

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Bever Woods Historic District

other names/site number _____

Name of Multiple Property Listing _____

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

2. Location

street & number Grande Avenue SE, 21st Street SE, Bever Avenue SE

not for publication

city or town Cedar Rapids

vicinity

state Iowa county Linn zip code 52403

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide X local

Applicable National Register Criteria: X A ___ B X C ___ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date _____
State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
181	46	buildings
		site
1		structure
		object
182	46	Total

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- TRANSPORTATION/road-related
-
-
-
-

Current Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- TRANSPORTATION/road-related
-
-
-
-

7. Description

Architectural Classification

(Enter categories from instructions.)

- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
- LATE 19TH AND 20TH CENTURY REVIVALS/Neoclassical Revival
- LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
- LATE 19TH AND 20TH CENTURY REVIVALS/Georgian Revival
- LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival
- COLONIAL/Dutch Colonial
- LATE 19TH AND 20TH CENTURY REVIVALS/Italian Renaissance
- MODERN MOVEMENT/Ranch-Style

Materials

(Enter categories from instructions.)

- foundation: BRICK, STONE, CONCRETE
- walls: BRICK, STONE, WOOD, STUCCO, SYNTHETICS /vinyl
- roof: CERAMIC TILE, ASPHALT, STONE /slate
- other: ASPHALT

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Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Bever Woods Historic District is a residential neighborhood of Cedar Rapids that was established in 1917. The neighborhood contains eight blocks with one hundred twenty-eight (128) single-family residence properties. The setting of Bever Woods lies among other residential neighborhoods and a public park that still remain as such. The streets of the neighborhood were designed in a curved manner, following the natural slope of the land and giving Bever Woods a distinctive character in Cedar Rapids. The vast majority of the houses, one hundred nineteen (119) of them, contribute to the district. Many houses also have detached garages constructed within the period of significance that are contributing, and a few large houses have accessory dwellings that are contributing as well, bringing the total count to one hundred eighty-one (181) contributing buildings. The streetscape collectively is a contributing structure, for a total of one hundred and eighty-two (182) contributing elements. Forty-six (46) buildings are noncontributing. Of these, only nine (9) are houses, and the remaining thirty-seven (37) noncontributing buildings are garages that postdate the period of significance or have lost integrity. The contributing houses of the district represent exceptional design examples of Craftsman, Colonial Revival, and other revival styles popular from the 1920s to the 1950s. Most of the houses are wood frame construction, but some are all brick construction; most of the houses retain the original materials. In general, the houses are in good condition and are well-kept by their owners. The houses maintain a high level of integrity of design, materials, and craftsmanship, keeping with the time in which they were built. The specific period of significance for the Bever Woods Historic District is from 1912 to 1957, based on the construction dates of the houses. Collectively, the buildings portray the feeling and association of an early- to mid-twentieth-century residential neighborhood in Cedar Rapids, Iowa.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

The Bever Woods Historic District is an irregularly shaped residential neighborhood consisting of eight blocks of varying sizes and curved street configurations within the urban setting of east Cedar Rapids, Iowa (Figures 1 and 2). The neighborhood boundaries extend east of 21st Street SE to the western boundary of Bever Park, with Bever Avenue SE as the southern boundary and Grande Avenue SE as the northern boundary. The legal location is Section 23, Township 83N, Range 7W, Cedar Rapids, southwest Linn County (Figure 3).

The historic district lies in a 58.6-acre tract of land with two hundred and twenty-seven (227) buildings in lots of various sizes inside eight irregularly shaped blocks with curved interior streets in a residential neighborhood (Figures 4, 5, and 6). The two-way streets vary in width, from approximately 35 feet on the three main roads that border the orthogonal exterior of the neighborhood to about 20 feet for the interior curved streets. One hundred twenty-eight (128) of the buildings are single-family houses occupied by middle- and upper-class residents, ninety-seven (97)

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are detached garages, and two (2) are small accessory dwellings associated with the largest homes in the district. The houses date from 1912 to 2021 (Figures 7, 8, and 9), although only one house was constructed after 1957. They vary in size from small to moderate for the majority of the homes, with a few large-scale residences represented.

In 1917, Bever Woods' location between two stately avenues and the neighborhood's limits were described as follows: "The Bever Woods Addition begins at Twenty-first Street and ends in Bever Park. It is bounded on the north by Grande Avenue and on the south by Bever Avenue; it lies, therefore, between Vernon Heights and Kenwood, its high points rising from the thoroughfares on either side with a beautiful view. Streetcar lines on Bever and Grande Avenues are readily accessible."¹ These original boundaries define the extent of the historic district.

Residential Resources in Bever Woods

The Bever Woods Historic District contains one hundred twenty-seven (127) houses that were built during the early to mid-1900s, and one (1) additional house built in 2021. Bever Woods has one hundred nineteen (119) contributing houses and nine (9) noncontributing houses (Figures 10 and 11). Eight amorphous blocks are included within the district (Figure 12). The district contains 119 contributing houses and 62 contributing garages and accessory dwellings, for a total of 181 contributing buildings. The streetscape collectively is a contributing structure, for a total of one hundred and eighty-two (182) contributing elements. The district also contains 9 noncontributing houses and 37 noncontributing garages for a total of 46 noncontributing buildings. The contributing properties retain the original volume, design characteristics, craftsmanship, and materials from the era in which they were built.

It should be noted that some buildings in Bever Woods are undergoing renovations from damages sustained during the 2020 derecho storm. These renovations typically involve roofing and/or siding replacement. Buildings were evaluated based on their current condition; in some cases, buildings await new roofs or siding. However, future changes should be noted, as depending on the replacement materials, eligibility status could change.

There are 10 noncontributing buildings in the Bever Woods Historic District that were originally built during the period of significance. These comprise eight houses and two garages. In most cases, these buildings are considered noncontributing because of replacement materials (siding, windows, etc.) or because of incongruous additions after the period of significance, or a combination of these issues. If, in the future, replacement materials are removed so that historic materials are revealed, or are changed to in-kind replacements, these noncontributing buildings should be reevaluated. Similarly, renovations that change inharmonious additions should lead to reevaluation of noncontributing houses.

Integrity of the Bever Woods Historic District

The Bever Woods Historic District retains a high level of all seven aspects of integrity: location,

¹ *Cedar Rapids Republican*, April 27, 1917, 12.

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setting, design, materials, craftsmanship, feeling, and association for the district and the buildings. For a house in Bever Woods to be considered a contributing resource and for it to maintain historic significance, the property must retain key exterior materials and/or decorative features and structures that are representative of the building's style. Although some buildings have non-historic siding materials or replacement windows, most retain other key features, including porch structures, fenestration patterns, and decorative flourishes. Rehabilitated properties must preserve as much of the historic materials and significant features as possible to be considered a historic resource. If historic materials become too deteriorated to retain, limited in-kind replacement with compatible materials, workmanship, and design will help retain the contributing status. Changing original materials affects the feeling and association that historic properties convey. Therefore, the more changes to a building that take place, the more likely the building will lose integrity.

Location

The site and residential buildings of the Bever Woods Historic District remain in their exact original locations. The streets and boundaries have not changed since the time of the neighborhood's construction. One house, located at 359 Park Terrace SE, was destroyed by the derecho in August of 2020, sustaining extreme structural damages. As a result, the house was demolished and a new one was built on the site. The new house is noncontributing to the district.

Setting

Integrity of setting has been maintained in the Bever Woods neighborhood since its conception by landscape architect Ossian Cole Simonds in 1917. The overall parcel divisions, original street layout, mature trees, and front gardens remain intact within the district. Moreover, the setting and feeling of this suburban area is preserved by the cohesive and intact surrounding residential neighborhoods and by Bever Park on the eastern boundary.

Design

Integrity of design has also been maintained throughout the neighborhood because the area retains much of Simonds' originally conceived layout with its spacious lots, parklike atmosphere, and the presence of Bever Park at its eastern edge. In addition, all of the buildings are single-family residences representing the popular architectural styles of the early to mid-twentieth century, the period in which they were originally built. Most of the houses were built in the early 1920s, and the predominant architectural styles are Craftsman, Colonial, and Tudor Revival. Integrity of craftsmanship and materials of the houses remains for the most part, with only a few exterior alterations to the houses. Most houses maintain the stylistic character of their original design. Overall, the district portrays the feeling and association of an early to mid-twentieth-century residential neighborhood in Cedar Rapids, Iowa.

Materials

The contributing buildings in the district maintain a high degree of integrity due to their historic materials, especially the houses that were built with brick, stone, and stucco exteriors and retain the original materials. The most typical alterations in Bever Woods are roofing, windows, porch enclosures, and door replacements. In general, window and door replacements have occurred over time in the district, as is typical of residential neighborhoods. Those buildings with window replacements typically feature vinyl and aluminum alternatives. Re-siding wood framed houses with hardboard or vinyl siding replacements is also common. The new materials may have been placed

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over the original wood siding or may have been replaced altogether. Another material that has been replaced regularly is the roofing material. The most common roofing replacements are asphalt or composite shingles for original wood shingles. Ceramic tiles in some of the buildings have been replaced with similar materials. There have also been surface bituminous or concrete materials replacements. Some replacements are ongoing from damage sustained in the 2020 derecho storm.

Workmanship

Decorative woodwork features in porches, porticoes, roofs, pediments, cornices, and other details found on the buildings has been maintained and represents the work, patterns, and techniques of the masons and carpenters who built them.

Feeling

The resources of the Bever Woods Historic District showcase the development of a residential neighborhood in Cedar Rapids during the period of significance, from 1912 to 1957, when all but one of the houses in the neighborhood were built. National trends in architecture and the economic development of the city demonstrate the feeling associated with an early to mid-twentieth-century residential neighborhood. The curvilinear streets retain their original run and emphasize the feeling of a residential neighborhood initially developed in the early twentieth century.

Association

The Bever Woods Historic District is able to convey the association of a residential neighborhood from the period of significance of 1912 to 1957. Integrity of association in Bever Woods is good due to the high integrity of setting, design, materials, workmanship, and the overall feeling conveyed by the site and building resources.

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Table of Resources

Note: Numbers in parentheses for NRHP status indicate the total number of contributing and noncontributing buildings, structures, objects, and sites on each property. Building descriptions will explain and justify contributing and noncontributing status.

Block 1

Resource Number: 1

Historic Name: Adolph W. H. Lenders House

Street Address: 2101 Grande Avenue SE

Date(s) of Construction: 1910, 1931

NRHP Status: Contributing (2)

Building Descriptions: This 1931 building is a two-story red brick house with a dentil-detail hipped roof in slate shingles. An attic on the third level has arched eyelash dormers on all sides. The front entrance porch has a cast iron canopy with decorative garlands. The entrance is a segmented arched wood and glass door flanked by two similarly shaped windows. The property has red brick walled gardens with geometric paver pattern designs in the separate courtyards, and it has dense vegetation, a rectangular stone shallow fountain, and a rectangular pool. A separate L-shaped red brick building that was used for stables with an attached coachman's house is currently used as a detached garage and guesthouse. The house was extensively remodeled in 1931 from an original 1910 farmhouse. The Georgian Revival-style house from 1931 retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The garage and guesthouse retain all aspects of integrity and are contributing.



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Resource Number: 2

Historic Name: Helen Ilten House

Street Address: 352 21st Street SE

Date(s) of Construction: 1923

NRHP Status: Contributing (2)

Building Descriptions: The 1923 building is a two-story hipped-roof house with a front hipped dormer. The main materials are vinyl siding and asphalt roof. A first-level side volume is recessed from the main house volume. Wood rafters adorn the underside of the main roof's hanging eaves, and corbel details adorn the side volume's hanging eaves. The entrance porch has two wood Doric columns and two pilasters supporting a shed roof. The windows and siding are replacements. A detached two-car garage from 1923 matches the house's style, with exposed rafter ends and vinyl siding. Replacement siding harms integrity of materials and craftsmanship, but the garage retains integrity of location, setting, design, feeling, and association and is a contributing building. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.



Resource Number: 3

Historic Name: Ralph H. Meyers House

Street Address: 356 21st Avenue SE

Date(s) of Construction: 1913

NRHP Status: Contributing (1)

Building Descriptions: This 1913 building is a two-story hipped-roof house with a front shed roof dormer. The main materials are vinyl siding and asphalt roof. Wood rafters adorn the underside of the roof's hanging eaves and first-level shed awning. The entrance volume has simple wood brackets supporting a gable roof. The windows are replacements. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. A 2017 detached garage is



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referenced in the County Assessor's records but does not appear extant.

Resource Number: 4

Historic Name: Deane and Anna L. Adams House

Street Address: 358 21st Street SE

Date(s) of Construction: 1920

NRHP Status: Noncontributing (1), Contributing (1)

Building Descriptions: This 1920 building is a one-and-a-half-story side gambrel house with front shed roof dormer. The main materials are an asphalt roof and vinyl siding. The first floor and dormer each have a set of three sash windows. The door has patterned glass and is matched by two sidelights. A small wooden porch leads to the door. The house maintains integrity of location and setting, but changes to the exterior materials and opening pattern of the house compromise the integrity of design, materials, and workmanship. These also lead to a loss of integrity of feeling and association, making this property noncontributing to the district. A one-car detached garage is located behind the house. It appears to have replacement siding. The garage retains integrity of location, setting, design, feeling, and association and is contributing to the district.



Resource Number: 5

Historic Name: Ulysses A. and Clara Leiter House

Street Address: 360 21st Street SE

Date(s) of Construction: 1918, 1965

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1918 building is a two-story side gable-roof house with front shed roof dormer. The main materials are wood siding and asphalt roofing. Simple wood brackets adorn the corners of the main roof's hanging eaves. The front porch has four tapered wood columns supporting a shed roof and carport. The upper-level wood windows are original, and the first-level windows are replacements. The Craftsman-style house retains all seven aspects of



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integrity: location, setting, design, craftsmanship, materials, feeling, and association. A 1965 detached garage postdates the period of significance and is noncontributing.

Resource Number: 6
Historic Name: Guy P. Linville House
Street Address: 362 21st Street
Date(s) of Construction: 1920
NRHP Status: Contributing (2)
Building Descriptions: The 1920 building is a two-story hipped-roof house with front gable-roof dormer. The main materials are wood siding and asphalt roofing. The entrance door has a wood Doric pilaster and pediment with a carved fan detail above the door. The windows and shutters appear to be original. The Colonial Revival-style house retains integrity of location, setting, design, feeling, craftsmanship, materials, and association. A detached two-car garage was also constructed in 1920. It has a hipped roof and appears to have wood siding. The garage retains all aspects of integrity and is contributing.



Resource Number: 7
Historic Name: John and Hattie Blaine House
Street Address: 2100 Washington Avenue SE
Date(s) of Construction: 1921
NRHP Status: Contributing (1)
Building Descriptions: The 1921 building is a two-story side gable-roof house with a first-level recessed side volume with a faux balcony on the second level. As of the March 2022 field observations, the balcony is undergoing roof repairs and has lost the balustrade seen previously, likely due to damage from the derecho in 2020. The main materials are wood siding and asphalt roofing. The entrance has a pitched roof awning and simple pilaster detail. The wood windows and shutters appear to be original. A 1921 attached two-car garage was built with the house. The Colonial Revival-style house retains all seven aspects of integrity: location,



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setting, design, craftsmanship, materials, feeling, and association.

Resource Number: 8

Historic Name: George Graner House

Street Address: 2114 Washington Avenue SE

Date(s) of Construction: 1918

NRHP Status: Contributing (2)

Building Descriptions: The 1918 building is a one-story, side gambrel-roofed house with a front gable roof dormer. The main materials are vinyl siding and an asphalt roof. A recessed entrance porch has a brick corner column and low wall. The wood windows and shutters appear to be replacements. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by changes in siding material and the window replacements. The house has a detached garage that was built in 1918. It has an asphalt roof and vinyl siding. The garage retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is lost due to replacement siding.



Resource Number: 9

Historic Name: John A. and Mary Bollinger House

Street Address: 361 Garden Drive SE

Date(s) of Construction: 1919, 2019

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1919 building is a two-story cross-gabled roof house with a first-level pitched awning and side dormer. The main materials are stucco and an asphalt roof. A recessed entrance porch has a two-light entrance door. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached garage constructed in 2019 is noncontributing.



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Resource Number: 10

Historic Name: Cleveland Dennstedt House

Street Address: 359 Garden Drive SE

Date(s) of Construction: 1919, 2018

NRHP Status: Contributing (1)

Building Descriptions: The 1919 building is a two-story house with a front-gabled roof and a side shed-roof dormer. The main materials are wood siding and an asphalt roof. A first-level volume protrudes to the front next to the entrance door. The wood windows appear to be original. A two-car garage built in 2018 is attached at the rear of the house. The Craftsman-style house retains integrity of location, setting, craftsmanship, materials, feeling, and association. The attached garage compromises the integrity of design but does not change the contributing status of the house.



Resource Number: 11

Historic Name: Daniel and Margaret McLeod House

Street Address: 357 Garden Drive SE

Date(s) of Construction: 1919, 1980

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1919 building is a two-story house with a front-gabled roof, front-gabled entrance and screened-in porch. The main materials are stucco and an asphalt roof. The front porch has three wood tapered columns over brick bases and simple wood railings. The wood windows and shutters appear to be original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached one-car garage was built in 1980 and is noncontributing.



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Resource Number: 12

Historic Name: Arthur L. and Mazie Albert House I

Street Address: 355 Garden Drive SE

Date(s) of Construction: 1925, 2012

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1925 building is a two-story hipped-roof house with a front hipped-roof dormer and a shed awning over the entrance door. The main materials are stucco and the asphalt roof. The open front porch has two brick bases and metal railings. The wooden windows on the second level are replacements. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. A one-car detached garage behind the house was added in 2012 and is noncontributing.



Resource Number: 13

Historic Name: Arthur L. and Mazie Albert House II

Street Address: 353 Garden Drive SE

Date(s) of Construction: 1931, 1978

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1931 building is a one-story hipped-roof house with a front hipped-roof dormer. The main materials are brick and an asphalt roof. The façade has three brickwork arch details over the front door and side windows. A side volume in wood is recessed from the main house. The small-scale house was originally the gardener's cottage for the house at 2101 Grande Avenue SE (57-04013). A tall brick fence separates the gardens from what used to be the main house. The wood windows and shutters appear to be original. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached two-car garage built in 1978 postdates the period of significance and is noncontributing.



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Block 2

Resource Number: 14

Historic Name: Stanley W. Reid House I

Street Address: 2114 Bever Avenue SE

Date(s) of Construction: 1921

NRHP Status: Contributing (2)

Building Descriptions: The 1921 building is a two-story side gable-roof house with a front gable-roof dormer and hipped awning on the first level. The main materials are vinyl siding and asphalt roof. The entrance porch has a gable-roof pediment supported by wood fluted Doric columns over brick bases. A first-level side volume has a hipped roof. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. A detached two-car garage built in 1921 has a gable roof and wood siding. The garage retains all aspects of integrity and is contributing.



Resource Number: 15

Historic Name: George P. Witwer and Lillian House

Street Address: 375 Meadowbrook Terrace SE

Date(s) of Construction: 1921

NRHP Status: Contributing (2)

Building Descriptions: The 1921 building is a one-story cross-gabled roof house with a semicircular entrance porch supported by double wood columns. The columns suggest the Colonial Revival style, but the house does not feature other Colonial Revival elements. The main materials are wood siding and asphalt roofing. The open entrance porch has simple wood railings. The wood windows appear to be original. The house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached garage dates from the same year as the house and has the same wood siding and an asphalt gable roof. The garage retains all aspects of integrity and is contributing.



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Resource Number: 16

Historic Name: Edward and Grace Miller House

Street Address: 2101 Washington Avenue SE

Date(s) of Construction: 1923

NRHP Status: Contributing (2)

Building Descriptions: The 1923 building is a two-story hipped-roof house with hipped dormers in front and back. The main materials are brick and asphalt roofing. Decorative wood corbels adorn the underside of the hanging eaves. The entrance porch has four slim wood Doric columns and a faux balcony atop its shed roof. The entrance door has a segmented arch transom and two sidelights. The Colonial Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. A detached two-car garage was built in 1923. It has a hipped roof and brick walls. The garage retains all aspects of integrity and is contributing.



