STP [24]
	5	4	
	16		
	8		1S B FR [40]
		5	
42	1 1/2S B FR (MAIN) [1075]		
		26	
		27'6"	
7	1S FR OP [193]		

[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 (HPC) Members
From: Jeff Hintz, Planner II
Subject: COA Request at 217 Park Court SE
Date: January 8, 2015

Applicant Name(s): Jason Bailey, owner and Chad Hayslett, applicant/contractor
Local Historic District: Second and Third Avenue Historic District
Legal Description: BEVER PARK 1ST NW 55' STR/LB 16 7
Year Built: 1900

Description of Project: Replacement of windows on the house with vinyl windows proposed. The applicant has provided staff with an estimate for wood windows on the dwelling; this price would be \$5,713.11.

Please note work originally commenced on the project without obtaining a building permit. At the December 11 meeting, the HPC approved work to be completed on the porch. Interior work is not subject to HPC review and may resume only once proper permits are obtained from the Building Services Department.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the property as “fair” for integrity. The property is not eligible for the National Register individually, but is listed contributing to the district. The double hung windows and vertical porch skirting are listed as defining features of the structure.

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

Windows:

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:



Rear of house: (left photo) staff recommends approval of the windows at the rear of the structure, which face west. HPC guidelines do allow for vinyl products at the rear of the house. Staff would also advise the window jams be painted white to match the window on the top floor. At this time there is some unpainted lumber that shows ever so slightly.

South side of house: (right photo) staff recommends approval of the top floor window as installed. Given the tree cover and fit to the exact dimensions of the original window, this is very close to the rear of the house and not readily visible from Park Court SE.



The other windows do not fit the original openings; staff does not find the lower floor windows to be consistent with the guidelines in this regard. The bay window is a key feature on this side of the house and the line in the double hung windows for all three windows needs to be in exact alignment. The middle and front windows in this bay window configuration are visible from the street and wood is consistent with these guidelines. The window furthest from the street on the lower level (left in the image) could be considered for vinyl if the opening size is not reduced. The window closest to the street would be recommended for wood and the window needs to match the original.

North side of house: (left, bottom photo) the window in the right of this image is at the rear of the house; **if** sized correctly, staff would find a vinyl window consistent with the guidelines in this location on the property. The remaining windows on this side of the house are visible from the street and are somewhat prominent on this side of the property. The closest window to the street (far left in photo) is the most visible. The middle windows, upper and lower, are not at the rear of the house and are easily visible from the alleyway and street. Wood windows would be advisable in this case given their visibility from the alley and the street.



Front of house: (right, bottom photo) the front is generally considered to be the most prominent and therefore most important aspect of the structure. In this case, the opening size of the windows was reduced and jams were used. These jams are readily visible. Staff recommends wood windows which fit the original openings be utilized at the front of the structure.



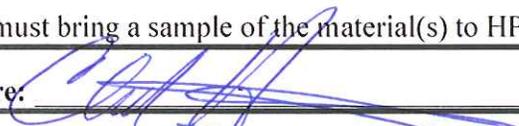
Attachments: Application from applicant.

BDR: 30926-2014

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>Jason Bailey</u>	Name <u>Chad Hayslett</u>	Company <u>Actually Clean Carpets</u>	
Address <u>1257 1st St NW</u>	Address <u>1257 1st St NW</u>		
City <u>Cedar Rapids</u>	City <u>Cedar Rapids</u>		
State <u>IA</u> Zip <u>52402</u>	State <u>IA</u> Zip <u>52402</u>		
Phone <u>319-447-0882</u>	Home Ph. <u>319-521-1298</u>		
	Work Ph. <u>319-521-1298</u>		
Address of Property where work is to be done: <u>217 Park Ct SE Cedar Rapids IA</u>			
Project type: House <input checked="" type="checkbox"/> , Garage <input type="checkbox"/> , Shed <input type="checkbox"/> , Fence <input type="checkbox"/> , Addition <input type="checkbox"/> , other _____			
Project description: <u>New windows, countertops, Front Porch</u> <u>stair rails, tile in downstairs Bath</u>			
Location: Describe where (what part of building, or where on property) work will be done: _____ <u>Bath Room</u>			
Materials: Type and design to be used <u>vinyl Replacement windows, Laminite</u> <u>countertops, ceramic tile</u>			
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 <input checked="" type="checkbox"/> signature: 			

For Community Development Department use only:

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



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: National Register Nominations
Date: January 8, 2015

Background: As a Certified Local Government (CLG) the Historic Preservation Commission is afforded the opportunity to give comment on applications for National Register of Historic Places (NRHP) proposals. The State Historic Preservation Office (SHPO) reviews all applications several times a year; the next review is February 13, 2015.

At this meeting, two properties within the corporate limits of Cedar Rapids will be reviewed. The SHPO is looking for a recommendation from the Historic Preservation Commission (HPC) regarding the following properties:

- a) Averill, Glenn M. & Edith House – 616 4th Avenue SE
- b) Grant Vocational High School – 346 2nd Avenue SW

Note, both of these properties are being pursued for NRHP by the property owners.

Role of HPC: The HPC is tasked with applying Bulletin 15 from the National Park Service (NPS) to each property. Information about Bulletin 15 can be found by [clicking here](#) please; essentially this is the four criteria as listed below:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Obtaining the information: The background information provided includes *photos of the properties, National Register documentation forms, HPC form and letter to the HPC chair* explaining the process. This information can be downloaded by [clicking here](#) please. Once downloaded, please extract (sometimes called unzip) the folder to obtain the files; once the folder has downloaded, right click the folder and click “extract all.” Note, the file is rather large so please allow a few minutes for the download to complete.

Attachments: Nomination forms for each property

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

**National Register of Historic Places
Nomination Form**

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

1. Name of Property

historic name Averill, Glenn M. and Edith, House

other names/site number NA

2. Location

street & number 616 4th Avenue SE

not for publication NA

city or town Cedar Rapids

vicinity NA

state Iowa code IA county Linn code 113 zip code 52401

3. State/Federal Agency Certification

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

Signature of certifying official

Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper

Date of Action

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Averill, Glenn M. and Edith, House
Name of Property

Linn County, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(do not include previously listed resources in count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC – Single Dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE – Office, Professional

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY AMERICAN

MOVEMENTS

Materials

(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

roof ASPHALT

other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Circa 1906

Significant Dates

Circa 1906

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

Architect/Builder

Josselyn and Taylor

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Averill, Glenn M. and Edith, House
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>15N</u>	<u>610,912</u>	<u>4,648,330</u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>

See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Ruth L. Fox PLA, ASLA, LEED-AP BD+C

organization Ruth L. Fox Landscape Architecture + Planning date 09/10/14

street & number 900 2nd Street SE, Unit 407 telephone (319) 693-3993

city or town Cedar Rapids state Iowa zip code 52401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

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

Additional items

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

Property Owner

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

name Charles Jones, Averill House, LLC

street & number 841 Normandy Drive telephone (319) 330-7459 email cjeproperties@gmail.com

city or town Iowa City state Iowa zip code 52246

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

7. NARRATIVE DESCRIPTION

SUMMARY

The following descriptions are of the Glenn M. and Edith Averill House at its new location on 4th Avenue SE with references to its original location and presence on 2nd Avenue SE. It was designed and built between 1905 and 1906 for a lot at 1113 2nd Avenue SE in the Oak Hill residential neighborhood east of Cedar Rapids' central downtown district. This new house replaced an earlier smaller home on the property and was just two blocks from Glenn Averill's childhood home at 1120 12th Street, the A. T. Averill House. (National Register of Historic Places, 78001236) Glenn and Edit Averill chose this property because owning a home on 2nd Avenue SE at the turn of the century was an important indicator of wealth and social status. (Continuation Sheets 27, 29 & 30)

The Glenn and Edith Averill House was purchased, along with other late 19th and early 20th-century homes in the area, by St. Lukes Hospital for construction of the P.C.I. Medical Pavilion and was slated for demolition in 2011. The current owner purchased the house and, after obtaining preliminary approval from the National Park Service, moved it to a compatible lot on 4th Avenue SE, just six blocks to the south and east from its original location. The building has been rehabilitated following the Secretary of the Interior's Standards for Rehabilitation and is in use with offices on both the first and second floors.

At its new location on 4th Avenue SE, the Glenn and Edith Averill House continues to be significant under Criterion C as a building that embodies the distinctive architectural character of late 19th and early 20th-century American style homes in Cedar Rapids. It is a unique combination of Queen Anne and an American adaptation of the English Arts and Crafts style architectural elements and a simple, straightforward use of local materials. It is also significant as one of the few remaining homes designed by the firm of Josselyn and Taylor, a regionally known Cedar Rapids architectural firm. (Continuation Sheets 27, 29 & 30)

NARRATIVE DESCRIPTION

The original location on 2nd Avenue SE was in the Stibb's Subdivision, Out Lot 11 of the Original Town Plat of Cedar Rapids. This two block long out-lot is a-typical of the 300' x 300' city block layout of the surrounding Oak Hill neighborhood. The physical nature of this area has changed radically beginning in the late 1930's as many new commercial and medical buildings were constructed in this transition area between downtown and other east side residential neighborhoods. The house appears for the first time on the 1913 Sanborn Flood Insurance Rate Map. There were no outbuildings along the alley because, unlike the other houses on the block, the garage was underneath the house. (Continuation Sheet 30)

During 1905-1906 when the Glenn and Edith Averill house was designed and constructed, Cedar Rapids was in the midst of a building boom. Of interest is that although an article in the Cedar Rapids Republican in 1905 describes the homes' exterior materials as brick and stucco with timber ornamentation, the house as constructed had a pebble dash stucco finish and the only exposed brick was on a chimney on the back side of the house. It appears that during the final design of the house, the exterior 'public' face was changed from a decorative Queen Anne style to a simpler Arts and Crafts style and there is no evidence from the historic rehabilitation work that there were other exterior materials under the stucco finish.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

The Glenn and Edith Averill House is generally rectangular in plan and is 36' wide by 48' deep. The interior function of each room is expressed in the design and location of the windows, the 2-story oriel on the front of the house, and the single story oriel on the right. The front, street side, façade is not symmetrical but the vertical two-story oriel with a steeply pitched gable roof balances the horizontal form of the front porch with its shallow hip roof and battered corner piers. (Continuation Sheets 35 & 36)

The exterior materials were distinctly different than other residential buildings on 2nd Street SE. The articulation of its overall form, projections, and window patterns provided the exterior character defining elements and differences in building materials, finishes, colors and patterns are muted. (Continuation Sheets 35 & 36) Pebble-dash stucco was used instead of wood lap siding, ornamental shingles and brick found on other homes. The roof structure consists of a simple hip roof over the main body of the house, another hip roof over the kitchen and maid's room wing, and a shallow hip roof on the front porch. On the back, is a small shed roof over the rear porch and a shallow gable over the sunroom.

The Averill House at its new location continues to reflect Josselyn and Taylor's design intent and the aesthetic preferences of Glenn and Edith Averill and is for the most part appears the same as when it was first built. Some modification were made by previous owners but a comparison of historic photographs, from before it was moved and current photographs show that the house retains most of its interior and exterior character defining elements. (Continuation Sheets 35 & 36)

DESCRIPTION OF CURRENT EXTERIOR CONDITIONS

The following exterior descriptions are of the Glenn and Edith Averill House at its new location on 4th Avenue SE after the historic rehabilitation has been completed. In Cedar Rapids, the Avenues generally run 'east to west' and the streets run 'north to south'. At its new location the Averill House faces 'south' to 4th Avenue SE. (Continuation Sheet 30 & 31)

FRONT (SOUTH, STREET SIDE FACING) ELEVATION

The front public side of the Averill House at its new location has four significant exterior character defining elements: its stucco walls, the Arts and Crafts style front porch, a two-story Queen Anne oriel, and the battered piers on the corners of the house and the porch. The original pebble-dashed stucco finish has been repaired and painted a muted brown color that is consistent with its original appearance. The new foundation walls have a painted stucco finish that matches the upper walls which is in keeping with the single-material and monochromatic color scheme of Josselyn and Taylor's original design. The front porch with its solid stucco railing and deep overhangs is distinctly different than the ornate porches with decorative spindles that were common to other residential buildings at the turn of the century. The 2-story oriel that pierces the main hip roof is typical of other Queen Anne style homes designed by Josselyn and Taylor. (Continuation Sheets 35 & 36) The battered corner piers ground the house in the manner of many Arts and Crafts style homes of the era.

The three-sided two-story oriel has a steeply pitched gable roof and three tall windows with large transoms. There is also a narrow, arch topped window for the basement stair case that matches two similar windows on the left side of the house. The front door is offset slightly to the right of center and there is a single double-hung window to the left of the porch that has a projecting trim element above it. A bay window on the roof that can be seen in a historic photograph was removed sometime after the late 1920's by a previous owner but the framing can still be seen in the attic. (Continuation Sheet 35)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

A group of three 6-over-1 double-hung windows united by a painted wood flower box on the second floor between the oriel and the front porch. There is a similar set of three windows on the first floor under the porch roof. There is also a single double-hung window for one of the bedrooms on the second floor. The simple, flat, painted wood window trim is tied to a painted trim board under the eaves of the roof.

RIGHT SIDE (EAST FACING) ELEVATION

The design of the right side of the house includes a single-story, three-sided oriel located under a projection of the front porch hip roof. This structure creates a window seat in the sitting room area. There is a set of two small square 2-over-2 windows in the music area that are set high on the wall and a single double-hung window in the study. On the second floor are double-hung windows for each of the two of the bedrooms and for one for a closet. Similar to the trim on the front, the painted wood window trim is tied to the painted wood trim board under the eaves. (Continuation Sheet 35 & 36)

REAR (NORTH FACING) ELEVATION

The rear elevation has an open porch with a shallow shed roof that was originally reached by a set of stairs. This porch has been reconfigured to provide an accessible entrance to the building. The sun room has a separate gable roof and four large windows with transoms that are angled to fit into the gable. There is a door, a window, and a 'milk door' under the porch roof. There are four narrow 4-over-1 double-hung windows on either side of the brick fireplace chimney, two on the first floor and two on the second floor. Two small windows in the basement were not replaced.

On the second floor there are 6-over-1 double-hung windows for the two bedrooms, bathroom, and maid's room. The original garage door has not been replaced due to the need for an accessible ramp to the first floor. (Continuation Sheet 36)

LEFT (WEST FACING) ELEVATION

The kitchen and one of the second floor bedrooms project out from the main body of the house on this side under a separate hip roof. The original exterior door onto the basement stair landing has been removed but a narrow, arch-topped leaded glass window and a similar but taller window on the intermediate second floor service stair landing remain.

The other windows on this side are located with reference to the interior plan and the second floor window trim is tied to the painted wood trim board under the eaves. A modern wooden structure that was cantilevered off the wall near the back of the house has not been replaced. The rear porch, that has been reconfigured to fit onto the new property, can be seen from this side and has a shallow shed roof and solid porch walls.

GENERAL INTERIOR DESCRIPTION

The following interior descriptions are of the Averill House after the historic rehabilitation process has been completed. The room names reflect the original room uses. (Continuation Sheet 37) Today, all of the rooms are being used for several different businesses. The following is a description of some of the changes made to the house over time:

"Because the interior was adapted to multiple-family use, wall finishes have been updated and kitchen functions added. ... Modern dropped ceilings have been added to most rooms ... Still, a remarkable degree, if not most, of the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

generously-applied original wood detailing exists, including narrow-wood floors, wall trim-boards that highlight architectural features, partial-wall room dividers and staircases with columns, built in bookcases, fireplace overmantles, and wooden panel doors. The woodwork is either dark-stained (fumed?) or what appears to be a light oak. Much of it is the finer quarter sawn type." (*The Glenn M. and Edith Averill House Historic Preservation Part 1 Submittal*, Page 1 of the Continuation Sheets)

The progression of entry from the street and onto the front porch continues into the interior. The house was designed with a modified center-entrance plan arrangement that was becoming popular as home owners embraced the idea of rooms that flowed from one space to another. This is in contrast to the central reception hall with separate enclosed rooms on each side that was more typical of other late 19th-century and early 20th-century style homes. A small vestibule leads to a large open room that stretches across most of the building and that combines the functions of an entry hall and sitting room on the right and a dramatic two-story open stairway on the left. A modern restroom was added by a previous owner in the area adjacent to the front porch.

The rest of the first floor rooms are arranged around a pair of back-to-back fireplaces: one in entrance hall and another in the dining room. The entry hall area flows into the sitting area, then into a small raised area for musical or cultural events, into the formal dining room, all arranged around these two central fireplaces. The study has glass doors and interior windows but is visually part of the first floor room arrangement. The kitchen and the short hall to the basement staircase are enclosed as separate rooms.

The rooms on the second floor are arranged along a traditional central hallway and there is a door to a separate short hallway that leads to the maid's bedroom and the service stairway. Two sets of bedrooms on this floor have passage doors between them, suggesting a master suite or nursery arrangement.

INTERIOR MATERIALS AND ELEMENTS

The interior decorative elements used in Arts and Crafts style homes in the early 20th-century were generally made of wood, leaded or stained glass, or decorative porcelain tiles. Followers of Arts and Crafts movement felt that it was important to be truthful about surfaces and materials and that new homes should reflect a modern and less cluttered life style. They used a select few decorative elements on both the exterior and interior of the home instead of the extensive material changes, colors and textures found in Victorian and Queen Anne style homes.

All of the interior character defining elements designed by Josselyn and Taylor are mostly intact when the current owner purchased the house, including built in bookcases and shelves, fireplaces, wooden seats, and a large buffet in the dining room. There are four fireplaces in the Averill House today: Three on the first floor, and one on the second floor. A simple brick fireplace in the basement has not been replaced. These fireplaces provided a place for the architects to introduce a varied collection of Arts and Crafts style ceramic tiles and simple stained or painted wood trim. It is not known if the current wood finishes on the first floor are original or if some have been refinished. There are however several different types of wood that reflect the overall design of the rooms.

BASEMENT ROOM DESCRIPTIONS

The new basement is divided into five rooms accessed by a stairway from the first floor and is similar in layout to the original configuration. The exterior walls are poured in place concrete and some of the load-bearing interior walls are

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

constructed with concrete masonry units. The floor is concrete and the first floor joists and structural elements are exposed. Due to the topography at the new location and the need for an accessibility ramp to the first floor, the original garage door was not reconstructed. (Continuation Sheets 36)

FIRST FLOOR ROOM DESCRIPTIONS

Because the first floor has an open floor plan the following is a description of the transition from one area to another rather than a description of separate rooms. To the right when you enter the house is a series of open areas leading from the main entrance to the study. To the left is the open 2-story stairway to the second floor and the door to a separate short hallway to the kitchen and service stairs. All of the walls on the first floor are painted plaster with stained wood trim. There are modern suspended ceilings that were installed by a previous owner below the original plaster ceilings. (Continuation Sheet 50)

VESTIBULE AND ENTRY HALL AREA

The vestibule is small but serves as an environmental transition space between the outdoors and the entry hall. The main entrance area has a fireplace with decorative tiles in a leaf pattern in the William Morris style, stained wood trim over a simple wood mantle, and is flanked by a built-in book case and a small wooden seat. The burgundy colored ceramic hearth tiles are level with the wood floor and there are stained wood trim bands on some of the walls and simple turned wood balusters on the wall between the entry and the second floor stairway. There is also a window seat in the oriel on the east wall. (Continuation Sheets 35 & 37)

MODERN RESTROOM

A modern restroom was added by a previous owner in the area adjacent to the front porch when the house converted for office use. The floor is vinyl tile over the original wood floor and the walls and wood window trim are painted. The ceiling is a modern suspended grid system under the original plaster ceiling.

MUSIC AREA:

A wide cased opening with two shallow wood steps leads up from the sitting room area to a space that may have been designed as a music room. There are two high windows on one side that may have been over a piano, and glass and stained wood doors with glass side panels between this space and the study and there are a pair of stained wood sliding doors between this area and the dining room. Flat, stained wood trim ties the door and window trim together and continues on into the study. The suspended grid ceiling was installed by a previous owner below the original plaster ceiling. (Continuation Sheets 35 & 37)

THE STUDY:

Although the study is physically separated from the rest of the first floor, the glass and wood door and interior windows ensure that it is visually part of the open plan arrangement. The fireplace in this room has blue-green rough-surfaced ceramic tile that extends down to the wood floor. There is stained wood trim in an Arts and Crafts style geometric pattern above the mantle that ties into the wood trim in the rest of the room. Flanking the fireplace are two narrow windows and there are built-in wood bookshelves with wood and glass doors and wood drawers on one side of the room. The ceiling is a suspended grid system under the original plaster ceiling. (Continuation Sheets 35 & 37)

THE DINING ROOM:

The dining room has a more formal fireplace with wood paneling above a simple Arts and Crafts style mantle. The over-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

mantle is of quarter sawn oak and has two leaded glass doors and glazed ceramic tiles in a floral pattern at the corners. It has dark blue tiles applied in a running subway tile pattern with no raised hearth. The floors are stained wood and the walls are painted plaster with a continuous band of wood trim above the doors that has inset floral pattern ceramic tiles. There is a built-in buffet on one wall that matches the style, detailing, and materials found on the fireplace. The ceiling is a suspended grid system under the original plaster ceiling. (Continuation Sheets 35 & 37)

Off the dining room are two wood and glass doors to the sunroom that are flanked by leaded glass floor to ceiling windows. There are two other doors in this room: a wood paneled door into the kitchen and a modern wood and glass door leading back into the main entry hall area.

THE SUNROOM:

The sunroom has windows on all three sides and, because the ceiling is pitched to match the gable roof, the transom windows on the north side are angled at the top. There is a door out onto the rear porch. The floor is carpet and the walls, ceiling, and the trim are all painted.

THE KITCHEN:

The original kitchen cabinets and fixtures were removed by a previous owner. There is a new modern accessible restroom in one corner and one of the walls was held back from the exterior wall to maintain the integrity of three original windows. The kitchen area floor is carpeted, and the walls are painted plaster with stained wood trim. There is a door out onto the rear porch and the original milk door has been fixed in place. The ceiling has a suspended grid system under the original plaster ceiling that was installed by a previous owner.

STAIRWAYS:

The main stairway to the second floor is in the 2-story oriel that is open to the entry hall and has wood treads and risers with a carpet runner. The 2-story tall windows are trimmed with wide stained wood boards. The middle railing has alternating flat and square stained wood balusters and continues around the second floor balcony.

The basement and the service stair to the maid's room are accessed from separated hallways on the first and second floors. The stair treads and risers to the basement have been reconstructed. The stained wood service stairs are original to the house.

SECOND FLOOR ROOM DESCRIPTIONS

The second floor consists of a central hallway with a balcony on at the 2-story aerial, four bedrooms, a maid's room, and a bathroom. A second set of stairs is accessed by a door to a short hallway that also leads to the maid's room. The walls are painted and the trim is either stained or painted wood. Suspended grid ceiling systems were installed by a previous owner.

THE SECOND FLOOR HALL:

The main second floor hallway has five single doors, one for each bedroom and one for the bathroom. There is a pair of doors to the center front bedroom. It has a wood floor with a center carpet runner. There is stained wood trim around the doors, at the stairway, and in a continuous band at the top of the doors. There is a modern suspended grid ceiling in the hallway that was installed by a previous owner.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

THE BEDROOMS:

The two bedrooms at the front of the house are connected by a short hallway with built in shelves. The center front bedroom has three double-hung windows, two wood and glass doors off the hallway, and a small closet. The corner front bedroom has two windows and a door at the end of the hallway. The floors in both rooms are carpeted and the walls and trim are painted. There are suspended grid system ceilings under the original plaster ceilings.

The two bedrooms at the back of the house are also connected by a doorway and both have closets. The corner back bedroom has a fireplace with variegated blue ceramic tiles and a set of painted wood shelves and wood trim above the mantle that continues around the rest of the room. There are two narrow double-hung windows on either side of the fireplace and a pair of larger windows on the other exterior wall. The closet in this room also has a small window. The bedroom in the middle is similar to the others and has a small closet.

The maid's room has two small closets and a narrow stairway to the attic. The floor is carpeted and there are two windows. The hallway at the top of the stairs leading to this room is separated from the main second floor hallway.

THE BATHROOM:

The second floor bathroom is divided into three areas. The first is a small hallway with wood flooring and a linen closet. The toilet is in a separate room and with an interior window with patterned glass. A larger room, with a 1930s era sink and a claw-foot bath tub, has white glazed subway wall tiles, white hexagonal floor tiles, and a small exterior window.

CONSIDERATION B FOR MOVING HISTORIC BUILDINGS

INTRODUCTION

St. Lukes Hospital purchased the Glenn and Edith Averill House property in 2011 and, along with several other homes on 2nd Avenue SE was slated for demolition for the construction of the new P.C.I. Medical Pavilion. The current owner stepped forward to purchase the house and agreed to move it to a compatible vacant lot at 616 4th Avenue SE just six blocks to the south east and the house was moved.

PROPERTY COMPARISONS

The following is a discussion regarding the Glen and Edith Averill House in relation to Consideration B for Moved Properties and has additional detailed information based on John Obed Curtis' book [Moving Historic Buildings](#).

The current owner researched the physical elements at the original property at 1113 2nd Avenue SE and the available lot on 4th Avenue SE. Detailed comparisons are included in the Integrity section below.

The significance of the Glenn and Edith Averill House before it was moved was not defined solely by its presence at its original location. It is significant for its distinctive architectural style and as one of only a few homes designed by the firm of Josselyn and Taylor that remain. Well before St Lukes and Mercy hospitals began to purchase properties in this area, the west side of the Oak Hill neighborhood was in transition as old buildings were being demolished and new commercial and health care related buildings and parking lots were constructed. When the current owner purchased the house it was the only remaining house in the 1100 block of 2nd Avenue SE. As such it had lost any relationship with its original residential neighborhood. Its new location, in the 600 Block of 4th Avenue SE, is also between downtown and the remaining residential

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

neighborhoods to the east and has a physical relationship with a group of large, early 20th-century homes one block to the east. (Continuation Sheet 29)

The Glenn and Edith Averill House is not tied to any significant events that took place at its original location and although both Glenn and Edith Averill made substantial contributions to the development of Cedar Rapids, the importance of those contributions are not tied to the original location of their home.

The original lot did not contain any special site features related to its historic use. Because the garage was originally under the sunroom wing, there were no out-buildings of any significance no historic site features were lost. There was an alley at the back of the original lot and there is a similar alley at the back of the new lot on 4th Avenue SE. An archeological investigation was not a part of this nomination. Additional research may identify archeological sites that could contribute to the overall historical significance of the property.

