

---

# 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 14, 2016**

**in the**

**Training Room, City Hall**

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

### **AGENDA**

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

#### **1. 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.*

#### **2. Election of Officers for 2016**

#### **3. Approve Meeting Minutes**

#### **4. Action Items**

- a) National Register Nominations (5 minutes)
  - i. Sinclair Building- (Smulekoffs Furniture Store) 97 3<sup>rd</sup> Avenue SE
- b) Section 106 Review – Iowa Theater Building 102 3<sup>rd</sup> Street SE (15 minutes)

#### **5. New Business**

- a) 2015 Certified Local Government Report (10 minutes)
- b) Discussion of Potential Local Historic District in the 3rd Street & 16th Avenue SE Area (15 minutes)
- c) Discussion of Commission Meeting Format and Procedures (15 minutes)

#### **6. Knutson Building Update (15 minutes)**

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

#### **8. Announcements**

#### **9. Adjournment**

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, December 10, 2015 @ 4:30 p.m.**  
**Training Room, City Hall, 101 First Street SE**

Members Present: Todd McNall  
Bob Grafton  
Ron Mussman  
BJ Hobart  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Barb Westercamp  
Sam Bergus

Members Absent: Pat Cargin  
Caitlin Hartman  
Amanda McKnight-Grafton

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

**Call Meeting to Order**

- Todd McNall called the meeting to order at 4:32 p.m.
- Eight (8) Commissioners were present with three (3) absent.

**1. Public Comment**

- No public comment

**2. Approve Meeting Minutes**

- Ron Mussman stated that for the Knutson Building item Jennifer Pratt had stated that we did not want to talk about the past and to move forward. That is not part of the minutes and it should be.
- Bob Grafton stated that on page four (4) Amanda is listed as McNall instead of McKnight.
- Bob Grafton stated that on page two (2) porch needs to be added in before floating footings. The house is not on floating footings, just the porch is.
- Barb Westercamp made a motion to approve the minutes from November 12, 2015 as amended. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

**3. Action Items**

**a) Certificates of Appropriateness**

**i. 348 16<sup>th</sup> Street SE – replacement of roof on the house**

**ii. 1602 Park Avenue SE – replacement of roof on garage and house**

- Jeff Hintz stated that the applicant has not given staff a product catalog and has asked that items 3ai and 3aii be tabled. This application has been withdrawn until further notice.

**iii. 1837 and 1841 Grande Avenue SE – window replacement**

- Jeff Hintz stated that this project is for the replacement of all the windows on each structure with vinyl windows. The two structures will be discussed and voted on separately. This work has already taken place at 1837 Grande Avenue SE without a permit and pictures were shared of that structure along with the guidelines for windows. The Commission has the following options: 1) approve the application as submitted, 2) approve with modifications (only if all changes are agreeable to applicant), or 3) disapprove application (to be used if changes are not agreeable). Staff recommends option 2 with the modification being to use wood windows on the north (front) and west (driveway side) elevations. The alternative recommendation is disapproval of the application as vinyl windows are not recommended. The basis for recommendation is that the key sides of the structure are the north and west elevations which are easily visible from the public right-of-way, other elevations do not lend themselves to practical or convenient viewing from public right-of-way, and approval of this nature is in harmony with guidelines and consistent with past approvals.

Sam Bergus arrived at the meeting at 4:41 p.m.

- John Jakobsen, the applicant, stated that vinyl windows are more cost efficient as well as more energy efficient and suggested using a window screen with a wooden frame to hide the vinyl windows. Mr. Jakobsen also wanted the Commission to know that he is willing to do the right thing and wanted to learn more about how to preserve historic properties. Mr. Jakobsen would like for the houses to have consistency all around instead of having different parts and pieces on different sides.

Jennifer Pratt arrived at the meeting at 4:46 p.m.

- The Commission discussed ways of communicating to property owners about the Historic District.
- Jeff Hintz noted that a permit is not required for screens, so the wooden screens have no recourse to get them installed in the event they are not.
- The Commission discussed with the applicant wood windows versus vinyl. Todd McNall noted that refurbishing wood windows is just as efficient as using vinyl and shared some examples of properties for the applicant to look at. Mr. McNall suggested that, if the vinyl windows fit the same opening as the back or west side of the house at 1841, the applicant could take the vinyl from the front and west side of 1837 and use them on 1841. Mr. Jakobsen will take a look at that.
- Todd McNall noted that the Commission has never approved vinyl windows in the front of a house.
- Mark Stoffer Hunter made a motion to approve the staff recommendation for 1837 Grande Avenue SE to replace the ten (10) vinyl windows in the front and west side of the house with wood windows, five windows on each elevation. The windows on the back

and east side of the house can stay vinyl. Sam Bergus seconded the motion. The motion passed unanimously.

- Jeff Hintz shared pictures of 1841 Grande Avenue SE and stated that staff recommends option 2 to use wood windows on the front and east elevations. The west side and garage can be vinyl windows and the south dwelling window needs to be wood. All windows need to be replaced with matching grilles. The alternate recommendation is disapproval as vinyl windows are not recommended. The basis for the recommendation is the key sides of the structure are the north and east elevations which are easily visible from the public right-of-way, west elevations do not lend itself to practical or convenient viewing from public right-of-way, and approval of this nature is in harmony with guidelines and consistent with past approvals.
- Bob Grafton suggested using combination windows to get an extra insulating factor.
- Todd McNall stated that vinyl windows last only 10-15 years and you cannot fix them if an individual component to them were to break. With wood windows, they can be refurbished and will last 25 years.
- Mr. Jakobsen stated that he would like to keep consistency around the house and would prefer to have all the wood windows refurbished or replaced with wood and asked for the Commission to give him some contacts of people who can do the refurbishing. The Commission will pass that information on to the applicant.
- Mark Stoffer Hunter made a motion to approve the staff recommendation for 1841 Grande Avenue SE to use wood windows on the front and east elevations and the south dwelling window and allowing vinyl windows for the west side and the two garage windows. All windows need to be replaced with matching grilles. Mark Stoffer Hunter also noted that the motion is a minimum and that the applicant can use wood windows for the entire house. Bob Grafton seconded the motion. The motion passed unanimously.

## **b) Demolition Applications**

### **i. 1215 2<sup>nd</sup> Street NW – City Owned Property**

- Jeff Hintz stated that there are two structures on this property. The warehouse was built in 1984 that is not subject to review. The other building is subject for review and was built in 1950 and had been used as a shop. It has been determined not eligible in the 2014 Citywide Survey and also in the Hull's 3<sup>rd</sup> Intensive Level Survey. It is a cinderblock building and was last used as a shop. It was recently purchased by the City and is in the flood control construction area which is the reason for the acquisition. The demolition is slated for early next year. Photo documentation is permissible. Staff recommends immediate release.
- Barb Westercamp made a motion to approve demolition of 1215 2<sup>nd</sup> Street NW after Mark Stoffer Hunter has completed photo documentation. Sam Bergus seconded the motion. The motion passed unanimously.

Item 5 was considered next.

## **5. Knutson Building**

- Jennifer Pratt stated that approval from City Council to do emergency repairs and stabilization on the Knutson Building was given. Because of the emergency nature, staff was able to forgo the normal procurement process, which is a lengthy process. Staff contacted Ryan Companies and their staff did a walkthrough where they came to the conclusion that the presence of asbestos would create an unsafe work environment and they were not going to be able to do the work. Staff had immediate red flag questions

because it was assumed when the RDG report was received that it would have taken into account the increased costs for working in an environment with asbestos. Staff had a conference call and confirmed that was not the case. The cost of \$167,500 did not contemplate having to work in that environment. Staff contacted a large asbestos abatement contractor and they did a walkthrough yesterday and will report back their findings. There is not enough information to go back to Council, but they have been given the same information. Staff hopes to get a recommendation from the HPC to City Council at Council's first meeting in January.

- Todd McNall asked if there was any indication to what the asbestos was. Anne Russett stated that an environmental test has not been done, so it cannot be determined exactly where it is at. The general assumption is the tile in the floor and possibly in the roof.
- Jennifer Pratt stated that staff will report back when there is more information, but Ms. Pratt is concerned that there will be an issue where an abatement contractor says they cannot go in and do the asbestos abatement because it is unsafe and we have the people who can secure it that will not go in because of the asbestos.

Jennifer Pratt and Barb Westercamp left the meeting at 5:43 p.m.

#### **4. New Business**

##### **a) Overview of the Vacant and Neglected Building Ordinance and Building Services Enforcement Activities**

- Kevin Ciabatti presented on the following topics:
  - To gain a better understanding of the role Building Services plays on code enforcement.
  - To understand how the International Property Maintenance Code is utilized as the minimum standard for all structures.
  - Review significant changes to Chapter 29 Housing code, including the recently adopted subchapter 10 titled, Vacant and Neglect.
- Kevin Ciabatti discussed building trades, zoning enforcement, housing inspections, nuisance inspections, and notification periods. Mr. Ciabatti also discussed the background on vacant and neglected properties. Statistics were given of open and closed complaints in each department of Building Services as well as the top 10 violations.

Sam Bergus and Mark Stoffer Hunter left the meeting at 6:26 p.m.

#### **6. MOA/LOA Project Updates**

- There were no MOA/LOA project updates.

#### **7. Announcements**

- There were no announcements.

#### **8. Adjournment**

- Since there was no longer a quorum, the remaining HPC members ended the meeting at 6:31 p.m.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II  
Community Development



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 Nomination  
**Date:** January 14, 2016

---

**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 12, 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 property:

- a) Sinclair Building – Smulekoff’s Furniture Store - 97 3<sup>rd</sup> Avenue SE

Note, this property is being pursued for NRHP by the property owner.

**Role of the 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.

**Analysis:** The nomination form indicates the significance that is determined for this building is Criteria A, the property is associated with events that have made a significant contribution to the broad patterns of our history (see page 3 of the attached document). While it is possible that a property could be eligible for more than one criterion, this one does seem to fit the best. The building has had some alterations to it meaning Criteria C might not be the best fit; the property is not an archeological site meaning that Criteria D would not be a good fit either. It does not appear from the document that the property is associated with the lives of persons significant in

our past either. The commerce and story of downtown development in Cedar Rapids associated with this building and the area in general, is really the most applicable.

**Recommendation:** Concur that Criterion A is the most appropriate NRHP Criteria for this property and recommend to the City Council and SHPO that this property should be listed on the NRHP.

**Attachments:** Nomination form for the 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   Sinclair Building-Smulekoffs Furniture Store  

other names/site number   Warfield-Pratt-Howell Co. building; Churchill Drug Co. building  

**2. Location**

street & number   97 3<sup>rd</sup> Avenue SE   not for publication   N/A  

city or town   Cedar Rapids   vicinity   N/A  

state   Iowa   code   IA   county   Linn   code   113   zip code   52401-1410  

**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 HISTORICAL SOCIETY OF IOWA    
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

- |  |       |       |
|--|-------|-------|
| <input type="checkbox"/> entered in the National Register                  | _____ | _____ |
| <input type="checkbox"/> See continuation sheet.                           | _____ | _____ |
| <input type="checkbox"/> determined eligible for the National Register     | _____ | _____ |
| <input type="checkbox"/> See continuation sheet.                           | _____ | _____ |
| <input type="checkbox"/> determined not eligible for the National Register | _____ | _____ |
| <input type="checkbox"/> removed from the National Register                | _____ | _____ |
| <input type="checkbox"/> other (explain): _____                            | _____ | _____ |

**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	
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)

COMMERCE/TRADE/specialty store

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

VACANT

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN

MOVEMENTS/Commercial Style

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation STONE

walls BRICK

\_\_\_\_\_

roof OTHER

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)

COMMERCE

#### Period of Significance

1901-1966

#### Significant Dates

1901

1941

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

#### Architect/Builder

\_\_\_\_\_

\_\_\_\_\_

#### Primary Location of Additional Data:

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

Name of repository:

\_\_\_\_\_

Sinclair Building-Smulekoffs Furniture Store  
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_	610350E__	4647986N__	3	15_	610365E__	4647908N__
2	15_	610393E__	4647930N__	4	15_	610321E__	4647963N__

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 Alexa McDowell, Architectural Historian email akaymcd@hotmail.com  
organization AKAY Consulting date 11/18/2015  
street & number 103 W. Island Avenue telephone 515-491-5432  
city or town Minneapolis state MN zip code 55401-1509

---

---

## 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 Shadow River LC  
street & number 221 2<sup>nd</sup> Avenue SE, Suite 400 telephone 319-364-7444  
city or town Cedar Rapids state MN 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**

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

Section 7 Page 1 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**7. Narrative Description**

Site Description

The Sinclair Building-Smulekoffs Furniture Store is located in Cedar Rapids, Linn County, Iowa (Figure 1). Situated in southeast Iowa, Cedar Rapids (pop. 126,326) is the largest city in the southeast quadrant of the state and ranks second among Iowa's cities overall - exceeded only by the state capital at Des Moines with a population of 203,433.<sup>1</sup> Cedar Rapids covers an area of some 70.80 square miles and is bisected by the north-to-south running I-380 and the east-to-west running U.S. Highway 30.<sup>2</sup>

**Figure 1.** Map of Iowa – 2015



(SOURCE: <https://www.google.com/maps/place/Cedar+Rapids,+IA>. Accessed 08/31/2015)

The location of Cedar Rapids, Iowa is indicated.

1 "Iowa's Largest Cities," *Quad City Times*, February 10, 2011. Online at [http://qctimes.com/iowa-s-largest-cities/article\\_c5d8850a-3556-11e0-ba3b-001cc4c002e0.html](http://qctimes.com/iowa-s-largest-cities/article_c5d8850a-3556-11e0-ba3b-001cc4c002e0.html). Accessed 07/25, 2014.

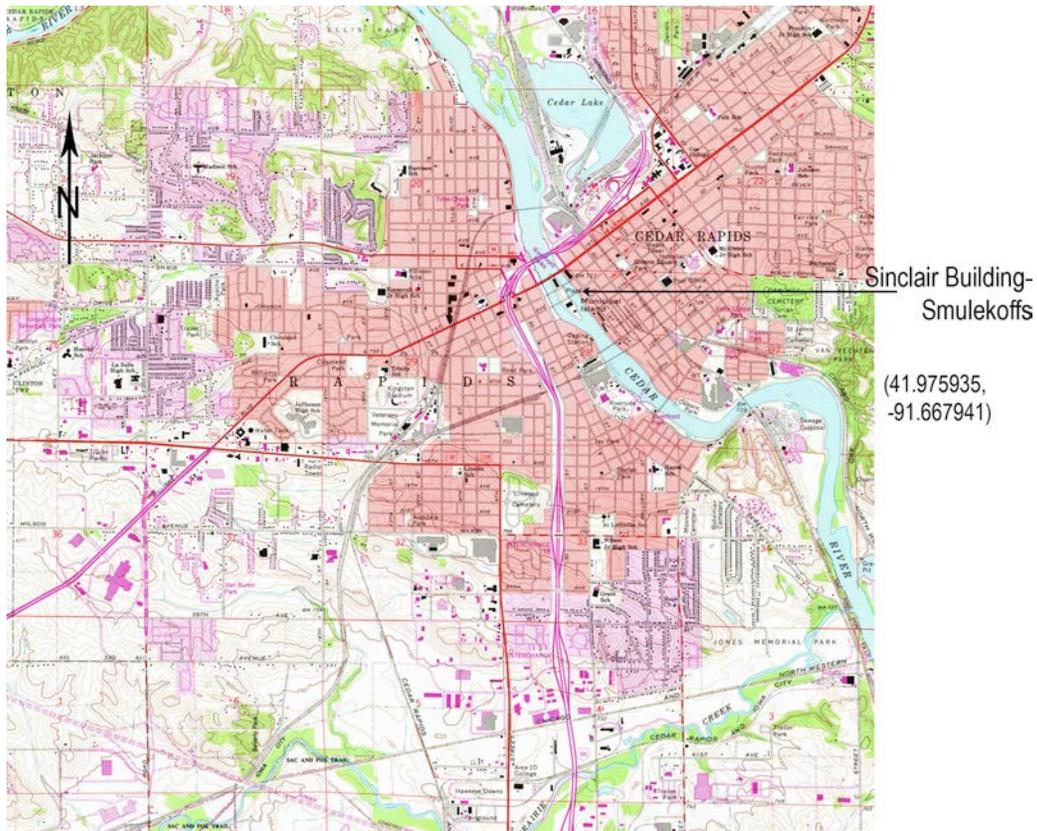
2 <http://quickfacts.census.gov/qfd/states/19/1912000.html>. Accessed 07/25/2015.

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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 2 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

**Figure 2.** 7.5 Minute USGS Topographic Map – Cedar Rapids South Quad - 1975



(SOURCE: <https://store.usgs.gov>. Accessed 08/31/2015)

The building is sited on the east bank of the Cedar River and on the west edge of the commercial downtown area.

The original town of Cedar Rapids was laid out on the east side of the Cedar River with a gridded plat of some 60 blocks oriented with its streets running perpendicular to the course of the river; as a result, the street grid is rotated approximately 45 degrees to the cardinal directions (Figure 2). Street names were changed in the early 20<sup>th</sup> century and today these streets start east of the river with 1<sup>st</sup> Street, numbering ordinarily eastward. Avenues bisect the streets with those south of 1<sup>st</sup> Avenue numbered ordinarily (Figure 3).<sup>3</sup>

<sup>3</sup> Marlys Svendsen, *Historical and Architectural Survey Report for Community Block Grant Neighborhoods, Cedar Rapids, Iowa* (Cedar Rapids: City of Cedar Rapids, 1995), 4.

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

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

Section 7 Page 3 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**Figure 3.** Aerial Map – 2015



(SOURCE: <https://www.google.com/maps/place/Cedar+Rapids,+IA>. Accessed 08/31/2015.)

Typical of Iowa communities, the city grew outward from the commercial sector, which was initially concentrated along 1<sup>st</sup> through 3<sup>rd</sup> Streets SE between 1<sup>st</sup> and 4<sup>th</sup> Avenues SE. By 1865 an extensive system of railroad lines passed through the city's downtown, west side, and the riverfront area creating industrial corridors and warehouse districts as factories and distributors located facilities in close proximity to transportation. A series of "Y" spur lines and sidings extended rail service into the downtown, with the Milwaukee Road's siding stretching along the rear of the 1<sup>st</sup> Street buildings, adjacent to the Cedar River, as far as 3<sup>rd</sup> Avenue SE. The Sinclair Building-Smulekoff Furniture Store was constructed along the Milwaukee siding, the proximity to the line being a driving factor behind its construction. Although the tracks were removed in the 1970s, the building retains its orientation to that historic feature.

The building is also located adjacent to the 3<sup>rd</sup> Avenue bridge, which provided early and critical access between the west and east sections of the city, separated by the Cedar River. As transportation of goods transitioned from the railroads to trucks, the bridge became increasingly more important to the businesses located along 1<sup>st</sup> Street SE. This is particularly true in the late 1910s and 1920s as the wholesale district in which the Smulekoff building is located began a transformation to one anchored in the retail sector.