Resource Number: 17

Historic Name: Mrs. E. M. Evans House

Street Address: 370 21st Street

Date(s) of Construction: 1922

NRHP Status: Contributing (1)

Building Descriptions: The 1922 building is a two-story side gable-roof house with front entrance gable-roof pediment supported by wood corbel brackets. The main materials are vinyl siding and asphalt roof. A first-level side volume has a hipped roof. Some windows and the siding are replacements. An attached two-car garage was built in 1922 and matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.



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Resource Number: 18

Historic Name: R. L. Abbott House

Street Address: 374 21st Street SE

Date(s) of Construction: 1920

NRHP Status: Contributing (2)

Building Descriptions: The 1920 building is a one-story side gambrel-roof house with front gabled-roof entrance porch supported by double wood columns. The main materials are wood siding and asphalt roofing. A first-level side volume has a shed roof. The end of the south gable is clipped. The windows are replacements. The house has some Colonial Revival and Craftsman influence, and strongly resembles later Minimal Traditional forms. It retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. A detached two-car garage on the property was built in 1920. It has an asphalt gable roof and appears to have replacement siding. The garage retains integrity of location, setting, design, feeling, and association and is contributing.



Resource Number: 19

Historic Name: Merle Owens House

Street Address: 2100 Bever Avenue SE

Date(s) of Construction: 1918

NRHP Status: Contributing (1)

Building Descriptions: The 1918 building is a two-story hipped-roof house with a front hipped-roof dormer with rafter details under the eaves. The main materials are wood siding and asphalt roofing. The entrance porch has a gable-roof pediment supported by simple wood brackets and a shed awning. The attached garage on the rear of the property was built at the same time as the house. The windows are replacements. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.



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Resource Number: 20

Historic Name: Wellington W. and Nellie Richards House

Street Address: 2117 Washington Avenue SE

Date(s) of Construction: 1919

NRHP Status: Contributing (2)

Building Descriptions: The 1919 building is a two-story hipped-roof house with front hipped-roof dormer and hipped awning on entrance porch. The main materials are wood siding and asphalt roofing. Wood curved brackets support the entrance awning. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached garage on the lot was built in 1919. It has an asphalt hipped roof with exposed rafter tails and stucco walls. The garage retains all aspects of integrity and is contributing.



Block 3

Resource Number: 21

Historic Name: Arthur E. and Elizabeth Chase House I

Street Address: 2225 Grande Avenue SE

Date(s) of Construction: 1919, 2021

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1919 building is a two-story hipped-roof house with a front center dormer and recessed side volume. The main materials are stucco and asphalt roofing. The entrance porch has a hipped roof and sidewalls with windows. A bay window above the entrance has carved wood details underneath. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The garage was constructed in 2021 and postdates the period of significance; it is noncontributing.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 22

Historic Name: Charles and Marie Simon House

Street Address: 2219 Grande Avenue SE

Date(s) of Construction: 1915

NRHP Status: Contributing (2)

Building Descriptions: The 1915 building is a two-story hipped-roof, wood frame house with a front dormer. The main materials are wood siding and asphalt roofing. The entrance porch has two simple wood columns, a segmented arch beam, and a hipped roof. A brick apron on the first level surrounds the house, and the entrance has a segmented arch transom and two sidelights. The wood windows appear to be original. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. A two-car detached garage on the property was built in 1915 and is a contributing building. It has an asphalt hipped roof and wood siding and retains all aspects of integrity.



Resource Number: 23

Historic Name: Albert Diebold House

Street Address: 2207 Grande Avenue SE

Date(s) of Construction: 1915

NRHP Status: Contributing (2)

Building Descriptions: The building is a two-story hipped-roof, wood frame and stucco house with hipped-roof front dormer. The main materials are wood and stucco with an asphalt roof. The front porch has double tapered wood columns on each side and a hipped roof. All hanging eaves have simple wood rafter details. The wood windows and copper gutters are original. A detached garage with a dormer was built in 1915. It has a gable roof and stucco walls. A back garden gazebo has a hipped roof, intricate wood details, and copper gutters. The Craftsman-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 24

Historic Name: Oscar and Flossie Paulson House I

Street Address: 348 Garden Drive SE

Date(s) of Construction: 1918

NRHP Status: Contributing (2)

Building Descriptions: The 1918 building is a three-story Craftsman-style house with side gable roof and double front gables on each side. The main materials are wood and stucco with an asphalt roof. A center dormer has an awning roof over the front entrance. The entrance door has a rectangular transom and sidelights. A brick apron surrounds the house on the first level, and the façade has intricate wood and stucco detailing throughout. Most windows appear original. A stucco detached garage with front dormer was built contemporaneously and is historically significant to the property. The Craftsman-style house and garage both retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Resource Number: 25

Historic Name: Alfred and Gertrude Torgueson House I

Street Address: 352 Garden Drive SE

Date(s) of Construction: 1918, 1978

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1918 building is a two-story, side gable-roof house with gable-roof pediment entrance. The main materials are wood siding and stucco with an asphalt roof. The entrance porch has a segmented arch under the pediment and three wood Doric columns and two pilasters on each side to support it. A first-level side volume has a faux balcony on the second level. The windows and shutters are replacements. The Colonial Revival house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The detached garage was built in 1978 and postdates the period of significance.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 26

Historic Name: Clare and Myrna Marshall House

Street Address: 356 Garden Drive SE

Date(s) of Construction: 1920

NRHP Status: Contributing (2)

Building Descriptions: The 1920 building is a two-story, side gable-roof house with front-gable entrance porch supported by tapered vinyl-clad columns over vinyl-clad bases. The main materials are vinyl siding and asphalt roof. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and entrance porch replacements. The detached garage was built in 1920. It has an asphalt roof and vinyl siding. The garage retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the incongruous siding material.



Resource Number: 27

Historic Name: Edward R. and Daisy Pratt House

Street Address: 358 Garden Drive SE

Date(s) of Construction: 1920, 2017

NRHP Status: Noncontributing (2)

Building Descriptions: The 1920 building is a two-story cross-gabled-roof house with front-gable entrance porch and a curved dormer. The main materials are stucco, vinyl siding, and asphalt roof. The front porch has double semicircular stucco arches with a wood beam and dentil detail under a gable roof. This porch appears to be later addition. The windows are replacements. The Craftsman-style house retains integrity of location and setting, but integrity of design, craftsmanship, and materials is compromised by the changes in siding material, window replacements, and added porch structure. The detached two-car garage located behind the house was built in 2017 and postdates the period of significance.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 28

Historic Name: Edward and Olga Harms House

Street Address: 362 Garden Drive SE

Date(s) of Construction: 1923, 2021

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1923 building is a two-story side gable-roof house with cross-gable center volume. The main materials are wood siding and asphalt roofing. The entrance porch has a gable roof with segmented arch pediment supported by wood Doric columns and detailed corbel brackets. A first-level side volume has a shed roof. The wood windows appear to be original. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The detached garage is a 2021 construction and is noncontributing.



Resource Number: 29

Historic Name: William P. and Clara S. Kerchmar House

Street Address: 2200 Washington Avenue SE

Date(s) of Construction: 1917

NRHP Status: Contributing (1)

Building Descriptions: The 1917 building is a one-and-a-half-story side gable-roof house with front-gable dormers in front and back. The main materials are wood, stucco, and asphalt roof. The roofs have simple wood rafter details. The entrance porch is screened-in and has stuccoed tapered columns. A side bay window has an awning roof and rafter details. The windows are replacements. An attached two-car garage was constructed contemporaneously with the house. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 30
Historic Name: J. E. Katz House
Street Address: 2220 Washington Avenue SE
Date(s) of Construction: 1949
NRHP Status: Contributing (2)
Building Descriptions: The 1949 building is a two-story Colonial Revival-style house with a protruding front volume. The main materials are stone, wood siding, and asphalt roofing. The entrance has a shed roof awning, and the volume has stone on the first level. The windows appear to be original. The house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The detached two-car garage was built in 1950. It has an asphalt hipped roof and wood siding. The garage retains all aspects of integrity and is a contributing building.



Resource Number: 31
Historic Name: Charles E. and Georgia A. Pollins House I
Street Address: 359 Pleasant Drive SE
Date(s) of Construction: 1916
NRHP Status: Contributing (2)
Building Descriptions: The 1916 building is a two-story, side gable-roof house with front shed-roof dormer and shed awnings on the first level. The main materials are wood siding and asphalt roofing. The roofs have simple wood rafter details. The entrance porch has a front gable supported by simple wood columns. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials has been compromised by the changes in siding material and window replacements. A detached two-car garage was built in 1916. It has an asphalt cross-gable roof and appears to have replacement siding. The garage retains integrity of location, setting, design, feeling, and association but has lost integrity of materials and craftsmanship due to the re-siding.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 32

Historic Name: Alfred and Bonnie Towne House I

Street Address: 355 Pleasant Drive SE

Date(s) of Construction: 1912

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1912 building is a two-story, side gambrel-roof house with center front shed roof. The roofs have simple wood rafter details. The main materials are wood siding and asphalt roofing. The recessed entrance porch has simple wood pilasters with cornice detail. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The detached three-car garage to the rear of the house was built in 2012 and postdates the period of significance.



Resource Number: 33

Historic Name: Whitaker House

Street Address: 353 Pleasant Drive SE

Date(s) of Construction: 1923

NRHP Status: Contributing (1)

Building Descriptions: The 1923 building is a two-story, side gable-roof house with a front-gable entrance porch. The main materials are brick and asphalt roof. The entrance porch has a segmented arch pediment supported by double Doric wood columns on each side. The wood windows appear to be original. An attached two-car garage was built at the same time as the house. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 34

Historic Name: Alfred E. and Elizabeth Chase House II

Street Address: 351 Pleasant Drive SE

Date(s) of Construction: 1920

NRHP Status: Contributing (2)

Building Descriptions: The 1920 building is a two-story, hipped-roof, and wood frame house with a front hipped dormer. The main materials are wood, stucco, and asphalt roofing. The front covered porch has six square wood columns atop brick columns that support a hipped roof and side pergola. The entrance porch has a gabled roof and simple wood railings. The wood windows appear to be original. A two-car detached garage, also built in 1920, is historically significant to the property. It has an asphalt hipped roof and stucco walls. The Craftsman-style house and its garage both retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Block 4

Resource Number: 35

Historic Name: Fred E. Bellamy House

Street Address: 2261 Grande Avenue SE

Date(s) of Construction: 1950

NRHP Status: Contributing (1)

Building Descriptions: The 1950 building is a one-story, cross-gable-roof house with front-gable entrance and two gable dormers in front. The main materials are stone, wood siding, and asphalt roofing. The entrance portico is stone-clad with an arched solid door and wood front gable supported by thin metal columns. The windows appear to be original. An attached two-car garage at the rear of the house was also built in 1950. The Minimal Traditional-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 36

Historic Name: Oscar and Flossie Paulson House II

Street Address: 2249 Grande Avenue SE

Date(s) of Construction: 1920, 1999

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1920 building is a two-story, tile-hipped-roof, red brick house with front dormer. The main materials are brick and asphalt roof. The front entrance porch has a metal railing and no roof. Two bay windows are prominent in the façade, and a brick side carport has a second-level open terrace. The entrance has a segmented arch awning with corbelled brackets, and the front door has two sidelights. The wood windows appear to be replacements. The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. A two-car detached garage was built in 1999 and postdates the period of significance.



Resource Number: 37

Historic Name: Agnes McElvania House I

Street Address: 2241 Grande Avenue SE

Date(s) of Construction: 1922, 2014

NRHP Status: Contributing (1)

Building Descriptions: The 1922 building is a two-story, hipped-roof, wood frame house with front dormer. The main materials are brick, stucco siding, and asphalt roof. The entrance porch has two simple wood columns, a segmented arch beam, and a hipped roof. A brick apron on the first level surrounds the house, and the entrance has a segmented arch transom and two sidelights. The wood windows appear to be original. The Craftsman-style house retains six aspects of integrity: location, craftsmanship, materials, setting, feeling, and association. The attached garage to the rear of the house was added in 2014, compromising integrity of design, but does not detract from the house's contributing status.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 38
Historic Name: Agnes McElvania House II
Street Address: 350 Pleasant Drive SE
Date(s) of Construction: 1918, 1963
NRHP Status: Contributing (1), Noncontributing (1)
Building Descriptions: The 1918 building is a two-story, hipped-roof, wood frame house with two front dormers. The main materials are brick, wood siding, and asphalt roofing. The entrance porch has two wood detailed columns and pilasters supporting an open pediment roof. The entrance door has a rectangular transom and two sidelights. The wood windows appear to be original. The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The detached two-car garage was built in 1963 and postdates the period of significance.



Resource Number: 39
Historic Name: James Killian House
Street Address: 358 Pleasant Drive SE
Date(s) of Construction: 1919
NRHP Status: Contributing (2)
Building Descriptions: The 1919 building is a two-story, hipped-roof house with a hipped dormer on the street-facing west side. The main materials are stucco and asphalt roofing. The entrance portico has two detailed square wood columns over brick bases supporting a pediment-style roof. A brick apron on the first level surrounds the house. The wood windows appear to be original. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. Also on the property is a detached two-car garage with a front gable roof built in 1919. The garage is stuccoed and styled to match the house. It retains all aspects of integrity and is a contributing building.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 40

Historic Name: Claire and Marie
Bloomhall House

Street Address: 2240 Washington
Avenue SE

Date(s) of Construction: 1919

NRHP Status: Contributing (2)

Building Descriptions: The 1919 building is a two-story, hipped-roof house with hipped-roof dormer. The main materials are wood siding and asphalt roofing. Decorative wood corbel brackets support the front-gabled entrance portico. The wood windows appear to be original. A 1919 detached two-car garage matches the house's design, with a hipped roof and wood siding. Both the Colonial Revival-style house and garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 41

Historic Name: Richard Brown House

Street Address: 2250 Washington
Avenue SE

Date(s) of Construction: 1923

NRHP Status: Contributing (2)

Building Descriptions: The 1923 building is a one-and-a-half-story wood frame house with a side gable roof and two front gables. The main materials are wood siding and asphalt roofing. The entrance porch has an awning roof and a curved bay window above. A brick apron on the first level surrounds the house, and the entrance door has two side windows. The wood windows appear to be original. A 1923 two-car detached garage matches the house's design, with a front gable roof and wood siding. The Tudor Revival-style house and garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 42

Historic Name: William Chamberlain House

Street Address: 361 Forest Drive SE

Date(s) of Construction: 1931

NRHP Status: Contributing (2)

Building Descriptions: The 1931 building is a two-story, side-gable, yellow brick house with four front dormers. The main materials are brick, stone, and asphalt roof. The protruding entrance volume has a composed awning and crossed-gable roof. A stone-detailed entrance has a segmented arched door and side windows. The wood windows appear to be original. A 1931 two-car detached garage matches the house's design, with a steep gable roof and brick walls. The garage is a contributing building. The Tudor Revival-style house and garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Resource Number: 43

Historic Name: John Killian House

Street Address: 357 Forest Drive SE

Date(s) of Construction: 1924, 1953

NRHP Status: Contributing (2)

Building Descriptions: The 1924 building is a two-story, side-gable house with a recessed side volume. The main materials are wood siding and asphalt roofing. The roof has simple wood rafter details on the eaves. The entrance portico has four pilasters and a cornice above, with two lights at either side of the door. The wood windows appear to be original. A simple 1953 two-car detached garage is located behind the house. It has a front gable roof and wood siding and is a contributing building. The Colonial Revival-style house and garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 44

Historic Name: Alfred Towne House II

Street Address: 353 Forest Drive SE

Date(s) of Construction: 1917, 1941

NRHP Status: Contributing (2)

Building Descriptions: The 1917 building is a two-story wood frame house with a side gambrel roof and rafter detail. The main materials are wood siding and asphalt roofing. A side first-level volume has a terrace with metal railing on the second level. The entrance portico has three simple wood columns and segmented arch pediment. The entrance has a segmented arch transom and two narrow sidelights. The wood windows appear to be original. A 1941 two-car detached garage with a front gable roof and wood siding is visible to the rear of the property. The garage is a contributing building. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The garage also retains all aspects of integrity.



Block 5

Resource Number: 45

Historic Name: Sofes House

Street Address: 369 Forest Drive SE

Date(s) of Construction: 1923, 1999

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1923 building is a two-story side-gable house with a front-protruding side and three front dormers. The main materials are brick and asphalt roofing. The entrance has two sidelights and a transom light. The wood windows appear to be original. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached three-car garage built in 1999 postdates the period of significance.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 46

Historic Name: Charles and Georgia Pollins House II

Street Address: 365 Forest Drive SE

Date(s) of Construction: 1917, 1996

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1917 building is a two-story side-gable house with a front awning and roofed dormer. The main materials are wood siding and stucco with a composite tile roof. The entrance portico has two tapered columns supporting a segmented arch beam and roof. A brick foundation surrounds the house, and the entrance door has two sidelights. The wood windows appear to be original. The Craftsman-style house retains integrity of location, design, setting, feeling, and association; integrity of materials and craftsmanship has been damaged by the replacement roof materials. A 1996 detached two-car garage postdates the period of significance.



Resource Number: 47

Historic Name: Isabel Harbert House I
Street Address: 2267 Washington Avenue SE

Date(s) of Construction: 1922

NRHP Status: Contributing (2)

Building Descriptions: The 1922 building is a two-story side-gable brick house with a front pediment entrance portico supported by double Doric columns. The main materials are brick and asphalt roof. A first-level side volume recedes from the main volume. Contrasting keystones are in the first-level windows. The wood windows appear to be original. A 1922 detached two-car garage with a side gable roof is located behind the house. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The garage retains integrity of location, setting, design, feeling, and association.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 48

Historic Name: Dr. Rudolph Vorpahl House

Street Address: 2259 Washington Avenue SE

Date(s) of Construction: 1922

NRHP Status: Contributing (2)

Building Descriptions: The 1922 building is a two-story side-gable wood house with a first-level recessed side volume and a side carport with two Doric columns. The main materials are wood siding and asphalt roofing. Brackets support a front pediment entrance portico, and the front door has a glass transom and sidelights. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. The 1922 detached garage has a front gable roof and wood siding; the garage retains all aspects of integrity.



Resource Number: 49

Historic Name: Jackson House

Street Address: 2249 Washington Avenue SE

Date(s) of Construction: 1929, 2000

NRHP Status: Contributing (1), Noncontributing (1)

Building Descriptions: The 1929 building is a two-story side-gable house with a first-level side volume and shed-roof entrance. The main materials are vinyl siding and asphalt roofing. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. A detached two-car garage was built in 2000 and postdates the period of significance.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 50

Historic Name: Laurie Bever House

Street Address: 2237 Washington Avenue SE

Date(s) of Construction: 1917, 2021

NRHP Status: Noncontributing (1)

Building Descriptions: The 1917 building is a two-story, hipped-roof house with front hipped-roof dormer. The roof is asphalt. In March 2022, the house was in the process of being re-sided, but the intended material could not be determined based on current condition. An attached garage was also being constructed at this time, and it was not possible to observe if the original detached garage was still extant. Two Doric columns and two pilasters support an open pediment entrance portico. The front door has a glass transom and sidelights. The wood windows are original. The Colonial Revival-style house retains integrity of location and setting, but integrity of design, materials, workmanship, feeling, and association has been lost due to the ongoing changes, including the attached garage addition and siding replacement. In-kind replacement of wall materials could change this determination.



