

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

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

RNC# 090757001

FINAL REPORT – November 2014

Submitted to  
City of Cedar Rapids, Iowa

Contract 0512-228A

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## Table of Contents

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

<b>G. Geographical Data</b>	84
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<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the multiple property listing.)	85
---	----

<b>Appendix: Architects' Biography and Background</b>	86
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<b>I. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	88
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## Background

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

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

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

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 3

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

**E. Statement of Historic Contexts**

**I. Introduction**

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 4

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

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

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

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

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

The purpose of this expanded study has been to undertake a reconnaissance survey of the neighborhoods that extend geographically beyond those surveyed in 1993-1995. This study has found a variety of notable subdivisions and additions throughout Cedar Rapids. A few were platted as early as the late 1890s. Many date their beginnings to the first two decades of the twentieth century, although construction continued into the 1950s. Several areas in the Northwest, Northeast, and Southeast

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 5

Quadrants may have potential for listing as National Register historic districts with district boundaries and contributing buildings to be defined through intensive survey. In addition, these three quadrants, as well as the Southwest Quadrant, contain buildings with the potential for individual National Register listing.

## II. Overview of Physical and Historical Development

### a. Settlement and Ongoing Development

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

The expansion of the city and its population led the City Council to appoint a Zoning Commission in 1924 to regulate further growth and development. The commission hired Harlan Bartholomew, city planning engineer, of St. Louis to develop the plan. The first use district map was adopted in 1925 and continued to be updated to accommodate new property uses and ongoing annexation.<sup>8</sup> The jurisdictions of Linn County held elections in 1925 and 1926 to approve annexation of Kenwood Park north of the city boundaries and other areas to the east, west, and south. After a review by the District Court, portions of the annexed area were rejected, but the other boundaries were fixed in 1929. The city also adopted the quadrant system in 1929 and changed the directions in the street names to the current system. The court decision gave Cedar Rapids an area of 28.11 square miles with the eastern boundary adjoining the city of Marion and the western boundary at the west edge of Cedar Township. The north and south boundaries coincided with railroad rights-of-way.<sup>9</sup> These new boundaries were reflected in the *Map of Cedar Rapids, Iowa*, and the published *City Plan of Cedar Rapids*. They are also depicted in a revised use district map adopted in 1942.<sup>10</sup> Many of the areas within the expanded city boundaries were not developed until after World War II.

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

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

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

<sup>10</sup> City Engineer's Office, *Map of Cedar Rapids, Iowa* (Des Moines: American Lithographers and Printing Co., 1930);

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

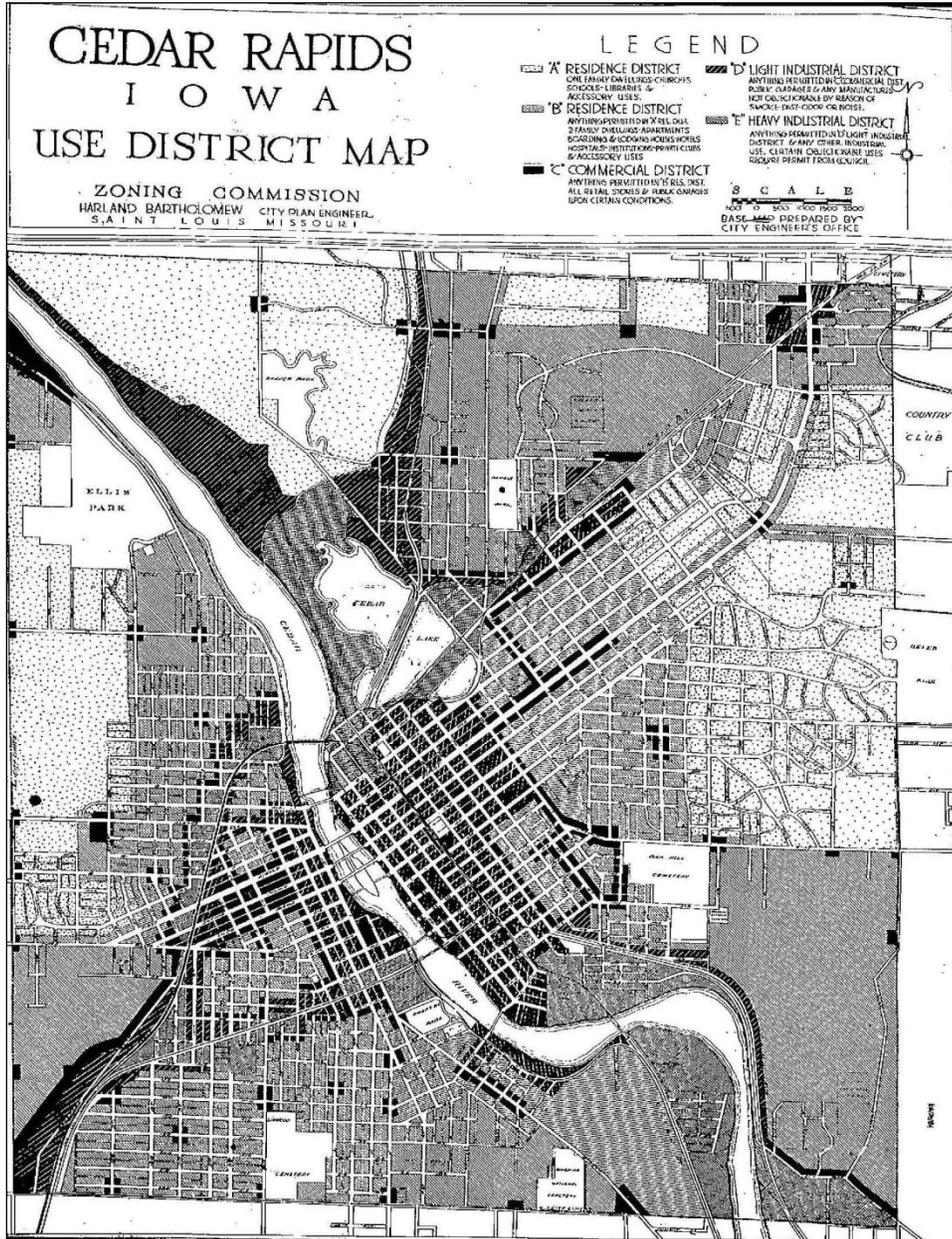
Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  6



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

Harland Bartholomew and Associates, A City Plan for Cedar Rapids (Cedar Rapids: City Plan Commission, 1931); Cedar Rapids, Iowa, Use District Map (Cedar Rapids: City Plan and Zoning Commission, revised 1942).

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 7

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

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

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

**b. Cedar River**

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 8

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

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

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

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

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

Bridges that span the river were crucial to the development of Cedar Rapids on both sides of the river. Some accommodated both vehicular and pedestrian traffic while others were devoted to railroad traffic. The first permanent bridge was located at Third Avenue and was built in 1871. That bridge was replaced in 1911-1912 by the current Third Avenue Bridge, which was rehabilitated in 1966. The original First Avenue Bridge was built in 1885; the bridge that replaced it in 1920 was rehabilitated in 1964. It is listed on the National Register of Historic Places.<sup>18</sup> The Second Avenue Bridge was built in 1906 and reconstructed in 1965. The original F Avenue NW/B Avenue NE bridge was built in 1875, then replaced in 1914 when the adjacent concrete dam was constructed. That bridge was removed in 1979 after the

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 9

multi-level Interstate 380 Bridge opened the previous November.<sup>19</sup> This group of bridges served the downtown commercial area and upstream industry.

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

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

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

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 10

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

**c. The Railroads**

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

**d. Street Railways and Interurban**

MPDF 2000 describes the beginnings of the Cedar Rapids streetcar system and how it served to link areas of the city and nearby communities. An electrified system that replaced earlier horse-drawn streetcars was installed in 1891. Over 13 miles of track were in operation by 1910, with streetcars running every 15 to 20 minutes along various routes. "Residential districts were no longer confined to neighborhoods that surrounded factory sites or abutted manufacturing corridors. Land that was once considered too far from the city center for profitable development became suitable for residential

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 11

suburbs. And in the case of the town of Kenwood Park, an entire community was built in the middle of the country along the ‘Boulevard’ [First Avenue].”<sup>28</sup> The names and routes of streetcar lines were prominently featured in advertisements and promotions for many new residential additions, especially those on the east side, such as Vernon Heights, Bever Park, Ridgewood, and Midway Park. The city also used the routes of the electric transportation lines to guide the locations of public schools.<sup>29</sup>

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

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

**e. Utilities**

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 12

**f. The Automobile**

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

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

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

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

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

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

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

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

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

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

<sup>37</sup> Highways of Cedar Rapids. “Historic Auto Trails: Iowa Registered Routes,” Iowa Department of Transportation:

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 13

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

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

**g. Economic Trends**

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

Cedar Rapids is the home of many industrial operations, two of which were important to production during World War II. The Collins Radio Company, founded in 1933, was headquartered in Kenwood Park, at 855 35<sup>th</sup> Street NE. The company designed and manufactured radio communication equipment, and “special electronic equipment for military and other government uses.”<sup>40</sup> The Iowa Manufacturing Company was organized in 1923 to manufacture paving equipment for road construction. It held many war-time contracts including “the manufacture of road building machinery” and “tank retrievers and parts.” In March 1945, a plea was made for additional employees, even though the company employed more than 1,000 workers. To keep contracts on schedule, the War Manpower Commission raised the manpower ceiling to 1,200.<sup>41</sup>

[http://iowadot.gov/autotrails/autoroutes\\_registered.htm](http://iowadot.gov/autotrails/autoroutes_registered.htm).