The reason for moving the Glenn and Edith Averill House was not to create an artificial grouping of historic buildings and no other historic buildings have been moved into the immediate area. The intent was to save the house from demolition by moving it to a new location and to maintain all of the remaining exterior and interior character defining elements that remained when it was purchased by the current owner. The front and side elevations today appear much as they did when the house was constructed, and the interior rooms and finishes, the built in cabinets, and the first and second floor fireplaces have been maintained. (Continuation Sheets 35, 36 &37)

NARRATIVE DESCRIPTION OF THE 616 4TH AVENUE SE PROPERTY

The Averill House was moved to a vacant lot where a 1920's era 3-story apartment building had been demolished by a previous owner and nearly filled this 60' wide by 140' deep lot with a small parking area along the alley. The house is set approximately the same distance from the front and side property lines as it was at its original location. The rear yard has a small parking lot for use by the tenants and their clients that is accessed from the alley, just as it garage was accessed at the original location. (Continuation Sheet 30)

The 4th Avenue SE lot is close to the central downtown district, Greene Square Park, the Cedar Rapids Museum of Art (which includes the original Carnegie Library that was designed by Josselyn and Taylor), and the new Cedar Rapids Public Library. Although there are no buildings next to the Averill House, there are several late 19th and early 20th-century residential buildings at the intersection of 7th Street and 4th Avenue SE to the east. (Continuation Sheet 29)

COMPARISON OF THE PROPERTIES

The following comparisons are between the original Glenn and Edith Averill House site on 2nd Avenue SE and its new location on 4th Avenue SE. A historic photograph of the house in the late 1920's at its original location is found on Continuation Sheet 35.

Character of the Neighborhoods

At the turn of the century the Oak Hill neighborhood consisted of single family homes of many different sizes and architectural styles. Over time however, most of the homes around the Averill House were converted into apartments and others were demolished for new commercial and medical buildings and parking lots that changed its character

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

from a residential neighborhood to a commercial district. The character of the neighborhood around the 600 block on 4th Avenue SE today is also a transitional area between downtown and the near east-side neighborhoods but there are several large residential buildings just a block to the east on 7th Street SE

Siting & Setbacks

The Averill House was originally located near the middle of a 680' long block and the house was set close to the front 2nd Avenue side. There were narrow side yards and a relatively deep back yard along a public alley. The original property was 60' wide by 150' deep and the house faced the street. (Continuation Sheets 29 & 30)

The Averill House at its new location is in the middle of the block and is sited with the same front and side yard setbacks as it was on 2nd Avenue SE. (Continuation Sheet 30) It is now oriented to the south-east on this 60' by 140' deep lot.

Compatibility of the Averill House

When the Averill House was constructed on 2nd Avenue SE, there were 2-story single family homes on either side and across the street and fit into a matrix of single family homes. Prior to the move to its new location, the Averill House was an island to itself in an area dominated by parking lots and scattered commercial buildings. At its new location on 4th Avenue SE, the Averill House is near other large early 20th-century residential buildings and is compatible in its size, massing, and physical with the buildings around it. (Continuation Sheets 30)

INTEGRITY DISCUSSION:

It was important to the current owner that the Glenn and Edith Averill House, after it was moved, would maintain its historic integrity. The following is a discussion regarding how the physical integrity of how the Glenn and Edith Averill House has been maintained after it was moved.

1. Location: Moving the house to this new compatible site has allowed it to maintain its significance as an example of late 19th and early 20th-century American residential architecture. The significance of the Averill House is not tied to any particular site element or event at its original location, but for the significance of its architectural style and as one of only a homes designed by Josselyn and Taylor that remain in Cedar Rapids.
2. Design: The Averill House is a good surviving example of a unique late 19th and early 20th-century home with elements of both the Queen Anne and Arts and Crafts style of American residential architecture. The historic rehabilitation of the house was done following the Secretary of the Interior's Standards and the integrity of Josselyn and Taylor's original exterior and interior design has been maintained.
3. Setting: The integrity of the setting of a historic building depends in part on a close relationship between the building's important character defining elements and its surroundings. The setting at the Averill House's original location on 2nd Avenue SE had been compromised over the past 50 years with the removal of other historic homes and the construction of new commercial buildings and parking lots. The 4th Avenue SE site is close to the central downtown district where Glenn Averill worked and where he and his wife Edith helped to promote art and literature by serving on many committees.
4. Materials: The majority of the character defining interior and exterior elements were in good condition after the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 10 **Property name** Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

move. Any damage to the exterior stucco, wood trim, porch elements, and original windows have been repaired. Inside, the original plaster walls and ceilings, wood floors and trim, fireplaces, built-in cabinets and bookcases have been maintained. (Continuation Sheets 35, 36 & 37)

5. **Workmanship:** The Averill House continues to reflect the skill of the original local builders and carpenters. Work on the interior of the house, including the installation of cabinets and interior doors that had been stored during the move, was performed by skilled craftsmen in order to maintain the overall architectural integrity of the home.
6. **Feeling:** The Glenn and Edith Averill House continues to reflect the time in which it was built and early 20th-century architectural styles in its form, materials, and overall design. The experience of walking up to the house, onto the front porch, into the first floor rooms, and up to the second floor is much the same as it was when the Averill's first moved in.
7. **Association:** As one of the last remaining houses designed by Josselyn and Taylor in Cedar Rapids, the Glenn and Edith Averill House today continues to reflect the body of residential design work produced by the firm. It is also significantly different than any of the other remaining houses in Cedar Rapids designed by Josselyn and Taylor with its simple massing, form, and its monochromatic color scheme. (Continuation Sheets 35, 36 & 37)

THE MOVING PLAN

The following is a description of how the Glenn and Edith Averill House was moved to its new property at 616 4th Avenue SE.

INTERIM PROTECTION OF THE AVERILL HOUSE

The Averill House had been maintained by the previous owner prior to its purchase by St. Lukes Hospital and after that the house was secured and protected prior to the move. Some of the interior cabinets and leaded glass doors were removed and stored. After the move to 4th Avenue SE, the windows and doors were secured to prevent intrusion into the house while the historic rehabilitation project was underway.

The new location is on a well traveled street and a number of pedestrians walk by it daily. The yard was mown and all of the windows and entrances were visible from the street and the public alley. Because of these protection measures, most of the roof and exterior walls of the Averill House were still in good condition after the move. The interior finishes and character defining elements were also in good condition and the original cabinets and doors that had been stored have been replaced.

PREPARATION FOR THE MOVE

The Averill House was moved following a well defined and planned route to its new location. Existing utilities were disconnected and all of the necessary permits were obtained from the City of Cedar Rapids and all requirements set by City Ordinance and City and State Building Codes were met.

The building was moved in one piece, with the front and rear porches intact and all of the significant exterior and interior elements secured in order to maintain its historic structure and fabric. The brick chimneys were removed above the roof and reconstructed. A house moving contractor with significant experience moving historic homes helped to stabilize the building prior to the move. The new basement was constructed with the same footprint and interior configuration as the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

original basement.

THE MOVE

The following is a description of how the Glenn and Edith Averill House was moved from an amendment to Part 1 of the original Historic Tax Credits application: (See Continuation Sheet 38)

“Steel beams were inserted to be directly under the floor trusses. Additional supports were the added beneath the chimneys to support their extra weight. A coordinated system of hydraulic jacks then raised the building off its foundation and the trailer on wheels was slid under the house. A semi-tractor then hauled the building to its new location where a new foundation awaited it. Notches in the new foundation, needed to accommodate the steel beams under the house, will be repaired now that the steel beams have been removed. [The walls have since been repaired.]”
(Glenn M. and Edith Averill House Historic Tax Credit Part 1 Application, Amendment, Page 2)

The following is a description of the effect on the exterior of the Averill House during the move:

“The move did not occur without some damage to the exterior of the Averill House. Some of this damage will be repaired, for example, the stucco that was cracked or jarred loose will be repaired with appropriate methods and the top of the brick chimneys, which had to be lowered so they would not topple over during the move, will be rebuilt. Several features of the house’s exterior will, however, be changed and not repaired or replaced. These include the permanent closure of the side door to the basement (found on the left side of the house as one faces the front door), and removal of the small shed roof over the door, and, found on the same side but closer to the rear of the building, the removal of a square, wood-frame, windowless oriel structure at the raised main floor level. It is not clear [if] this oriel, which appears to have been a small storage closet, was original to the structure as its materials and construction do not match the rest of the house and exterior stucco is present on what would have been the interior wall of the oriel closet. On the rear of the building, there are two changes that will be permanent but their impact will be reduced somewhat by reconstruction. The main level’s rear sitting- or sun-porch wing originally permitted a drive-under garage below it. The height of the house at its new location does not permit the garage, which had a modern overhead door on it by the time of the move. Next to this wing, there was a gateleg staircase with solid stuccoed side rails leading to the main level. The present grade at the rear of the house will not permit a full reconstruction of this staircase, but as much of it as possible will be rebuilt.” *(Glenn M. and Edith Averill House Historic Tax Credit Part 1 Application, Amendment, Page 2)*

The Averill House today continues to reflect the original design intent of the architects, Josselyn and Taylor, and the aesthetic preferences of Glenn and Edith Averill.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 12 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

8. NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Glenn M. and Edith Averill House was designed and built between 1905 and 1906 on a narrow urban lot at 1113 2nd Avenue SE in the Oak Hill residential neighborhood east of Cedar Rapids' central downtown district. The Oak Hill area is described by Marlys Svendsen:

“Originally the name "Oak Hill" was used to describe the entire southeastern section of Cedar Rapids. The name first appears on the subdivision platted in 1857 by S.D. and Sarah Carpenter. Tradition has it that the name resulted from the presence of several varieties of oak trees native to the area.” (Svendsen, Section E, Page 8)

The Averill's lived in the house until 1913 when they moved into a new home on their Linn County farm and rented out their home on 2nd Avenue SE. In 1924 it was sold to the Phi Alpha Pi fraternity, after which it was used for residential apartments, and more recently had been used by several different businesses. Very few changes were made to the house to accommodate these different uses however and the original interior layout, materials, cabinets and fireplaces remain. In 2011 it was purchased, along with other houses in the area, by St. Lukes Hospital for construction of the P.C.I. Medical Pavilion. The house was slated for demolition when the current owner purchased it and, after obtaining preliminary approval from the National Park Service, moved it to a compatible lot on 4th Avenue SE, just six blocks to the south and east from its original location. The house has been rehabilitated following the Secretary of the Interior's Standards for Rehabilitation.

The Averill House was designed by the local Cedar Rapids firm of Josselyn and Taylor, a partnership described as “one of the first major modern architectural firms in Iowa” (Shank, Page 90). The house is a good example of late 19th and early 20th-century American residential architecture with a mixture of details from several different architectural styles of the day. It is one of the few remaining homes in Cedar Rapids designed by the firm of Josselyn and Taylor.

The Glenn and Edith Averill House at its new location continues to be significant under Criterion C as a building that embodies the distinctive architectural character of late 19th and early 20th-century homes in Cedar Rapids. The exterior reflects the Arts and Crafts style with its monolithic form with minimal decoration, battered piers at the corners of the front façade and porch, and a monochromatic color palette. However the front façade has a distinctive Queen Anne style two-story tall oriel that houses the second floor staircase on the front and a smaller 1-story oriel on the right side. The Averill House is also different than other homes designed by Josselyn and Taylor that were in other more popular turn of the century residential styles. (Continuation Sheets 36, 37, 39 & 40)

The period of significance for the Glenn and Edith Averill House is circa 1906 when they moved into their new home. At its new compatible property on 4th Avenue SE and after the completion of the historic rehabilitation project, the home continues to reflect the era in which it was constructed and the original design intent of the architects, Josselyn and Taylor.

Glenn M. and Edith Averill:

The Glenn and Edith Averill family was one of the most influential families in Cedar Rapids in the late 19th and early 20th-centuries. Glenn's father, Arthur Tappan Averill, was a successful businessman and participated in the establishment of

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 13 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

many social and cultural societies. Glenn Mark Averill (1868-1940) became, like his father, a successful Cedar Rapids businessman and philanthropist. He was president of the Averill Grocery business and the leading stockholder of the company that built the Montrose Hotel (non-extant). He succeeded his father as president of the Cedar Rapids Gas Light Company, and served as an officer of the following corporations and associations: The Cedar Rapids Commercial Club (later know as the Chamber of Commerce); the River Front Improvement Commission; the Good Roads Committee; the Cedar Rapids National Bank; and the Marion-Cedar Rapids Street Railway. (*The Glenn M. and Edith Averill House HTC Part 1 Application, Page 5*)

Edith Sherman Averill, was born in Monticello, Iowa in 1870, was educated at Rockford College, and was active in women's social circles in Cedar Rapids, at one point serving as head of the City's anti-suffrage movement. She was also a member the Cedar Rapids College Club, the American Association of University Women, and the Colonial Dames of America and the Daughters of the American Revolution. (*Sherman, p. 81*) Glenn and Edith Averill were married in 1892.

The Averill's first home was constructed at 213 12th Street SE (non-extant) just around the corner on 12th Street SE from their home on 2nd Avenue SE. It was on a large 140' wide and 60' deep lot and was constructed close to the alley rather than at the corner or the front of the lot. The property was later divided into smaller lots. (Continuation Sheet 30)

The Averill's purchased this new lot along 2nd Avenue SE where other influential families were building large and ornate homes. The convenience of the Cedar Rapids interurban railway was one of the attractions that made the 2nd and 3rd Avenue SE area between 10th and 16th Streets a desirable neighborhood for professional families.

The social status of the City's leading families was often chronicled in articles in the Cedar Rapids Republican. An article about the Averill House in 1905 described the exterior and interior design: "According to the report, architects Josselyn and Taylor have nearly completed the plans for the fine residence to be erected by Glenn M. Averill [on 2nd] avenue, near Twelfth street. [It] will be 46 x 50 feet, brick the [first] story and timber and plaster for [the upper story], of a pleasing English [missing word] construction. A living room [missing text] feet in length will be one of the features of this comfortable and [missing text] home". (*Cedar Rapids Republican, April 21, 1905*) It is significant to the understanding of the physical nature of the house that it appears that Josselyn and Taylor's more ornamental design was changed at some point to a more restrained Arts and Crafts style.

CHRONOLOGICAL HISTORY OF THE AVERILL HOUSE:

The Glenn and Edith Averill House was designed and constructed between 1905 and 1906. By 1913, the first time the house can be seen on the Sanborn Fire Insurance Rate Maps, the neighborhood demographics were already changing as two apartment buildings were built nearby and one of the large homes had been converted to apartments. (Continuation Sheet 30) It is significant that in that same year as the neighborhood was changing from residential to a mixed use area with commercial buildings and apartments, the Averill's followed other prosperous families to new homes in the 'suburbs' at the edge of town. They rented the house for several years and sold it to the Phi Alpha Pi fraternity in 1924.

Like other transition areas between downtown Cedar Rapids and the newly plated neighborhoods to the east, by 1931 the block contained three apartment buildings and four houses that had been converted to apartments. A small commercial building was constructed at the northwest corner of the block and since that time other commercial buildings have been

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 14 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

constructed nearby. The Averill House contained at least three apartments from 1934 into the 1940's, when it was owned and occupied by a succession of single women. (*McCoy and Cedar Rapids Gazette City Directories*) Most recently, the house at its original location had been used by several different businesses.

The biggest change to the neighborhoods around 2nd Avenue SE took place when construction of the P.C.I. Medical Pavilion began in 2011. The building and its associated parking lots was constructed over an entire four block area. 2nd Avenue SE was closed past 10th Street and the near east side residential neighborhoods along it were cut off from downtown. (Continuation Sheet 29) The Averill House, along with other homes and commercial buildings, was scheduled for demolition unless it could be move from its original site.

LATE 19TH AND EARLY 20TH- CENTURY AMERICAN MOVEMENT STYLES AND THE AVERILL HOUSE

Changes in construction techniques, the development of new building materials, and a developing desire for buildings that reflected each region and its natural environment influenced the design of buildings across the United States. The Glenn and Edith Averill House is a combination of the Queen Anne style and the increasingly popular Arts and Crafts style.

John Maass, in his introduction to Victorian Architecture, writes that "The house is the most important acquisition in a man's life; it places him on the social scale, it presents an image of his character to the world. In the 19th Century it was taken for granted that the home reflected the personality of the owner." (*Maass in Bicknell, p. [1]*) In addition, there was an understanding that the design and management of the family home was an important indicator of the wealth and social status and in most cases it was the job of the housewife to create and maintain an environment that was beneficial to the family's social status

The Glenn and Edith Averill House and Henry Josselyn's own home have architectural elements found in the popular Queen Anne style that can be seen in the Bruce more mansion, another large home designed in part by Josselyn and Taylor: an asymmetrical facade, dominating front-facing gables, oriels, deep overhanging eaves, and wide front porches. However, the more ornate decorative wood shingles, intricate brick work, and multiple colors that are typical of the Queen Anne style are not found on the Averill House with its' simpler, muted monochromatic exterior.

Although the Arts and Crafts style originated in England, it was seen by upper middle class families in the United States as a way to distinguish themselves from their parent's generation while continuing to rely on the status that came from their distinguished European ancestors. The architectural styles and decorative interiors by Charles Francis Voysey and William Morris in England were easily adapted for the exterior design and interior treatments of early 20th-century American homes. The design of the Glenn and Edith Averill House is similar to Voysey's architectural vocabulary of geometric form, stucco exteriors, simplified detailing, and articulated corners. (Voysey Architecture) Henry Josselyn's tour of Europe in 1879 may have brought him in contact with this new 'modern' style advocated by Voysey and Morris. (Continuation Sheet 41)

The architectural style of large family homes in the Midwest in the early 20th-century was often an assembly of different architectural styles, decorative elements, and both traditional and modern materials. The English Arts and Crafts style of residential architecture became popular in the United States at the turn of the century and Josselyn and Taylor used elements of this style in the design of the Averill House.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 15 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

The American Arts and Crafts movement's emphasis on using natural materials, simplified nearly austere ornamentation, and their desire to design the entire home including amenities and decorative elements, is exemplified in the John H. Hager house in Waukon, Iowa that was designed by another early 20th-century architect, George W. Maher, in 1914. The house is similar to the Glenn and Edith Averill house in its exterior materials and overall architectural expression but has a distinctly horizontal massing with none of the Queen Anne elements found in the Averill House. (Continuation Sheet 41) Maher's design theory – the Motif-Rhythm Theory – was similar to that of Louis Sullivan and Frank Lloyd Wright.

“Maher referred to his personal approach as the Motif-Rhythm theory. Using a native plant, often in combination with a geometric shape, the motif would be repeated as a decorative element throughout the design; in the art glass of the windows, the tiles and woodwork of the fireplaces, in stenciling on walls and ceilings, as a decorative element on furniture, on light fixtures and any item created for a house. In Maher's theory, this repeated use would visually tie the design together.” (Prairie Traveler: Maher)

Josselyn and Taylor used a stylized opening flower motif in the built in cabinets, in the dining room fireplace tiles, wall trim, and in the glass sun room doors. In the entry hall, the fireplace surround tiles have a similar but softer pattern of flowers as well.

The exterior character defining elements of the Averill House are the exterior stucco material, the monochromatic color scheme, the deep front porch with its wide eaves and the battered corner piers, and the two-story oriel with its steeply pitched gable roof on the front of the house. Without other large gable ends on the public sides of the house on which to display decorative elements the plain dark brown painted window trim and the brown painted banding boards under the eaves blend into the walls and provide the only exterior ornamentation.

There is only one exposed 2-story brick fireplace chimney and it is located on the back of the house, not along the public street. The corners of the front façade and porch have battered projecting piers that widen down to the ground plane and provide a solid base for the house in a manner typical of Arts and Crafts style homes. The stucco finish originally extended to the ground, unlike other houses of the era that had limestone or brick facing on their foundations. (Continuation Sheet 35 & 36)

The exterior materials used on the Glenn and Edith Averill House were distinctly different than any other residential buildings on 2nd Street SE and in the Oak Hill neighborhood at the time. There are only two exterior materials: a highly textured pebble-dash stucco and the painted wood trim, a subtle articulation of the exterior elements rather than the richly painted exteriors of Victorian or Queen Anne style homes. There are several different window types and configurations, the most significant of which are the three arch-topped vertical and leaded glass windows on the front and left side of the house that provide natural light into the service stairway, and the windows in the 2-story oriel. The exterior design, windows, and other character defining elements have been maintained through the historic rehabilitation process. (Continuation Sheet 35 & 36)

The Averill House is not symmetrical but on the front, the vertical 2-story oriel on the left side balances the deep horizontal form of the front porch on the right. The first floor's open room arrangement reflects the Arts and Crafts style: a flowing transition from the public entrance area and around the two central fireplaces and into the kitchen, rather than the formal arrangement of separate rooms along a central hallway found in other homes of the era. (Continuation Sheet 33)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 16 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

“At the heart of the [Arts and Crafts] development was a dramatic design concept: the organic cottage. The attribution of an organic quality to these houses stems from an open-plan arrangement of rooms and passages, organized from the inside out and expresses as a accretive massing of volumes [on the outside of the building].” (*Gottfried, p. 159*)

SIGNIFICANCE OF THE ARCHITECTS – JOSSELYN AND TAYLOR:

The Glenn and Edith Averill House was designed by the local Cedar Rapids firm of Josselyn and Taylor and is locally significant as the work of these two master architects: Henry Josselyn (1849-1934) and Eugene Taylor (1853-1924). The Averill’s chose this local, regionally known architectural firm to design a home that expressed their aesthetic tastes and their place in the Cedar Rapids community, S place that was related to but separate from the social status of the A. T. Averill family.

The firm of Josselyn and Taylor, which operated from 1882 until Taylor’s death in 1924, was responsible for a long list of significant residential, commercial, and institutional buildings across the Midwest and in Cedar Rapids. Other homes in Cedar Rapids that remain today that were designed by Josselyn and Taylor in Cedar Rapids include the Brucemore Mansion, and the A.H. Conner, W.E. Severa, and the Seely house. (Continuation Sheets 39 & 40) Henry Josselyn also designed a home for his family next door to that of his father George [non-extant]. (Continuation Sheet 39)

Henry Saville Josselyn (1849-1934) began his career as a clerk and bookkeeper in 1873 for his father, George, a builder-architect who “received some education in Europe before coming to the United States at about eighteen years of age.” (*Shank, p. 89*) In 1880 they established the firm of George Josselyn & Son, Architects and continued that partnership until 1882 with offices in Independence and Cedar Rapids, Iowa.

In 1873, Josselyn went to work in Chicago in the firm of Wheelock & Thomas where he was influenced by the European Beaux Arts style of architecture. Although Josselyn attended a two year special course in architecture at the Massachusetts Institute of Technology, Wesley Shank describes Josselyn’s architectural training as largely through apprenticeship with his father. (*Shank, p. 89*)

Eugene H. Taylor (1853- 1924) had a similar introduction to the world of architecture and building. Like Josselyn, Taylor’s father was in construction as a carpenter. After graduating from Iowa College (Grinnell College) in 1876 with a B.S. degree, and attended the same special two-year course in architecture at M.I.T. as Josselyn in 1878. Taylor also went to work in Chicago with the architect John J. Flanders in 1880.

Although it is not known which of the partners designed the Averill House, Wesley Shank writes that in general Taylor had a more businesslike view of the architectural profession and was interested in community planning. He was instrumental in the City’s purchase of Mays Island in the middle of the Cedar River for the construction of civic buildings. Taylor saw the merits of the island as a ‘bridge’ between development on the east and west sides of the river that would create a larger, more modern city. It is believed that Henry Josselyn may was the lead architectural designer in the firm and it is possible that he was the design architect for the Glenn and Edith Averill House. (*Shank, p.90*)

JOSSELYN AND TAYLOR BUILDINGS IN CEDAR RAPIDS

Josselyn and Taylor designed several commercial and institutional buildings in Cedar Rapids. These include the Cedar Rapids Savings Bank, (1895-1896), the Security Savings Bank (1907-1908), several hospital buildings at Mercy and St. Lukes’

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ **Page** 17 **Property name** Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

Hospitals (1902-1903), and the Cedar Rapids Public Library (1904-1905). The exterior design of these buildings reflected both their function and the popular architectural styles of the day.

Only a few homes designed by Josselyn and Taylor remain in Cedar Rapids. A comparison of these homes with the Glenn and Edith Averill House shows that their architects were sensitive to their client's aesthetic tastes and individual site conditions. Each is significantly different in style, form, massing and setting than the Glenn and Edith Averill House.