Resource Number: 51

Historic Name: Doubrasky House

Street Address: 2227 Washington Avenue SE

Date(s) of Construction: 1935, 1936

NRHP Status: Contributing (2)

Building Descriptions: The 1935 building is a two-story cross-gambrel house with a front gambrel-roof volume and a shed-roof entrance volume and awning. The main materials are wood siding and cedar shingle roof. A first-level bay window is on the side volume. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The detached two-car garage dates to 1936 and retains all aspects of integrity.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 52

Historic Name: Peter L. Topic House

Street Address: 2215 Washington Avenue SE

Date(s) of Construction: 1948, 2020

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1948 building is a two-story Colonial Revival-style house with first-level side volume. The main materials are stone, vinyl siding, and an asphalt hipped roof. The second-level volume overhangs from the first level, which is stone-clad. Shutters previously visible on some windows are no longer present. The entrance door has a glass transom and sidelights. The metal windows appear to be original. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials has been lost due to siding replacement. A 2020 garage postdates the period of significance.



Resource Number: 53

Historic Name: Paul Lattner House I

Street Address: 2201 Washington Avenue SE

Date(s) of Construction: 1919

NRHP Status: Contributing (2)

Building Descriptions: The 1919 building is a two-story hipped-roof house with front curved-roof dormer. The main materials are vinyl siding with a brick first story. Two brick columns support an open entrance porch, and two additional columns support a side pergola. The front door has sidelights. Some wood windows are original. As of the March 2022 field observations, roof repairs were ongoing, and the final material could not be determined. A detached two-car garage at the back dates to 1919. It is stuccoed and has a metal gable roof. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the siding and window replacements. Final roof materials could further affect this determination. The garage retains integrity of location, setting,



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

design, craftsmanship, feeling, and association. Integrity of materials is lost due to the roof material.

Resource Number: 54
Historic Name: Paul Lattner House II
Street Address: 2200 Bever Avenue SE
Date(s) of Construction: 1948
NRHP Status: Contributing (2)
Building Descriptions: The 1948 building is a one-and-a-half-story cross-gable house with additional stone front-gable volume. The main materials are stone, wood siding, and asphalt roofing. The front door has a glass transom and sidelights. The wood windows are original. A 1948 detached two-car garage with a front gable roof and wood siding is located behind the house facing Meadowbrook Terrace. The Minimal Traditional-style house and garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 55
Historic Name: Dr. Pfeiffer House I
Street Address: 2208 Bever Avenue SE
Date(s) of Construction: 1923
NRHP Status: Contributing (2)
Building Descriptions: The 1923 building is a one-story, hipped-roof brick house with a front gable-roof volume and side gable-roof dormer. The main materials are brick and asphalt roof. Two brick columns over a low wall support an open entrance porch. The wood windows are original. A 1923 detached two-car garage is located to the rear of the house. The Craftsman-style bungalow and garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

Resource Number: 56

Historic Name: Weston Ralston House

Street Address: 2216 Bever Avenue SE

Date(s) of Construction: 1938

NRHP Status: Contributing (2)

Building Descriptions: The 1938 building is a two-story side-gable house with front pediment entrance portico. The main materials are vinyl siding and asphalt roof. Three Doric columns on each side and two pilasters support the pediment with segmented arch detail. A first-level bay window is on the house's side. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised because of the siding and window replacements. A 1938 detached two-car garage is located behind the house. The garage retains integrity of location, setting, design, feeling, and association; however, it appears that replacement materials have compromised the integrity of craftsmanship and materials.



Resource Number: 57

Historic Name: Homer Evans House

Street Address: 2220 Bever Avenue SE

Date(s) of Construction: 1921

NRHP Status: Contributing (2)

Building Descriptions: The 1921 building is a one-story cross-gable house with front-gable open porch supported by three Doric columns. The main materials are wood siding and asphalt roof. A fanlight window is in the center gable, and stick-style details appear on the rafters and between the front columns. Filigree wood-carved details adorn the porch's three sides. Simple wood railings enclose the front porch. Most of the windows are replacements. A 1921 detached two-car garage with a side gable roof is present behind the house. The Craftsman-style bungalow retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding and window



Bever Woods Historic District

Linn County, Iowa

Name of Property

County and State

replacements. The garage retains all aspects of integrity.

Resource Number: 58
Historic Name: Max Mildenstein House
Street Address: 2226 Bever Avenue SE
Date(s) of Construction: 1919
NRHP Status: Contributing (2)
Building Descriptions: The 1919 building is a two-story gable-roof wood house with front gable-roof open porch. The main materials are wood siding and asphalt roofing. Two simple wood columns support the open-entrance porch. Cornices and dentil details adorn the roof. The wood windows are original. A 1919 detached two-car garage with a side gable roof and wood siding is located behind the house. The Colonial Revival-style house and garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 59
Historic Name: Paul Lattner House III
Street Address: 2232 Bever Avenue SE
Date(s) of Construction: 1923
NRHP Status: Contributing (2)
Building Descriptions: The 1923 building is a two-story gambrel-roof wood house with first-level awning. The main materials are wood siding and asphalt roofing. A single long shed roof dormer stretches across the front façade. A single-story flat roof wing projects from the east end of the house. Two Doric columns support an open, curved-roof entrance portico. The front door has a curved transom and sidelights. The wood windows appear to be original. A 1923 detached two-car garage with wood siding and a side gable roof is located behind the house. The Colonial Revival-style house and its garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



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Resource Number: 60

Historic Name: Victor Svoboda House

Street Address: 2238 Bever Avenue SE

Date(s) of Construction: 1931, 2004

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1931 building is a two-story gambrel-roof brick house with pediment entrance portico supported by wood brackets. The main materials are brick and asphalt roofing. The wood windows are original. A detached two-car garage does not match the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The detached garage was built in 2004 and postdates the period of significance.



Resource Number: 61

Historic Name: James Porter House

Street Address: 2244 Bever Avenue SE

Date(s) of Construction: 1921

NRHP Status: Contributing (2)

Building Descriptions: The 1921 building is a two-story hipped-roof stucco house with a brick apron around the main volume. The main materials are wood, stucco, and asphalt roof. The roofline features exposed rafter tails under the eaves. Three Doric wood columns and two pilasters on each side support an open pediment entrance portico. The front door has a glass transom. The wood windows are original. A 1921 stucco detached two-car garage to the rear of the house features a front gable roof with decorative beam ends and decorative half timbering. The Craftsman-style house and its garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



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Resource Number: 62
Historic Name: James Daubs House
Street Address: 2250 Bever Avenue SE
Date(s) of Construction: 1922, 2006
NRHP Status: Contributing (1),
Noncontributing (1)
Building Descriptions: The 1922 building is a two-story wood house with side-gabled roof, front dormer, and a shed-roofed entrance porch. The main materials are wood siding and asphalt roofing. Two Doric columns, with one pilaster on each side, support the entrance porch. The wood windows are original. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A 2006 detached two-car garage postdates the period of significance.



Resource Number: 63
Historic Name: Isabel Harbert House II
Street Address: 2256 Bever Avenue SE
Date(s) of Construction: 1923, 2005
NRHP Status: Contributing (1),
Noncontributing (1)
Building Descriptions: The 1923 building is a two-story, hipped-roof stucco house with front hipped-roof dormer. The main materials are wood, stucco siding, and asphalt roof. Two stucco columns over low walls support a hipped-roof entrance porch. The windows are replacements. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 2005 garage postdates the period of significance.



Resource Number: 64
Historic Name: Wayne Burkholder House
Street Address: 2300 Bever Avenue SE
Date(s) of Construction: 1918, 2000
NRHP Status: Contributing (1),
Noncontributing (1)
Building Descriptions: The 1918 building is a two-story, side-gabled, stucco-clad wood frame house with a front gable-roof dormer. The main materials are wood, stucco siding, and asphalt roof. The entrance portico has two tapered wood columns over a stucco low wall base. A first-level side volume protrudes from the



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main volume of the house. A brick foundation on the first level surrounds the house. The wood windows appear to be original. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The detached two-car garage dates to 2000, thereby postdating the period of significance.

Resource Number: 65
Historic Name: Carl Neitzel House
Street Address: 2304 Bever Avenue SE
Date(s) of Construction: 1924
NRHP Status: Contributing (2)
Building Descriptions: The 1924 building is a two-story side-gabled wood house with an entrance portico. The main materials are wood siding and asphalt roofing. Two Doric columns and cornices on each side support an open pediment entrance portico. The wood windows are original. A 1924 detached two-car garage with a front gable roof and clipped front gable is located to the rear of the house. It appears to have replacement siding. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The garage retains integrity of location, setting, design, feeling, and association, but it has lost integrity of craftsmanship and materials due to the replacement siding.



Resource Number: 66
Historic Name: Kenneth McKay House I
Street Address: 2314 Bever Avenue SE
Date(s) of Construction: 1924
NRHP Status: Contributing (2)
Building Descriptions: The 1924 building is a two-story side-gable wood house with front entrance portico. The main materials are wood siding and asphalt roofing. Two fluted Doric columns and two pilasters support the portico roof, which has cornices and a faux balcony. A first-level side volume has dentil details, as does the roof, and is recessed from the main house. Some wood windows are original, and two first-level windows have been replaced. A 1924 detached two-car



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garage follows the house's design, with a side gable roof and wood siding. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by some window replacements. The garage retains all aspects of integrity.

Resource Number: 67
Historic Name: Herbert Pelton House
Street Address: 2326 Bever Avenue SE
Date(s) of Construction: 1921, 2021
NRHP Status: Contributing (1), Noncontributing (1)
Building Descriptions: The 1921 building is a two-story wood house with side-gambrel roof and two front shed-roof dormers. The main materials are vinyl siding and asphalt roof. A side volume is recessed from the back of the main house. Two fluted Doric columns support a shed-roof entrance portico. The front door has sidelights. The wood windows are original. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the change in siding material. The detached garage is a 2021 replacement and is noncontributing.



Block 6

Resource Number: 68
Historic Name: Davis Auten House
Street Address: 2520 Bever Avenue SE
Date(s) of Construction: 1922
NRHP Status: Contributing (2)
Building Descriptions: The 1922 building is a two-story hipped-roof wood house with a front hipped-roof dormer. The main materials are wood siding and asphalt roofing. Three Doric columns and a pilaster support each side of an open-pediment entrance portico. The entrance door has a wood fan detail above. The wood windows are original. A 1922 detached two-car garage matches the house's design, with a hipped roof and wood siding. The Neoclassical-style house and its garage retain integrity of location,



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setting, design, craftsmanship, materials, feeling, and association.

Resource Number: 69
Historic Name: Myers House
Street Address: 367 Woodland Drive SE
Date(s) of Construction: 1920, 1960
NRHP Status: Contributing (1)
Building Descriptions: The 1920 building is a two-story side-gabled house with a front-gable entrance and two front awning dormers. The main materials are vinyl siding and asphalt roof. The front entrance door has a pediment detail. A recessed side volume is an attached two-car garage, added in 1960. The Colonial Revival-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the changes in siding material, window replacements, and the garage addition that postdates the period of significance.



Resource Number: 70
Historic Name: Arnold Tuttle House
Street Address: 361 Woodland Drive SE
Date(s) of Construction: 1919, 1970
NRHP Status: Contributing (1)
Building Descriptions: The 1919 building is a two-story side-gabled house with two gable-roof dormers. The main materials are wood, stucco, and asphalt roofing. Rafter details adorn the roof eaves. Two Doric columns and four pilasters support an open-pediment entrance portico. The front door has a segmented arch glass transom and sidelights. The windows are replacements. An attached two-car garage was added on the back of the house in 1970. The Colonial Revival-style house retains integrity of location, setting, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements, and integrity of design is compromised by the garage addition. However, the property remains contributing because the addition is not easily visible from the street, thus maintaining a historic appearance.



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Resource Number: 71

Historic Name: Beatrice Ivins House

Street Address: 357 Woodland Drive SE

Date(s) of Construction: 1927

NRHP Status: Contributing (1)

Building Descriptions: The Beatrice Ivins House is a two-story, side-gabled brick house with a front entrance gable and double-gable roof dormer. The main materials are stone, brick, and asphalt roof. The entrance volume has stone quoin details on the arched door and on the two side windows. A first-level side volume has an additional front gable. A stone foundation surrounds the house. The wood windows appear to be original. A two-car garage attached to the rear of the house dates to 1927. The front yard has a stone retaining wall. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Resource Number: 72

Historic Name: Alfred and Gertrude Torgueson House II

Street Address: 349 Woodland Drive SE

Date(s) of Construction: 1932, 1994

NRHP Status: Contributing (1)

Building Descriptions: The 1932 building is a two-story, side-gabled brick house with a front-gable entrance volume. The main materials are brick and cedar shingle roofing. The recessed entrance portico has two wood columns under a simple frieze. The entrance volume protrudes from the main volume of the house and has a semicircular transom window in the center. The wood windows and shutters appear to be original. A 1994 attached garage/guesthouse is at the back of the property. The Neoclassical Revival-style house retains integrity of location, craftsmanship, materials, setting, feeling, and association. Integrity of design is compromised by later additions in the form of the attached garage/guesthouse, which are visible from the street.



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Resource Number: 73

Historic Name: Theodore and Louise Blaul House

Street Address: 345 Woodland Drive SE

Date(s) of Construction: 1927, 1924

NRHP Status: Contributing (2)

Building Descriptions: The Theodore and Louise Blaul House is a two-story, side-gabled stone and brick house with two stacked front gables for the entrance and side volumes. The main materials are stone, brick, and asphalt roofing. The entrance volume has a detailed stone relief segmented arch portico with a faux balcony on the second level. A front-gabled side volume protrudes from the main volume of the house. A stone foundation on the first level surrounds the house. The wood windows and detailed copper gutters are original. A 1924 two-car detached garage matches the house's design with a side gable roof and brick walls. The Tudor Revival-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Resource Number: 74

Historic Name: William Neuzil House

Street Address: 2343 Grande Avenue SE

Date(s) of Construction: 1922

NRHP Status: Contributing (2)

Building Descriptions: The William Neuzil House is a two-story brick house with hipped-tile roof and three front hipped tile dormers. The main materials are brick and tile roof. The entrance portico is semicircular with two Doric columns and pilasters and a faux balcony on the second level. A side volume is recessed from the main volume of the house. The wood windows appear to be original. A 1922 two-car detached garage matches the house's design, with a hipped roof and brick walls. The Neoclassical Revival-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



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Resource Number: 75

Historic Name: Edward Moravec House
Street Address: 2325 Grande Avenue SE
Date(s) of Construction: 1919, 1991
NRHP Status: Contributing (1)
Building Descriptions: The 1919 building is a two-story, hipped-roof brick and stucco house with front curved roof dormer. The main materials are wood, stucco, and tile roofing. The entrance portico has brick columns and wood capital details supporting a segmented arched roof. The first level is brick, and the second level is stucco. Brick columns support a first-level side wood pergola. The wood windows appear to be original. A two-car attached garage was added to the rear of the house in 1991. The Craftsman-style house retains integrity of location, craftsmanship, materials, setting, feeling, and association. Integrity of design is compromised by the rear garage addition.



Resource Number: 76

Historic Name: Gerald Ovel House
Street Address: 364 Forest Drive SE
Date(s) of Construction: 1931, 1993
NRHP Status: Contributing (1), Noncontributing (1)
Building Descriptions: The Gerald Ovel House is a two-story, side-gable brick and stone house with a front curved gable. The main materials are wood, stucco siding, and asphalt roofing. The stone entrance volume has a Tudor arched front door and side window. A first-level side volume has a gable dormer. Three of the wood windows are replacements and three appear original. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. A 1993 detached garage postdates the period of significance.



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Resource Number: 77
Historic Name: Cook House
Street Address: 2400 Bever Avenue SE
Date(s) of Construction: 1917, 1999
NRHP Status: Contributing (1),
Noncontributing (1)
Building Descriptions: The 1917 building is a one-and-a-half-story side-gabled house with a front gable-roof dormer. The main materials are vinyl siding and asphalt roof. Rafter details adorn the eaves. Two tapered columns support a front porch, and two additional tapered columns support a side carport. The wood windows are original. A stone retaining wall is in the side yard. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding replacement. The detached garage was built in 1999 and is noncontributing.



Resource Number: 78
Historic Name: McIntosh House
Street Address: 2410 Bever Avenue SE
Date(s) of Construction: 1926, 1987
NRHP Status: Contributing (1),
Noncontributing (1)
Buildings Description: The McIntosh House is a one-story cross-gable house with a brick open porch with metal railing. The main materials are wood, stucco, and asphalt roof. The front gable is adorned with a diamond-shaped window in the center, wood inlay details, and a segmented arch window. The wood windows are original. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The detached garage dates to 1987, postdating the period of significance.



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Resource Number: 79

Historic Name: James Du Bois House

Street Address: 2416 Bever Avenue SE

Date(s) of Construction: 1920, 1958

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The James Du Bois House is a one-story cross-gable house with an open front gable-roofed porch. The main materials are wood, stucco siding, and asphalt roofing. Wood columns over brick bases support the entrance porch. Exposed double rafters and brackets support the roof. A recently added front porch is lower than the roofline and is attached with metal elements from the roof. Wood columns support a side pergola over brick bases. The windows are replacements. The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the out-of-proportion and inauthentic Craftsman elements such as the front porch, side pergola, and window replacements. The detached garage dates to 1958 and is noncontributing.



Resource Number: 80

Historic Name: Stanley W. Reid House II

Street Address: 2424 Bever Avenue SE

Date(s) of Construction: 1926

NRHP Status: Contributing (2)

Building Descriptions: The 1926 building is a two-story side-gable house with front gable-roof entrance volume. The main materials are stucco siding and asphalt roof. Two Doric columns support a curved-roof entrance portico. The wood windows are original. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A 1926 front gable garage to the rear of the house retains integrity of location, setting, design, feeling, and association and is contributing.



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Resource Number: 81
Historic Name: Shrader House
Street Address: 2430 Bever Avenue SE

Date(s) of Construction: 1922
NRHP Status: Contributing (2)
Building Descriptions: The Shrader House is a one-story side-gabled house with a front gable-roof dormer. The main materials are vinyl siding and asphalt roof. Four Doric columns support an open porch with flat roof in the center and pergolas on each side. Wood rafters and brackets adorn the eaves. The wood windows are original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A 1922 detached garage with a gabled roof and vinyl siding is located behind the house. The garage retains integrity of location, setting, design, feeling, and association, but has lost integrity of craftsmanship and materials due to siding replacement.



Resource Number: 82
Historic Name: Porter House
Street Address: 2434 Bever Avenue SE
Date(s) of Construction: 1940
NRHP Status: Contributing (2)
Building Descriptions: The Porter House is a two-story hipped-roof brick house with front entrance portico and a faux balcony above. The main materials are brick and asphalt roofing. Three Doric columns and a pilaster support each side of the shed-roof portico, and dentil details adorn the cornices. The front door has an arched glass transom and sidelights. The wood windows are original. A 1940 detached two-car garage with a hipped roof is located behind the house. It has wood trim and detailing, including cornice-line detailing. The Neoclassical-style house and its garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



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Resource Number: 83

Historic Name: Fredk F. and Hellen Stark House

Street Address: 2442 Bever Avenue SE

Date(s) of Construction: 1927, 1985

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The 1927 building is a one-and-a-half-story, cross-gable stucco house with hexagonal front entrance turret. The main materials are stucco and asphalt roof. A first-level bay window has a front gable. A brick foundation on the first level surrounds the house. Some of the wood windows appear to be original. A two-car detached garage matches the house's style. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. A detached garage to the rear of the house was built in 1985 and postdates the period of significance.



Resource Number: 84

Historic Name: Mary Nunemaker House

Street Address: 2500 Bever Avenue SE

Date(s) of Construction: 1926

NRHP Status: Contributing (2)

Building Descriptions: The Mary Nunemaker House is a two-story hipped-roof house with two front hipped-roof dormers. The main materials are brick and asphalt roof. Two Doric columns and two pilasters support a shed-roof entrance porch with dentil details on the cornices. The front door has sidelights. The windows are replacements. A 1926 detached two-car garage is located behind the house. It has a hipped roof and wooden siding. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The garage retains all aspects of integrity and is a contributing building.