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

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

Section 7 Page 4 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

The area in which the Sinclair Building-Smulekoffs Furniture Store is located was, from the late 1890s through the early 1930s dominated by warehouse businesses like the Churchill Drug Co. and the Warfield-Pratt-Howell Co., which each occupied this building for portions of that period after its 1901 construction. Ready access to railroad transportation via spur lines that served the area's distribution houses made it an economically viable location for wholesale businesses. The area began a transition from wholesale to retail interests in the late 1910s through the 1930s, with many of the existing buildings making that functional evolution. As a result, the city sector in which Sinclair Building-Smulekoffs Furniture Store is located retains a number of large-scale buildings dating to the late 19<sup>th</sup> and early 20<sup>th</sup> century that function today for multiple purposes from office to housing. New construction and surface parking lots are also represented in the immediate area (Image 1).

The Sinclair Building-Smulekoffs Furniture Store is located on a five-lot parcel on the southwest corner of the intersection of 3<sup>rd</sup> Avenue SE and 1<sup>st</sup> Street SE (historically addressed as either 97 3<sup>rd</sup> Avenue SE or 301-303 1<sup>st</sup> Street SE). As a corner building, both the east and north elevations are considered primary. The building is bound on the south by surface parking and on the west by a paved alley (formerly the location of a railroad spur line), which separates the building from the Cedar River (Photograph 3). A public sidewalk runs flush to the building along the north and east elevations, providing access to the primary entrance on the northeast corner of the building.

**Image 1.** Site View



(Image by AKAY Consulting – 08/26/2015)

View of the 1<sup>st</sup> Street SE streetscape, looking northwest from near 5<sup>th</sup> Avenue SE with Sinclair Building-Smulekoffs Furniture Store at mid-ground, left.

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

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

Section 7 Page 5 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

The five-lot parcel upon which the building is situated has an approximate 311-foot frontage on 1<sup>st</sup> Street SE and an approximate 125-foot frontage on 3<sup>rd</sup> Avenue SE. The two-section, 250-foot by 125-foot building abuts the property lines on the north and the east with an 8,000-square foot parking lot occupying a full lot at the south end of the building (Photograph 4).<sup>4</sup>

Property Description

The Sinclair Building-Smulekoff's Furniture Store is comprised of two primary sections: the five-story, red brick building constructed in 1901 and a two-story, brick addition built in ca.1973. The historic building is visually defined by its tripartite organization, abundant fenestration, and the five-story Smulekoffs sign, which has become iconic in the community.

**Image 2. Exterior Elevation**



(Image by AKAY Consulting – 08/26/2015.)

View of the Sinclair Building-Smulekoffs Furniture Store, looking south across the intersection of 3<sup>rd</sup> Avenue SE and 1<sup>st</sup> Street SE. In this view we see the original, 1901 5-story building with the ca.1973 addition at left.

---

4 [http://www.cedar-rapids.info/assessor/pmc/appraisal\\_report.asp?pid=142820700100000](http://www.cedar-rapids.info/assessor/pmc/appraisal_report.asp?pid=142820700100000). Last accessed 09/26/2015.

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

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

Section 7 Page 6 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

*Exterior*

Masonry construction, a flat roof, abundant windows, and the stylistic contrast between the historic and non-historic sections of the building visually define the exterior of the Sinclair Building-Smulekoffs Furniture Store. The 1940s era awning and prominent signage are significant elements of the visual character.

Constructed in 1901 as a corner building, the five-story portion of the building has two primary elevations – the north and the east – each of which were treated even-handedly in terms of quality and type of materials, design elements, and arrangement of fenestration (Image 2). These primary elevations use a mottled, red brick laid in a common bond. Indicative of the Commercial Style, the elevations feature a tripartite composition: base, shaft, and cap. Subsequent to the building’s transition from wholesale to retail function, the base has been dominated by large display windows set in metal frames. The primary entrance, which is located at the northeast corner of the building, is recessed with two round columns supporting the cantilevered awning. The storefront extends the full length of the base on both of the primary elevations.

The shaft of the historic building is visually distinguished as the area between the storefront cornice and the decorative cornice between the fourth and fifth stories (Image 3). The shaft is characterized by the use of vertical pattern – with fenestration aligned between floors and recessed between alternating wall surfaces of varying widths. The wall surface assumes the character of a pilaster, extending through three stories from the upper stone horizontal band of the storefront cornice to culminate in a capital created from stepped brick courses. The combination of varying pilaster widths and recessed planes creates an active visual character that varies as the angle of shadow changes throughout the day.

The pilasters of the shaft support a cornice comprised of a brick entablature and dentils topped by a projecting wood or metal cornice.

The building cap eschews the complex pattern of the shaft, being instead a simple march of windows, one single followed by a series of pairs, across the elevation; although aligned with the windows of the shaft, the absence of recesses flattens the visual character. Typical of the windows used on the primary elevations, those of the cap are relatively small in scale, with a three-over-three light configuration. Each window opening has a flat head and utilizes a stone sill, but otherwise lack trim or decorative detail. The current windows were introduced in 2001.

Like that of the shaft, the cornice of the cap is comprised of a brick entablature and dentils topped by a projecting metal cornice. A brick parapet with stone coping finishes the building.

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

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

Section 7 Page 7 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**Image 3.** Exterior Detail: Fenestration and Shaft Cornice



(Image by AKAY Consulting – 08/26/2015.)

View of the fenestration, this on the east elevation.

Character-defining features of the primary elevations which mark the historic building's early 1940s transition from wholesale to retail business are the deeply cantilevered awning and the iconic "Smulekoffs" sign that is mounted on the north elevation near the northeast corner. The awning is constructed of an undetermined material with a fired enamel fascia in white and brown. The sign, which is V-shaped in plan view, reaches from the storefront cornice to extend above the roofline by some six feet and projects from the wall plan approximately 18-feet. The sign background is white with a sans serif typeface of brown on both sides of the sign.

The rear (west) elevation lacks all of the stylistic elements of the primary elevations (Image 4). Typical of secondary elevations, the brick utilized on the west is of a lower grade; it is laid in a common bond. The fenestration of the second through fifth floors mirrors the arrangement established on the primary elevations. Stone sills are used here, but the window openings use an arched header and vary in proportions. Like the remainder of the building, the windows on the west elevation were replaced in 2001.

The ground floor of the west elevation features three loading doors – two of which appear to be original to the building, with the third clearly a later modification of historic openings. An elevated, poured concrete dock runs approximately two-thirds of the length of the elevation from south to north. An iron fire escape,

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

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

Section 7 Page 8 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

with landings at each of the upper floors, is attached to the elevation from roofline to the second floor.

The south elevation (visible above the ca.1973 addition) utilizes the same brick as that of the west elevation and is devoid of applied ornament and windows.

An elevator penthouse and exhaust stack are visible on the roof.

**Image 4. Exterior Elevation**



(Image by AKAY Consulting – 08/26/2015.)

View of the rear (west) and north elevations, looking east-southeast from the 3<sup>rd</sup> Avenue bridge.

A two-story addition was made to the historic building in ca.1973 (Image 5). The addition was constructed on the site formerly occupied by three late-20<sup>th</sup> century, brick buildings; the northernmost of the three being a three-story brick building that adjoined the Sinclair Building-Smulekoff Furniture Store, with interior

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

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

Section 7 Page 9 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

access on the first and second floors.<sup>5</sup> A ghost marking on the south elevation confirms the removal of an earlier adjoining building. The addition is visually characterized by its low profile, flat roof, masonry exterior, and expansive use of glazed storefronts. The addition is otherwise without windows. Further, the addition lacks any applied ornate, rather, the deeply cantilevered awning, which was extended from the historic building to stretch along the primary elevations (east and south) of the addition, is the sole stylistic element on what is essentially a brick box.

Due to its simple form, minimized height, and absence of a strong visual character, the addition is visually subordinate to the historic building.

**Image 5. Exterior Elevation**



(Image by AKAY Consulting – 08/26/2015.)

View of the Sinclair Building-Smulekoff's Furniture Store, looking northwest across the intersection of 1<sup>st</sup> Street SE and 4<sup>th</sup> Avenue SE.

---

<sup>5</sup> *Fire Insurance Map*, Chicago: Sanborn Company, 1913, revised 1949.

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

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

**Section** 7    **Page** 10    **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

---

*Interior*

The interior of the Sinclair Building-Smulekoffs Furniture Store (both sections) is visually defined by a generally open floor plan at all levels, with post and beam construction visible (fully or partially) on all levels of the historic building.

The historic building and the addition are represented in the interior space of the first and second floors of the Sinclair Building-Smulekoff Furniture Store. The interior space of the addition is generally open, with regularly spaced post supports and a dropped ceiling (Photographs 11-17). Floors are carpeted. The south and east elevations are dominated by display windows and the second entrance is located on the southeast corner, adjacent to the parking lot. Three sets of stairs, a public elevator, and a freight elevator are located in the addition. The second floor of the addition is a reiteration of the first (Figures 4-5).

The first floor of the 1901 building is generally open in plan, with minor subdivision of space in the southwest quadrant; this amounts to partial walls used to create display spaces for furniture groupings. The space retains its exposed iron column and beam construction (now painted), with the floors carpeted (Image 6). As noted in the exterior description, display windows line the east and north elevations and the primary entrance is located at the northeast corner.

It should be noted here that the structural system in the 1901 building varies between the first floor and the upper floors. The first floor post-and-beam construction is of iron, while the upper stories post-and-beam structural system is executed in wood. In most spaces of the upper stories, the system has been clad in finish materials. However, the structure remains fully exposed on the fifth floor (Image 8).

**Image 6.** Interior – First Floor – 1901 Building



(Image by AKAY Consulting – 08/26/2015.)

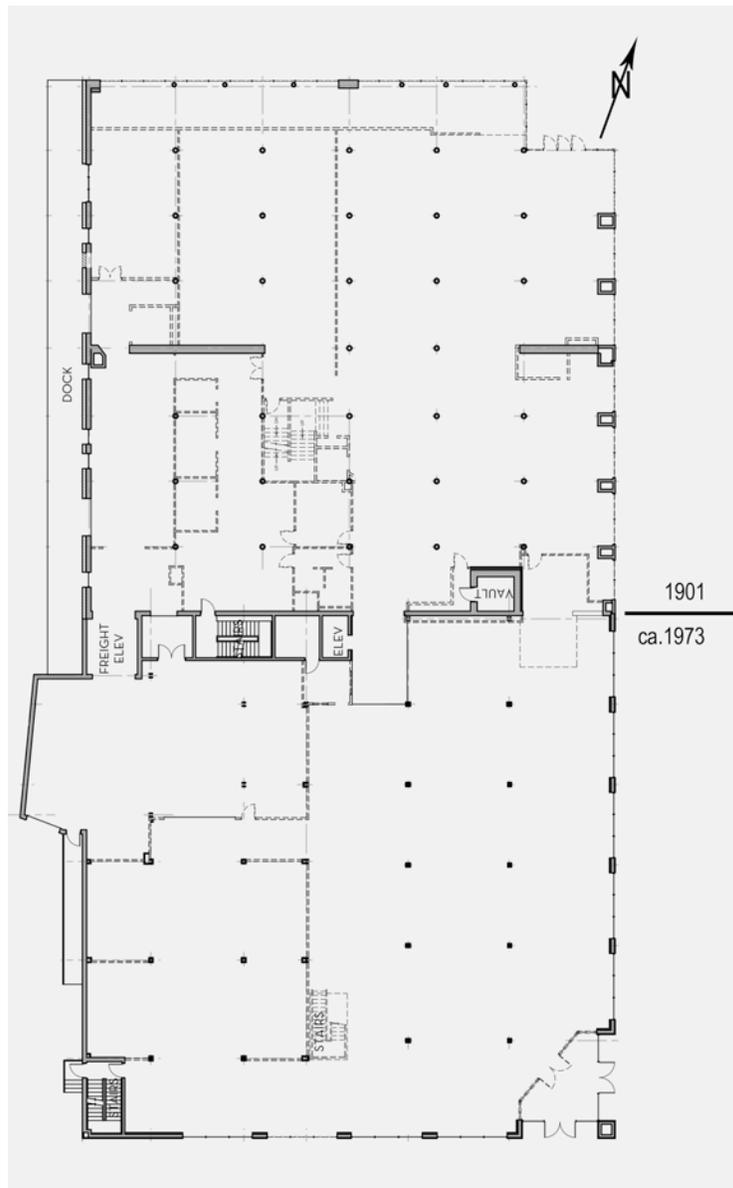
View looking southeast toward the addition.

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

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

Section 7 Page 11 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

**Figure 4.** Floor Plan – First Floor



(SOURCE: Aspect Architecture/Design – 2015)

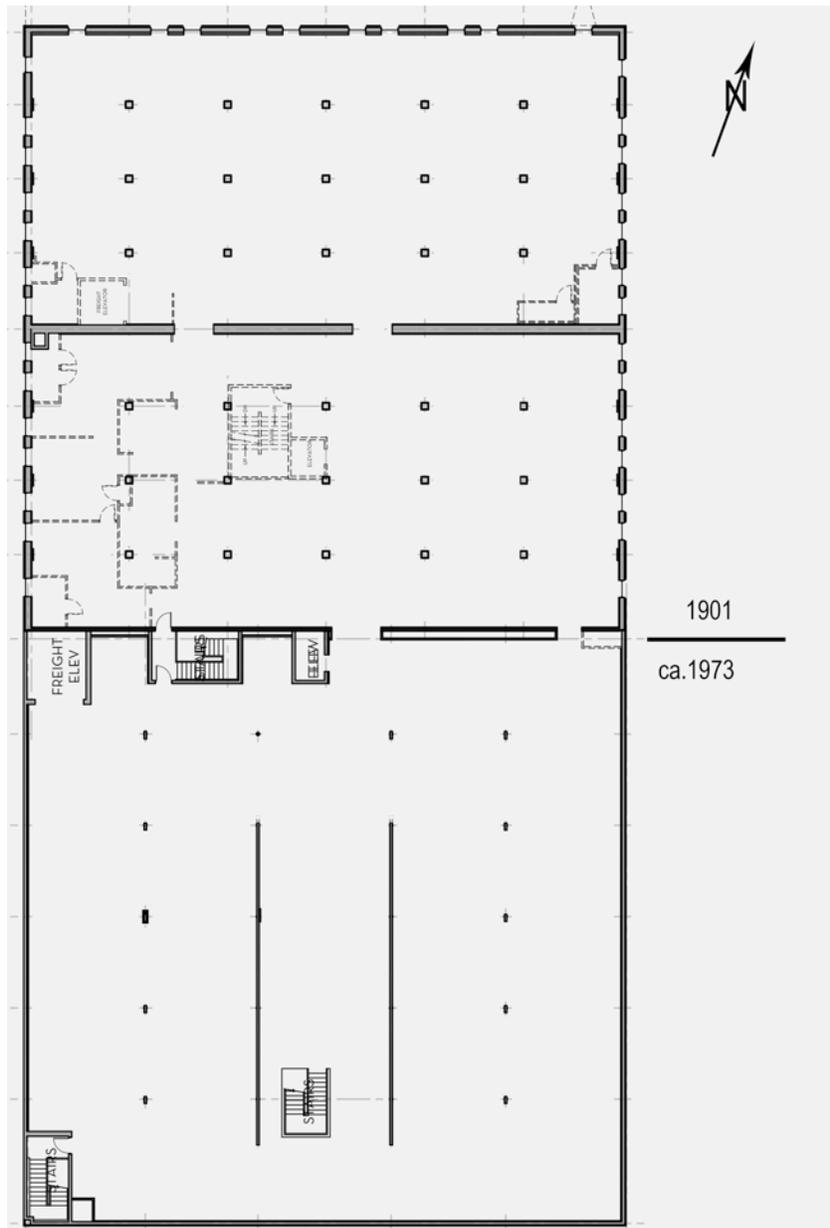
The interior of the first floor (both sections) is generally open in plan, with the historic post-and-beam structure exposed in the 1901 building.

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

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

Section 7 Page 12 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

**Figure 5.** Floor Plan – Second Floor



(SOURCE: Aspect Architecture/Design – 2015)

The interior of the second floor is open in plan, with the structural system exposed in the historic building.

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

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

Section 7 Page 13 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

As the floor plan in the previous figure indicates, the interior of the historic building's second floor remains generally unencumbered, with the wood, post-and-beam structural system exposed (Image 7). At this level, the post-and-beam members are smooth-coated with pressed metal detailing applied to the beams. The space is further defined by the retention of the pressed metal ceiling, with some areas of wood floors exposed; other areas now carpeted, are also likely wood. The walls of the space are smooth plaster, painted. Non-historic florescent lighting runs parallel to the structural system.

**Image 7.** Interior - Second Floor – 1901 Building



(Image by AKAY Consulting – 08/26/2015.)

View of the second floor in the 1901 building, looking west-northwest through the space. Note the treatment of the structural system and the use of a pressed metal ceiling.

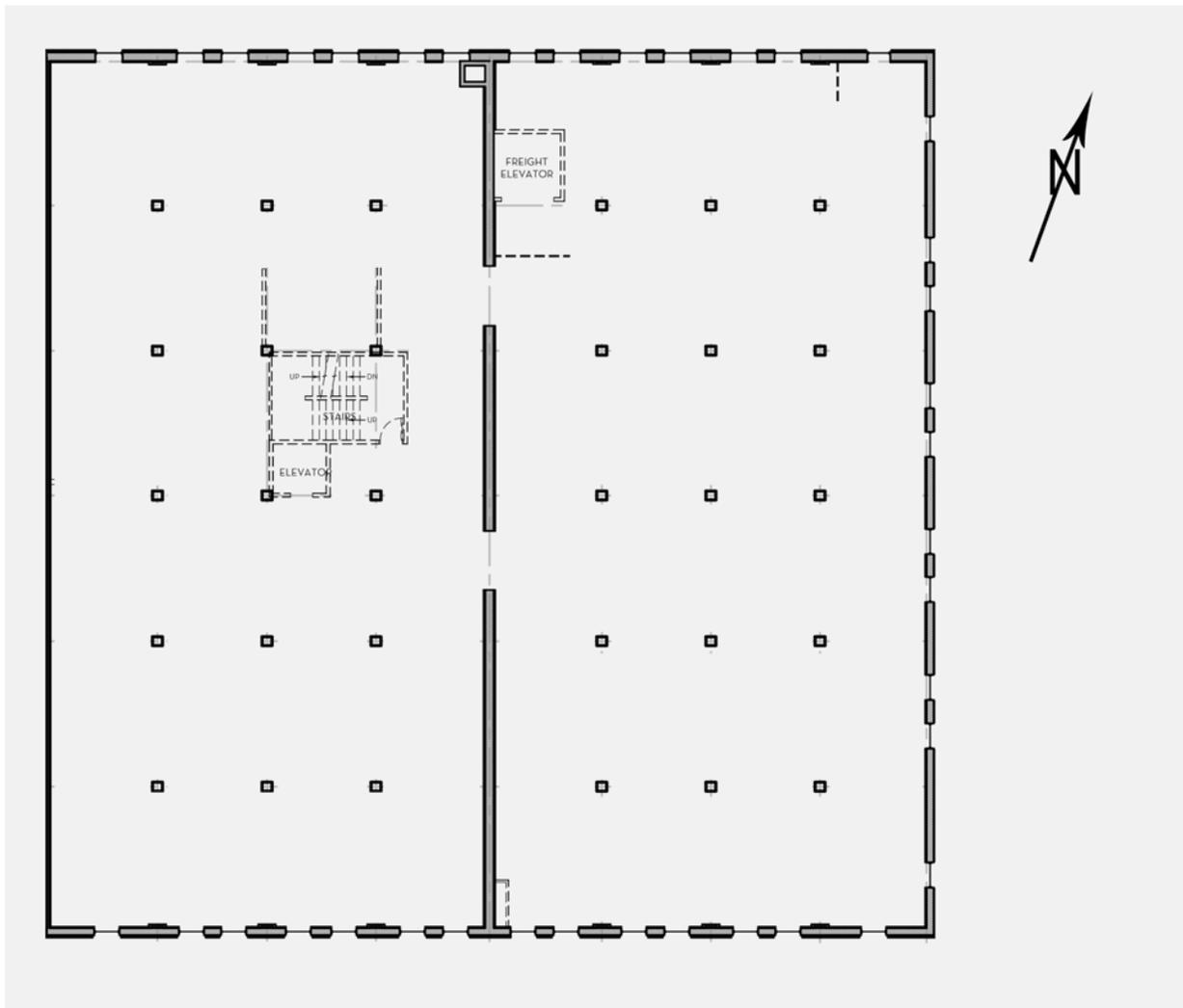
The third floor plan (Figure 6.) likewise retains its open plan with the wood post-and-beam structural system exposed, though smooth-coated and painted. The ceilings and walls of the space are smooth plaster, painted. The historic wood floors are retained and exposed in most areas.

