
City of Cedar Rapids

Historic Preservation Commission

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

MEETING NOTICE

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

4:30 P.M.

Thursday, October 9, 2014

in the

Collins Conference Room, City Hall

101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

Public Comment

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

1. Approve Meeting Minutes

2. Action Items

- a) DEMOLITION Applications (*10 Minutes*)
 - i. 2200 West Post Road SW – Private Property
 - ii. 1415 4th Street SW – Private Property
- b) Certificate of Appropriateness (COA) (*5 minutes*)
 - i. 1734 Park Avenue SE – Install wood fence
- c) Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey (*20 minutes*)
- d) Draft Content for Kiosk Near 3rd Street SE and 12th Avenue SE (*20 minutes*)

3. Old Business

- a) Demolition Applications UNDER REVIEW (*5 minutes*)
 - i. 1257 3rd Avenue SE – Private Property – November 17, 2014
- b) COA Applications UNDER REVIEW (*5 minutes*)
 - i. 1527 2nd Avenue SE – Demolition in Historic District – Reviewed June 13, 2013

4. Adjournment

FUTURE MEETINGS

Items for future agendas:

- a) Plaque on NW corner of 1st Avenue Bridge
- b) Ordinance updates: Partial Demolition, Accessory structures, ornamentation, historic district guidelines

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, September 25, 2014 @ 4:30 p.m.
Collins Conference Room, City Hall, 101 First Street SE

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

Members Absent: Caitlin Hartman

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Jennifer Pratt, Interim Community Development Director
Alicia Abernathy, Administrative Assistant

Guests: Cindy Hadish,

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Approve Meeting Minutes

- Barbara Westercamp made a motion to approve the minutes from September 18, 2014. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Todd McNall arrived at 4:34 p.m.

2. Action Items

a. DEMOLITION Applications

i. 2816 Fruitland Boulevard SW – Private Property

- Jeff Hintz stated the property was built in 1925 and is not eligible for the National Register. The property is out of character with the adjacent properties and is in poor condition. The owner would like to build a new house on the property.

Pat Cargin arrived at 4:36 p.m.

- Tim Oberbroeckling made a motion to approve demolition of 2816 Fruitland Boulevard SW. Todd McNall seconded the motion. The motion passed unanimously.

ii. 1533 Ellis Boulevard NW – Private Property

- Mr. Hintz stated the property was built in 1900 and was flooded in 2008. The property was not gutted after the flood and is not eligible for the National Register.
- Todd McNall made a motion to approve the demolition of 1533 Ellis Boulevard NW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. New Business

a) 2015 Work Plan

- Anne Russett identified the current goals and tasks of the HPC work plan and also identified new tasks to be incorporated into the 2015 Work Plan.
- Barbara Westercamp made a motion to approve the 2015 HPC Work Plan. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

b) 2015 Preservation Showcase

i. Develop sub-committee

- Ms. McKnight-Grafton stated the showcase will be held in May. The location hasn't been determined but the Vets Memorial Building has been offered as a location.
- Discussion included logos, budget, outreach options, etc. Members of the commission volunteered to serve on various sub-committees.

c) Industrial Building Nomination

- Ms. Russett stated the Industrial Building nomination is part of a MOA. The Smulekoff's warehouse building has been identified and the owner is interested. The 2nd choice for nomination is the City's Water Building.

d) LOA Update

- Ms. Russett stated in order to mitigate the impact of 82 historic property demolitions and LOA was identified to nominate 12 properties to the National Register. Due to 14 of the 82 properties opting out of the buyout program, the LOA will be removed.

4. Old Business

a) Local Landmarks

- Mr. Hintz stated two nominations were sent to SHPO and comments should be received in October. The nominations will then go to City Planning Commission and City Council for recommendation.

b) Demolition Applications UNDER REVIEW

i. 1257 3rd Avenue SE – Private Property – November 17, 2014

- Mark Stoffer Hunter stated he is still completely intensive research on the property. Bob Grafton stated a consultant is looking into funding for relocation of the property.

5. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 5:54 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: October 9, 2014

Property Location: 2200 West Post Road SW

Property Owner/Representative: Ray Wacker

Year Built: 1870

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: The applicant desires to have the structure demolished due to a fire that occurred at the property. The property is not significant and lacks any real defining features or unique characteristics.

The original structure has been modified over the years and now includes aluminum siding and several additions. The property is nestled in a somewhat industrial and agricultural area, surrounded (in general) by fields and warehouses and storage facilities.

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

The recently completed Citywide Reconnaissance Survey does not indicate the existence of historically eligible properties or districts in this area.

If eligible, which criteria is met:

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

Other Action by City: Yes No N/A

Explanation (if necessary):


Recommendation: Immediate release.

Rationale: Lack of historical or defining features on the property, desires of applicant, infill development potential and development patterns of the area.



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

DEMOLITION PERMIT APPLICATION

Address of Demolition: 2200 West Post Rd SW		Approximate Age of Structure Year Built: 1870
GPN: 13351-51004-00000	Reason: (optional) Fire	Future Plans: (optional) None
Property Owners Name: Ray Wacker		Phone: 563-568-1568
Property Owners Address: 828 4th St. NW		City / State / Zip Code: Waukon IA 52172
Contractor's Name: Koeller Excavating Inc.		Phone: 319 373 2287
Contractor's Address: 6245 Partners Ave		City / State / Zip Code: Maion IA 52302
Type of Building: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # _____ Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building		
Size of Building: Dimensions are: _____ Number of Stories: 2 Height: _____		
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions: _____		
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill <input type="checkbox"/> Private Landfill – Contact: _____ Phone #: _____ Address: _____		
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.		
APPLICANT'S SIGNATURE: 		DATE: 8-26-14
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
CEC:	MediaCom:	
Zoning:	CenturyLink:	
	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

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[Additional Photos...](#)

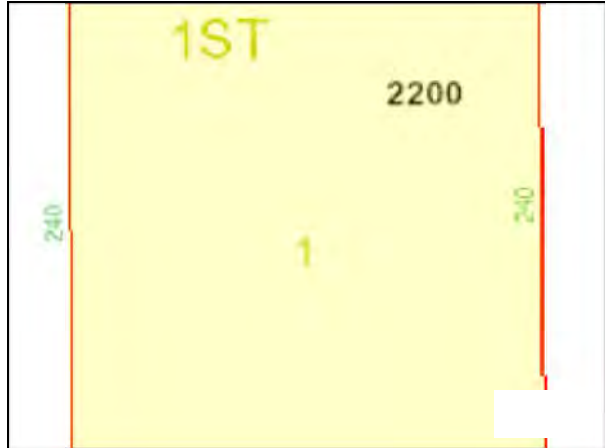
Appraisal Summary - GPN: 13351-51004-00000

(133515100400000)

Property Address: 2200 WEST POST RD
SW
Cedar Rapids, IA

Class: RESIDENTIAL **Tax District:** 201 CR
PDF: Res Permit Region 12 **Neighborhood:** NW 329
Plat Map: 2632

Deed Holder: WACKER GLEN W & RACHEL M
Contract Holder: WACKER RAY D JR & KERRY M
Mailing Address:
2200 WEST POST RD
SW
CEDAR RAPIDS IA
52404



Legal Description: WACKER STORAGE 1ST STR/LB 1

Homestead: **Military:**

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

Click map to see neighbor's summary page.

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

LOT INFORMATION

[Scroll down for sketch.](#)

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

SEGMENT #1: 1 Acres; 43560 SF

SEGMENT #2: 0.05 Acres; 2178 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 2 Story Frame
Year Built: 1870
Exterior Material: Alum
Above-Grade Living Area: 1,808 SF
Number Rooms: 7 above, 1 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 266 SF
Number of Baths: 1 Full Bath; 1 Toilet Room; 1 Water Closet; 1 Fbgls Service Sink

Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: 1 (2 Story, Prefab)
Garage: 400 SF - Att Frame (Built 1950); 484 SF - Att Frame (Built 1950)
Porches and Decks: Wood Deck-Med (48 SF); Wood Stoop (16 SF); 1S Frame Open (42 SF); 1S Frame Enclosed (175 SF); 1S Frame Enclosed (40 SF); 1S Frame Enclosed (180 SF); 1S Frame Enclosed (128 SF)
Yard Extras: Sheds

NOTES:

PRE RVAL:Res: MC=10 LO+5 OI. Res:OI=LG EP. FuncDesc: MC.Inflnc1:EXCESS(90). PRIOR COUNTRY PARCEL #026-50655100. X-PLMB=TR-2ND FLR, BT-1ST, WC-B, LAUNDRY SK NC & STUB SS-NC-B.

PRE RVAL: BSMT=SEMI FIN BR CHIP BD. 1ST FL= LR, DR, BT, KIT, REC RM. 2ND FLR= 3 BR & TR. BI=GD, (1ST FL REC RM 18X24=WALL FURNACE ONLY).

03/08/2004-BSMT-CARPET, PLYWOOD WALLS, ACOUSTIC CLG. LOW QUALITY COSMETICS, VISABLE CHIP BOARD ON ADDNS, NEEDS COSMETIC WORK. WALL FURNACE IN 18 X 24 ADDN. ORIGINAL KITCHEN, NEWER ROOF. 1970'S FEW CABINETS ADDED & BATH REMODELED. FURNACE/AC &

WINDOWS 1990±. NICE EXTERIOR & BETTER THAN INTERIOR. 5% FUNC OBSOL OVERSIZED, 5% FUNC OBSOL LAYOUT.

1-2012 6YR CYCLE. NO CHANGES PER OWNER 11/2/2011 AE

1-2014 CHANGE FROM NEIGHBORHOOD SW 407 TO NW 329. 2/12/14 JKB

2014 ASSESSMENT

Land \$60,250
 Dwelling \$117,153
 Improvements \$0
Total \$177,403

SALES

Date	Type	Volume/Page	\$ Amount
12/30/2010	Contract	7881/182	\$435,000
1/3/2011	Deed	7844/349	\$0
6/12/2002	Contract	4720-236	\$596,250

2013 ASSESSMENT

Land \$60,250
 Dwelling \$121,747
 Improvements \$0
Total \$181,997

PERMITS

Date	Description
5/4/1999	PORCH

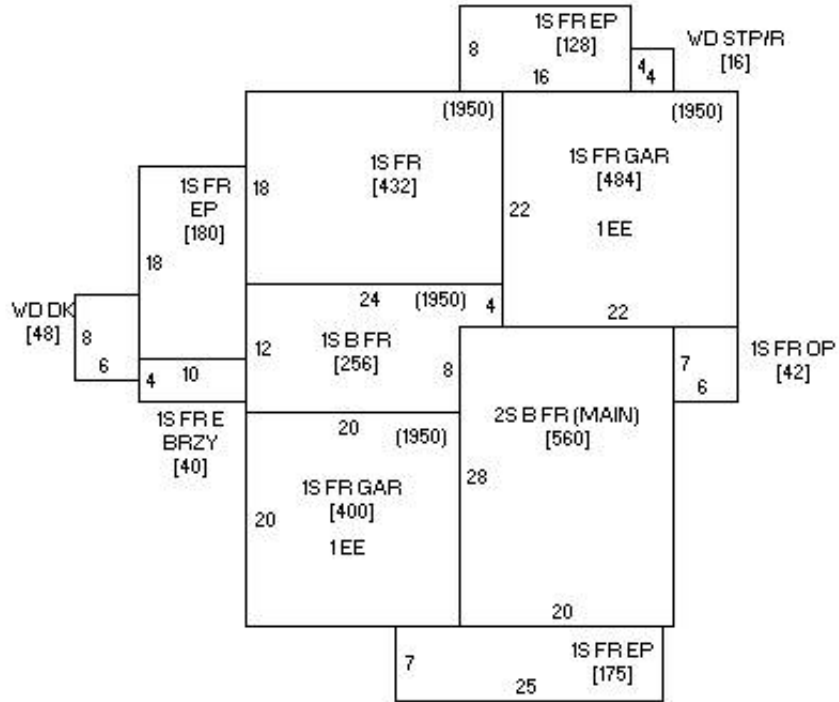
2012 ASSESSMENT

Land \$60,250
 Dwelling \$121,747
 Improvements \$0
Total \$181,997

2011 ASSESSMENT

Land \$60,250
 Dwelling \$121,747
 Improvements \$0
Total \$181,997

Sketch



[Tax History](#) [Pay Taxes](#)

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

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



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: October 9, 2014

Property Location: 1415 4th Street SW

Property Owner/Representative: Platinum Development

Year Built: 1900

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: The applicant desires to have the structure demolished due to dilapidation. The property is not significant and lacks any real defining features or unique characteristics.

The applicant has indicated their future plans are to build a new structure on the lot.

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

This property was surveyed by Louis Berger as a part of the 2009 Flood Reconnaissance Survey. This property is reported as **not eligible** and the survey also indicates the State Historic Preservation Office (SHPO) concurred with this evaluation.

The recently completed Citywide Reconnaissance Survey does not indicate the existence of historically eligible properties or districts in this area.

If eligible, which criteria is met:

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

Other Action by City: Yes No N/A

Explanation (if necessary):

Recommendation: Immediate release.


Rationale: Lack of historical or defining features on the property, desires of applicant, infill development potential.



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

DEMOLITION PERMIT APPLICATION

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

Address of Demolition: 1415 4th Street SW		Approximate Age of Structure/Year Built: 1900
GPN: 14283-58008-00000	Reason: (optional) Dilapidated	Future Plans: (optional) New Home
Property Owner's Name: Platinum Development		Phone: 319-373-2683
Property Owner's Address: 999 44th Street, Suite 1000		City / State / Zip Code Marion, IA 52302
Contractor's Name: Platinum Development-Mark Mowrer		Phone: 319-361-7189
Contractor's Address: 999 44th Street, Suite 1000		City / State / Zip Code Marion, IA 52302
Type of Building: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building		
Size of Building: Dimensions are: 22 x 56 Number of Stories: 1.5 Height:		
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions:		
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill		<input type="checkbox"/> Private Landfill – Contact: Phone #:: Address:
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
CONTRACTOR'S SIGNATURE: 		DATE: 9-15-14
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
CED:	MediaCom:	
Zoning:	CenturyLink:	
	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

[Search](#)

Appraisal Summary - GPN: 14283-58005-00000

(142835800500000)

Property Address: 1415 4TH ST
SW
Cedar Rapids, IA



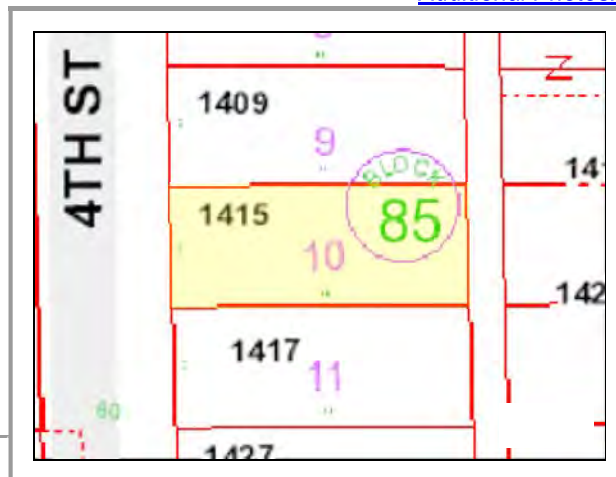
[Additional Photos...](#)

Class: RESIDENTIAL **Tax District:** 283 CR- YOUNGS HILL/KINGSTON

PDF: Res Permit Region 10 **Neighborhood:** SW 403
Plat Map: 2525

Deed Holder: PLATINUM DEVELOPMENT LLC

Mailing Address:
999 44TH ST
STE 1000
MARION IA
52302-0000



Legal Description: HULL'S 8TH STR/LB 10 85

Homestead: **Military:**

Click map to see neighbor's summary page.

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

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

LOT INFORMATION

[Scroll down for sketch.](#)

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

SEGMENT #1	Front	Rear	Side 1	Side 2
	50	50	125	125

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 Story Frame
Year Built: 1900
Exterior Material: Vinyl
Above-Grade Living Area: 1,004 SF
Number Rooms: 5 above, 0 below
Number Bedrooms: 2 above, 0 below
Basement Area Type: None
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath
Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: None
Garage: 384 SF - Det Frame (Built 1940)

Porches and Decks: 1S Frame Enclosed (108 SF); Stoop/Deck w/ Railing (14 SF)
Yard Extras: None

NOTES:

PRE RVAL:BATH=OFF KIT. ATTIC=HAS FLR & STAIRS ONLY. VINYL SIDING

12/30/2003-BATH OFF LIVING RM. 1960'S WINDOWS, 1970'S CABINETS, 1980'S SIDING, 1990'S ROOF, FURNACE/AC 1991±. ADDN YEAR BUILT ESTIMATED. DWLG & GARAGE ROOFS SAG SOME. GARAGE HAS SINGLE SIDING. FUNC OBSOL LAYOUT.