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Resource Number: 85

Historic Name: Herbert Ring House

Street Address: 2508 Bever Avenue SE

Date(s) of Construction: 1922

NRHP Status: Contributing (2)

Building Descriptions: The Herbert Ring House is a one-story cross-gable house with a front gable-roof entrance portico and side hipped-roof dormer. The main materials are brick and asphalt roofing. The first-level wood windows are original, and the second-level gable windows are replacements. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached garage to the rear of the house dates to 1922. It has an asphalt hipped roof and brick walls. The garage retains all aspects of integrity and is a contributing building.



Resource Number: 86

Historic Name: Edward W. and Laura La Plant House I

Street Address: 2317 Grande Avenue SE

Date(s) of Construction: 1919

NRHP Status: Contributing (1)

Building Descriptions: The 1919 building is a two-story stucco-clad house with large-scale hipped-roof and front hipped-roof dormers. The main materials are stucco siding and tile roof. During the March 2022 field observations, the roof was undergoing repairs on the west wing and was covered by tarps. The entrance portico has double tapered wood columns on each side. The entrance volume protrudes from the main volume of the house towards one side. An integrated carport to the side of the house forms an arched entrance. A brick foundation on the first level surrounds the house. The wood windows appear to be original. The Italian Renaissance Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. Assessor's records indicate a 1919 detached garage on the property, but it is not apparent on current aerial photographs.



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Resource Number: 87

Historic Name: Edward W. and Laura La Plant House II

Street Address: 344 Forest Drive SE

Date(s) of Construction: 1957

NRHP Status: Contributing (1)

Building Descriptions: The 1957 building is a two-story split-level wood house with a side-gable roof on the main level and a hipped roof on the second level. The main materials are wood siding and asphalt roofing. Four metal columns support an open entrance porch. The windows appear to be original. An integrated two-car garage is under the second level. The split-level-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 88

Historic Name: Benjamin O. Tapper House

Street Address: 348 Forest Drive SE

Date(s) of Construction: 1925

NRHP Status: Contributing (2)

Building Descriptions: The Benjamin O. Tapper House is a two-story red brick house with a wood-rafter hipped roof and a receded side volume. The main materials are wood siding and tile roof. The receded entrance portico has a semicircular arch and detailed terracotta lion medallions on each side. A first-level side volume protrudes from the main volume of the house. The wood windows and copper gutters are original. A 1925 hipped roof brick garage is located behind the house. The Italian Renaissance Revival-style house and its garage both retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



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Resource Number: 89
Historic Name: John M. Costas House

Street Address: 352 Forest Drive SE
Date(s) of Construction: 1952
NRHP Status: Contributing (1)
Building Descriptions: The 1952 building is a one-and-a-half-story house with side-gable roof and a recessed entrance porch supported by one corner wood column over a stone base. The main materials are stone, vinyl siding, and asphalt roof. A stone veneer apron detail is in the facade. The windows appear to be original. An attached two-car garage matches the house's design. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 90
Historic Name: Charles Schoen House
Street Address: 356 Forest Drive SE
Date(s) of Construction: 1924
NRHP Status: Contributing (2)
Building Descriptions: The Charles Schoen House is a two-story, dentil-detailed, brick house with side-gambrel roof and two front awning-roof dormers. The main materials are brick and asphalt roof. The entrance portico has two Doric columns and pilasters supporting a faux balcony on the second level. A first-level side volume recedes from the main volume of the house. The wood windows appear to be original. A 1924 brick detached garage is located to the rear of the property and is contributing. The Colonial Revival-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



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Resource Number: 91

Historic Name: Mann House

Street Address: 360 Forest Drive SE

Date(s) of Construction: 1923

NRHP Status: Contributing (2)

Building Descriptions: The Mann House is a two-story brick house with side-gable roof and first-level side volume. The main materials are brick and asphalt roof. Two Doric columns support an open-pediment entrance portico. The front door has an arched wood fan detail above the door and sidelights. The wood windows are original. A 1923 detached garage is located to the rear of the house and appears to have undergone siding changes. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The garage has lost integrity of materials and craftsmanship but retains all other aspects.



Block 7

Resource Number: 92

Historic Name: Abraham Lincoln Smulekoff House

Street Address: 365 Park Terrace SE

Date(s) of Construction: 1921

NRHP Status: Contributing (1)

Building Descriptions: The 1921 building is a two-story house with side-gable roof and an added side volume that is recessed from the main house. The main materials are vinyl siding and asphalt roof. Double Doric columns support a pediment entrance portico on each side. The wood windows are original. The attached garage was built in 1921 along with the rest of the house. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding replacement.



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Resource Number: 93

Historic Name: Weaver House

Street Address: 361 Park Terrace SE

Date(s) of Construction: 1921, 1984

NRHP Status: Contributing (1)

Building Descriptions: The Weaver House is a two-story hipped-roof wood house with front hipped-roof dormer. The main materials are stucco and asphalt roof. Two metal brackets support the entrance awning. A brick apron surrounds the house. The front door has sidelights. The windows are replacements. An attached two-car garage was added in 1984. The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the side garage addition and the window replacements.



Resource Number: 94

Historic Name: Henry Kadghin House

Street Address: 359 Park Terrace SE

Date(s) of Construction: 1924, 1935

NRHP Status: Contributing (2)

Building Descriptions: The Henry Kadghin House is a two-story brick house with cross-gable roof and two front shed-roof dormers. The main materials are brick and asphalt roof. An entrance volume protrudes from the main volume. The wood windows are original and feature many small square panes. Windows on the brick walls have a soldier course running above them. A small faux balcony is present below a window on the northwest façade. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached garage to the rear of the house dates to 1935. The garage has a front gable roof and appears to have been re-sided with vinyl. The garage retains integrity of location, setting, design, feeling, and association and is contributing.



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Resource Number: 95

Historic Name: Howard Hall House
Street Address: 357 Park Terrace SE
Date(s) of Construction: 1919, 2008
NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The Howard Hall House is a two-story, hipped roof house with front shed dormer. The main materials are stucco siding and asphalt roof. The entrance portico has two stucco columns over brick columns supporting a shed roof. A first-level side carport has the same column design as the portico, and a brick apron surrounds the house. Some windows are original, but the first-level windows appear to be replacements. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The detached garage to the rear of the house is from 2008, postdating the period of significance.



Resource Number: 96

Historic Name: Howard Hall House II
Street Address: 353 Park Terrace SE
Date(s) of Construction: 1920
NRHP Status: Contributing (2)
Building Descriptions: The 1920 building is a two-story, side-gable wood frame house with front gable dormer. The main materials are wood siding and asphalt roofing. The entrance portico has two wood Doric columns supporting an open pediment roof. A first-level side volume recedes from the main volume of the house. Doric columns support a carport and loggia on the opposite side, with a balcony on the second level. A brick foundation surrounds the house. The wood windows and wood shutters appear to be original. A 1920 detached garage is located behind the house. The Colonial Revival-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



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Resource Number: 97

Historic Name: James L. Bever Jr. House

Street Address: 349 Park Terrace SE

Date(s) of Construction: 1915

NRHP Status: Contributing (2)

Building Descriptions: The James L. Bever Jr. House is a two-story, hipped-roof, brick and wood frame house with a front hipped-roof dormer. The main materials are wood siding and asphalt roofing. The entrance portico has two brick columns over low brick wall bases. A first-level side volume protrudes from the main volume of the house. A brick apron on the first level surrounds the house. Second-level wood windows appear to be original, and the first-level windows are replacements. A 1915 detached garage with a hipped roof and wood siding is located behind the house and is a contributing building. The Craftsman-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



Resource Number: 98

Historic Name: George Martinek House

Street Address: 347 Park Terrace SE

Date(s) of Construction: 1924, 2001

NRHP Status: Contributing (1),
Noncontributing (1)

Building Descriptions: The George Martinek House is a two-story wood house with side-gambrel roof and first-level side volume. The main materials are wood siding and asphalt roofing. Two detailed wood corbel brackets support an open pediment entrance portico. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The detached garage dates to 2001, postdating the period of significance.



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Resource Number: 99

Historic Name: Guy P. Linville House II

Street Address: 345 Park Terrace SE

Date(s) of Construction: 1924

NRHP Status: Contributing (2)

Building Descriptions: The building is a two-story hipped-roof house with front hipped-roof dormer and a first-level side volume. The main materials are stucco and asphalt roof. Two metal columns support a shed-roof entrance porch that was added later. The windows are replacements. A detached 1924 hipped roof stucco garage sits next to the house on the property. The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials has been compromised by the porch and window replacements. The garage retains all aspects of integrity.



Resource Number: 100

Historic Name: Charles and Mary Simpson House I

Street Address: 342 Woodland Drive SE

Date(s) of Construction: 1939, 1997, 2005

NRHP Status: Noncontributing (1)

Building Descriptions: The building is a one-and-a-half-story house with gable roof and dormer. The main materials are wood siding and asphalt roofing. There are two entrance porches for the single-family house. The building has many recent additions, including a 1997 three-car attached garage and porch and breezeway between the garage and house. The house shows various styles and recent additions that do not represent the architectural characteristics of the time of construction. The house's attached volumes create unharmonious rooflines that undermine the original style of the building. The house has integrity of location and setting. However, integrity of design, materials, workmanship, feeling, and association has been lost due to the changes to the house and property.



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Resource Number: 101
Historic Name: Charles and Mary Simpson House II
Street Address: 346 Woodland Drive SE
Date(s) of Construction: 1938
NRHP Status: Contributing (1)
Building Descriptions: The building is a two-story house with side-gable roof, front hipped-roof dormer, and front-gable volume. The main materials are vinyl siding and asphalt roof. Decorative wood columns support a shed-roof entrance portico. The windows are replacements. An attached one-car garage matches the house's design and was constructed when the house was first built. The Minimal Traditional-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding and window replacements.



Resource Number: 102
Historic Name: A. A. Taylor House
Street Address: 350 Woodland Drive SE
Date(s) of Construction: 1922
NRHP Status: Noncontributing (2)
Building Descriptions: The A. A. Taylor House is a two-story, side-gable, single-family house from 1922. The main materials are vinyl siding and asphalt roof. A separate 1922 one-car garage is at the back of the property. The wide overhanging roof eaves and decorative glazing pattern on the upper sashes of the windows suggest that this is a vernacular Prairie-style house. However, the use of vinyl siding, a later addition of an uncovered porch, and the addition of an incongruous canopy in the driveway compromise the overall integrity of the house. While the house has integrity of setting and location, it has lost integrity of design, materials, workmanship, feeling, and association. The garage has similarly lost integrity due to siding replacement and the incongruous canopy.



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Resource Number: 103
Historic Name: D. W. and Bertha Taylor House I
Street Address: 352 Woodland Drive SE
Date(s) of Construction: 1924
NRHP Status: Contributing (1)
Building Descriptions: The building is a two-story wood house with side-gambrel roof and two front curved-roof dormers. The main materials are stucco and asphalt roof. Two square columns and two pilasters support a shed-roof entrance portico. Wood details adorn the façade and portico. The windows are replacements. An attached two-car garage has a roof terrace. Assessor's records indicate that this was planned as an attached garage when the house was built. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.



Resource Number: 104
Historic Name: Frank Witters House
Street Address: 358 Woodland Drive SE
Date(s) of Construction: 1939
NRHP Status: Contributing (2)
Building Descriptions: The Frank Witters House is a two-story house with cross-gable roof, two front gable volumes, and a shed-roof entrance portico. The main materials are wood, stucco, and asphalt roof. Wood inlay details adorn the façade, and a first-level side volume has a shed roof. The wood windows are original. A 1939 detached two-car garage matches the house's design with a front gable roof, stucco, and false half-timbering. The Tudor Revival-style house and its garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



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Resource Number: 105
Historic Name: D. W. and Bertha Warren House II
Street Address: 360 Woodland Drive SE
Date(s) of Construction: 1923
NRHP Status: Contributing (1)
Building Descriptions: The building is a two-story house with side-gable roof and an open-pediment entrance portico. The main materials are wood, stucco, and asphalt roof. Two Doric fluted columns and two pilasters support the pediment. Two bay windows flank the entrance portico. The front door has a glass curved transom and sidelights. The wood windows are original. An attached two-car garage on back dates to 1923. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 106
Historic Name: Ward Baker House
Street Address: 366 Woodland Drive SE
Date(s) of Construction: 1919, 1978
NRHP Status: Contributing (1), Noncontributing (1)
Building Descriptions: The Ward Baker House is a two-story, hipped-roof brick and stucco house. The main materials are stucco siding and asphalt roof. The entrance portico has a segmented arch roof with rectilinear sides and bay window above. A first-level side volume recedes from the main volume of the house. A brick first level surrounds the house, and the second level is stucco. Some of the wood windows appear to be original, and some are replacements. A 1978 two-car detached garage is located at the back of the house. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The garage postdates the period of significance and is noncontributing.



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Resource Number: 107
Historic Name: Andrew McKinnon House I
Street Address: 370 Woodland Drive SE
Date(s) of Construction: 1940
NRHP Status: Contributing (1)
Building Descriptions: The building is a two-story side-gable-roof house with a side addition. The main materials are wood siding and asphalt roofing. The second level protrudes from the first level. Two pilasters adorn the entrance portico. The front door has sidelights. The wood windows appear to be original. An attached two-car garage is accessed by a breezeway and was also built in 1940. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 108
Historic Name: Andrew McKinnon House II
Street Address: 372 Woodland Drive SE
Date(s) of Construction: 1925, 2017
NRHP Status: Noncontributing (1), Contributing (1)
Building Descriptions: The building is a one-and-a-half-story side-gable house with an attached garage. The main materials are an asphalt roof and brick and vinyl walls. The main volume of the house appears to have been brick, with a projecting front bay sided with vinyl that appears to be original. The front of the house has a porch supported by paired Doric columns. A large, side-gabled attached garage added in 2017 obscures the brick façade that faced Woodland Drive SE. The garage has decorative Doric columns under the gable ends. A gazebo is a prominent feature in the front yard. The house retains integrity of setting and location. The attached garage severely compromises the integrity of design, as it changes the overall massing and plan of the house. It also obscures the street-facing brick façade of the original volume. The siding replacement on the original house and use of vinyl on the new garage further damage integrity of



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craftsmanship and materials, leading to a loss of integrity of feeling and association. The house also has a surviving detached garage. This garage has an asphalt gable roof and vinyl siding; it retains integrity of setting, location, design, feeling, and association and is contributing.

Resource Number: 109
Historic Name: Andrew McKinnon House III
Street Address: 2608 Bever Avenue SE
Date(s) of Construction: 1937, 1978
NRHP Status: Contributing (1), Noncontributing (1)
Building Descriptions: The building is a one-and-a-half-story wood house with cross-gable roof, entrance gable-roof volume, and a front shed portico. The main materials are wood siding and asphalt roofing. Two wood columns support the entrance portico. The windows appear to be replacements. The Minimal Traditional-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The detached garage dates to 1978 and postdates the period of significance.



Resource Number: 110
Historic Name: Frank Volak House
Street Address: 2614 Bever Avenue SE
Date(s) of Construction: 1920
NRHP Status: Contributing (2)
Building Descriptions: The Frank Volak House is a two-story cross-gable-roof house with front gable-roof entrance portico. The main materials are stucco and asphalt roof. Two wood decorative brackets support the portico. Wood inlay details adorn the façade and portico. The wood windows are original. A 1920 detached garage is located to the rear of the house. It has a front gable roof and stucco, with false half-timbering in the gable, and it is a contributing building. The Craftsman-style house and its garage both retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



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Resource Number: 111
Historic Name: Howard Hall House III
Street Address: 2618 Bever Avenue SE
Date(s) of Construction: 1920, 1917
NRHP Status: Contributing (2)
Building Descriptions: The house is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roofing. Two brackets support a pediment entrance portico, and a shed awning is on the first level. A first-level side volume has a hipped roof. The wood windows are original. A 1917 hipped-roof detached garage with wood siding is present to the rear of the house. The Colonial Revival-style house and its garage retain integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 112
Historic Name: Kenneth McKay House II
Street Address: 2626 Bever Avenue SE
Date(s) of Construction: 1919
NRHP Status: Contributing (2)
Building Descriptions: The 1919 building is a one-and-a-half-story stucco-clad wood frame house with side-gable roof and two front gable volumes on each side. The main materials are stucco and asphalt roof. The recessed entrance portico has two simple wood columns over a brick base. A brick foundation surrounds the house, and wood inlay detail on the stucco reflects the Tudor style. The wood windows appear to be original. A 1919 detached garage with stucco and a side gable asphalt roof is located to the rear of the house. The Tudor Revival-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



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Resource Number: 113

Historic Name: Harold Rikhoff House

Street Address: 375 Park Terrace SE

Date(s) of Construction: 1938

NRHP Status: Contributing (1)

Building Descriptions: The Harold Rikhoff House is a two-story side-gable-roof wood house with two front gable-roof dormers. The main materials are wood siding and asphalt roofing. A first-level side volume has a gable roof. The wood windows are original. An attached one-car garage has a gable-roof dormer and was built at the same time as the main house. The house fits into the Cape Cod Revival substyle, a mix of Colonial Revival and Minimal Traditional. The house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 114

Historic Name: Miles Lindsay House

Street Address: 369 Park Terrace SE

Date(s) of Construction: 2021

NRHP Status: Noncontributing (1)

Building Descriptions: The Miles Lindsay House is a new construction, built after the previous dwelling was demolished due to derecho damage. It is a cross-gable house with an attached garage. The house has an asphalt roof and is sided with vinyl and a brick veneer around the lower level. The upper level has two shed roof dormers. A covered porch has two wood beam columns with brick bases. A decorative stick patterning is attached to the eave in the front-facing gable end. The house is noncontributing because it postdates the period of significance.



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Resource Number: 115
Historic Name: James L. Bever House I
Street Address: 2483 Grande Avenue SE
Date(s) of Construction: 1922, 2000
NRHP Status: Contributing (3),
Noncontributing (1)
Building Descriptions: The James L. Bever House I is a two-story brick house with gable roof and hipped corner volume. The main materials are brick and tile roof. A front dormer is on the hipped volume. The arched entrance door is detailed with a quoined brick detail. The rectangular wood windows appear to be original, and the two square windows are replacements. Three smaller outbuildings are located to the rear of the main house: a single-car garage dating to 1922, a garage dating to 1922 with accessory dwelling space above, and a garage dating to 2000. All three outbuildings have hipped tile roofs and brick walls. The Italian Renaissance Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1922 garage and the 1922 garage with accessory dwelling both retain integrity and are contributing. The 2000 garage postdates the period of significance.



Resource Number: 116
Historic Name: James L. Bever House II
Street Address: 2475 Grande Avenue SE
Date(s) of Construction: 1952
NRHP Status: Contributing (1)
Building Descriptions: The building is a one-story cross-gable-roof wood house with front pinnacle on the side volume. The main materials are stone, wood siding, and asphalt roof. The entrance has stone veneer. The windows are replacements. An attached two-car garage on back was built contemporaneously. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



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Resource Number: 117
Historic Name: Dr. Pfeiffer House II
Street Address: 2451 Grande Avenue SE
Date(s) of Construction: 1951
NRHP Status: Contributing (1)
Building Descriptions: The building is a one-story, hipped-roof wood house with front gable-roof side volume. The main materials are vinyl siding and asphalt roof. A rectangular stone chimney is prominent in the facade. The front door has one sidelight. The windows are original. An attached two-car garage on back was built contemporaneously with the house. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 118
Historic Name: Henry Benson House
Street Address: 2435 Grande Avenue SE
Date(s) of Construction: 1922, 1953
NRHP Status: Contributing (2)
Building Descriptions: The Henry Benson House is a two-story stucco house with hipped roof with rafter detail and three hipped-roof front dormers. The main materials are stucco. During the March 2022 field observations, the roof was undergoing repairs and was covered with tarps. Due to the state of repairs, the final roofing material was not evident. The recessed entrance portico has a surrounding arched stone detail with Doric pilasters. First-level side volumes have flat roofs and dentil details. A brick foundation surrounds the house. The wood windows appear to be original. The 1953 detached stucco garage has a hipped tile roof and hipped through-the-cornice dormers. The Italian Renaissance-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. This determination could change based on final roofing materials after repairs are completed.