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 14

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

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

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

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 15

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

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

**i. Social and Cultural Life**

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

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

Following the end of World War II, the number of churches, and the denominations they represented, doubled between 1945 and 1967, from 57 churches and 18 denominations to 106 churches and 54

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

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

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

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

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

<sup>50</sup> St. Paul M.E. Church is listed under NRIS #85001376. This church, as well as the Westminster Presbyterian Church, successor to the Second Presbyterian Church, are both included in the Second and Third Avenue Historic District. Marlys A. Svendsen, *Second and Third Avenue Historic District*, National Register of Historic Places Registration Form: NRIS #00000926 (Cedar Rapids: Cedar Rapids Historic Preservation Commission, 2000).

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 16

denominations. Most of these buildings were constructed in the newer areas of the city, as they were built up with suburban-type residences.<sup>51</sup>

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

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

The public school system is paralleled by a system of private religious schools, particularly those affiliated with Catholic churches. The school buildings often form part of a complex of religious buildings and are architecturally related to the adjacent church buildings. These buildings will be discussed in the more detailed study of Cedar Rapids religious institutions mentioned above.

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

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

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

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

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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

Section number E Page 17

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

### a. Architectural Styles and Vernacular House Forms

MPDF 2000 comments:

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

Many of the pattern and plan books were compiled by architects who specialized in house designs for a mass market. For example, Glenn Sexton, an architect based in Minneapolis, was known for selling plans for affordable houses. Local lumber yards often sold plans to aspiring home owners and contractors along with the materials to build such houses. Another periodical, *The Craftsman*, was highly influential in promoting house designs, and in fact, gave its name to an architectural style derived from the late nineteenth-century Arts and Crafts movement. Not only did Sears, Roebuck and Company provide house plans through its catalog in the late 1890s, it also began in 1908 to provide house kits with everything needed to build a house on site. Its counterpart, the Montgomery Ward Company offered similar services, selling building materials and plans in the early twentieth century, then selling kit homes beginning in 1917. The Gordon-Van Tine Company of Davenport, Iowa, was organized in 1906 as an outgrowth of the U.N. Roberts Company. It initially offered building materials and ready-cut materials for houses, then began selling plans by mail order in 1912. In 1916, the company started selling kits for complete houses, including at least 50 in Cedar Rapids, based on analysis of the company catalogues. It also produced kit homes for Montgomery Ward, under the Wardway Homes label in the 1920s. It remained in business until 1947.<sup>55</sup>

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

<sup>55</sup> For more information on kit houses: Robert Schweitzer, "Sears' Early Bungalows," *Cottages and Bungalows*, October/November 2008, 20-24; Robert Schweitzer, "The House that Ward Built," *Cottages and Bungalows*, April 2010, 78-81; Robert Schweitzer, "The Bungalows of Gordon-Van Tine," *Cottages and Bungalows*, Spring 2008, 20-25. Email regarding Gordon-Van Tine Co. from Marlys A. Svendsen to Anne Russett, November 17, 2014.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 18

Within the expanding neighborhoods of Cedar Rapids examined in this report, there were various approaches to building houses. Developers of new additions and subdivisions emphasized the sale of lots, but some of them also offered pre-built houses or houses built to suit individual lot purchasers. If the new property owner only purchased a single lot, then he or she could contract directly with an architect and/or builder for a new house. Few architects are known, and it is likely that most of the houses were the products of ready-made plans, interpreted by local contractors. MPDF 2000 comments: “Prior to 1900 Cedar Rapids had only a handful of professional architects with local practices. Architects William Fulkerson, Charles Diemann [sic], Ferdinand Fiske, Eugene Taylor, and H. S. Josselyn practiced under the firm names of Smith & Fulkerson, Diemann [sic] & Fiske, and Josselyn & Taylor beginning in the 1880s. They designed houses for some of Cedar Rapids' early industrialists and business leaders but most of their work involved commercial or institutional buildings.”<sup>56</sup> In addition, *The Story of Cedar Rapids* identifies Bert Rugh, L. Wallace and Son, Marcus M. Hall, A. H. Connor, Harry Hunter, W. J. Brown, Mark [sic] Anthony, Norman Hatton, William [sic] Zalesky, Abell Howe Co., and McKay and Co. Connor and McKay were building contractors, who were active in residential design. Abell-Howe Co. was an engineering firm specializing in industrial structures. William J. Brown began to practice in the 1910s and served as the local architect on several prominent commercial and civic buildings. Charles B. Anthony, Harry Edgar Hunter, and Charles B. Zalesky were practicing architects in the early 1920s. Charles Zalesky continued into the 1950s. See **Appendix** for more information on architects of Cedar Rapids. Cedar Rapids also had an active group of engineers who helped provide the city's infrastructure including the roads and bridges and the structural work for many commercial and industrial buildings including Howard R. Green and T. R. Warriner.<sup>57</sup>

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 19

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

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

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

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

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

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

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

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

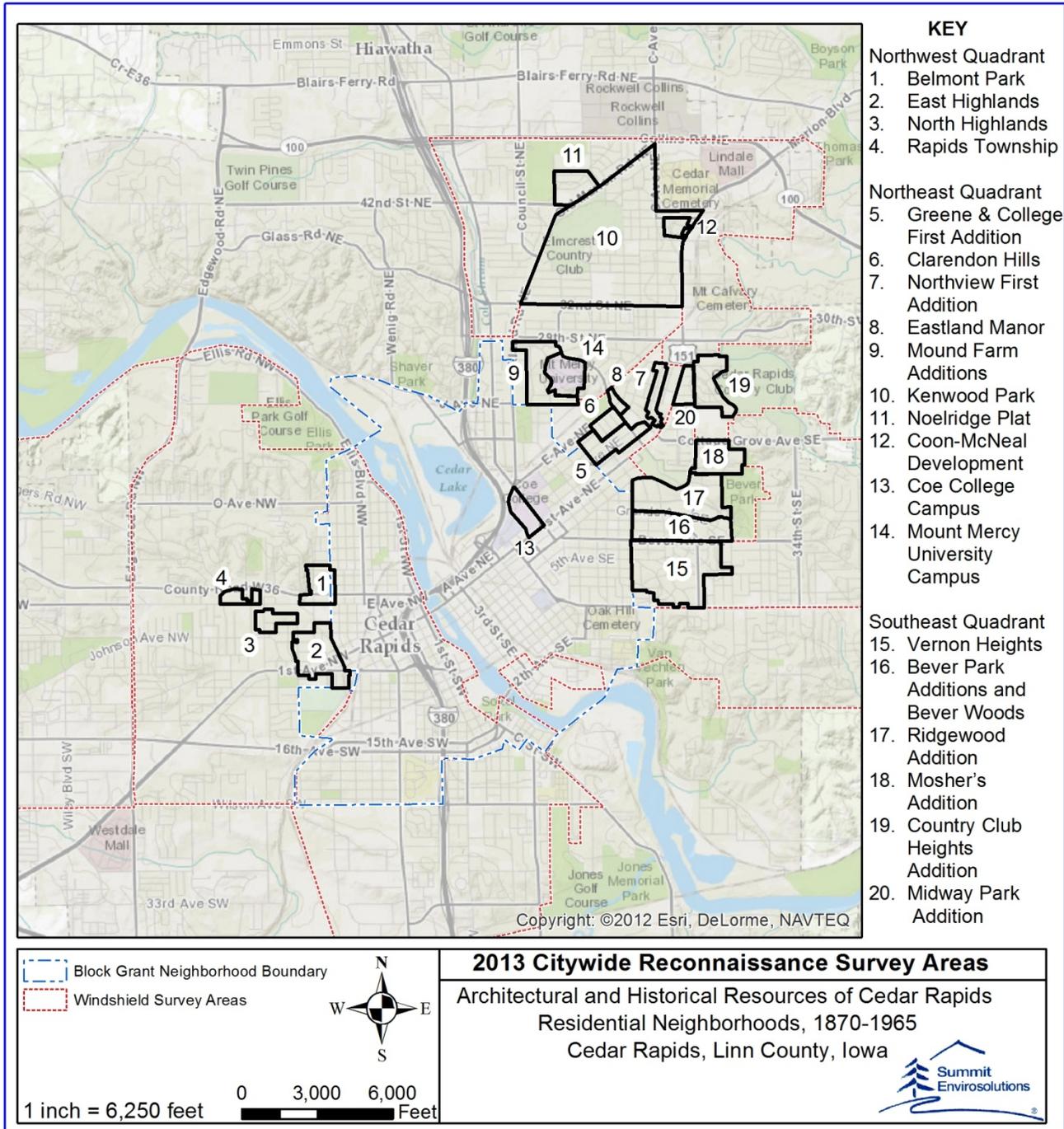
<sup>63</sup> Jan Olive Nash, *Lustron House #02102*, National Register of Historic Places Registration Form: National Register # 04000898 (Iowa City: Tallgrass Historians LC, 2004). All known Cedar Rapids Lustron houses are identified and located in this report, which provides background on the development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