Josselyn and Taylor took over the design and construction of the Bruce more Mansion in 1884. It was originally designed as a modified Queen Anne Style home and was described as the grandest house west of Chicago at the time. The next owner, George and Irene Douglas altered the house to reflect a more modern style: "The Queen Anne style was losing favor by the 1910s, with Victorian ornateness giving way to the more simplistic decoration style of the Edwardian Era. The Douglas's altered the Mansion to reflect the increasingly popular Craftsman style." (The Sinclair Era: 1884-1906) Although in a more decorative architectural style, many of Bruce more's character defining architectural elements are found in the Averill House: hip roofs and gables over projecting bays, two-story oriel, and other bold geometric forms. The Averill House differs from Bruce more mainly in its plain, monochromatic, and almost austere design. (Continuation Sheet 39)

The A. H. Connor house at 1300 O Avenue NW was constructed in 1885 on a large 2.13 acre property and is surrounded by homes on smaller urban lots. It sits in the middle of the property with large lawn areas on all sides and is accessed by a long private driveway in contrast to the Averill House that is sited close to a busy street. It has hip roofs with steeper slopes than the Averill House and is made of brick with limestone sills and a decorative elements. It has a smaller front porch and the three-sided 2-story bay sits solidly on an extension of the limestone foundation walls. (Continuation Sheet 40)

The W.E. Severa House at 2315 Linden Drive SE was built in 1913, several years after the Averill House, on a large, irregularly shaped 1.35 acre property with trees all around the house that separate it from the surrounding neighborhood. The façade consists of brick on the first floor and a combination of wood and stucco on the second floor. This trim is applied in a decorative English half-timber style manner that is significantly different than the Arts and Crafts style pattern used on the Averill House. There is a large covered porte cochere and an open-air patio with brick walls that overlooks a wooded slope. The Averill House has only a small covered service porch on the back and the garage was originally tucked away under the house. (Continuation Sheet 40)

The Seely house, constructed in 1914, is located on the same street as the Glenn and Edith Averill House's original location, but farther to the east in the 1900 block. It is on a 130' by 158' corner lot in a traditional urban neighborhood and is set farther back from the street than the Averill House. It is a Colonial Revival style house with a rectangular plan with no wings and a gable roof with two dormers on the front. It has wood lap siding and symmetrically arranged windows with a small classical front porch and an enclosed wrap-around rear porch overlooking the back yard. It is substantially different than the Averill House. (Continuation Sheet 39)

Henry Josselyn's own home, built in 1880 at 841 4th Avenue SE [non-extant] several blocks east of the Averill House's original location had a combination of several traditional residential styles with a steeply pitched gable roof and decorative trim-work reminiscent of the English Tudor style in the gable ends. Unlike the Averill House, with its plain stucco finish and simple painted wood trim, the materials on Josselyn's family home were brick, wood lap siding and trim, and decorative wood shingles. It was built on typical narrow urban lot with a rear alley and a decorative porch along the street. (Continuation Sheet 39)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 18 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

CONTINUED SIGNIFICANCE OF THE AVERILL HOUSE

The Glenn and Edith Averill House continues to be significant after the move to this new location as a fine, mostly intact example of a late 19th and early 20th-century American residential style home. It remains a relatively austere American Arts and Crafts style building with carefully placed Queen Anne style elements. The overall feeling of its public face along 4th Avenue is very similar to when the Averill's moved into the house, and the interior room arrangement, materials, and character defining elements are mostly intact. The integrity of location and setting at its original location on 2nd Avenue SE had been compromised over the years with the demolition of other turn of the century homes and by the construction of commercial and healthcare related buildings and parking lots. Even before St. Lukes hospital purchased the house and before it was slated for demolition, the Averill house was an island unto itself with no relationship to its original neighborhood. At its new location that is also part of the Oak Hill neighborhood, the physical presence of the Glenn and Edith Averill House continues to reflect the work of the architectural firm of Josselyn and Taylor, one of Cedar Rapids' most prominent architectural firms.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 19 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

Major Bibliographic Resources

Bicknell, A. J. & William T. Comstock. Victorian Architecture, Two Pattern Books by A. J. Bicknell & William T. Comstock, Reprint of 1873 publication. American Life Foundation: Watkins Glen, New York, 1976. (John Maass Introduction,)

Cedar Rapids Gazette City Directories, 1903-1906.

Cedar Rapids Republican, April 21, 1905, Page 21.

Coe College. The Acorn, A Memory Book Volume Twenty-Six. Coe College: Cedar Rapids, Iowa, 1928.

Coe College. The Acorn, A Memory Book Volume Twenty-Five. Coe College: Cedar Rapids, Iowa, 1927.

Curtis, John Obed. Moving Historic Buildings. U.S. Department of the Interior, Heritage and Recreation Service, Technical Preservation Services Division: Washington D.C., 1979.

"Glenn M. and Edith Averill House Historic Tax Credit Part 1 Application", 2011.

"Glenn M. and Edith Averill House Historic Tax Credit Part 1 Application, Amendment", 2011.

Gottfried, Herbert and Jan Jennings. American Vernacular Buildings and Interiors, 1870-1960. W. W, Norton & Company, Inc.: New York. 2009.

Karr, Donald A. Images of Cedar Rapids. Prairie Valley Publishing: Cedar Rapids, Iowa. 1987.

McCoy Cedar Rapids City Directories, 1913-1925.

Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. University of Iowa Press: Iowa City, Iowa, 1999.

Svendsen, Marlys A. *National Register of Historic Places Nomination: Historic Resources of Cedar Rapids, Iowa*, 2000.

U.S. Department of the Interior. *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*. 1997.

Additional Resources:

Davey, Peter. Arts and Crafts Architecture, Phaidon Press Limited: London, 1995.

McAlester, Virginia. A Field Guide to American Houses. Knopf: New York. 1984.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section _____ Page 20 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

Internet Resources

Brucemore: The Sinclair Era: 1884-1906, Date and Author Unknown.
www.brucemore.org/history/architecture. Retrieved February 10, 2013.

Prairie School Traveler, Maher. <http://www.Prairieschooltraveler.com/html/ia/waukon/maher.html>

Hadish, Cindy, *Still No Takers To Move Lone Home At Medical Mall Site*, *Cedar Rapids Gazette*, February 2, 2009.
<http://thegazette.com/2011/02/09/still-no-takers-to-move-lone-home-at-medical-mall-site>. Retrieved February 10, 2013.

Sherman, Henry David, Unpublished booklet by Edith Sherman Averill, August 1936. Retrieved November 21, 2012,
<http://www.thirdstbooks.com/sherman/hdsbio17.html>. Retrieved February 10, 2013.

Voysey Architecture, J.W. Forester House, Date and Author Unknown, Retrieved November 21, 2012,
<http://www.english-heritage.org.uk/professional/archives-and-collections/nmr/archives>

Maps

City of Cedar Rapids Assessors Web Site, <http://www.cedar-rapids.info/assessor/pmc>. Retrieved February 15, 2014.

City of Cedar Rapids GIS Web Site, <http://crgis.cedar-rapids.org/efs/php>. Retrieved February 15, 2014. Iowa Dept. of Transportation Web Site, <http://www.iowadot.gov/maps//msp/pdfview/counties.html>. Retrieved February 15, 2014

Sanborn Map Co., Fire Insurance Maps of Cedar Rapids, Iowa, State of Iowa Library On-Line Web Site:
<http://www.statelibraryofiowa.org/services/online-resources/resources>. Retrieved February 15, 2013.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 **Page** 21 **Property name** Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

10 Geographical Data

Verbal Boundary Description

Original Town, STR/LB 8 – 47, Cedar Rapids, Iowa

Boundary Justification

The nominated property has been moved to a new site at 616 4th Avenue SE that is similar in size to the original location at 1113 2nd Avenue SE: 60' x 140'. The boundary includes the entire area of the site on which the building sit

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos Page 22

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

PHOTOGRAPHS

Photographic Ink and Paper Information:

Ink: Canon 201XL, Black. No color ink used.

Paper: HP Advanced Photo Paper, #Q7 852, 66 lb., instant dry, water-resistant, glossy.

Name of Property:	Averill, Glenn M. and Edith House
City:	Cedar Rapids
County:	Linn
State:	Iowa
Name of Photographer:	Ruth Fox
Date of Photograph:	10/09/2013
Location of Original Digital Files:	Ruth Fox, 900 2 nd Street, Unit 407, Cedar Rapids, Iowa 52401

Photo #1:

IA_Linn_Averill, Glenn M. and Edith House_0001

Description: South Public Facade Looking N

Photo #2:

IA_Linn_Averill, Glenn M. and Edith House_0002

Description: South Elevation Looking NW

Photo #3:

IA_Linn_Averill, Glenn M. and Edith House_0003

Description: South Elevation Looking NW

Photo #4:

IA_Linn_Averill, Glenn M. and Edith House_0004

Description: North Elevation Looking SW

Photo #5:

IA_Linn_Averill, Glenn M. and Edith House_0005

Description: North Elevation Looking S

Photo #6:

IA_Linn_Averill, Glenn M. and Edith House_0006

Description: West Elevation Looking E

Photo #7:

IA_Linn_Averill, Glenn M. and Edith House_0007

Description: Area Looking E

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 23

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #8:

IA_Linn_Averill, Glenn M. and Edith House_0008

Description: Area Looking SW

Photo #9:

IA_Linn_Averill, Glenn M. and Edith House_0009

Description: North and West Elevations Looking SE

Photo #10:

IA_Linn_Averill, Glenn M. and Edith House_0010

Description: Basement Room 3 Looking NE

Photo #11:

IA_Linn_Averill, Glenn M. and Edith House_0011

Description: Basement Room 1 Looking E

Photo #12:

IA_Linn_Averill, Glenn M. and Edith House_0012

Description: Basement Room 4 Looking NE

Photo #13:

IA_Linn_Best_Averill, Glenn M. and Edith House 0013

Description: First Flr Entry Hall Looking SW

Photo #14:

IA_Linn_Averill, Glenn M. and Edith House_0014

Description: First Flr Entry Hall Looking NE

Photo #15:

IA_Linn_Averill, Glenn M. and Edith House_0015

Description: First Flr Entry Hall Looking NW

Photo #16:

IA_Linn_Averill, Glenn M. and Edith House_0016

Description: First Flr Entry Hall Fireplace Looking NW

Photo #17:

IA_Linn_Averill, Glenn M. and Edith House_00017

Description: First Flr Entry Hall Looking SW

Photo #18:

IA_Linn_Averill, Glenn M. and Edith House_00018

Description: First Flr Sitting Room Looking NE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 24

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #19:

IA_Linn_Averill, Glenn M. and Edith House_00019

Description: First Flr Music Area Looking W

Photo #20:

IA_Linn_Averill, Glenn M. and Edith House_00020

Description: First Flr Restroom Looking SW

Photo #21:

IA_Linn_Averill, Glenn M. and Edith House_00021

Description: First Flr Restroom Looking NW

Photo #22:

IA_Linn_Averill, Glenn M. and Edith House_00022

Description: First Flr Music Area Looking NE

Photo #23:

IA_Linn_Averill, Glenn M. and Edith House_00023

Description: First Flr Study Looking NW

Photo #24:

IA_Linn_Averill, Glenn M. and Edith House_00024

Description: First Flr Study Looking W

Photo #25:

IA_Linn_Averill, Glenn M. and Edith House_00025

Description: First Flr Dining Room Looking NE to Music Area

Photo #26:

IA_Linn_Averill, Glenn M. and Edith House_00026

Description: First Flr Dining Room Looking N

Photo #27:

IA_Linn_Averill, Glenn M. and Edith House_00027

Description: First Flr Dining Room Looking W

Photo #28:

IA_Linn_Averill, Glenn M. and Edith House_00028

Description: First Flr Dining Room Looking S Detail

Photo #29:

IA_Linn_Averill, Glenn M. and Edith House_00029

Description: First Flr Dining Room Looking SE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 25

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #30:

IA_Linn_Averill, Glenn M. and Edith House_0030

Description: First Flr Sun Porch Looking SW

Photo #31:

IA_Linn_Averill, Glenn M. and Edith House_0031)

Description: First Flr Sun Porch Looking SE

Photo #32:

IA_Linn_Averill, Glenn M. and Edith House_0032

Description: First Flr Kitchen Looking NW

Photo #33:

IA_Linn_Averill, Glenn M. and Edith House_0033

Description: First Flr Restroom Looking SW

Photo #34:

IA_Linn_Averill, Glenn M. and Edith House_0034

Description: First Flr Kitchen Looking SW

Photo #35:

IA_Linn_Averill, Glenn M. and Edith House_0035

Description: First Flr 2nd Floor Stairs Looking SW

Photo #36:

IA_Linn_Averill, Glenn M. and Edith House_0036

Description: First Flr Hall Looking SW

Photo #37:

IA_Linn_Averill, Glenn M. and Edith House_0037

Description: 2nd Floor Stair Looking NW

Photo #38:

IA_Linn_Averill, Glenn M. and Edith House_0038

Description: Second Flr Hall Looking SW

Photo #39:

IA_Linn_Averill, Glenn M. and Edith House_0039

Description: Second Floor Hall Looking NE

Photo #40:

IA_Linn_Averill, Glenn M. and Edith House_0040

Description: Second Flr Bedroom 1 Looking SE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 26

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #41:

IA_Linn_Averill, Glenn M. and Edith House_0041

Description: Second Flr Bedroom 2 Looking N

Photo #42:

11A_Linn_Averill, Glenn M. and Edith House_0042

Description: Second Flr Bedroom 3 Looking NE

Photo #43:

IA_Linn_Averill, Glenn M. and Edith House_0043

Description: Second Flr Bedroom 3 Looking NE

Photo #44:

IA_Linn_Averill, Glenn M. and Edith House_0044

Description: Second Flr Bedroom 4 Looking N

Photo #45:

IA_Linn_Averill, Glenn M. and Edith House_0045

Description: Second Flr Bathroom Looking S

Photo #46:

IA_Linn_Averill, Glenn M. and Edith House_0046

Description: Second Flr Bathroom Looking W

Photo #47:

IA_Linn_Averill, Glenn M. and Edith House_0047

Description: Second Flr Bathroom Hall Looking NW

Photo #48:

IA_Linn_Averill, Glenn M. and Edith House_0048

Description: Second Flr Maid's Room Looking NW

Photo #49:

IA_Linn_Averill, Glenn M. and Edith House_0049

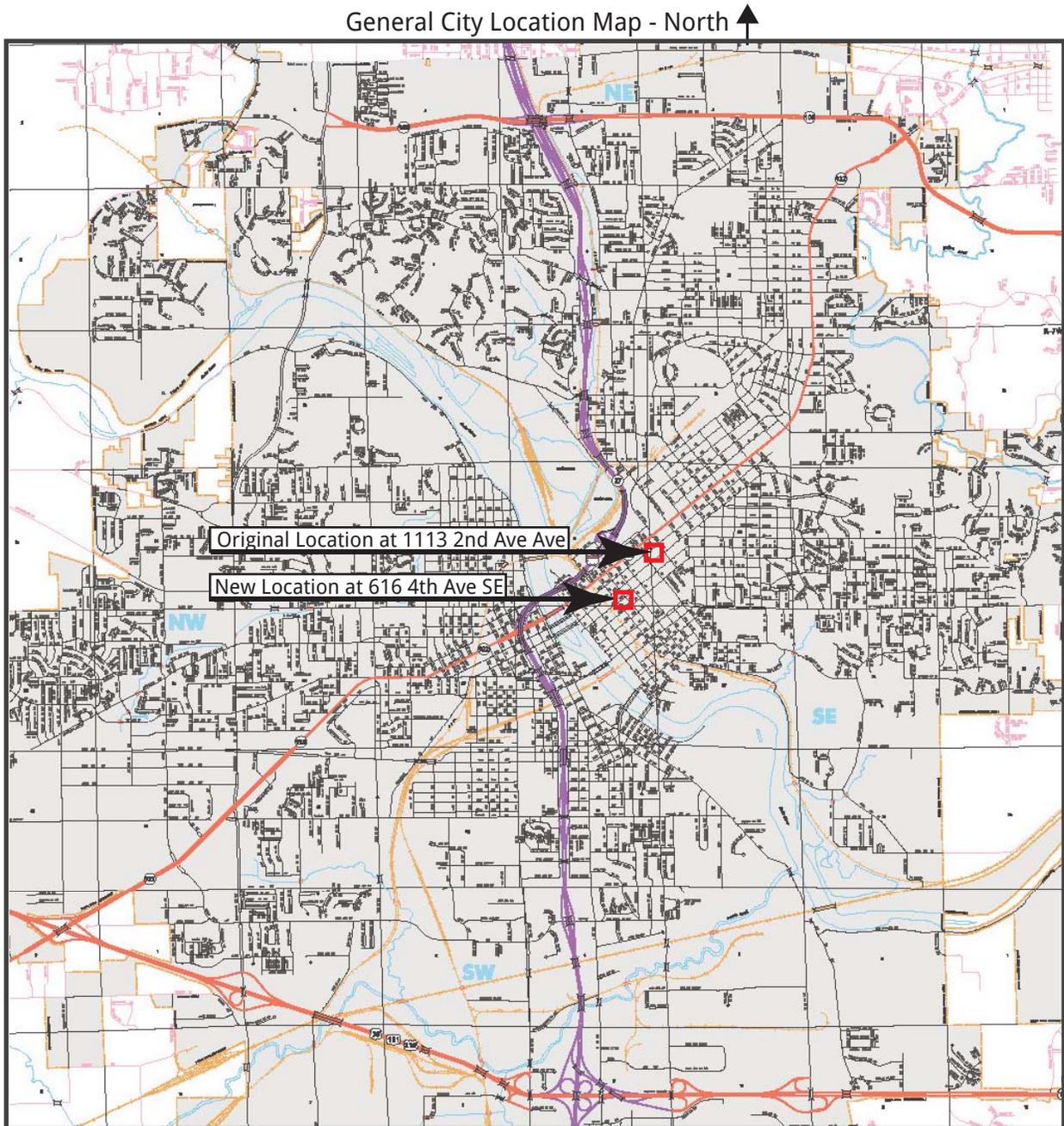
Description: Second Flr Service Stairs Looking SW

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 27

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



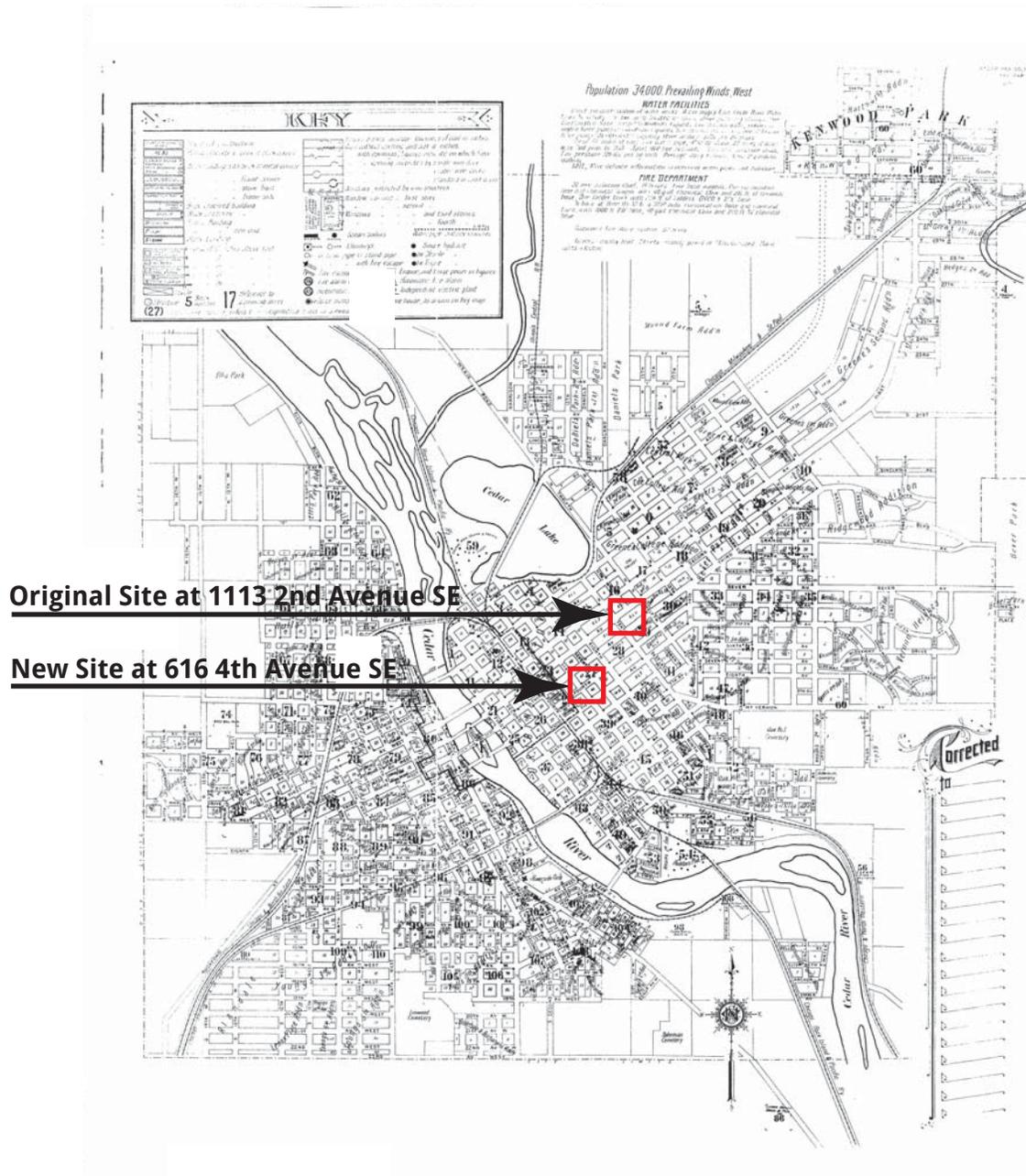
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 28

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Sanborn Map 1913



Original Site at 1113 2nd Avenue SE

New Site at 616 4th Avenue SE

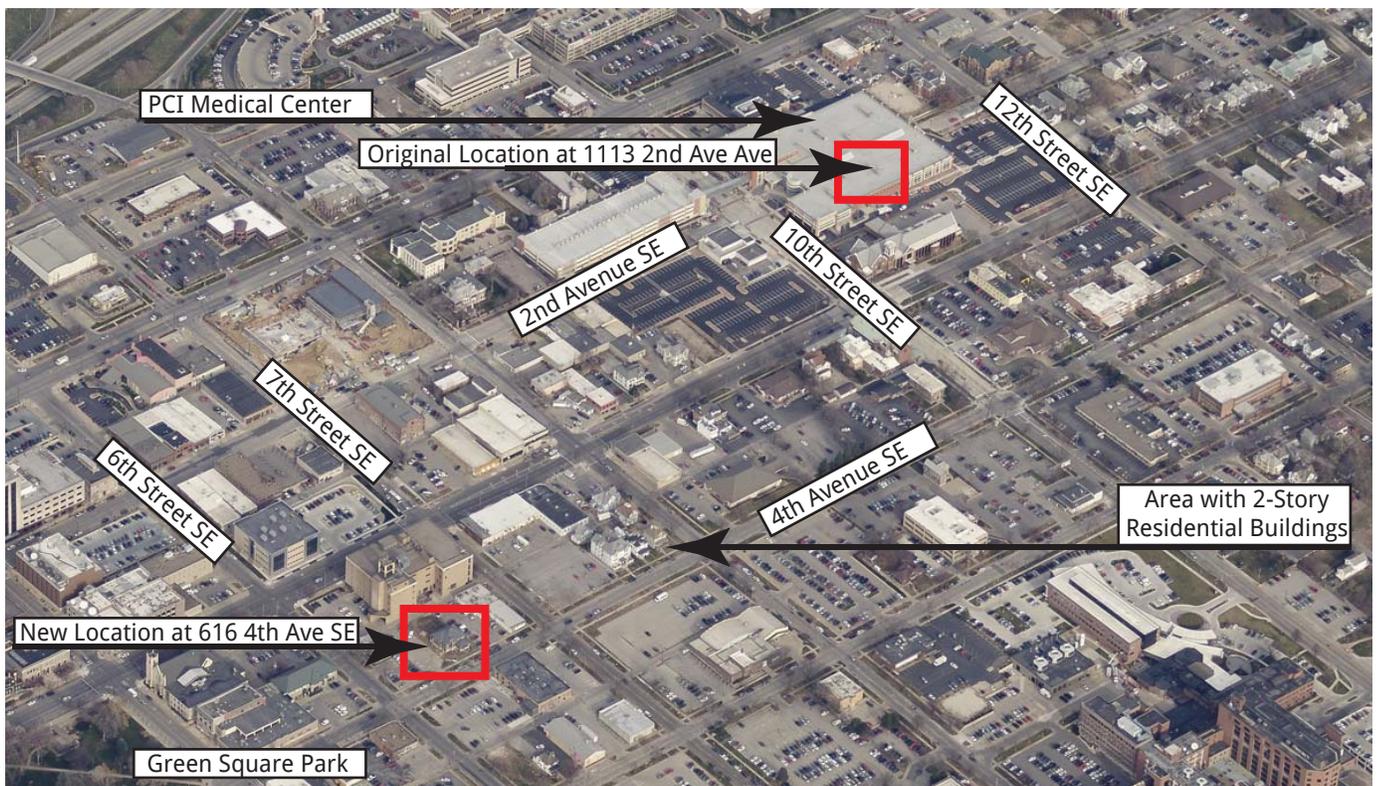
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 29

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

2014 Aerial Pictometry Photograph Illustrating Property Locations & Surrounding Areas



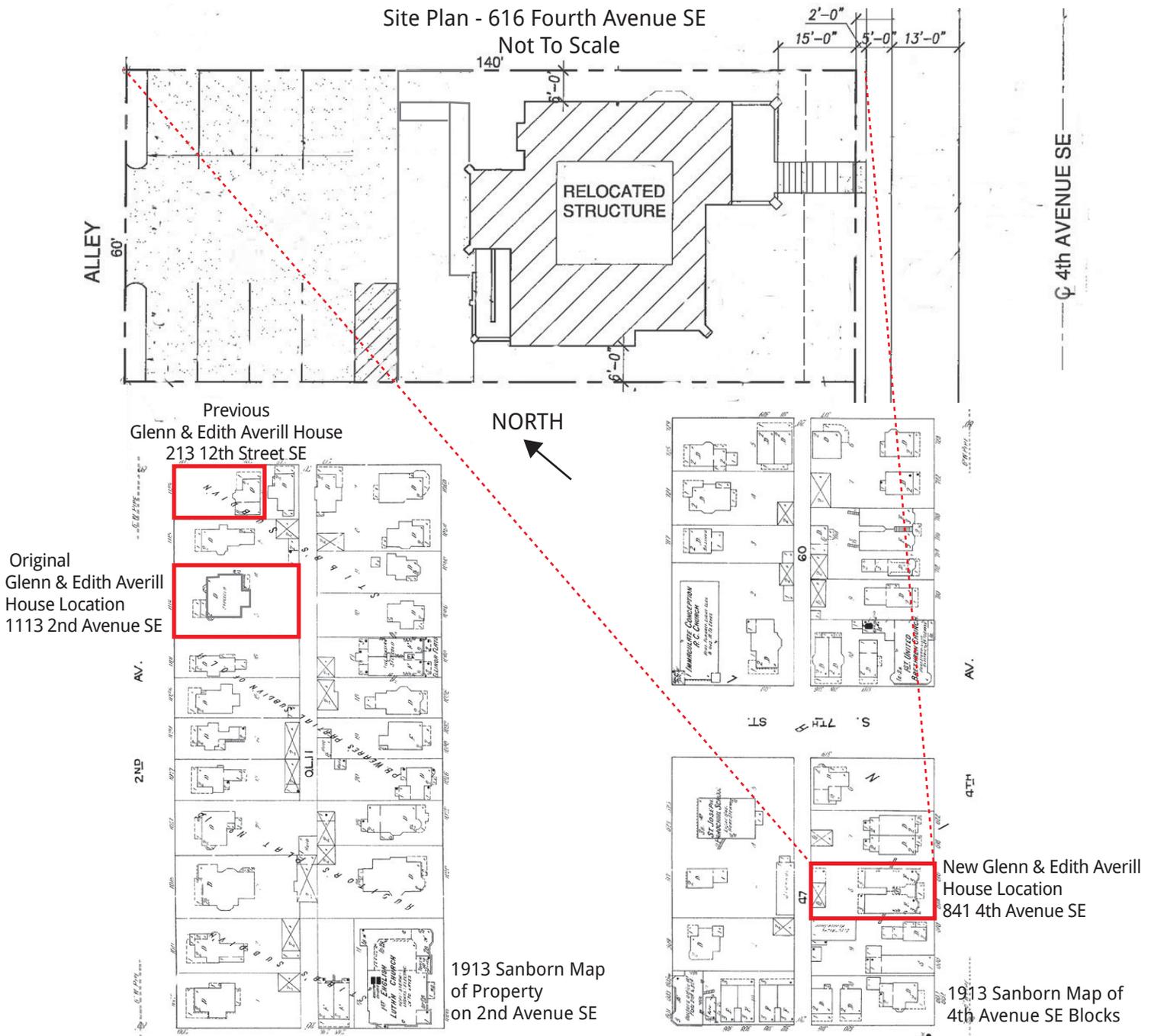
Cedar Rapids City GIS Web Site
<http://crgis.cedar-rapids.org/efs/php/>
Accessed February 15, 2014