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

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

Section 7 Page 14 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

**Figure 6.** Floor Plan – Third - Fifth Floors



(SOURCE: Aspect Architecture/Design – 2015)

The interior of floors three through five are open in plan, with the structural system exposed.

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

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

Section 7 Page 15 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

Typical of the historic building on the whole, the fifth floor remains open in plan with the wood post-and-beam structure exposed (Image 8). Atypically, the structural members remain untreated – the various components and natural wood exposed. Historic fire insurance maps and later design plans indicate the fifth floor was used as a warehouse space – both for the early wholesalers and later for Smulekoffs Furniture Store.<sup>6</sup> The lack of finish at this level reflects that historic function.

On the fifth floor we get a thorough understanding of the structural system, which incorporates a 10-inch square post with a simple bolster to provide an increased bearing area. Trusses provide additional structural support at this level. The ceiling joists are also exposed, as are the historic wood floors.

**Image 8.** Interior – Fifth Floor – 1901 Building



(Image by AKAY Consulting – 08/26/2015.)

Typical view of the fifth floor with structural system (post-and-beam, trusses, and ceiling joists) and floors exposed.

---

<sup>6</sup> *Sanborn Company Fire Insurance Map*, New York: Sanborn Company, 1913 and files of Aspect Architecture/Design, 1959 design plans.

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

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

Section 7 Page 16 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

Statement of Historic Integrity

The Sinclair Building-Smulekoffs Furniture Store retains a generally high level of historic integrity.

Specifically, because the Sinclair Building-Smulekoffs Furniture Store remains on its original site, the level of integrity as it relates to **location** is high. Retention of location is of particular importance, because location is tied directly to the original historic function as a wholesale interest; the building was constructed at this location because of its proximity to the spur line of the Milwaukee Railroad, which facilitated product distribution.

Integrity of **setting** and **association** are considered very good. In the case of this building, historic setting and association are both about proximity to transportation sources – the river, the railroad, roadways, and the 3<sup>rd</sup> Avenue bridge – and in an area dominated by commercial interests. The Cedar River retains its physical presence on setting and, although the Milwaukee spur line that ran at the rear of the building was removed in the 1970s, the path that the line occupied remains in use by vehicular traffic. Further, integrity of setting remains defined by the intersecting roadways of 1<sup>st</sup> Street SE and 3<sup>rd</sup> Avenue SE, with passage over the Cedar River retained via the 3<sup>rd</sup> Avenue bridge. Although the composition of the commercial buildings has changed, with a number of the early wholesale buildings lost to later development, integrity of setting and association remains commercial in function and feel.

Historic integrity as it relates to **design** and **materials** is very good. The alteration of the ground level adversely impacts integrity of design as it relates to the original 1901 design. However, because the period of significance embraces the conversion of the building from a wholesale to a retail building and its subsequent and long-term occupation by Smulekoffs Furniture Store, the alteration of the ground floor (including the introduction of large expanses of display windows, the deep awning, and the 5-plus story sign) is part of the historic fabric which contributes to the historic integrity of both design and materials.

Further, the upper floors of the building retain their tripartite organization, rhythmic arrangement of fenestration and wall planes, and the decorative elements of the cornices. Together, these components elevate historic integrity of design. Retention of historic masonry and cornice materials contribute to integrity of materials.

Integrity of design is most significantly impacted by the ca.1973 addition. However, because the addition is limited to two stories, is attached on the secondary elevation (the location of an earlier building), and because its design style is very restrained, the addition remains visually subordinate to the historic building. The loss of historic windows presents an adverse impact to integrity of materials, but the retention of a sympathetic configuration minimizes the impact on historic design.

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

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

Section 7 Page 17 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

As it relates to integrity of design on the building's interior, historic integrity remains high due in large part to the retention of the open interior plan, which appears to have been from the time of its 1901 construction without significant subdivision of interior spaces. As a result, the interior remains defined by open volumes and an exposed structural system.

Integrity of materials on the interior is likewise high. Of particular note is the retention of wood floors – some hidden beneath non-historic carpeting – pressed metal ceilings on the third and fourth floors, and the natural materials of the exposed structural system, particularly impactful on the fifth floor.

As it relates to historic integrity of *workmanship*, the condition of the building's masonry is testament to the skill of those who built it. The building stands as a representative of an era in which workmanship reflected the skills of an artisan.

The Sinclair Building-Smulekoffs Furniture Store retains a high level of integrity as it relates to *feeling*. Because the building retains a very high level of integrity as it relates to location, setting, association, design, materials, and workmanship visitors from the Period of Significance would readily recognize the resource today and experience it very much as they would have historically.

**FUTURE PLANS**

An historic rehabilitation of the Sinclair Building-Smulekoffs Furniture Store is currently in the planning stages. The plan involves adaptive re-use as multiple unit housing, with commercial space retained on the ground floor. Per the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the work will respect the character-defining features of the historic building in that conversion. Those features include the historic form (five-stories with a flat roof), exterior stylistic features (masonry, rhythm of fenestration, cornices, glazed storefronts, awning, and Smulekoffs sign), a sense of the historic volume of interior spaces, the historic finishes (pressed metal, wood floors, historic trim where it is retained), and the exposed post-and-beam structure (iron on the ground floor and wood on the upper stories). The historic rehabilitation will retain the non-historic, ca.1973 addition.

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

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

Section 8 Page 18 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**8. Narrative Statement of Significance**

The Sinclair Building-Smulekoffs Furniture Store is eligible for listing in the National Register of Historic Places under Criterion A. The resource is locally significant in association with the history of commerce, specifically in the building's representation of the trends and patterns that typified the development of the Cedar Rapids' central business district beginning in the decades following the Civil War through the close of World War II.<sup>7</sup>

The resource was constructed in 1901 by Thomas Sinclair whose initial idea of expanding his existing meat market was discarded when the wholesale grocer, Warfield-Pratt-Howell entered into a lease agreement with Sinclair for a building with considerably more space. The result was a five-story, 120- by 120-foot building with a full basement that housed not only Warfield-Pratt-Howell, but also the wholesaler, Churchill Drug Company. The "new Sinclair building" was the second of multiple large-scale warehouse buildings to be built at the turn-of-the 20<sup>th</sup> century in this part of the Cedar Rapids' downtown.

The viability of the rising wholesale district was supported by the city's highly developed railroad system, which ran in close proximity to the area – the railroad corridor running through the city's downtown commercial district just three blocks to the east. In addition, the Milwaukee line ran a short track along the east bank of the Cedar River as far north as 3<sup>rd</sup> Avenue. That track was located immediately behind the buildings fronting 1<sup>st</sup> Street SE, making the area a prime location for wholesale businesses that required direct access to transportation of their goods.

The area remained predominantly wholesale in composition until the 1920s. In 1925 the Churchill Drug Company, which had been the building's sole occupant for ten years, relocated and the building was sold to Rosenbaum Furniture Store – its first retail business. Rosenbaum's occupation marks the beginning of the area's transition from wholesale to retail. Smulekoff's purchased the property in 1941 and after renovating the ground level to a more retail-friendly configuration, the furniture store opened in 1942; they remained in business in the building until 2014.

The Period of Significance for the Sinclair Building-Smulekoffs Furniture Store is 1901 through 1966, which marks the year the building was placed in service through the Secretary of the Interior's recommended 50-year window. The period covers the building's 1901 construction by Thomas Sinclair, its occupation by wholesale jobbers from 1901-1925, and its subsequent transition to retail businesses, most significantly Smulekoffs Furniture Store, which was the owner/occupant from 1941-2014.

---

<sup>7</sup> Marlys Svendsen, *Historical and Architectural Survey Report for Community Block Grant Neighborhoods, Cedar Rapids, Iowa* (Cedar Rapids: City of Cedar Rapids, 1995), E-68.

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

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

Section 8 Page 19 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

The Significant Dates for the Sinclair Building-Smulekoffs Furniture Store building is 1901, the year the building was placed in service and 1941, the year in which the building was renovated to serve as Smulekoff's Furniture Store, which opened the following year.

***Historical Background***

Cedar Rapids was established on the east bank of the Cedar River in 1841 – then known as Rapids City. When officially incorporated on January 15, 1849, the name of Cedar Rapids was adopted. Growth was slow to start, but the advantages provided by the river and the development of a system of railroads by the end of the Civil War fired industrial growth and, by the turn-of-the-century, the city population had grown from just shy of 300 in 1850 to more than 25,000 in 1900.

The original town of Cedar Rapids was laid out on the east side of the Cedar River, with the early commercial sector concentrated along 1<sup>st</sup> through 3<sup>rd</sup> Streets SE between 1<sup>st</sup> and 4<sup>th</sup> Avenues SE. The gridded plat of just over 60 blocks oriented with its streets running perpendicular to the course of the river. As a result, the street grid is rotated approximately 45 degrees to the cardinal directions. Street names were changed in the early 20<sup>th</sup> century and today they start east of the river with 1st Street, numbering chronologically eastward. Avenues bisect the streets with those south of 1<sup>st</sup> Avenue numbered ordinally.

The early impact of the Cedar River on growth and development was its potential as a power source rather than as a mode of transportation. In practical measure, crossing the river was a significant challenge to the city's initial development. A series of river bridges were constructed beginning in 1856 with varying degrees of success. Crossings were made at Iowa Avenue (now 1<sup>st</sup> Avenue), at Daniels Street (now 7<sup>th</sup> Avenue), and at 3<sup>rd</sup> Avenue (1871). The first of the 3<sup>rd</sup> Avenue bridges was a wrought iron construction with spans set on stone piers. The 1912 upgrading of the bridge further facilitated traffic across the Cedar River and access to the commercial downtown. Each of the bridge crossings became important commercial and transportation corridors, with the 3<sup>rd</sup> Avenue bridge particularly impactful on the rise of a wholesale sector.

Typical of Iowa's cities, a network of railroads was central to growth and development in Cedar Rapids. In the 1850s, when the city seriously began recruiting railroads, they worked to assure easy access to the city. In the case of the city's central core, local leaders guaranteed the exclusive use of the 4<sup>th</sup> Street public right-of-way. That enticement worked - by the close of the Civil War, four major railroad lines ran through the city.

The first of those was the Chicago, Iowa & Nebraska Railroad. Completed in 1859, the line followed the 4<sup>th</sup> Street corridor through the city with connections to Chicago via Clinton, Iowa. After the Civil War the railroad, then part of the Chicago & Northwestern, was extended westward across the state. In 1865 development of rail connections to the north were underway by the Cedar Rapids & St. Paul Railroad and to the south by the Cedar Rapids & Burlington Railroad. The consolidation of the two lines in 1868 resulted in

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

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

Section 8 Page 20 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

the Burlington, Cedar Rapids, & Northern Railroad, which was operated by the Chicago, Rock Island & Pacific Railroad as its north-south route between St. Paul and St. Louis.<sup>8</sup>

The third railroad line through Cedar Rapids was the Dubuque & Southwestern Railroad (later the Chicago, Milwaukee & St. Paul Railroad), which completed a branch from Marion into Cedar Rapids in 1865. The line was later extended from Marion to Omaha and Kansas City. The final, major railroad through the city was the Illinois Central Railroad with a feeder line to the main line that ran north through Manchester, Iowa. The primary physical impact on the city was an active and extensive railroad corridor on the eastern edge of the central business district. A series short-tracks were subsequently constructed to provide transport from the wholesale district that grew up at the western edge of the downtown to the trunk lines and on to regional markets.<sup>9</sup>

By the late 19<sup>th</sup> century, the blocks at the western edge of the downtown in proximity to the Cedar River were occupied by small-scale enterprises. As the excerpt from the 1884 fire insurance map (Figure 7) indicates, the area along 1<sup>st</sup> Street SE was well populated by 2-story commercial buildings occupied by a variety of business interests including Sinclair's meat market (site outlined), three blacksmiths, a carriage maker, a hardware store, drugstore, grocers, and a couple of restaurants. By 1895 (Figure 8) the composition of businesses was shifting toward small-scale wholesalers like the newly established Warfield-Pratt-Howell, wholesale grocers, Thomas Sinclair's retail meat market, the National Cracker Company's factory and warehouse, and the Shaver Cheese warehouse. Numerous other unnamed businesses were located in the narrow, two- and three-story buildings that lined 1<sup>st</sup> Street SE between 2<sup>nd</sup> and 5<sup>th</sup> Avenues SE (Image 8). A few non-commercial properties still remained in the area, including dwellings, the Bohemian Theater, and the Salvation Army Hall.<sup>10</sup> That composition and visual character was soon to change.

The 1901 construction of the Sinclair Building-Smulekoff Furniture Store building marks the transition from an early mix of retail and small wholesale warehouse interests to large-scale wholesale buildings that came to define this section of the Cedar Rapids downtown area – the wholesale warehouse district unofficially defined as bounded by 3<sup>rd</sup> Avenue SE on the north, the Cedar River on the west, Fifth Street SE, and Fifth Avenue SE on the south. The Hach Building (1899) at 401 1<sup>st</sup> Street SE was the first large-scale wholesale building to rise in that area. The Sinclair Building-Smulekoff Furniture Store building (first known as “the new Sinclair building” after its builder) followed in 1901. Soon after came the Wilcox Building (1901) at 213-215 3<sup>rd</sup> Avenue SE, the Kubias Building (1902) at 311 3<sup>rd</sup> Avenue SE, and the Fawcett Building (1905) at 117-119 3<sup>rd</sup> Avenue SE.<sup>11</sup>

---

8 Marlys A. Svendsen: E-20.

9 Marlys A. Svendsen: E-20.

10 *Sanborn Company Fire Insurance Map* (New York: Sanborn Company, 1895), 10.

11 <http://savecrheritage.org/historical-smulekoffs-building-opens-for-bids-in-downtown-cedar-rapids/>. Accessed July 16, 2015

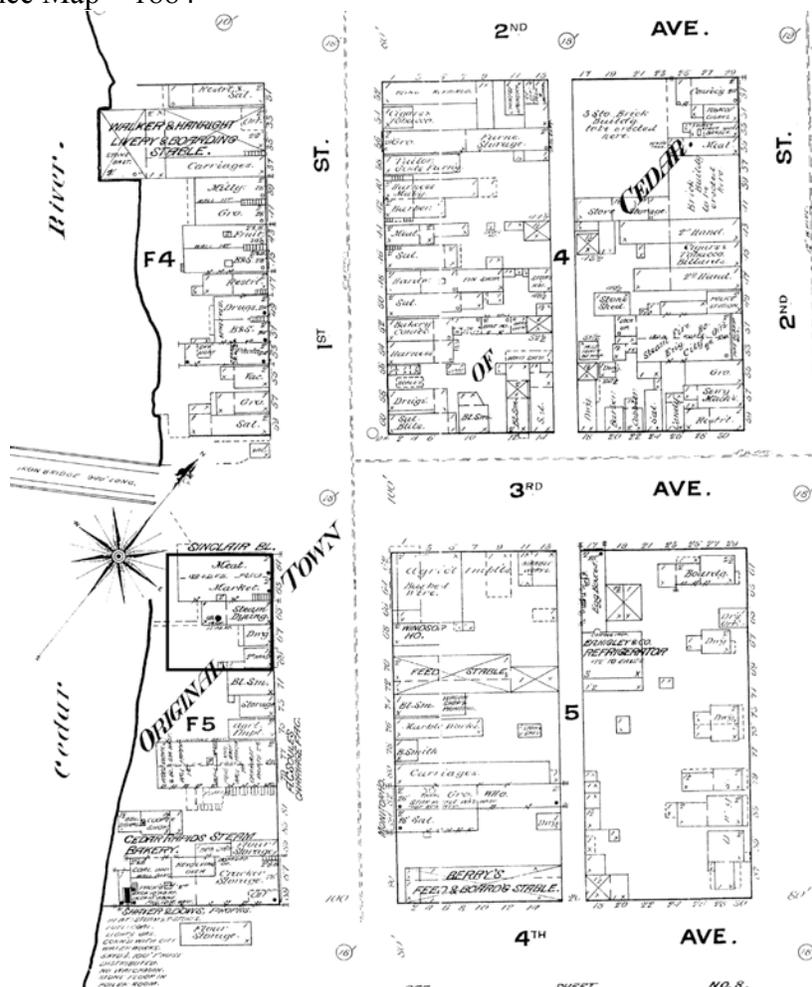
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 21 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

With the demolition of the earlier, smaller buildings and their replacement by this series of 4- and 5-story, large-scale wholesale buildings, the character of 1<sup>st</sup> Street SE was transformed both in appearance and functional emphasis. That process took several years, but by 1913 that shift had redefined the area.

Figure 7. Fire Insurance Map – 1884



(SOURCE: Base map, Sanborn Company Fire Insurance Map, New York: Sanborn Company, 1884.)