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

**National Register of Historic Places  
Continuation Sheet**

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

Section number  E  Page  20



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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 21

**b. Residential Neighborhoods**

MPDF 2000 states:

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 22

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

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

### **Northwest Quadrant**

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

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

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

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

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

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

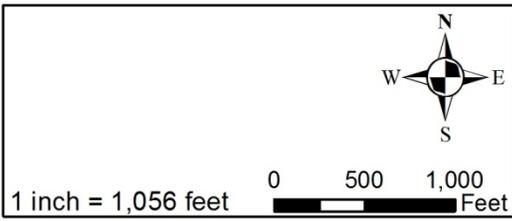
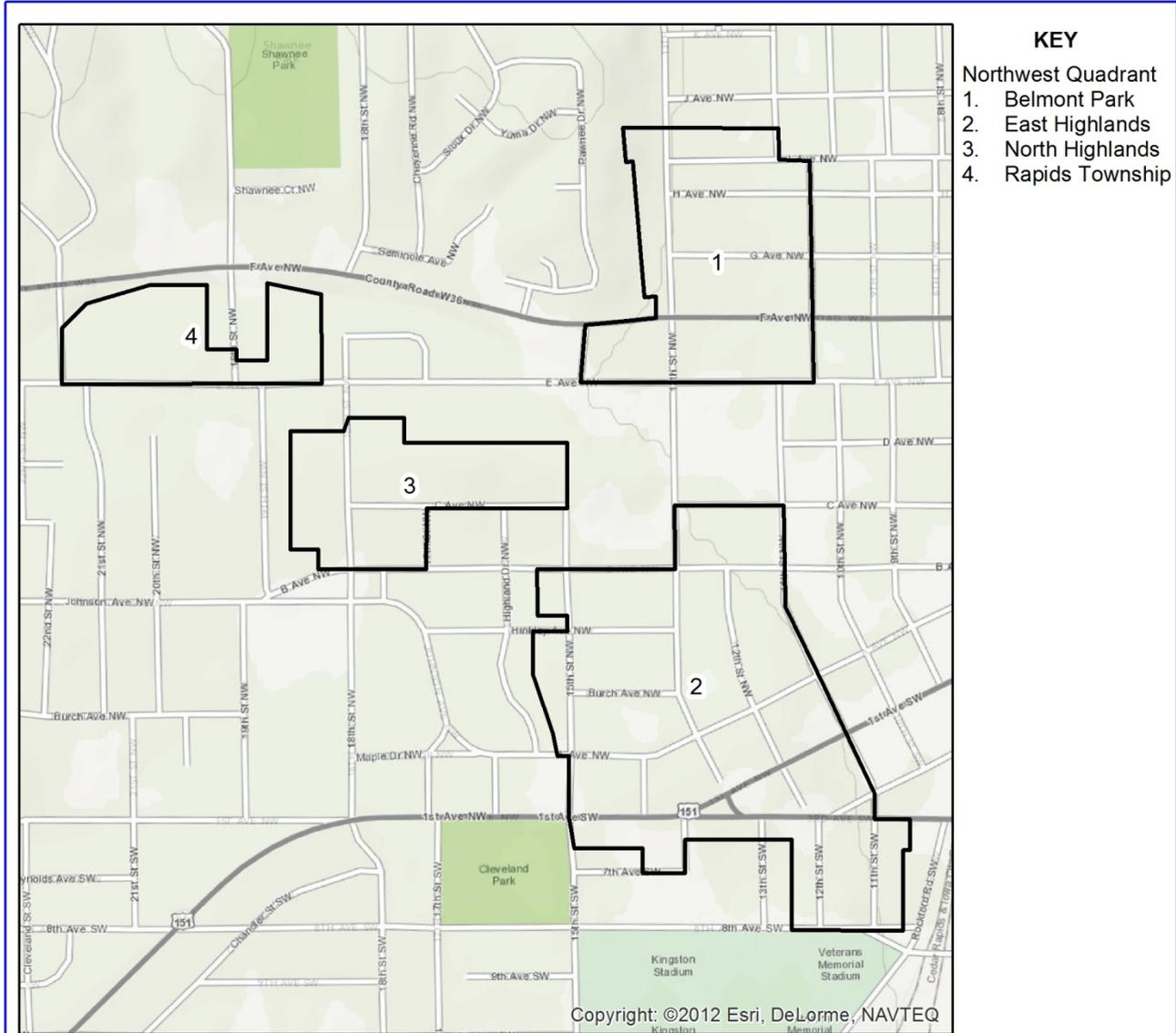
County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  23

Northwest Quadrant



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



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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 24

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

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

**Belmont Park (1)**

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

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 25

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

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

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 26



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

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

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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

Section number E Page 27

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

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



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

<sup>82</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Co., 1913), vol. 2, sheets 71, 72, 75, 76, 81, 82, 87.  
<sup>83</sup> Gebhard and Mansheim, 188.

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

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

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

Section number  E  Page  28



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



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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 29



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

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

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 30

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



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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 31

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

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

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

**Southwest Quadrant**

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

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

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

During the Summit windshield survey in December 2012, the areas originally surveyed in the Southwest Quadrant and the extended Southwest Quadrant area were assessed to determine their current status and

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

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

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

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

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

Section number  E  Page  32

to identify areas for further reconnaissance survey. Aside from the small area that extends south from the Northwest Quadrant described in the “East Highlands” study area, no other areas were identified in the extended Southwest Quadrant for reconnaissance survey.

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

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

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

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

<sup>88</sup> Nash.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

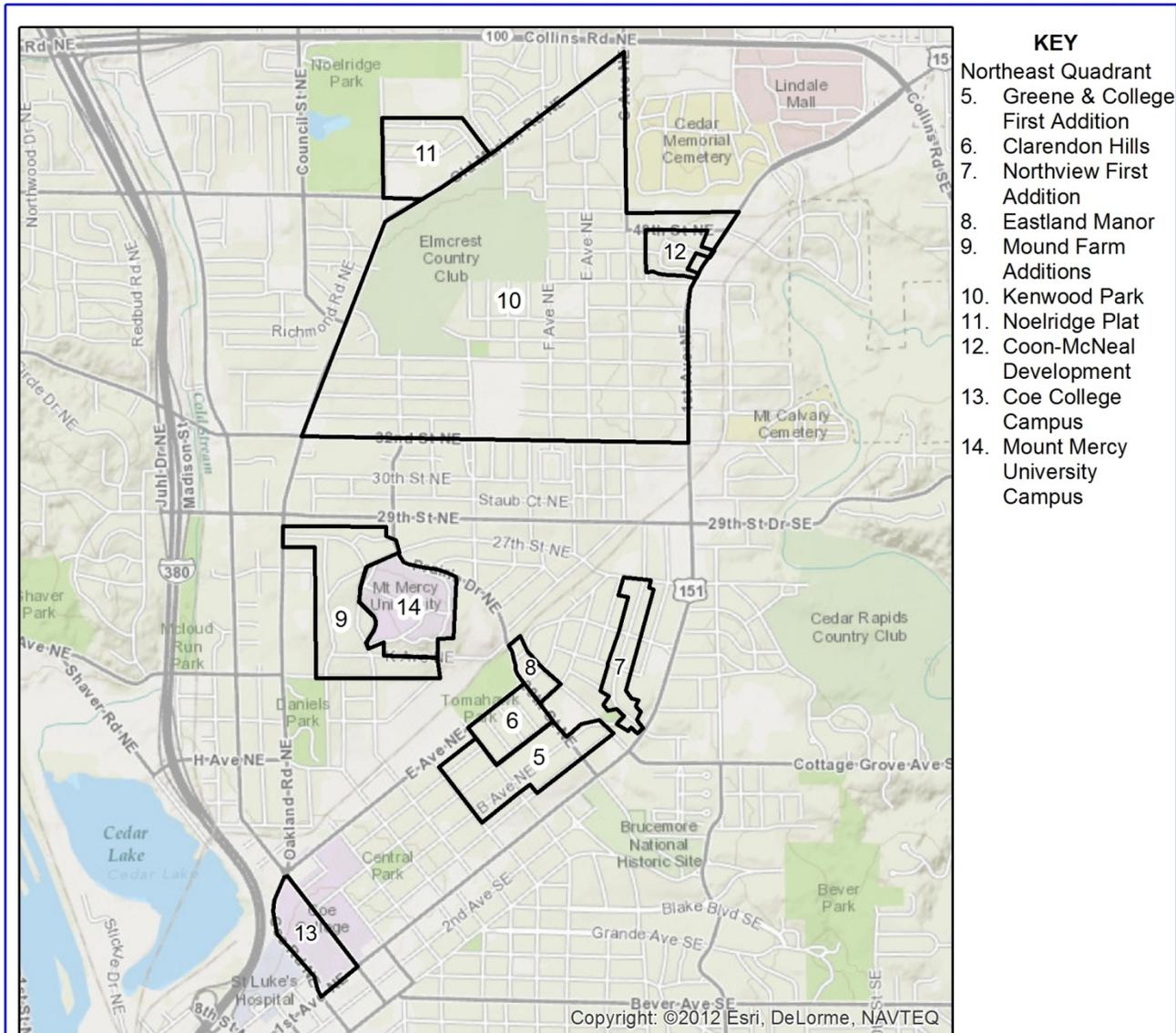
County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