1-2009 FLOOD REPAIRS COMPLETE. 1/19/09 JC

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 10%

1-2010 - FLOOD WATER (6/2008) IN BSMT ONLY. REPLACED FURNACE. NO CHANGES TO LISTING. 3/4/10 BS

1-2011 6YR CYCLE - CHGD DWLG COND TO NML FROM A NML; INFO PER MAILER - 10/18/2010 CLP

1-2011 HOMEOWNER QUESTIONNAIRE MAILED 1/25/2011

1-2011 REMOVED FLOOD ECONOMIC 2/16/2011 CLP

2014 ASSESSMENT

Land \$20,452
Dwelling \$57,990
Improvements \$0
Total \$78,442

SALES

Date	Type	Volume/Page	\$ Amount
8/26/2014	Deed	9046/205	\$21,000
10/30/2007	Deed	6832/269	\$76,000
8/31/1999	Deed	3968/483	\$0

2013 ASSESSMENT

Land \$20,452
Dwelling \$57,990
Improvements \$0
Total \$78,442

PERMITS

Date	Description
3/27/2009	ELECTRIC ONLY
7/23/2008	MECHANICAL ONLY

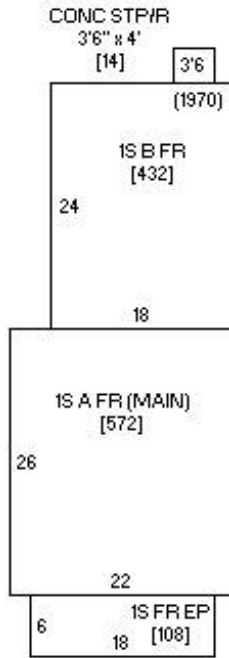
2012 ASSESSMENT

Land \$20,452
Dwelling \$57,990
Improvements \$0
Total \$78,442

2011 ASSESSMENT

Land \$20,452
Dwelling \$57,990
Improvements \$0
Total \$78,442

Sketch



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

To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: COA Request at 1734 Park Avenue SE
Date: October 9, 2014

Applicant Name(s): Lorena Moes

Local Historic District: Redmond Park-Grande Avenue Historic District

Legal Description: BEVER PARK 3RD E 32.5' S 70' STR/LB 12 19

Year Built: 1914

Description of Project: Installation of a wooden fence up to three feet high in the front yard and a fence that is six feet high in the rear yard. Front yard fence would be picket in nature and the fence would have gates which would NOT be attached to the house. The finished side of the fence would face out; materials proposed include pressure treated wood, which would not be painted.

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

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

Recommended:

- Wooden picket fence
- Opaque privacy fence
- Maximum of 6 feet high in the rear and side yards
- Maximum of 3 feet high in the front yards

Not Recommended:

- Chain link fence
- Metal fence

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

Attachments: Application from applicant.

CEDAR RAPIDS

HISTORIC DISTRICT APPLICATION

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

Owner Information	Applicant Information
Name <u>Lorena MOES</u>	Name <u>Lorena MOES</u>
Address <u>1625 Washington Ave SE</u>	Company <u>N/A</u>
City <u>Cedar Rapids</u>	Address <u>1625 Washington Ave SE</u>
State <u>Iowa</u> Zip <u>52403</u>	City <u>Cedar Rapids</u>
Phone <u>319-362-1387</u>	State <u>Iowa</u> Zip <u>52403</u>
	Home Ph. <u>319-362-1387</u>
	Work Ph. <u>N/A</u>

Address of Property where work is to be done:
1734 Park Ave SE, Cedar Rapids, Iowa

Project type: House , Garage , Shed , Fence , Addition , other _____

Project description: 6' wood fence down back property line not attached to house
5' wood picket fence down side of property line
gate not attached to house (fencing part 2 sides of property (finished side out) 3' from house to property line down)

Location: Describe where (what part of building, or where on property) work will be done: _____
back & side property line (yard)

Materials: Type and design to be used pressure treated wood
not painted privacy on back, picket on side
screws

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

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

Applicant's signature: 

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



41 to 3' after clause
Side
Property line



60
Back
Property line

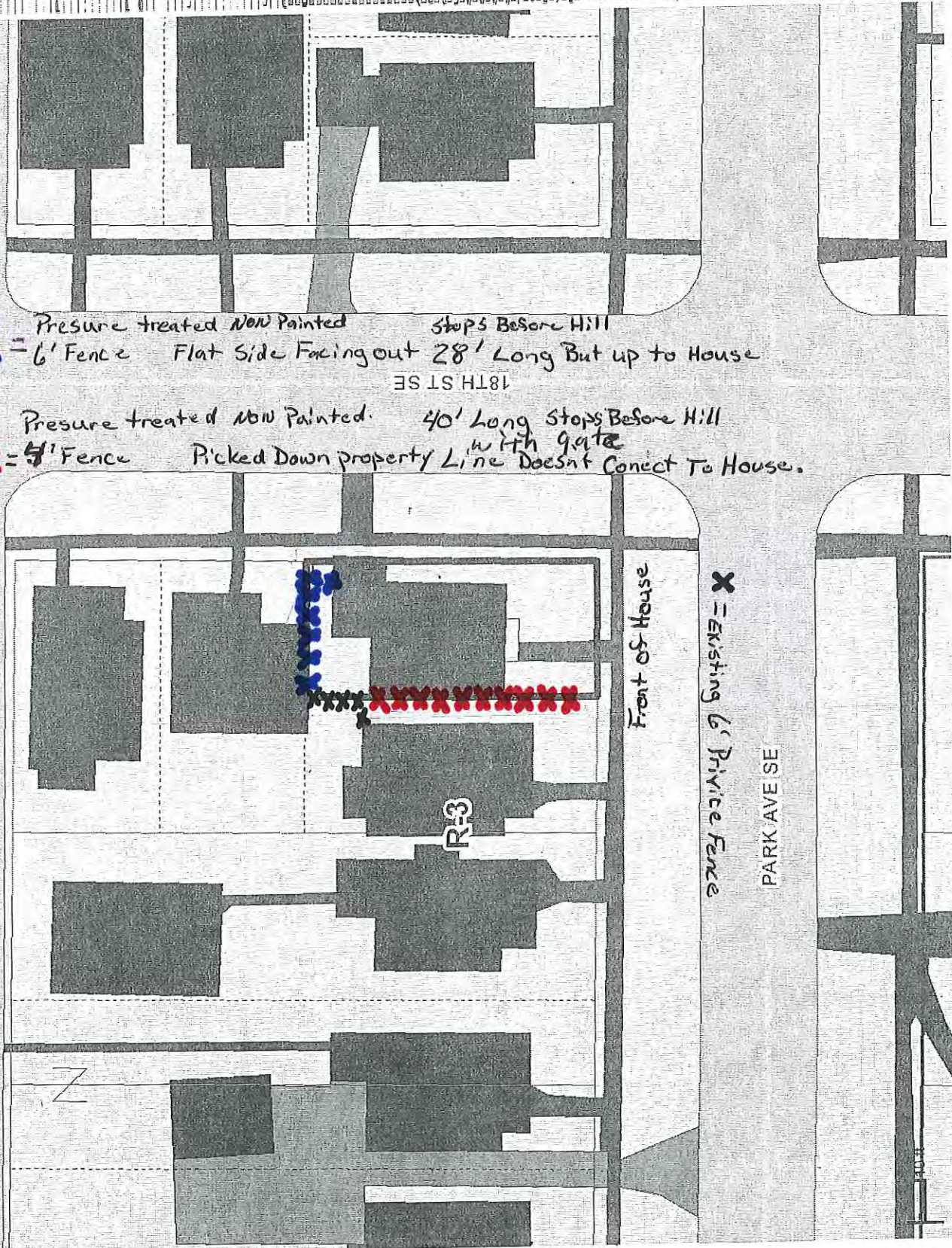
1734 Park Ave. SE.

LEGEND

- Parcel Boundary
- Lot Boundary
- Water
- Street
- Right of Way
- Utility
- Proposed Polygons
- Jeff Hintz
- Planning Dept
- City Hall
- 3rd floor
- ...

X = Pressure treated *Now Painted* 6' Fence Flat Side Facing out 28' Long But up to House
 Stops Before Hill
 18TH ST SE

X = Pressure treated *Now Painted* 4' Fence 40' Long Stops Before Hill
 Picked Down property Line Doesn't Connect To House.
 with gate



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Lorena Moe's



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5349

To: Historic Preservation Commission
From: Anne Russett, Community Development
Subject: Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey
Date: October 3, 2014

Introduction

In August 2011, the City of Cedar Rapids entered into a memorandum of agreement (MOA) [Attachment 1] with the Federal Emergency Management Agency, the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of historic properties that resulted from the 2008 flood.

The MOA outlines eight mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is the preparation of a Citywide Historic and Architectural Reconnaissance Survey (Citywide Survey) [Attachment 2].

Background

In October 2012, the City entered into a contract with Summit Envirosolutions for the preparation of the Citywide Survey. At the Commission’s March 13, 2014 meeting, the staff of Summit Envirosolutions provided an update and outlined the potential historic districts identified in the Citywide Survey.

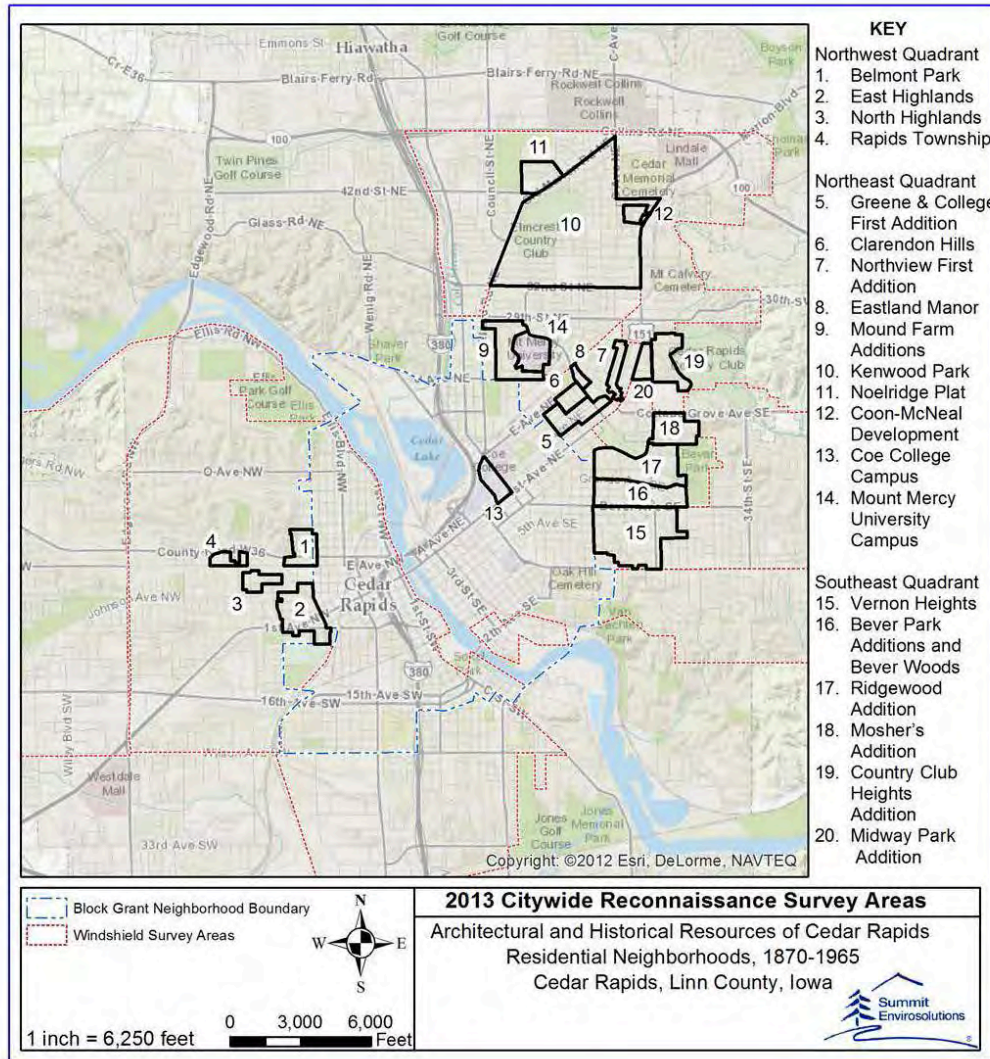
The MOA requires that the Citywide Survey be reviewed and accepted by FEMA, the State Historic Preservation Office, and the Historic Preservation Commission. On August 25, 2014, the staff submitted the Citywide Survey to FEMA and SHPO for their review and comment. On September 24, 2014, the City staff received formal approval of the Citywide Survey from SHPO. At the date of this memo, the staff has not received feedback from FEMA.

Overview of Survey

The Citywide Survey focuses on areas of the city previously un-surveyed and platted and developed prior to 1965. The survey identifies the following areas of the city with concentrations of residential architecture that warrant further investigation as potential historic districts:

<i>Northwest Quadrant</i>	<i>Northeast Quadrant</i>	<i>Southeast Quadrant</i>
1. Belmont Park	5. Greene & College First Addition	15. Vernon Heights
2. East Highlands	7. Northview First Addition	16. Bever Park Additions and Bever Woods
3. North Highlands	12. Coon-McNeal Development	17. Ridgewood Addition
4. Rapids Township	13. Coe College Campus	19. Country Club Heights Additions
		20. Midway Park Addition

Figure 1. Citywide Survey Areas



The survey also identifies a number of individual properties that may meet the criteria for National Register listing and merit further exploration:

<i>Northwest Quadrant</i>	<i>Southwest Quadrant</i>	<i>Northeast Quadrant</i>	<i>Southeast Quadrant</i>
Lustron House; 1500 C Avenue NW	Former Cedar Rapids Police Department Building, 310 2nd Avenue SW	Lustron House; 433 Dunreath Drive NE	Lustron House; 2567 Meadowbrook Drive SE
	Lustron House; 2005 Williams Blvd SW	Lustron House; 2124 1 st Avenue NE	Lustron House; 2080 Eastern Blvd SE
		Lustron House; 645 35 th Street NE	4340 Eaglemere Court SE
		Warde Hall, Mount Mercy Campus	

As the City moves forward with the development of the Historic Preservation Plan, the staff and consultants will use the Citywide Survey as a resource. This survey puts the magnitude of resources into context, and will help to stimulate a conversation about programs and tools, such as neighborhood conservation districts, that will help to preserve architectural and historic character.

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

Attachments:

1. Memorandum of Agreement Among the Federal Emergency Management Agency, the State Historic Society of Iowa, Iowa Homeland Security & Emergency Management Division, and the City of Cedar Rapids, Regarding the Demolition of Historic Properties in Cedar Rapids, Linn County, Iowa
2. Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey, August 2014

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

WHEREAS, the Federal Emergency Management Agency (FEMA) of the Department of Homeland Security proposes to administer Federal disaster assistance through FEMA pursuant to the Robert T. Stafford Disaster Relief Emergency Assistance Act, 42 U.S.C. §5121-5207 (Stafford Act) through the Iowa Homeland Security & Emergency Management Division (IHSEMD) to the City of Cedar Rapids (the City) for the acquisition and demolition of buildings (Undertaking) damaged as a result of flooding in June 2008 that resulted in declared disaster DR-1763-IA; and

WHEREAS, FEMA, in consultation with the State Historical Society of Iowa/State Historic Preservation Office (SHSI/SHPO), has determined that structures located at:

1514 1 st Street NW	527 2 nd Avenue SW	1012 2 nd Street SE
1106 2 nd Street SE	1450 2 nd Street SE	1411 3 rd Street NW
904 5 th Street SE	1110 6 th Street NW	1636 6 th Street NW
1641 6 th Street NW	60 18 th Avenue SW	81 18 th Avenue SW
87 19 th Avenue SW	60 20 th Avenue SW	69 20 th Avenue SW
78 20 th Avenue SW	82 20 th Avenue SW	31 21 st Avenue SW
80 21 st Avenue SW	407 B Avenue NW	2116 C Street SW
1320 Ellis Boulevard NW	1338 Ellis Boulevard NW	1431 Ellis Boulevard NW
1621 Ellis Boulevard NW	1641 Ellis Boulevard NW	1884 Ellis Boulevard NW
1506 J Street SW		

are individually eligible for listing in the National Register of Historic Places (NRHP) and that the following historic districts are eligible for listing in the NRHP and include contributing properties noted below that are subject to FEMA-funded demolition; and:

<u>Bohemian Commercial District</u> (and expanded boundary)	<u>Ellis Boulevard Historic District</u>	<u>G Avenue Historic District</u>
1314 2 nd Street SE	1611 Ellis Boulevard NW	708 G Avenue NW
1413 2 nd Street SE	1621 Ellis Boulevard NW*	709 G Avenue NW
1417 2 nd Street SE	1641 Ellis Boulevard NW*	714 G Avenue NW
1421 2 nd Street SE		719 G Avenue NW
1425 2 nd Street SE	<u>St. Wenceslaus Historic District</u>	726 Ellis Boulevard NW
1429 2 nd Street SE	1207 5 th Street SE	
1433 2 nd Street SE	1209 5 th Street SE	
1442 2 nd Street SE	1211 5 th Street SE	<u>Kingston Historic District</u>
1445 2 nd Street SE	1215 5 th Street SE	400 2 nd Street SE
1450 2 nd Street SE*	1217 5 th Street SE	501 2 nd Street SW
1452 2 nd Street SE	1227 5 th Street SE	517 3 rd Street SW
1302 3 rd Street SE		202 4 th Avenue SW
1221 4 th Street SE	<u>8th Street SW Historic District</u>	207 4 th Avenue SW
1235 4 th Street SE	805 3 rd Avenue SW	225 4 th Avenue SW