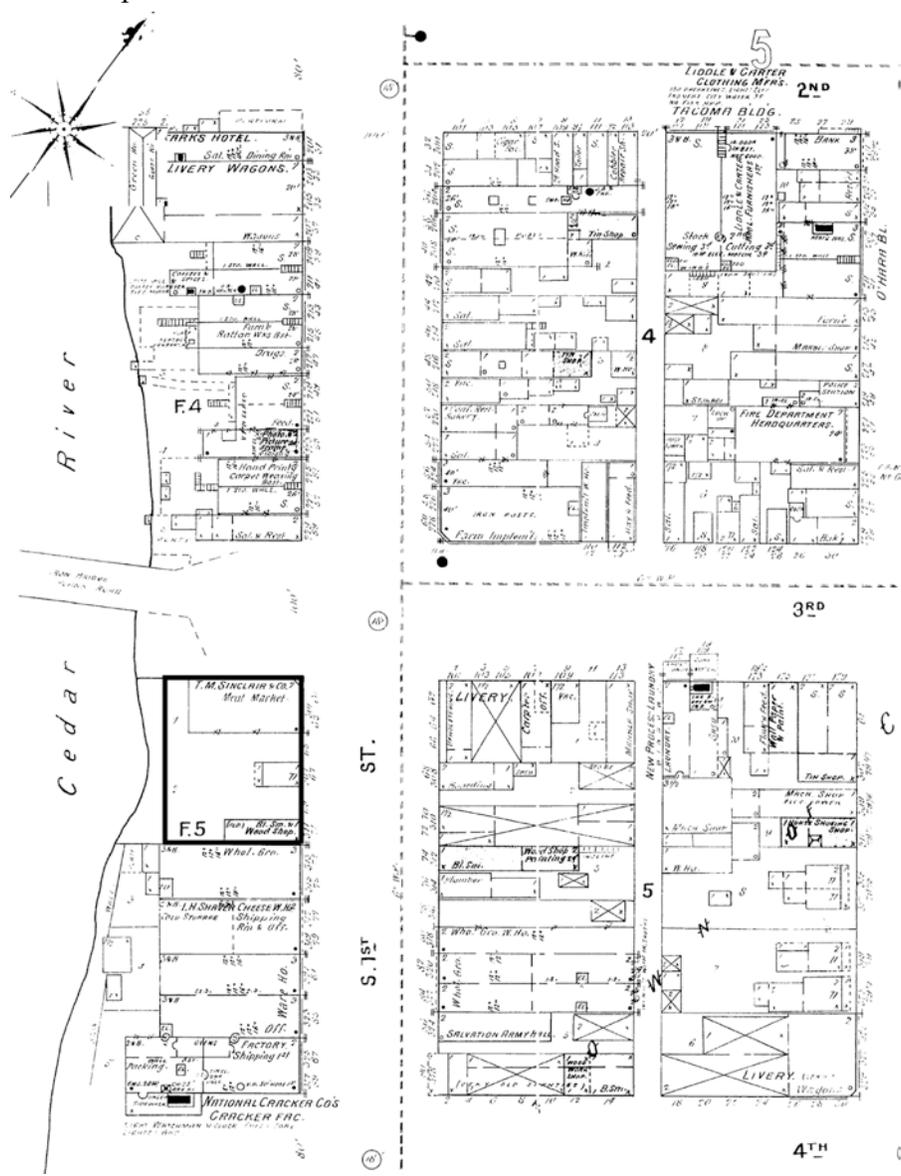
The 1884 fire insurance map provides a view of the composition of 1<sup>st</sup> Street between 4<sup>th</sup> and 2<sup>nd</sup> Avenue during this period. The buildings were one- and two-story, narrow constructions – some freestanding, but most contiguously arranged. The site of the Sinclair Building-Smulekoffs Furniture Store is outlined, with the “old Sinclair Building” (Sinclair Block) being the corner building on the site.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 22 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

Figure 8. Fire Insurance Map – 1895



(SOURCE: Base map, Sanborn Company Fire Insurance Map, New York: Sanborn Company, 1895.)

By 1895 the composition of buildings along 1<sup>st</sup> Street had begun to change – larger, taller structures were replacing the earlier buildings. The site of the Sinclair Building-Smulekoffs Furniture Store is outlined – note that the “old Sinclair building” (here noted as T.M. Sinclair & Co. Meat Market) was located on the corner of the site.

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

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

Section 8 Page 23 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**Image 9.** Streetscape of 1<sup>st</sup> Street SE – ca.1895



(SOURCE: Donald A. Karr Jr., *Images of Cedar Rapids*, 1987:72).

This view, looking south along 1<sup>st</sup> Street SE (Cedar River at right) captures the “old Sinclair building” which is the turreted corner building on the right side of the street amid a well-developed streetscape of small-scale 2- and 3-story buildings that were occupied by a variety of small-scale wholesale and retail businesses.

The “New” Sinclair Building

In 1900 the T.M. Sinclair Company had a building commonly referred to as the “old Sinclair building” located on the corner of 3<sup>rd</sup> Avenue and First Street (Figure 7).<sup>12</sup> That building, which appears on fire insurance maps by 1884, functioned as a retail meat market for the company’s highly successful meatpacking industry.<sup>13</sup> With the Frick wholesale house looking for a new location in 1900, the Sinclairs

---

<sup>12</sup> “Permanent Home,” *The Cedar Rapids Evening Gazette*, November 24, 1900: 5.

<sup>13</sup> Given the language used in local newspaper accounts about the “old Sinclair building” it seems likely that the building was constructed by Thomas M. Sinclair, founder of the Sinclair Company. Sinclair died in an accident in 1881, indicating that the “old Sinclair building” pre-dates 1881.

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

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

Section 8 Page 24 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

were prompted to consider remodeling the existing building; the location with a sidetrack at its backdoor was considered ideal for a wholesale interest.<sup>14</sup>

The meatpacking plant of T.M. Sinclair and Company was established in 1871 by John and Thomas M. Sinclair. The Sinclairs acquired a 16-acre site along the route of the new consolidated Burlington, Cedar Rapids and Northern Railroad and the Cedar River about a mile downstream of the central business district. Soon the company was slaughtering 2,500 hogs daily half of which was shipped to Great Britain – testimony to the importance of the railroads in connecting Cedar Rapids industry to distant markets.<sup>15</sup>

John Sinclair left the city within a few years, but Thomas stayed, dying in a factory accident in 1881. The family continued to operate the business until 1913 when Sulzberger & Sons purchased the company stock but continued the Sinclair product name. The company was restructured in 1916, becoming Wilson & Co., which in the 1940s was the city's largest employer with 2,500 workers. Additional reorganizing occurred in subsequent years with the company last known as Farmstead Foods. It closed in 1990.

T.M. Sinclair and his family made an important impact on Cedar Rapids – far beyond the economic impact of his very successful and long-lived company. In the late 1880s, the Sinclair family supported the development of Third Presbyterian Church, which was largely attended by workers at the Sinclair plant. In 1915 the company donated a 2-1/2 acre plot at 16<sup>th</sup> Avenue and 9<sup>th</sup> Street SE to the City for use as a park. Sinclair Memorial Chapel at Coe College was erected in his honor. The National Historic Landmark known as Bruce more was constructed in 1884-1886 by Sinclair's widow, Caroline Soutter Sinclair. The 10-acre estate, located just two miles from the Cedar Rapids historic downtown commercial area, was initially known as "Sinclair Mansion" or "Fairhome."<sup>16</sup>

By the spring of 1901, work on the old meat market building was underway. The Sinclair Company's initial intent appears to have been to remove the south wall of the existing building and extend the east elevation south by a full 120-feet, which would bring it adjacent to the building then occupied by Warfield-Pratt-Howell, wholesale grocers. The plan also included the addition of a fourth floor. The cost of Sinclair's undertaking was estimated at \$40,000.<sup>17</sup>

By June of 1901 Sinclair's plans for the building were drastically altered when the company entered into an agreement with Warfield-Pratt-Howell in which the wholesale grocer agreed to occupy one-half of the building. For Sinclair's part of the bargain, the building would be expanded to include a full basement with

---

14 "Will Probably Build," *Cedar Rapids Daily Republican*, December 16, 1900: 13)

15 Marlys A. Svendsen: E-30.

16 Bruce more website. <http://www.bruce more.org/history/>. Last accessed November 18, 2015.

17 "New Four Story Building," *Cedar Rapids Daily Republican*, April 23, 1901: 6 and "\$40,000 Improvement," *Cedar Rapids Daily Republican*, April 25, 1901: 6.

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

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

Section 8 Page 25 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

storage space under the sidewalk and five full stories. The portion of the building that would be occupied by the wholesale grocer would measure 60- by 120-feet with the Milwaukee Railroad track running “under the rear of the structure.”<sup>18</sup> The local news accounts do not provide definitive evidence as to whether, with the agreement made with Warfield-Pratt-Howell, the plans to retain a portion of the existing building were retained and modified. Examination of the building today provides no indication that any portion of the old building was retained. By December of 1901 the building was complete and occupied.<sup>19</sup>

The 1903 city directory indicates that Warfield-Pratt-Howell occupied the building, with an address of 301-305 1<sup>st</sup> Street SE.<sup>20</sup> A wholesale grocery business, Warfield-Pratt-Howell opened in Cedar Rapids in 1898 – their first location being the Thomas building on 1<sup>st</sup> Avenue. They soon outgrew that space and by 1899 had relocated to the 1<sup>st</sup> Street SE building where the company remained until moving into Sinclair’s new building. Rapid growth over a short period established the company as a leader in the city, with a traveling sales team of about one-dozen covering Iowa and adjoining states. The firm was marketed as “thoroughly representative of modern progress and intelligently directed” with “nothing in the line of groceries, grocers’ sundries, teas, coffees and spices that is not to be found here in its most attractive form – this house being an extensive dealer in the best class of food products and a direct importer of choice teas, coffees and spices.”<sup>21</sup> The local newspaper points out that the decision by Warfield-Pratt-Howell to remain on 1<sup>st</sup> Street SE impacted the continued concentration of wholesale business in that part of the city.<sup>22</sup>

The south half of the new building was also occupied by 1903 - the Churchill Drug Co., wholesale druggist, set up shop at 307-311 1<sup>st</sup> Street SE (Image 10). Historic images documenting the drug wholesaler’s rooms in the building give us a glimpse of the early appearance of the interior (Images 11-12). The Churchill Drug Company was incorporated in 1889 in Burlington, Iowa, the result of a merger between two wholesale drug houses, C.P. Squires & Company and Reynolds & Churchill. By 1915 Churchill Drug Company was counted as one of the largest drug wholesale enterprises in the Midwest, with a traveling sales team of thirty-two. In addition to the branch house in Cedar Rapids, a second was operating in Peoria, Illinois by 1921.<sup>23</sup> The company’s Burlington headquarters building, located on 4<sup>th</sup> Street from Market to Valley, was constructed in 1907 in the Renaissance Revival style.<sup>24</sup>

---

18 “Lease New Building. Warfield-Pratt-Howell Company to Occupy Magnificent Sinclair Structure,” *Cedar Rapids Daily Republican*, June 8, 1901.

19 “Business Moving Toward Center,” *Cedar Rapids Daily Republican* December 18, 1901.

20 *Cedar Rapids City Directory*, 1903.

21 *The Illustrated Review*. Cedar Rapids, IA: No publisher noted, 1900.

22 “Lease New Building. Warfield-Pratt-Howell Company to Occupy Magnificent Sinclair Structure,” *Cedar Rapids Daily Republican*, June 8, 1901.

23 Augustine M. Androbus, *History of Des Moines County, Iowa* Vol. 2 (Chicago: S.J. Clarke Publishing Co., 1915), 228-229 and “A.T. Churchill is Dead after Long Illness,” *Burlington Hawk-Eye*, March 5, 1921: 1.

24 Rebecca Lawin McCarley, “Manufacturing and Wholesale Historic District,” National Register of Historic Places Registration Form, 2012:42.

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

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

Section 8 Page 26 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

Warfield-Pratt-Howell remained at 301-305 1<sup>st</sup> Street SE until 1910. With their business continuing to grow rapidly, the company was ready for larger quarters. By 1911 they had moved to the former Hamilton Brothers building at 401-411 1<sup>st</sup> Street.<sup>25</sup> Another wholesale grocer, Frick-Stearns-Russell assumed the vacated space.

**Image 10.** Advertisement for the Churchill Drug Company – 1903



(SOURCE: *Cedar Rapids City Directory*, 1903:91).

Although the lithograph in this 1903 advertisement shows the Churchill Drug Co. sign stretching the full width of the building, the company occupied only the south half (307-311). Additional inaccuracies include the arrangement of the façade fenestration and the presence of windows on the south elevation, for which no physical evidence exists on the present building. Despite the discrepancies, the image provides a reasonable representation of the historic appearance of the ground floor during the period in which the building housed wholesale businesses.

---

<sup>25</sup> *Cedar Rapids City Directories*, 1902-1911 and Marlys A. Svendsen, “Commercial and Industrial Development of Cedar Rapids, Iowa, c.1860-c.1945,” Multiple Property Documentation Form, 1997: E-40.

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

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

Section 8 Page 27 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**Image 11.** Interior of the Churchill Drug Company – ca.1903



(SOURCE: *Cedar Rapids*, Images of America, p45.).

Interior of the Churchill Drug Company’s space in the Sinclair Building-Smulekoffs Furniture Store. This is a view of the business office, which, as the round columns at right indicate, was on the first floor. The company proclaimed that, “everything is up to date from the office appliance to methods of accounting.” The carefully ordered desk with their organized content is evidence of the company’s commitment to thorough record keeping.<sup>26</sup>

---

26 George Henry, *Cedar Rapids* Images of America series (Chicago: Arcadia Publishing, 2001), 45.

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

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

Section 8 Page 28 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**Image 12.** Interior of the Churchill Drug Company – ca.1903



(SOURCE: *Cedar Rapids*, Images of America, p45.).

Interior of the Churchill Drug Company's space in the building.  
Judging from the exposed joists, this is the fifth floor, which housed the order room.<sup>27</sup>

---

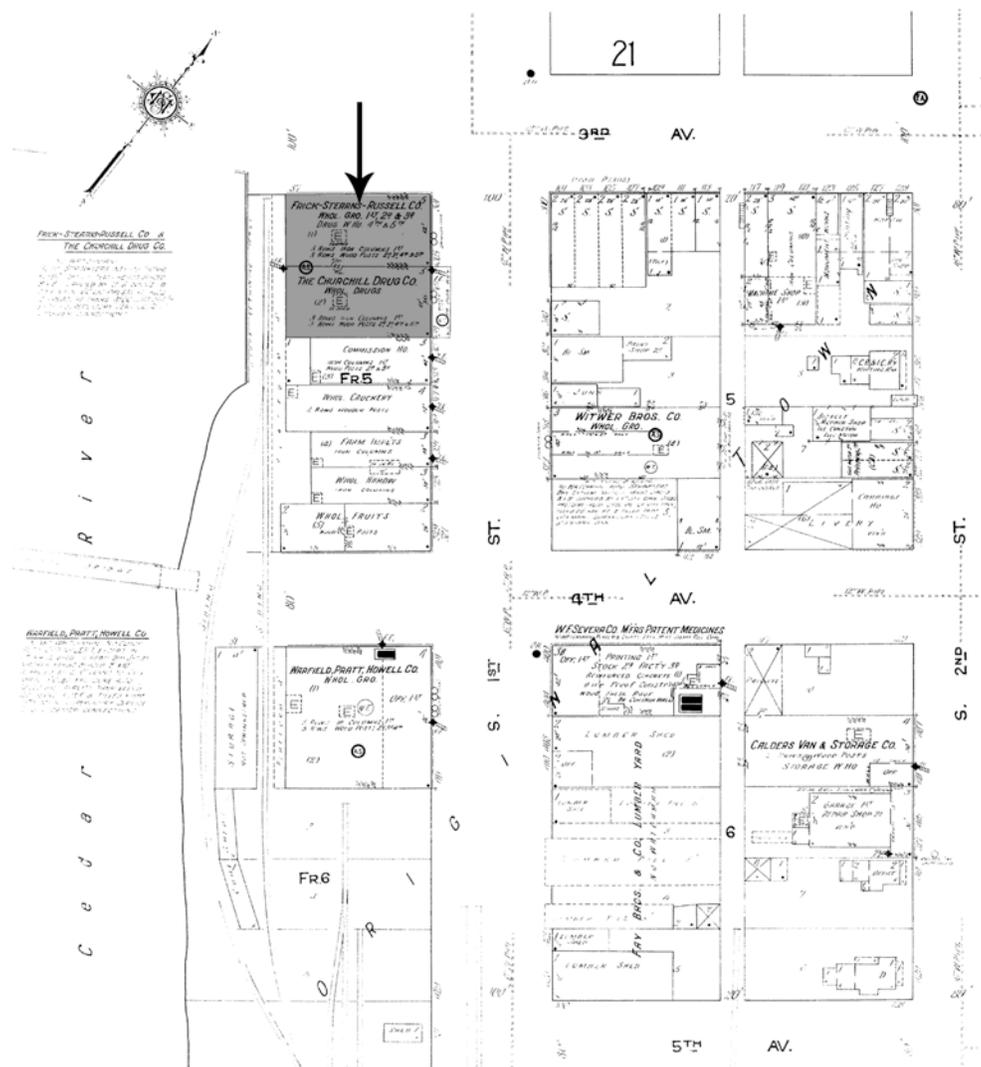
<sup>27</sup> George Henry, *Cedar Rapids* Images of America series (Chicago: Arcadia Publishing, 2001), 45.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 29 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

Figure 9. Fire Insurance Map – 1913



(SOURCE: Base map, *Sanborn Company Fire Insurance Map*, New York: Sanborn Company, 1913.)

By 1913 the composition of 1<sup>st</sup> Street was predominantly large-scale wholesale jobbing interests, the size of the buildings reflected the spatial requirements of a successful wholesale sector. The site of the 1901 Sinclair Building-Smulekoffs Furniture Store is shaded.

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

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

Section 8 Page 30 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

The 1913 fire insurance map (Figure 9) confirms the building's occupants, noting that the Frick-Stearns-Russell Co., wholesale grocer, occupied the 1<sup>st</sup> through 3<sup>rd</sup> floors of 301-305 1<sup>st</sup> Street with the 4<sup>th</sup> & 5<sup>th</sup> floors utilized as a "drug warehouse." The Churchill Drug Company, wholesale drugs, is noted at 307-311 1<sup>st</sup> Street, although the assumption is that Churchill also occupied the upper two floors above Frick-Stearns-Russell. The fire insurance map also notes the use of iron columns on the 1<sup>st</sup> floor with wood posts on the 2<sup>nd</sup> through the 5<sup>th</sup>. Interior access was present between the two building halves at the 4<sup>th</sup> and 5<sup>th</sup> floors.<sup>28</sup>

In 1915 plans were underway for the construction of a five-story, "fireproof," brick office and warehouse building on SE 1st Street for Frick-Stearns-Russell. The \$75,000 project, which was being undertaken by the Western Grocer Company was pending action by the River Front Improvement Commission related to establishing "a property line along the east back of the river below Third Avenue" before beginning construction of the new building. The new building was designed by local architect William J. Brown with Loomis Bros. as contractor.<sup>29</sup>

With the departure of Frick-Stearns-Russell, the Churchill Drug Company had grown sufficiently to warrant sole occupation of the building, with an address of 301-311 1<sup>st</sup> Street SE. The company remained the building's only occupant through 1925.<sup>30</sup> Churchill Drug Company remained in Cedar Rapids for many years, with offices located at 902-912 S. 2<sup>nd</sup> Avenue. The company underwent multiple reorganizations and, by 1940 was operating as McKesson & Robins, Inc., remaining in the S. 2<sup>nd</sup> Avenue building until 1980.<sup>31</sup>

In 1925 the building at 301-311 1<sup>st</sup> Street SE was sold to Rosenbaum's Furniture store, which first appears at that location in the city directory in 1926. Rosenbaum's (using the address 93-97 3<sup>rd</sup> Avenue SE) remained in the building until 1941 when Smulekoff bought out the business.<sup>32</sup>

The Smulekoff Furniture Store opened in their new location at 97 3<sup>rd</sup> Avenue SE in 1942, having undertaken a substantial renovation of the 1901 building, particularly impactful at the ground level where their retail product would be most effectively on display.