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 30

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



State of Iowa Library Web Site

<http://www.statelibraryofiaowa.org/services/online-resources/resources>
Accessed February 10, 2013

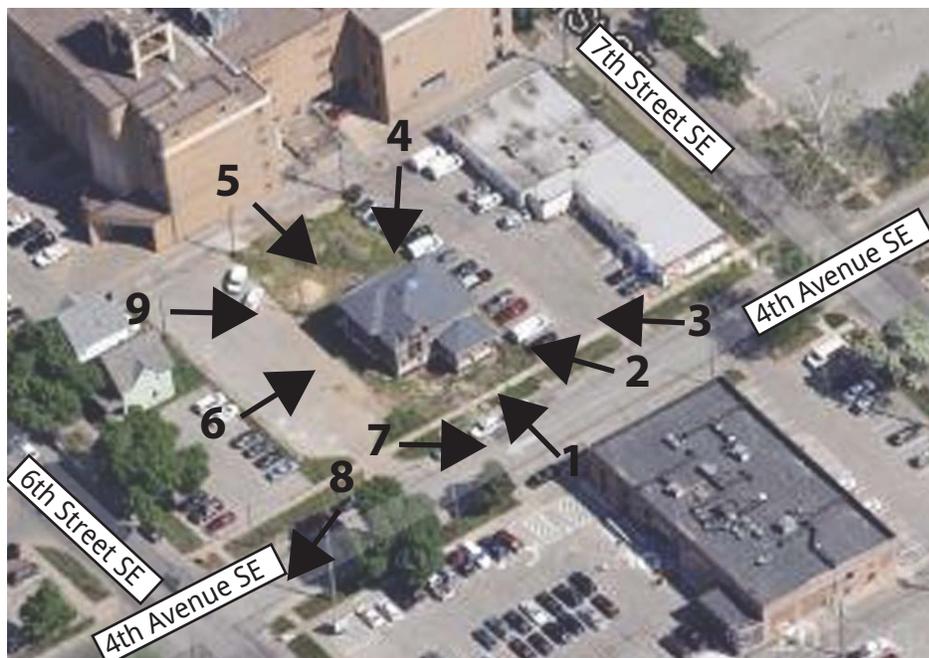
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 31

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Building Exteriors & Area Photographs
Key Plan



Aerial Photograph Obtained From Google Maps Accessed February 15, 2014

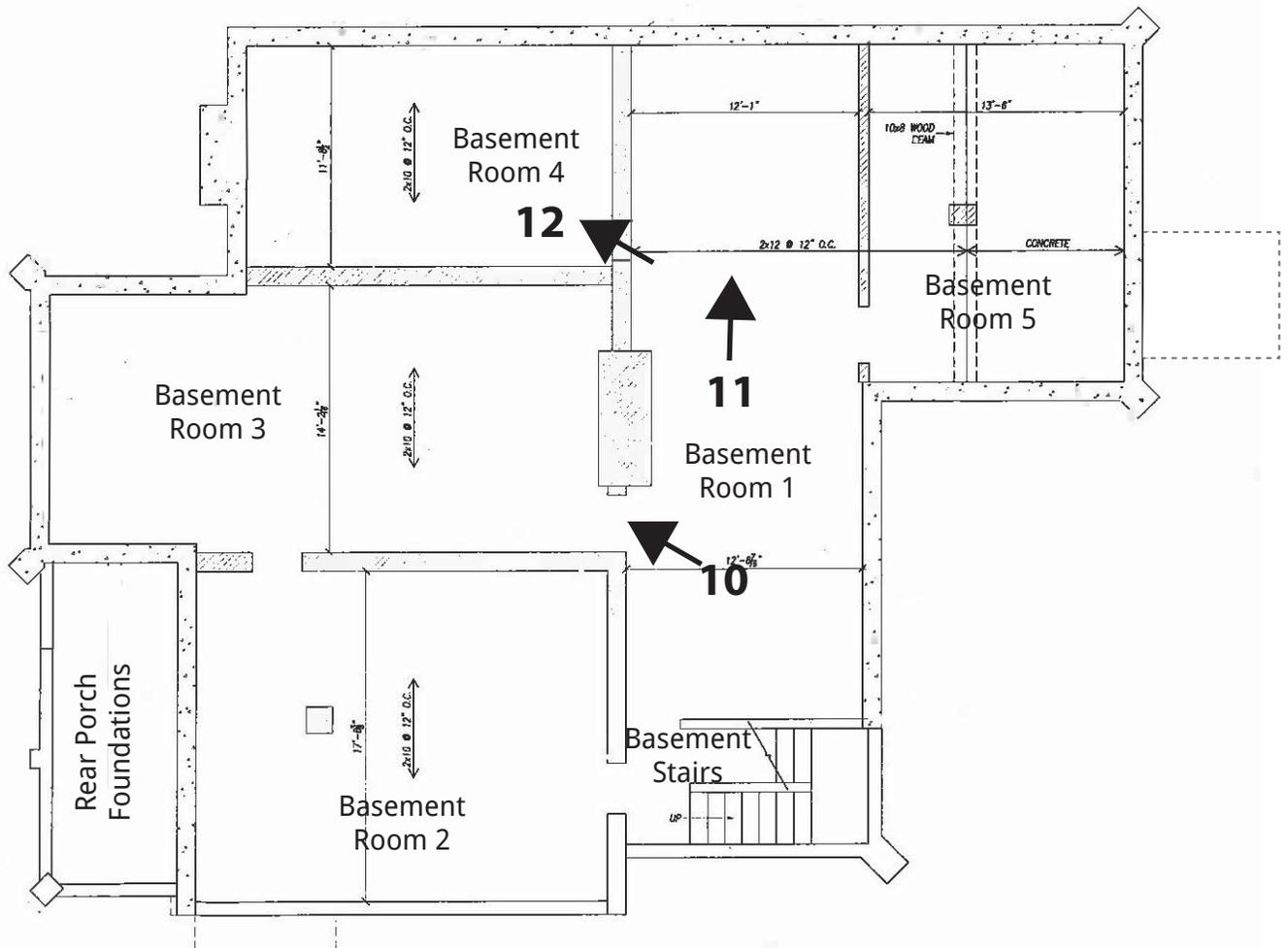
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 32

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Basement Key Plan - North
Not To Scale

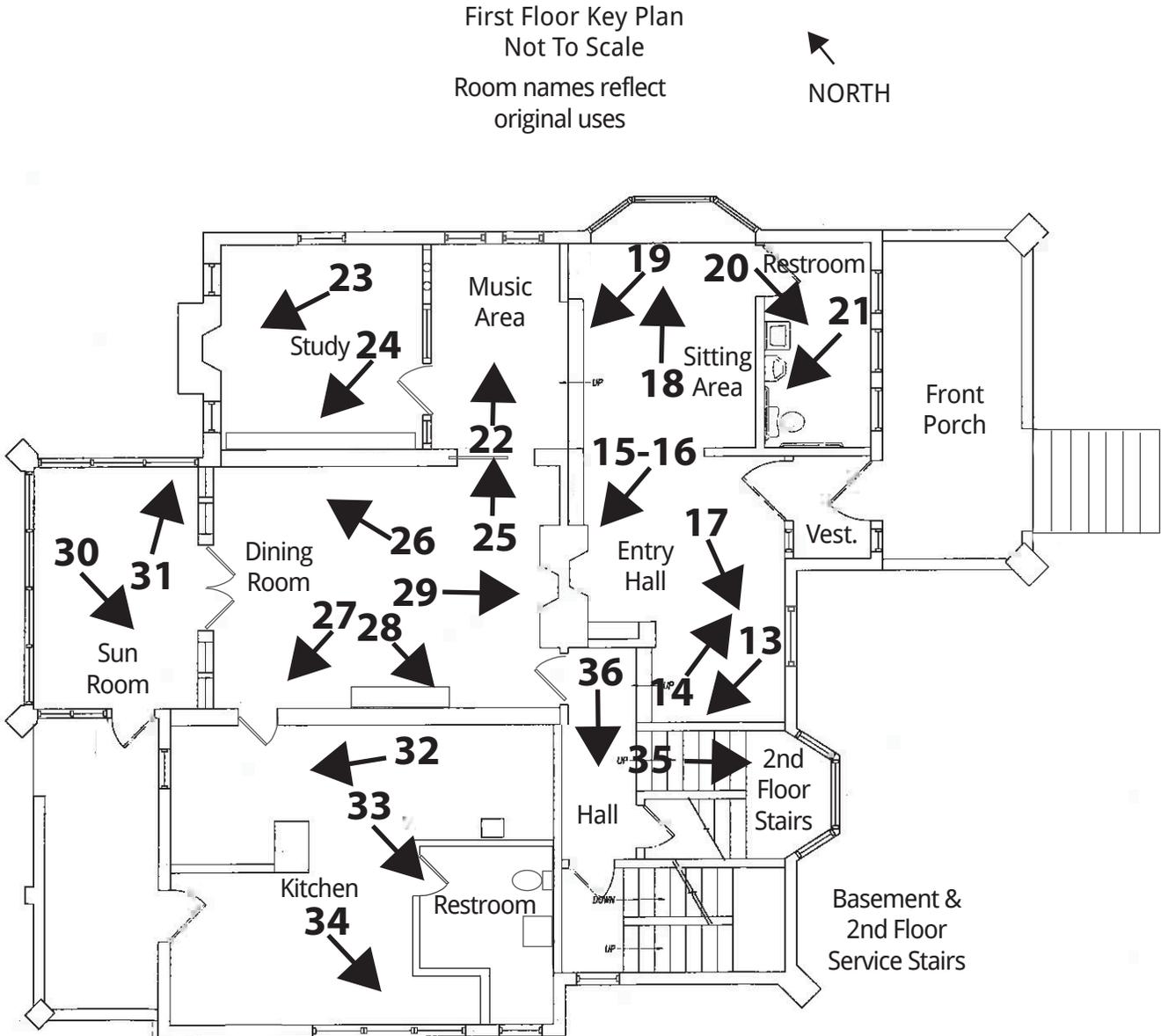


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 33

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



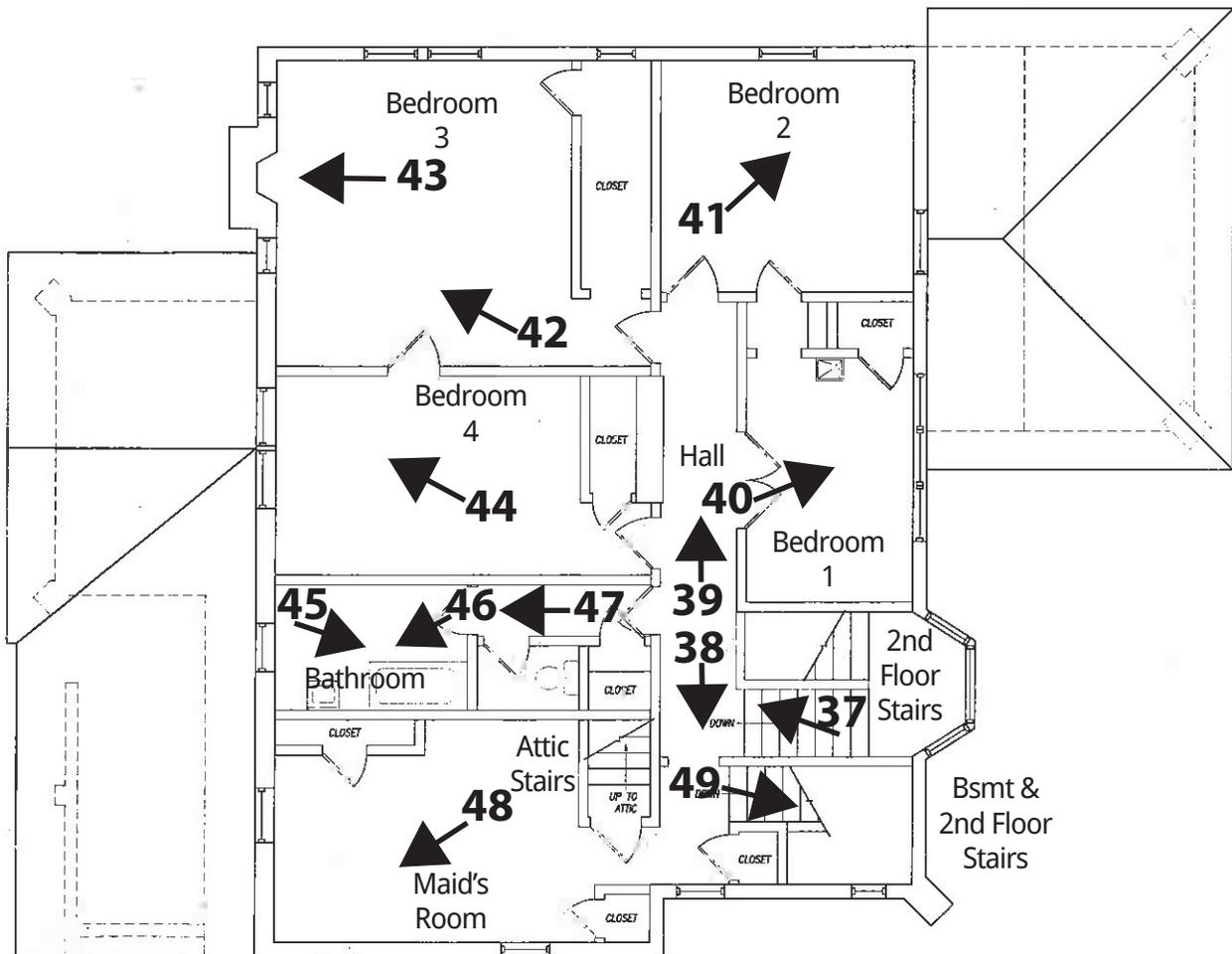
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 34

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Second Floor Plan
Not To Scale
Room names reflect
original uses



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 35

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Exterior and Block Photograph
Coe College Yearbook, The Acorn, 1928
Phi Alpha Pi Fraternity House - The Averill House



Entry Area Fireplace, Boodcase and Seat
Coe College Yearbook, The Acorn, 1927
Phi Alpha Pi Fraternity House - The Averill House



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 36

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

At Original Property at
1113 2nd Avenue SE



Front and Right Side (9/2011)

At New Property
616 4th Avenue SE



Front and Right Side (10/09/2013)



Rear and Left Side (9/2011)



Rear (10/09/2013)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 37

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Prior to Rehabilitation

Post Rehabilitation



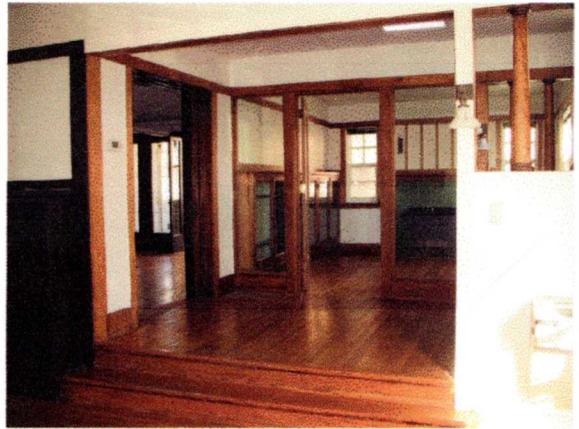
Entry Hall (9/2011)



Entry Hall (10/09/2013)



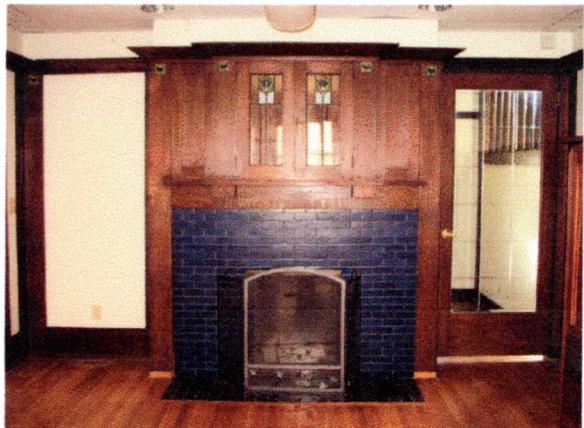
Platform/Music Room (9/2011)



Platform/Music Room (10/09/2013)



Dining Room (9/2011)



Dining Room (10/09/2013)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 38

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



Left Elevation Looking North East (12/2013)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 39

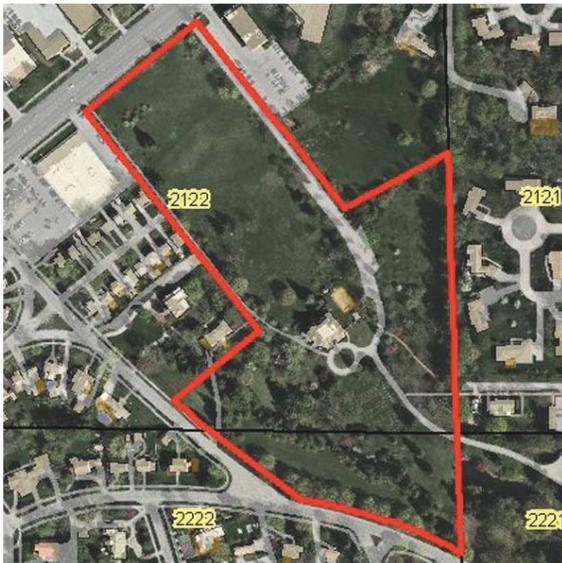
Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



Josselyn & Taylor, Brucemore - 1884
2160 Linden Drive SE, Cedar Rapids, IA
From www.brucemore.org/history/architecture
Accessed February 10, 2013



Josselyn & Taylor, The Seeley House - 1914
1903 2nd Avenue SE, Cedar Rapids, IA
From City of Cedar Rapids Assessors Web Site
Accessed February 10, 2013



Josselyn & Taylor, Brucemore - 1884
2160 Linden Drive SE, Cedar Rapids, IA 1884
From City of Cedar Rapids Assessors Web Site
Accessed February 10, 2013



Henry Josselyn House - 1880 - Extant
841 4th Avenue SE, Cedar Rapids, IA
Karr, Images of Cedar Rapids

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 40

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

From Ruth Fox Personal Collection



Josselyn & Taylor, A.H. Connor House -1885
1300 O-Avenue NW, Cedar Rapids, IA
From City of Cedar Rapids Assessors Web Site
Accessed February 15, 2014



Josselyn & Taylor, W.E. Severa House 1912
2315 Linden Drive SE, Cedar Rapids, IA
From City of Cedar Rapids Assessors Web Site
Accessed February 15, 2014



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 41

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



John H. Hager House, Waukon, Iowa
George W. Maher Architect, 1914
From <http://www.prairieschooltraveler.com/html/ia/waukon/maher.html>



J. W. Forester House
Charles Francis Annesley Voysey Architect, 1889-1891
From <http://www.english-heritage.org.uk/professional/archives-and-collections/nmr/archives>

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name Grant Vocational High School

other names/site number Grant High School; Board of Education; Cedar Rapids School District Central Office

2. Location

street & number 346 2nd Avenue SW not for publication N/A

city or town Cedar Rapids vicinity

state Iowa code IA county Linn code 113 zip code 52404

3. State/Federal Agency Certification

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

Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

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

Signature of Keeper Date of Action

Grant Vocational High School
Name of Property

Linn County, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing Noncontributing

- 1 buildings
 sites
 structures
 objects
 1 Total

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

 N/A

Number of contributing resources previously listed in the National Register

 0

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/school

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY AMERICAN
MOVEMENTS/Prairie School

Materials

(Enter categories from instructions)

foundation CONCRETE
roof SYNTHETICS, METAL

walls BRICK
 CONCRETE

other _____

Narrative Description

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

Grant Vocational High School
Name of Property

Linn County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

EDUCATION

Period of Significance

1915-1936

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

Property is:

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

Significant Dates

1915

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Brown, William J.

F.P. Gould Company

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository:

Grant Vocational High School
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreage of Property less than 1 acre

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

Zone	Easting	Northing	Zone	Easting	Northing
1	15	609593	4	647750	3
2			4		___ See continuation sheet.

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

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

11. Form Prepared By

name/title Jan Olive Full, Historian
organization Tallgrass Historians LC date June 2014

street & number 2460 S. Riverside Drive telephone 319.354.6722

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

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

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

Property Owner

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

name Stephen L. Emerson, Progression, LC

street & number 221 2nd Ave. SE, Ste 400 telephone 319-310-6600

city or town Cedar Rapids state IA zip code 52401

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

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

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 7 Page 1

7. Description

Summary Paragraph

Constructed and put into service in 1915, Grant Vocational High School is located on the west side of the Cedar River, in the southwest part of Cedar Rapids, Iowa. Cedar Rapids is an industrial city and the Linn County seat of government. It is the second largest city in the state, centrally located in the second most densely populated county in Iowa.¹ The school is three blocks southwest of the river, within the central part of the town, which has streets oriented to the river rather than cardinal points. The city's main retail shopping district begins just on the other side of the river. Once within a thoroughly residential neighborhood, the school's surroundings now include, in addition to dwellings, the elevated Interstate 380 a block to the northeast, modern low commercial businesses across the alley to the northwest, and a few paved parking lots to the southwest. Mature trees, older dwellings, and plenty of green space in nearby front and back yards help preserve the school building's educational feeling, which is also enhanced by the relatively low volume of traffic motoring past the school. By comparison, the widened, arterial 1st Avenue paralleling 2nd Avenue a block to the northwest carries vastly more cross-town traffic. The overall footprint of the building is rectangular with dimensions of 194 by 100 feet. The main three-story portion is an angular U shape with the base of the U fronting 2nd Avenue SW and side street wings stretching back to the rear alley along 5th Street SW on the southwest and L Street SW on the northeast. The interior of the U, accessed by the rear alley, is filled in with lower 1½- and two-story sections. Off the northeast wall of the main block is a one-story garage addition built in 1944 for school buses.² The building exhibits little obvious architectural styling except in its front entry structure, which is clearly influenced by the Prairie School, not surprising since the architect visited Chicago as homework for this building. A similar secondary entrance structure on the northeast end of the façade has been removed. Clad in bright red brick with white masonry trim, the horizontal lines of the building are accentuated by the mortar, which is red to match the brickwork, and by the protruding courses of brickwork along primary elevations. The original windows have been replaced. The original dark-sashes held double-hung windows grouped in doubles and triples, as well as singles. The replacements have similar dark sashes and groupings, but the main horizontal cross piece or muntin is below center. Vacant and unused by the school district (which had long used it as administrative offices) since the massive city floods of 2008, the interior has been stripped to the brick and tile-block walls and concrete floors because of the flood damage and the presence of asbestos. The only original woodwork remaining appears to be the handrails on main staircases.

Exterior: Primary Southeast Facade

The primary façade along 2nd Avenue SW (Figs. 1 & 2) consists of eight large window openings on each of the three floors. Each opening is filled with three separate windows. At either end of this long central section is an entrance doorway at grade (accessed on the southwest through the Prairie School style structure). There is no second-story fenestration directly above these entries, but on the third story a large masonry outline or "frame" detail contains a small window. This window opening originally was larger and filled with three tall windows.³ Over the top of the masonry outline, the roofline is slightly stepped upward. The arched top portion of this parapet has been removed over both front entrances. Single windows are found near

¹ In 2000 Cedar Rapids had 120,758 residents; in 1990 it had 108,772 residents. Approximately 65% of the county's 1990 population (168,767) lived in the city. Only Des Moines is larger than Cedar Rapids and Polk County, once the Des Moines suburbs are included, has twice as many residents as Linn County. Iowa's other largest cities in 2000, in descending order were: Davenport, Sioux City, and Waterloo. For county statistics, see <http://www.census.gov/population/cencounts/ia190090.txt> (accessed on 5/14/2014). For city data, see <http://data.iowadatacenter.org/> (accessed on 5/22/2014).

² Cedar Rapids Board of Education, "Educational Service Center" (typescript history provided by Marcia Hughes, Community Relations Supervisor, Cedar Rapids Community School District, 6/5/2014).

³ The current owner has expressed interest in restoring more historically appropriate windows for these locations.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 7 Page 2

the front corners, just beyond the entryways, Façade window openings have masonry sills and flat brick headers. A couple of the windows are missing their glazing and are filled with plywood.



Figure 1 Grant Vocational High School, soon after its completion in 1915. Collection of the owner.



Figure 2 Grant Vocational High School, 2014. Tallgrass Historians L.C.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 7 Page 3

Horizontal lines are emphasized on the façade, beginning with the large masonry (probably cast stone) panels that clad the foundation at grade. Above that, the red brick walls have a course of brick headers followed above by four courses of stretchers and a fifth stretcher course that protrudes slightly from the wall surface. This alternating pattern of headers, stretchers, and protruding stretchers continues to the bottom of the second story windows where there is a thin masonry beltcourse. Bricks above this to the roofline lack the protruding courses and instead have a pattern of a single header course alternating between five stretcher courses. Another beltcourse is found above the third story windows and there is masonry coping at the roofline. Between the coping and the beltcourse are regularly spaced masonry “diamonds” (upended squares). The third-story masonry “frames” that hold the small windows above each entryway have segmental arched headers that are pierced by the upper beltcourse. The “frames” have a quoin like detail for vertical sides.