*Individually eligible and contribute to an historic district

WHEREAS, FEMA has determined that the Undertaking will have an Adverse Effect on historic properties, and the SHPO has concurred with this determination in accordance with the *Programmatic Agreement among the Federal Emergency Management Agency of the Department of Homeland Security, the State Historic Preservation Office of Iowa, the Iowa Homeland Security and Emergency Management Division and the Advisory Council on Historic Preservation (ACHP)*, executed October 16, 2009; and

WHEREAS, FEMA has carried out a Phase I-A Archaeological Assessment and determined in consultation with the SHPO that while no previously identified archaeological sites were located within the Area of Potential Effects (APE), the APE is considered generally sensitive for the presence of archaeological sites; and

WHEREAS, As these properties were included in several FEMA Project Worksheets, some areas were identified as having higher potential to contain intact archaeological sites than others. FEMA and the SHPO agreed that some properties would require on-site monitoring during demolition conducted by a professional archaeologist who meets the Secretary of the Interior's professional qualifications standard for archaeology. All archaeological work was to be performed in accordance with the Guidelines for Archaeological Investigation in Iowa. For all other properties, no monitoring is necessary as demolitions are to be performed in adherence to low impact demolition procedures outlined in *Archaeological Evaluation Administrative Agreement Protocol and Procedures*, developed between FEMA, SHPO, the Office of the State Archaeologist of Iowa (OSA), and IHSEMD and adopted February 24, 2009. In addition to this agreed upon protocol, FEMA required that the City of Cedar Rapids retain under contract an on-call archaeologist to respond to any unanticipated discoveries such as, but not limited to, cisterns and wells. All discoveries were to be documented and preserved in place; and

WHEREAS, FEMA has notified the ACHP regarding its intent to prepare a MOA to satisfy its Section 106 responsibilities pursuant to 36 CFR Part §800.6 (a)(1), and the ACHP has declined to participate, pursuant to 36CFR §800.6(a)(1)(iii); and

WHEREAS, FEMA has invited IHSEMD as the Grantee and the City as the Sub-grantee, the Cedar Valley Habitat for Humanity ReStore (Habitat) and The Carl and Mary Koehler History Center (History Center) as parties sharing responsibilities in the implementation of the mitigation measure stipulated in this MOA to become signatories to this MOA; and

WHEREAS, FEMA in consultation with the SHPO has invited the Cedar Rapids Historic Preservation Commission and Preservation Iowa to concur in this MOA, as provided by 36 CFR §800.6(c)(3); and

WHEREAS, all references to time periods in this MOA are in calendar days and notices and other written communications to FEMA may be submitted by e-mail; and

NOW, THEREFORE, FEMA, SHPO, IHSEMD, and the City agree that the Undertaking shall be implemented in accordance with the following stipulations in order to mitigate the effect of the Undertaking on historic properties.

STIPULATIONS

To the extent of its legal authority and in coordination with the SHPO, IHSEMD, and the City, FEMA will require that the following measures are implemented:

I. Mitigation Measures

A. FEMA shall provide funds to the City for the Development of a Comprehensive Cedar Rapids Preservation Plan (Plan). The completed Plan would serve as a road map for Cedar Rapids historic preservation planning efforts over the next five to ten years. The Plan should include but is not limited to: inclusion of known historic resources significant to Cedar Rapids' past through systematic and prioritized reconnaissance and intensive historical surveys, nominations for historic districts to the NRHP, and individual nominations to the NRHP. The Plan shall include the history of historic preservation in the City of Cedar Rapids. The Plan shall incorporate the results of the Citywide Recon Survey (Mitigation Measure B). The plan shall include the development of municipal policies for protection of historic resources, and suggest ways to implement these policies through effective and efficient legislation and regulatory measures, establishment of economic incentives for the preservation of historic buildings and neighborhoods, establishment of preservation education and technical assistance programs focusing on retaining and improving historic properties, and the identification of strategies to conserve Cedar Rapids' historic neighborhoods which reflect their organic development, historical roles and traditions, modern needs, and economic health and stability. It is the intent of this mitigation measure, that by working with the City of Cedar Rapids Plan and Zoning Commission, City Council, and the Historic Preservation Commission, the document be adopted as a component of the City's Comprehensive Plan. The following steps required to complete Mitigation Measure A must be concluded within thirty (30) months from the date of execution.

- i. A Request for Qualifications (RFQ) or Request for Proposals (RFP) shall include a copy of this MOA. FEMA shall review an RFQ or RFP related to Mitigation Measure A prior to distribution to potential consultants.
- ii. The City shall award the contract for the Preservation Plan to the consultant of the City's choice, provided that the consultant has related planning experience and is qualified under the Secretary of the Interior's Professional Qualifications Standards for Historian and/or Architectural Historian as determined by FEMA.
- iii. The City shall develop a task-force committee to include but not limited to, members of the City of Cedar Rapids Plan and Zoning Commission, the Cedar Rapids City Council and the Cedar Rapids Historic Preservation Commission to work directly with the consultant on the development of the plan.

- iv. Once the City has selected the consultant for the Preservation Plan, and developed the task-force, the City shall coordinate a meeting between the consultant, the task force, the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure A.
 - v. Prior to the commencement of work, the City shall ensure that the consultant has reviewed the Secretary of the Interior's Standards and Guidelines for Preservation Planning and any other relevant recourse regarding Preservation Planning made available by the National Park Service or the SHPO.
 - vi. As part of the Plan, the City shall ensure that the consultant host on behalf of the City and shall participate in a series of interviews and four to six (4 – 6) public meetings with City officials, City staff, the Cedar Rapids Historic Preservation Commission, neighborhood organizations, business organizations, civic leaders and the public.
 - vii. The consultant shall develop an evaluation of "best preservation practices" in Iowa and in similar sized communities around the country to identify strategies for Cedar Rapids.
 - viii. The City shall ensure that the consultant submits a draft of the Plan to FEMA, SHPO and the City for review and comment. Draft submittals to SHPO must reference the FEMA funded undertaking and the MOA associated with the nomination and shall include three (3) hard-copy single-sided documents. The City or City's consultant shall submit electronic carbon-copies to FEMA concurrent with any submittals to SHPO. The consultant will afford FEMA and SHPO thirty (30) days to comment on the submitted draft.
 - ix. The City's consultant shall address any revisions recommended by SHPO, FEMA and the City and resubmit the revised draft Plan to the SHPO, FEMA and the City within forty-five (45) days from receipt of comments.
 - x. A final Preservation Plan shall be submitted to FEMA, SHPO and the City for acceptance and adoption by the City.
 - xi. Upon adoption of the Plan by the City, the City shall ensure that the document be made available to the public at one or more City-managed websites and the City shall produce at least two hundred (200) hard-copies of the Plan. The City shall provide twenty (25) hard copies to the SHPO, three (3) copies to FEMA, and three (3) copies to IHSEMD. Hard copies shall be distributed to public repositories including, but not limited to, the Cedar Rapids Public Library, the Carl and Mary Koehler History Center and the State Historical Society of Iowa Libraries.
- B. FEMA shall provide funds to the City for a consultant to prepare a Citywide Historic and Architectural Reconnaissance Survey (Citywide Survey) of previously un-surveyed areas of Cedar Rapids focusing on areas of the city platted and developed

prior to 1965. The Citywide Survey will include a Multiple Property Documentation Form (MPD) for Cedar Rapids Historic Resources, 1860-1965, incorporating NRHP listed properties, and properties previously evaluated for eligibility for listing in the NRHP. The survey shall also include recommendations for prioritizing future intensive surveys, and make recommendations for submittals to the NRHP for both eligible historic district nominations and individually eligible properties. The following steps required to complete Mitigation Measure B must be concluded within twenty-four (24) months from the date of execution.

- i. An RFQ or RFP shall include a copy of this MOA. FEMA shall review an RFQ or RFP related to Mitigation Measure B prior to distribution to potential consultants.
- ii. The City shall award the contract for the Citywide Survey to the consultant of the City's choice, provided that the consultant is qualified under the Secretary of the Interior's Professional Qualifications Standards for Historian and/or Architectural Historian as determined by FEMA.
- iii. Once the City has selected the consultant for the Citywide Survey, the City shall coordinate a meeting between the consultant, the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure B.
- iv. Prior to the commencement of work, the City shall ensure that the consultant has reviewed the *National Register Bulletin Number 24: Guidelines for Local Surveys: A Basis for Preservation Planning* and any other relevant resources regarding surveys made available by the National Park Service or the SHPO.
- v. As part of the Citywide Survey, the City shall ensure that the consultant host on behalf of the City and shall participate in at least one (1) public meeting to present the process of the survey and the preliminary findings of the survey in order to obtain public input and local historic knowledge regarding the Citywide Survey area. At the City's discretion, this input session may be incorporated into a Historic Preservation Commission meeting.
- vi. The City shall ensure that the consultant submit a draft of the Citywide MPD to FEMA, SHPO, City and Cedar Rapids Historic Preservation Commission for review and comment. Draft submittals to SHPO must include three (3) hard-copy single-sided documents. The City or the City's consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO. The consultant will afford FEMA and SHPO thirty (30) days to comment on the submitted Citywide MPD draft.
- vii. The City shall ensure that the consultant addresses revisions recommended by FEMA and the SHPO to the draft Citywide MPD and resubmit the document to FEMA and SHPO within forty-five (45) days from receipt of comments. The City or the City's consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO.

viii. Completion of this mitigation measure shall consist of acceptance of the Citywide MPD by FEMA, SHPO, City and Cedar Rapids Historic Preservation Commission. Formal submittal of the Citywide MPD to the National Park Service (NPS) is not a requirement of this stipulation; however, the City may consider submitting this document to the NPS in conjunction with the submittal of a related individual or district NRHP nomination.

C. FEMA shall provide funds to the City to develop a comprehensive database (Database) for inventoried historic resources in Cedar Rapids, including all previously completed surveys, the current Access database inventory records maintained by the City, resources identified in Mitigation Measures A and B of this MOA and any other documented resources. This data shall be mapped and available in an on-line Geographic Information System (GIS) Database to be maintained by the City and hosted through the City's GIS servers. This database shall incorporate a color coded system identifying significant individual resources and historic districts within Cedar Rapids, link to GIS finders, and shall create search features easily linked to inventory documents. The intent of this GIS Database is to remain accessible on-line in this form or any subsequent form indefinitely. The following steps required to complete Mitigation Measure C sub-sections i-viii must be completed within thirty (30) months from the date of execution, and sub-section ix concluded within twelve (12) months from the finalization of the Database.

i. The Database may be completed by either appropriate City staff or by a GIS qualified consultant of the City's choosing, in conjunction with a representative of the City HPC or a consultant of the City's choosing who meets the Secretary of the Interior's Professional Qualifications Standards for Historian and/or Architectural Historian as determined by FEMA.

ii. Once the City has selected the consultant(s) for the Database, the City shall coordinate a meeting between the consultant(s), the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure C.

iii. The City shall ensure that the consultant(s) identify and evaluate similar successful functioning GIS historic resources database systems in use in Iowa and in similar sized communities around the country to determine the best design for a user-friendly, publically accessible on-line system.

iv. The City shall ensure that the consultant(s) prepare a model of the GIS Database for testing. The model shall include color coded mapping of resources, links to pdf or equivalent documents relevant to specific mapped/addressed properties, and comprehensive searchable features. In addition to the model, the City, in coordination with the consultant(s), shall develop a plan to easily maintain, update, and incorporate new data for the GIS Database.

v. The City shall provide the prepared model and maintenance plan of the GIS Database for review and testing to FEMA, SHPO and the City. The consultant

will afford FEMA and SHPO thirty (30) days to comment on the submitted GIS Database model.

- vi. The City shall ensure that the consultant addresses revisions recommended by FEMA and the SHPO to the GIS Database model and maintenance plan and resubmit the model for testing to FEMA and SHPO within sixty (60) days from receipt of comments. The City or the City's consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO.
- vii. The City shall ensure that once the GIS Database has been approved by FEMA, SHPO and the City, that the GIS Database be fully compiled and the system launched.
- viii. Once in operation, the City shall ensure that the consultant(s) remain available to incorporate any necessary modifications to the system for up to twelve (12) months from the finalization of the database.

D. FEMA shall provide funds to the City to develop an intensive level historical and architectural survey of downtown Cedar Rapids (Downtown Survey) including replacing the downtown portions of the existing "Downtown and Industrial Corridor MPD" with a Downtown MPD. The intensive Downtown Survey will include Iowa Site Inventory Forms prepared for fifty-seven (57) downtown properties in the existing MPD and an additional 30% or a total of approximately seventy-five (75) buildings. Upon completion of the Downtown Survey, the findings will be documented in an NRHP MPD form and will accompany either a nomination to the NRHP for a Downtown historic district, or four (4) individually eligible property nominations. The following steps required to complete Mitigation Measure D must be concluded within forty-two (42) months from the date of execution.

- i. The City will award the contract to the consultant of the City's choice, provided that the consultant is qualified under the Secretary of the Interior's Professional Qualification Standards for Historian and/or Architectural Historian as determined by FEMA.
- ii. Once the City has selected the consultant for the Downtown Survey, the City shall coordinate a meeting between the consultant, the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure D.
- iii. The consultant shall use as a guide the following general geographic parameters when conducting the reconnaissance and intensive level historic architectural survey. Facing buildings along and within the boundaries formed by A Avenue North East along the northwest side, 6th Street along the northeast side, 8th Avenue SE along the southeast side, and the Cedar River along the southwest side.
- iv. The City shall ensure that the consultant submits to FEMA and the SHPO Iowa Site Inventory Forms (ISIF) for all individually eligible properties, districts and

all contributing resources within a potential district identified during the Downtown Survey as meeting NRHP criteria. Submittals to SHPO must be hard-copy, single-sided and shall follow the recommended guidelines for completing an ISIF available through the State Historical Society of Iowa's website. To determine sufficiency, the SHPO may request a sampling of draft ISIFs for review prior to the completion and submittal of all ISIFs. The City or the City's consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO. The consultant will afford FEMA and SHPO thirty (30) days to comment on the submitted ISIF drafts. The ISIFs shall be completed within twenty-four (24) months from the date of execution for SHPO review and comment.

- v. The consultant shall make revisions recommended by SHPO to the draft Iowa Site Inventory Forms and resubmit the completed ISIFs to FEMA and SHPO within forty-five (45) days from receipt of SHPO comments. Final submittals to SHPO must be hard-copy, single-sided on acid-free paper. The City or the City's consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO.
- vi. The City shall ensure that the consultant determines the boundaries for a potential downtown historic district(s). Should no district be identified, the consultant, in consultation with the City, will recommend four (4) properties individually eligible for NRHP listing. Support for these individually eligible property nominations shall be sought from the owners. The consultant shall provide FEMA and SHPO a list of properties indicating contributing or non-contributing to the NRHP historic district(s) and a boundary map of the proposed district(s). The consultant will afford FEMA and SHPO thirty (30) days to comment on the selection of properties that will be nominated to the NRHP.
- vii. As part of the Downtown Survey and NRHP nomination project(s), the consultant shall host on behalf of the City and shall participate in at least two (2) local public information meetings.
- viii. The City shall submit draft district or individual NRHP nomination(s) and the draft Downtown MPD within thirty-six (36) months from the date of execution to the SHPO for final review and comment. Draft submittals to SHPO must include three (3) hard-copy single-sided documents. The City or the City's consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO. After all comments have been incorporated; the consultant shall submit the final NRHP nomination(s) and MPD to the SHPO. Final submittals to SHPO must be hard-copy, single-sided on acid-free paper. The consultant shall attend the State National Register Review Committee meeting, and make any revisions to the nomination and MPD recommended by that body and any recommendations made by the NPS after the SHPO has submitted the final nomination to the NPS. All comments and correspondence between the City or the consultant and SHPO shall be concurrently carbon copied to FEMA.

- E. FEMA shall provide funds to the City for an intensive level historical and architectural survey and NRHP nomination for the previously identified 3rd Avenue SW Historic District and preliminary ISIFs were prepared for contributing resources. This survey will update any previously completed ISIFs and shall prepare a NRHP nomination for the district. The district includes two blocks of Third Avenue SW between 1st and 3rd Streets SW containing approximately twelve (12) buildings reflective of the commercial development of the “West Side.” The following steps required to complete Mitigation Measure E must be concluded within thirty-six (36) months from the date of execution.
- i. The City shall award the contract to the consultant of the City’s choice, provided that the consultant is qualified under the Secretary of the Interior’s Professional Qualification Standards for Historian and/or Architectural Historian as determined by FEMA.
 - ii. Once the City has selected the consultant for the 3rd Avenue SW survey and nomination, the City shall coordinate a meeting between the consultant, the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure E.
 - iii. The City shall ensure that the consultant submits to FEMA and the SHPO ISIFs for all contributing resources within the 3rd Avenue SW Historic District. Submittals to SHPO must be hard-copy, single-sided and shall follow the recommended guidelines for completing an ISIF available through the State Historical Society of Iowa’s website. To determine sufficiently, the SHPO may request a sampling of draft ISIFs for review prior to the completion and submittal of all ISIFs. The City or the City’s consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO. The consultant will afford FEMA and SHPO thirty (30) days to comment on the submitted ISIF drafts.
 - iv. The consultant shall make revisions recommended by SHPO to the draft ISIFs and resubmit the completed forms to FEMA and SHPO within forty-five (45) days from receipt of SHPO comments. Final submittals to SHPO must be hard-copy, single-sided on acid-free paper. The City or the City’s consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO.
 - v. As part of the 3rd Avenue SW NRHP nomination the consultant shall host on behalf of the City and shall participate in at least two (2) local public information meetings.
 - vi. The City shall submit the draft for the 3rd Avenue SW NRHP nomination to the SHPO. Draft submittals to SHPO must include three (3) hard-copy single-sided documents. The City or the City’s consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO. After all comments have been incorporated; the consultant shall submit the final NRHP nomination to the SHPO. Final submittals to SHPO must be hard-copy, single-sided on acid-free

paper. The consultant shall attend the State National Register Review Committee meeting, and make any revisions to the nomination recommended by that body and any recommendations made by the NPS after the SHPO has submitted the final nomination to the NPS. All comments and correspondence between the City or the consultant and SHPO shall be concurrently carbon copied to FEMA.