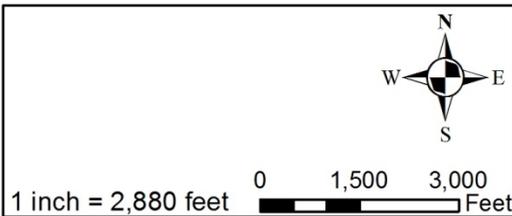
Section number  E  Page  33

Northeast Quadrant



**KEY**

- Northeast Quadrant
- 5. Greene & College First Addition
- 6. Clarendon Hills
- 7. Northview First Addition
- 8. Eastland Manor
- 9. Mound Farm Additions
- 10. Kenwood Park
- 11. Noelridge Plat
- 12. Coon-McNeal Development
- 13. Coe College Campus
- 14. Mount Mercy University Campus



**2013 Citywide Reconnaissance Survey Areas**

Architectural and Historical Resources of Cedar Rapids  
Residential Neighborhoods, 1870-1965  
Cedar Rapids, Linn County, Iowa



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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 34

**Northeast Quadrant**

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 35

forms, cottages, and bungalows. The houses are generally set well back on their lots with slightly wider side yards than houses along nearby A Avenue and C Avenue to the south. Houses on the intersecting streets have narrower side yards and shorter setbacks.

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



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

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

The study area extends northeasterly to the Benjamin Franklin Middle School, which is bounded by 20<sup>th</sup> and 21<sup>st</sup> Streets NE and B Avenue NE. The English Gothic style school building (1923) was designed by

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

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

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

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

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

Section number  E  Page  36

Bert Rugh.<sup>92</sup> The presence of the many schools in the Northeast Quadrant is indicative of the rapid development and growing population in this section of the city during the early twentieth century, fostered by the growth of the railroads and several local industries like Quaker Oats.

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

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

**Clarendon Hills (6)**

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number  E  Page  37



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

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

**Northview First Addition (7)**

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

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

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

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

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

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

Section number  E  Page  38



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

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

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 39



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

**Eastland Manor (8)**

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 40



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

**Mound Farm Additions (9)**

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 41

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

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

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



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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 42

**Kenwood Park (10)**

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

**Noelridge Plat (11)**

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

**Coon-McNeal Development (12)**

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 43

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

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



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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 44

**Coe College Campus (13)**

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

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

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

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

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

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

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

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

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

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

Section number  E  Page  45

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



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

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

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

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

Section number  E  Page  46

---



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



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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 47

### Mount Mercy University Campus (14)

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

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

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

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

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

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

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

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

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

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

Section number  E  Page  48



Warde Hall, the oldest building on the Mount Mercy campus



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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

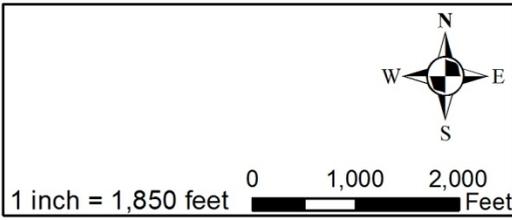
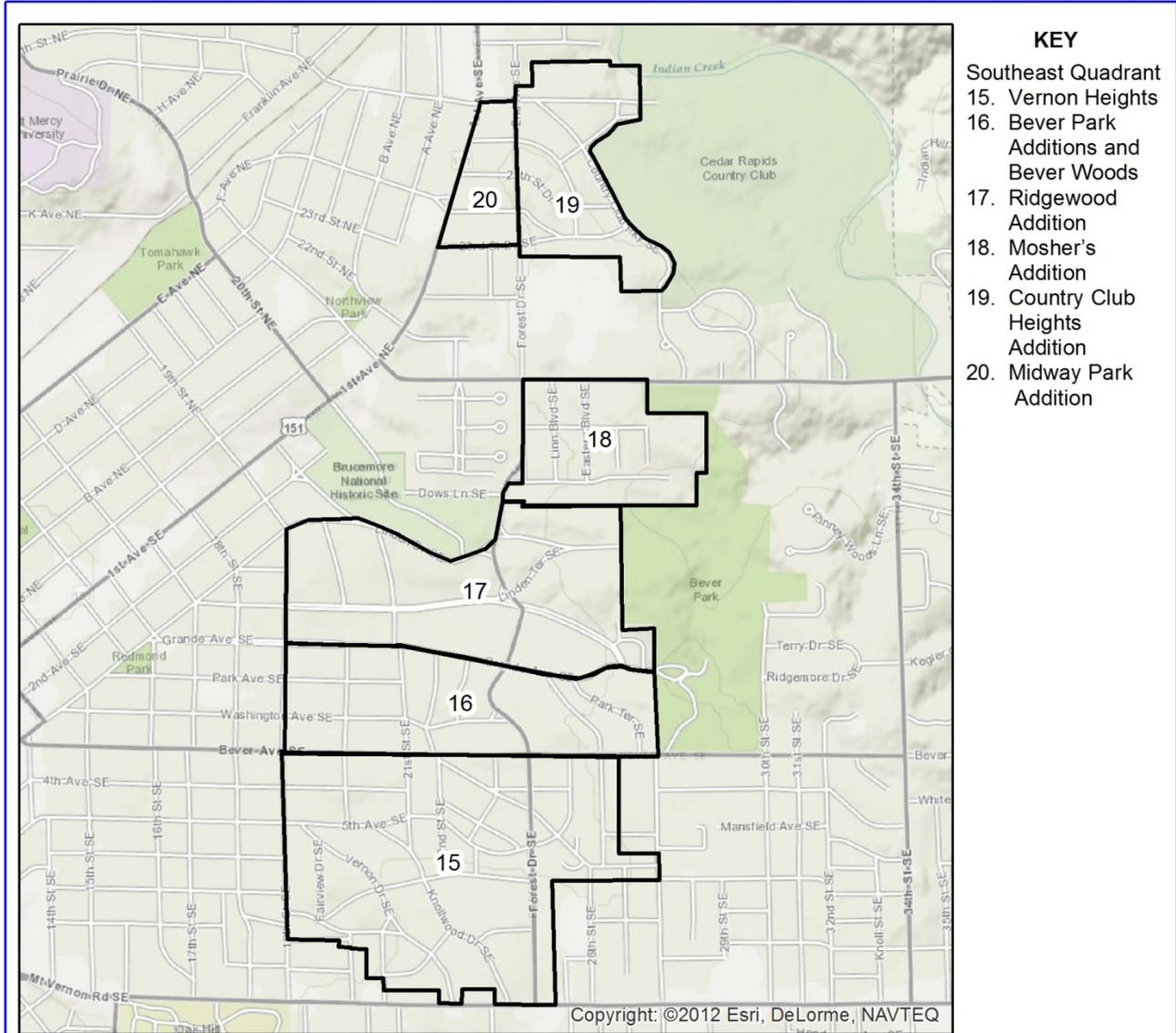
County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 49

Southeast Quadrant



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



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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 50

**Southeast Quadrant**

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

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 51

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

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

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

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

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

Vernon Heights was developed for the Higley family by the Anderson Land Company, of which Lew Wallace Anderson was president.<sup>126</sup> The intent was to be home to what was called "the first high-class residential addition" in Cedar Rapids. Anderson's other real estate firm, J.S. Anderson & Son, later spearheaded the development of the Mound Farm area, in the Northeast Quadrant of the city. "Mr. Anderson's operations in the field of real estate are of a most extensive and important character. Working along the lines of modern city development, he is not only meeting with gratifying success in his undertakings but is proving an important factor in the development and progress of the city."<sup>127</sup>

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 52

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

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

As lots were sold and new houses were constructed during the first two years, J. S. Anderson and Son advertised who had purchased lots and who had built or were about to build houses, along with the locations. As would be expected, most of this development occurred near the northwest section of

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48.