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Resource Number: 119
Historic Name: F. D. Hutchinson House
Street Address: 350 Park Terrace SE
Date(s) of Construction: 1930, 1968
NRHP Status: Contributing (1),
Noncontributing (1)
Building Descriptions: The F. D. Hutchinson House is a one-and-a-half-story, side-gable brick and stone house with front gable and roof dormer. The main materials are brick and asphalt roof. The entrance volume has a quoin-detailed arched door. A bay window is in the side volume. The front and side gable dormers are cedar wood. The wood windows appear to be original. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The detached garage was built in 1968 and postdates the period of significance.



Resource Number: 120
Historic Name: Burnett House
Street Address: 352 Park Terrace SE
Date(s) of Construction: 1922
NRHP Status: Contributing (2)
Building Descriptions: The Burnett House is a two-story, hipped-roof brick house with front-hipped roof dormer. The main materials are brick and tile roof. The entrance volume has a curved roof and semicircular transom above the door. Three first-level windows have semicircular transoms, and a side bay window on the first level has a hipped roof. A first-level side volume protrudes from the main volume of the house. The wood windows and shutters appear to be original. A 1922 detached garage with brick walls and a hipped tile roof is located next to the house and is contributing. The Italian Renaissance Revival-style house and its garage retain all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.



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Resource Number: 121
Historic Name: Knolk House
Street Address: 356 Park Terrace SE
Date(s) of Construction: 1934
NRHP Status: Contributing (1)
Building Descriptions: The Knolk House is a two-story wood house with side-gable roof and first-level stone veneer. The main materials are stone, wood siding, and asphalt roof. Two pilasters support the entrance portico. The front door has a glass transom and sidelights. The windows are replacements. An attached two-car garage on back is original to the house. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



Resource Number: 122
Historic Name: Grace and Frances Swab House
Street Address: 360 Park Terrace SE
Date(s) of Construction: 1938
NRHP Status: Contributing (1)
Building Descriptions: The building is a two-story cross-gable-roof house with a front gable-roof entrance volume. The main materials are wood siding and asphalt roofing. Two pilasters adorn the entrance door. The front door has sidelights. The windows are replacements. An attached two-car garage on back is original to the house. The American Vernacular-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.



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Resource Number: 123
Historic Name: Stanley W. Reid House III
Street Address: 364 Park Terrace SE
Date(s) of Construction: 1922, 1999
NRHP Status: Contributing (1),
Noncontributing (1)
Building Descriptions: The building is a two-story wood house with side-gable roof, front gable-roof volume, and an entrance portico supported by two columns. The main materials are wood siding and asphalt roofing. A first-level side volume has a gable roof. The roofs have dentil details. The front door has sidelights. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The detached garage dates to 1999 and postdates the period of significance.



Resource Number: 124
Historic Name: James L. Bever House III
Street Address: 366 Park Terrace SE
Date(s) of Construction: 1915
NRHP Status: Noncontributing (2)
Building Descriptions: The 1915 building is a two-story wood house with gambrel roof and front shed-roof dormer. The main materials are Hardie board siding and asphalt roofing. Two pilasters adorn the front entrance. The first-level wood windows are original, and the second-level windows are replacements. The second level is potentially a later modification. Assessor's records indicate a variety of changes and updates ranging from 1960 to the 1990s, but no exact date for a potential upper story addition could be determined. However, the building form does not match other popular styles in the neighborhood, making this likely a modification. The house retains integrity of setting and location, but has lost integrity of materials, craftsmanship, design, feeling, and association. The garage has also lost integrity and is noncontributing.



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Resource Number: 125
Historic Name: Ralph Evans House
Street Address: 368 Park Terrace SE
Date(s) of Construction: 1937, 1964
NRHP Status: Noncontributing (2)
Building Descriptions: The Ralph Evans House is a one-and-a-half-story house with cross-gable roof and an additional front gable-roof entrance volume. The main materials are vinyl siding and asphalt roofing. The front door previously had a pointed arch design but has since been changed. The house's prominent front chimney has also been partially removed. The wood windows are original. The Tudor Revival-style house retains integrity of location and setting, but integrity of design, craftsmanship, materials, feeling, and association has been lost due to alterations. A detached garage dates to 1964 and postdates the period of significance.



Resource Number: 126
Historic Name: Sarah North House
Street Address: 370 Park Terrace SE
Date(s) of Construction: 1925, 1973
NRHP Status: Contributing (1), Noncontributing (1)
Building Descriptions: The Sarah North House is a two-story wood house with side-gable roof and front pediment entrance portico supported by two Doric columns. The main materials are wood siding and asphalt roofing. Simple columns support a side carport pergola. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A detached garage to the rear of the house dates to 1973, postdating the period of significance.



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Resource Number: 127
Historic Name: Nora Nelson House
Street Address: 372 Park Terrace SE
Date(s) of Construction: 1924
NRHP Status: Contributing (2)
Building Descriptions: The Nora Nelson House is a one-story, hipped-roof brick house with front gambrel-roof dormer and a recessed gable-roof arched entrance portico. The main materials are brick and asphalt roof. The front door has an arched top. The wood windows are original. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. A 1924 garage with a hipped roof and vinyl siding is located behind the house. This garage retains integrity of location, setting, design, feeling, and association and is contributing.



Resource Number: 128
Historic Name: Sam Christensen House
Street Address: 376 Park Terrace SE
Date(s) of Construction: 1920
NRHP Status: Contributing (2)
Building Descriptions: The Sam Christensen House is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roofing. Two Doric columns support the entrance porch with a faux balcony on the second level. A first-level side volume also has a faux balcony. The windows are replacements. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The house has a 1920 detached garage facing Bever Avenue. The garage has a side gable roof and vinyl siding, and retains integrity of location, setting, design, feeling, and association.



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Resource Number: 129

Historic Name: Garden Drive SE, Meadowbrook Terrace SE, Pleasant Drive SE, Washington Avenue SE, Forest Drive SE, Woodland Drive SE, Park Terrace SE, Grande Avenue SE (Collectively, Streetscape)

Street Address: Cedar Rapids

Date(s) of Construction: c. 1911

NRHP Status: Contributing (1)

Building Descriptions: Bever Woods features an intentionally designed curvilinear street system. The streets are all surfaced with asphalt and have concrete curbs. Some streets have sidewalks. The streets within the district bend and curve independent of each other. Some (Garden Drive SE, Pleasant Drive SE, Washington Avenue SE, and Meadowbrook Terrace SE) curve only slightly. Others (Forest Drive SE, Grande Avenue SE, and Park Terrace SE) have multiple curves over their run. The curving of the streets leads to winding roads throughout the interior of the district and variable lot sizes. The streetscape retains integrity of setting, location, design, feeling and association. Integrity of craftsmanship and materials has been lost due to replacement of surface materials. Collectively, the streetscape is a contributing structure.



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Map Figures

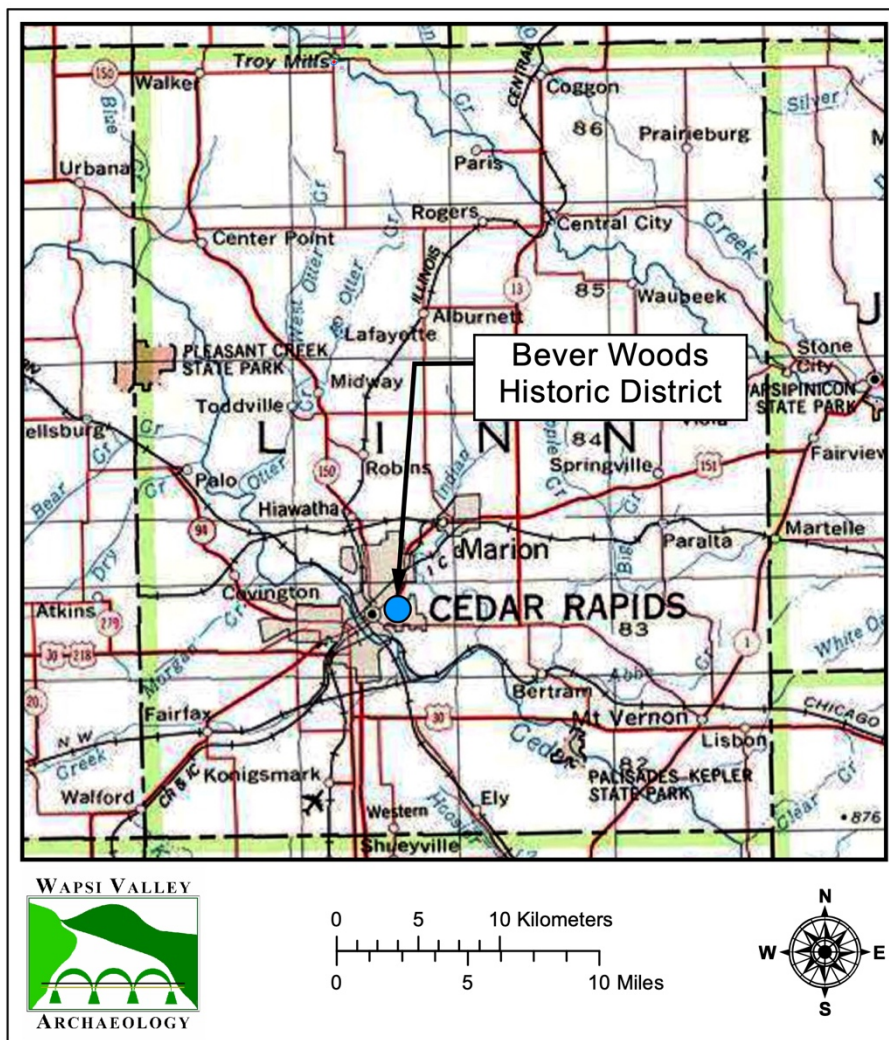


Figure 1. Map of Linn County, Iowa, showing the location of the Bever Woods Historic District. Source: National Geographic (2009).

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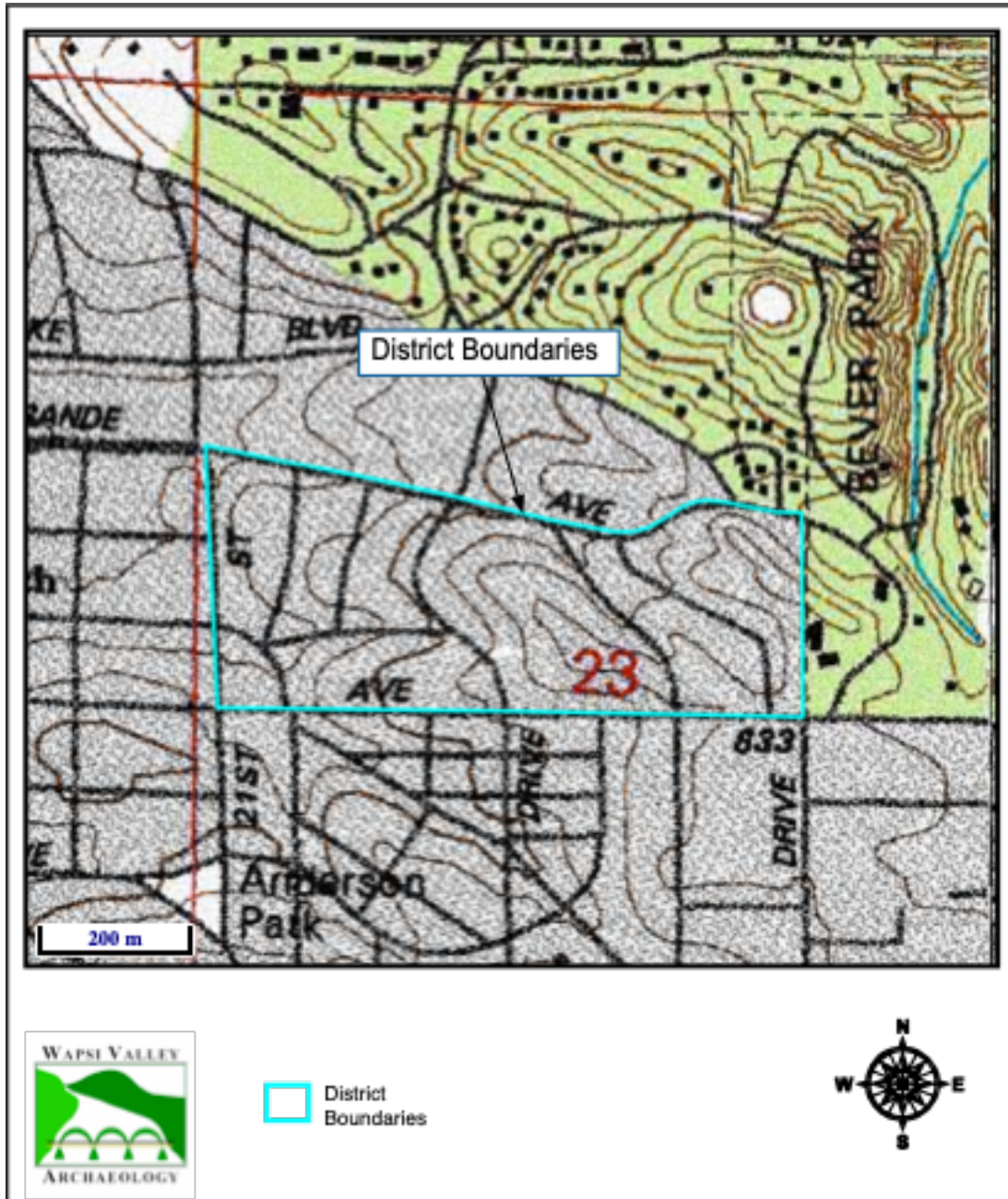


Figure 2. Topographic map showing the Bever Woods district boundaries.
Source: ISU GIS Facility (2019).

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Figure 3. ArcGIS Web Map showing the Bever Woods district boundaries.
Source: City of Cedar Rapids, Iowa (2017).

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Figure 4. 1895 Cedar Rapids map showing the Bever Land Co. property.
Source: Linn County Abstract Company (1895).

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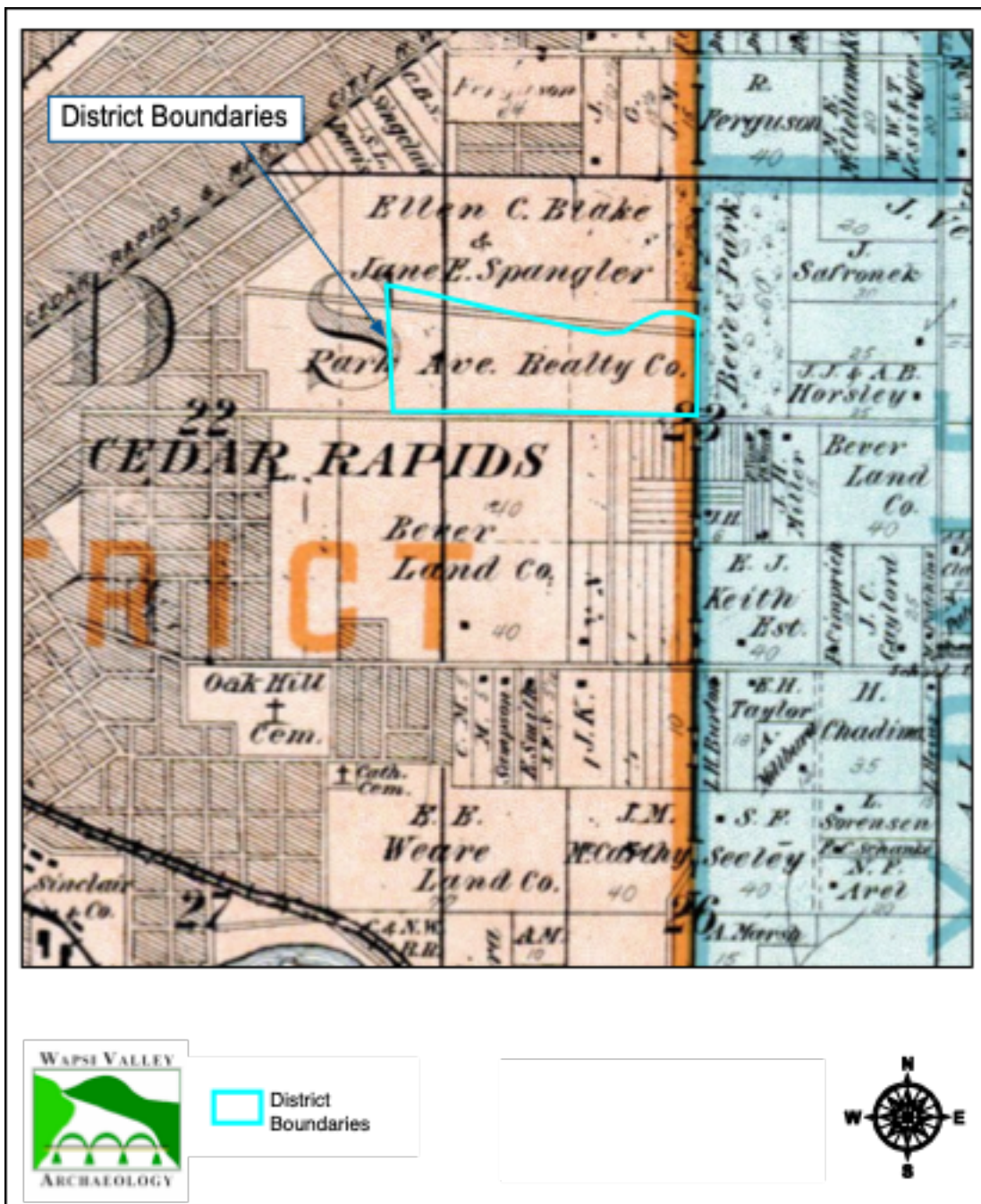


Figure 5. 1907 Cedar Rapids Township map showing the Bever Land Co. property. Source: Iowa Publishing Company (1907).