- F. FEMA shall provide funds to the City to develop a reconnaissance survey of religious institutions (Religious Building Survey) within Cedar Rapids focusing on areas of the city platted and developed prior to 1965 and their ethnic association and architectural significance. The reconnaissance survey shall result in an MPD accompanied by a NRHP nomination for one individually eligible religious building identified within the survey. The following steps required to complete Mitigation Measure F must be completed within thirty-six (36) months from the date of execution.
- i. The City will award the contract for the Religious Building Survey and nomination to the consultant of the City's choice, provided that the consultant is qualified under the Secretary of the Interior's Professional Qualification Standards for Historian and/or Architectural Historian as determined by FEMA.
 - ii. Once the City has selected the consultant for the Religious Building Survey, the City shall coordinate a meeting between the consultant, the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure F.
 - iii. The City shall ensure the selection of three religious properties to be listed in the NRHP, and shall coordinate the nomination process with the property owner(s). Priority of selected properties shall be given to owners who support the nomination of their facility.
 - iv. As part of the Religious Building Survey and NRHP nomination, the consultant shall host on behalf of the City and shall participate in at least one local public information meetings.
 - v. The City shall submit the individual NRHP nomination and the draft Religious Building MPD within twenty-four (24) months from the date of execution to the SHPO for final review and comment. Draft submittals to SHPO must include three (3) hard-copy single-sided documents. The City or the City's consultant shall submit electronic carbon copies to FEMA concurrent with any submittals to SHPO. After all comments have been incorporated; the consultant shall submit the final NRHP nominations and MPD to the SHPO. Final submittals to SHPO must be hard-copy, single-sided on acid-free paper. The consultant shall attend the State National Register Review Committee meeting, and make any revisions to the nomination and MPD recommended by that body and any recommendations made by the NPS after the SHPO has submitted the final nomination to the NPS. All comments and correspondence between the City or the consultant and SHPO shall be concurrently carbon copied to FEMA.

- G. FEMA shall provide funds to the City to support sustainable access to the Carl and Mary Koehler History Center (History Center) collections and archives, by scanning and digitizing the existing collection and making those resources available online through the History Center's existing website. The project is to include processing of the History Center's collection, a contract with a professional web development firm, the purchase of a public access computer at the History Center to provide on-site access to the collection and three years of ongoing support for webhosting and IT fees to maintain and add to the online exhibit/database. While the FEMA funded mitigation measure will be limited to three years of ongoing support, it is the intention of this MOA, that the resources be retained and available on-line beyond the FEMA funded period. The scanning and digitization will be performed by History Center staff and will include no more than 500 hours of staff time. While the entire inventory may not be digitized within that time, the staff should focus scanning on resources related to historic architecture, downtown and industrial corridor development and related topics that would provide a tangible benefit to historic preservation. The necessary software required for cataloguing the digital resources will be obtained, and the existing History Center web site will be modified to be compatible with this cataloguing software. A condition of this mitigation measure will be to ensure that the resources scanned and posted on-line are free and accessible to all on-line users whether accessing from the History Center or remote locations and will be easily searchable, reproducible and printable by the general public. Printing charges may apply. Reproduction is limited to personal use only. Any resources used for publication or commercial use, must obtain written permission from the History Center prior to reproducing. The following steps required to complete Mitigation Measure F must be completed within forty-two (42) months from the date of execution.
- i. Once this MOA is executed and the City is ready to proceed with this mitigation measure, the City shall coordinate a meeting between the History Center, the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure G.
 - ii. The City shall ensure that the History Center staff selects the items to be scanned and made available on-line. This list of resources shall be submitted to FEMA, SHPO and the City for review prior to the commencement of scanning. The History Center will afford FEMA and SHPO thirty (30) days to comment on the submitted list.
 - iii. The City shall ensure that the History Center addresses any revisions recommended by the SHPO, FEMA and the City prior to commencing scanning.
 - iv. Upon completion of the digitization project and successful posting of the digital resources, the History Center shall provide the City with a link to the digital collection to be posted on the City's web site, and any other sites determined relevant to the scanned collection.

H. FEMA shall provide funds to the City to support an architectural salvage operation for the duration of one year. The salvage operations shall include: education and training relevant to historic property salvage with a minimum of four (4) training sessions inclusive of recommended certifications and volunteer training sessions; monitoring and supervision of salvage operations by a consultant with previous experience with successful salvage operations; the leasing of a truck for use on salvage operations; the purchase of hand tools required for salvage operations and funds associated with marketing and the production of brochures regarding the salvage operation. Within the one-year, FEMA funded duration, the salvage operations should complete a minimum of twelve (12) property salvages. Upon the completion of the one-year duration, the salvage operation shall provide a final report identifying the number of properties salvaged, any income generated from salvage and the contacts and participants involved in salvage operations. The following steps required to complete Mitigation Measure H must be concluded within twenty-four (24) months from the date of execution.

- i. The City shall ensure that the Cedar Valley Habitat for Humanity ReStore (Habitat) hire a consultant(s) or employee(s) on a one year retainer for the monitoring, training and supervision of the salvage operation with an expectation of providing three hundred hours of service or the equivalent of a not to exceed amount of ten thousand dollars (\$10,000.00). The final selection of the consultant(s) or employee(s) for the implementation of this project will be reviewed and approved by the Cedar Rapids HPC and Habitat.
- ii. The City shall coordinate a meeting between Habitat, the City, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of Mitigation Measure H.
- iii. The City shall ensure that Habitat in coordination with their hired salvage specialist(s), will identify and evaluate similar successful salvage operations in use in Iowa and in similar sized communities around the country to determine the best method for planning the monitoring and supervision of the salvage operations.
- iv. The City shall ensure that Habitat in coordination with their hired salvage specialist(s) or through existing certification programs, provide at least four (4) training sessions within the one-year duration of the salvage operation.
- v. The City shall ensure that Habitat in coordination with their hired salvage specialist(s) organize the purchase of hand tools necessary to perform successful salvage operations during the one-year FEMA funded period not to exceed five hundred dollars (\$500.00).
- vi. The City shall ensure that Habitat in coordination with their hired salvage specialist(s) lease or lease-to-own a truck used for salvage operations, at a price not to exceed six thousand dollars (\$6,000.00). Habitat in coordination with their hired salvage specialist(s) shall ensure that a mileage log for the use of a truck is

maintained, identifying date of use, distance traveled, salvage location, and name of vehicle operator.

- vii. The City shall ensure that Habitat in coordination with their hired salvage specialist(s) produce marketing materials to advertise the salvage operations including the initial run for printing of brochures, limited paid advertising, possible e-commerce set up and marketing consultation for the duration of the one-year FEMA funded period not to exceed three thousand five hundred dollars (\$3,500.00).
- viii. The City shall ensure that within three (3) months from the conclusion of the one-year FEMA funded period, the salvage operation shall provide a final report identifying the number of properties salvaged, any income generated from salvage and the contacts and participants involved to FEMA, SHPO and the City.

II. Post Review Discoveries

- A. The City shall ensure that their demolition contractor shall immediately cease demolition activities in the vicinity of the discovery should previously unidentified archaeological sites or unanticipated effects be discovered during implementation of the project. Personnel should take all reasonable measures to avoid or minimize harm to the archaeological find(s) and/or avoid or minimize further unanticipated effects.
- B. The person or persons encountering such properties or effects shall immediately notify FEMA by contacting Ken Sessa, FEMA Region VII Regional Environmental Officer at 816-807-3296 and the SHPO at 515-281-8743. Construction in the area of such sites or effects shall not resume until FEMA determines that the requirements of 36 CFR §800.13(b)(3) have been met.

III. Anticipatory Actions

- A. FEMA shall not grant assistance to the City should it, or those acting on its behalf, engage in anticipatory actions with the intent to avoid the requirements of this MOA or any requirements of the NHPA, significantly adversely affecting a historic property to which the assistance would relate or, having legal power to prevent it, allow such significant adverse effect to occur.
- B. After consultation with the SHPO and the ACHP, however, FEMA may determine that circumstances justify granting such assistance despite the adverse effect created or permitted by the City and shall complete consultation for the Undertaking.

IV. Duration of Agreement

- A. This agreement will be null and void, unless amended per section VI of this agreement, if its terms are not carried out within forty-five (45) months from the date of execution.

- B. If any signatory to this MOA determines that its terms will not or cannot be carried out or that an amendment to its terms must be made, that party shall immediately consult with the other parties to develop an amendment to this MOA pursuant to 36 CFR §800.6(c)(7) and §800.6(c)(8).
- C. The successful completion of each mitigation measure and the steps identified above will be the ultimate responsibility of the City to ensure that each project is carried out. FEMA will work with the City, their consultants and the Cedar Rapids Historic Preservation Commission to monitor and track the completion of the mitigation measures.

V. Dispute Resolution

- A. If any objection or dispute should arise within the time frame provided by this MOA to any plans, specifications, or actions provided for review pursuant to this MOA, FEMA will consult further with the objecting party to seek resolution.
- B. If FEMA determines that the dispute cannot be resolved, FEMA shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR §800.11(e), including FEMA's proposed resolution of the dispute. Within thirty (30) calendar days after receipt of all pertinent documentation, the ACHP will either:
 - i. Advise FEMA that it concurs with FEMA's resolution to the dispute; or
 - ii. Provide FEMA with recommendations, which FEMA will take into consideration in reaching a final decision regarding the dispute; or
 - iii. Notify FEMA that it will comment pursuant to 36 CFR §800.7(c), and proceed to comment. Any comment provided will be taken into consideration by FEMA in accordance with 36 CFR §800.7(c)(4) with reference to the subject of the dispute.
- C. Any recommendation or comment provided by the ACHP will be understood to pertain only to the subject of the dispute, and FEMA's responsibility to fulfill all actions that are not subject of the dispute will remain unchanged.
- D. Failure to fulfill the terms of this MOA requires that FEMA again request ACHP's comments in accordance with 36 CFR §800.7.
- E. If FEMA cannot fulfill the terms of this MOA, it shall not take or sanction any action or make any irreversible commitment that would result in an adverse effect with respect to NRHP-eligible or listed historic properties covered by this MOA or that would foreclose ACHP's consideration of modifications or alternatives to the Undertaking that could avoid or mitigate the adverse effect until the comment process has been completed.

VI. Amendments

Any signatory to this MOA may propose to FEMA that the MOA be amended, whereupon FEMA will consult with all signatories to the MOA to consider such an amendment. 36 CFR §800.6(c)(1) shall govern the execution of any such amendment. The signatures of all the signatories shall be required for any amendment hereto to be effective.

VII. Termination and Noncompliance

- A. If any signatory or invited signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation VI, above.
- B. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories. Once the MOA is terminated, and prior to work continuing on the undertaking, FEMA must either (a) seek to resolve the adverse effects pursuant to 36 CFR §800.6(b) or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR §800.7. FEMA shall notify the signatories as to the course of action it will pursue.

VIII. Execution of the Memorandum of Agreement

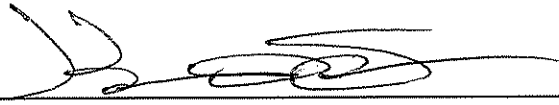
Execution of this MOA by FEMA and implementation of its terms are evidence that FEMA has taken into account the effects of the Undertaking on historic properties, and that FEMA has satisfied its responsibilities under Section 106 and 110 of the NHPA and its implementing regulations.

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

EXECUTED:

SIGNATORY

FEDERAL EMERGENCY MANAGEMENT AGENCY

By:  Date: 8/2/2011
Kenneth Sessa
Regional Environmental Officer
FEMA Region VII

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

SIGNATORY


STATE HISTORICAL SOCIETY OF IOWA

By: Barbara Mitchell Date: 8/4/2011
Barbara Mitchell
Deputy State Historic Preservation Officer

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY PARTY

IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION

By:  Date: 8-9-11
Dennis Harper
State Public Assistance Officer

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY PARTY

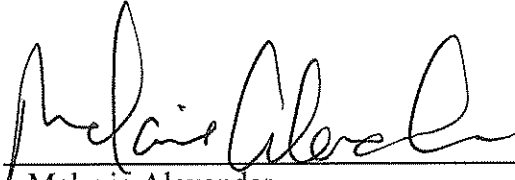
CITY OF CEDAR RAPIDS

By:  _____ Date: 8/9/11
Jeffrey A. Pomeranz
City Manager

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY


THE CARL AND MARY KOEHLER HISTORY CENTER

By:  _____ Date: 8/11/11
Melanie Alexander
Executive Director

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY PARTY

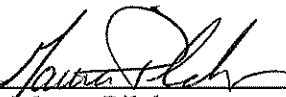
CEDAR VALLEY HABITAT FOR HUMANITY

By:  _____ Date: 8/19/11
Jeff Capps
Executive Director

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

CONCURRING PARTY

CEDAR RAPIDS HISTORIC PRESERVATION COMMISSION

By:  _____ Date: 8/11/11
Maura Pilcher
Chair

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES IN CEDAR RAPIDS, LINN COUNTY, IOWA**

CONCURRING PARTY

PRESERVATION IOWA

By:  Date: 8-17-2011
Steve Frevert
Board Member

**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 – August 2014

Submitted to
City of Cedar Rapids, Iowa

Contract 0512-228A

Prepared by
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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 on the West Side and a lesser number on the East Side. As a result of receiving FEMA funding for flood recovery, the City carried out assessments and re-evaluations of previously identified resources as well as reconnaissance level surveys of several areas on the West Side that had not been previously evaluated or had been evaluated so much earlier that they required new evaluations.

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

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

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 3

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

E. Statement of Historic Contexts

I. Introduction

This report expands the National Register of Historic Places Multiple Property Documentation Form *Historic Resources of Cedar Rapids, Iowa*, and its associated historic context, *Architectural and Historical Resources of Residential Neighborhoods, 1870-1940* (MPDF 2000),¹ 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 1995.² 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 2003.³ 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 6th Street, in 2013.

¹ 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.

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 4

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

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

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 8th Street SW Historic District and the Veterans Prospect Place Historic District on Young's Hill.⁵ 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."⁶

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

⁴ 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.

⁵ 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.

⁶ Svendsen 2000, E:4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

Name of multiple listing (if applicable)

Section number E Page 5

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

II. Overview of Physical and Historical Development

a. Settlement and Ongoing Development

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

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.⁸ 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.⁹ 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

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

⁸ 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.

⁹ Svendsen 2000, E:8.

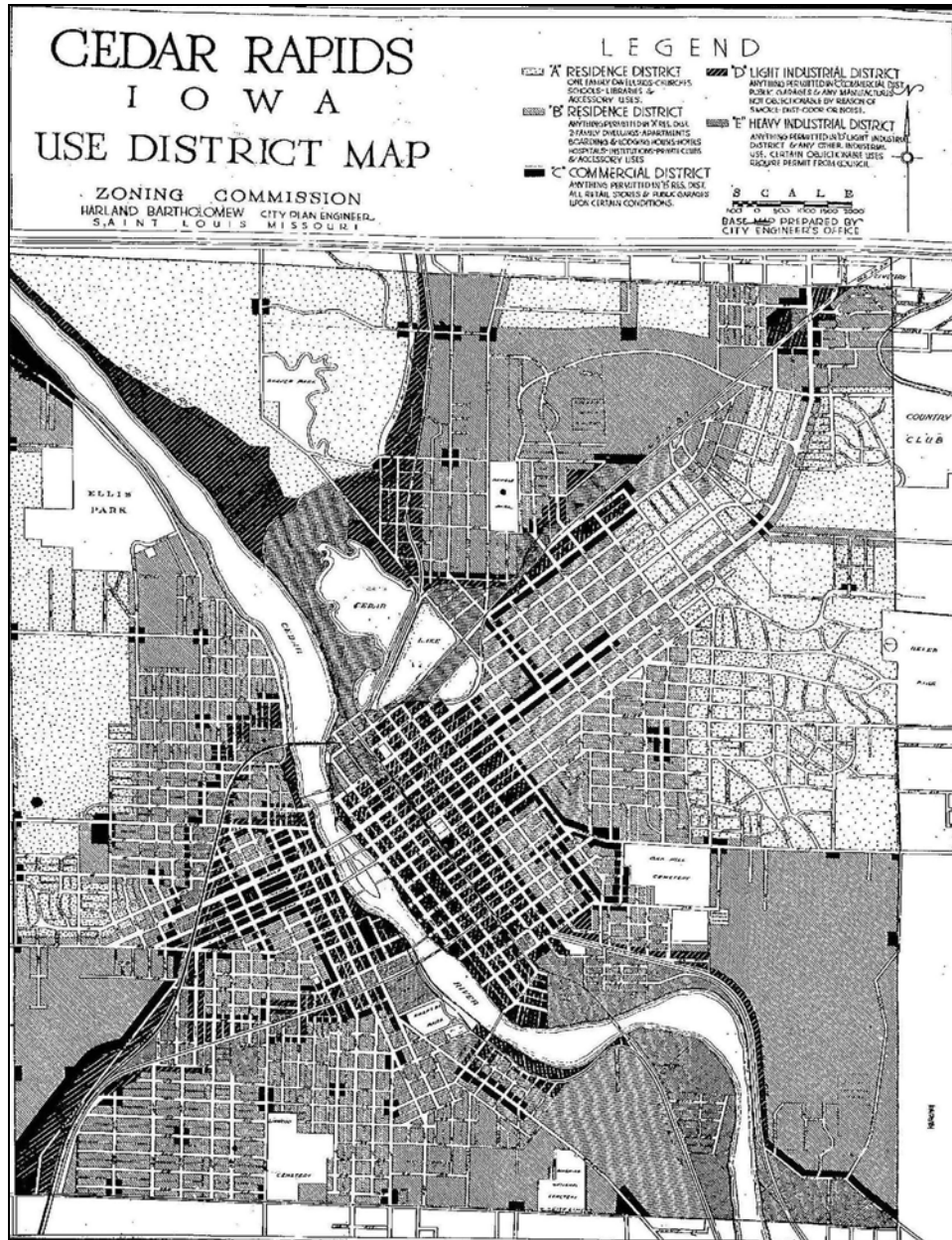
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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

Section number E Page 6

revised use district map adopted in 1942.¹⁰ Many of the areas within the expanded city boundaries were not developed until after World War II.