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 53

Vernon Heights in the First, Second, and Fourth Additions. The advertisement cited Mr. Sydney G. Smith, “the first Vernon Heights purchaser,” who built a house at 2039 4<sup>th</sup> Avenue.<sup>135</sup>

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

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

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

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

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 54



Early view of Vernon Heights, 1912

From: *Scenic Cedar Rapids*

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

*The Buildings of Iowa* highlights several houses of architectural interest in Vernon Heights that display variations of the Colonial Revival style.<sup>141</sup> The Ely House, 509 Knollwood Drive SE, was constructed in 1910 for Henry S. Ely.<sup>142</sup> The Marshall House, 532 Knollwood Drive SE, was constructed in about 1925 of local Anamosa stone, a kind of light colored sandstone. The Collins House, 514 Fairview Drive SE, was designed by Cedar Rapids architect Henry Hunter in a Federal Revival style and built in 1922-1924, also of Anamosa stone. A pair of Colonial Revival style houses at 2302 and 2304 Hillcrest Drive were designed by Cedar Rapids contractor John Bruce McKay and built in 1919. One house, 2302 Hillcrest, is faced with Anamosa stone, while 2304 Hillcrest is faced with brick. The McKay family lived at 2302 Hillcrest for several years.<sup>143</sup> Two houses in Vernon Heights have associations with artist Grant Wood, who worked as an interior decorator and landscape gardener, while pursuing his career as a painter. These are the Dr. McKeeby House (ca. 1926, interior decoration), 2649 Meadowbrook Drive SE; and the Dolson House (ca. 1929, gardens), 2247 Meadowbrook Drive SE.<sup>144</sup>

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

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

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 55

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



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

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

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

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

Section number  E  Page  56

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



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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 57



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

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

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

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

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

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

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

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

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

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

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

Section number  E  Page  58

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

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



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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 59



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

**Ridgewood Addition (17)**

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

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

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

N/A

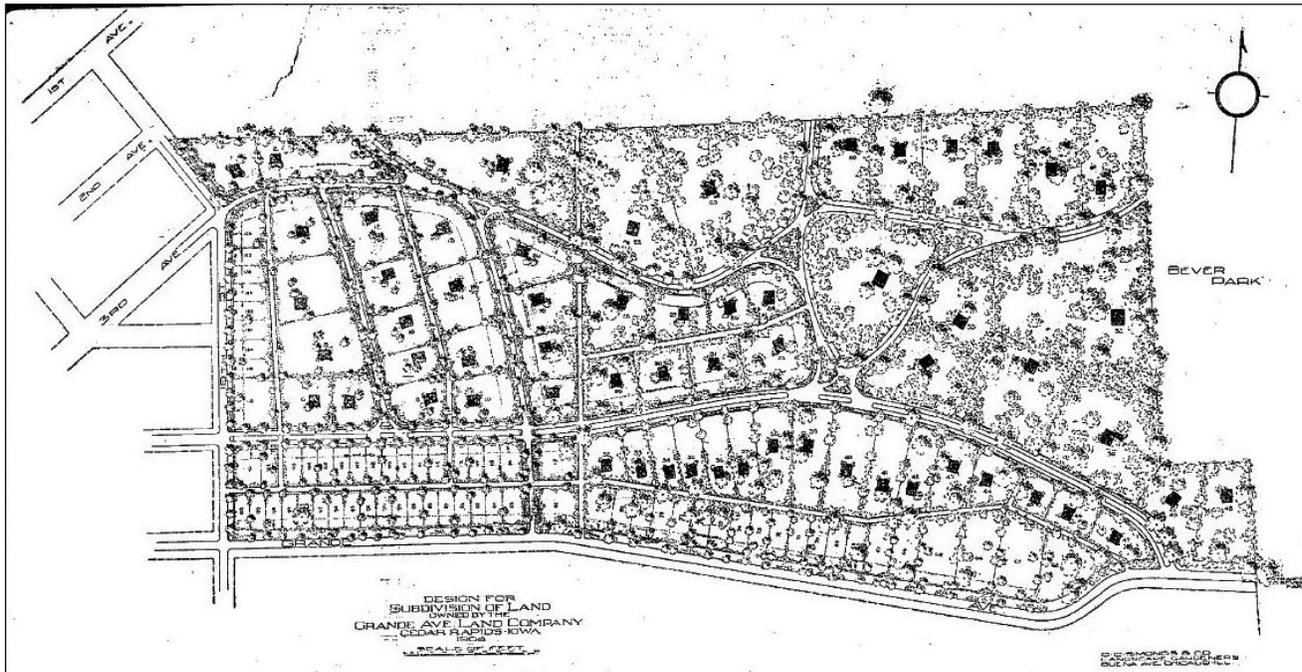
Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 60

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 61

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



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

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

The majority of the houses in Ridgewood were constructed in the 1910s and 1920s with additional construction in the 1930s and 1940s. They were designed in popular styles of the period including

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

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

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

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

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

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

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

Section number  E  Page  62

Craftsman and variations of the Colonial Revival and Tudor Revival and were sited to take advantage of the landscape.

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

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

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

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

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

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

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

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

Section number  E  Page  63



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



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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 64

### Mosher's Addition (18)

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

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



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

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

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

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

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

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

Section number  E  Page  65

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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 66



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

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

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 67

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

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



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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 68



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

**Individual Properties**

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

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

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

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

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 69

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

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

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

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

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

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

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

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

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

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

Section number F Page 70

**F. Associated Property Types**

**I. Name of Associated Property Type: Resources Associated with Cedar Rapids Residential Neighborhoods, 1870-1965**

**II. Description**

Resources Associated with Cedar Rapids Residential Neighborhoods, 1870-1965 (Residential Resources) have been previously identified in MPDF 2000 as contributing resources to historic districts as well as individual resources located throughout the older neighborhoods of Cedar Rapids. Residential Resources were described as dating from 1870 to 1940 and included a variety of building types: single-family houses, multi-family residential buildings, churches, fire stations, schools, municipal parks, and a scattering of commercial buildings, in residential neighborhoods.<sup>172</sup> The current report expands the geographic areas studied from the city's "older neighborhoods" to the city's boundaries and extends the time period to 1965. The building types within this property type are similar to those of MDPF 2000 and are described below.

**Single Family Houses**

The description of vernacular house forms in MPDF 2000 remains applicable to the larger geographic area included in the current study, as do the examples of popular architectural styles in the twentieth century. However, the larger area and later time period encompass a greater variety of architectural styles for single-family houses, including modernism and related post World War II types, more varied building materials, and a larger number of architect-designed homes. A majority of the houses are of frame construction with wood cladding and trim, often in combination with masonry and stucco cladding. Some houses are of locally manufactured brick and concrete block. Some of the architect-designed houses incorporate stonework, including the local Anamosa stone.

**Multi-Family Residential Buildings**

The description of multi-family buildings in MPDF 2000 remains applicable to the current study; few new notable examples have been identified within the expanded area. These buildings generally date from 1900 or later and range in size from mid-block duplexes, usually very similar in form, material, and stylistic character to single-family houses, to larger four-plexes at intersections to large-scale apartment buildings. The larger buildings are more likely to have masonry cladding with contrasting stone architectural detail. They often incorporate open or enclosed porches on each level.

<sup>172</sup> Svendsen 2000, F:71.

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

**National Register of Historic Places  
Continuation Sheet**

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

Section number F Page 71

**Churches**

Churches and other religious buildings remain important presences within the expanded area and reflect the architectural forms and styles previously described in MPDF 2000. In the extended study area, the time period extends from the 1880s into the 1960s. Many new churches have been constructed in the late twentieth and early twenty-first centuries in the outlying areas of the city. “Religious Institutions” are the subject of a concurrent intensive survey (Religious Buildings Survey) and historic context study that will result in the discussion of property types and registration requirements. However, churches and related buildings, such as rectories, parsonages, and schools, may be considered as contributing to residential historic districts.

**Fire Stations and Police Stations**

Public facilities including neighborhood fire stations and police stations are described as playing important roles in the development of residential neighborhoods in MPDF 2000. These roles continued throughout the expanded area and time period. These one- and two-story masonry buildings, dating from the early years of the twentieth century and later, are expressions of civic presence and may be considered as contributing to residential historic districts.

Other civic and institutional buildings such as libraries and the homes of social service organizations and fraternal organizations have also played an important role in defining the character of the communities of Cedar Rapids and may be considered as contributing to residential historic districts.

**Schools**

Cedar Rapids situated public schools throughout residential neighborhoods, and they play an important role in defining neighborhood character. The buildings are generally two stories, designed in traditional architectural styles, with masonry walls with contrasting stone and terra-cotta detail. Often designed by prominent local architects, they range in date from the 1910s to the 1950s.

Resources of two institutions of higher education, Coe College and Mount Mercy University (originally the Convent of the Sacred Heart), are historically related to their surrounding residential neighborhoods and are discussed in this report.

**Municipal Parks**

MPDF 2000 states that Cedar Rapids has more than 75 municipal parks scattered along its riverfront and throughout its residential districts. It identifies the following parks that played critical roles in the development of residential neighborhoods: Ellis Park, Riverside Park, Lincoln Park, Daniels Park, Kenwood Park, Redmond Park, Huston Park, Bever Park, Sinclair Park, and Van Vechten Park. These parks remain important in the extended study area.

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

**National Register of Historic Places  
Continuation Sheet**

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

Section number F Page 72

Landscape planning and design are important components of several of the potential districts identified in this report. Some of these plans were developed by the noted landscape architect O.C. Simonds. Such landscape design features are important contributing elements of potential districts.

**Commercial Buildings within Neighborhoods**

MPDF 2000 identified three multi-block groups of retail commercial buildings outside of the central business district. Two of these groups are related to the Bohemian/Czech communities on the east and west sides of the Cedar River and are now listed on the National Register as the Bohemian Commercial Historic District (2002, 2012). The third group is pending listing on the National Register of Historic Places as the West Side Third Avenue SW Commercial Historic District (2014).

Scattered commercial buildings survive in some of the potential districts in the expanded area. Other potential districts have been shaped by the presence of nearby industries, but industrial buildings are not included within proposed district boundaries. This segmentation of use is a clear reflection of the zoning and use codes adopted by the City in 1925.