---

28 *Sanborn Company Fire Insurance Map* (New York: Sanborn Company, 1913), 25.

29 *Coffee and Tea Industries and the Flavor Field* Vol. 38 (New York: Spice Mill Publishing Company, 1915), 445. [https://books.google.com/books?id=jCExAQAAMAAJ&dq=frick+stearns+russell+wholesale+grocer+cedar+rapids+iowa&source=gbs\\_navlinks\\_s](https://books.google.com/books?id=jCExAQAAMAAJ&dq=frick+stearns+russell+wholesale+grocer+cedar+rapids+iowa&source=gbs_navlinks_s). Accessed 07/15/2015.

30 *Cedar Rapids City Directories*, various years 1916-1926.

31 *Cedar Rapids City Directories*, 1915-1940 and Marlys A. Svendsen, "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1860-c.1945," Multiple Property Documentation Form, 1997: E-39.

32 *Cedar Rapids City Directories*, 1924-1941.

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

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

**Section** 8      **Page** 31      **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

---

The Smulekoff Era

Smulekoffs Furniture Store was a local mainstay for more than one hundred years. Decades before the business was located at 97 3<sup>rd</sup> Avenue SE, Russian immigrant, Henry Smulekoff was peddling his wares to the residents of rural Linn County. Just one year later, Smulekoff opened a small shop in a building on May's Island and the Smulekoff legacy was established. Over the course of the ensuing years, the business bought out 39 area competitors, growing to become what Smulekoffs stated was the state's largest furniture store under one roof. The store's presence on 3<sup>rd</sup> Avenue and 1<sup>st</sup> Street SE was a significant part of the area's transition from a wholesale to a retail focus.

Henry Smulekoff, a Russian immigrant, came to Cedar Rapids in June of 1888. For several years after his arrival, Henry Smulekoff traveled a 35-mile area walking from farm-to-farm selling dry goods and sewing notions to the farm wives of rural Linn County – his success provided the money to purchase a horse and wagon, which increased his territory.

Smulekoff had aspirations of assuming the family legacy of being a “furniture man” which they had been in the old country. A story has been told that one day Henry Smulekoff was crossing the bridge on Mays Island<sup>33</sup> when it began to rain. To keep dry, he stepped into a store, which, coincidentally, sold furniture. By the time the rain stopped, the store was his. According to his sons, the first store on Mays Island was a small store, bought with his \$850 in savings; what became known as “The Island Store” followed. In 1890 Smulekoff tore down the small store and undertook the construction of a much larger building (Image 13). Advertised as the “Big Store and Small Prices” the store held four floors and a basement filled with “a first class stock of furniture, carpets, wall paper, stoves, ranges, queensware and in fact everything in the line of general house furnishings.” Smulekoff also had a warehouse of goods to keep the store properly stocked.<sup>34</sup>

Near the turn of the 20<sup>th</sup> century, the city municipality began to consider the merit of owning May's Island. That move was made in 1910 and in 1912 Smulekoffs “Island Store” came into use as a temporary city hall.<sup>35</sup> Following that dislocation, Smulekoff moved to a building at 107-115 3<sup>rd</sup> Avenue SW (non-extant).<sup>36</sup> Henry Smulekoff remained engaged in the business until 1929 when he retired and moved to California where he died in 1932.<sup>37</sup>

---

33 May's Island is a ¼-mile long, 6-acre island in the Cedar River that originally extended between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues opposite the downtown. Named for its original owner, Major J.L. May, the once wooded island was first a river crossing point. Later a number of commercial enterprises were located there.

34 *Cedar Rapids of To-day*, 1905, p18.

35 Svendsen: E-5.

36 Svendsen: E-5 and *Why's Why in Cedar Rapids*, p79.

37 The History Center, subject files.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 32 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

Image 13. The Island Store – ca.1905



(SOURCE: George Henry, *Cedar Rapids, Iowa*, 54.)

In this view looking southeast from the 1<sup>st</sup> Avenue bridge we see Smulekoffs “Island Store” at far right – that building was purchased by the City in 1910 and the business moved to the west side of the river. Also in view (noted by the arrow) is the building at 97 3<sup>rd</sup> Avenue SE, which they occupied from 1942 through 2014.

As young boys, Henry Smulekoff’s sons, Abraham Lincoln Smulekoff (1900-1988) and Leo Smulekoff (1901-1995), learned the family business, reporting to the store each day before school to dust furniture. Under their father’s tutelage, they learned the difference between good merchandise and imitation good merchandise. As A.L. stated, “[The difference] was very apparent, even as a youngster.”<sup>38</sup> The father also instilled the importance of those aspects of good business that transcended the bottom line: caring for employees and customer service. They also learned the value of supporting their community.<sup>39</sup> Both brothers attended the city’s public school system, and went on to graduate from the Wharton School of Business.<sup>40</sup> The brothers, along with their sister’s husband John Miller, took over the family business in 1929, Henry Smulekoff having retired to California where he died in 1932.<sup>41</sup>

38 The Cedar Rapids History Center, subject files.

39 “Mr. A.L. & Mr. Leo. The Smulekoff brothers carry on retail tradition,” *The Gazette*. East Neighbors Edition, September 19, 1984: 6E.

40 The Cedar Rapids History Center, subject files.

41 “Furniture store magnate A.L. Smulekoff, 88, dies,” *Cedar Rapids Gazette*, June 23, 1988:8A and “Leo Smulekoff, among last of Old Guard

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

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

Section 8 Page 33 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

Henry Smulekoff was once asked which were the most valuable corner locations in Cedar Rapids. He replied, “The northwest corner of Third avenue at Third street, the northwest corner of Third avenue at Second Street and the southwest corner of First avenue at Third Street.”<sup>42</sup> In 1940 the Smulekoff brothers purchased what was perhaps fourth on their father’s list of the most valuable corners in the city when they bought out Rosenbaum’s Furniture, which had occupied the building at 97 3<sup>rd</sup> Avenue SE since 1925. In the months that followed, Smulekoff undertook the work of altering the building’s ground level. The new storefront featured large display windows, a deeply overhanging awning, and a five story sign. The changes reflect a more modern stylistic character, the sleek look of the awning with its curved corners, and the blocky typeset of the sign stood in stark contrast to the 1901 building.

In the early years of occupancy, the Smulekoffs store filled the five-story building and a three-story building adjoining on the south. Fire insurance maps indicate there was interior access between the buildings on multiple floors.<sup>43</sup> In the early 1970s plans for an addition were in the works. In preparation for construction, five existing buildings were demolished. The two-story addition was placed in service by 1973. It was during this period that the railroad spur, once critical to serving the wholesale jobbers on 1<sup>st</sup> Street, was abandoned.<sup>44</sup>

By 1984, although A.L. and Leo Smulekoff were still actively engaged in the business – going to the store every day when they were into their 80s - the day-to-day workings of the furniture store and its 138 employees was managed by Abbott Lipsky, husband of Joan Lipsky who was Henry Smulekoff’s granddaughter.<sup>45</sup> In 1989 Smulekoff Furniture Store celebrated its 100<sup>th</sup> anniversary. From the time Henry Smulekoff arrived in Cedar Rapids in 1888, Smulekoffs bought out 39 area competitors, growing to become the largest furniture store under one roof in the state of Iowa.<sup>46</sup>

November 28, 2014 marked Smulekoffs final day of business. At the time of its closing, the community of Cedar Rapids was still recovering from the devastation wrought by the flood of 2008. The building at 97 3<sup>rd</sup> Avenue SE had seen much over the course of its 113-year history, but one must imagine that little compared to that event.

---

in C.R., dies,” *Cedar Rapids Gazette*, October 27, 1995.

42 *Why’s Why in Cedar Rapids*, p79.

43 Fire Insurance Map, 1913, Revised 1949.

44 <http://savecrrheritage.org/historical-smulekoffs-building-opens-for-bids-in-downtown-cedar-rapids/>. Accessed July 16, 2015.

45 “Mr. A.L. & Mr. Leo. The Smulekoff brothers carry on retail tradition,” *The Gazette*. East Neighbors Edition, September 19, 1984.

46 “Celebrating 100 years ....,” *The Cedar Rapids Gazette*, May 2, 1989.

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

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

Section 8 Page 34 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**Image 14.** Father and Sons - 1984



(SOURCE: *Cedar Rapids Gazette*, September 19, 1984.)

See here with a portrait of their father, Henry Smulekoff are brothers Leo (left) and Abraham L. Smulekoff.

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

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

Section 9 Page 35 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**Relevant Cultural Resource Documents**

Numerous historical and architectural surveys have been completed in the city of Cedar Rapids, Iowa. Of particular note relevant to the history of commerce and industry in the city are those completed by Marlys Svendsen, including the 1997 National Register of Historic Places MPDF, "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945," and the 2000 National Register of Historic Places MPDF, "Historic Resources of Cedar Rapids, Iowa." Both documents provide important contexts for understanding the establishment of the city and the factors at play in its development as a commercial and industrial center. The 1997 MPDF provides particular information addressing the evolution of the area in which the Smulekoff Furniture Store building is located from a wholesale to a retail sector.

**Potential for Historic Archaeology**

The potential for historical archaeology was not assessed as part of the present National Register nomination. The presence of paved roadways and a surface parking area suggests the likelihood that the ground disturbance resulting from the construction of those elements may have destroyed localized archaeological resources. Further, multiple constructions followed by demolitions and new construction that occurred on the site over the course of some 110-years diminishes the likelihood that localized archaeological resources may remain intact.

It should be kept in mind that some potential for localized archaeological resources in the area of the former railroad spur line may exist and, given the city's long and significant association with the railroad, a sensitivity to that possibility is important. That likelihood is slim given the former corridor has long been paved. However, in the future, any significant excavation and/or grading, particularly in the area between the building and the Cedar River, should take into consideration the possibility that archaeological and/or sub-grade historical resources may remain.

**Research Methodology**

This National Register nomination draws on the cultural resources noted above. Further, no research of Cedar Rapids' history and architecture can be completed without the significant collection at the Koehler History Center. Specifically, the archive provided an important source for the history of the building's occupants, the evolution of the building, and the history of Smulekoff's Furniture Store. Fire insurance maps and numerous historic images were also located at the History Center.

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

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

Section 9 Page 36 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**9. Major Bibliographic References**

Androbus, Augustine M. *History of Des Moines County, Iowa*. Chicago: S.J. Clarke Publishing Co., 1915.

*Cedar Rapids City and Business Directory*. Keokuk, IA: The Gazette Company, various years 1900-1960.

Clements, Ralph Henderson. *Why's Why in Cedar Rapids*. Compilation of Interviews. Cedar Rapids, IA: Cedar Rapids Gazette, 1927.

Deiber, Camilla R. "Smulekoff's Furniture Store." Iowa Site Inventory Form, 2011.

*The Developer*. December 1902.

Glazer, Simon, Rabbi. *The Jews of Iowa*. Des Moines, IA: Koch Brothers Printing Co., 1904.

Henry, George. *Cedar Rapids, Iowa*. Images of America Series. Chicago: Arcadia Publishing, 2001.

Henry, George T. and Mark W. Hunter. *Then & Now: Cedar Rapids Downtown and Beyond*. Chicago: Arcadia Publishing, 2005.

The History Center. Cedar Rapids, Iowa.

*The Illustrated Review*. Cedar Rapids, IA: No publisher noted, 1900.

*Insurance Maps of Cedar Rapids, Iowa*. New York: Sanborn-Perris Map Co., 1895.

*Insurance Maps of Cedar Rapids, Iowa*. New York: Sanborn Map Company, 1913.

*Insurance Maps of Cedar Rapids, Iowa*. New York: Sanborn Map Company, 1913, Rev.1949.

Karr, Donald A. *Images of Cedar Rapids*. Cedar Rapids, IA: Prairie Valley Publishing, Co., 1987.

Lawin, Rebecca Lawin. "Manufacturing and Wholesale Historic District." National Register of Historic Places Registration Form. 2012.

McCarley, Rebecca Lawin. "Manufacturing and Wholesale Historic District." National Register of Historic Places Registration Form, 2012.

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

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

Section 9 Page 37 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

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

Svendsen, Marlys A. "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945." National Register of Historic Places, Multiple Property Documentation Form, 1997.

Svendsen, Marlys A. "Historic Resources of Cedar Rapids, Iowa." National Register of Historic Places, Multiple Property Documentation Form, 2000.

Vogel, Robert C. "Smulekoff's Furniture Store." Iowa Site Inventory Form, 2011.

Newspapers

*Burlington Hawk-Eye*. "A.T. Churchill is Dead after Long Illness." March 5, 1921.

*The Cedar Rapids Evening Gazette*. "Permanent Home." November 24, 1900.

\_\_\_\_\_. "May Be Six Stories." April 30, 1901.

\_\_\_\_\_. "Reclaiming the River: Sinclair Will Make a Strip of Ground Twenty Feet Wide." May 03, 1901.

\_\_\_\_\_. "Drug House Is Assured." March 8, 1902.

\_\_\_\_\_. "Sinclair Memorial Church Was Dedicated Sunday." March 30, 1903.

\_\_\_\_\_. "The Churchill Drug Company." January 9, 1904.

*Cedar Rapids Daily Republican*. "Will Probably Build." December 16, 1900.

\_\_\_\_\_. "New Four Story Building." April 23, 1901.

\_\_\_\_\_. "A \$40,000 Improvement." April 26, 1901.

\_\_\_\_\_. "Lease New Building." June 8, 1901.

\_\_\_\_\_. "Brief Mention." June 28, 1901.

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

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

Section 9 Page 38 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

\_\_\_\_\_. "City News: Adding the Third Story." September 9, 1901.

\_\_\_\_\_. "Some Good Buildings." October 22, 1901.

\_\_\_\_\_. "Business Moving Toward Center." December 18, 1901.

\_\_\_\_\_. "A New Drug House." March 11, 1902.

*The Cedar Rapids Republican*. "Investigation Causes Doubt." November 22, 1901.

*The Cedar Rapids Gazette*. "Death of Mrs. Henry Smulekoff." June 13, 1906.

\_\_\_\_\_. "A.L. Smulekoff." September 29, 1935.

\_\_\_\_\_. "Partner in Smulekoff's Dead at 70." March 22, 1963.

\_\_\_\_\_. "St. Luke's honors A.L. Smulekoff." June 12, 1980.

\_\_\_\_\_. "Mr. A.L. & Mr. Leo: The Smulekoff brothers carry on retail tradition." September 19, 1984.

\_\_\_\_\_. "Store workers, C.R. bid farewell to Smulekoff, 88." June 12, 1988.

\_\_\_\_\_. "Furniture store magnate A.L. Smulekoff, 88, dies." June 23, 1988.

\_\_\_\_\_. "Smulekoff's Ringing up 100 years on 3<sup>rd</sup> Avenue." April 30, 1989.

\_\_\_\_\_. "Celebrating 100 years ...." May 2, 1989.

\_\_\_\_\_. "Smulekoff: Getting on with things." October 6, 1991.

\_\_\_\_\_. "Leo Smulekoff, among last of Old Guard in C.R., dies." October 27, 1995.

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

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

**Section** 9      **Page** 39      **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

---

Online Sources

Bruce Website.

<http://www.brucemore.org/history/>. Last accessed 11/18/2015.

Cedar Rapids City Assessor.

[http://www.cedar-rapids.info/assessor/pmc/appraisal\\_report.asp?pid=142820700100000](http://www.cedar-rapids.info/assessor/pmc/appraisal_report.asp?pid=142820700100000). Last accessed 09/26/2015.

Iowa Data Center.

<http://data.iowadatacenter.org/datatables/PlacesAll/plpopulation18502000.pdf>. Last accessed 07/17/2015).

Google Maps (street and aerial maps).

<https://www.google.com/maps/place/Cedar+Rapids,+IA>. Last accessed accessed 09/20/2015.

Save CR Heritage Website.

<http://savecrheritage.org/historical-smulekoffs-building-opens-for-bids-in-downtown-cedar-rapids/>. Accessed July 16, 2015.

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

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

Section 10 Page 40 Property name Sinclair Building-Smulekoffs Furniture Store  
County and State Linn County, Iowa

---

**10. Geographical Data**

Verbal Boundary Description

OT (LESS RR) LOTS 1 & 2 & THAT PT LOTS 3,4 & 5 FR BLK 5 DESC V 1561 P 304 BNG E 130.07' MEAS ON N LN LOT 3 & BNG E 145' MEAS ON S LN LOT 5 & SW 1.25' VAC ST NE OF & ADJ TO LOTS 1,2,3 & 4 THEREOF STR/LB<sup>47</sup>

Latitude/Longitude coordinates: 41.975935, -91.667941



The location of the resource (geoparcels 14282-07001-00000) is outlined.

Boundary Justification

The boundary encompasses the Sinclair Building-Smulekoffs Furniture Store and the site to which the building is associated from the time of its construction in 1901 through the present, including the parking lot situated on the south.

---

<sup>47</sup> [http://www.cedar-rapids.info/assessor/pmc/appraisal\\_report.asp?pid=142820700100000](http://www.cedar-rapids.info/assessor/pmc/appraisal_report.asp?pid=142820700100000). Accessed 08/31/2015.