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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

N/A

Name of Property

Linn, Iowa

County and State

Historic Resources of Cedar Rapids, Iowa

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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 1967.¹¹

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.¹²

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.¹³

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.¹⁴

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

¹² "Cedar Rapids: Statistical Review," 1939, 1945, 1950, 1962, 1966.

¹³ U.S. Census Bureau.

¹⁴ 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.

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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.¹⁵

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.¹⁶

Early dams on the river were constructed to provide water power, including the 1870 dam constructed by Nicholas Brown at the base of Eighth Avenue NE. That timber and rock dam was repaired and strengthened after flooding in 1894. A new concrete dam was constructed between 1914 and 1918 to improve recreation on the river and 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.¹⁷

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.¹⁸ The Second Avenue Bridge was built in 1906 and

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

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

¹⁷ 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.

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

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reconstructed in 1965. The original F Avenue NE/B Avenue NW bridge was built in 1875, then replaced in 1914 when the adjacent concrete dam was constructed. That bridge was removed in 1979 after the multi-level Interstate 380 Bridge opened the previous November.¹⁹ 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 was replaced in 1910 by a concrete arch bridge, which was replaced by the 1989 Czech Village Bridge. The Twelfth Avenue Bridge, built in 1974, is a late addition to these river crossings.

Two major railroad bridges crossed the Cedar River. The Burlington Cedar Rapids & Northern (BCR&N) bridge led from the Sinclair/Wilson meat packing plant on the east side to the city sewage treatment plant on the west side. The bridge was abandoned after the plant closed 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.²⁰

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.²¹ The buildings were designed by Chicago architect Victor Andre Matteson in a Gothic Revival style.²² 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.²³ "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."²⁴ The sewage treatment plant remained in operation at this location until 1976.

¹⁹ 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.

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

²¹ "Cedar Rapids: Statistical Review," 1939.

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

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

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

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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 2008.²⁵ 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.²⁶

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 2000.²⁷ 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

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

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

²⁷ Svendsen 2000, E:9-11.

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neighborhoods that surrounded factory sites or abutted manufacturing corridors. Land that was once considered too far from the city center for profitable development became suitable for residential suburbs. And in the case of the town of Kenwood Park, an entire community was built in the middle of the country along the ‘Boulevard’ [First Avenue].”²⁸ 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.²⁹

The streetcar tracks and overhead wires were eventually removed after service halted in the 1930s. 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 operated between 1914 and 1938.³⁰ 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.”³¹ 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

²⁸ Svendsen 2000, E:11.

²⁹ “School Building Program,” 76, Figure D.

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

³¹ Svendsen 2000, E:12, 13.

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

f. The Automobile

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

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.³³ Promotional accounts of such new residential additions as Ridgewood describe visitors arriving by horse-drawn carriages, streetcars, and automobiles.³⁴ 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.³⁵

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 1915.³⁶ It originally followed First Avenue to Marion, then led southeast to Mount Vernon. When Marion lost its status as the county seat, the highway followed the route of today’s Mount Vernon Road, which was paved in 1921. By 1934, it became part of U.S. Highway 30. Mount Vernon Road is a major route leading from downtown to the residential areas of the Southeast Quadrant.

³² Svendsen 2000, E:13.

³³ 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.

³⁴ “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.”

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

³⁶ 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.

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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 380.³⁷

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.³⁸ 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.³⁹ 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 35th Street NE. The company designed and manufactured radio communication equipment, and "special electronic equipment for military and other government uses."⁴⁰ 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

³⁷ Highways of Cedar Rapids. "Historic Auto Trails: Iowa Registered Routes," Iowa Department of Transportation: http://iowadot.gov/autotrails/autoroutes_registered.htm.

³⁸ Highways of Cedar Rapids.

³⁹ Svendsen 2000, E:15.

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

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parts.” In March 1945, a plea was made for additional employees. The company employed more than 1,000 workers, but to keep contracts on schedule, the War Manpower Commission raised the manpower ceiling to 1,200.⁴¹

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).⁴²

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.⁴³

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.

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

⁴² 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.

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

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CSPS Hall, 1105 3rd Street SE, was listed on the National Register in 1978. The Bohemian Commercial Historic District at 3rd Street SE and 4th Avenue SE was listed on the National Register in 2002. The district was enlarged to areas on both sides of the river and listed in 2012. The Sokol Gymnasium, 417 3rd Street SE, was listed on the National Register in 2013.⁴⁴

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 9th Street NW, listed on the National Register in 1996.⁴⁵

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 6th Street SE, listed on the National Register in 2013. It is the home of the city’s oldest African-American congregation.⁴⁶

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.”⁴⁷ 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 1997.⁴⁸

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 19th and early 20th centuries.”⁴⁹ 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 3rd Avenue SE, listed in 1985.⁵⁰

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

⁴⁵ 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.

⁴⁶ 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).

⁴⁷ Svendsen 2000, E:21.

⁴⁸ Svendsen 1997, E:21-26.

⁴⁹ Svendsen 2000, E:22.

⁵⁰ 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.

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

Fraternal and membership organizations have played an important role in the life of Cedar Rapids since its early beginnings. Foremost among them are the Masons. Their presence is recognized in the Scottish Rite Consistory Building No. 2, 616 A Avenue NE, built in 1927-1928, connecting to the 1899 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.⁵²

Cedar Rapids began to undertake an ambitious school construction program in the 1870s, focusing first on neighborhood-based elementary schools and then the citywide Washington High School. In the 1920s, it built four geographically distributed junior high schools.⁵³ As the city expanded its boundaries and new residential developments were built up, older schools were enlarged and even more schools were constructed to meet the needs of the student population. Many of the school buildings are architecturally distinguished and add to the character of their surrounding neighborhoods.

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

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

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

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

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

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

⁵³ 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.

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

a. Architectural Styles and Vernacular House Forms

MPDF 2000 comments:

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

Many of the pattern and plan books were compiled by architects who specialized in house designs for a mass market. For example, Glenn Sexton, an architect based in Minneapolis, was known for selling plans for affordable houses. Local lumber yards often sold plans to aspiring home owners and contractors along with the materials to build such houses. Another periodical, *The Craftsman*, was highly influential in promoting house designs, and in fact, gave its name to an architectural style derived from the late nineteenth-century Arts and Crafts movement. Not only did Sears, Roebuck and Company provide house plans through its catalog in the late 1890s, it also began in 1908 to provide house kits with everything needed to build a house on site. Its counterpart, the Montgomery Ward Company offered similar services, selling building materials and plans in the early twentieth century, then selling kit homes beginning in 1917. The Gordon-Van Tine Company of Davenport, Iowa, was organized in 1906 as an outgrowth of the U.N. Roberts Company. It initially offered building materials and ready-cut materials for houses, then began selling plans by mail order in 1912. In 1916, the company started selling kits for complete houses. It also produced kit homes for Montgomery Ward, under the Wardway Homes label in the 1920s. It remained in business until 1947.⁵⁵

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

⁵⁴ Svendsen 2000, E:24.

⁵⁵ 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.

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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."⁵⁶ In addition, *The Story of Cedar Rapids* identifies Bert Rugh, L. Wallace and Son, Marcus M. Hall, A. H. Connor, Harry Hunter, W. J. Brown, Mark [sic] Anthony, Norman Hatton, William [sic] Zalesky, Abell Howe Co., and McKay and Co. Connor and McKay were building contractors, who were active in residential design. Abell-Howe Co. was an engineering firm specializing in industrial structures. Charles B. Anthony and Charles B. Zalesky were practicing architects in the early 1920s. Charles Zalesky continued into the 1950s. See **Appendix** for more information on architects of Cedar Rapids. Cedar Rapids also had an active group of engineers who helped provide the city's infrastructure including the roads and bridges and the structural work for many commercial and industrial buildings including Howard R. Green and T. R. Warriner.⁵⁷

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.⁵⁸ 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.⁵⁹ In a revised edition of their book, Gottfried and Jennings provide more discussion of stylistic

⁵⁶ Svendsen 2000, E:24.

⁵⁷ 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).

⁵⁸ 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.

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

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forms and expression as applied to the residential forms of the cottage and the bungalow and update their analysis to 1960.⁶⁰

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.”⁶¹

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.⁶² 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.⁶³

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.

⁶⁰ 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.

⁶¹ Murray and Murray, 104.

⁶² McAlester, 477-481.

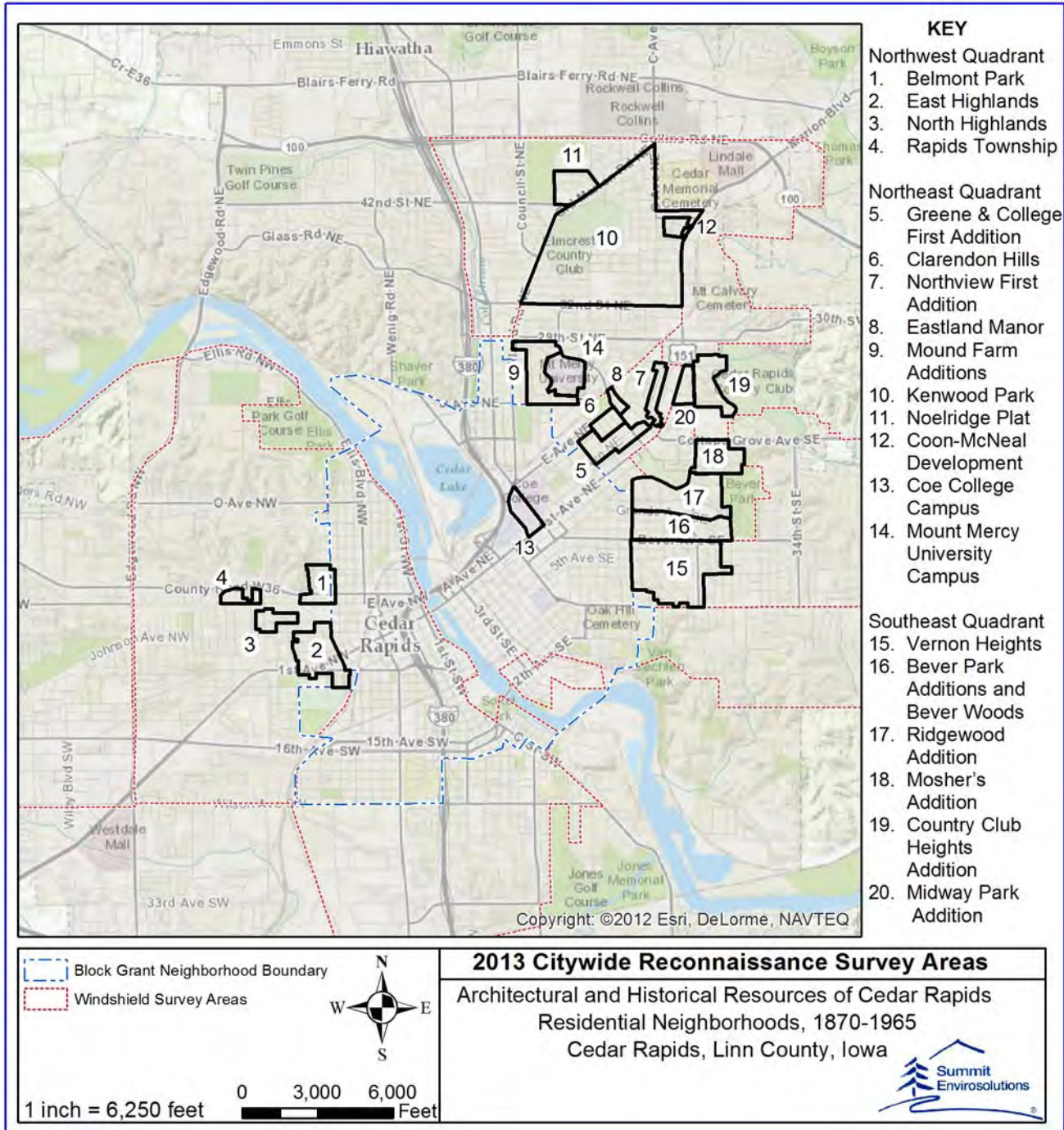
⁶³ Jan Olive Nash, *Lustron House #02102*, National Register of Historic Places Registration Form: National Register # 04000898 (Iowa City: Tallgrass Historians LC, 2004). All known Cedar Rapids Lustron houses are identified and located in this report, which provides background on the development of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

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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.⁶⁴

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."⁶⁵

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 14th Street SW." The Southwest Quadrant study area now extends south to 33rd Avenue SW and west to Edgewood Road.

⁶⁴ Svendsen 2000, E:34.

⁶⁵ 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.

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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 10th Street NE and Interstate 380 northeast to 18th Street NE and from First Avenue to the northern edge of Daniels Park.” The Northeast Quadrant study area now extends northeast and north from 18th 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 10th Street SE to 19th 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 19th 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 29th Street SE.⁶⁶

Northwest Quadrant

MPDF 2000 describes the Northwest Quadrant as “a mixed residential and industrial area built on the alluvial plan that extends away from the Cedar River’s west bank and north of First Avenue,” with “bluffs and low hills [lying] along the western edge of the plan west of Tenth Street NW.”⁶⁷ 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.”⁶⁸

Prior to 1929, the western corporate boundary of Cedar Rapids extended only as far as 18th Street NW.⁶⁹ 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.⁷⁰ 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.

⁶⁶ See Svendsen 2000, E:44, for the quadrant definitions.

⁶⁷ Svendsen 2000, E:44.

⁶⁸ Murray and Murray, 50.

⁶⁹ *Official Map of the City of Cedar Rapids*, 1921.

⁷⁰ Svendsen 2000, E:8.