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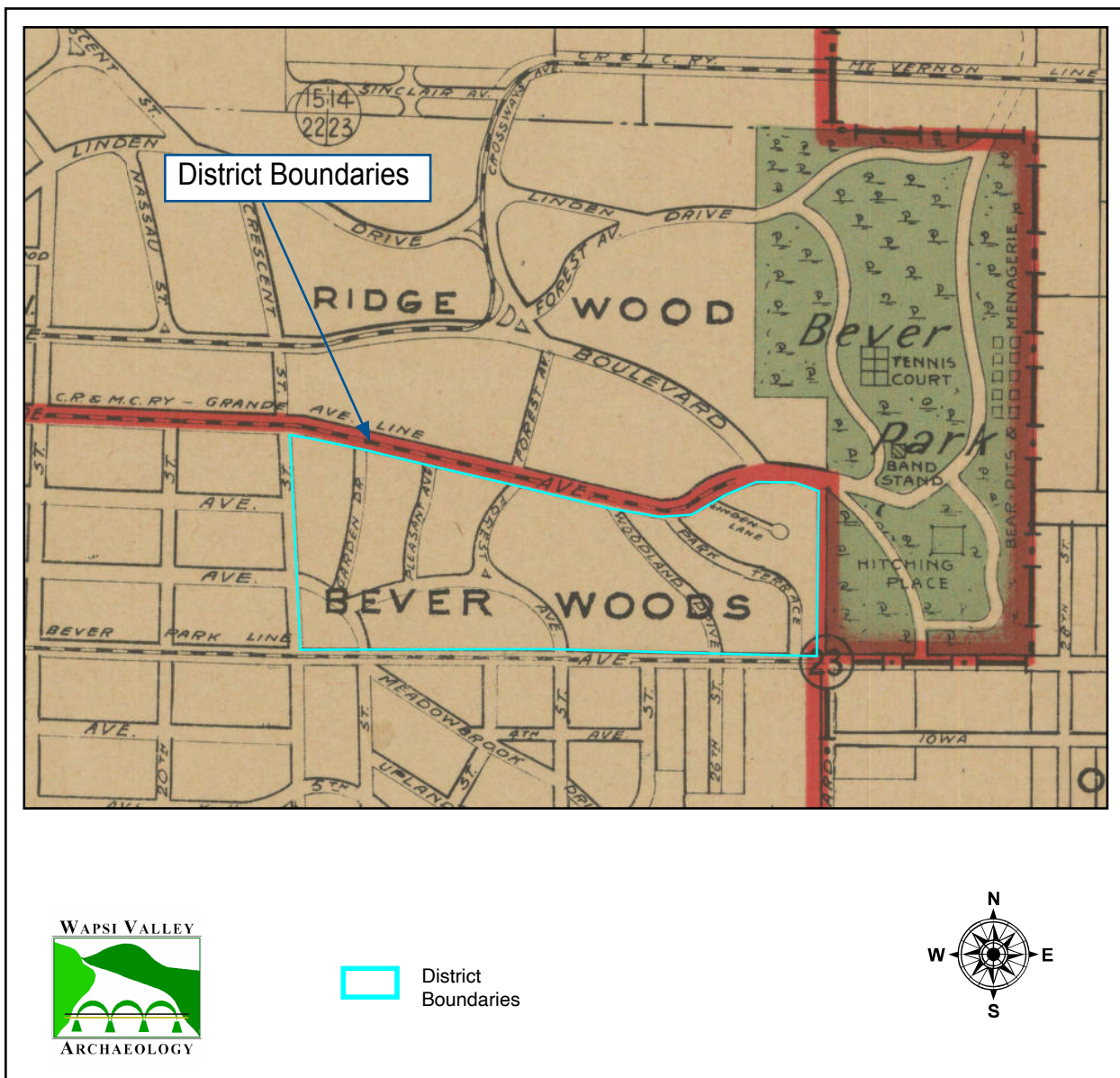


Figure 6. Detail of 1916 Map of the City of Cedar Rapids showing the Bever Woods and Ridge Wood area, as well as Bever Park. Source: *The University of Iowa Digital Library*.

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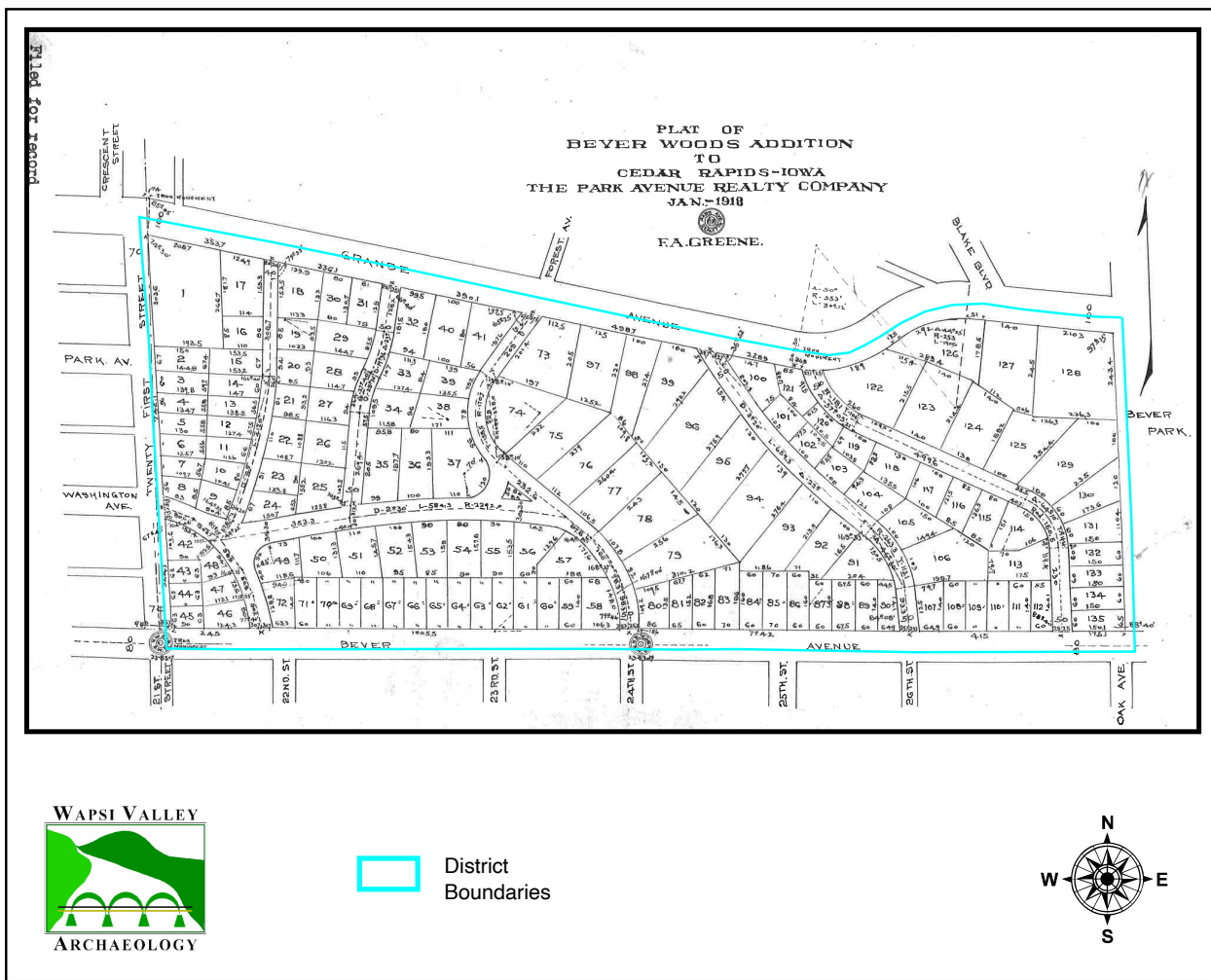


Figure 7. 1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries. Source: Linn County Recorder's Office.

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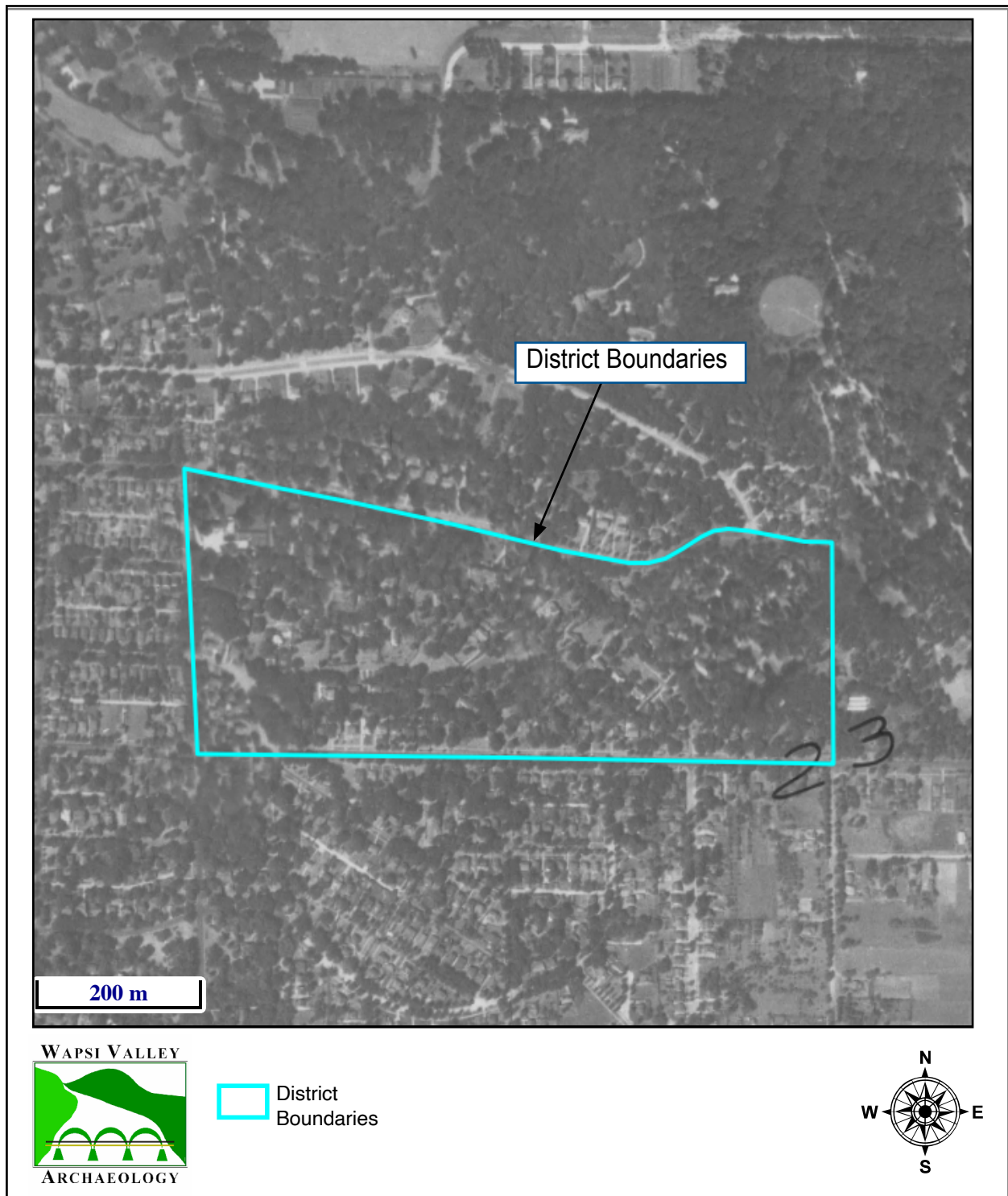


Figure 8. 1930s orthophotograph of Bever Woods showing district boundaries.
Source: ISU GIS Facility (2015).

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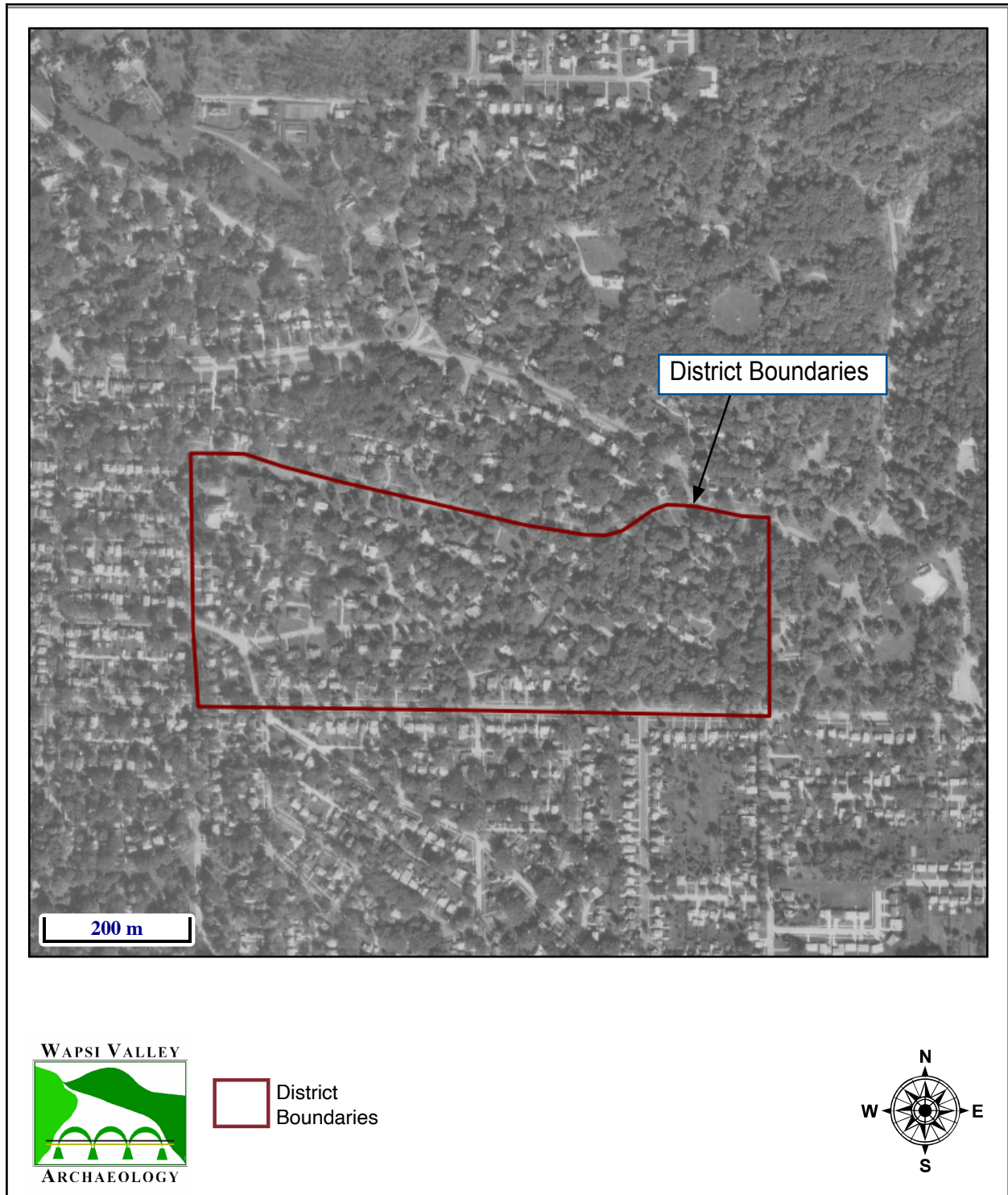


Figure 9. 1970s orthophotograph of Bever Woods showing district boundaries.
Source: ISU GIS Facility (2015).

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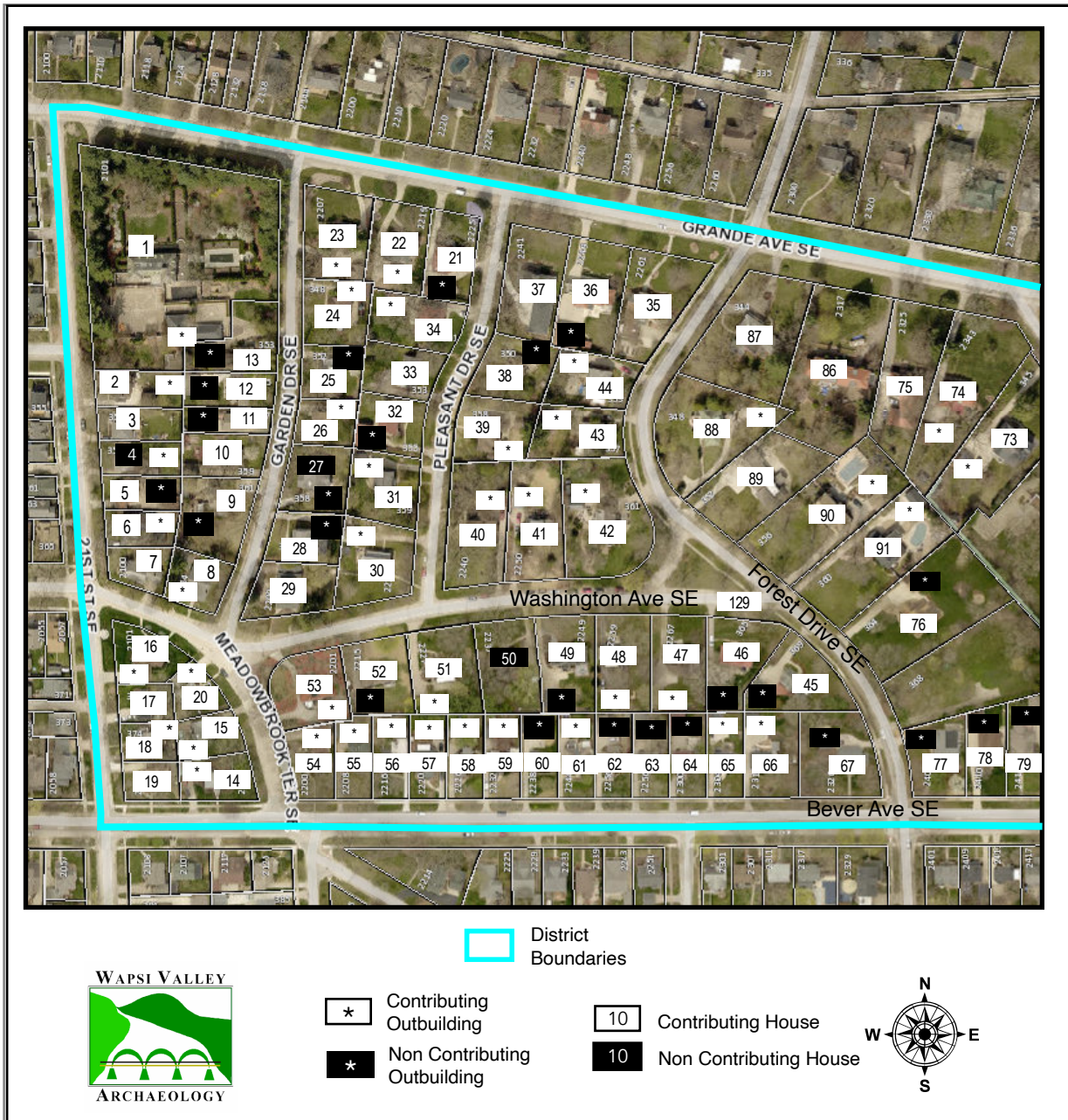


Figure 10. ArcGIS Web Map showing the west side of Bever Woods district properties. Number 129 refers to the streetscape, which is counted as a contributing structure collectively. *Source: City of Cedar Rapids, Iowa (2017).*

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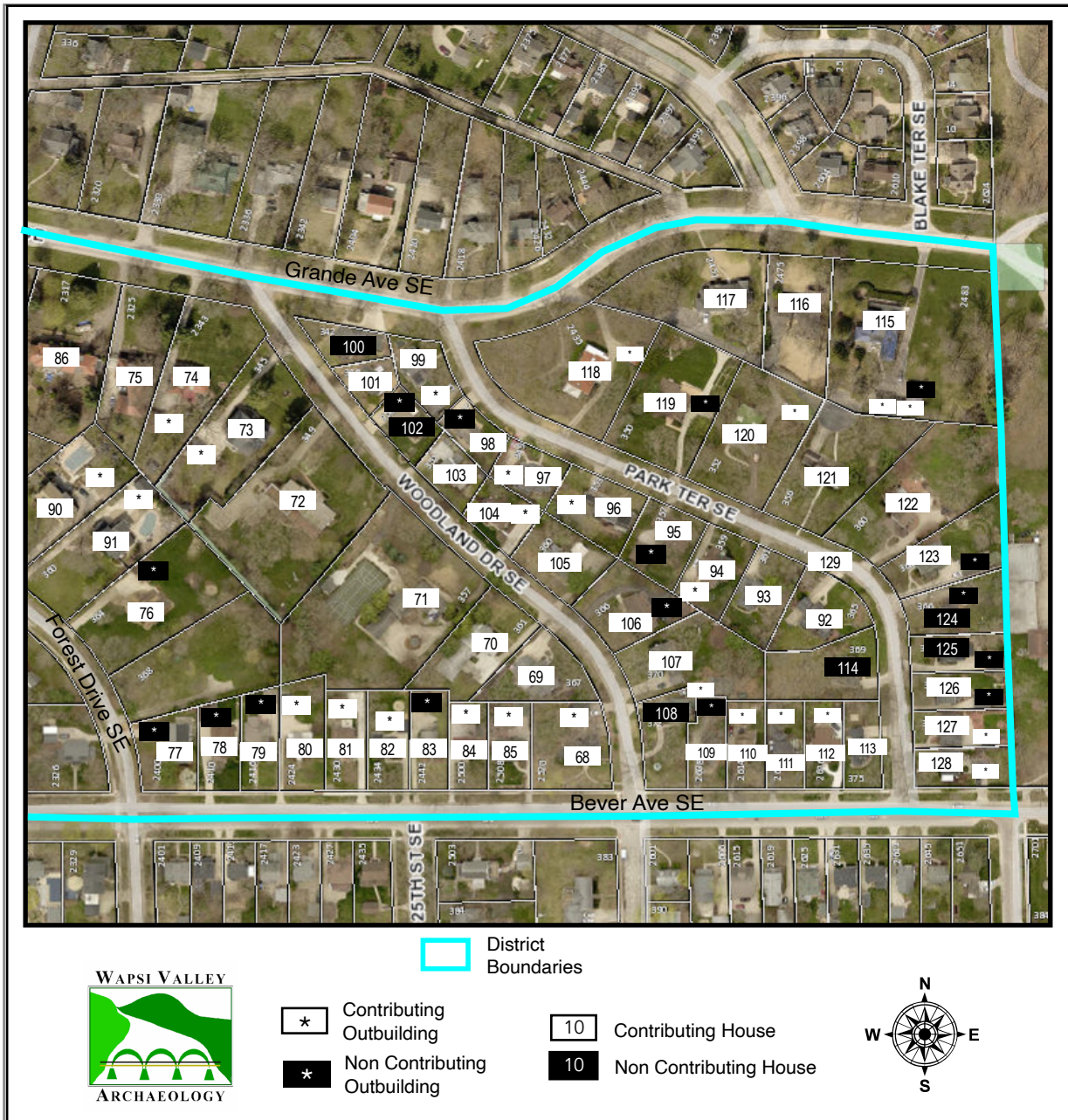