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

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

**Section** Photos **Page** 41 **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

---

**LIST OF FIGURES**

- Figure 1. Map of Iowa Showing Location of Cedar Rapids - 2015
- Figure 2. 7.5 Minute USGS Topographic Map – Cedar Rapids South Quad - 1975
- Figure 3. Aerial Map - 2015
- Figure 4. Floor Plan – First Floor - 2015
- Figure 5. Floor Plan – Second Floor – 2015
- Figure 6. Floor Plan – Third through Fifth Floors – 2015
- Figure 7. Fire Insurance Map – 1884
- Figure 8. Fire Insurance Map – 1895
- Figure 9. Fire Insurance Map – 1913

**EMBEDDED IMAGES**

- Image 1. Site View: Looking NW from the intersection of 1<sup>st</sup> Street SE and 5<sup>th</sup> Avenue SE
- Image 2. Exterior Elevation: North and east elevations, looking SW
- Image 3. Exterior Detail: Fenestration and cornice at north elevation
- Image 4. Exterior Elevation: West and north elevations, looking ESE from 3<sup>rd</sup> Avenue bridge
- Image 5. Exterior Elevation: South and east elevations, looking NE
- Image 6. Interior: First floor of the 1901 building, looking SE
- Image 7. Interior: Second floor of the 1901 building, looking WNW
- Image 8. Interior: Fifth floor of the 1901 building, typical
- Image 9. Historic Image – View of 1<sup>st</sup> Street SE, ca.1895
- Image 10. Advertisement for Churchill Drug Co., 1903
- Image 11. Historic Image – Interior (1<sup>st</sup> floor) of Churchill Drug Co., ca.1903
- Image 12. Historic Image – Interior (5<sup>th</sup> floor) of Churchill Drug Co., ca.1903
- Image 13. Historic Image – View with Island Store and 97 3<sup>rd</sup> Avenue SE building, ca.1905
- Image 14. Father and Sons - 1984

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

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

**Section** Photos **Page** 42 **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

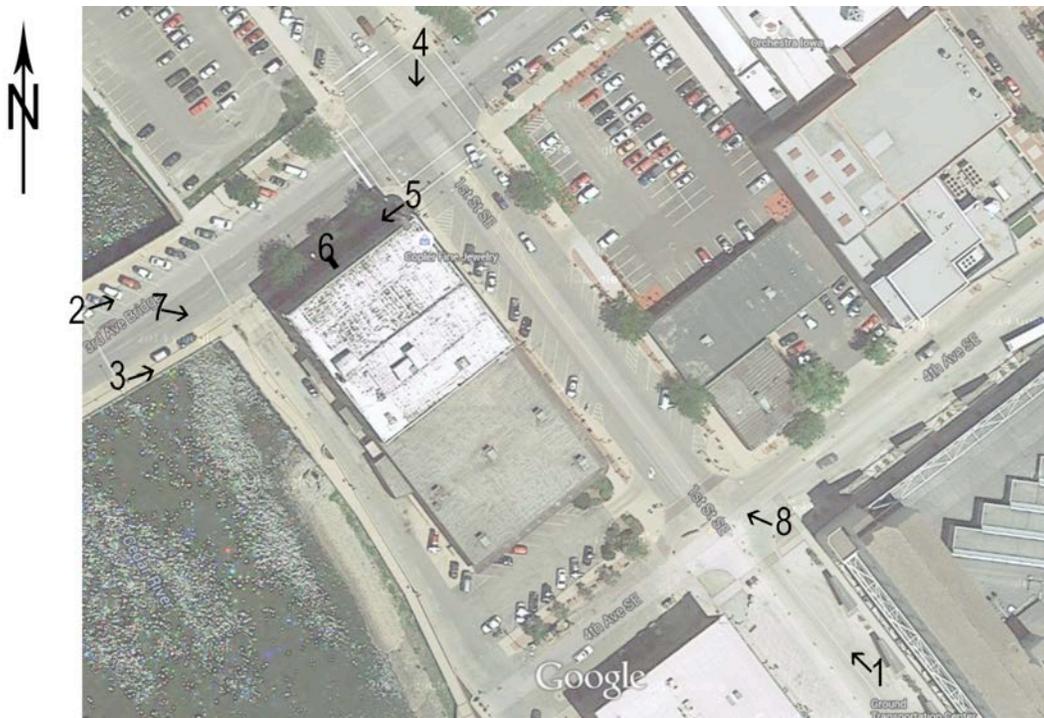
---

**LIST OF PHOTOGRAPHS**

Sinclair Building-Smulekoffs Furniture Store  
97 3<sup>rd</sup> Avenue SE  
Cedar Rapids, Iowa  
Linn County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Minneapolis, Minnesota  
August 26, 2015

CD-ROM on file with property owner and the Iowa State Historic Preservation Office

Photo Key – Exterior Views



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

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

**Section** Photos **Page** 43 **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

Photo Key – Interior Views – First Floor

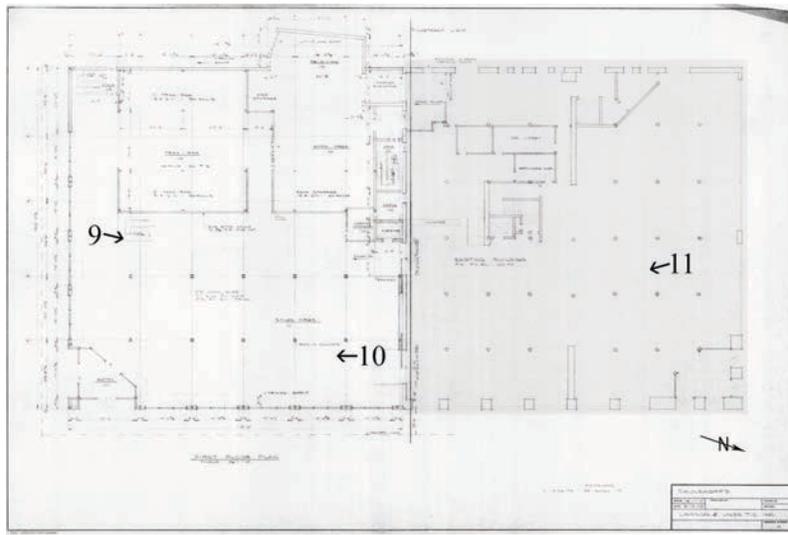
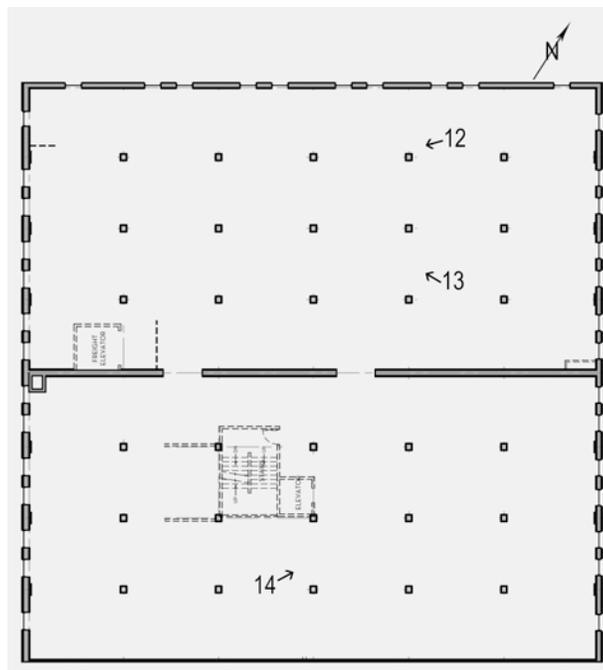


Photo Key – Interior Views – Upper Floors



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

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

**Section** Photos **Page** 44 **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

---

**Description of Photograph(s) and number:**

- 0001. Site View: Looking NW along 1<sup>st</sup> Street SE  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0001.tif
- 0002. Site View: Looking SE along 3<sup>rd</sup> Avenue SE  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0002.tif
- 0003. Site View: Looking east from the 3<sup>rd</sup> Avenue bridge  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0003.tif
- 0004. Site View: Looking N-NE along the Cedar Rive walkway  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0004.tif
- 0005. Exterior Elevations: View of the north and east elevations, looking SW across 1<sup>st</sup> Street SE and 3<sup>rd</sup> Avenue SE  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0005.tif
- 0006. Exterior Elevations: View of the south and east elevations, looking N-NW  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0006.tif
- 0007. Exterior Elevations: View of the rear (west) and north elevations, looking S-SE  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0007.tif
- 0008. Exterior Detail: View of the Smulekoffs sign mounted near the building's NE corner  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0008.tif
- 0009. Exterior Detail: View of the primary entrance and storefront, looking west along the north elevation  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0009.tif
- 0010. Exterior Detail: Fenestration, north elevation  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0010.tif
- 0011. Interior: First floor, looking NE through the addition  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0011.tif
- 0012. Interior: First floor, looking SE through the addition  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0012.tif
- 0013. Interior: First floor, looking SE through the 1901 building  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0013.tif

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

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

**Section** Photos **Page** 45 **Property name** Sinclair Building-Smulekoffs Furniture Store  
**County and State** Linn County, Iowa

---

- 0014. Interior: Second floor, 1901 building - typical  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0014.tif
- 0015. Interior: Third floor, 1901 building - typical  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0015.tif
- 0016. Interior: Fourth floor, 1901 building - typical  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0016.tif
- 0017. Interior: Fifth floor, 1901 building - typical  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0017.tif
- 0018. Interior Detail: Third Floor Pressed Metal Ceiling  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0018.tif
- 0018. Interior Detail: Interior Fire Door  
IA\_LinnCounty\_SinclairBuilding-SmulekoffsFurnitureStore\_0018.tif



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 – Iowa Theater Building, 102 3<sup>rd</sup> Street SE  
**Date:** January 14, 2015

---

**Background:** On December 30, 2015 the Cedar Rapids Historic Preservation Commission received invitation to comment as a consulting party for a proposed skywalk facility which would lead walkers from the US Bank parking garage toward 1<sup>st</sup> Avenue and eventually the US Cellular Center. Review is requested pursuant to Section 106 as part of the Iowa DOT's efforts to comply with the Historic Preservation Act.

All involved parties are aware the Iowa Theater Building (Theater Cedar Rapids or TCR) at 102 3<sup>rd</sup> Street SE is an important resource to the community and is individually eligible for the National Register of Historic Places.

**Project Description:** Removal of the existing connection between TCR and the parking garage to the south (see Item B of attachment) and reconstruct and expand the walkway along the south side of the building as depicted in Item C and Item D of the attachment.

**Analysis:** To ensure this historically significant building is not adversely affected by the project, a few conditions noted and shown with bullet points on the second page of the Iowa DOT letter are proposed. These conditions dictate that consultation with SHPO on the project and following the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings.

Additionally, care is being taken to avoid having to replace any character defining features or materials on the building. In the event this is necessary, the new materials will match the old in composition, design, color and texture (see the second bullet on page two of the Iowa DOT letter). Care is being taken to avoid replacement of character defining features and use like materials and the State Historic Preservation Office is being consulted about the project. It is extremely unlikely there will be an adverse impact to this historic resource in the community.

**Historic Preservation Commission (HPC) Role:** If the HPC would like to formally comment on the undertaking, the Commission may do so. Staff will handle the notification to the Iowa Department of Transportation if the HPC chooses to comment on the project.

**Recommendation:** Make comment to the Iowa DOT that the project scope and conditions as outlined be followed as they are described in the correspondence to the Commission.

**Attachments:** Letter from the Iowa DOT with description of the undertaking and renderings of proposed walkway.

Office of Location & Environment

800 Lincoln Way | Ames, IA 50010

Phone: 515-239-1795 | Email: [brennan.dolan@dot.iowa.gov](mailto:brennan.dolan@dot.iowa.gov)

December 30, 2015

Ref: STP-U-1187(781)--70-57

Enhancement funding

Linn County

R&C: \_\_\_\_\_

Ms. Amanda McKnight-Grafton, Chair  
Cedar Rapids Historic Preservation Commission Chair  
1820 Grand Ave SE  
Cedar Rapids, IA 52403

RE: Cedar Rapids Skywalk, Iowa Theatre Building/RKO Theatre/Theatre Cedar Rapids (57-01467); Linn County [Section 21 T83N-R07W], Iowa; **No Adverse Effect** with conditions

Dear Ms. McKnight-Grafton:

Enclosed for your review and comment is the project concept and supporting documentation for the Cedar Rapids Skywalk project. The project proposes to construct a skywalk from the US Bank parking garage that will lead travelers toward 1<sup>st</sup> Avenue and the US Cellular Center. As part of our efforts to comply with the National Historic Preservation Act (the Section 106 process) we are consulting your commission about this project.

The Iowa Theatre Building/RKO Theatre/Theatre Cedar Rapids (57-01467) at 102 3<sup>rd</sup> Street SE is located next to this parking garage. The project proposes to remove the existing connection between these two structures. Enclosed for your review are:

- The Project Concept
- Attachment A-B – Overall Site Plan and Floor Plan
- Item B – Bridge Demolition Rendering
- Item C – Rendering of the Proposed Project on the south side of the TRC
- Item D – Rendering of the Proposed Project on the west side (3<sup>rd</sup> Street) of the TRC

As you know, the City of Cedar Rapids and FEMA committed significant resources to the Iowa Theatre Building following the floods of 2008. This building and the history it connects to is important for the Cedar Rapids community. That stated it's important that this enhancement project not diminish the integrity of this structure by demolishing the existing elevated walkway. Further, it's important to note that this proposed skywalk will neither introduce a new visual intrusion to the main façade of the Iowa Theatre Building nor have a physical connection to the Iowa Theatre Building. To ensure that this building is not adversely affected by this project we will be applying the following conditions:

- The construction plans will note: *This property is eligible for listing on the National Register of Historic Places and all project work will follow the recommendations of "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."*
- The construction plans will be developed to avoid the replacement of intact or repairable historical materials and, where the severity of the deterioration or damage requires repair or limited replacement of character-defining elements, **the new material shall match the old in composition, design, color, and texture**. SHPO will be consulted if more than 25% of any type of feature would be replaced.
- A set of check plans will be provided to OLE and SHPO for their review and comment.
- A set of final plans will be provided for OLE and SHPO for their files.

At this time we are asking for input from your commission regarding this project. If you have any questions about the Section 106 process please feel free to contact me. Enclosed with the package is a postage-paid envelope that you may use to return comments to us about the project, or feel free to email me at the address below. Also, at this time we have begun consultation with the State Historic Preservation Officer.

As with any Iowa Department of Transportation project, should any new important archaeological, historical, or architectural materials be encountered during construction, project activities shall cease and the Office of Location and Environment (OLE) shall be contacted immediately.

If you have any questions, please contact me at (515) 239-1795 or [brennan.dolan@dot.iowa.gov](mailto:brennan.dolan@dot.iowa.gov).

Sincerely,



Brennan J. Dolan  
Office of Location and Environment

BJD:sm

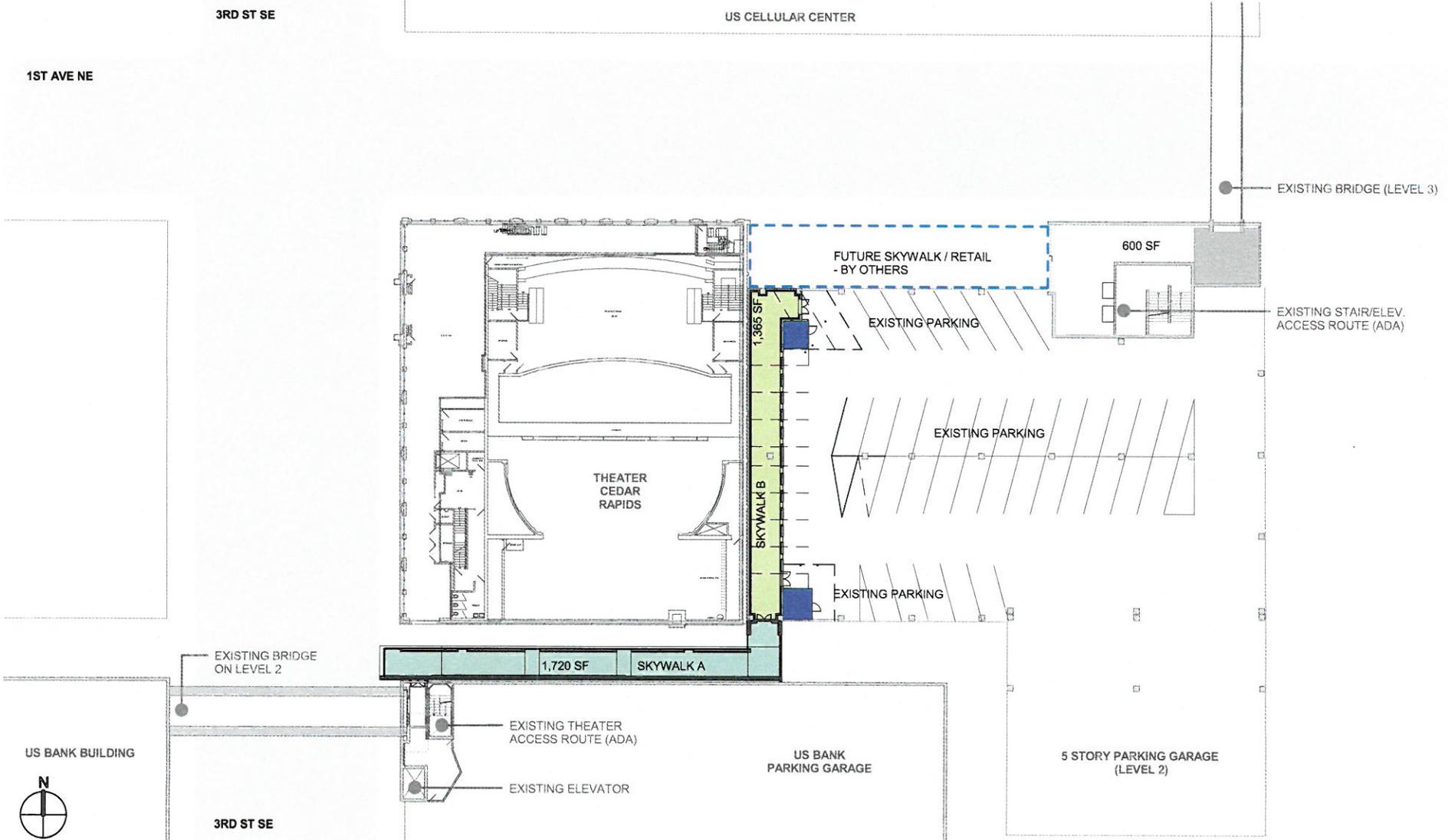
Enclosures

cc: Pam Lee – Systems Planning Lead  
DeeAnn Newell – NEPA Team Lead  
Kevin Vrchatichy – City of Cedar Rapids  
Justin Campbell/Tim Roach – Shive-Hattery  
Sara Andre/Steve King – SHPO  
Jason Wright – Cedar Rapids History Center

8/17/2015 7:34:23 AM

C:\shive\revit\Local\142670-A-2015-Cent\_City\ghh8708.rvt

2142670



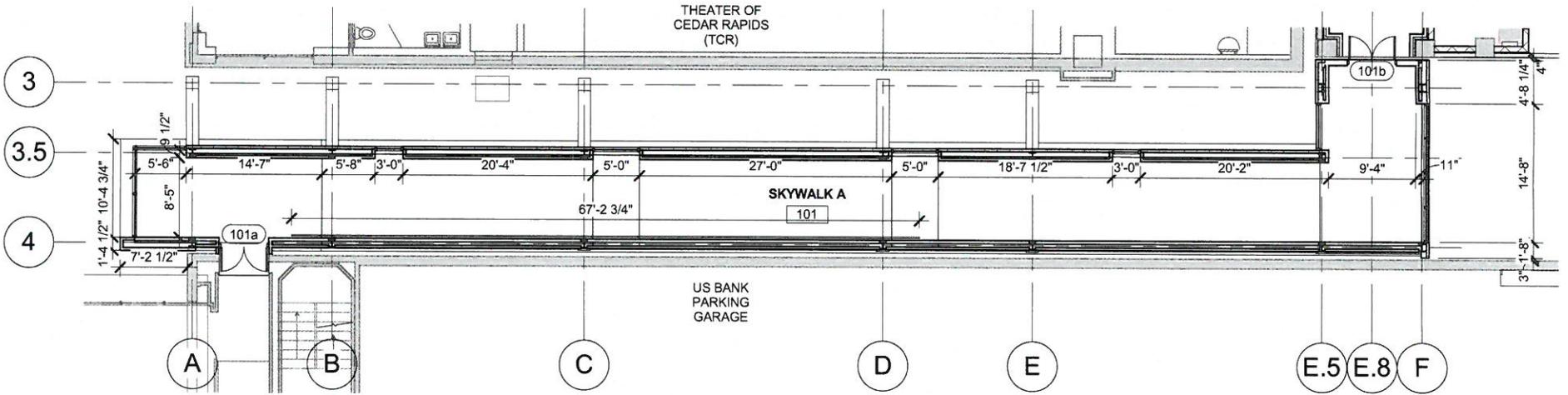
**CITY OF CEDAR RAPIDS WALKWAY IMPROVEMENTS**