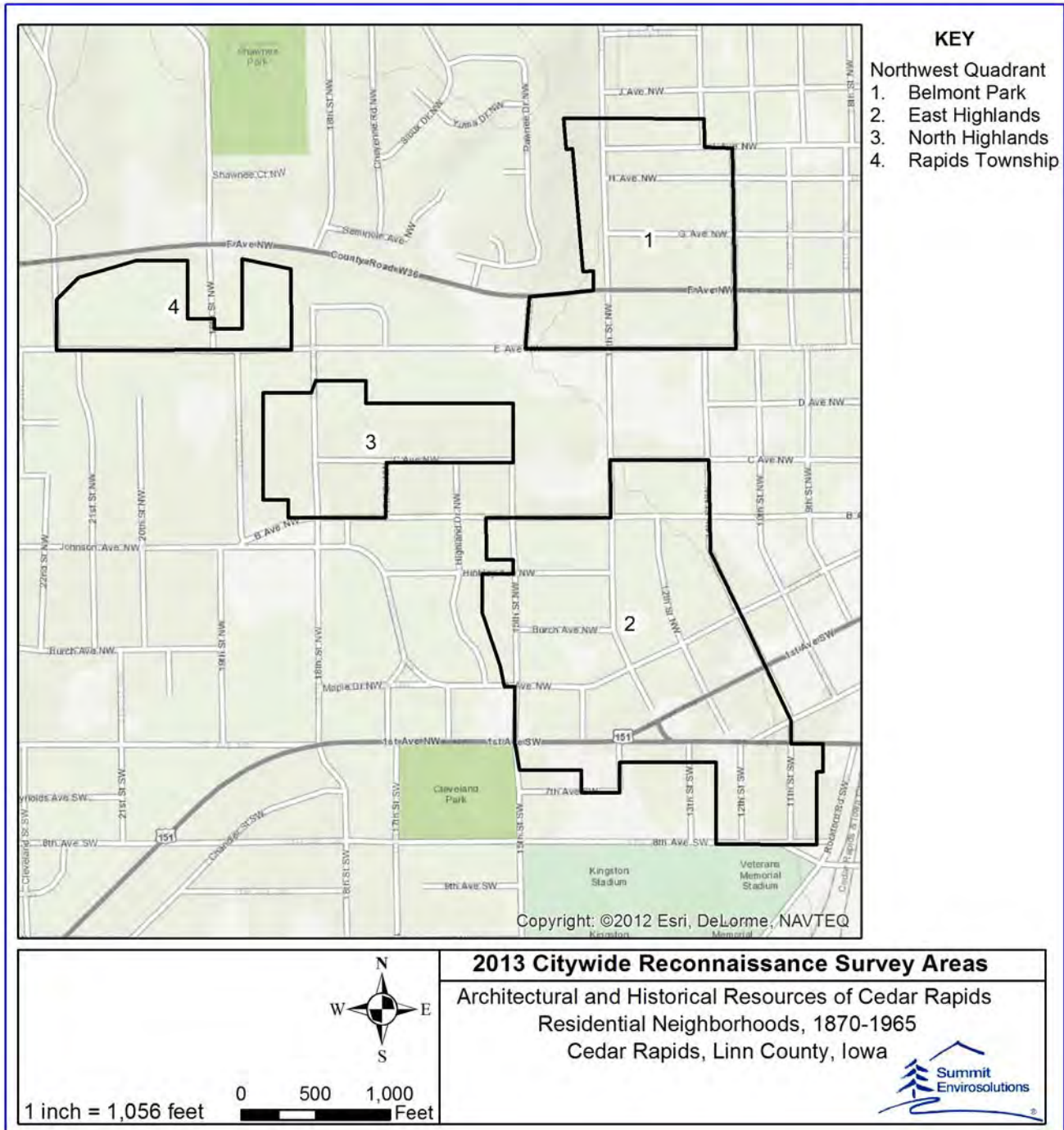
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Northwest Quadrant



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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.⁷¹ 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 18th Street NW).⁷² A spur line extended north along 11th Street NW to the Cedar Rapids Turf Club, later the Cedar Rapids Driving Park, between 10th and 13th Street, E and I Avenues.⁷³ 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.⁷⁴ The Summit study area encompasses an area bounded by the west side of 10th Street NW on the east, the north side of E Avenue NW on the south, the east side of 15th Street NW, both sides of F Avenue NW, and both sides of 13th 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."⁷⁵ 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."⁷⁶

⁷¹ Svendsen 2000, E:45.

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

⁷³ Svendsen 2000, E:45.

⁷⁴ 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).

⁷⁵ "Prospects for Sport," *Cedar Rapids Evening Gazette*, January 1, 1908.

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

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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.⁷⁷

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 9th and 10th Streets NW. Brown's 7th 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.⁷⁸ 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."⁷⁹ 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."⁸⁰ 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."⁸¹

The streets are arranged in a grid pattern with 10th Street NW, a small section of 11th Street NW, and 13th 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 13th 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.

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

⁷⁸ Deiber, *Belmont Park*, 4.

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

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

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

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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 11th 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 12th Street SW, extending west along Third Avenue SW to its junction with First Avenue. The southern boundary continues west along First Avenue to 15th Street SW which forms the western boundary as far north as B Avenue NW, then north along 13th Street NW to C Avenue NW, which forms the northern boundary. B Avenue NW and 13th 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 11th, 12th, and 13th 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

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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.⁸² 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 1895 Romanesque Revival house at 202 12th Street NW.⁸³ 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 14th Street NW, facing southeast. Note the brick street paving.

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

⁸³ Gebhard and Mansheim, 188.

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



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

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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 17th Street NW to B Avenue NW, then west to 18th 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.⁸⁴ Smaller lots on the south side of C Avenue NW and B Avenue NW, as well as lots facing 18th Street NW have more modest one, one-and-one-half, and two-story houses displaying Craftsman, Colonial Revival, Tudor Revival, and minimal traditional features.

⁸⁴ Nash, 8:9-8:10, 26 (Fig. 4).

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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.

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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 18th Street NW and 22nd Street NW. Several of the large two-story houses west of 19th 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 15th Avenue SW and 9th Street SW.⁸⁵ 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.”⁸⁶

As stated above, the western corporate boundary of Cedar Rapids extended only as far as 18th 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.

⁸⁵ Svendsen 2000, E:48.

⁸⁶ Murray and Murray, 50.

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

Recommendation: One individual building, discussed in the *Buildings of Iowa*, was identified and is recommended for further study and evaluation.⁸⁷ 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 21st Street SW. The house at 2009 Williams Avenue SW, Lustron Model #02102, is listed in the National Register of Historic Places.⁸⁸ 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.

⁸⁷ 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.

⁸⁸ Nash.

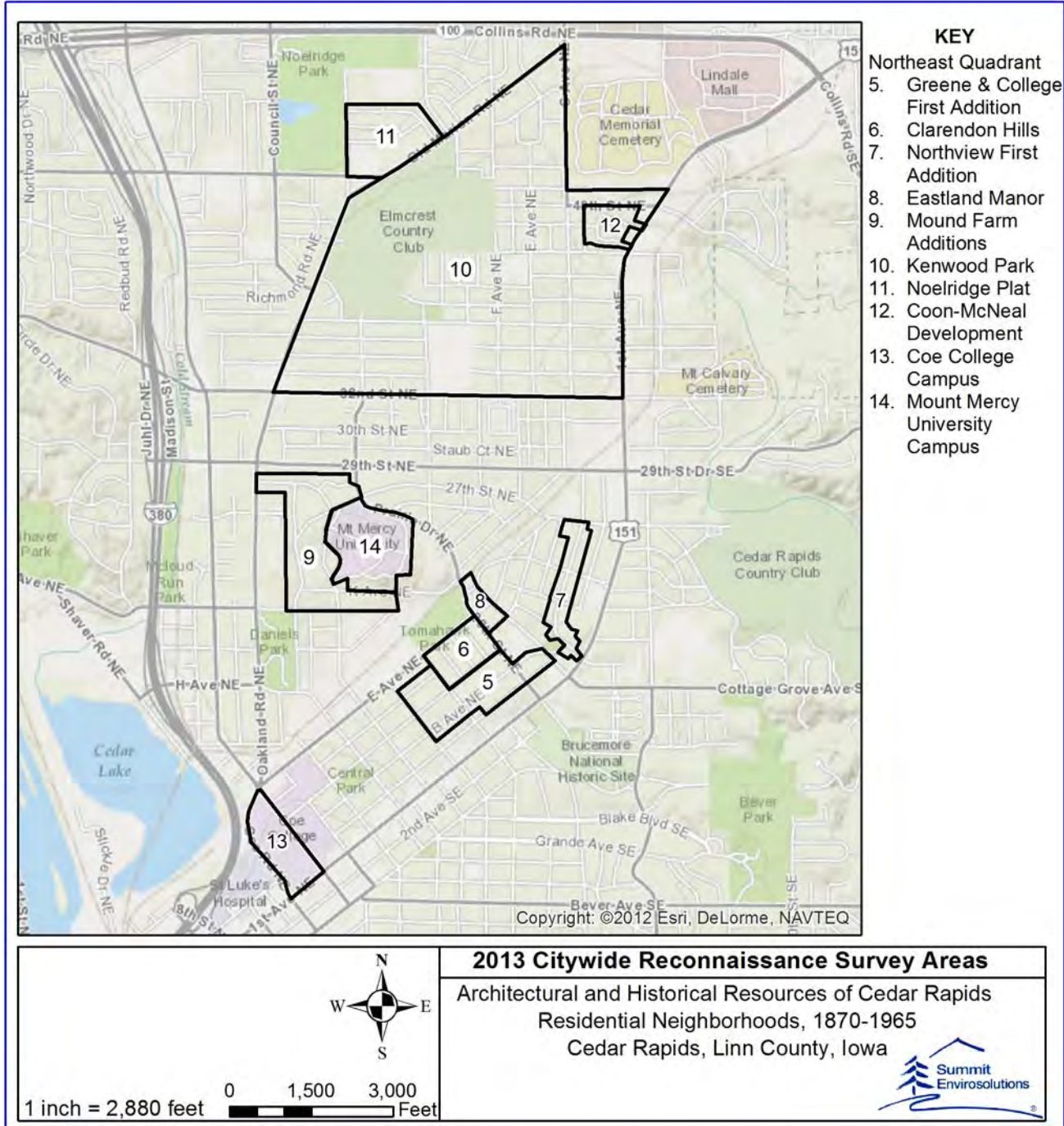
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Northeast Quadrant



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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 42nd Street NE. The area to the north, known as Kenwood Park, was incorporated into the city in 1929, 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 18th Street NE and 21st Street NE and between A Avenue NE and D Avenue NE and is anchored by the Benjamin Franklin Middle School, 300 20th Street NE at B Avenue NE. It is focused on B, C, and D Avenues NE between 18th Street and 19th Street NE and along B Avenue NE from 19th Street NE to 21st 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 316-17th Street NE*. Both reports identified three potential historic districts along A Avenue NE, B Avenue NE, and C Avenue NE.⁸⁹ 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

⁸⁹ Svendsen 2000, E:52-53; Svendsen 2003.

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

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



Greene & College First Addition: 400 block of 19th 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 First Avenue in 1917, when the Sinclair Estate was being developed.⁹⁰ 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.⁹¹

⁹⁰ Gebhard and Mansheim, 190.

⁹¹ Nash, 8:9-8:10, 25 (Fig. 2).

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The study area extends northeasterly to the Benjamin Franklin Middle School, which is bounded by 20th and 21st Streets NE and B Avenue NE. The English Gothic style school building (1923) was designed by Bert Rugh.⁹² 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 15th Street NE and 18th Street NE, and was further extended to include the area of B Avenue NE between 18th Street NE and 21st Street NE. The district includes the individual houses and school described above.⁹³

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 19th and 20th 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.⁹⁴ 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.⁹⁵ This addition has been documented with streetscape photos.

⁹² Gebhard and Mansheim, 190, describes the school.

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

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

⁹⁵ Nash, 8:9-10, 25 (Fig. 2).

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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 22nd Street NE and 27th 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.”⁹⁶ The Arthur School (1914) at B Avenue NE and 27th 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.

⁹⁶ “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.

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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 22nd 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.⁹⁷

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.

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

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Model Lustron house at 2124 First Avenue NE, at 22nd 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 20th Street and 21st 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.⁹⁸ 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.

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

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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 27th 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 16th Street NE and 25th 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.⁹⁹

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

⁹⁹ 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.

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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.”¹⁰⁰

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.¹⁰¹ 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.”¹⁰²

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.¹⁰³ 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

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

¹⁰¹ “\$200,000 for Fifty New Homes.”

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

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

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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 1927 and that decision was affirmed by the courts in 1929.¹⁰⁴ 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, 38th Street NE, and 40th 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.”¹⁰⁵ 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.¹⁰⁶ 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 1944.¹⁰⁷ By November, “many of the houses [on Kenmore and Hart had] been completed and some [were] occupied.”¹⁰⁸ 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.

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

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

¹⁰⁶ Ames and McClelland, 60-62.

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

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

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Shortly after completing the Kenwood Park houses, Coon-McNeal began to work on a very similar development of 26 brick houses in Ottumwa, Iowa.¹⁰⁹ 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.¹¹⁰

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 35th Street NE, one of nine known surviving Lustron houses in Cedar Rapids.¹¹¹ 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.

¹⁰⁹ 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.

¹¹⁰ 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.

¹¹¹ Nash, 8-9-8:10, 26 (Fig. 3).

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

Coe College Campus (13)

The Coe College campus study area encompasses the original campus, which fronts First Avenue NE and is bounded by 13th 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 13th 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.”¹¹² 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.¹¹³ 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.¹¹⁴ 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.”¹¹⁵ 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 Hall¹¹⁶

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 13th Street date from the late 1960s and later and would be noncontributing to such a district.

¹¹² Gebhard and Mansheim, 188.

¹¹³ 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.

¹¹⁴ *American Architects Directory* (New York: R. R. Bowker, 1956).

¹¹⁵ Gebhard and Mansheim, 188.

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

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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

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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

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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.¹¹⁷ 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.¹¹⁸

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.¹¹⁹

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.

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

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

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

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Warde Hall, the oldest building on the Mount Mercy campus



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

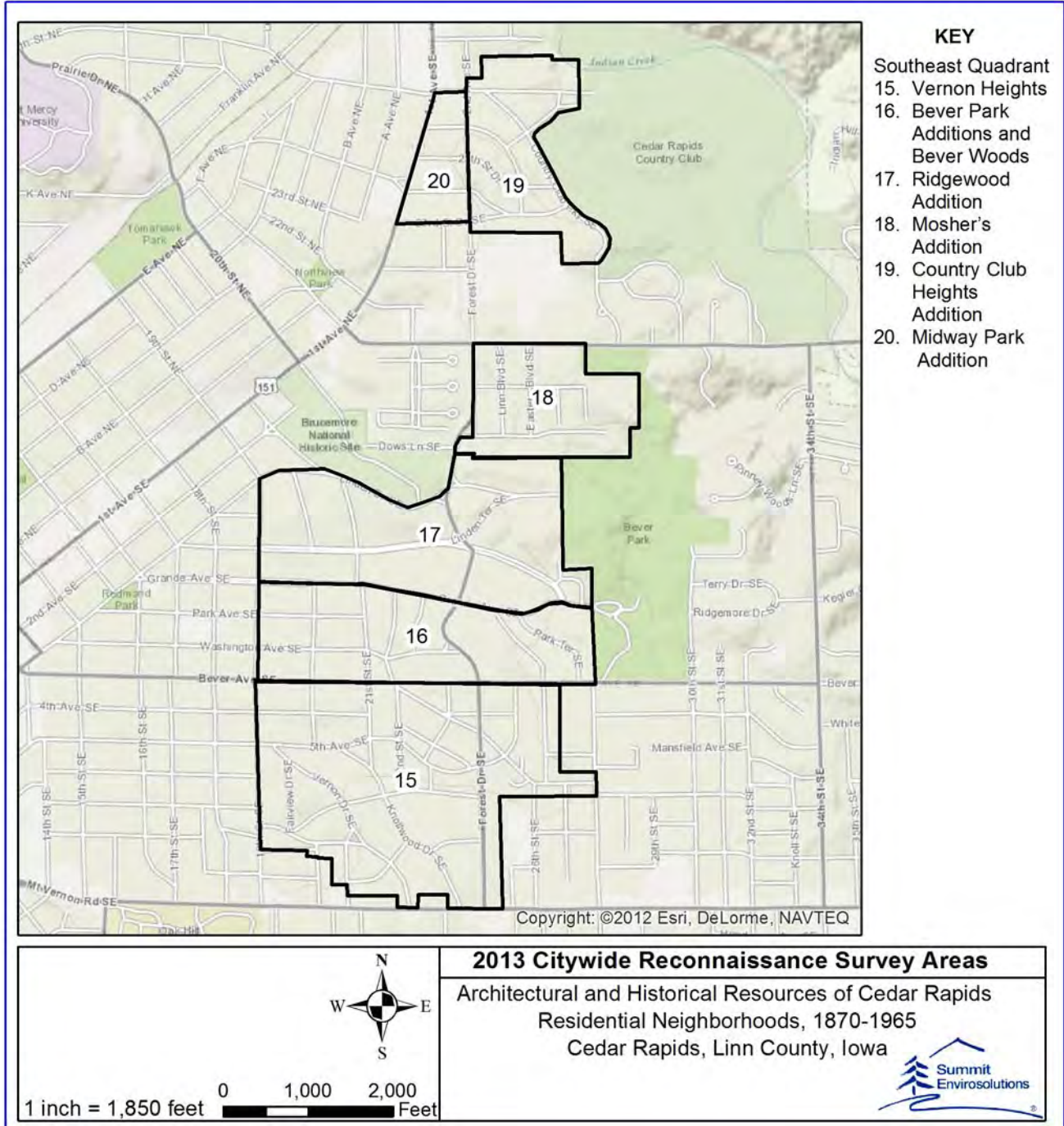
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Southeast Quadrant



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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.”¹²⁰ This expanded study focuses on the area north of Mount Vernon Road and east of 19th Street SE, as far north as 27th 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 1st 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.”¹²¹ 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.”¹²² The orientation of the streets and avenues shifted where First Avenue turned north-south at approximately Crescent Drive SE; consequently 21st 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 16th Street.¹²³ 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 18th Street SE south to 5th Avenue SE).¹²⁴

¹²⁰ Svendsen 2000, E:56.

¹²¹ Svendsen 1995, 70.

¹²² Svendsen 2000, E:61.

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

¹²⁴ *A School Building Program for Cedar Rapids, Iowa*, Fig. D, 76.

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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."¹²⁵

Based on the December 2012 windshield survey, much of the area between Mount Vernon Road and 27th 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 19th Street SE on the west, Bever Avenue SE on the north, 26th 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 20th Street SE, 8th Avenue SE, and Higley Avenue SE (Bever's 4th 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 19th 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.¹²⁶ 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.

¹²⁵ 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.

¹²⁶ Murray and Murray, 48.

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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.”¹²⁷

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.”¹²⁸ The house was described as “approximately 140 feet in length, of tile and plaster construction, and a fine example of modern architecture.”¹²⁹ 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.”¹³⁰

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.”¹³¹ 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.”¹³² 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.”¹³³ 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.”¹³⁴

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

¹²⁸ Brewer and Wick, 2:48.