Figure 11. ArcGIS Web Map showing the east side of Bever Woods district properties. Number 129 refers to the streetscape, which is counted as a contributing structure collectively. *Source: City of Cedar Rapids, Iowa (2017).*

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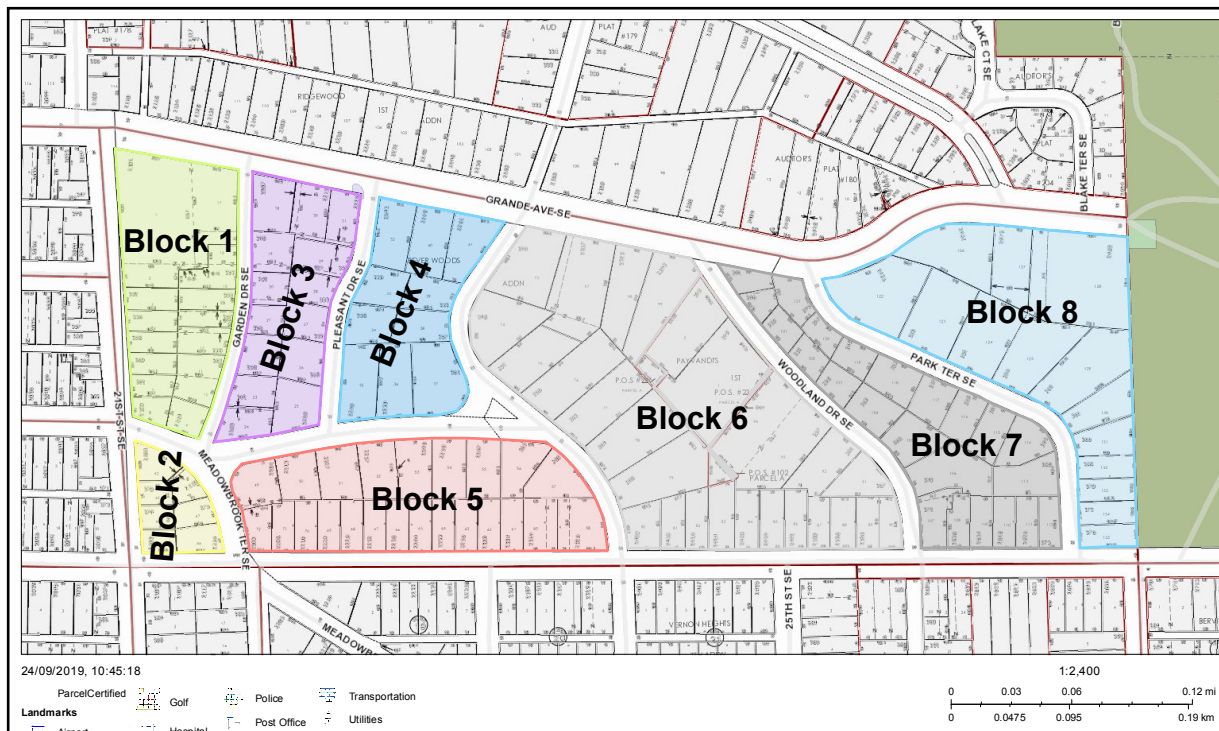


Figure 12. ArcGIS Web Map showing the Bever Woods district blocks.
Source: City of Cedar Rapids, Iowa (2017).

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1912-1957

Significant Dates

1912-1957

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Simmonds, Ossian Cole

Anthony, Mark

Dieman, Charles

Reid, Stanley

Middlestein, Max

Stark, Fredk

McKay Construction Company

O. F. Paulson Construction Company

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Bever Woods Historic District is significant under Criterion A in the area of Community Planning and Development, and under Criterion C in the area of Architecture. The period of significance for the Bever Woods Historic District is from 1912 to 1957. This period represents the time during which the neighborhood was improved, the houses within the district were built, and all lots were occupied by residential dwellings. A single house in the district was built in 2021, replacing a previous storm-damaged house on that lot.

Under Criterion A, Bever Woods represents a cohesive neighborhood designed and platted on the outskirts of Cedar Rapids. The entire district is on land that originally belonged to Sampson Bever and his family. Through donations and sales of platted lots, the land developed into a neighborhood on the outskirts of Cedar Rapids. However, as the city grew, the neighborhood development increasingly brought the area into Cedar Rapids' urban fold. With an intentional use of curvilinear streets, open spaces, and mature native trees, Bever Woods exhibits a unique design when compared to other neighborhoods platted in and around Cedar Rapids. This design choice also allowed for homes of varying sizes on lots within Bever Woods, meaning that some of the wealthiest residents of the city lived in the same district as many middle-class homeowners. Walkability to Bever Park and local houses of worship also contributed to growth in Bever Woods.

Under Criterion C, Bever Woods is significant for its intentionally designed curvilinear street plan. The neighborhood was designed by Ossian Cole Simonds and features winding streets that create varied lot sizes and a picturesque neighborhood aesthetic. In addition, it features high-style residential architecture representing the most popular trends of the early twentieth century, such as Colonial Revival, Craftsman, Italian Renaissance, Neoclassical Revival, and Tudor Revival, Ranch, and Minimal Traditional. The neighborhood features many houses designed by prominent local architects and contractors, as well as houses based on designs from catalogs popular for homebuyers at the time. The cross section of styles and design methods tells a complete and cohesive story of residential architecture in Cedar Rapids in the twentieth century.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

Significance Under Criterion A

The Bever Woods Historic District is significant under Criterion A for its association with the community planning and development of the Bever Woods neighborhood in this suburban area of the city of Cedar Rapids. The properties in the Bever Woods neighborhood contain single-family residential buildings associated with the urban growth of the city. Most of the residences in this upper- and middle-class neighborhood were constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally

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been part of the Bever family farm. This company created the roads and infrastructure to support the neighborhood. The Park Avenue Realty Company sold the individual lots for the construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

Bever Woods had a mix of original owners from countries such as Scotland, Norway, and Germany. The diversity of the sizes of lots and residences attracted both middle- and upper-class families to live within this one neighborhood. Many businessmen, lawyers, doctors, and entrepreneurs bought original lots in Bever Woods, whether to build houses intended for sale, or to live within the neighborhood themselves. Also noteworthy is that some of the individuals who lived in the neighborhood, including Charles Schoen and A. L. Smulekoff, were of Jewish ancestry. The Bever Woods neighborhood lay within walking distance of Temple Judah, a congregation of reform Jews that was founded in the 1920s by members who decided to split from the Orthodox congregation. The temple was constructed near Bever Woods and is located at 1947 Washington Avenue SE.

Most of the houses in Bever Woods were constructed around the 1920s, but a few 1930s, 1940s, and 1950s examples are also present, making this a very coherent district. The Bever Woods Historic District changed little through its period of significance between 1912 and 1957. One significant alteration relating to changing patterns of transportation was the removal of the streetcar line from both Grande and Bever Avenues. The streetcar railway lines connected residents to the center of town and ended at Bever Park. The line was present at the time of platting in 1917 and remained into the 1930s.

The development of Bever Woods coincided with an economic boom for businesses in Cedar Rapids. This boom included large-scale manufacturing, industrialization of agricultural products, and construction of infrastructure and buildings.² These important events involved the successful cast of characters who developed lots and constructed homes in Bever Woods, including James L. Bever, Howard Hall, and other Cedar Rapids business owners. The original homeowners selected traditional architectural styles for the residences and, in doing so, helped to shape the district's character.

Significance Under Criterion C

In addition to Criterion A, the Bever Woods Historic District is also eligible under Criterion C for the distinctive architectural design characteristics of its houses and associated outbuildings. One hundred twenty-seven (127) of the one hundred twenty-eight (128) residences were built in the neighborhood during the early to mid-1900s. Additionally, the intentionally designed curvilinear street plan contributes to the overall design of the neighborhood and allows for varying lot sizes within Bever Woods.

Bever Woods was designed by landscape architect Ossian Cole Simonds. Simonds had a private practice based in Chicago and was the consulting landscape gardener for Lincoln Park in Chicago

² "Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," National Register of Historic Places, Multiple Property Nomination (2015), 5.

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and was also in charge of the development of Graceland Cemetery in Chicago. In the early 1900s, Mr. Simonds worked in Cedar Rapids designing the Bever Woods Addition as well as the Ridgewood neighborhood and was preparing plans for landscape work at George B. Douglas' home of "Brucemore." Simonds based his designs on the Garden City movement, translating its ideas for the city of Cedar Rapids by using the existing topography and creating attractive curved streets with interesting vistas. Simonds used local vegetation, sloping terrains, landscaping, and wooded areas to design the neighborhoods.

The residential architectural styles in the Bever Woods neighborhood date to the 1910s, 1920s, and 1930s and display popular high-style architecture designs that include Craftsman, Colonial Revival, Italian Renaissance, and Tudor styles, among others. The most frequent style found in Bever Woods is the Craftsman style, very popular during the initial period of development of the neighborhood around the 1920s and continuing through the 1940s. The Colonial Revival style is a close second popular style in Bever Woods, with dates of construction from 1912 to 1938. Other harmonious designs of the era between the early to mid-1900s are also represented in Bever Woods. A few mid-century architecture examples of ranch styles, split-levels, or hipped two-story styles from the era are also present in Bever Woods.

Regardless of their architectural style, most of the houses in the area are two stories high, and many have dormers of different sizes and configurations. First-level attached volumes are also common throughout the neighborhood. Separate or attached garages are a common occurrence as well. Many of the garages are original, further solidifying Bever Woods' development at the beginning of the automobile age.

Overall, the larger homes display more details and complex volumes than the smaller homes. Arrays of character-defining features representative of their distinctive architectural styles are found throughout. These include open front porches; carports supported by piers and columns; and hipped, shed, and gabled dormers. Nearly all of the houses have brick foundations, but there are some later examples with concrete foundations. There are examples of tile-, slate- and cedar-shingled roofs, but many have been replaced with asphalt shingles. Fenestrations often include decorative wood doors with glazing, and many have sidelights or transoms, wood sash windows, and cottage windows. All of the homes' main entrances are defined in some way by the use of pediments, gables, or semicircular porticos. Ornamental details include fanciful wood designs, cornices, dentils, decorative brackets, and columns, typically enhancing the entrances and roofs. Overall, the Bever Woods Historic District is stylistically homogeneous, maintaining the feeling of an early 1900s residential area in the city of Cedar Rapids.

Bever Woods derives significance from its place in the history of community development within the overall history of Cedar Rapids. The town of Cedar Rapids was first surveyed in 1843, although Euro-Americans had trading posts in the area a decade prior.³ The potential waterpower of the county's largest river and its rapids drew commercial enterprises to the Cedar Rapids area from an early date. The Cedar River provided the necessary power for the milling industry with a fourteen-foot drop that could be used to harness the water's energy. Industrialists constructed sawmills,

³ Western Historical Company, *History of Linn County, Iowa* (Chicago: Western Historical Company, 1878), 486-490.

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gristmills, and woolen mills along the river to harness the waterpower it provided. As these industries flourished, so too did the population of Cedar Rapids, as more and more workers moved into the city to provide labor for the mills and supporting industries. Fertile lands surrounding the city also meant that agriculture could flourish in the area as well, further supporting a burgeoning population.⁴

The town of Cedar Rapids was originally named Rapids City in 1841 and, in 1849, was incorporated on the east side of the Cedar River. Over time, its footprint grew and it annexed surrounding communities into the city.⁵ Cedar Rapids was a city primed for growth and continued development. It was into this environment that Sampson Bever moved in 1852.

Bever Woods was developed out of land originally belonging to the Bever Family. Sampson C. Bever, the family patriarch, was born in Columbiana, Ohio, on July 31, 1808. His parents, James and Euphemia Bever, were both from Washington County, Pennsylvania. Sampson C. Bever bore the same name as his paternal grandfather, who had immigrated to the United States from Germany during the American Revolutionary War.

After working on his father's farm for a few years, Sampson Bever set out on his own. He first worked as a store clerk for H. Sweitzer in Brownsville, Pennsylvania. Five years later he was employed at the glass factory of Bowman, Sweitzer & Bowman. Sampson Bever rose to the position of factory manager after just six months. After only a year, Sampson bought the factory and reorganized it as S.C. Bever & Company. This was the first of a series of successful business ventures for Sampson Bever, all of which allowed him to amass a large fortune.⁶

In 1852, Sampson Bever came to Cedar Rapids. Bever was 44 years old at this time, and he brought with him his wife Mary Blythe, two sons, two daughters, and a \$30,000 fortune. Sampson and his family had originally planned to farm near Cedar Rapids, and the Bever family bought 400 acres adjacent to the young city. Farming, however, was not to be Sampson's true passion.

Sampson Bever proved himself adept in business once again in Cedar Rapids. He opened a store on the corner of 1st Avenue and 5th Street. After selling the store, Sampson built and operated a private bank on the same lot in 1859. With Sampson's eldest son James serving as partner, the two named the bank S.C. Bever & Son (Figure 13).⁷

Bever's pivot into banking came when Cedar Rapids was still in the throes of massive growth. In 1856, Congress had passed legislation providing public land for railroad building. By 1859, the Chicago, Iowa and Nebraska Railroad had reached Cedar Rapids, becoming the first rail line through the city.⁸ Rail transportation had the capacity to move passengers, manufactured goods, and agricultural products to and from the city faster and more conveniently than river transportation. For Cedar Rapids, the railroads further facilitated its expansion.

⁴ Janette Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (Stratford House, 1950), 3-5.

⁵ "Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (n.d.): 89.

⁶ "Sampson C. Bever," Find a Grave, accessed October 2, 2019, https://www.findagrave.com/memorial/27448347/sampson-c_-bever.

⁷ Janette Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (Stratford House, 1950), 18-19.

⁸ McCann, *Lost Linn County: Vanished Towns of the Cedar Valley*, 16.

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During the decades of the 1860s and 1870s, Iowa had 2,683 miles of tracks. In 1860, the Cedar Rapids and Missouri River Railroad passed through Cedar Rapids' city center and crossed the Cedar River; by 1867, the line continued on to the Missouri River. This line was leased to the Chicago Northwestern Railroad. Three railroads completed their lines across Iowa by 1878: the Chicago, Milwaukee, St. Paul and Pacific Railroad; the Chicago, Burlington and Quincy Railroad; and the Illinois Central Railroad Company. All of these lines passed through the center of Cedar Rapids (Figure 14). To handle all the rail traffic, an impressive Union Station depot building at 4th Street, between 3rd and 5th Avenues, was completed in 1897. Interurban electric trains began running in 1904 with the Cedar Rapids and Iowa City Railway (CRANDIC). The trains were powered with electricity produced by the Cedar Rapids Power and Light Company. The routes went to Marion, Iowa City, Mount Vernon, and Lisbon. By 1914, the line connected Cedar Falls, Waterloo, and Waverly.⁹

Industries flourished in Cedar Rapids, producing successful large-scale industrial operations. The T.M. Sinclair Packing House was one of the more prominent industries in Cedar Rapids. It was established in 1871 as a slaughterhouse and meatpacking facility. Besides producing a variety of pork and beef products, the plant also used the meat byproducts to make soaps, cosmetics, chewing gum, and pharmaceuticals. The Sinclair family had also had meatpacking companies in Ireland, England, and New York City. Economic depression and a fire in the Irish plant had prompted the Sinclair family to move to Cedar Rapids in 1871. The plant's Midwestern branch started small but grew to become one of the largest and more successful businesses of its type in the west by the turn of the twentieth century.¹⁰ Quaker Oats was also becoming an economic force in Cedar Rapids during this time. Born out of an 1880s partnership between Canadian industrialists John and Robert Stuart and local businessman George B. Douglas, Quaker Oats quickly grew and became a major player in the cereal industry worldwide.¹¹ Business ventures such as this led to an economic boom in Cedar Rapids, and those with a keen business sense stood to benefit from this growth.

The Bever family was at this time leveraging this growth for their banking business. Continued railroad expansion and the population and industrial growth that went with it meant that their bank had ample opportunities to grow their client base. With the passage of the 1864 National Banking Law, S.C. Bever & Son was reorganized and renamed the City National Bank of Cedar Rapids. At this time, Bever's other two sons, George and John, joined their father and older brother at the bank. Bever and his sons were prominent players in Cedar Rapids in banking, real estate, and railroad building, and the quartet held shares in other manufacturing industries as well. The bank remained under the Bever family's management until 1892, when Sampson Bever died. In 1898, it became the Citizens National Bank, and in 1908 it consolidated with the Merchants National Bank.¹²

⁹ McCann, 16 -18.

¹⁰ Eric Barr, *History of the Sinclair & Company Meatpacking Plant*, The Louis Berger Group, Inc. (Hiawatha: J&A Printing, 2009), 3-4.

¹¹ Ralf Clements, *Tales of the Town: Little-known Anecdotes of Life in Cedar Rapids* (Cedar Rapids: Stamats Publishing Company, 1967), 45.

¹² "Banks are Solid and Progressive, Reflect City's Commercial Stability," *Cedar Rapids Evening Gazette*, May 15, 1912, 26-27.

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Cedar Rapids continued to expand, annexing more neighborhoods into the city boundaries as it grew in population. By 1890, about 18,000 people lived in the city. Urban expansion paralleled the commercial and industrial growth of the region. The development of residential neighborhoods in Cedar Rapids occurred at different periods, beginning with the city center, adjacent to the riverbanks, and extending outward. Neighborhoods of Cedar Rapids in the late 1800s included Mansfield's First Addition and James C. Young's Addition; both were already platted by 1883. The neighborhood surrounding St. Patrick's Church was consolidated as early as 1880. Other neighborhoods were added to the east bank of town, such as Greene's College Addition next to the county fairgrounds and north of Iowa Avenue. The area north of E Avenue NW, often called Brown's Addition, and west of the Chicago and Northwestern Railroad developed around this time, and by 1907, the blocks appear in the Cedar Rapids township atlas of Linn County. By the 1920s, the city had reached its present limits, and its population was around 45,500 people.¹³

This growth presented opportunities for the Bever family. When Sampson Bever died in 1892, his sons took control of his assets. These assets included shares of his bank, shares of the Chicago and Northwestern Railway Company, and real property. This property included the Bever farm where the family had first lived near Cedar Rapids. Given the swift pace of Cedar Rapids' growth, the land had far more value in development than in continued farming.