The 30-foot wide southwest entry structure, which suggests the strongest stylistic influence in the building, covers the first two stories and extends outward from the wall by 12 feet. It has the same masonry foundation material as the main building and its brick walls are laid in a decorative pattern of headers and stretchers as well. The narrow front walls on either side of the large modern glass doors (which have side lights and a glass transom⁴) have an inset panel of half-header⁵ bricks surrounded by stretchers. Above the doors, white masonry panels are outlined by full headers with corner masonry squares. The words “BOARD OF EDUCATION” still appear in the long central sign panel over the door. The shallow, hipped roof over this entry structure has a copper gutter that has oxidized to *verdigris* green. The wide eaves of this roof have coffered soffits supported by shallow carved brackets spaced relatively close together.

Northeast Side Elevation and 1944 Garage Addition

The northeast side of the main building has an addition, built in 1944, that covers the first story. The masonry coping at the roofline of that addition aligns with the lowest beltcourse of the main building. Above the addition, the main building’s windows appear singly toward the front corner, and there is a large doorway on the second and third floors, with a connected metal fire escape, positioned toward the front corner as well. Behind these openings, going toward the rear alley, are three openings that are much larger. These openings have been reduced to hold smaller windows with the extra space infilled between floors with a solid brown material. Where visible to the rear of the garage addition, above and below these large openings the walls have the same brick and masonry patterns seen on the façade. The tall, robust brick chimney stack protrudes from the main building near the alley at the northeast alley corner.

The 1944 garage addition is a single story with brick and masonry work that matches well, though not identically, to that of the main building. Windows with replacement sashes across the façade and along the northeast side wall appear singly and are similar to the replacements in the main building. The rear wall stops well short of the alley to allow for parking and this wall has three to four large openings, now largely infilled, that allowed bus access.

Northwest Rear Elevation

Along the alley, the main building’s footprint becomes more irregular. Again, the interior of the basic three-story U shape is infilled by 1½ and two story sections. Standing in the alley, from left to right as one faces this elevation (northeast to southwest), the three-story endwall is of a different, darker brown brick laid in a common bond pattern. This wall has just two former window openings, both now infilled with a solid brown material. One is located near on the second level near the northeast side wall; the second is higher, but not perhaps at the level of the third story, and located toward the opposite side of the wall. Modern air ducts obscure part of this wall.

⁴ The second façade entrance glazing configuration is the same.

⁵ These headers appear to be about half the size of a regular header and are square rather than rectangular.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 7 Page 4

The next section of the rear elevation is two stories tall with multiple single windows on the second level. Above and behind this is a bumped out area of the main building (see footprint graphic in Additional Documentation section). Small windows and doorways are found at grade on the alley, including a double door. The bricks here are similar dark bricks laid in a common bond pattern.

Next southwest is a slightly shorter and narrower section, made of the same darker bricks in a common bond pattern. This wall is just a story and a half high and has one pass door and one high window.

The final section of this alley elevation is the other end wall to the main building's U shape. The bricks here return to the type seen in the main building, but are laid in a simple common bond without protruding courses or masonry beltcourses. The only opening at grade is a door, but the brickwork suggests there once was a window and the door's area may have been a larger opening at one point. The second level has one small window and two areas that are infilled with bricks. The third story has two bands of small windows. Above the top story is a slanted, mansard-like roof structure clad in metal roofing. A large, hooded exhaust fan protrudes from the ground floor and electrical conduit and boxes mark this as a utilitarian wall despite the original concern for aesthetics suggested by the use of the fancier brick and red mortar.

Southwest Side Elevation

Unlike many commercial and institutional buildings, this side elevation does not match the opposing side elevation in fenestration, although walls and masonry trim are similar. This side has the same masonry foundation material, window sills, beltcourses, upended "diamond" detail, and roofline coping that is seen on both the façade and the northeast side elevation. Likewise, the red brick and mortar patterns are seen here too. Generally, on all floors, there are two tall single windows toward the front corner, followed toward the northwest by a secondary entrance at grade with two large openings joined by a metal fire escape on the second and third floors. Windows from this point to the alley differ on the third level from the second and first stories. The lower two floors have short, almost squat-looking window openings filled by two typical looking double hungs. The third story has a combination of two double-wide openings, and then two single windows (the one nearest the alley has been infilled). This endwall is an important secondary façade and appears in the traditional "portrait" photographs of the historic school building (refer back to Fig. 1).

Interior: Generally

Structurally, the building was primarily built with load-bearing brick and clay tile walls, however this basic construction was reinforced with steel in some areas. Because the building's interior wall surfaces have been removed, the brick walls (common red brick laid in a common bond pattern), sometimes mixed with clay tile blocks, are visible throughout. Also visible are concrete columns in some rooms, concrete floors on the first level, and concrete stairs throughout. Upper floors have concrete floors in the corridors and wood floors in the class rooms/office spaces. The original floor plan is long gone, altered by the building's second use as a general high school and then by the Board of Education's office and storage needs, but the original plan for the vocational school called for both a gymnasium and locker rooms on the first floor (northwest end) and an auditorium on the second floor (northeast end). Both would have needed clearspan support. Steel in the gymnasium area is found in the northwest and southeast walls. The upper floor (the gallery) over this space is supported by large plate girders and there are steel columns and beams supporting the roof. Another area where steel was used is in the auditorium. Like the gymnasium, the northwest and southeast walls have steel and the balcony was supported by large plate girders. The roof here is also supported by plate girders. In the low building sections on the alley, there are steel columns and beams supporting the roof, which had many skylights.⁶

⁶ Steel location descriptions were obtained from architect Jennifer Pfab, Aspect Inc., email to author, 6/10/2014.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Linn County, Iowa
county and state

Section 7 Page 5

At some point after the auditorium was no longer used, the open third floor “air space” at the level of the balcony, over the second floor below, was infilled. Structural steel framing was installed to fill the open space and a new frame floor was constructed over it and the original balcony floor.

The first floor maintains white glazed brick in some areas, perhaps for the original locker and rest rooms which accompanied the gymnasium on the first floor. This brick may be the “Hytex brick, with a semi-enamel finish” used for the interior walls of the “shop rooms” in the first floor.⁷ According to the local newspaper, “no plastering will be used in those departments, the foundry, forge rooms, wood-working rooms, and blacksmith rooms all being finished in plain brick.” These rooms were also on the first floor.⁸ The second and third floors are divided into large spaces and quite small rooms, perhaps with walls that were not original to the vocational school’s floor plan. Surfaces here remain cleaned down to the brick, clay tile, and concrete construction materials.

Integrity

The building has good exterior historic integrity and poor interior integrity. The most significant exterior alteration are the window replacements, a very common mid- to late-twentieth century change for older Iowa schools as heating and lighting systems were upgraded. The impact of these windows is somewhat mitigated by keeping the same windows sizes, the continued use of dark sashes and muntins, and the avoidance of bright colored infill panels. The loss of the northeast façade entrance structure has a detrimental effect on historic integrity. It is unknown when the loss occurred but it very likely was before 1964 (50 years ago) while the Board of Education occupied the building and did not need more than a single primary entrance that was easily recognized by the public. Despite these alterations, the school’s substantial size, scale, and detailing, within its residential neighborhood context, mean the “overall sense of past time and place is evident” in the building (*National Register Bulletin: How to Complete the National Register Form 4*). The interior of the building would not have been familiar to most of Cedar Rapids’ residents. Comments on specific integrity aspects are as follows:

- (1) location: the building is in its original location;
- (2) design: the exterior is largely unchanged except for the alterations noted above and 1944 garage addition, which was done by the Cedar Rapids School District in connection with the district’s school buses. The interior lacks its original floor plan and finishes except for central corridors, main walls, and the gymnasium gallery;
- (3) setting: the surrounding residential neighborhood is largely the way it was when the school was put into service in 1915 through its continued use as a general high school through the 1936 school year. The immediate surroundings – the grassy front and side yards and the alley behind the building – have been maintained. The commercial structures to the north of the alley are modern and serve the higher traffic count along 1st Avenue, but they are not out of scale for the surrounding neighborhood and are barely noticeable to the observant walker passing the school building. The parking lots nearby may be partially a result of flood demolitions and, before that, the need to provide parking for the school district personnel as there is none on site. The building essentially fills its entire parcel;
- (4) materials: the exterior materials are original to both the main building and the 1944 garage addition; interior finishes are nonextant. According to the owner, the finishes that were removed as hazardous were modern, including carpet, drywall, wall coverings, and floor mastics;

⁷ *Cedar Rapids Evening Gazette*, 9/14/1914.

⁸ References to room functions and locations are found in the architect’s preliminary plans for the building as explained to the Board of Education and reported in the *Cedar Rapids Evening Gazette* on 1/21/1914. It is impossible to completely verify these functions and locations as final because of the early changes to the interior as the building’s uses evolved and because the school district’s archival records were lost in the 2008 floods. The gymnasium does appear to have been included in the final plans and today’s extant mezzanine level is likely the upper “running track at the second floor that can also be used as a gallery during games and exhibitions” (Ibid.) References to the construction materials being installed are from the *Cedar Rapids Evening Gazette*, 9/14/1914. See also plans in Additional Documentation section.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 7 Page 6

(5) workmanship: the workmanship employed in the building is best reflected in the skills needed to lay the brick and the decorative masonry;

(6) feeling: the overall plan, mass, and aesthetics of this school building combine to produce the clear feeling of an early twentieth century Iowa high school;

(7) association: the school's service as the one of the state's very rare vocation high schools, and later a general high school, are directly related to the building's historic significance.



Figure 3 Historic photograph of Grant Vocational High School under construction, ca. late 1914. The photo shows the classic photo angle from the south looking northeast. Collection of the Carl and Mary Koehler History Center, Cedar Rapids, Iowa.



Figure 4 Front entrance structure, 2014. Tallgrass Historians L.C.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 7

8. Narrative Statement of Significance

Summary Paragraph

Grant Vocational High School, in Cedar Rapids, Iowa, is significant at the local level under Criterion A as a good example of a short-lived and rare type of secondary school in Iowa. It represents a road *not* taken as secondary education evolved during the Progressive Era early in the last century.¹ During what turned out to be, in essence, an experimental stage of vocational high schools from about 1900 to about 1920, only a small number of these specialized high schools were built nationwide relative to the thousands of general high schools built during the same time period. In Iowa, only a handful of them were constructed, mostly in the state's larger industrializing cities, and most of these schools did not last long before they were converted to general high schools. Construction of Grant in 1914-1915 reflects the vigorous dialogue among prominent national educators at the time, a dialogue observed intently in Iowa by school boards, civic groups, and newspaper editors as they tried to advise and guide their school districts through a dynamic and modernizing education system. At the turn of the century, the United States had found itself increasingly competing on the world stage with other industrialized nations but with a growing shortage of skilled labor. Nationally known educators advocated vocational training for boys and girls as the answer to this and other problems involving adolescents, but neither these prominent men and women nor the lay public listening to them had yet clearly decided if it was better to incorporate general vocational education classes into the normal high school curriculum or provide separate vocational high schools. The public debate played out in Iowa cities differently, with Cedar Rapids eventually landing on the side of a specialized vocational high school, but only after many years of urging by the local newspaper and women's groups. Designed by a prominent Cedar Rapids architect, William J. Brown, Grant Vocational High School was under funded and built at a time the school board was not only trying to alleviate congestion in the growing city's only general high school, but also build additional primary schools as well as accommodate a large and growing Czech immigrant community that needed English language classes. The period of significance runs from the building's placement into service in 1915 until 1936, when it ceased being a school of any type and was converted to school district offices. This period is inclusive of the active years the building served as a specialized vocational high school, 1915 to 1924.

The National Debate

According to one education historian, "Progressive Era Americans placed a greater emphasis on education than at any previous time in the nation's history as the public education system swelled from urban migration, foreign immigration, and compulsory education laws."² The modern high school, according to this historian, was the "capstone" of this new progressive system, which grew from simply an option for the children of the wealthy and aspiring middle-class workers to become the "locus for the social training of massive numbers of youth of all social classes."³ School districts expanded their curricula beyond the basic humanities and math courses – the Three Rs – to include more academic classes as well as specialized coursework that exposed all students to general skills that might be needed after graduation.⁴ At the same time, social commentators worried over increasing adolescent boredom and delinquency, finding a potential solution in the concept of vocational education. Commercial interests and industrialists, who increasingly found themselves competing in world markets without the necessary skilled labor, were interested in the development of vocational education as well. "Business

¹ In more recent years, specialized high schools in Iowa have again become popular as alternatives to traditional schools.

² Iowa's compulsory education law was passed in 1902. Today it applies to children age 6 to 16. See "Do School Laws Matter?" accessed at www-personal.umich.edu on 6/3/2014.

³ Dale Allen Gyure, *The Chicago Schoolhouse: High School Architecture and Education Reform, 1856-2006* (Chicago: The Center for American Places at Columbia College Chicago, 2011), xxi.

⁴ The jargon used in the public discourse about this expanded educational system begins with the use of the phrase "manual training," which could refer to courses for either sex. The favored term used by educators and journalists evolved throughout the 1910s into the non-gendered phrase "vocational education." "Manual training" eventually becomes synonymous with boys' classes and "domestic science" becomes the term used for girls' classes.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 8

leaders quickly sensed that these programs presented an opportunity to expand their labor pool and cut costs, since masses of workers could be trained without expense to them while bypassing labor unions or apprenticeship programs.”⁵ The open question, however, hotly debated by professional educators and national leaders, was whether these new skills should be taught as a part of general high school where vocational courses could be offered to all students, or whether new specialized school buildings should be constructed and fitted out with the forges, stoves, machinery, kitchens, and equipment that general high schools could not afford in either physical space or tight budgets. Only general vocational courses could be taught by the former, while students in the latter could acquire more technical skills that applied directly to post-graduation jobs.

Larger cities in the East had built manual training schools as early as the 1880s. Midwest schools were not far behind. Kansas City built a manual training school before 1912 that could accommodate 1800 students.⁶ In Chicago, some existing high schools added vocational courses to their curriculum and became “comprehensive” high schools, but the city also saw a series of specialized manual training schools built starting in 1884, funded by the private Commercial Club and Marshall Field.⁷ The Chicago Commercial Club pushed the city’s school board for more manual training schools and around 1910 funded a former school superintendent’s trip to Germany to study that country’s system, where “public school children were channeled into either academic or vocational programs depending on their abilities and interests.” Despite protests by educators, Chicago was developing a “de facto dual system that forced sixth graders to choose their career path.”⁸

Margaret Haley, leader of Chicago’s Teacher’s Federation in 1906 succinctly stated the two sides to the basic debate about how to teach vocational skills and which students should learn them, a debate that had acquired deep cultural undercurrents. “Two ideals are struggling for supremacy in American life today,” Haley wrote, “one the industrial ideal, dominating thru [sic] the supremacy of commercialism, which subordinates the worker to the product and the machine; the other, the ideal of democracy, the ideal of the educators, which places humanity above all machines, and demands that all activity shall be the expression of life. If this ideal of the educators cannot be carried over into the industrial field, then the ideal of industrialism will be carried over into the school. Those two ideals can no more continue to exist in American life than our nation could have continued half slave and half free.”⁹

Two of the clearest voices to articulate the opposing sides of the national discourse were David Snedden and John Dewey. Snedden (1868-1951) was a California native who taught in that state’s school system for ten years and then at Stanford University from 1901 to 1905, and Teachers College, Columbia University in New York City from 1905 to 1909. From 1909 until 1916, Snedden was in Massachusetts serving as that state’s first commissioner of education. “Snedden shared the...view that the American school system was ‘inefficient’ and ‘undemocratic’ since it answered the needs of the small band of theoretically inclined students bound for college, but neglected the interests of the great majority of practically minded youth, who in the United States – contrary to ‘autocratic’ Germany – had no chance of preparing themselves early and thoroughly for their life’s work. To deliver industry, commerce, and agriculture the skilled and intelligent workers they needed, Snedden advocated the spread of the project method of teaching and the expansion of the common school system by establishing, besides the traditional high schools for ‘officers,’ *new vocational schools for the ‘rank and file* (emphasis added).”¹⁰

John Dewey (1859-1952) has been called the “most significant educational thinker of his era.”¹¹ A philosopher as well as social and education reformer, Dewey’s ideas about education were pioneering and “central to the Progressive Movement.” Born in Vermont, Dewey taught high school for two years before graduate school at Johns Hopkins University. After

⁵ Gyure, 84.

⁶ *Cedar Rapids Evening Gazette*, 11/7/1912.

⁷ Gyure, 86.

⁸ Gyure, 87.

⁹ Gyure, 83.

¹⁰ “David Snedden,” accessed at <http://education.stateuniversity.com/pages2426/Snedden-David-1868-1951.html> on 5/1/2014.

¹¹ “PBS Online: Only a Teacher: Schoolhouse Pioneers,” accessed at www.pbs.org on 6/11/2014.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 9

teaching at the University of Michigan and the University of Chicago, Dewey spent the bulk of his professional life at Columbia University (1904-1930) in New York City, overlapping Snedden's tenure at Columbia University, Teachers College. Dewey became well known to the general public "as an important commentator on contemporary issues...due to his frequent contributions to popular magazines such as *The New Republic* and *Nation*, as well as his ongoing political involvement in a variety of causes, such as women's suffrage and the unionization of teachers. One outcome of his fame was the numerous invitations to lecture in both academic and popular venues."¹²

Snedden, who had written his dissertation on the "practical and useful education of reform schools as the model for the improvement of the public school system" was a social efficiency advocate.¹³ Others would cast him as a Social Darwinist.¹⁴ Snedden assumed that the majority (he estimated 80%) of students in American high schools received little benefit from traditional academic high schools. "[He] advocated a vocational training model that responded directly to the specific labor force needs identified by industry. Under his scheme, vocational education would be structured to direct non-academic students into required labor force roles for which they were deemed best suited. He argued that educators should simply accept the industrial social system and its accompanying class structure as an inevitable fact of life...According to Snedden, the primary purpose of vocational education was meeting labor force needs and preparing students with assumed limited intellectual capacities for immediate employment in industry."¹⁵ In other words, most students would have neither the interest nor the ability to appreciate the academic courses of regular high schools. As such, it was most efficient for the greater society to make early decisions for these unfortunates about their futures and train them for jobs whereby they could both support themselves and benefit the American economic system.

Free agency, on the other hand, was at the core of Dewey's views on the subject of vocational education. He was "the most vocal opponent of Snedden's social-efficiency framework" and "diametrically opposed to Snedden's view." Dewey rejected the dual assumptions that the existing industrial and world market systems were permanent and static, and that most American students were best channeled, like tools, toward the jobs that best served American industry. According to Dewey, "Any scheme of vocational education, which takes as its point of departure from the industrial regime that now exists, is likely to assume and perpetuate its divisions and weaknesses, and thus become an instrument in accomplishing the feudal dogma of social predestination."¹⁶ Dewey believed vocational education should be incorporated in general high schools so that all students could be exposed to a greater array of subjects that "expanded, rather than limited, their future occupational choices."¹⁷

Whether or not Snedden ever visited Iowa is unknown, but he had his followers in Iowa, including Ervin E. Lewis, an Education Department Associate Professor at the University of Iowa, just 25 miles south of Cedar Rapids.¹⁸ Dewey, on the

¹² "John Dewey (1859-1952), *Internet Encyclopedia of Philosophy*, accessed at <http://www.iep.utm.edu/dewey/> on 6/11/2014.

¹³ "David Snedden," 1.

¹⁴ Emery J. Hyslop-Margison, "An Assessment of the Historical Arguments in Vocational Education Reform," *Journal of Career and Technical Education* 17 (Fall 2000) 1: 2. Words that categorize goals and actions are important. To espouse "efficiency" in any format during the Progressive Era was consistent with one of the movement's basic tenants. To be a Social Darwinist, on the other hand, assumes a stratified and unalterable human condition that no amount of efficiency in education would change. One appears positive and affirming, the other restrictive and inevitable; the different stances potentially lead to very different education systems.

¹⁵ Hyslop-Margison, 2.

¹⁶ John Dewey, *Democracy and education* (New York: The Free Press, 1916), 318; cited in Hyslop-Margison, 5.

¹⁷ Hyslop-Margison, 2.

¹⁸ In 1914, Lewis published an article called "Vocational Guidance in Public Schools," in the University's *Bulletin of the State University of Iowa*, in which he favorably quoted Meyer Bloomfield, a Snedden colleague from Boston, saying "Mr. Bloomfield thinks that 'vocational guidance is organized to lessen *social waste*'" (emphasis added). Lewis also described another Bostonian, Frank Parsons, who in 1908 had established an "informal vocational bureau in connection with social settlement work and attempted to counsel and guide the so-called 'misfits'—men, mostly adults, who had gone into wrong occupations...over-employed, under-employed, and mis-employed due largely to a lack of wise counsel and information at the time they left school and entered industrial life." (Series No. 70).

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 10

other hand, was very much a presence in Cedar Rapids in April 1914 as a speaker at the annual meeting of the Northeast Iowa Teachers Association. Additional speakers at this meeting included the United States Commissioner of Education P.P. Claxton (a fellow Johns Hopkins University graduate) and Meyer Bloomfield, director of the Vocational Bureau of Boston during Snedden's tenure as state commissioner of education.¹⁹ In Dewey's address to the conference, titled "Industrial Education and Democracy," he argued that schools "should engage themselves in turning out citizens, in the true sense of the word—not merely in producing laborers for the country." According to the local newspaper's account of the speech: "That schools must of necessity turn out the workers of the country, [Dewey] acknowledged, but the plea was made that those workers be intelligent workers, not merely living mechanical contrivances. 'Let us have educated and intellectual shop hands, business men, mothers, and laborers generally,' he said."²⁰ Dewey's repudiation of Snedden's approach – to segregate students into academic and non-academic high schools – probably made some of his audience squirm in their seats. As it happened, after years of planning, fundraising, and cajoling by the local newspaper, excavation work for the new Grant Vocational School began during the very same week these esteemed national educators and teachers from all over eastern Iowa converged on Cedar Rapids.²¹

*Vocational Education and Manual Training in Iowa*²²

Vocational education in Iowa can be traced back as far as the private academies and seminaries of the nineteenth century, many of which were established before free public education was available. The Davenport Manual Labor College founded in 1838, for example, declared that its main purpose was to "qualify young men to engage in the several employments and professions of society, and to discharge honorably and usefully the various duties of life."²³ One of the more interesting academies was founded in 1855 by Caroline P. Lindsley, A.M. The "Female Eclectic Institute," also located in Davenport, was well ahead of its time in planning coursework for young women that "would instruct in the household arts as well as in the trades or professions in which women might engage." Teaching was the basic female profession contemplated by the school (teaching in common schools, teaching music, or drawing and painting, or publishing), with equally limited trade options in millinery, dress making, and tailoring.²⁴ Circulars and advertizing distributed by Lindsley suggested her mindset was atypical, if not almost radical, for its time. "Particular attention was called to the practice of English composition, since it was recognized that woman was 'to a great extent, shut out from the rostrum and confined to the parlor or school room.'" According to an early twentieth-century chronicler of Iowa education history, while there is no evidence that this institution was carried on in any scale, "one must conclude...that in the development of such an elaborate scheme [of coursework offered by Lindsley] there was a suggestion of the circumscribed schooling available [for women] at the time."²⁵ One contemporary of Lindsley, writing in the "first year" of her institute, claimed it was "the only female seminary in the United States which, in the character and extent of its instruction, is founded upon the broad basis of a university."²⁶

After the turn of the century, the progressive movement to reform education methods and incorporate secondary schools into the system affected Iowa as much as anywhere in the country. School boards, women's groups, and newspaper commentators publically discussed the benefits not only of a high school education, but also of the manual training courses, typically intended for males, already taught in some high schools. The discourse included vocational training for girls too, perhaps

¹⁹ *Cedar Rapids Evening Gazette*, 3/27/1914.

²⁰ *Cedar Rapids Evening Gazette*, 4/3/1914.

²¹ A special meeting of the school board was called on March 31, 1914 to address the deep quick sand that was discovered on the Grant site.

²² *Cedar Rapids Evening Gazette*, 4/1/1914. While agricultural classes are vocational classes, the politics and public discourse, as well as the advocates and detractors, are different enough to warrant the caveat that what follows in this section should be understood to address only vocational education in Iowa's towns and cities, not rural areas.

²³ Clarence R. Aurner, *History of Education in Iowa*, vol. III (Iowa City: State Historical Society of Iowa 1915), 9.

²⁴ Aurner, 55.

²⁵ Aurner, 56.

²⁶ N. Howe Parker, *Iowa as it is in 1856: A Gazetteer for Citizens and a Handbook for Emmigrants* [sic], 1856), 246.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 11

because education for both sexes, like religion and moral training, had long been a concern of elite women's groups. The influential *Burlington Hawk-Eye* published a long article in 1903 headlined "Technical Schools for Girls," which promoted training in the trades for girls as a means of giving them financial independence and the refining influence and Americanizing effect that associating with educated teachers might produce. "Thus the girl herself while she learns her trade becomes a neat, gentle mannered, refined and pure minded woman. What this means to the daughters of poor Russian, Polish, and Italian immigrants may be imagined."²⁷ A year later, the same newspaper published a long letter from a local member of the Federation of Women's Clubs in support of manual training in high schools, stating: "A movement now under way, supported by the enthusiasm and intelligent activity of the ladies of the Federation of Women's clubs, which proposes manual training for Burlington's schools, deserves the active, earnest and financial support of every public spirited citizen of the town."²⁸

Private philanthropy in Iowa education could mirror the efforts of wealthy men like Marshall Field in Chicago, or Andrew Carnegie with his free public library program. Philanthropy played a crucial role the construction of a large new building in Mt. Pleasant to serve both the Y.M.C.A. and a new manual training school for the "common boy." Overseers of the "extensive Seeley estate" acted on the departed's wishes by funding the construction of the Seeley Memorial Y.M.C.A. and Manual Training School (Fig. 5). Mostly, however, Iowa cities struggled with the decision whether or not to use taxpayers' dollars to fund a specialized school or simply incorporate technical trade courses – vocational education—into the local high school's curriculum.



Figure 5 Historic postcard image of Seeley Memorial Manual Training School, Mt. Pleasant, Iowa. Source: Ebay.com on 6/11/2014.

²⁷ *Burlington Hawk-Eye*, 1/11/1903.