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

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

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

¹³² “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.

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

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

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

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.”¹³⁶ 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.”¹³⁷ 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.”¹³⁸

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.”¹³⁹

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 19th 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.¹⁴⁰ The overall plan of the streets resulted in the creation of several small

¹³⁵ “Vernon Heights, the Suburb Beautiful.”

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

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

¹³⁸ “Northwestern Road Congress,” *Concrete Roads*, September 1915, 131.

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

¹⁴⁰ 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.

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



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

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

The Buildings of Iowa highlights several houses of architectural interest in Vernon Heights that display variations of the Colonial Revival style.¹⁴¹ The Ely House, 509 Knollwood Drive SE, was constructed in 1910 for Henry S. Ely.¹⁴² 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.¹⁴³ Two houses in Vernon Heights have associations with artist Grant Wood,

¹⁴¹ Gebhard and Mansheim, 177-178.

¹⁴² "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.

¹⁴³ 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.

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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.¹⁴⁴

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

¹⁴⁴ 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.

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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

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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.”¹⁴⁵

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 19th 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 19th Street SE and 21st 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 19th Street SE.

Bever Woods, between 21st 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

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

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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.¹⁴⁶ 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

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

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

Ridgewood Addition (17)

The Ridgewood Addition study area extends east from 19th 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.¹⁴⁷ 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.¹⁴⁸

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

¹⁴⁸ Brewer and Wick, 2, 686-688.

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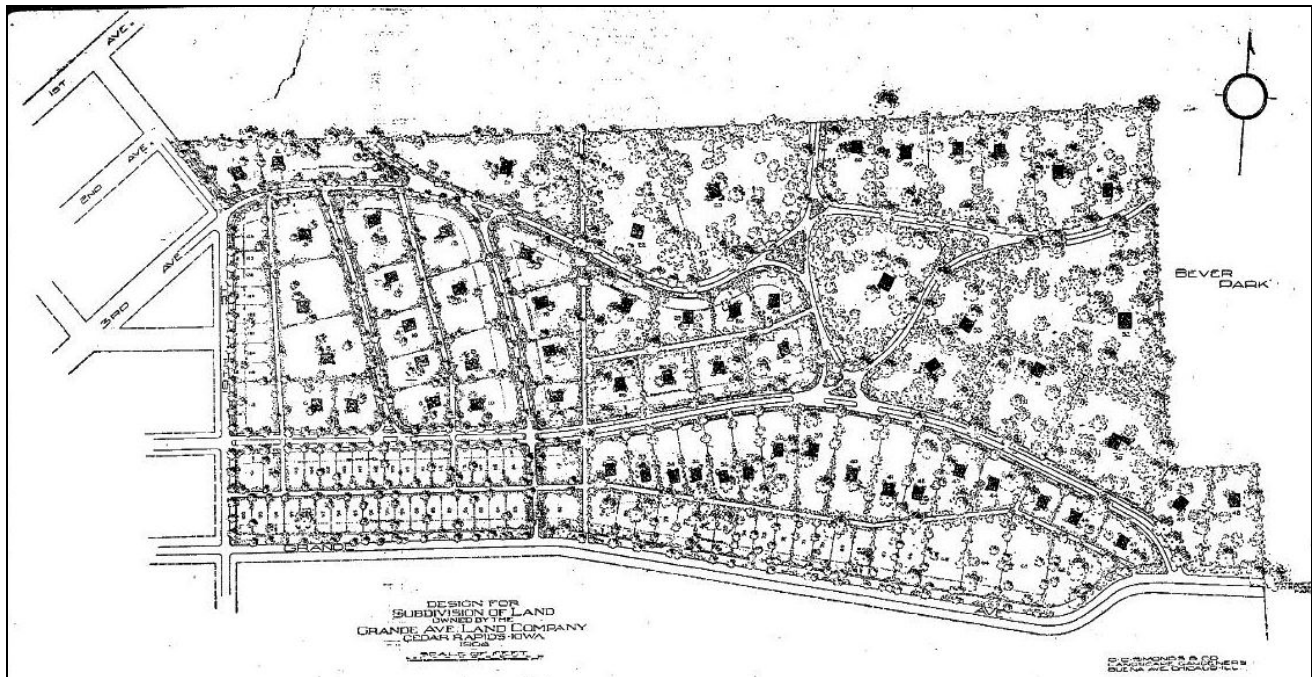
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Bolton hired Ossian C. Simonds & Company, “the famous landscape gardeners of Chicago,” to landscape the addition. The result “has attracted wide attention on account of its many superb building sites, beautiful winding drives and walks, and is destined to gain a national reputation.”¹⁴⁹ 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.”¹⁵⁰ 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.¹⁵¹

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

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

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

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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.¹⁵² 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."¹⁵³ 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.¹⁵⁴ Archer C. Sinclair, head of T. M. Sinclair & Co. packing company, built his home, called Thornloe, upon two Ridgewood lots.¹⁵⁵

¹⁵² 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.

¹⁵³ "Now Comes Beautiful Ridgewood [advertisement]."

¹⁵⁴ *McCoy's Cedar Rapids City Directory* (Cedar Rapids, 1916).

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

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

The Buildings of Iowa discusses a number of Ridgewood houses.¹⁵⁶ The Stark House (circa 1911), 1900 Linden Drive SE at 19th Street SE, was designed by William J. Brown. It takes the form of what the authors call a California bungalow that incorporates stucco, half-timbering, and dramatic boulder work. A picturesque stone wall surrounds the property. The Farmer House (1934-1935), 2179 Blake Boulevard SE, was designed by contractor Morehead Fredrickson in what is described as a fusion of the Moderne style with Federal style details. The house (c. 1920) at 308 Forest Drive SE is a two-story stucco dwelling imitating a thatched roof cottage, with asphalt shingles evoking the thatch. The Kesler House (1942), 2168 Linden Drive SE, was designed by Carl Kesler in an austere Colonial Revival style that makes extensive use of Anamosa stone. The F.H. Shaver House (1909-1911), 2200 Linden Drive SE, is a two-story Prairie style houses with cantilevered roofs, set far back from the street. Shaver was the banker who commissioned the Peoples Saving Bank building on the West Side from Louis H. Sullivan. One local account notes that “Mr. F. H. Shaver . . . has found in Ridgewood an ideal place for the gratification of his love for trees, shrubs and flowers.”¹⁵⁷ 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.¹⁵⁸

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.

¹⁵⁶ Gebhard and Mansheim, 176-179.

¹⁵⁷ “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).

¹⁵⁸ Seyfert, 8:6-9.

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



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

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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."¹⁵⁹ 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 1950.¹⁶⁰

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

¹⁵⁹ "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.

¹⁶⁰ Nash, 8:9-8:10, 26 (Fig. 4).

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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 23rd Street Drive SE and 27th 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, 23rd Street Drive SE, 27th 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."¹⁶¹

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.

¹⁶¹ "The City Council," *Cedar Rapids Evening Gazette*, September 17, 1898; "First Avenue [advertisement]," *Cedar Rapids Evening Gazette*, May 16, 1899.

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Midway Park Addition: 26th 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, 23rd Street Drive SE, 27th 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.”¹⁶² Early in the next year, the Hedges Company advertised “seven beautiful new homes now under construction, better select your lot soon.”¹⁶³ 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.”¹⁶⁴

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

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

¹⁶³ Ad, *Cedar Rapids Republican*, January 31, 1926.

¹⁶⁴ Ad, *Cedar Rapids Republican*, March 28, 1926.

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styles. Because of the relatively late development start date, many lots were not built on until after World War II, but almost all had houses on the 1949 Sanborn Insurance map.¹⁶⁵ *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.”¹⁶⁶ Artist Grant Wood is associated with the David Turner House (1929) at 301 23rd Street Drive SE. He designed the landscaping and several features of the interior.¹⁶⁷

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

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

¹⁶⁶ Murray and Murray, 49.

¹⁶⁷ 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. Both buildings are now part of the Cedar Rapids Museum of Art complex. 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).

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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 1976.¹⁶⁸

Robert and Esther Armstrong House (Pleasant Hill), 370 34th 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

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

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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 1989.¹⁶⁹

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.”¹⁷⁰ 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.”¹⁷¹ It was listed on the National Register in 1998.

¹⁶⁹ Gebhard and Mansheim, 179, 181; Seyfert. NRIS #89002009.

¹⁷⁰ Gebhard and Mansheim, 181.

¹⁷¹ 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.

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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.¹⁷² 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.

¹⁷² Svendsen 2000, F:71.

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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.

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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.¹⁷³ 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

¹⁷³ 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.

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public buildings, derive significance from their architectural style or as the work of an important local or national architect.¹⁷⁴

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 1966.¹⁷⁵ 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 MPDF¹⁷⁶ 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).¹⁷⁷

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.”¹⁷⁸ 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.

¹⁷⁴ Svendsen 2000, F:72.

¹⁷⁵ “Cedar Rapids: Statistical Review,” 1939, 1945, 1950, 1962, 1966.

¹⁷⁶ 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).

¹⁷⁷ 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).

¹⁷⁸ Svendsen 2000, F:73.

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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.”¹⁷⁹

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.”¹⁸⁰

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.¹⁸¹

¹⁷⁹ Svendsen 2000, F:72.

¹⁸⁰ See National Cooperative Highway Research Program, 29-30.

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

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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.”¹⁸²

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.”¹⁸³

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.”¹⁸⁴ 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:

¹⁸² Svendsen 2000, F:73.

¹⁸³ Ames and McClelland, 95.

¹⁸⁴ Svendsen 2000, F:73.

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

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

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

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.”¹⁸⁶

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.”¹⁸⁷

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.”¹⁸⁸

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

¹⁸⁵ Ames and McClelland, 93; National Cooperative Research Program, 36.

¹⁸⁶ Ames and McClelland, 99.

¹⁸⁷ Svendsen 2000, F:73.

¹⁸⁸ Ames and McClelland, 93.

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2000 report. Many of these districts date from the late nineteenth century. Surviving below-ground building and structural features may have the potential to provide information about the historical development of these neighborhoods.

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

b. Integrity Considerations

MPD 2000 provided the following integrity considerations:

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

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

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

In addition to housing stock and churches, the residential neighborhoods studied contained a number of apartment buildings, several commercial blocks, several fire stations, and a few factories. The integrity standards for these building types require retention of basic form, materials, and design elements. Minor changes made more than 50 years ago will be accepted as part of the historic appearance of the building. New additions will be accepted if

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they are located along a non-principal facade, have sympathetic design features, and are constructed of compatible building materials. The issue of replacement windows or storefront modification will be treated on a case-by-case basis. By definition, historic districts are collections of buildings that when considered as a group rather than individually possess a sense of time and place. They may have a shared building type, style, form, or material. They have a common period of significance that may extend over a few years or decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings as well as the setting as a whole should be high.

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

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

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.

¹⁸⁹ Svendsen 2000, F:73-74.

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“Replacement siding poses a serious threat to the historic character of residential neighborhoods... However, classifying all homes with nonhistoric siding as noncontributing is often too strict a measure. . . In general, houses may be classified as contributing resources where new siding: 1) visually imitates the historic material; 2) has been thoughtfully applied without destroying and obscuring significant details; and 3) is not accompanied by other alterations that substantially or cumulatively affect the building’s historic character.”¹⁹⁰

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.”¹⁹¹

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 6th 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.

¹⁹⁰ Ames and McClelland, 106.

¹⁹¹ Svendsen 2000, F:74.

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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 13th 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 20th Street NE

Mount Mercy University Warde Hall, Warde Avenue

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

Lustron House, 2124 First Avenue NE

Lustron House, 433 Dunreath Drive NE

Lustron House, 645 35th 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.

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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 th 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 th Street SW	Svendsen 2008		
Veterans Prospect Place	Svendsen 2008		
Kingston Residential	Deiber, Kingston 2010		
3 rd Street 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

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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

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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.¹⁹²

This expanded study covers the city of Cedar Rapids.

¹⁹² Svendsen 2000, G:81.

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H. Summary of Identification and Evaluation Methods

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

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Appendix: Architects' Biography and Background¹⁹³

Charles Becht Anthony. Member of the American Institute of Architects, 1923-1929. Listed in 1922 *McCoy's Cedar Rapids City Directory* as part of the firm of Hatton, Holmes and Anthony, architects and engineers. The office was in the Masonic Temple Building. He is credited with the design of the Petersen Baking Company (1921) and the Hutchinson Ice Cream building (1924-1925).

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

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

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

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

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

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

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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.

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Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5349

To: Historic Preservation Commission
From: Anne Russett, Community Development
Subject: Kiosk Near 3rd Street SE and 12th Avenue SE
Date: October 3, 2014

Introduction

In January 2012, the City of Cedar Rapids entered into a memorandum of agreement (MOA) [Attachment 1] with the Federal Emergency Management Agency, the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of historic properties at the former T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House site that resulted from the 2008 flood.

The MOA outlines four mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is the design, fabrication, and installation of a kiosk located near the intersection of 3rd Street SE and 12th Avenue SE, designed to communicate the historic significance of the sidewalk mosaic advertisements, their development and original installation, and the history of the businesses within the Bohemian Commercial Historic District.

Background

In October 2012, the City entered into a contract with The Louis Berger Group to assist with the design and content of the kiosk. The consultants have provided the draft content [Attachment 2] for the kiosk. The City is currently working on identifying an appropriate location for the kiosk near the intersection of 3rd Street SE and 12th Avenue SE. The consultants are working on the design. Upon receiving a preliminary design and identifying a location, the staff will provide the Commission with an opportunity to review and comment.

The MOA requires that the design, content, and location of the kiosk be reviewed and accepted by FEMA, the State Historic Preservation Office, IHSEMD, the Czech Village/New Bohemia Main Street District, and the Historic Preservation Commission. On September 24, 2014, the draft content was submitted to SHPO for review and approval. On September 29, 2014, it was submitted to FEMA, IHSEMD, and the Czech Village/New Bohemia Main Street District. FEMA responded with some minor edits to the acknowledgements. The remaining reviewing parties will provide comments within 30 days.

Recommended Action: *The staff recommends that the Commission approve the draft content for the kiosk located near the intersection of 3rd Street SE and 12th Avenue SE.*

Attachments:

1. Memorandum of Agreement Among the Federal Emergency Management Agency, the State Historic Society of Iowa, Iowa Homeland Security & Emergency Management Division, and the City of Cedar Rapids, Regarding the Demolition of Historic Properties at the Former T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House Site in Cedar Rapids, Linn County, Iowa
2. Draft Content - *Signs of the Times: Sidewalk Mosaic Advertising in Czech Village*

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO. PACKING
HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

WHEREAS, the Federal Emergency Management Agency (FEMA) of the Department of Homeland Security proposes to administer Federal disaster assistance through FEMA's Public Assistance Program pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. §5121-5207 (Stafford Act) through the Iowa Homeland Security & Emergency Management Division (IHSEMD) to the City of Cedar Rapids (the City) for the demolition of historic buildings at the former T. M. Sinclair & Co. Packing House/Wilson & Co. Packing House site (Undertaking) damaged as a result of flooding in June 2008 that resulted in declared disaster DR-1763-IA; and

WHEREAS, FEMA, in consultation with the State Historical Society of Iowa/State Historic Preservation Office (SHPO), has determined that the following eight (8) structures on the former T. M. Sinclair & Co. Packing House/Wilson & Co. Packing House (Sinclair) site located at 1600 3rd Street SE, Cedar Rapids are individually eligible for listing in the National Register of Historic Places (NRHP): Smoke Stack (unnumbered, adjacent to Building #27), Yard Office (#4), Hog Cooler & Pork Processing Building (#11), Box Factory and Cafeteria/Trimming, Chill, Cafeteria & Locker Rooms (#14), Beef Kill & Beef Coolers (#41), Ice Factory/Beef Cooler (#42), Central Loading Dock (#50), and Sausage Factory & Shipping (#52) and are subject to FEMA-funded demolition; and

WHEREAS, FEMA, in consultation with the SHPO, has determined that the following three (3) structures on the Sinclair site are individually eligible for listing in the NRHP: Front Gates (unnumbered, at 3rd St. entrance), Fire Hall (#16/B3), Guard House (#96/B2), however these properties are no longer associated with FEMA-funded demolition; and

WHEREAS, FEMA has determined that the Undertaking will have an Adverse Effect on historic properties, and the SHPO has concurred with this determination in accordance with the *Programmatic Agreement among the Federal Emergency Management Agency of the Department of Homeland Security, the State Historic Preservation Office of Iowa, the Iowa Homeland Security and Emergency Management Division and the Advisory Council on Historic Preservation* (ACHP), executed October 16, 2009; and

WHEREAS, FEMA has carried out a Phase I-A Archaeological Assessment and determined in consultation with the SHPO that while no previously identified archaeological sites were located within the Area of Potential Effects (APE), the APE is considered generally sensitive for the presence of archaeological sites; and

WHEREAS, FEMA in consultation with the SHPO has determined that the ground disturbing activities associated with the Undertaking are limited to areas that have been previously disturbed and no archaeological investigation or monitoring is required prior to the commencement of the project, therefore regarding archeological review the Undertaking will result in no effect to historic properties; however FEMA and the SHPO agreed that the demolition contractor should be made aware of the potential for previously unidentified archaeological sites, and that all demolitions are performed in adherence to low impact demolition procedures outlined in *Archaeological Evaluation Administrative Agreement Protocol and Procedures*, developed among FEMA, SHPO, the Office of the State Archaeologist of Iowa (OSA), and IHSEMD and adopted February 24, 2009.