Warehouse and factory complexes identified in MPDF 2000 were the subject of a Downtown and Industrial Corridor Reconnaissance Survey (1996-1997) and related MPDF.<sup>173</sup> These resources are the subject of two ongoing concurrent intensive surveys that will result in updated historic contexts and the discussion of property types and registration requirements.

**III. Significance**

In MPDF 2000, significance was described as follows:

Historic resources are considered significant under this context based on their associations with the development of residential neighborhoods during the seven decades between the end of the Civil War and the beginning of World War II or roughly 1870 to 1940. During this period Cedar Rapids grew tenfold from a community of 6,000 people to a regional retail and jobbing center in eastern Iowa with a population of more than 60,000. The community saw unprecedented growth in residential subdivision development, homebuilding, and homeownership. An extraordinary number of intact residential blocks and city parks relate the progressive subdivision development practices of Cedar Rapids’ real estate companies. These same blocks tell the story of American vernacular homebuilding and changing tastes for single-family detached houses. Other buildings scattered throughout the residential neighborhoods, including a number of public buildings, derive significance from their architectural style or as the work of an important local or national architect.<sup>174</sup>

<sup>173</sup> Marlys A. Svendsen, *City of Cedar Rapids Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors c. 1865 – c. 1945* (Cedar Rapids: City of Cedar Rapids, 1997); Svendsen, *Commercial and Industrial Development*, MPDF 1997.

<sup>174</sup> Svendsen 2000, F:72.

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

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

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

Section number F Page 73

Within this current report, the period of the development of residential neighborhoods extends to 1965. By that year, the population of the city was approximately 103,000, and the city corporate boundaries also expanded. The trends in subdivision development, homebuilding, and homeownership expanded beyond the older neighborhoods identified in MPDF 2000 to much of the city. The number of homes rose from 16,000 in 1939 to 21,644 in 1945 to 29,500 in 1962 to approximately 38,000 in 1966.<sup>175</sup> Between 1940 and 1965 construction continued in the additions and subdivisions that had been platted earlier in the twentieth century. Within the extended study area, the majority of buildings were single-family houses in such popular styles as Cape Cod, minimal traditional, and ranch, along with some striking examples of modern architecture. The construction of new public school buildings and the expansion of older school buildings, as well as new religious facilities accompanied this expansion.

Following the completion of MPDF 2000, two major reports have been issued that are applicable for dealing with the extended neighborhoods of Cedar Rapids. *National Register Bulletin: Historic Residential Suburbs* (2002) and its related MPDF<sup>176</sup> provide useful context and guidance for evaluating significance over a broad time period ranging from 1830 to 1960. The methodology was applied to a narrower time period in *NCHRP Report 273: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (2012).<sup>177</sup>

MPD 2000 stated: “Most properties will be found significant on a local level based on their association with one or more aspects of residential neighborhood development in Cedar Rapids or as expressions of architectural styles or vernacular housing patterns significant at the community level.”<sup>178</sup> Properties may also be found significant on a local level based on their association with individuals who played an important role in shaping the development of Cedar Rapids.

Based on our research to date, it seems unlikely that properties will be found significant on a state or national level.

<sup>175</sup> “Cedar Rapids: Statistical Review,” 1939, 1945, 1950, 1962, 1966.

<sup>176</sup> Ames and McClelland, *Historic Residential Suburbs*; Linda Flint McClelland, David L. Ames, Sarah Dillard Pope, *Historic Residential Suburbs in the United States, 1830-1960*, National Register of Historic Places Multiple Property Documentation Form: National Register # 64500838 (Washington: National Park Service, 2004).

<sup>177</sup> National Cooperative Highway Research Program, *NCHRP Report 273: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (Washington, D.C.: Transportation Research Board, 2012).

<sup>178</sup> Svendsen 2000, F:73.

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

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

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

Section number F Page 74

**IV. Registration Requirements**

**a. Areas of Significance**

**Criterion A**

As described in MPDF 2000, properties eligible under Criterion A “reflect the trends and patterns that typified the development of Cedar Rapids’ residential neighborhoods beginning in the decades following the Civil War and concluding with 1940.”<sup>179</sup>

For residential properties in Cedar Rapids, this criterion will apply to historic districts and, rarely, may apply to individual properties. The areas of these districts were formed by patterns of plats and subdivisions, fostered by local landowners, banks, and insurance companies, and reinforced by use codes and zoning regulations adopted in 1925 and revised in 1942. These patterns continued into the 1960s as a result of various federal programs, thus extending the period of significance.

Individual residential properties and historic districts are eligible under Criterion A in the area of **Community Planning and Development**, defined as “the design or development of the physical structure of communities.” This area of significance “recognizes the contribution a neighborhood makes to the historic growth and development of the city.” It includes “the influence of developers or municipalities on subdivision planning and land use.”<sup>180</sup>

Ames and McClelland also discuss related areas of significance for historic neighborhoods under Criterion A:

**Government** applies to those that reflect early or particularly important responses to government financing, adherence to government standards, or the institution of zoning by local government. **Industry** applies when a suburb, by design or circumstance, served the need for housing for workers in a particular industrial activity, such as defense production during World War II. **Transportation** recognizes the direct association of a neighborhood or community with important advances in transportation and incorporation of innovative transportation facilities, such as a railroad station or circulation system that separates pedestrians and motor traffic. **Social History** recognizes the contributions of a historic neighborhood to the improvement of living conditions through the introduction of an innovative type of housing or neighborhood planning principles, or the extension of the American dream of suburban life or home ownership to an increasing broad spectrum of Americans. **Ethnic Heritage** recognizes the significant association of a historic neighborhood with a particular ethnic or racial group.<sup>181</sup>

<sup>179</sup> Svendsen 2000, F:72.

<sup>180</sup> See National Cooperative Highway Research Program, 29-30.

<sup>181</sup> See Ames and McClelland, 97-99, and National Cooperative Highway Research Program, 32-35.

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

**National Register of Historic Places  
Continuation Sheet**

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

Section number F Page 75

**Criterion B**

As described in MPDF 2000, properties eligible under Criterion B “are directly associated with individuals who played a leading, pivotal, or important role in shaping the development of Cedar Rapids’ history during the period c. 1870 to c. 1940. Of special interest will be individuals related to the real estate and home building industry.”<sup>182</sup>

Ames and McClelland state that Criterion B “applies to neighborhoods directly associated with one or more individuals who made important contributions to history. Such individuals must have exerted important influences on the neighborhood’s sense of community or historic identity and they must have gained considerable recognition beyond the neighborhood. This includes prominent residents, such as a leading political figure or social reformer. [It] also applies to neighborhoods that are associated with important developers and best represent their contributions to significant local or metropolitan patterns of suburbanization.”<sup>183</sup>

In Cedar Rapids residential neighborhoods, this criterion may apply both to individual properties and to historic districts that fall within the extended time period. Such properties, whether individual or historic districts, must be associated with the productive life of such persons. For example, the home of a real estate developer or architect may be the property most associated with the person’s productive life. Several homes in Vernon Heights and Ridgewood may fall into this category. This criterion may also apply to the homes of major Cedar Rapids industrialists and merchants whose industry and commerce helped shape the city’s development. The criterion may also apply to the homes of public officials, educators, artists, and similar cultural figures who played an important role in Cedar Rapids.

Individual residential properties and historic districts are eligible under Criterion B in the area of Community Planning and Development. Residential properties associated with a significant individual also may be eligible under Criterion B in the same related areas as Criterion A.

**Criterion C**

As described in MPDF 2000, properties eligible under Criterion C are components of “neighborhoods [that] reflected the national trends in homebuilding that saw the introduction of a wide range of vernacular house forms including pattern book styles as well as mainstream architectural styles found locally in domestic architecture. These styles include the Italianate, Queen Anne, Neo-Classical Revival, Colonial Revival, Georgian Revival, Tudor Revival, Mission, Craftsman, and Prairie School.”<sup>184</sup> Between 1940 and 1965, other architectural styles began to be used in neighborhoods throughout the city. These include examples of Cape Cod, minimal traditional, ranch, Moderne, and modern styles.

Ames and McClelland recommend Criterion C when the following apply:

“A collection of residential architecture is an important example of a distinctive period of construction, method of construction, or work of one or more notable architects.

<sup>182</sup> Svendsen 2000, F:73.

<sup>183</sup> Ames and McClelland, 95.

<sup>184</sup> Svendsen 2000, F:73.

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

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

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

Section number F Page 76

“A suburb represents the principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.

“A subdivision embodies high artistic values through its overall plan or the design of the entranceways, streets, homes, and community spaces.”<sup>185</sup>

In Cedar Rapids residential neighborhoods, this criterion may apply both to individual properties and to historic districts that fall within the extended time period. Historic districts identified in MPDF 2000, as well as individual properties, have been largely evaluated under this criterion. Within the current report, several individual properties have been identified that may be categorized as the work of a master or masters and/or have high artistic values. In addition, some properties, such as Lustron houses, display distinctive characteristics of a type and style. Several of the proposed historic districts display distinctive characteristics of landscape planning and design and are the work of O.C. Simonds, a noted landscape architect.