²⁸ *Burlington Hawk-Eye*, 6/9/1904.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 12

Table 1 below includes brief information gleaned from a *non-exhaustive* newspaper search of the various Iowa cities and towns that considered the vocational high school debate. Online newspapers in Iowa were searched for the period 1900 to 1916. Several hundred results were returned but only a handful of Iowa communities appeared to seriously debate the issue of building a new vocational school. While admittedly an incomplete and impressionistic survey, one thing is clear from this newspaper research, that while hundreds if not thousands of new high schools were being built in the state during this period, very few towns actually decided to build a separate, specialized vocational school. Within the Iowa State Historic Preservation Office's architectural database, there are 2,425 education building entries, 1,755 of which are school buildings. Not a single school in the database is recorded as being a vocational school though there is a specific code for that function.²⁹ The cities, like Cedar Rapids, that did construct a specialized vocational high school tended to be the larger, industrializing communities with growing manufacturing bases. Cedar Rapids had Quaker Oats; Waterloo had Rath Packing and John Deere; Davenport had lumber, millwork, and ready-made-house companies like Gordon Van-Tine. These cities all likely had larger immigrant populations than the smaller, rural communities for which Iowa is well known. Certainly Cedar Rapids had its large Bohemian (Czech) neighborhoods.

Two important historical features about Cedar Rapids help to understand why it saw a vocational school built when most communities in Iowa did not. One, this town along the Cedar River focused on developing its industries almost from the beginning, which helped it to grow to Iowa's second largest city. Led by early milling companies and then by the T.M. Sinclair pork packing plant, founded in 1871, the city's industrial base expanded to eventually include well known manufacturers like Quaker Oats (started as North Star Oatmeal Mill), Cherry-Burrell Corporation (started as J.G. Cherry Company), Penick & Ford (on the Douglas Starch Works site), and LeFebure Corporation.³⁰ Second, Czech immigrants (natives of Bohemia) by the hundreds or thousands swelled the ranks of workers employed by these industries. Cedar Rapids certainly had other immigrant groups, among them Irish, German, and with the closing of the Buxton coal mines, a respectable-sized African American community.³¹ But Czechs arrived early and quickly grew in numbers as the industries continued to provide steady employment.

The first Czechs to Cedar Rapids are thought to have arrived about 1852. By 1860, when Cedar Rapids had 1,610 residents, there were about 80 Czech families in the town and this number increased rapidly following the Civil War.³² The opening of T.M. Sinclair's meatpacking plant in 1871 and the Stuart and Douglas oatmeal and pearl barley factory in 1874 meant an increasing number jobs for the newest arrivals. And the growing Czech neighborhoods meant there was always a need for English language courses, whether they were taught by charitable groups, Czech social groups, or school teachers.³³

²⁹ Of course, the lack of any vocational schools in the Iowa database could be more of a surveyor problem than the historical absence of such schools.

³⁰ Ernie Danek, *Tall Corn and High Technology, Cedar Rapids: A Pictorial History* (Woodland Hills, CA: Windsor Publications, 1980), 43; George T. Henry and The History Center, *Cedar Rapids, Iowa* (Images of American Series) Chicago, IL: Arcadia Publishing, 2001, 59-68.

³¹ For the historical background of Cedar Rapids' black community, see Jan Olive Full, "Bethel African American Methodist Episcopal Church," National Register of Historic Places Registration Form (2013).

³² *Ibid.* 121-22.

³³ Martha Eleanor Griffith, "The Czechs in Cedar Rapids," *The Iowa Journal of History & Politics*, 42 (April 1944) 2:152.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 13

Table 1. Iowa Cities in addition to Cedar Rapids that considered building specialized vocational or manual training schools				
(Not an Exhaustive List - Based only on Historic Newspaper Articles Searched btwn 1900-1916)				
City (Population in 1910)*	Years of Dialogue in Newspapers**	Action Taken	Outcome	Comments
Burlington (24,324)	1903-1904	Unsure; doubtful specialized school was constructed	Incorporated voc. ed. courses into general curriculum	Voc. Ed. was promoted by the Federation of Women's Club
Cedar Rapids (32,811)	1904-1916	Construction of Grant Vocational High School (1914-15)	Conversion to regular high school in 1924	Continued as high school until 1936, thereafter Board of Education offices until 2008
Davenport (43,028)	1900-1916	Manual Training school operating with c. 200 students in 1900	unknown	Ballot initiatives to fund a new Manual Training school in 1913 defeated
Des Moines (86,368)	1900-1914	Manual Training classes given as summer school (1909); a dozen boys attended carpentry and printing classes in the "old Lincoln school" (1914)	No press coverage of a specialized school being built during this period	Man. Train. encouraged by religious leader who called for an "Phillip Armour in Des Moines" to fund a specialized school
Iowa City (10,091)	1900-1914	Existing 2 nd Ward School used in 1900; \$50,000 allocated in 1914 for a Man.Train. School and gymnasium	No evidence a specialized school was ever built	2 nd Ward parents group; women; university professors spoke in favor of new building in 1900
Iowa Falls (2,797)	1912	Manual Training "school" in operation but may be classes within normal school	Unclear whether there was ever a specialized school	Manual training in this town was reserved for boys; hoped to start "domestic science department" soon
Mt. Pleasant (3,874)	1907	Manual Training school building privately funded for the "boy not born with a silver spoon in his mouth"	Shares with the YMCA a new building built by philanthropist for the purpose	Named [George Lincoln] Seeley Manual Training School
Vinton (3,336)	1912	"citizens propose a domestic science and manual training school...to cost about \$40,000"	Unknown if built	Newspaper applauded effort as "keep[ing] up with the procession"
Waterloo (26,693)	1908-1910	Construction in 1909	Converted to junior high in 1917	Designed by architect Clinton P. Shockley in Colonial Revival style; demolished in 1950s to make way for new courthouse

*Data taken from "Total Population for Iowa's Incorporated Places: 1850-2000," accessed on 5/22/2014 at <http://data.iowadatabase.org/>.

**SOURCES: *Burlington Hawk-Eye*, 6/9/1904, 1/11/1903; RE: Davenport, see *Cedar Rapids Republican*, 6/8/1916, *Muscatine Journal*, 7/23/1913, 3/10/1914, *Davenport Daily Republican*, 12/3/1901, *Davenport Daily Leader*, 11/16/1900, *Davenport Weekly Leader*, 10/12/1900; *Des Moines Daily News*, 4/7/1909, *Des Moines Capital*, 6/8/1901, *Des Moines Daily News*, 5/28/1900, *Des Moines Daily News*, 2/1/1914; [Iowa City] *Daily Iowa State Press*, 2/17/1900, *Cedar Rapids Evening Gazette*, 1/1/1914; RE: Iowa Falls, see *Cedar Rapids Republican*, 4/20/1912; RE: Mt. Pleasant, see *Iowa State Register and Farmer*, 2/1/1907; RE: Vinton, see *Cedar Rapids Evening Gazette*, 4/11/1912; *Waterloo Times Tribune*, 9/22/1908, *Waterloo Daily Courier*, 1/18/1909, *Waterloo Semi Weekly Courier*, 5/4/1909, *Waterloo Evening Courier*, 5/21/1910, "Waterloo Community School District," accessed at <http://www.waterloo.k12.ia.us/history/> on 6/3/2014.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 14

The Cedar Rapids Vocational School Experience

One of the earliest indications that progressive notions about vocational training for school children had arrived in Cedar Rapids was published under the heading “Manual Training” in the August 3, 1904 *Cedar Rapids Evening Gazette*:

The school board of the independent district of Cedar Rapids is to be commended for ordering the introduction of manual training. As was to have been expected, and as an indication of care, the beginning will be small, but it will be sufficient to give the matter a trial. And while there is no doubt of success, a more general revolution in methods might not have been sanctioned...

If the experiment is as successful as there is reason to believe that it will be, there is no question that the work will be broadened in scope and that in time a manual training school, separate and apart, will contest with the high school, conducted for the literary, scientific, and other regular courses, for the chief place in the affections of the people. It is a truism that the great majority of people must use their hands as well as their heads in the effort to make a living, and the trades and occupations that require the use of the hands are and always will be the support of cities and the country at large.

Less than a year later, an article in the same newspaper indicated the apparent success of the new manual training courses even before the school year conclude, and hinted at both a growing city population and crowding in the city’s only high school. The writer noted the need for a west side high school and an imminent need for a newer and larger high school on the east side. The “present high school building,” the writer concluded, “could be used for a manual training building, which the people are so anxious for.”³⁴ Keeping the pressure on, in 1908 the *Gazette* reported on a visitor’s tongue-in-cheek comments about a Midwest manual training school funded by a lumber baron, adding: “If some wealthy Cedar Rapids man who expects to die in the near future wants to leave behind him one of the greatest monuments which it is possible for the human mind to devise, he ought to provide for the erection and maintenance in this city of such a magnificent institution as the [Charles H.] Hackley Manual Training School at Muskegon, Wis.”³⁵ Indeed, when just months before, the railroad contractor and “one of Iowa’s millionaires” Stephen L. Dows had died, rumors swirled about Cedar Rapids that his will might include an endowment for the construction of a manual training school.³⁶ By early 1909, still with no manual training school in town and growing congestion at the city’s only high school, east side Washington, the *Gazette* again waded into the debate. It frowned upon a petition then circulating that proposed the construction of a new high school on the big island in the middle of the Cedar River – a central location in town – because this proposal included selling off the old high school, which the *Gazette* had previously promoted as an excellent building for conversion to a manual training school for both boys and girls.³⁷ To alleviate congestion, the *Gazette* argued, rather than build a large new high school on the island, Washington could be expanded and used for several years before being converted to a manual training school. The next day the city’s labor-affiliated newspaper, *The Tribune*, whose mast head proclaimed itself “The Official Organ of the Iowa State Federation of Labor,” took the *Gazette* to serious task, in effect calling the paper’s suggestion wasteful, without merit, and an attempt to “hood-wink west side voters.” *The Tribune* instead advocated for the island school proposal.³⁸

This battle of editors (or publishers) served as prelude to an upcoming city-wide vote in which, as the *Gazette* put it, the “real question or controversy [sic] is, shall we have one or two high schools?” One proposition was to build a new west side high school, another was to build one on Mays island, and yet a third was to enlarge the existing high school. The paper held up as a model the Kansas City school system. That much larger city, population 163,000, had only one high school but also a

³⁴ *Cedar Rapids Evening Gazette*, 3/4/1905.

³⁵ *Cedar Rapids Evening Gazette*, 8/21/1908.

³⁶ *Cedar Rapids Evening Gazette*, 3/9/1908.

³⁷ *Cedar Rapids Evening Gazette*, 2/12/1909.

³⁸ *The Tribune*, 2/19/1909.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Linn County, Iowa
county and state

Section 8 Page 15

separate “colored high school” and a city-wide manual training school.³⁹ However, Cedar Rapids voters were reluctant to authorize anything other than the addition for the existing high school, voting down the west side *and* island school propositions, as well as those for a new grade school and a land purchase needed for yet another grade school.⁴⁰

Another two years would pass without progress on the manual training school, but in March, 1911, a small minority of a light voter turnout approved a \$20,000 appropriation for a new vocational school on the west side, as well as the purchase of land for a new grade school, which was “badly needed.”⁴¹ Even without its own building, the city’s manual training department, which enrolled just boys, had grown in popularity between 1909 and 1911. It used quarters in two different schools, Adams and Taylor, and the department was run by a woman, Sadie B. Warner. She summarized the situation in a report to the school board in September 1911, when there were 333 boys from the sixth to 12th grades participating. She also reported that quarters were cramped, and the program lacked space for equipment and storage. “This, however, has not lessened the interest...even though the department is confined to limited quarters.” Nevertheless, Miss Warner had concluded that for lack of space, the “department is at a standstill as far as growth and advancement is concerned.”⁴² Even with the affirmative vote of the city’s residents, the \$20,000 appropriation was just a start toward a new vocational school, which would take three years before any earth was moved.

Despite the construction of the large new addition to the existing high school, authorized in 1909 and completed in 1911, the city’s continued growth meant congestion was again soon a problem. The Cedar Rapids population had increased by over 7,000 between 1900 and 1910 and would increase by nearly 13,000 residents during the teens.⁴³ The *Gazette* again started pushing citizens and the school board to take action. “When the students from the grades go into the high school in a few days, the capacity of the structure will be almost reached... The solution of the situation will, of course, be the erection of a vocational high school on the west side. When that very desirable building is secured there will probably be considerable reduction in the number who take the regular high school course.”⁴⁴ The vocational school, then, was to be the answer for American and Cedar Rapids industries, which needed skilled workers, but also the solution to the congestion suffered at the city’s main high school.

Funding the new vocational school remained the issue and existing school projects were consistently going over budget in these busy school building years. The new high school addition allocation was \$60,000 but the actual cost was over \$84,000; the Polk school building’s appropriation was \$15,000, but actual cost was over \$19,000; Fillmore’s appropriation of \$10,000 was exceeded by \$7,500.⁴⁵ But the land for the new vocational school had been purchased and the school board continued to deposit appropriations as it could in the school’s building fund. Finally, after one last distracting delay caused by the need to repair prematurely “sagging” floors in one of the new schools, the school board put before the voters a request for bonding authority to finally fund the new vocational school.⁴⁶

When the board of education met in September, 1913 to discuss the funding for the vocational school, it was estimated that \$100,000 would be needed to “erect a building which will be ample for the demands which will be made upon it and which would accommodate about 1,000 pupils.”⁴⁷ Plans were made to sell the dwellings that already occupied the school’s site and

³⁹ *Cedar Rapids Evening Gazette*, 3/6/1909.

⁴⁰ *Cedar Rapids Evening Gazette*, 3/9/1909.

⁴¹ *Cedar Rapids Evening Tribune*, 3/17/1911.

⁴² *Cedar Rapids Evening Gazette*, 9/8/1911.

⁴³ Statistics obtained at <http://data.iowadaatacenter.org/> on 5/22/2014.

⁴⁴ *Cedar Rapids Evening Gazette*, 1/25/1912.

⁴⁵ *Cedar Rapids Evening Gazette*, 2/21/1912.

⁴⁶ *Cedar Rapids Evening Gazette*, 12/4/1912; 2/19/1913.

⁴⁷ *Cedar Rapids Evening Gazette*, 9/3/1913.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 16

local architect William J. Brown was selected.⁴⁸ The local newspaper was optimistic at the start of 1914 that the city would finally see “a magnificent vocation school building and institution” constructed.⁴⁹

By the end of January, 1914, architect Brown had pencil sketches of the plans ready to show the school board, most of whom had already visited other Midwest cities’ vocational schools and already were worried that the \$100,000 fund would be inadequate.⁵⁰ Brown, who had compared his plans to Chicago vocational schools, sent them for comment to W.A. Richards, the Rockford, Illinois superintendent of the manual training school, who pronounced them the “very best” he’d seen for the purpose.⁵¹ Excavation for the new school began at the end of March. At precisely the same time, educators from all over northeast Iowa and nationally recognized speakers from Chicago, Boston, and Washington, D.C., were converging on the city for the teachers’ annual meeting. Between John Dewey’s powerful declaration against segregating students into vocational schools and the deep layer of “quick sand” soon uncovered at the Grant school site, the board of education must have felt a bit deflated by the end of the month.⁵²

A month later, the quick sand problem was blamed causing all the bids on the new school to exceed the total amount appropriated for it. The school board either asked the bidders to reconsider their amounts or the board asked for additional funding because the next day contracts were awarded.⁵³ The six Cedar Rapids general contractors and one from nearby Iowa City were all rejected in favor of the lowest bidder at \$85,000, a contractor from Omaha, Nebraska firm – F. P. Gould and Company. The same Cedar Rapids firm then was awarded both the heating and plumbing contracts. The total of the three contracts was nearly \$110,000.⁵⁴ The building was not yet underway and was already over budget.

Toward the end of the year, with three more school buildings underway, Grant’s design was receiving praise. “The best points of the principal vocational schools in the United States are incorporated in this building. The architect, Mr. Brown, made several trips to other cities, notably to the biggest and best vocational schools in Chicago and at Gary, Ind., to study their points of excellence. . . . The building is being erected of Buffalo paving brick, cut stone and steel and will present a handsome appearance. . . . On the first floor there will be four study rooms facing Second avenue, also the forge room, the wood turning room, and the machine room [plus] the boiler room and the first floor of the gymnasium. On the second floor there will be four study rooms, the running track of the gymnasium and the first floor of the auditorium. On the third floor will be the model kitchen, the dining room, cooking and serving room, the balcony of the auditorium, and, over the gymnasium, the mechanical drawing rooms with skylights.” The architect’s sketch drawing of the school ran with this description in the newspaper (Fig. 6).⁵⁵

When the school year opened, in September, 1915, Grant Vocational High School was ready. According to the local paper, “many inquiries have been received by the school board from interested parents as to just what courses can be pursued there and what the work will be like, and from all expectations there will be a large enrollment.”⁵⁶ Arrangements had also been made for night classes for young local workers through the extension arm of the Iowa State College’s engineering department. Industrial courses through this extension service were to be given tuition free.⁵⁷ Additionally, the building was

⁴⁸ *Cedar Rapids Evening Gazette*, 6/18/1913; 10/22/1913.

⁴⁹ *Cedar Rapids Evening Gazette*, 1/1/1914.

⁵⁰ *Cedar Rapids Evening Gazette*, 1/21/1914.

⁵¹ *Cedar Rapids Republican*, 3/10/1914. Less than 12 months later, Richards would be named principal of the new Grant school (*Cedar Rapids Evening Gazette*, 1/15/1915). It is unknown whether Sadie B. Warner, the previous director of the vocational program when it was in borrowed space, was considered for the position.

⁵² *Cedar Rapids Evening Gazette*, 4/1/1914. The discovery of quick sand was expected to eat up \$5,000 of the budget.

⁵³ *Cedar Rapids Evening Gazette*, 5/8/1914.

⁵⁴ *Cedar Rapids Evening Gazette*, 5/9/1914.

⁵⁵ *Cedar Rapids Republican*, 11/15/1914.

⁵⁶ *Cedar Rapids Republican*, 9/1/1915.

⁵⁷ *Cedar Rapids Republican*, 9/25/1915.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 17

available for community group meetings. For example, the “home economics” department of the local women’s club began to regularly meet at the school.⁵⁸ Despite all the activity during the school year, the formal opening of the new vocational school was put off until the next May, at which point there was a full school year of experience to crow about in the local newspaper.

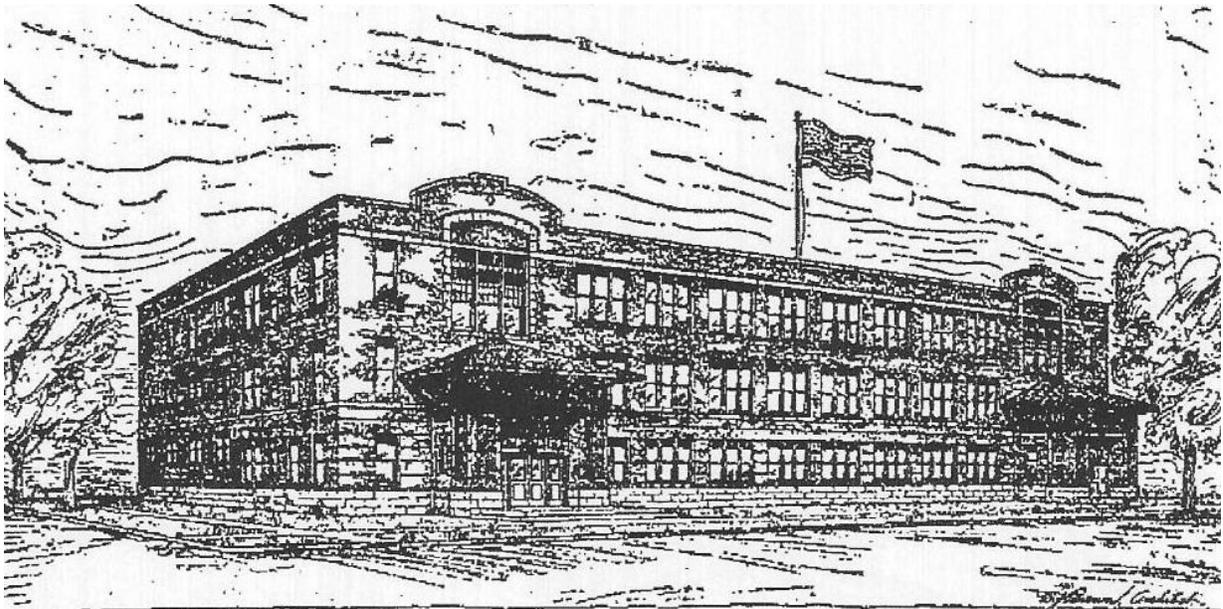


Figure 6 Architect William J. Brown’s pencil sketch of the building. Source: *Cedar Rapids Republican*, 11/15/1914.

First year enrollment (Fig. 7) was about 450, and the night school surpassed that number, attended by mostly “young men who worked in shops, factories or other business day times and who entered the night classes to gain further knowledge and improve themselves...” The school, which was said to be architecturally modeled after the Hyde Park vocational school in Chicago and the Gary, Indiana school, taking the best features of each, was “inspected by school boards from all over Iowa and from the adjoining states, who are planning on building vocational schools...” With an open house coming up, the local paper suggested all Cedar Rapids residents should visit and inspect the building, sure to be one of the “greatest assets of the city.” The paper concluding with the thought that “while it is still in its infancy, the work accomplished has been even more than its sponsors hoped for and within a few years it should be the most noted educational institution in Cedar Rapids.”⁵⁹

As it turned out, the school quickly failed to live up to its promise, even with the financial assistance possible with the passage of the federal Smith-Hughes Act of 1917.⁶⁰ The school had a new principal by 1919 and by 1923, the school board was considering converting Grant to a junior high, a type of school for which there had been “little interest” when Grant was built. In the few years Grant Vocational High School operated, the school board discovered that vocational education was

⁵⁸ *Cedar Rapids Republican*, 1/27/1916.

⁵⁹ *Cedar Rapids Republican*, 5/21/1916.

⁶⁰ This federal legislation reflected the progressive popularity of vocational education generally. It “provided the first federal funding for public school programs in agriculture, trade, industrial, and home economics education.” Howard R.D. Gordon, *The History and Growth of Vocational Education in America* (Boston: Allyn and Bacon, 1999), 99. The Act provided for partial reimbursement of vocational teachers’ salaries so long as certain conditions were met.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 8 Page 18



Figure 7 Students in a wood working class at Grant Vocational High School, date unknown but sometime between 1916 and 1924. Source: Carl and Mary Koehler History Center

“unusually expensive” to operate. Further, enrollment in a number of departments, including the forge shop and the laundry room, had been lower than expected. As a result, the expensive equipment was removed and sold, and the rooms “sat idle,” sometimes for years. Perhaps the most basic problem was that attending Grant had remained voluntary. “Certainly,” the board of education wrote in a statement given to the newspapers at the end of 1923, it “had no right to force anyone to take any special type or types of work. The parents and children elect the course or courses that they wish to follow in the schools and if the work is not offered in the course, it is established as an experiment.” Unlike other countries, where children of this era were (and in some places continue) to be channeled at a youthful age toward their future careers and job paths, the Cedar Rapids school board appears to have aligned its philosophy, ultimately, with that of John Dewey. Grant was rededicated as a regular high school with general vocational education incorporated into the curriculum just like city’s and the state’s other high schools.⁶¹ Together with Washington High School, Grant operated as a “regular” academic high school until 1935, when another round of school construction and additions occurred. Grant students then were divided up and sent to new locations.⁶²

Following its service as a high school – of any kind – the building was again converted for use as school board and administrative offices. It remained in this capacity until the 2008 flood waters inundated the building and the school district moved its offices permanently out of the building.

Future Plans

The school building has not been used for school district purposes since 2008 and is currently vacant. It was recently purchased by a private company that is developing plans for its adaptive reuse.

⁶¹ *Cedar Rapids Republican*, 12/23/1923.

⁶² “Grant High School Officially Closed,” 4/5/1935. Newspaper clipping in the collections of the Koehler History Center.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 9 Page 19

9. Major Bibliographic References

Aurner, Clarence R. *History of Education in Iowa*. Vol. III. Iowa City: State Historical Society of Iowa, 1915.

Burlington Hawk-Eye, issues as cited in footnotes.

Carl and Mary Koehler History Center. Schools collection; clipping collection.

Cedar Rapids Board of Education. "Educational Service Center." Typescript history provided by Marcia Hughes, Community Relations Supervisor, Cedar Rapids Community School District, 6/5/2014.

Cedar Rapids Evening Gazette, issues as cited in footnotes.

Cedar Rapids Republican, issues as cited in footnotes.

[Cedar Rapids] *Tribune*, issues as cited in footnotes.

Cubberley, Ellwood P. *Public Education in the United States*. Boston: Houghton Mifflin Company, 1919.

Danek, Ernie. *Tall Corn and High Technology, Cedar Rapids: A Pictorial History*. Woodland Hills, CA: Windsor Publications, 1980.

"David Snedden." Accessed at <http://education.stateuniversity.com/pages2426/Snedden-David-1868-1951.html> on 5/1/2014.

Deiber, Camilla, and Peggy Beedle. *Town Schools for Iowa*. Des Moines: State Historical Society of Iowa, 2002.

Dewey, John. *Democracy and education*. New York: The Free Press, 1916.

"Do School Laws Matter?" Accessed at www-personal.umich.edu on 6/3/2014.

Gordon, Howard R.D. *The History and Growth of Vocational Education in America*. Needham Heights, MA: Allyn & Bacon, 1999.

Griffith, Martha Eleanor. "The Czechs in Cedar Rapids." Part 1. *The Iowa Journal of History & Politics*, 42 (April 1944) 2:114-161.

Gyure, Dale Allen. *The Chicago Schoolhouse: High School Architecture and Education Reform, 1856-2006*. Chicago: The Center for American Places at Columbia College Chicago, 2011.

Henry, George T., and The History Center. *Cedar Rapids, Iowa*. Images of America series. Chicago: Arcadia Publishing, 2001.

_____, and Mark W. Hunter. *Then and Now: Cedar Rapids*. Chicago: Arcadia Publishing, 2003.

Hyslop-Margison, Emery J. "An Assessment of the Historical Arguments in Vocational Education Reform," *Journal of Career and Technical Education* 17 (Fall 2000) 1: 1-6.