WHEREAS, FEMA has notified the ACHP on January 22, 2010 regarding its intent to prepare a Memorandum of Agreement (MOA) to satisfy its Section 106 of the National Historic Preservation Act (NHPA) responsibilities pursuant to 36 CFR Part §800.6 (a)(1), and in a letter dated February 25, 2010 the ACHP has declined to participate, pursuant to 36CFR §800.6(a)(1)(iii); and

WHEREAS, FEMA notified interested parties of the Adverse Effect in a correspondence dated August 16, 2011 and invited participation in the development of the MOA, notified the public regarding its intent to prepare an MOA to satisfy its Section 106 of the NHPA responsibilities in a public notice published in the Cedar Rapids Gazette on August 22, 2011 and held a public meeting regarding the Undertaking in Cedar Rapids on August 25, 2011; and

WHEREAS, FEMA has invited IHSEMD as the Grantee and the City as the Sub-grantee and The Carl and Mary Koehler History Center (History Center), and Bruce more, as parties sharing responsibilities in the implementation of mitigation measures stipulated in this MOA to become signatories to this MOA; and

WHEREAS, FEMA in consultation with the SHPO has invited the Cedar Rapids Historic Preservation Commission, Preservation Iowa, Czech Village/New Bohemia Main Street District and Silos & Smokestacks National Heritage Area to concur in this MOA, as provided by 36 CFR §800.6(c)(3); and

WHEREAS, all references to time periods in this MOA are in calendar days and notices and other written communications to FEMA may be submitted by e-mail; and

NOW, THEREFORE, FEMA, SHPO, IHSEMD, and the City agree that the Undertaking shall be implemented in accordance with the following stipulations in order to mitigate the effect of the Undertaking on historic properties.

STIPULATIONS

To the extent of its legal authority and in coordination with the SHPO, IHSEMD, and the City, FEMA will require that the following measures are implemented:

I. Mitigation Measures

- A. FEMA shall provide funds to the City through IHSEMD to develop sustainable access to the Farmstead Foods Collection through digitization and web hosting of the archival resources. The Farmstead Foods Collection is currently housed at Bruce more, a National Trust Site, and contains archival photographs, clippings, advertisements and records of Farmstead Food's, the successor corporation of the T. M. Sinclair & Co. Packing House/Wilson & Co. Packing House. This mitigation measure shall include the sensitive scanning of archival material and web hosting and web content and design to ensure that the digitized resources are available for public viewing. Scanning will be limited to the Farmstead Foods Collection, which is outlined in Appendix A of this document "Finding Sheet." In addition to scanning of the Farmstead Collection, the HPC may identify other Sinclair related resources, which may be held in either private collections or other repositories. This outreach effort shall not exceed the scanning of more than one hundred (100) letter-sized or smaller resources or fifty (50) over-sized resources, or an agreed upon combination of letter-sized and over-sized resources. The HPC and Bruce more shall catalogue additional resources and, when possible, with written owner consent, include them for scanning with the Farmstead Collection. A condition of this mitigation measure will be to ensure that the resources scanned and posted on-line are available at no cost and accessible to all on-line users whether accessing from Bruce more or remote locations and will be easily key-word searchable, reproducible and printable by the general public. Printing charges may apply. Reproduction is limited to personal use only. Any resources used for publication or commercial use, must obtain written permission from Bruce more prior to reproducing. The following steps required to complete the digitization and web hosting of the Farmstead Foods archival collection must be completed within twenty-four (24) months from the date of execution.
1. Once this MOA is executed, the City shall coordinate a meeting among Bruce more, the City, the Cedar Rapids HPC, FEMA, IHSEMD and the SHPO to discuss the requirements of the MOA specific to the successful and timely completion of this project.
 2. Bruce more shall work with either their existing staff resources, or shall hire a qualified consultant or intern to assist in the implementation of all steps outlined for this mitigation measure. Bruce more or their qualified consultant shall work with their existing web support to identify if the digitized collection can be sustained within their existing web development resources. If additional web hosting/web design is required, the City shall coordinate with Bruce more to expand their existing web resources to allow for the successful posting of the digitized collection within Bruce more's web site. The funds available through this MOA mitigation measure shall cover any overage web hosting costs associated with the posting of these images for the duration of the agreement only.
 3. The City shall ensure that Bruce more staff provide an initial inventory of the items to be scanned and made available on-line. This list of resources shall be submitted to FEMA, SHPO and the City for review prior to the commencement of

scanning. Bruce more will afford FEMA and SHPO thirty (30) days to comment on the submitted list.

4. The City shall work with the Cedar Rapids HPC and Bruce more or their qualified consultant to conduct outreach efforts to identify additional materials to be scanned with the collection. As resources are identified, a list of resources shall be submitted to FEMA, SHPO and the City for review prior to the commencement of scanning. The HPC shall prioritize the list to ensure that no more than one hundred (100) letter-sized or smaller resources or fifty (50) over-sized resources are proposed for digitization.
 5. The City shall ensure that Bruce more and the HPC address any revisions recommended to the lists by the SHPO, FEMA and the City prior to commencing scanning.
 6. Bruce more, through coordination with the City, shall contract with a digitization consultant to provide web-ready digital images of the collection compatible with the developed web hosting software. Scanning shall be sensitive to archival materials and if offsite scanning is required, the process shall be developed to ensure that the resources are returned to Bruce more without any damage or deterioration resulting from the digitization process.
 7. Upon completion of the digitization project and successful posting of the digital resources, Bruce more shall provide the City with a link to the digital collection to be posted on the City's web site, and any other sites determined relevant to the scanned collection.
- B. FEMA shall provide funds to the City through IHSEMD for the salvage of the date block removed during demolition of Sinclair. The date block shall be delivered to the History Center, where it will be installed and interpreted with signage, consistent with the History Center's existing collection of salvaged date blocks, referencing the date block's origin and the history of Sinclair. The following steps required to complete the salvage and installation of the date block must be concluded within twenty-four (24) months from the date of execution.
1. Upon execution of this agreement, the City shall coordinate a meeting among FEMA, IHSEMD, SHPO, the City and the History Center to discuss the requirements of the MOA specific to the successful and timely completion of this project.
 2. The History Center shall submit draft plans showing the date block relocation site and design content and location of the interpretive signage to FEMA and SHPO for review and written approval. Once approval from all parties is received, the History Center shall arrange for the installation of the date block as approved.

3. The History Center shall award the sign production contract to the fabricator of their choice, and shall install the interpretive marker as approved by FEMA and SHPO.
- C. FEMA shall provide funds to the City through IHSEMD for the design, fabrication and installation of signage consisting of one interpretive kiosk located near the intersection of 3rd Street SE and 12th Avenue SE, designed to communicate the historic significance of the sidewalk mosaic advertisements, their development and original installation, the history of the businesses within the Bohemian Commercial Historic District and throughout the City as related to the advertisements, and interpret their 2011 replacement identifying the existing mosaics as replicas in accordance with the Secretary of the Interior's Standards for Reconstruction. The kiosk shall also provide any available information regarding the locations of the original sidewalk segments, removed prior to the installation of the reconstructed pieces. The following steps required to complete this project must be concluded within thirty-six (36) months from the date of execution.
1. The City will award the contract to the consultant of the City's choice for the design and content development for the kiosk, provided that the consultant is qualified under the Secretary of the Interior's Professional Qualifications Standards for Historian and/or Architectural Historian as determined by FEMA.
 2. Upon execution of this agreement, and selection of a qualified consultant, the City shall coordinate a meeting among FEMA, IHSEMD, SHPO, Czech Village/New Bohemia Main Street District, the Cedar Rapids HPC, and the consultant to discuss the requirements of the MOA specific to the successful and timely completion of this project.
 3. The City shall award the fabrication contract to the fabricator of their choice.
 4. The City shall submit draft plans showing design content and location of the kiosk to FEMA, SHPO, IHSEMD, Czech Village/New Bohemia Main Street District and the Cedar Rapids HPC for review and written approval. The City shall afford all parties thirty (30) days from receipt of draft for review and comment. The designer shall make any recommended changes within sixty (60) days from receipt of comments and provide revisions to all parties for subsequent reviews limited to the same review and comment time period. Once approval from all parties is received, the City shall arrange for the fabrication and installation of the historic marker as approved.

II. Post Review Discoveries

- A. The City shall ensure that their demolition contractor shall immediately cease demolition activities in the vicinity of the discovery should previously unidentified archaeological sites or unanticipated effects be discovered during implementation of the project. Personnel should take all reasonable measures to avoid or minimize harm to the archaeological find(s) and/or avoid or minimize further unanticipated effects.

- B. The person or persons encountering such properties or effects shall immediately notify FEMA by contacting Ken Sessa, FEMA Region VII Regional Environmental Officer at 816-807-3296, and the SHPO at 515-281-8743. Construction in the area of such sites or effects shall not resume until FEMA determines that the requirements of 36 CFR §800.13(b)(3) have been met.

III. Anticipatory Actions

- A. FEMA shall not grant assistance to the City should it, or those acting on its behalf, engage in anticipatory actions with the intent to avoid the requirements of this MOA or any requirements of the NHPA, significantly adversely affecting a historic property to which the assistance would relate or, having legal power to prevent it, allow such significant adverse effect to occur.
- B. After consultation with the SHPO and the ACHP, however, FEMA may determine that circumstances justify granting such assistance despite the adverse effect created or permitted by the City and shall complete consultation for the Undertaking.

IV. Duration of Agreement

- A. This agreement will be null and void, unless amended per section VI of this agreement, if its terms are not carried out within thirty-six (36) months from the date of execution.
- B. If any signatory to this MOA determines that its terms will not or cannot be carried out or that an amendment to its terms must be made, that party shall immediately consult with the other parties to develop an amendment to this MOA pursuant to 36 CFR §800.6(c)(7) and §800.6(c)(8).

V. Dispute Resolution

- A. If any objection or dispute should arise within the time frame provided by this MOA to any plans, specifications, or actions provided for review pursuant to this MOA, FEMA will consult further with the objecting party to seek resolution.
- B. If FEMA determines that the dispute cannot be resolved, FEMA shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR §800.11(e), including FEMA's proposed resolution of the dispute. Within thirty (30) calendar days after receipt of all pertinent documentation, the ACHP will either:
 - 1. Advise FEMA that it concurs with FEMA's resolution to the dispute; or
 - 2. Provide FEMA with recommendations, which FEMA will take into consideration in reaching a final decision regarding the dispute; or

3. Notify FEMA that it will comment pursuant to 36 CFR §800.7(c), and proceed to comment. Any comment provided will be taken into consideration by FEMA in accordance with 36 CFR §800.7(c)(4) with reference to the subject of the dispute.
- C. Any recommendation or comment provided by the ACHP will be understood to pertain only to the subject of the dispute, and FEMA's responsibility to fulfill all actions that are not subject of the dispute will remain unchanged.
 - D. Failure to fulfill the terms of this MOA requires that FEMA again request ACHP's comments in accordance with 36 CFR §800.7.
 - E. If FEMA cannot fulfill the terms of this MOA, it shall not take or sanction any action or make any irreversible commitment that would result in an adverse effect with respect to NRHP-eligible or listed historic properties covered by this MOA or that would foreclose ACHP's consideration of modifications or alternatives to the Undertaking that could avoid or mitigate the adverse effect until the comment process has been completed.

VI. Amendments

Any signatory to this MOA may propose to FEMA that the MOA be amended, whereupon FEMA will consult with all signatories to the MOA to consider such an amendment. 36 CFR §800.6(c)(1) shall govern the execution of any such amendment. The signatures of all the signatories shall be required for any amendment hereto to be effective.

VII. Termination and Noncompliance

- A. If any signatory or invited signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation VI, above.
- B. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories. Once the MOA is terminated, and prior to work continuing on the undertaking, FEMA must either (a) seek to resolve the adverse effects pursuant to 36 CFR §800.6(b) or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR §800.7. FEMA shall notify the signatories as to the course of action it will pursue.

VIII. Execution of the Memorandum of Agreement


Execution of this MOA by FEMA and implementation of its terms are evidence that FEMA has taken into account the effects of the Undertaking on historic properties, and that FEMA has satisfied its responsibilities under Sections 106 and 110 of the NHPA and the Section 106 implementing regulations.

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

EXECUTED:

SIGNATORY

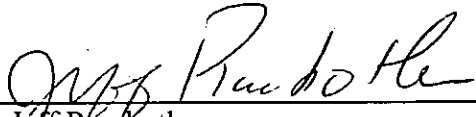
FEDERAL EMERGENCY MANAGEMENT AGENCY

By:  _____ Date: 1/13/2012
Kenneth Sessa
Regional Environmental Officer
FEMA Region VII

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

SIGNATORY

FEDERAL EMERGENCY MANAGEMENT AGENCY

By:  Date: 1-12-12
Jeff Rowbotham
Director – Iowa Closeout Center
FEMA Region VII

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

SIGNATORY

STATE HISTORICAL SOCIETY OF IOWA

By: *Douglas W. Jones* Date: *1/13/2012*
Douglas W. Jones
Interim Deputy State Historic Preservation Officer

1/20/20

1/20/20

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
, CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY PARTY


IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION

By:  Date: 2-14-12
Dennis Harper
State Public Assistance Officer

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY PARTY


CITY OF CEDAR RAPIDS

By:  _____ Date: 2/3/12
Jeffrey A. Pomeranz
City Manager

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY PARTY

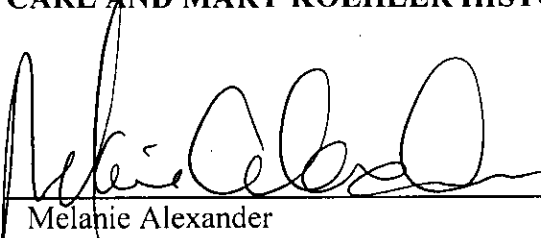
BRUCEMORE

By:  Date: 1/16/12
David Janssen
Executive Director

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

INVITED SIGNATORY PARTY


THE CARL AND MARY KOEHLER HISTORY CENTER

By:  Date: 1/24/12
Melanie Alexander
Executive Director

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

CONCURRING PARTY

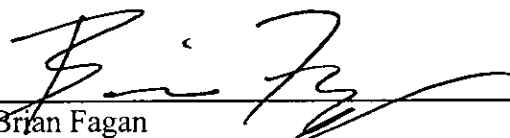
CEDAR RAPIDS HISTORIC PRESERVATION COMMISSION

By:  _____ Date: 1/26/12
Maura Pilcher
Chair

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

CONCURRING PARTY

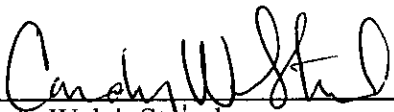
CZECH VILLAGE/NEW BOHEMIA MAIN STREET DISTRICT

By:  Date: 2.8.12
Brian Fagan
President, Board of Directors

**MEMORANDUM OF AGREEMENT
AMONG THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
THE STATE HISTORICAL SOCIETY OF IOWA,
IOWA HOMELAND SECURITY & EMERGENCY MANAGEMENT DIVISION,
AND THE CITY OF CEDAR RAPIDS, REGARDING THE DEMOLITION OF
HISTORIC PROPERTIES AT THE FORMER T. M. SINCLAIR & CO.
PACKING HOUSE/WILSON & CO. PACKING HOUSE SITE IN
CEDAR RAPIDS, LINN COUNTY, IOWA**

CONCURRING PARTY

SILOS & SMOKESTACKS NATIONAL HERITAGE AREA

By:  Date: 1-23-12
Candy Welch Stried
Program & Partnership Director

Signs of the Times: Sidewalk Mosaic Advertising in Czech Village

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

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

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

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

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

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

Placement of several of the mosaic tile sidewalk ads were purposeful. Alex Groundwater's Barber, Bath and Pool Hall establishment was located at 1202 Third Street SE on the street level of the ZCJ Building (Photo of mosaic). His ad was placed directly at his front door. A light blue and white ad for the Sinclair Packinghouse Company featuring the pyramid shaped "Sinclair's Fidelity" logo was placed at the far south edge of the sidewalk, closest to the direction of the Sinclair factory (Photo of Sinclair Mosaic).

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

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

Over the decades, several of the mosaic tile ads in the ZCJB sidewalk were destroyed due to repairs to the sidewalk and curb replacement. By the 1990's, the sidewalk had become uneven and was considered a safety hazard. Plans to remove the entire historic sidewalk in the mid 2000's prompted ideas to save and preserve the mosaic ads. New plans were drawn to remove the original mosaics and replace them with exact reproductions in new sidewalk paving as part of a larger streetscape improvement project along Third Street SE in the newly renamed "New Bohemia" Historic District.

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

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

This project was produced under the terms of a Memorandum of Agreement, pursuant to Section 106 of the National Historic Preservation Act, among the U.S. Department of Homeland Security/Federal Emergency Management Agency, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Department and the City of Cedar Rapids regarding the demolition of historic properties in Cedar Rapids, Linn County, Iowa. FEMA administered Federal disaster assistance through FEMA's Public Assistance Program pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the demolition of historic properties damaged as a result of flooding in July 2008 that resulted in declared disaster DR-1763-IA.