DOT #: STP-U-1187(781) - 70-57

A1 ATTACHMENT A - OVERALL PLAN

**SHIVE HATTERY**  
ARCHITECTURE • ENGINEERING

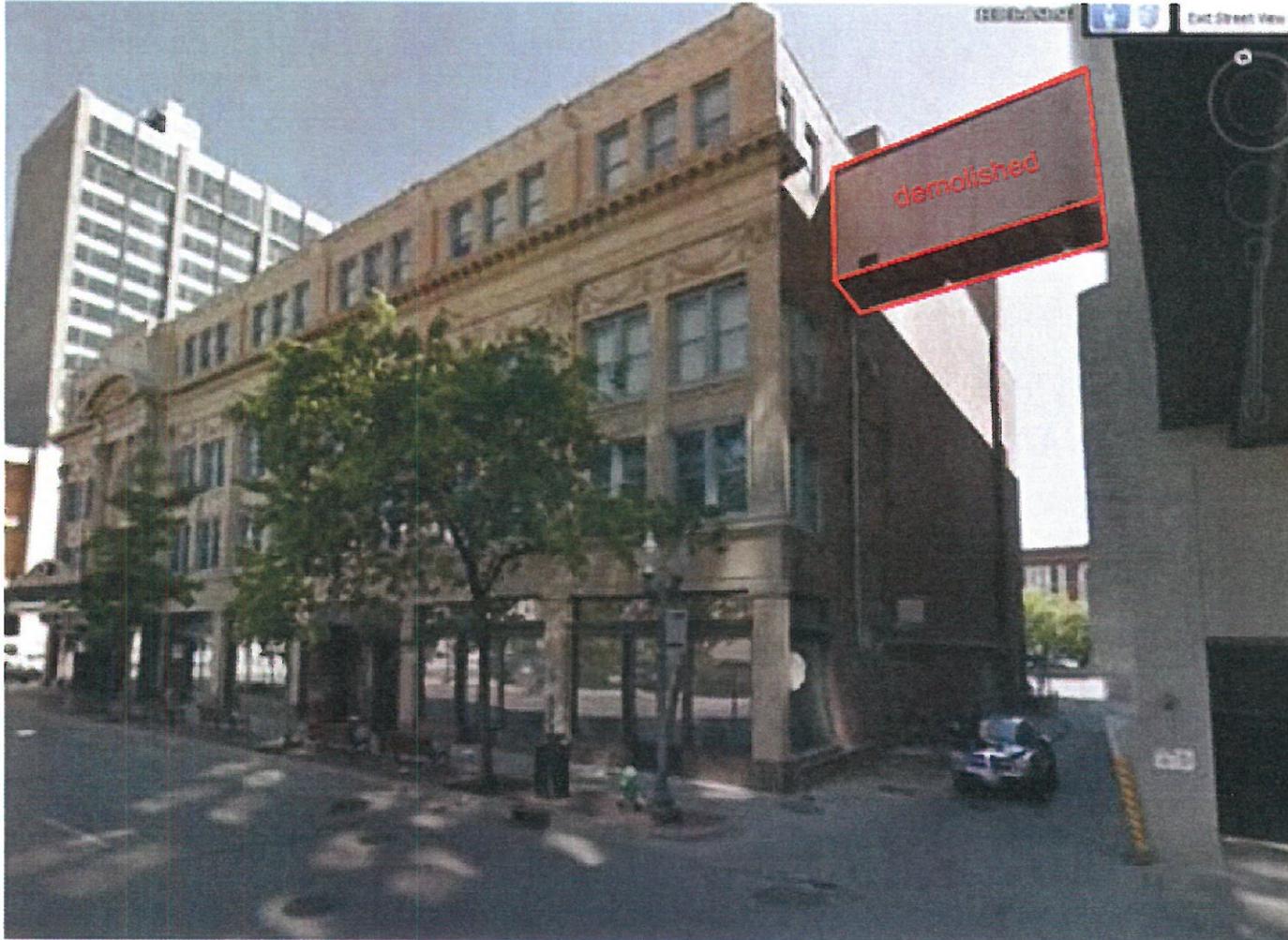
SCALE: 1/32" = 1'-0" 09/17/15



9/17/2015 8:14:17 AM

C:\Shivel\Revel\_Local\2142870-A-2015-Cent\_Claygate2708.rvt

2142870



*Item B*

*Item C*



Film  
▷





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

**To:** Historic Preservation Commission  
**From:** Jeff Hintz, Planner II  
**Subject:** 2015 Certified Local Government Annual Report  
**Date:** January 14, 2016

---

Every year the City is responsible for submitting an annual report summarizing the City's historic preservation work. This is a requirement of the Certified Local Government (CLG) agreement that the City has with the State Historical Society of Iowa.

At the Historic Preservation Commission's meeting on January 14, 2016 the staff will provide an overview of the annual report and request any feedback from the Commission. The report requires the Mayor's signature, and therefore, will go before the City Council in February in order to meet the State Historical Society of Iowa's February 27, 2016 deadline.

*Attachments*

- 1. Draft 2015 Certified Local Government Annual Report*

[For SHPO use only]		
Received _____		
Minimum no. of meetings?	yes	no
Required training?	yes	no
Fully appointed commission?	yes	no
Has the commission been active?	yes	no
Has the commission accomplished at least one project?	yes	no
Comments: _____ _____		
Approved/CLG in good standing	yes	no
More information requested _____ _____		
Entered into database _____/_____		

**IOWA CERTIFIED LOCAL GOVERNMENT  
2015 ANNUAL REPORT (January 2015-December 2015)**

NAME OF THE CITY, COUNTY, OR LAND USE DISTRICT: **City of Cedar Rapids**

Section I.  
Locating Historic Properties  
Identification, Evaluation, and Registration Activity

CLG Standards found in CLG Agreement and National Historic Preservation Act

- ◆ The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.
- ◆ The CLG will review National Register nominations on any property that lies in the jurisdiction of the local historic preservation commission.

1. Please provide complete reports and site inventory forms from historic identification/survey, evaluation, and/or registration/nomination projects that your commission completed in 2015. Do not include projects that were funded with a CLG grant or mandated by the Section 106 review and compliance process as we already have these in our files.

**None to include with this report. All site inventory forms, projects and surveys completed in 2015 and led by the City were associated with a Section 106 Review (i.e. MOA's with FEMA).**

2. How many National Register of Historic Places (NRHP) properties in your City, County, or LUD were altered, moved, or demolished in 2015? Please identify the property (historic name and address) and the action.

- a) **Hamilton Brothers Building (401 1<sup>st</sup> Street SE), individual NRHP Listed, had glass windows added to the rear of the building on the top floor which overlook the river.**
- b) **White Elephant Building (1010 3<sup>rd</sup> Street SE), contributing to Bohemian Commercial Historic District, had the original house constructed behind the storefront demolished due to deterioration as a result of the 2008 flood.**

**Note, not all properties on the NRHP get a review from the HPC; only properties listed in a local historic district or as a local historic landmark are reviewed for exterior changes by the HPC. These two projects we happened to be aware of, but there could be others as there are over 700 individual parcels listed individually or as part of a district.**

3. In 2015, how many additional properties did your city place on its list of **locally designated** historic landmarks and/or historic districts?

*If you have questions about whether you have a locally designation program or not, please contact Paula Mohr before you complete this section.*

*(As a reminder, **before** your elected officials approve or change local districts or ordinances, you must send a copy to the State Historic Preservation Office for review and comment.) Please attach a copy of the final designation nomination(s) and ordinance(s).*

Date the ordinance(s) reviewed and commented by SHPO

- a) **Ausadie Building – 845 1<sup>st</sup> Avenue SE, designated by City Council ordinance February 10, 2015 and comments received from SHPO on October 2, 2014.**

**Note, this is the City's only individual, local historic landmark at this time.**

4. In 2015, what were the actions to revise, amend, change, or de-list a locally designated property? Please attach documentation of the review and appeal process and decisions made by the historic preservation commission, planning and zone commission, city Council, District Court or other governmental agency or official involved with the process. (use additional pages if needed)

**Not applicable. No resources were delisted, revised, or amended in 2015.**

## Section II

## Managing, Protecting, and Preserving Historic Properties

- ◆ The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties
  - ◆ The CLG shall provide for adequate public participation in the local historic preservation programs
5. Did your city, county, LUD or its historic preservation commission undertake any of the following activities in 2015? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community. This is your opportunity to boast about your accomplishments and get credit for the great work you do! (use additional pages if needed)
- a. Historic preservation planning. Examples include the development or revision of an preservation plan, development of a work plan for your commission, etc. (use additional pages if needed)
    - 1. **Adoption of the City's first Historic Preservation Plan by the Cedar Rapids City Council in September of 2015.**
    - 2. **Development of the Historic Preservation Commission's work plan was initiated by the HPC in October and approved by City Council on December 15, 2015.**
  - b. Provided technical assistance on historic preservation issues or projects. Examples include working with individual property owners, business owners, institutions to identify appropriate treatments and find appropriate materials, research advice, etc. Please be specific (use additional pages if needed)
    - 1. **Worked with property owner in the local historic district to ensure an accessory structure was modernized with an overhead garage door and done so in a way that would not alter the character defining features of the structure. The Commission encouraged stabilization and utilization of the structure as opposed to demolition. The structure was saved and is in active use at this time.**
    - 2. **One applicant had replaced all the windows with vinyl replacements which were incorrectly sized and did not fit the original openings. The Commission provided examples of appropriate products and worked with the applicant so all the windows were correctly sized to the original openings and all windows visible from public view were wood.**
    - 3. **One applicant sought to extend the size of an accessory structure and already knew to use cedar shake to match the look of the building. The HPC gave ideas and different construction methods which could be used to extend the building, while still maintaining the same roof pitch and look of**

**the structure. This accessory building has been preserved and will be in use shortly once the interior wiring and insulation has been completed.**

- c. Sponsored public educational programming in historic preservation. Examples include training sessions offered to the public, walking tours, open houses, lectures, Preservation Month activities, etc. (use additional pages if needed)
  1. **2015 Preservation Showcase was held on May 2, 2015 and included awards highlighting preservation successes; awards were given for adaptive re-use, paint scheme and best project to name a few categories. Keynote speaker Bob Yapp gave talks about Historic Preservation and hands on demonstrations about window repair. Tours were also given to the community to highlight Cedar Rapids historic properties and bring awareness to the stories they have.**
  2. **City staff conducted a training on the Preservation Plan, including where to find it, what is contained within it the document and how it can be used. The session also included the release of the online mapping system of historic properties titled, "Cedar Rapids Historic Sites and Districts Identification System." The training also demonstrated how to use the system and useful tips and tricks.**
  3. **The Kirkwood Curriculum consisting of Historic Preservation related courses held at Kirkwood Community College began in the fall of 2015. HPC members, citizens and City Staff enrolled in courses covering a wide variety of Historic Preservation topics. These courses will continue into the spring of 2016 as well.**
6. If the city or county amended its historic preservation ordinance or resolution or passed additional ordinances or resolutions that impact historic properties, please attach copies of the amendments and new ordinances or resolutions.

*(As a reminder, before your elected officials approve local districts or ordinances, you must send a copy to the State Historic Preservation Office for comment.)*

**Not applicable, no ordinances or resolutions were passed which impact historic properties in 2015.**

7. If new or revised design standards and/or guidelines were developed and adopted during 2015, please attach a copy.

**Not applicable, no new standards or guidelines were adopted in 2015 which impact historic properties.**

8. Are there any particular issues, challenges, and/or successes your preservation commission has encountered or accomplished this year? (use additional pages if needed)

**One of the major challenges that both the Commission and City staff face relates to educating the general public on the benefits of preservation. Through the development of the City's first Historic Preservation Plan, City staff focused on engaging a variety of stakeholders and connecting the dots between preservation and other important policy issues (e.g. sustainability, public health). However, more work needs to be done through ongoing communication and education to help ensure that the benefits of preservation are better understood throughout the community.**

**The major success of 2015 was the adoption of the City's first Historic Preservation Plan.**

9. Does your commission have a website and if so, what is the address?

**[CityofCR.org/HPC](http://CityofCR.org/HPC)**

### Section III

#### Historic Preservation Program Administration

- The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.
- The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.
- The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.
- Commission members will participate in state-sponsored or approved historic preservation training activities.

10. List dates of meetings held (please note these are meetings actually held with a quorum, not just those that were scheduled). **All dates year 2015: January 8, January 22, February 12, February 26, March 12, March 26, April 9, May 14, May 28, June 11, June 25, July 9, July 23, August 13, August 27, September 10, September 24, October 8, October 22, November 12 and December 10.**

11. In 2015, what was the dollar amount for the historic preservation commission's annual budget?

**The Commission does not have a budget; however, funds for historic preservation come from the Community Development Department's budget. In addition, the City's**

**paint rebate program provides up to \$25,000 annually to property owners in local historic districts to help with repainting projects.**

12. Where are your official CLG files located?

**The Community Development Department maintains these files in Cedar Rapids City Hall at 101 First Street SE.**

13. Please update the attached CLG Personnel Information Table (this must be completed).

**Please see the end of the report for this information.**

14. Please attach biographical sketches for commissioners who were newly appointed in 2015 or 2016. Please be sure newly appointed commissioner’s sign and date their statement.

**No new commissioners were appointed in 2015; BJ Hobart, Tim Oberbroeckling and Barbara Westercamp were reappointed to continue serving until June 30, 2018.**

15. Please complete the 2015 Commission Training Table.

PLEASE SIGN and DATE

---

*Signature of person who completed this report* *Date*

---

*Signature of Mayor or Chairman of the Board of Supervisors* *Date*

Please retain a copy for your official CLG file and send one hard copy with original signatures by February 27, 2016 to:

Paula A. Mohr  
State Historical Society of Iowa  
600 East Locust St,  
Des Moines IA 50319-0290  
[Paula.mohr@iowa.gov](mailto:Paula.mohr@iowa.gov)

If you have questions, please contact me at: (515) 281-6826.

Thank you for your timely response!

## 2015 Historic Preservation Training Table

**An important requirement of the Certified Local Government program is annual training undertaken by at least one member of the historic preservation commission and/or staff liaison.** In this table, provide information about the commissioners' involvement in historic preservation training, listing the name of the conference, workshop or meeting (including on-line training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

Name of Training Session: **2015 Preserve Iowa Summit**

Sponsoring organization: **SHPO/Madison County Historic Preservation Commission**

Location: **Winterset, Iowa**

Date: **June 25-27, 2015**

Names of commission members, staff and elected officials who attended the Preserve Iowa Summit (***please note this must be completed. If no one attended, enter none***):

**Anne Russett and Jeff Hintz, City of Cedar Rapids Staff liaisons to the Historic Preservation Commission.**

Name of Training Session: **Preservation Showcase**

Sponsoring organization: **CITY OF CEDAR RAPIDS**

Location: **CEDAR RAPIDS, IA**

Date: **MAY 2, 2015**

Names of historic preservation commissioners, staff and elected officials who attended:

**Mark Stoffer Hunter**

**Amanda McKnight Grafton**

**Tim Oberbrockling**

**Bob Grafton**

**BJ Hobart**

**Ron Mussman**

**Caitlin Hartman**

**Pat Cargin**

**Jeff Hintz**

**Barb Westercamp**

Name of Training Session: **Why Do Old Places Matter?**

Sponsoring organization: **SMART GROWTH NETWORK**

Location: **WEBINAR**

Date: **JUNE 9, 2015**

Names of historic preservation commissioners, staff and elected officials who attended:

**Anne Russett**

Name of Training Session: **HANDS ON TRAINING WITH PRESERVATION GURU BOB YAPP**

Sponsoring organization: **MAIN STREET WASHINGTON**

Location: **Washington, IA**

Date: **September 25-27, 2015**

Names of historic preservation commissioners, staff and elected officials who attended:  
**Sam Bergus**

Name of Training Session: **KIRKWOOD PRESERVATION CERTIFICATE SERIES**

Sponsoring organization: **Kirkwood Community College & the City of Cedar Rapids**

Location: **Cedar Rapids, IA**

Date: **Fall Semester 2015**

Names of historic preservation commissioners, staff and elected officials who attended:  
**Amanda McKnight-Grafton (entire series)**  
**Ron Mussman (portion of series)**  
**Bob Grafton (portion of series)**  
**Barb Westercamp (portion of series)**  
**Pat Cargin (portion of series)**  
**Anne Russett (portion of series)**

Name of Training Session: **CITY OF CEDAR RAPIDS – HISTORIC PRESERVATION PROGRAM**

Sponsoring organization: **City of Cedar Rapids**

Location: **Cedar Rapids, IA**

Date: **December 1, 2015**

Names of historic preservation commissioners, staff and elected officials who attended:  
**Jeff Hintz, Presenter**  
**Anne Russett, Presenter**  
**Mark Stoffer Hunter**  
**Ron Mussman**

Name of Training Session: **NUTS AND BOLTS OF HISTORIC PRESERVATION**

Sponsoring organization: **City of Mount Pleasant Historic Preservation Commission**

Location: **Mount Pleasant, IA**

Date: **December 12, 2015**

Names of historic preservation commissioners, staff and elected officials who attended:  
**Barb Westercamp**

CLG Personnel Table

A. Please list the names of the Historic Preservation Commissioners who served during calendar year 2015:

**Amanda McKnight Grafton**  
**Todd McNall**  
**Bob Grafton**  
**Samuel Bergus**  
**Patricia Cargin**  
**Caitlin Hartman**  
**BJ Hobart**  
**Ronald Mussman**  
**Tim Oberbroeckling**  
**Mark Stoffer Hunter**  
**Barbara Westercamp**

B. CHIEF ELECTED OFFICIAL **2016 (note this is beginning January 2016)**

Name of Mayor, Chairman of Board of Supervisors, or President of LUD Trustees:

First Name: **Ron**

Last Name: **Corbett**

Mailing Address: **101 First Street SE, Cedar Rapids, IA 52401**

Phone Number: **(319) 286-5051**

Email Address: [ron.corbett@cedar-rapids.org](mailto:ron.corbett@cedar-rapids.org)

CITY STAFF PERSON FOR THE HISTORIC PRESERVATION COMMISSION

First Name: **Jeff**

Last Name: **Hintz**

Job Title: **Planner II**

Mailing Address: **101 First Street SE, Cedar Rapids, IA 52401**

Phone Number: **(319)286-5781**

Email Address: [j.hintz@cedar-rapids.org](mailto:j.hintz@cedar-rapids.org)