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

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 9 Page 20

“John Dewey (1859-1952), *Internet Encyclopedia of Philosophy*, accessed at <http://www.iep.utm.edu/dewey/> on 6/11/2014.

Lewis, Ervin E. “Vocational Guidance in High Schools.” In *Bulletin of the State University of Iowa*. Bulletin No. 6, New Series No. 70, 1913-1914.

_____. “Survey of the High Schools of Des Moines.” In *University of Iowa Extension Bulletin*. Bulletin No. 37, First Series No. 18, 1918.

Parker, N. Howe. *Iowa as it is in 1856: A Gazetteer for Citizens and a Handbook for Emmigrants*. 1856.

“PBS Online: Only a Teacher: Schoolhouse Pioneers.” Accessed at www.pbs.org on 6/11/2014.

Sanborn Map Company, Fire Maps of Cedar Rapids, Iowa, 1913, 1913-updated to 1949.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section 10 Page 21

10. Geographical Data

Verbal Boundary Description

The nomination includes the half city block bounded by First Avenue SW on the northwest, L Street SW on the northeast, 2nd Avenue SW on the southeast, and 5th Street SW on the southwest, described as Auditor's Plat #8, Lots 8 through 12, of the city of Cedar Rapids, Linn County, Iowa. The nomination does not include the public alley nor the public sidewalks.

Boundary Justification

The boundary includes the parcel historically associated with the Grant Vocational High School during the period of significance.



Source: Google.com, 2014



No Scale

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

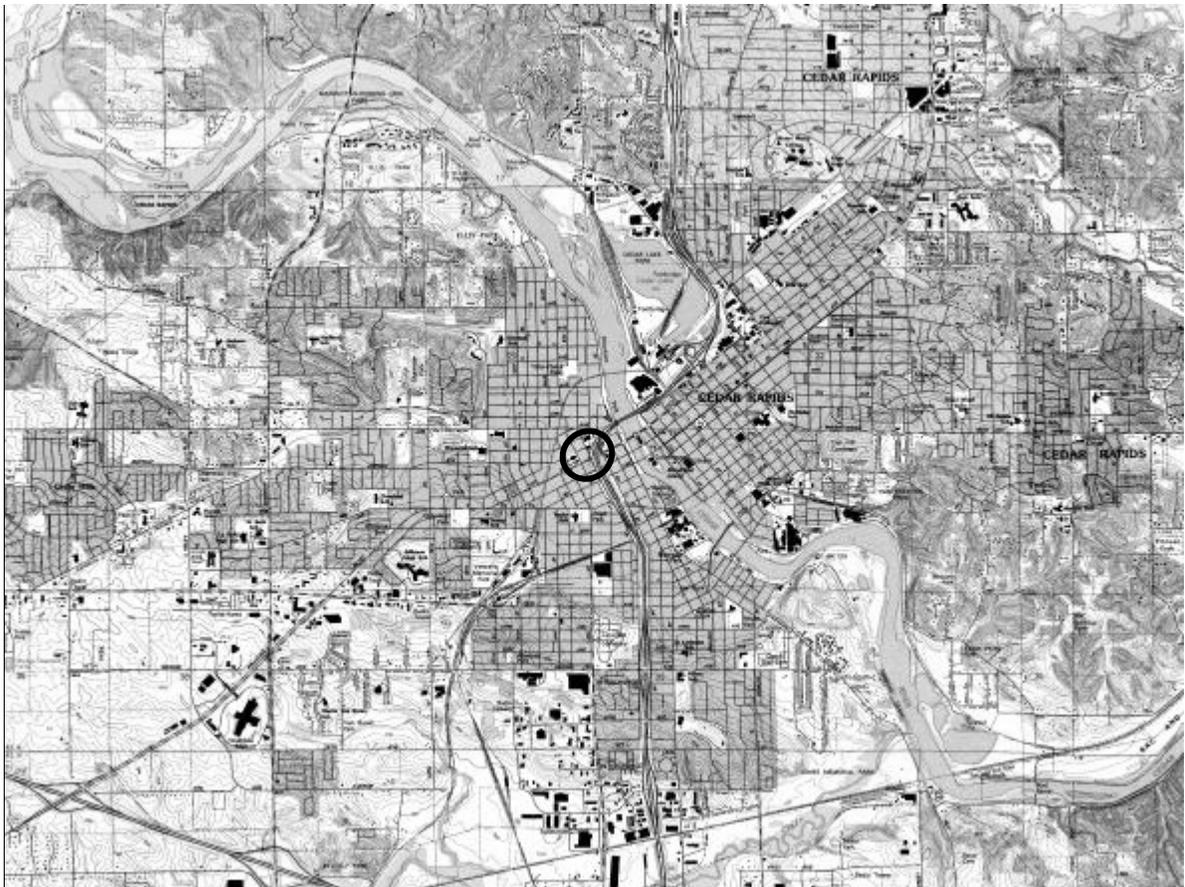
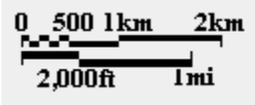
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section Additional Documentation Page 22

**Cedar Rapids, Linn County, Iowa, with approximate location
of the nominated property circled.**

Source: detail obtained 6/16/2014 from U.S.G.S. 7.5' topographic map: <http://ortho.gis.iastate.edu>



United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section Additional Documentation Page 23

Site Plan showing Boundary of Nominated Property

Source Bing.com on 6/16/2014)

100 feet 25 m



United States Department of the Interior
National Park Service

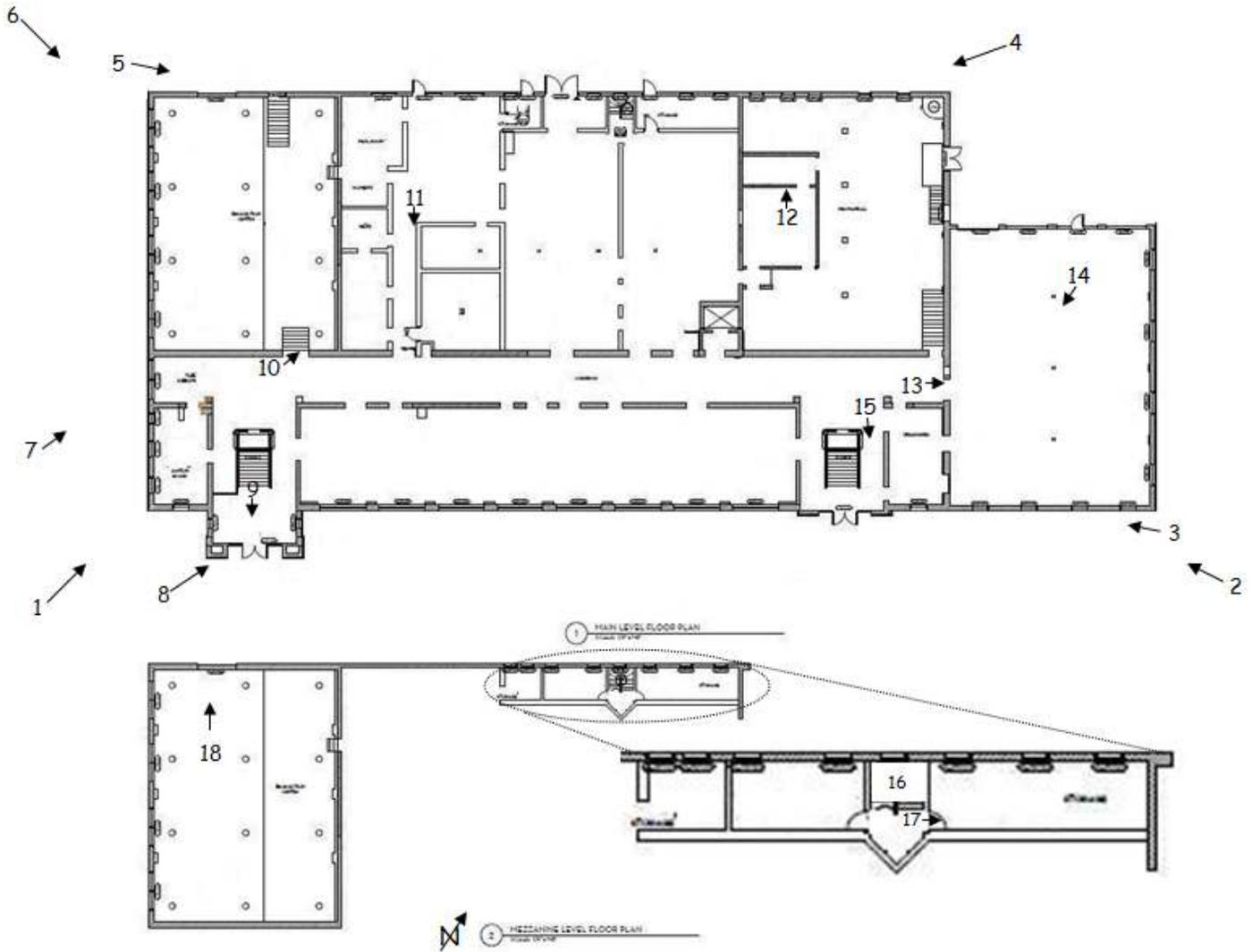
Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section Additional Documentation Page 24

Floor Plans* & Photo Keys – Exterior views and First Floor w/ Gym gallery level shown at bottom
(Base plan: Aspect, Inc., 2014)



*Note: The interior on all floors is gutted to structural walls because of the 2008 flood and asbestos removal. There is no evidence of functions remaining inside. Functions immediate prior to the flood reflected the Board of Education/Administrative offices.

United States Department of the Interior
National Park Service

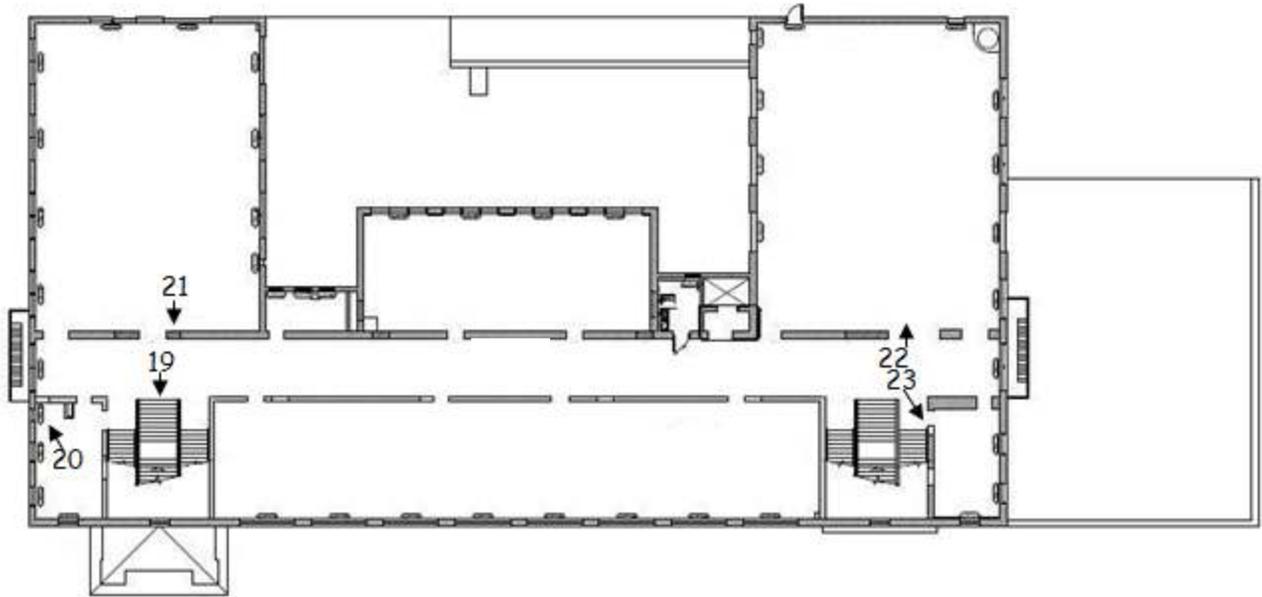
Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section Additional Documentation Page 25

Floor Plans & Photo Keys – Second Floor (Base plan: Aspect, Inc., 2014)



 ① SECOND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"


50 ft.

United States Department of the Interior
National Park Service

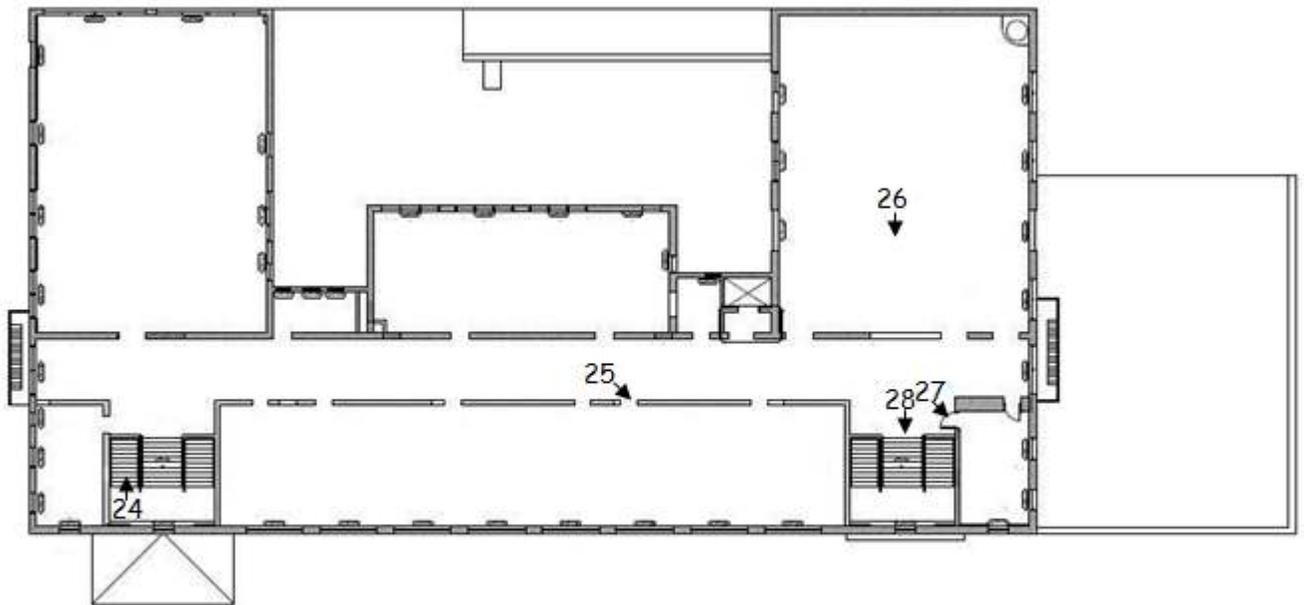
Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section Additional Documentation Page 26

Floor Plans & Photo Keys – Third Floor (Base plan: Aspect, Inc., 2014)



 **THIRD LEVEL FLOOR PLAN**
ASPECT, INC. 2014


50 ft.

United States Department of the Interior
National Park Service

Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section Additional Documentation Page 27

Photograph Label Information

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

1. Grant Vocational High School
2. Cedar Rapids, Linn County, IA
3. Aspect Architecture, Tallgrass Historians L.C.
4. January 2014, March 2014
5. N/A (digital photographs)

6.- 7. Photo # and direction camera is facing:

1. Landscape, front of building, looking N
2. Landscape, front of building, looking W
3. Exterior, wing of building, looking W
4. Exterior, rear of the building, looking SW
5. Exterior, rear of the building, looking E
6. Exterior, northwest corner of building, looking E
7. Exterior, southwest corner of building, looking N
8. Exterior, main entrance, looking N
9. Interior, first floor, main entrance, looking S
10. Interior, first floor, from hallway into northwest room, looking N
11. Interior, first floor, northwest room, looking SE
12. Interior, first floor, northeast room, looking NW
13. Interior, first floor, hallway into northeast wing, looking NE
14. Interior, first floor, northeast wing, looking S
15. Interior, first floor, east stairs, looking SE
16. Interior, mezzanine level, stairwell, looking down
17. Interior, mezzanine level, hallway into storage area, looking NE
18. Interior, mezzanine level, office area, looking NW
19. Interior, second floor, west stairwell, looking SE
20. Interior, second floor, southwest corner room, looking W
21. Interior, second floor, northwest corner room, looking SE
22. Interior, second floor, northeast corner room, looking NW
23. Interior, second floor, west stairwell, looking E
24. Interior, third floor, west stairwell, looking NW
25. Interior, third floor, hallway into southeast room, looking E
26. Interior, third floor, northeast corner room, looking SE
27. Interior, third floor, from east stairwell into southeast room, looking E
28. Interior, third floor, east stairwell, looking SE

United States Department of the Interior
National Park Service

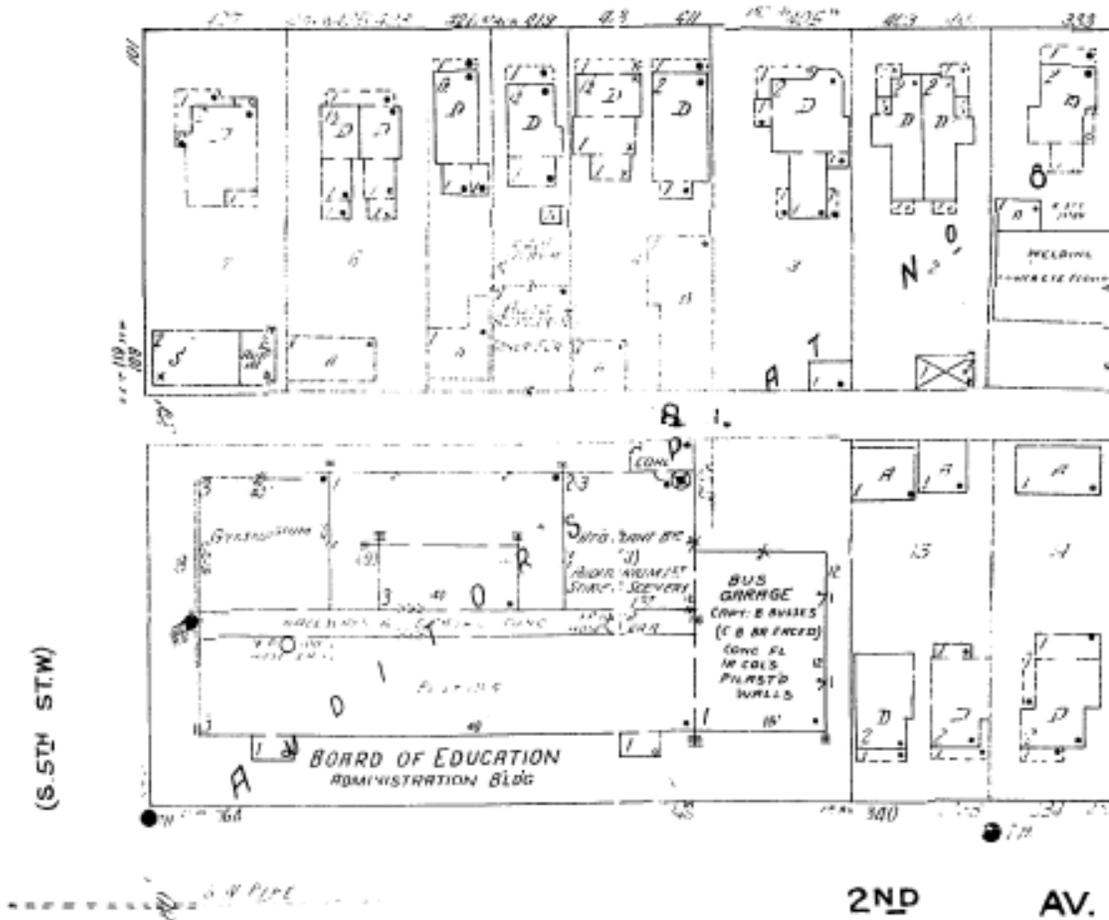
Grant Vocational High School
name of property

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Linn County, Iowa
county and state

Section Additional Documentation Page 28

**Sanborn Map Co., fire insurance map of Cedar Rapids, Iowa, 1913, updated to 1949.
Detail showing Grant Vocational School – marked “Board of Education” at this time.**



United States Department of the Interior
National Park Service

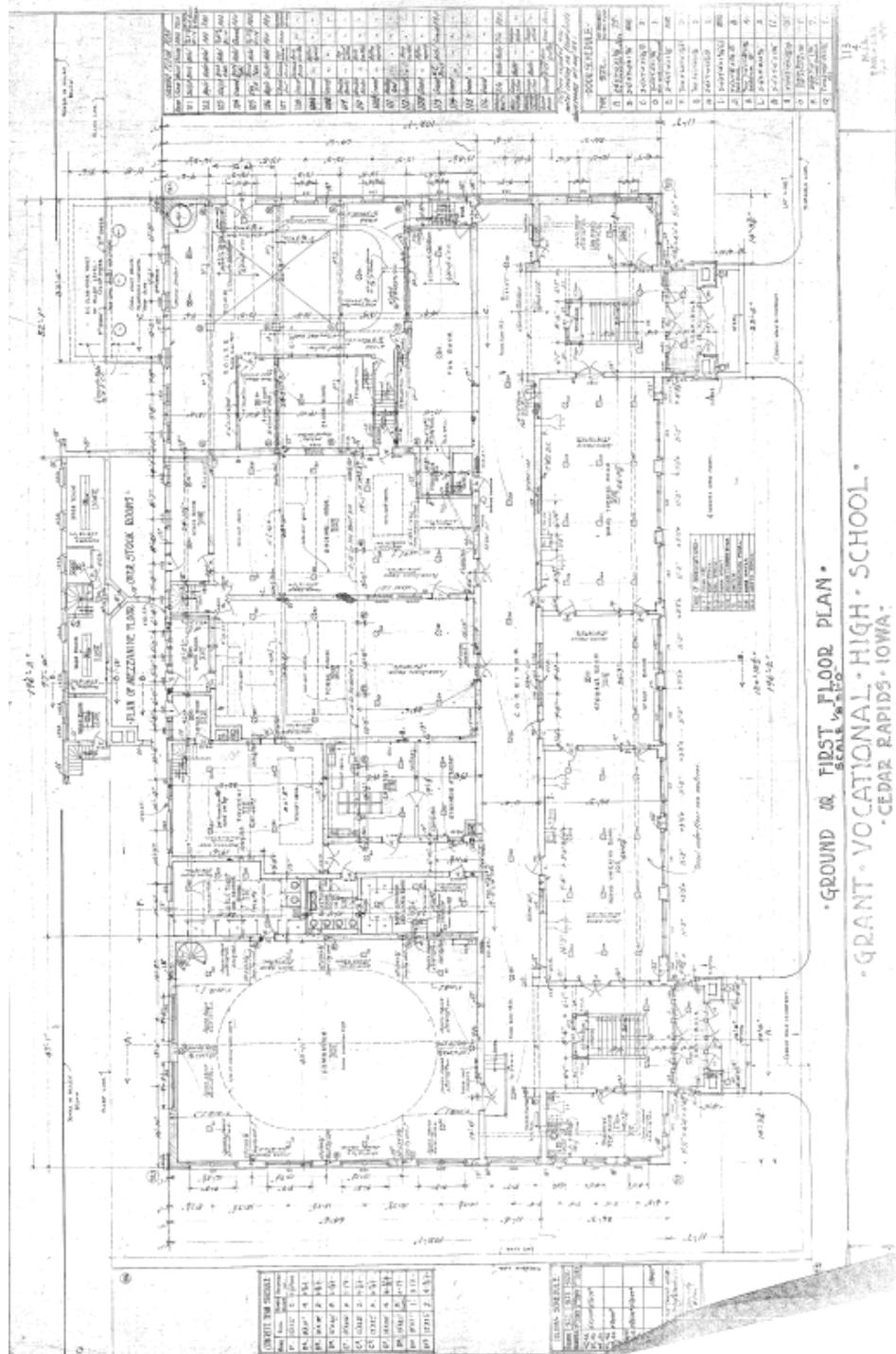
Grant Vocational High School
name of property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Linn County, Iowa
county and state

Section Additional Documentation Page 29

Original floor plans (located August, 2014). Collection of the owner.



United States Department of the Interior
National Park Service

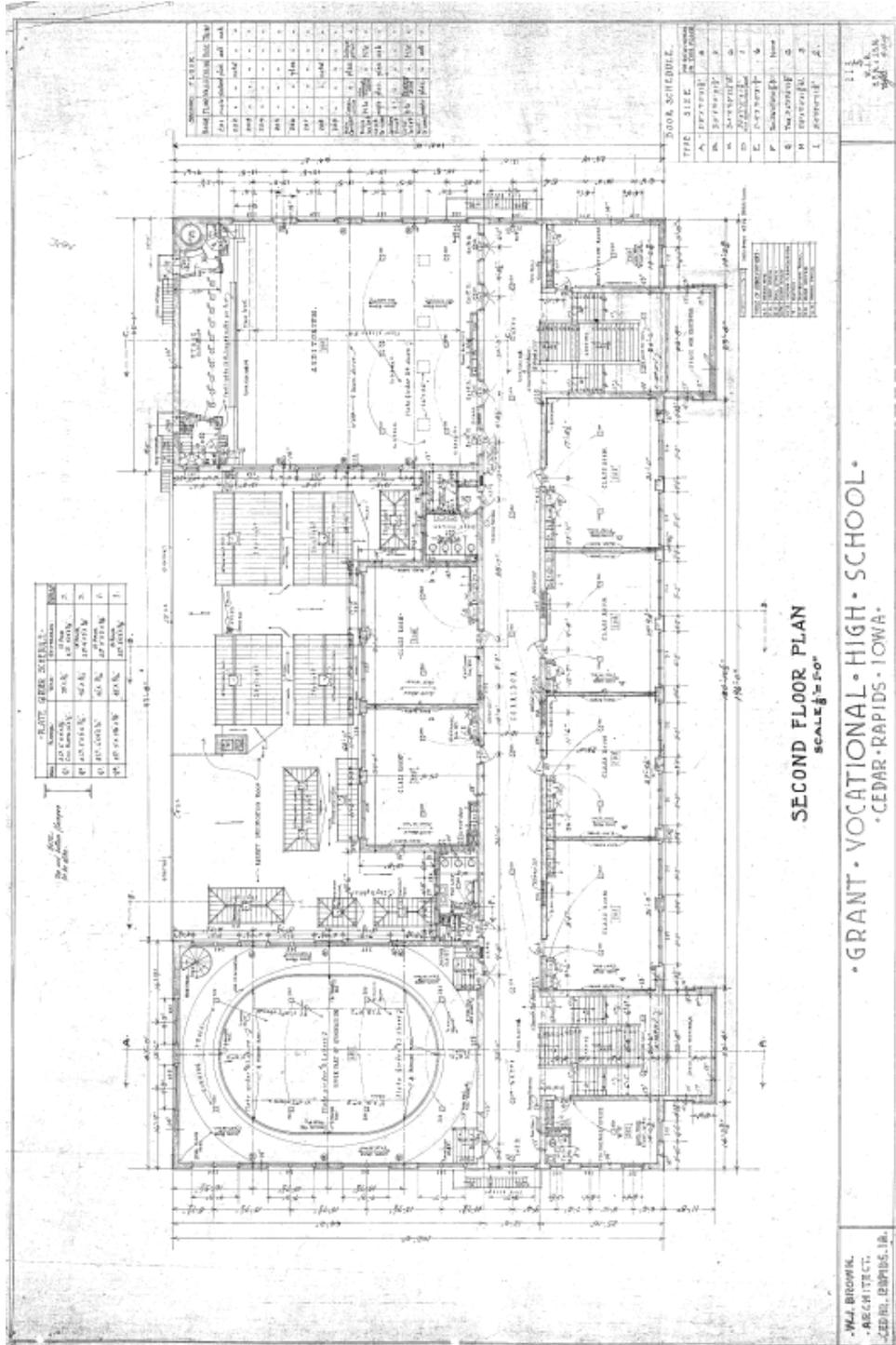
Grant Vocational High School
name of property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Linn County, Iowa
county and state

Section Additional Documentation Page 30

Original floor plans (located August, 2014). Collection of the owner.