Individual properties and historic districts are eligible under Criterion C in the areas of Architecture “when significant qualities are embodied in the design, style, or method of construction of buildings and structures”; Landscape Architecture “when significant qualities are embodied in the overall design or plan of the suburb and the artistic design of landscape features”; and/or Community Planning and Development when “areas reflect important patterns of physical development, land division, or land use.”<sup>186</sup>

**Criterion D**

As described in MPDF 2000, properties eligible under Criterion D are “sites of nonextant properties which contain intact subsurface deposits with the potential to provide information concerning the history of the development of residential neighborhoods.”<sup>187</sup>

Ames and McClelland apply Criterion D to “neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.”<sup>188</sup>

This criterion was not applied to any of the historic districts or individual properties identified in the previous report. Historical accounts of the development of Cedar Rapids suggest that certain neighborhoods were developed on or in the vicinity of American Indian mounds. This history should be kept in mind as potential historic districts are further evaluated. In addition, extensive demolition in the aftermath of the 2008 flooding has occurred in several of the historic districts that were identified in the 2000 report. Many of these districts date from the late nineteenth century. Surviving below-ground building and structural features may have the potential to provide information about the historical development of these neighborhoods.

<sup>185</sup> Ames and McClelland, 93; National Cooperative Research Program, 36.

<sup>186</sup> Ames and McClelland, 99.

<sup>187</sup> Svendsen 2000, F:73.

<sup>188</sup> Ames and McClelland, 93.

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

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

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

Section number F Page 77

Individual properties and historic districts are most likely to be eligible under Criterion D in the areas of Ethnic Heritage and Social History, and the related area of Industry.

**b. Integrity Considerations**

MPD 2000 provided the following integrity considerations:

Individually significant buildings or contributing resources in historic districts should be relatively unaltered, retaining their original appearance in terms of basic shape, proportions, rooflines, and important features. Principal facades should remain relatively unchanged with the placement and size of window openings and primary entrances consistent with the original design. Residential buildings should maintain original porches though sympathetic enclosures or modifications made more than 50 years ago will be accepted. The presence of unobtrusive additions on non-principal faces and modern roofing materials will not automatically preclude a building from being eligible for the National Register of Historic Places. Alterations made to convert single-family residences to apartment buildings will be assessed on a case-by-case basis to determine if the changes support or detract from a house's important design elements. Easily reversible alterations such as the addition of fire escape ladders will not be considered significant. In general, integrity standards should be highest for house types or architectural styles that are most represented. For example, integrity standards should be more demanding for American Four-Square or 2-Story Front-Gabled Roof houses because of the large number present.

Integrity standards for churches are somewhat higher than for residential buildings. Churches are expected to retain their original shape and proportions with original window openings, doors, spires, and other architectural features preserved.

Construction materials for foundations, walls, and windows should be original. The use of modern roofing materials is an acceptable alteration. In general, modifications made more than 50 years ago will be accepted as part of the historic appearance of a church. New additions or wings will be accepted if they are located along a non-principal facade, have sympathetic design elements, and are constructed of compatible building materials.

In addition to housing stock and churches, the residential neighborhoods studied contained a number of apartment buildings, several commercial blocks, several fire stations, and a few factories. The integrity standards for these building types require retention of basic form, materials, and design elements. Minor changes made more than 50 years ago will be accepted as part of the historic appearance of the building. New additions will be accepted if they are located along a non-principal facade, have sympathetic design features, and are constructed of compatible building materials. The issue of replacement windows or storefront modification will be treated on a case-by-case basis. By definition, historic districts are collections of buildings that when considered as a group rather than individually possess a

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

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

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

Section number F Page 78

sense of time and place. They may have a shared building type, style, form, or material. They have a common period of significance that may extend over a few years or decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings as well as the setting as a whole should be high.

Buildings within historic districts fall into two categories: *non-contributing* and *contributing*. Non-contributing resources are those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. Non-contributing buildings are generally considered to be intrusive in nature and would not be missed if they were removed from the district. Buildings less than 50 years old are generally considered noncontributing.

The final issue of building integrity involves moved buildings and relates equally to buildings being evaluated for individual significance or as a part of a historic district. Moved buildings are rarely found suitable for National Register listing. The assumption is that a move detracts from a building's significance by destroying its original setting and context. [The move of] buildings significant under Criterion C are generally more acceptable than those for buildings significant under Criteria A or B. Moves made more than 50 years ago should be treated as historic alterations. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, some entrance modifications, and some changes in building orientation. Moves should be considered detrimental if they resulted in the loss of significant architectural elements.<sup>189</sup>

These integrity considerations would generally apply within the areas of this expanded study. It should be noted that almost all the buildings in the areas of interest are residential, along with a handful of churches and school buildings. MPDF 2000 discusses integrity standards for churches as quoted above. More detailed registration requirements are being developed in a separate historic context study. MPDF 2000 does not discuss integrity standards for schools, but those stated above for apartment buildings, commercial buildings, fire stations, and factories are also applicable to school buildings.

Ames and McClelland provide guidance on additions and nonhistoric siding in historic districts: “Those with additions that alter the original building’s massing and scale, introduce major noncompatible design elements, and interrupt the spatial organization of the streetscape and neighborhood, are classified as noncontributing.

“Replacement siding poses a serious threat to the historic character of residential neighborhoods... However, classifying all homes with nonhistoric siding as noncontributing is often too strict a measure. . . In general, houses may be classified as contributing resources where new siding: 1) visually imitates the historic material; 2) has been thoughtfully applied without destroying and obscuring significant

<sup>189</sup> Svendsen 2000, F:73-74.

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

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

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

Section number F Page 79

details; and 3) is not accompanied by other alterations that substantially or cumulatively affect the building’s historic character.”<sup>190</sup>

Several of the areas in this report also have significant landscape features and plans that contribute to the overall character of a potential district. To be judged contributing, such features should retain their basic form, plans, and non-natural materials. Natural planted materials, such as trees and shrubs, will grow, change, and disappear over time, but new plantings should respect the original character.

**V. Historic Districts and Individually Eligible Properties**

MPDF 2000 identified nine potential residential historic districts located in the Northwest, Northeast, and Southeast Quadrants and 184 individually eligible properties throughout all four quadrants. Of these individual properties, 79 properties were in the Southwest Quadrant, and 75 were residential. The assessment was that “most of these buildings qualify as architecturally significant with only a few as historically significant.”<sup>191</sup>

The status of the potential historic districts has been discussed in the Introduction. Three of the identified individually eligible properties in the Southeast Quadrant have been listed on the National Register. These are the Brown Apartments, 1234 Fourth Avenue SE (2010), the Charles and Nellie Perkins House, 1228 Third Avenue SE (2002), and Bethel AME Church, 512 6<sup>th</sup> Street SE (2013).

This expanded study has identified four areas with historic district potential in the Northwest Quadrant, four areas with historic district potential in the Northeast Quadrant, and five areas with historic district potential in the Southeast Quadrant. Several properties in the four quadrants have been identified with potential for individual eligibility.

**Recommendations:** Each area needs intensive survey to further assess historic district potential, to evaluate significance, to define historic district boundaries and to further define contributing and noncontributing buildings. Individual properties need further evaluation and assessment to determine if they meet National Register criteria.

<sup>190</sup> Ames and McClelland, 106.

<sup>191</sup> Svendsen 2000, F:74.

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number F Page 80

**VI. Historic Districts and Individually Significant Properties in Residential Neighborhoods**

**Recommendations**

**a. Northwest Quadrant**

Areas with Historic District Potential

Belmont Park

East Highlands - First Avenue-C Avenue NW

North Highlands - B Avenue NW-E Avenue NW

Rapids Township – E Avenue NW

Individual Properties with Potential for National Register Listing

Roosevelt Junior High School, 300 13<sup>th</sup> Street NW

Lustron House, 1500 C Avenue NW

**b. Southwest Quadrant**

Individual Properties with Potential for National Register Listing outside of Historic Districts

Cedar Rapids Police Department Building, 310 Second Avenue SW

Lustron House, 2003 Williams Boulevard

**c. Northeast Quadrant**

Areas with Historic District Potential

Greene & College First Addition, including listed B Avenue NE Historic District

Northview First Addition

Kenwood Park: Coon-McNeal Development

Coe College Campus (west section)

Individual Properties with Potential for National Register Listing outside of Historic Districts

Franklin Junior High School, 300 20<sup>th</sup> Street NE

Mount Mercy University Warde Hall, Warde Avenue

Mount Mercy University Grotto, Warde Court (nomination in process)

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

**National Register of Historic Places  
Continuation Sheet**

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

Section number F Page 81

---

Lustron House, 2124 First Avenue NE

Lustron House, 433 Dunreath Drive NE

Lustron House, 645 35<sup>th</sup> Street NE

**d. Southeast Quadrant**

Areas with Historic District Potential  
Vernon Heights

Bever Park and Bever Woods

Ridgewood

Midway Park and Country Club Heights

Individual Properties with Potential for National Register Listing outside of Historic Districts  
Lustron House, 2080 Eastern Boulevard NE

Raymond D. Crites House, 4340 Eaglemere Court SE

Additional Recommendations

To further assess non-residential properties, we recommend intensive surveys and context studies relating to education in Cedar Rapids; civic architecture and public buildings of Cedar Rapids to include libraries, fire stations, police stations, post offices and similar structures; and the parks and landscapes of Cedar Rapids to also include cemeteries.