CITY STAFF PERSON FOR THE HISTORIC PRESERVATION COMMISSION

First Name: **Anne**

Last Name: **Russett**

Job Title: **Planner III**

Mailing Address: **101 First Street SE, Cedar Rapids, IA 52401**

Phone Number: **(319)286-5075**

Email Address: [a.russett@cedar-rapids.org](mailto:a.russett@cedar-rapids.org)

**2016 HISTORIC PRESERVATION COMMISSION:** Please note that this is for 2016

Please complete the following and provide information about your new 2016 commission.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Historic District). Specify the month, day, and year that the commissioner's term will end (Term Ends). If a commission member serves as contact with the State Historic Preservation Office for the Commission, please circle yes. **Electronic and mailed communication will be sent to the staff person for the commission and the contact.**

**CHAIRPERSON/COMMISSIONER**

First Name: **Amanda**

Last Name: **McKnight Grafton**

Mailing Address: **1820 Grande Ave SE, Cedar Rapids, IA 52403**

Home Phone Number: **(319) 265-0925**

Work Phone Number: **(319) 731-2806**

Email Address: **am\_red7@yahoo.com**

Representative, Name of Local Historic District: **Redmond Park-Grande Avenue Historic District**

Term Ends: **June 30, 2017**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**VICE CHAIRPERSON/COMMISSIONER**

First Name: **Todd**

Last Name: **McNall**

Mailing Address: **4336 Fox Meadow Drive SE, Cedar Rapids, IA 52403**

Home Phone Number:

Work Phone Number: **(319) 384-3205**

Email Address: **todd-mcnall@uiowa.edu**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2016**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**SECRETARY/COMMISSIONER**

First Name: **Bob**

Last Name: **Grafton**

Mailing Address: **1806 2nd Avenue SE, Cedar Rapids, IA 52403**

Home Phone Number: **(319) 241-0567**

Work Phone Number: **(319) 297-5744**

Email Address: **grafton11@yahoo.com**

Representative, Name of Local Historic District: **2nd and 3rd Avenue Historic District**

Term Ends: **June 30, 2017**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**COMMISSIONER**

First Name: **Samuel**

Last Name: **Bergus**

Mailing Address: **1939 Grande Avenue SE, Cedar Rapids, IA 52403**

Home Phone Number: **319-322-8726**

Work Phone Number: **319-364-0227**

Email Address: **sbergus@gmail.com**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2017**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**COMMISSIONER**

First Name: **Patricia**

Last Name: **Cargin**

Mailing Address: **2535 Meadowbrook Dr. SE, Cedar Rapids, IA 52403**

Home Phone Number: **319-365-5550**

Work Phone Number: **319-360-9869**

Email Address: **pcargin@mchsi.com**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2016**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**COMMISSIONER**

First Name: **Caitlin**

Last Name: **Hartman**

Mailing Address: **2224 5<sup>th</sup> Ave. SE, Cedar Rapids, IA 52403**

Home Phone Number: **319-360-9381**

Work Phone Number: **319-739-1238**

Email Address: **cdhartma@gmail.com**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2017**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**COMMISSIONER**

First Name: **BJ**

Last Name: **Hobart**

Mailing Address: **4425 Plumberry Road, Ely, IA 52227**

Home Phone Number: **319-841-2133**

Work Phone Number: **319-431-1889**

Email Address: **bjhobart@yahoo.com**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2018**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

#### **COMMISSIONER**

First Name: **Ronald**

Last Name: **Mussman**

Mailing Address: **1138 1st Avenue NW, Cedar Rapids, IA 52405**

Home Phone Number: **319-362-6756**

Work Phone Number:

Email Address: **mussmanron@msn.com**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2016**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

#### **COMMISSIONER**

First Name: **Timothy**

Last Name: **Oberbroeckling**

Mailing Address: **3940 Center Point Rd NE, Cedar Rapids, IA 52402**

Home Phone Number: **319-289-1058**

Work Phone Number: **319-393-5125**

Email Address: **timothyro@aol.com**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2018**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

#### **COMMISSIONER**

First Name: **Mark**

Last Name: **Stoffer-Hunter**

Mailing Address: **1646 3rd Avenue SE, Cedar Rapids, IA 52403**

Home Phone Number: **319-362-2678**

Work Phone Number: **319-362-2678**

Email Address: **markcrhistory@yahoo.com**

Representative, Name of Local Historic District: **2nd and 3rd Avenue Historic District**

Term Ends: **June 30, 2016**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**COMMISSIONER**

First Name: **Barbra**

Last Name: **Westercamp**

Mailing Address: **3612 Timberline Drive NE Cedar Rapids, IA 52402**

Home Phone Number: **319-366-2345**

Work Phone Number: **319-431-6543**

Email Address: **bwestercamp@appassoc.net**

Representative, Name of Local Historic District: **(Not applicable.)**

Term Ends: **June 30, 2018**

Does this person serve as the Contact with the State Historic Preservation Office for the Commission? **No**

**To:** Historic Preservation Commission  
**From:** Bill Micheel, Assistant Director of Community Development  
**Subject:** Discussion of Potential Local Historic District in the 3<sup>rd</sup> Street & 16<sup>th</sup> Avenue SE Area  
**Date:** January 14, 2016

---

### ***Background***

In June 2015, members of the Community Development staff met with representatives of the Czech Village/New Bohemia Main Street District regarding the possible creation of a local historic district. In follow-up to that meeting, Community Development provided a summary of thoughts and considerations [Attachment 1].

At the Commission's November 12, 2015 meeting, Todd McNall requested that the Commission be brought into this conversation and specifically discuss the possibility of creating a local historic district in the 3<sup>rd</sup> Street and 16<sup>th</sup> Avenue SE area.

### ***Steps to Creating a Local Historic District***

At the Commission's July 9, 2015 meeting, the staff presented the steps that are necessary in order to create a local historic district. The following summarizes the process:

1. cursory survey to determine the potential eligibility of an area or if more intensive research should be done. *This is what the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey finalized in November of 2014 accomplished.*
2. Outreach and buy in from property owners and other community stakeholders. *It is good practice to get support for an initiative and keep those within the community involved from the onset and throughout the various steps outlined here. If the City or a City Board/Commission is involved, the City Council needs to be made aware and approve any undertaking prior to commencement.*
3. Intensive Survey and Research of an area previously identified as potentially historic or recommended for further study to determine if a district does indeed exist. *Intensive surveys are completed whenever areas are researched for possible inclusion on the National Register of Historic Places.*

The intensive survey is important because the following are all a part of this detailed look at an area.

- a) District boundaries are identified. *The intensive survey will identify where the areas of significance are and how each property fits into the big picture known as the district. These boundaries are important because as development occurs, the patterns, styles and background to the development changes.*
- b) Site inventory forms are generated. *The site inventory forms identify what is important and defining about the individual properties within the district boundaries. This form will identify important events, architectural features or other unique features on the property that should be considered when evaluating projects.*

c) Contributing and Non-Contributing Properties are identified. *Not all the buildings within the historic district boundaries are historic. Perhaps infill construction occurred or there was a fire or some other disaster and reconstruction occurred. Based upon this, not all projects should be treated the same.*

4. Signature of a majority of property owners within the proposed Historic District. *Chapter 18 of the municipal code requires 51% of the total number of parcels of real estate within the proposed historic district, excluding parcels owned by governmental bodies, prior to moving forward with formally pursuing the designation of a local district. As part of this process it is important to share information with property owners on the benefits of the designation, as well as the regulatory requirements.*

5. Review and Recommendation by the Cedar Rapids Historic Preservation Commission. *A public meeting is held to evaluate the proposal and the HPC will make a recommendation and a report on the proceedings will be sent to the State Historic Preservation Office.*

6. Review of the intensive survey and proposed district boundaries by the State Historic Preservation Office. *Preservation professionals at the state will review the survey work outlined in number 3 above to make sure everything is in line with preservation standards and that nothing was missed as a part of the survey and research on the area.*

7. Review and recommendation of the proposed district by the City Planning Commission. *The City Planning Commission will review the recommendations from the State Historic Preservation Office and Cedar Rapids Historic Preservation Commission and hold a public hearing where a recommendation to the City Council will be made.*

8. Public Hearing and possible introduction of an ordinance by the City Council. *The City Council will review all the recommendations and could approve an ordinance which would establish the area as a Local Historic District. This would then require Historic Preservation review of exterior changes for properties within the bounds of the new district.*

### ***Issues to Consider***

In considering whether or not to pursue a local historic district in this area the following need to be considered:

1. *The Implementation Matrix in the Historic Preservation Plan.* Specifically, the Historic Preservation Plan prioritizes the timing of initiatives. Based on feedback from the Commission, the two main initiatives to commence within the first year of Plan adoption include: 1) the Update to Chapter 18, and 2) the Update to the Guidelines for Cedar Rapids Historic Districts. Furthermore, prioritizing the list of areas that have been identified for intensive surveys in the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey is scheduled to commence in 2-3 years.
2. *Outreach to Property Owners.* A couple of factors complicate outreach to property owners regarding the creation of a local district at this time. First, the City is currently in the midst of updating Chapter 18 and plans to update the Guidelines in the near future. The staff recommends completing these initiatives prior to investigating additional local historic districts. With these regulations and guidelines currently in flux, the City staff cannot accurately provide information to property owners on what it means to be in a local historic district.

Second, there have been multiple planning efforts in this area and a significant amount of outreach with property owners and other stakeholders. The City recently worked with community stakeholders on the creation of the Czech Village-New Bohemia Self-Supported Municipal Improvement District (SSMID), adopted in December 2015. In addition, planning staff has been working with community stakeholders and the Cedar Rapids Design Review Technical Advisory Committee (DRTAC) on amendments to the Czech Bohemia Overlay District. The amendments to the overlay modify the existing design and development standards, as well as design guidelines for new construction in the area.

3. *Existing Reviewing Body.* Currently, the DRTAC makes recommendations on the exterior design of new structures within the Czech Bohemia Overlay District, which are forwarded to the City Planning Commission. The CPC has the option to make these recommendations conditions for approval of a development application.

### ***Conclusion***

The staff is committed to working with the HPC and others on pursuing additional local historic districts. However, the staff recommends implementing the Plan as adopted. This means focusing limited resources and time on the initiatives scheduled to commence within the first year of Plan adoption. Furthermore, once the Update to Chapter 18 and the Guidelines are complete, it will allow for a more transparent outreach process and ensure that property owners fully understand the benefits and regulations that apply to owners of property in local historic districts.

### ***Attachments:***

1. *Historic Preservation Mechanisms, Czech Village/New Bohemia Overlay District; June 25, 2015*

## **Historic Preservation Mechanisms**

### **Czech Village/New Bohemia Overlay District**

#### **Introduction**

As a follow-up to the meeting we had to discuss potential mechanisms to meet historic preservation objectives in the Czech Village/New Bohemia overlay district, Community Development staff has created the following document specific to our conversation which includes:

- A list of the historic preservation objectives for the overlay district discussed during the meeting on June 12<sup>th</sup>. This list helped to guide staff's internal discussion regarding options;
- Current mechanisms available within the overlay district to meet the listed objectives; and
- Potential options for additional mechanisms to meet the listed objectives along with approximate timelines for implementation.

#### **Objectives**

- Protect the quality of existing historic structures;
- Maintain the integrity of the entire overlay district;
- Protect & enhance property values within the overlay district; and
- Ensure new construction will meet quality construction and design standards.

#### **Current Mechanisms**

The following is a list of mechanisms that currently exist within the overlay district:

##### **Czech Village/New Bohemia Overlay District**

- Design Review Technical Advisory Committee (DRTAC) makes design recommendations on the exterior design of new structures within the district which are forwarded on to the City Planning Commission (CPC). The CPC has the option to make these recommendations conditions for approval of an application.
- DRTAC makes design recommendations on renovations to existing buildings which the building owner can choose to incorporate or disregard.

##### **Demolition Review Process**

- The HPC reviews demolitions and could place a 60 day hold if the building is deemed historic within the overlay district and is 50 years or older.

## **Potential Mechanisms**

The following is a list of mechanisms that currently could be explored and implemented or are in the process of being developed by Community Development staff:

### **Local Historic District**

- **Regulatory Mechanisms**
  - Exterior work on structures within the district which requires a building permit would trigger the requirement for a Certificate of Appropriateness (COA) or Certificate of No Material Effect (CNME). Approval of the COA is based on the projects conformance with the adopted Guidelines for Cedar Rapids Historic Districts and is issued by the Historic Preservation Commission (HPC). CNME's are issued by Community Development staff.
- **Implementation Process**
  - Signatures of the owners of 51 percent of the total number of parcels within the proposed historic district (excluding parcels owned by governmental bodies) are required.
  - An intensive survey of all properties within the boundary of the district may be required to identify architectural and historical significance.
  - Community outreach and stakeholder input would be completed in coordination with the Community Development Department.
  - Review of proposed local historic district by the Historic Preservation Commission, the State Historic Preservation Office, the City Planning Commission, and City Council.
  - Adoption by City Council Ordinance
- **Related Initiatives**
  - The new Historic Preservation Plan currently under review (adoption most likely in September 2015) includes two recommendations which will impact this strategy. The plan recommends amending Chapter 18 of the Municipal Code (historic preservation) and updating the Guidelines for Historic Districts in Cedar Rapids. The update to Chapter 18 is scheduled to begin within 1 year and the Guidelines are scheduled to begin within 2 to 3 years of plan adoption. These pending amendments create an implementation challenge for the local historic district strategy. Property owners interested in participating in a local historic district will want clear and concrete information on how participation will impact them. With pending amendments, this information will be difficult to provide.
- **Timeline**
  - To provide the highest level of certainty to property owners' implementation would need to occur after adoption of the amendments described above in approximately 3 years. However, this process could be initiated at any time.

## Local Historic Landmark Designation of Individual Structures

Staff acknowledges that currently stakeholders involved in the Main Street organization within the Historic District do not believe that obtaining historic landmark designations for individual structures effectively achieves the listed objectives. However, we have included some information for your consideration.

- Regulatory Mechanisms
  - Exterior work on structures with the local historic landmark designation which requires a building permit would trigger the requirement for a Certificate of Appropriateness (COA) or Certificate of No Material Effect (CNME). Approval of the COA is based on the projects conformance with the adopted Guidelines for Cedar Rapids Historic Districts and is issued by the Historic Preservation Commission (HPC). CNME's are issued by Community Development staff.
- Implementation Process
  - Consent of individual property owner.
  - Review of local landmark application by the Historic Preservation Commission, the State Historic Preservation Office, the City Planning Commission, and City Council.
  - Adoption by City Council Ordinance.
- Timeline
  - This process can be initiated at any time.

## Zoning Code Update

- Regulatory Mechanism
  - Comprehensive Update to the City's Zoning Code: Overhaul of current zoning code to better align with the goals, priorities and vision established in the EnvisionCR Comprehensive Plan adopted by City Council in January of 2015. This zoning code update will explore character areas or transects, which will be unique to various segments of the community. The goal of the overhaul is to address the general form and massing of buildings so they fit in the context of the neighborhood, including historically significant areas of the city.
  - The City Development Services Staff, City Planning Commission and, depending upon circumstances, City Council review site plans for consistency, design and conformity with the Zoning Code. Proposals are compared to established criteria from the entire code, usage through site design and materials choices; projects meeting the requirements within the Zoning Code are approved.
- Implementation Process
  - Throughout the update process, there will be multiple public engagement sessions to receive feedback and comments from stakeholder groups. Once the code is adopted City staff will implement and enforce the code.
- Timeline

- City staff plans to begin the update process by the end of 2015. The update is anticipated to take approximately two years.

#### Design Review Technical Advisory Committee (DRTAC)

- Regulatory Mechanism
  - Add historic design standards to the Czech-Bohemia Overlay District.
  - DRTAC reviews and comments on building permits and preliminary site development plans within the associated overlay boundary and gives the comments to the property owner, City Planning Commission and City staff; the comments from the DRTAC are based upon the overlay standards and the committee does not approve or deny projects of any kind. Historical elements of projects included in the overlay standards would function in the same manner.
- Implementation Process
  - DRTAC would work in conjunction with the HPC and City staff to develop historical standards for usage within the overlay district. The HPC would not review projects outside of a local historic district or local historic landmark site, but their specialized knowledge and input on historical standards within the overlay district would be initially sought to ensure appropriate methods of preservation are followed within the overlay.
  - Approval process includes the City Council Development Committee, City Planning Commission and City Council.
  - City staff would facilitate this process.

**To:** Historic Preservation Commission  
**From:** Anne Russett, Planner III  
**Subject:** Discussion of Commission Meeting Format and Procedures  
**Date:** January 14, 2016

---

### ***Background***

On January 4, 2016, at a Historic Preservation Commission Chapter 18 Update Sub-Committee meeting, the members had a discussion on ways to streamline Commission meetings. Specifically, members of the sub-committee felt that the time spent on HPC agenda items at meetings could be more efficient. Since this impacts the full Commission, the Sub-Committee felt the entire Commission should have an opportunity to provide input and comments.

### ***Possible Opportunities to Streamline***

Some ideas and suggestions on ways to streamline Commission meetings include the following:

1. *Run Meetings Similar to the City Planning Commission:* The City Planning Commission has a structured way of conducting their meetings, specifically for land development projects. The HPC could consider a similar approach for demolition applications and certificates of appropriateness. It generally follows the following process:
  - a. Chairperson announces the agenda item and acknowledges the City staff
  - b. City staff provide a presentation and overview of the agenda item
  - c. Chairperson acknowledges the applicant who is provided 5 minutes to discuss the project
  - d. Commission discussion, which may include questions to the staff and applicant.

This process provides more structure by providing an opportunity for the applicant to share information and answer specific questions of the Commission. It also discourages the applicant from interrupting or interjecting during the Commission discussion.

2. *Commission Etiquette:* It was also mentioned during the Sub-Committee meeting that sometimes Commission members interrupt one another or there are multiple Commission members speaking simultaneously. To avoid this, Commission members should wait to speak until acknowledged by the Chairperson. Commission members can let the Chairperson know they have something to say by raising their hand.
3. *Announcements:* Each HPC agenda includes an opportunity for Commission members and staff to make announcements. For this agenda item, Commission members should refrain from discussing any announcements. The Commission can only discuss items that are specifically listed on the agenda. This item is to share good news and provide quick updates, so comments should be restricted to announcements only.
4. *Focus Discussions of Demolitions and COAs:* There may be opportunities to streamline the meetings by focusing the discussions related to demolitions and certificates of appropriateness. More specifically, for the review of demolitions the Commission is

tasked with answering one important question: Is the building historically significant? Questions related to the future use of the property are interesting details, but may distract from the Commission's role in making a determination on historic significance. For COAs, the discussion should focus on whether the proposal is in line with the Guidelines for Cedar Rapids Historic Districts. The Commission has the discretion to deviate from the Guidelines, so if the proposal is not consistent with the Guidelines the Commission needs to make a decision on whether or not they would allow an exception.

***Conclusion***

The above ideas are only a handful of ways to help ensure more efficient meetings. During the Commission's January 14 meeting all members will have an opportunity to discuss other opportunities and provide input on ways to streamline.