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

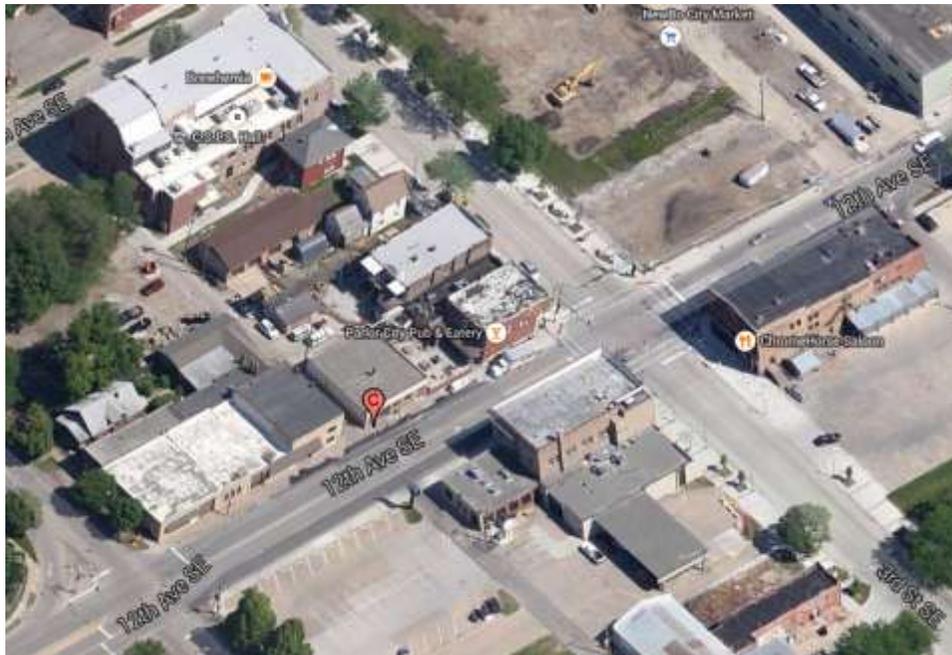
To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: Section 106 Review
Date: January 8, 2015

On December 18, Community Development received invitation to comment as a consulting party for a proposed 39 foot utility structure telecommunications tower. Review is requested pursuant to Section 106 of the Historic Preservation Act and the Nationwide Programmatic Agreement from March of 2005.

Staff has reached out to the consultant on the project to obtain renderings and a preliminary site plan. In our initial contact to obtain additional information for HPC review, staff did alert the consulting firm the coordinates do fall within a National Register of Historic Places District, the Bohemian Commercial Historic District.

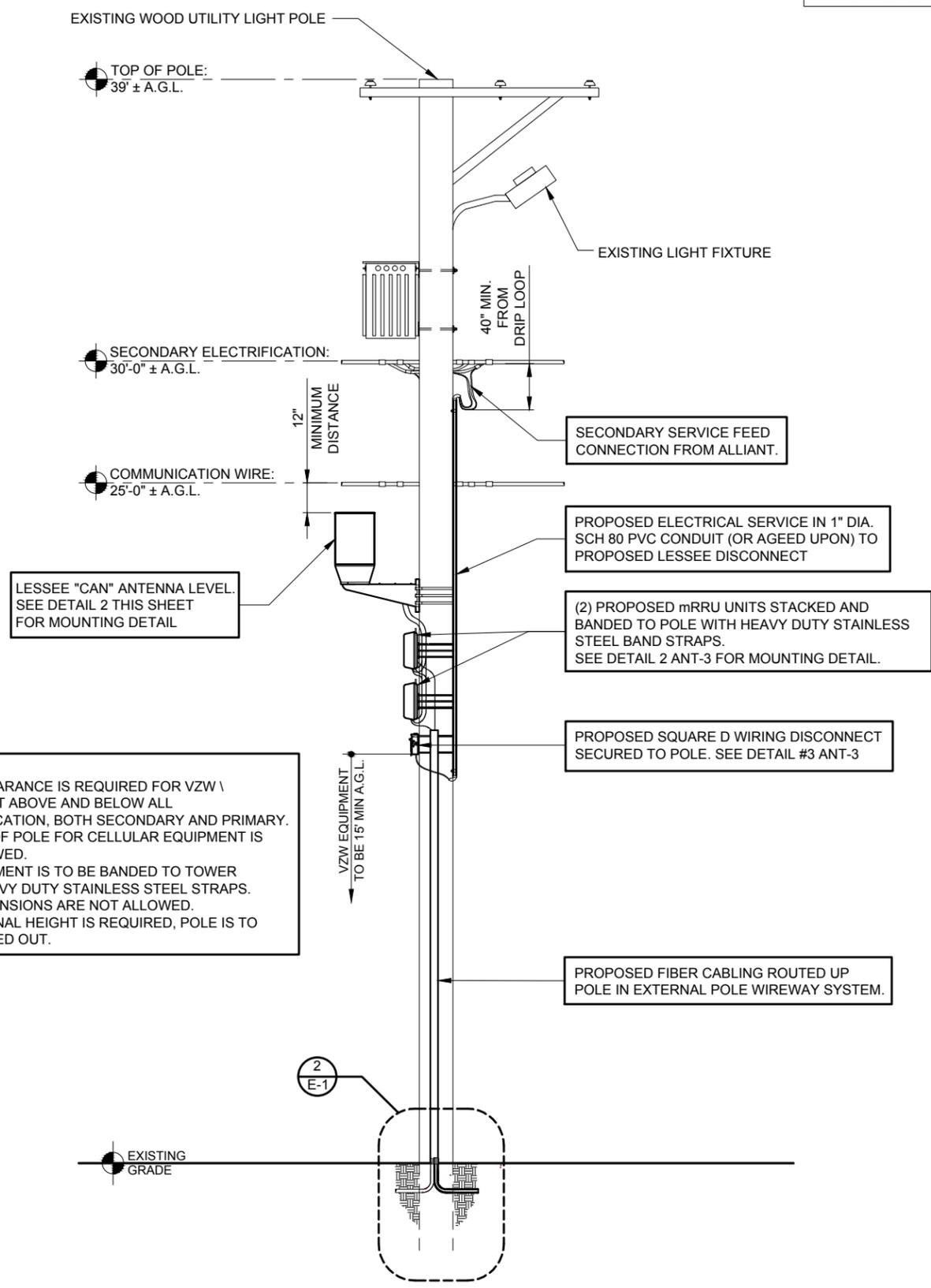
Historic Preservation Commission (HPC) Role: If the HPC would like to formally comment on the undertaking, we have until January 18th to send notification stating such. Staff will handle the consultant notification if the HPC chooses to comment on the project.

Area Map (below): The google map with the letter C, in the bubble shows the approximate coordinates of the proposed facility. This is just southwest of what is now Parlor City. Please note this facility is proposed to be located on an **existing** light pole.



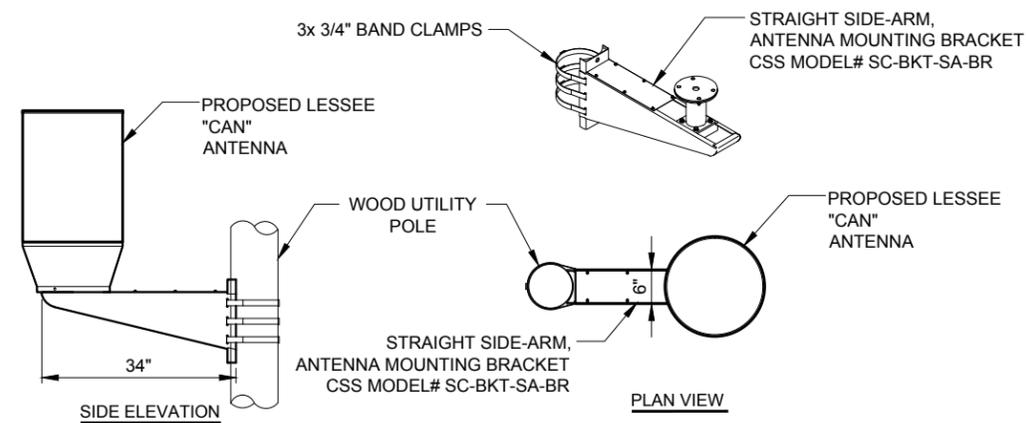
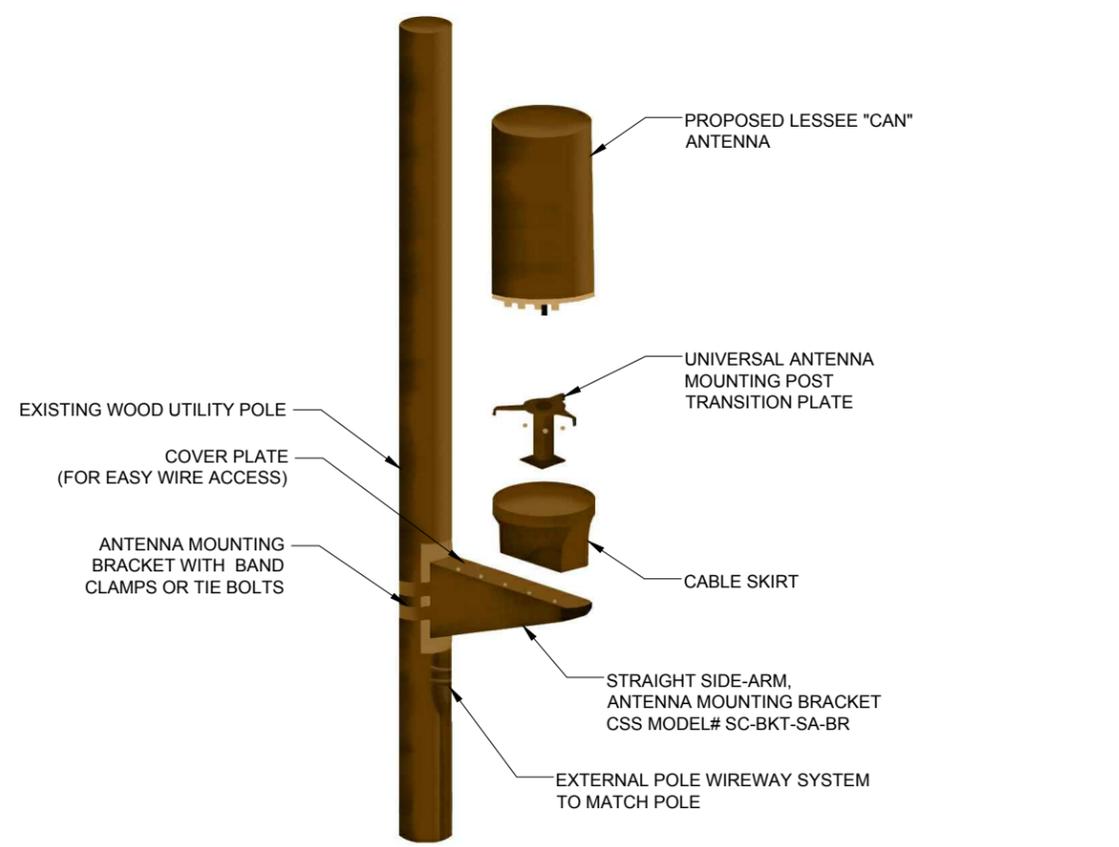
Attachments: Rendering of proposed facility on existing light pole.

0 1/2" 1" 2"
 SCALE: 3/8" = 1'-0"
 24" x 36" PRINT IS THE FULL SCALE
 FORMAT. ANY SIZE OTHER THAN
 THAT IS AT REDUCED SCALE.



1 PROPOSED WOOD UTILITY LIGHT POLE ELEVATION
 SCALE: 3/8" = 1'-0" ±

NOTES:
 1. 40" OF CLEARANCE IS REQUIRED FOR VZW \ EQUIPMENT ABOVE AND BELOW ALL ELECTRIFICATION, BOTH SECONDARY AND PRIMARY.
 2. DRILLING OF POLE FOR CELLULAR EQUIPMENT IS NOT ALLOWED.
 3. ALL EQUIPMENT IS TO BE BANDED TO TOWER USING HEAVY DUTY STAINLESS STEEL STRAPS.
 4. POLE EXTENSIONS ARE NOT ALLOWED.
 5. IF ADDITIONAL HEIGHT IS REQUIRED, POLE IS TO BE CHANGED OUT.



2 ANTENNA MOUNTING DETAIL
 SCALE: N.T.S.

NOTES:
 1. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY TYPICAL INSTALLATION SHOWN.
 2. FINAL EXHIBIT PENDING STRUCTURAL ANALYSIS BY OTHERS. NO ANTENNA OR LINE WORK TO BEGIN PRIOR TO CONFIRMATION OF ADEQUATE TOWER CAPACITY.
 3. ALL PROPOSED ATTACHMENTS TO BE ATTACHED TO POLE EXTERIOR BY USE IF HEAVY DUTY STAINLESS STEEL STRAPS.
 4. ALL PROPOSED LIGHT POLE MOUNTED EQUIPMENT TO BE PAINTED TO MATCH EXISTING LIGHT POLE.
 5. MINIMUM POLE MOUNTING HEIGHT OF 16'-0" AGL REQUIRED PER CEDAR RAPIDS.
 6. ALL POLE PENETRATIONS FOR ANTENNA AND mRRU CABLE ROUTING TO BE MINIMIZED.
 7. CITY OF CEDAR RAPIDS POLE MANUFACTURER:

verizon wireless
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438

TERRA CONSULTING GROUP, LTD.
 600 Busse Highway
 Park Ridge, IL 60068
 Ph: 847/698-6400
 Fax: 847/698-6401

NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	05/02/14	JLR

CEDAR RAPIDS-ALLIANT STANDARD

CEDAR RAPIDS, IA
 DRAWN BY: JLR
 CHECKED BY: JJZ
 DATE: 04/22/14
 PROJECT #: 47-276

SHEET TITLE
PROPOSED SITE ELEVATION AND ANTENNA MOUNTING DETAILS

SHEET NUMBER
ANT-2B



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: Kiosk Near 3rd Street SE and 12th Avenue SE
Date: January 8, 2015

At the Historic Preservation Commission's meeting on December 11, 2014 the staff provided the Commission with an update on the design, fabrication, and installation of a kiosk located near the intersection of 3rd Street SE and 12th Avenue SE, designed to communicate the historic significance of the sidewalk mosaic advertisements, their development and original installation, and the history of the businesses within the Bohemian Commercial Historic District. This project is one of the mitigation measure identified in the 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.

Based on input from the Commission and other stakeholders, including FEMA, Iowa Homeland Security, the State Historical Society of Iowa, and the Czech Village/New Bohemia Main Street District the following is being proposed:

1. In terms of the proposed location, the City has identified space on 3rd Street SE within the existing right-of-way just south of 12th Avenue SE and the replica tile mosaics [Attachment 1].
2. As for the design of the kiosk, the City is proposing to use a design that is similar to other kiosks in the city [Attachment 2]. The design will be finalized as part of the City's bid request process.
3. Lastly, the design of the interpretive panel incorporates feedback received on the preliminary draft panel [Attachment 3]. The text included on the panel was previously approved by all reviewing bodies.

At your meeting on January 8, the staff would like any feedback on this project. Since the Commission has provided feedback on the proposed location and the kiosk design, comments on the revised design of the interpretive panel are particularly important. The staff has also provided these items for formal review to FEMA, Iowa Homeland Security, the State Historical Society of Iowa, and the Czech Village/New Bohemia Main Street District.

Attachments:

1. Proposed Location of Kiosk
2. Proposed Design of Kiosk
3. Revised Design of the Sidewalk Mosaic Interpretive Panel

ATTACHMENT 1: Proposed Location of Kiosk

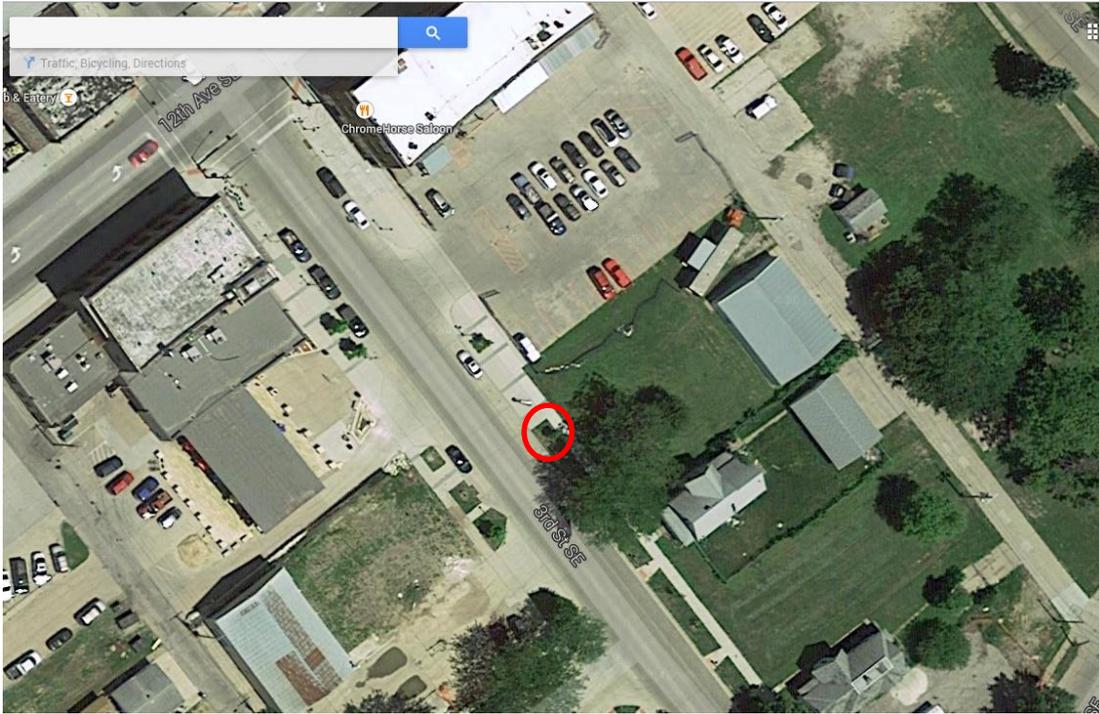


Figure 1. Aerial of proposed location of sidewalk mosaic kiosk.



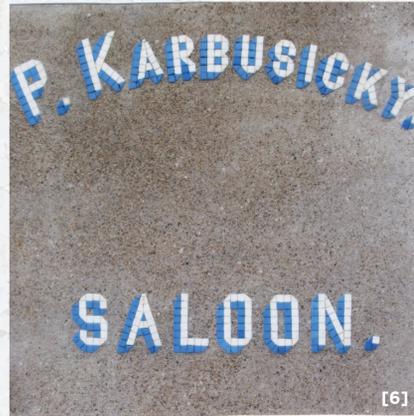
Figure 2. Location of replica tiles looking south to the proposed location of the kiosk.

ATTACHMENT 2: Proposed Design of Galvanized Steel Kiosk



Figure 1. Example of galvanized steel Lincoln Highway Exhibit in Cedar Rapids, Iowa.

ATTACHMENT 3: Design of the Sidewalk Mosaic Interpretive Panel



[6]



[9]



[8]

Originally, there were over 43 individual advertisements creatively fashioned out of multi colored square tiles that were supplied by the Hawkeye Lumber and Coal Company of Cedar Rapids. In 1908, Hawkeye Lumber offered a complete line of mosaic tile for both exterior purposes as well as for interior fixtures such as fireplace mantels.

The placement of these ads varied. An equal amount could be read while either walking "north" or "south" along the Third Street sidewalk. A truly unique characteristic of these mosaic ads was that 50% of them were in English and 50% written in the Bohemian language, indicative of this location being at the center of the large Bohemian immigrant commercial neighborhood known as "South End" or "South Side". Some advertisers chose to be bi-lingual in their message, employing both Bohemian and English spellings. [3]

Most of the ads were restricted to one concrete sidewalk "square" section. A few advertisers opted to spend more money and use two or more "squares" of sidewalk paving. Two of the more prominent large ads were for the P. Hach "Anheuser Busch" beer bottling house [4] and Joseph Hruska's "Dubuque Malt Beer" bottlers. [5] This is interesting in that a few years after the ads were placed, local Prohibition was established in Cedar Rapids.

This sidewalk functions as an interactive time capsule.

A great majority of these unique mosaic ads were for businesses and services in the immediate Bohemian commercial district, but there were a few, such as Dr. Naibert, a dentist in the Granby Block, that were located in the established downtown area 9 blocks to the north. The sidewalk ads promote goods and services typical of the era including saloons, [6] fruit and vegetable markets [7] and a horse livery.



[1]



[2]

Although a few individual commercial businesses were known to have their company name in mosaic tile in a front step or sidewalk in the Downtown area, the ZCJB sidewalk at 1200 Third Street SE was the only location in the city's history to have multiple mosaic tile advertisements in one place. [2]

Placement of several of the mosaic tile sidewalk ads were purposeful.

Alex Groundwater's Barber, Bath and Pool Hall establishment was located at 1202 Third Street SE on the street level of the ZCJB Building [8]. His ad was placed directly at his front door. A light blue and white ad for the Sinclair Packinghouse Company featuring the pyramid shaped "Sinclair's Fidelity" logo was placed at the far south edge of the sidewalk, closest to the direction of the Sinclair factory. [9]

By far the largest mosaic tile advertisement in the sidewalk was for the Iowa State Savings Bank. Their ad was placed on four square sections of pavement closest to the corner of the 12th Avenue and 3rd Street SE intersection. At the time, the bank was located diagonally across the intersection at 1127-29 Third Street SE. The Sindelar family Saloon had their mosaic tile ad placed on the edge of the 12th Avenue sidewalk so as to be in view of their drinking establishment located down the block at 329 12th Avenue SE.

A few years after this collection of mosaic tile ads were placed in the ZCJB building sidewalk, a similar project involving sidewalk advertisements was placed in the walk paving in front of the CSPS Hall at 1103 Third Street SE. However, these ads were composed of inlaid shaped metal letters instead of mosaics. The CSPS metal sidewalk ads were removed in 1994 and relocated to the new Masaryk Park at 14th Avenue and 1st Street SE.

Through subsequent decades, several of the mosaic tile ads in the ZCJB sidewalk were destroyed due to repairs to the sidewalk and curb replacement. By the 1990's, the sidewalk had become uneven and was considered a safety hazard. Plans to remove the entire historic sidewalk in the mid 2000's prompted ideas to save and preserve the mosaic ads. New plans were drawn to remove the original mosaics and replace them with exact reproductions in new sidewalk paving



as part of a larger streetscape improvement project along Third Street SE in the newly renamed "New Bohemia" Historic District.

The streetscape improvement plan was delayed for several years, particularly by the Great Flood of 2008. Finally, in 2011, the original surviving concrete sidewalk panels with the mosaic ads from 1908 were carefully removed. Later that year, new sidewalks were paved that included new mosaic tiles that recreated the original patterns of the 1908 advertisements.

The majority of the original 1908 mosaic tiles still survive and have been incorporated as landscape architecture and fixtures for the Parlor City restaurant and drinking establishment operated by the Jelinek family of Cedar Rapids in the 1100 block of Third Street SE and the 200 block of 12th Avenue SE.

Many signs used Bohemian language rather than English.

SIGNS OF THE TIMES

SIDEWALK MOSAIC ADVERTISING IN NEW BOHEMIA



[5]

The inlaid mosaic tile sidewalk advertising located in front of the 1908 ZCJB Building at 1200-1202 Third Street SE was created shortly after the construction of the three story landmark at the "SE" corner of Third Street and 12th Avenue SE. (Historic c. 1910 photo of ZCJB building) [1] The mosaic tile ads were intended to help finance full "curb to building" sidewalk paving in front of the Third Street SE side of the structure.



P. Hach Building



[4]



[7]



[3]

This project was produced under the terms of a Memorandum of Agreement, pursuant to Section 106 of the National Historic Preservation Act, among the U.S. Department of Homeland Security/Federal Emergency Management Agency, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Department, and the City of Cedar Rapids, 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. December 2014



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: Central Fire Station Exhibit
Date: January 8, 2015

In January 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 and construction of the Central Fire Station.

The MOA outlines two mitigation measures to address the adverse impact on historic properties. One of the mitigation measures is the development of a digital display to be installed in the museum space of the new Cedar Rapids Central Fire Station.

The City entered into a contract with The Louis Berger Group to assist with the development of this display. At the Commission's meeting on December 11, the staff requested feedback on the draft content and informed the Commission that the digital version would be available for review in the near future. On December 23, the staff sent an email to the Commission requesting the review of the digital display, which can be downloaded by clicking on the following link:

<https://ftp.cedar-rapids.org/main.html?download&weblink=550e46bbfae2ccac93db24ec897ac7dd&realfilename=lincoln-kiosk.zip>

At the Commission's meeting on January 8, the staff will provide an overview of the display.