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number F Page 82

**Potential Historic Districts**

**Northwest Quadrant**

District Name	Survey Report	NRHP	Comments
G Avenue NW	Svendsen 2000; 106 Group 2006; Deiber, G Avenue NW 2009		Size reduced post 2008 flood
Ellis Boulevard West	Deiber, Hull's 6 <sup>th</sup> Addition 2009		
Belmont Park	Deiber, Belmont Park 2009; Citywide Reconnaissance 2014		Larger boundaries 2014; recommend intensive survey for NRHP boundaries
East Highlands – First Ave to C Ave NW	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
North Highlands – B Ave NW to E Ave NW	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Rapids Township – E Ave NW	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries

**Southwest Quadrant**

District Name	Survey Report	NRHP	Comments
8 <sup>th</sup> Street SW	Svendsen 2008		
Veterans Prospect Place	Svendsen 2008		
Kingston Residential	Deiber, Kingston 2010		
West Side 3 <sup>rd</sup> Avenue SW Commercial	Svendsen 1997; Deiber, Kingston 2010	Listed 2014	

**Northeast Quadrant**

District Name	Survey Report	NRHP	Comments
A Avenue NE	Svendsen 2000		Affected by Coe College expansion
B Avenue NE	Svendsen 2000; Svendsen 2003	Listed with expanded boundary, 2013	Affected by Coe College expansion; District overlaps with Greene & College First Addition
C Avenue NE	Svendsen 2000		Affected by Coe College expansion
Greene & College First Addition	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries relative to listed B Avenue NE historic district

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

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

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

Section number F Page 83

Northview First Addition	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Kenwood Park: Coon-McNeal Development	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Coe College Campus (west section)	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries

**Southeast Quadrant**

District Name	Survey Report	NRHP	Comments
Second and Third Ave SE	Svendsen 2000	Listed 2000	
Redmond Park-Grande Ave	Svendsen 2000	Listed 2001	
Huston Park- Bever Ave	Svendsen 2000; 106 Group 2006		
Wellington-Idlewild	Svendsen 2000; 106 Group 2006		
St. Wenceslaus	Svendsen 2000; 106 Group 2006	No longer eligible	Major demolition post 2008 flood
Bohemian Commercial	Svendsen 1997	Listed 2002; Expanded 2012	
Vernon Heights	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Bever Park and Bever Woods	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Ridgewood	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries
Midway Park and County Club Heights	Citywide Reconnaissance 2014		Recommend intensive survey for NRHP boundaries

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number   G   Page  84 

---

**G. Geographical Data**

MPDF 2000 described the boundaries of the neighborhoods surveyed in 1993-1995 as part of the City's Community Development Block Grant Program.<sup>192</sup>

This expanded study covers the city of Cedar Rapids.

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<sup>192</sup> Svendsen 2000, G:81.

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

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

N/A

-----  
Name of Property

Linn, Iowa

-----  
County and State

Historic Resources of Cedar Rapids, Iowa

-----  
Name of multiple listing (if applicable)

Section number H Page 85

---

**H. Summary of Identification and Evaluation Methods**

See **Background**, pages 1-2.

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number Appendix Page 86

**Appendix: Architects' Biography and Background<sup>193</sup>**

Charles Becht Anthony. Member of the American Institute of Architects, 1923-1929. Listed in 1922 *McCoy's Cedar Rapids City Directory* as part of the firm of Hatton, Holmes and Anthony, architects and engineers. The office was in the Masonic Temple Building. He is credited with the design of the Peterson Baking Company (1921) and the Hutchinson Ice Cream building (1921).

William J. Brown (1878-1970). Graduate of the University of Illinois Architecture School, 1900; trained with firms of Holabird and Roche, Chicago, Kenneth M. Murchison and John Russell Pope of New York. President of Iowa AIA, 1927, 1928. Local architect for design of Veterans Memorial Building and City Hall, Cedar Rapids (1928), Scottish Rite Consistory Building No. 2, Cedar Rapids (1928), both with Henry J. Hornbostel. Supervising architect for the Eby Gymnasium (1939) and Sinclair Memorial Chapel (1950), Coe College, Cedar Rapids. Ten public schools for Cedar Rapids with Perkins and Will (1953 on). Formed a partnership with Edward Healey (1953).

Raymond D. Crites (1925-2008), FAIA, 1972. Graduate of Iowa State University. Worked for Des Moines architecture firms and Brown and Healey, Cedar Rapids. Firm of Crites and Pfeiffer, 1956; Crites, Pfeiffer & McConnell, 1958; Crites and McConnell, 1960. Achieved architectural notice with his Crites No. 1 House (Century of Iowa Architecture Award Program). Honor awards for Homes for Better Living, 1962-1968. Noted for his work on fire stations, public school, and church architecture in Cedar Rapids in the early 1960s; academic and institutional work through the 1960s.

Charles A. Dieman (1873-1937). Member of the American Institute of Architects, 1917-1931, president of Iowa AIA, 1921. Began his architectural career in Milwaukee, came to Cedar Rapids in about 1892 and worked for Josselyn & Taylor until 1896. In about 1901, he formed a partnership with Ferdinand C. Fiske, which lasted until about 1910. He remained in practice in Cedar Rapids until 1922, subsequently practicing in Denver, Houston, and Santa Fe, New Mexico. Dieman's Cedar Rapids work was widely varied, ranging from residences to commercial buildings, warehouses, public schools, churches, and fraternal buildings like the Sokol Gymnasium.

Norman Hatton (1885-1957?). Member of the American Institute of Architects, 1945-1957. Born in England, immigrated to Canada, then worked in New York and Chicago. He came to Cedar Rapids in 1919 and formed the firm of Hatton, Klein & Holmes. In 1921, it became Hatton, Holmes and Anthony, architects and engineers, with offices in the Masonic Temple Building. He later maintained an office in the Higley Building in downtown Cedar Rapids, working for two years (1924-1925) with H.E. Hunter. Hatton and Hunter seem to have specialized in residential architecture.

Edward Hopkins Healey (b. 1925), FAIA, 1979. Graduate of the University of Illinois School of Architecture, 1950. Joined the firm of W. J. Brown in 1953. Known for public school designs with Perkins and Will in Cedar Rapids, buildings at Mount Mercy University.

<sup>193</sup> Architects' information has been compiled from: *American Architects Directory*, 1956, 1962, 1970; AIA Historical Directory of American Architects; Shank; Withey and Withey.

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

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

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

Section number Appendix Page 87

H[arry] Edgar Hunter. Member of AIA 1917-1943. Listed in 1922 *McCoy's Cedar Rapids City Directory*. He maintained an office in the Security Bank Building. He was associated in 1924-1925 with Norman Hatton and was known for his residential architecture.

Henry S. Josselyn (1845-1934), FAIA. Studied architecture at the Massachusetts Institute of Technology, then worked in architects' offices in Chicago and Des Moines. He moved to Cedar Rapids in 1882 and formed a partnership with Eugene H. Taylor. They were the best-known architects in the city in the late nineteenth and early twentieth century and designed many of the city's churches, office buildings, civic buildings, as well as residences for well-to-do citizens. Among them were the Carnegie Library, the Security Trust and Savings Bank, the Cedar Rapids Savings Bank, and Bruce more for Caroline S. Sinclair.

J[ohn] Bruce McKay (1890-1949). McKay formed a building and contracting firm with his brother Kenneth about 1919 that became known as the McKay Construction Company. They became known for their residential designs in such rapidly developing neighborhoods as Vernon Heights and Ridgewood. Bruce McKay is also remembered for his collaboration with artist Grant Wood in the design of the Robert and Esther Armstrong House, based on old Iowa stone houses. His son, Gordon Bruce McKay (1922-1970), continued the McKay Construction Company business.

Herbert [Bert] Bell Rugh (1879-1924). Member of the AIA. Studied architecture at the Armour Institute of Technology in Chicago, worked for Josselyn & Taylor in Cedar Rapids, then moved to Montreal where he was employed by Ross & McDonald. He returned to his native city of Cedar Rapids in 1920 and formed a partnership with Charles Zalesky. During his short Cedar Rapids career, he became known for his public school designs.

Eugene H. Taylor (1855-1924), FAIA. Studied architecture at Grinnell College and the Massachusetts Institute of Technology. He formed a partnership with Henry S. Josselyn in 1882. He served as president of the Iowa AIA in 1903 and 1904 and was a member of the Cedar Rapids Zoning Commission. The Josselyn & Taylor firm was the best known in the city in the late nineteenth and early twentieth century and designed many of the city's churches, office buildings, civic buildings, as well as residences for well-to-do citizens.

Charles B. Zalesky (1890-1980). Member of the AIA. Worked as a draftsman for Charles A. Dieman. Studied architecture at the University of Pennsylvania. Worked as a draftsman for Ross & McDonald in Winnipeg, which seems to be the basis of his association with Bert Rugh and their short partnership. He went on to designs schools, churches, and academic buildings, including work at Mount Mercy Academy.

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

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

N/A

Name of Property  
Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 88

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 89

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 90

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 91

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 92

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 93

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

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

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number 1 Page 94

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