In 1891, Sampson Bever formed the Bever Land Company with his sons. When Sampson died the following year, James Bever took over the position of president, with John Bever serving as vice president. The company was primarily concerned with developing and selling the land that their family owned in and around Cedar Rapids.¹⁴ A series of advertisements in the *Cedar Rapids Republican* in 1900 informed readers that the "Proprietors of Bever Park Addition have some desirable lots unsold, selected and well located, which they will sell at reasonable prices and on easy terms."¹⁵ The Bever brothers had a considerable advantage here, as the trio still had control over their father's bank, thereby allowing them to offer financing to customers as well as take advantage of their father's strong business reputation in Cedar Rapids. Additionally, the Bever Land Company was only selling property already owned by the company. Because they did not have to buy property to resell, the company saved money while also selling to customers for less than many competitors.¹⁶

Although the Bevers set themselves up to profit from sales of their land, the first property to be developed from the Bever Farm was a donation. In 1897, the Bever family donated 70 acres to the city to form Bever Park. Of these 70 acres, only 10 came from the original Bever farm; the other 60 had been purchased through condemned land from the family of John Weare.¹⁷ At this time, Bever

¹³ Iowa Publishing Company, *Atlas of Linn County, Iowa* (Davenport, Iowa: Iowa Publishing Company, 1907).

¹⁴ *Biographical Records of Linn County, Iowa* (Chicago: S.J. Clarke Publishing Company, 1901), 69, <https://catalog.loc.gov/vwebv/search?searchCode=LCCN&searchArg=04003622&searchType=1&permalink=y>.

¹⁵ "Bever Land Company" advertisement, *Cedar Rapids Republican*, July 6, 1900, 6.

¹⁶ *Ibid.*

¹⁷ "Plan Commended, People Think the Parks should be Improved," *Cedar Rapids Evening Gazette*, May 25, 1898, 6; Adam Lowenstein, "At Home Around the Park: Stately Bever Park Area Teems with New Life," *Gazette*, August 29, 1996, 10a. The plan was for the city to buy Weare's land, after which Bever planned to reimburse them and add in the ten acres of his own. Weare and his family had asked for a higher price per acre than the city and Bever were willing to pay and took the city to court when they condemned the land. The legal proceedings dragged on past Sampson Bever's

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Park was situated almost two miles outside of the city. The Bever brothers opened Grande Avenue, which ran from the edge of the platted city to the park, to provide access to the then-remote park. This improved the route to the point that it would be easy for the city to put in a permanent road in the future.¹⁸ The family also took steps to build a streetcar line to the park: city council proceedings record that the Bever Land Company asked for a franchise for the Bever Park Electric Railway Company to build a streetcar line down Bever Avenue to Bever Park.¹⁹ By 1904, the Cedar Rapids and Marion City Railway Company had agreed to build this line, opening a new route to the park (see Figure 13).²⁰ These improvements to transportation and the nearby park provided an early impetus for Bever Woods to grow.

The early years of the twentieth century saw major progress for the Bever Woods neighborhood. A map titled *Plat of Bever Woods Addition to the City of Cedar Rapids* was prepared by civil engineer F. A. Greene for the Park Avenue Realty Company in January 1918. This same year, transaction entries for the Bever Woods Addition started to appear in the Town Lot Transfer Book of the Linn County Auditor's Office (Figure 15). Brothers James, George, and John Bever owned the Bever Land Company and developed the land, creating the streets and infrastructure for the neighborhood addition. Individual lots were mapped and divided to be sold for single-family residences. The Bever family also provided financial assistance for the construction of these houses through their family-run bank, City National Bank of Cedar Rapids.

The Bever Woods neighborhood was part of a 160-acre tract of land in the NW 1/4 of Section 23, Township 83, Range 7, of Cedar Rapids that Sampson C. Bever had bought from Samuel Davidson King in 1851. Mr. King had acquired the land by sale in 1848 from Thomas Reynolds, nephew and heir to William Reynolds. William Reynolds was a private in Captain Paxton's 12th Regiment of Infantry in Mathews County, Virginia, and he obtained the claim to these 160 acres of land from the United States in 1846 (Figure 16).²¹ Sampson C. Bever turned the land over to the Bever Land Company in 1891, and it was recorded in Volume 177, Page 298, of the Records of Linn County, Iowa. Grande Avenue was part of the Bever farm, and brothers James, George, and John segregated the 100-foot-wide avenue from the platted section for public use and donated this tract to the City of Cedar Rapids in 1891. The Park Avenue Realty Company oversaw the survey, subdivision of lots, drives, and avenues, as well as the marking, naming, and numbering of the land parcels as platted on the map by surveyor F. A. Greene.²²

Once platted, the Bever Woods neighborhood was approximately 59 acres in total. The neighborhood was divided into 135 lots of various sizes along irregularly curved streets. At the time of its platting, Bever Woods was still considered a suburb of Cedar Rapids, but it would eventually

death, but when the case was ultimately decided in the city's favor, his sons honored their father's agreement with the city.

¹⁸ "Plan Commended, People Think the Parks should be Improved."

¹⁹ "The City Council," *Cedar Rapids Evening Gazette*, May 6, 1899, 7.

²⁰ "Electrical," *The Improvement Bulletin* 29, no. 1 (1904), 26, accessed August 2021,

https://books.google.com/books?id=J0BFQAAMAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q&f=false.

²¹ Abstract of Title to Lot 18, Bever Woods Addition to Cedar Rapids, 2207 Grande Avenue, January 24, 1918, 1.

²² *Ibid.*, 2-7.

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become part of the city proper. Situated just west of Bever Park, the neighborhood was serviced by two Cedar Rapids and Marion city streetcar lines: one along Bever Avenue and one along Grande Avenue. These lines both connected to main lines leading to downtown Cedar Rapids. Besides other streetcar lines leading across the city and its suburbs from there, downtown Cedar Rapids also offered places to board the Cedar Rapids and Iowa City Railway—often referred to by its initials, CRANDIC. This interurban line traveled between its two namesake cities with stops as far north as Cedar Falls and as far south as Iowa City, providing an invaluable service for eastern Iowa.²³ Despite a geographic location far removed from the center of the city, Bever Woods was well connected to Cedar Rapids and the rest of Iowa, which set it up for rapid growth.

Residents of Bever Woods

Because Bever Woods had lots of varying sizes, residents in the neighborhood encompassed a wide variety of people. The largest lots were bought by wealthy families who built large houses, partially as a display of their wealth. However, these homes made them neighbors with middle-class Cedar Rapids residents who bought and built on the smaller lots. Further, the residents of Bever Woods represented a variety of ethnicities and nationalities, thereby presenting a cross section of the trends in American population change over the period of significance.

Some of Cedar Rapids' successful business leaders chose to make a home in Bever Woods. James Killian, a founder of Killian's Department Store, built the house at 358 Pleasant Drive SE.²⁴ Killian's Department Store was, at its peak, a huge operation, with more than 175 employees and a five-story building in downtown Cedar Rapids.²⁵ Adolph Lenders, who lived in and significantly renovated the house at 2101 Grande Avenue, was another wealthy resident. Lenders was the general manager of the Penick and Ford starch factory along the Cedar River and was responsible for the extensive renovations that gave the house its current structure.²⁶ Both wealthy men built or renovated houses in Bever Woods, and its large lots allowed them to think on an ostentatious scale.

Another well-known entrepreneur made his mark in Cedar Rapids as well. Howard Hall was a businessman and co-founder and president of Iowa Steel and Iron Works Company and Iowa Manufacturing Company in Cedar Rapids, two of the major employers in the region. The Hall family also created a charitable foundation that helped medical and civic causes around Cedar Rapids.²⁷ Howard lived briefly at 357 Park Terrace SE, and he is also listed as the owner of two other Bever Woods houses, likely as an investment opportunity.²⁸

Bever Woods' eponymous family also found the neighborhood a desirable place to build. James L. Bever, the eldest son of Sampson Bever, is listed as the first or early owner of three houses in Bever

²³ William H. Thompson, *Transportation in Iowa: A Historical Summary* (United States: Iowa Department of Transportation, 1994), 124-125.

²⁴ *Cedar Rapids Evening Gazette*, August 15, 1912, 2.

²⁵ "Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 13.

²⁶ Ellen K. Howry, "A Farewell to a House," *Cedar Rapids Gazette* (Cedar Rapids, IA), April 17, 1960.

²⁷ *Des Moines Register*, July 27, 1981, 3A.

²⁸ *McCoy's Cedar Rapids City Directory*, 1922, 276.

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Woods, the largest of which is the Italian Renaissance Revival house at 2483 Grande Avenue SE.²⁹ James Bever, having taken over the leadership of his father's business enterprise, was wealthy enough to build on one of the largest lots in Bever Woods.³⁰ James Bever likely used the other lots as rental properties, or else developed the land and then sold as a way to increase his profits.

Bever Woods also seems to have been a preferred place to live for architects and contractors in Cedar Rapids. Four different designers or builders appear to have had at least one home in Bever Woods.³¹ Max Mildenstein, Kenneth McKay, Oskar Paulson, and Stanley Reid all owned houses in Bever Woods.³² All of these men worked as contractors, builders, or designers, and it is likely that each of them built one or more residences in the neighborhood. What attracted these men to Bever Woods is not known, but the chance to build their own home on relatively large lots while remaining close to offices and clients in downtown Cedar Rapids surely made Bever Woods an attractive destination for contractors.

Bever Woods was not just an attractive location for the wealthiest citizens of Cedar Rapids or the ones most inclined to build their own house. In fact, Bever Woods' residents cut a wide swath of middle- to upper-class residents in early twentieth-century Cedar Rapids. Ralph Meyers, the first owner of 356 21st Street SE, was a stamp cashier at a post office.³³ William Chamberlain, a lawyer, lived at 361 Forest Drive SE.³⁴ Other houses were owned and occupied by people as diverse as doctors, insurance salesmen, millwrights, and an ice cream store owner.³⁵

Bever Woods was also home to some of Cedar Rapids' Jewish community. The liberal Jewish Congregation of Temple Judah, founded in 1922, was originally located at 1947 Washington Avenue SE, a short walk from Bever Woods. This distance would be important, as many Jewish people tried not to drive cars on the Sabbath. Several Bever Woods residents were prominent members of the local Jewish community, including Charles Schoen, who was elected the first president of the Temple Judah congregation.³⁶ Abraham L. Smulekoff was another prominent Jewish resident in Bever Woods.³⁷

The reasons each of these people chose to live in Bever Woods can never be known, but the end result was a diverse cross section of the upper and middle class in Cedar Rapids. Many people who owned, managed, or worked in the city's booming industries lived in Bever Woods, as did the bankers, business owners, and professionals who served them. Bever Woods' early residents presented a clear picture of Cedar Rapids' growth and industrial change in the early twentieth century.

²⁹ *Cedar Rapids City Directories*, January 1, 1925, 621.

³⁰ *Biographical Records of Linn County, Iowa*, 49.

³¹ Although this is a small number, the overall size of the industry was not large in Cedar Rapids at the beginning of the twentieth century. See for example Alexa McDowell, "B Avenue Historic District," National Register Nomination, Minneapolis, MN, 2013, sec. 7, pg. 4.

³² Schmid, 32-33.

³³ *Cedar Rapids City Directories*, 1919, 252.

³⁴ *The American Bar*. United States: J.C. Fifield Company, 1921.

³⁵ Schmid, 71, 74, 76, 111.

³⁶ "History of Temple Judah," accessed June 2021, <https://templejudah.org/about/optional-drill-down-example/>.

³⁷ *Cedar Rapids City Directories*, January 1, 1925, 631; *Cedar Rapids Gazette*, September 19, 1984, 6a.

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Architects, Contractors, and Designers Working in Bever Woods

The expansion of the city of Cedar Rapids from 1916 to 1917 was significant and included progress of the Bever Woods Addition. City enhancements included improvements to buildings, streets and walkways, parks, real estate developments, and public utilities. Other infrastructure improvements during 1916 were related to the local railroad lines: Chicago, Milwaukee and St. Paul Railway; the Cedar Rapids and Marion City Railway; Chicago and North Western Railway; and the Chicago, Rock Island and Pacific Railway. All of these developments contributed to the growth of residential construction in the area.³⁸

There was considerable change in residential building demands in Cedar Rapids during the year of 1916. Previous houses for resale had been built for no more than \$5,000 in order to guarantee resale. To keep construction costs down, builders economized on materials and workmanship. However, several groups of builders in Cedar Rapids decided to employ top residential architects to design first-class speculation houses. These high-end houses were popular and most of them sold quickly. In 1916, there was the highest demand for high-priced houses than there had ever been before in the city. A 1917 article in the *Cedar Rapids Republican* aptly noted that “the general public is beginning to want homes surrounded by the real comforts of life.” This focus on comfort was an unprecedented indication that the city of Cedar Rapids was, like much of the rest of the country, growing and prospering and that consumers had more money to spend on more prestigious residences. A number of professionals in the construction field worked in Cedar Rapids and contributed to the development of the subdivisions surrounding the city center.³⁹

Ossian Cole Simonds

The streetscape of Bever Woods was designed by Ossian Cole Simonds, a famous landscape architect and designer. Simonds was born in 1855 in Grand Rapids, Michigan. He was educated as an architect and civil engineer at the University of Michigan. Simonds founded his landscape architecture firm in 1903 and authored many articles on gardening in popular magazines and professional journals. Although Simonds was known around the country, his work was most well-known in the Midwest, where he designed Lincoln Park and Graceland Cemetery in Chicago. He also worked on the landscaping at the Caroline M. Sinclair Mansion (NRHP #AD76000780, commonly known as Bruce more) in Cedar Rapids beginning in 1907.⁴⁰ It is likely that he began working in Bever Woods around this time as well.

Simonds championed a philosophy where landscapes were considered in a broader environmental and aesthetic context. In his view, natural settings would not only provide superior aesthetic vistas, but they would also save the land from the consequences of overdevelopment or excessive resource

³⁸ *Cedar Rapids Republican*, January 2, 1917, 8.

³⁹ *Cedar Rapids Republican*, January 2, 1917, 8.

⁴⁰ “Landscape Architect O.C. Simonds,” accessed August 2021, <https://www.bruce more.org/history/oc-simonds/>.

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extraction.⁴¹ Simonds' work pushed for the use of native and natural materials whenever possible, putting him on the cutting edge of landscape design for the time.

Simonds' design philosophy fit into a wider milieu in suburban development at the time. Based on English Garden City influences, many suburbs platted in the early twentieth century featured curving streets, open lawns, and abundant trees. The original Garden City movement grew out of the writings of English planner Ebenezer Howard. Howard argued that people should move from crowded cities into more sparsely populated districts on the outskirts of cities with ample green space between houses.⁴² American planners adopted the tenets of the Garden City movement in new suburbs and with a new consideration: automobiles.

By the 1910s, Americans were increasingly using automobiles as their primary form of transportation. Automobiles both increased congestion in cities and created more flexibility as to where new suburbs could be built, allowing those who could afford it to move away from city center.⁴³ Bever Woods residents no longer had to rely on streetcars to get around; they could use an automobile to travel to and from their home and the urban center of Cedar Rapids. Accommodating cars and allowing for green space between houses meant the incorporation of curvilinear streets. These street plans encouraged larger lots and a park-like surrounding for new suburbs, both keys of Bever Woods' development. The effect this street plan had on limiting traffic speeds was also attractive to families hoping to walk to Bever Park or to nearby houses of worship.⁴⁴

The design of Bever Woods gives it a distinct architectural and residential character (Figures 17 and 18). The street plan for Bever Woods forms a distinctive part of the neighborhood. Wide streets account for the more frequent use of automobiles—also evident in the common attached and detached garages seen in the neighborhood. The curvilinear street plan fits with the English Garden City influence predominant in suburban design at the time. The streetscape also allows for many irregularly sized and shaped lots in the neighborhood. These lots enabled houses of varying sizes and styles throughout the neighborhood.

Other Contractors and Architects

Along with the landscape work of O. C. Simonds, many other contractors and architects were tasked with building homes in Bever Woods; in fact, many of the area's most famous architects and contractors built homes in the addition.

One such contractor was Max Mildenstein. Born in Lyons (now Clinton), Iowa, Mildenstein was a contractor who constructed many public and private buildings in Cedar Rapids and other surrounding communities. In Cedar Rapids, Mildenstein was the lead builder of Roosevelt and Franklin High

⁴¹ Ossian Cole Simonds, *Landscape-Gardening* (New York: The Macmillan Company, 1920), 28, <https://archive.org/details/landscapegarden03simogoog/page/n47/mode/2up>.

⁴² Ebenezer Howard, *Garden Cities of To-morrow* (London: Swan Sonnenschein & Co, 1902), 112, <https://archive.org/details/gardencitiestom00howagoog/page/n125/mode/2up>.

⁴³ Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover: University Press of New England, 1999), 244.

⁴⁴ *Ibid.*

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Schools, the Iowa National Mutual Insurance Company building, a printing plant for *The Cedar Rapids Gazette* newspaper, and others. Outside of the city, he built several buildings on the campus of Cornell College in Mt. Vernon, the First Presbyterian Church in Ottumwa, and hospital buildings in Oakdale, among others. Along with these large-scale public projects, Mildenstein was also contracted to build homes in Cedar Rapids.⁴⁵ He was contracted, for instance, by James Bever to build Bever's Italian Renaissance Revival-style house at 2483 Grande Avenue SE (Figure 19).⁴⁶ Mildenstein himself lived with his family at 2226 Bever Avenue for a time, and it seems likely that he built or planned that house himself as well.⁴⁷

Another architect working in Bever Woods was Mark Anthony (Figure 20). Anthony graduated from the Lane Technical School in 1910 and from the School of Architecture at the University of Illinois in 1914. His first job was as a draftsman for Huehl & Schmidt in Chicago. While with this firm, Anthony worked on the Chicago Boulevard system and a redesign of Michigan Avenue. This was a massive undertaking, widening the boulevard and requiring demolitions and the complete redesign of most building facades. Besides his work on Michigan Avenue, Anthony also designed Masonic Temples across the country and had a substantial hand in designing the Oklahoma City Athletic Club.⁴⁸

In 1918, Mark Anthony came to Cedar Rapids with his new wife. He originally came as an engineer for the Leonard Engineering Company to work on contracts with Quaker Oats and the Douglas Starch Works. However, after Anthony and his young wife had a daughter, they decided to stay in Cedar Rapids. Anthony worked first for Charles Dieman, another famous Cedar Rapids architect. He later started the firm Hation, Holmes, and Anthony, before buying out his partners in 1922 to form Mark Anthony, Architects and Engineers.

Anthony built extensively in Cedar Rapids, constructing everything from industrial buildings to private homes. When building homes, he frequently designed in the Italian Renaissance Revival style, such as the house at 348 Forest Drive Southeast.⁴⁹

Charles A. Dieman was another architect active in Cedar Rapids at the time. Dieman was born in Wisconsin in 1873, the son of a carpenter originally from Prussia. While not much is known about his early life, by 1896 he was a practicing architect in Iowa, and the 1900 census lists him and his wife Mabel as Cedar Rapids residents. As early as 1899, he was advertising house plan services in the *Cedar Rapids Republican* newspaper (Figure 21). Dieman continued to practice in Iowa until 1922, at which time he moved to Denver, Colorado, where he continued to practice as part of the firm Gardner-Perry-Dieman.⁵⁰

The McKay Construction Company is an example of a contractor active in Bever Woods. The company was formed by brothers Kenneth and John Bruce McKay in 1919. The company specialized in home building, and some of the houses were featured in popular magazines such as

⁴⁵ "C.R. Contractor Dies Suddenly," *Cedar Rapids Gazette* (Cedar Rapids, Iowa), December 29, 1954, 1.

⁴⁶ City of Cedar Rapids Department of Building Inspection, "Building Permit," June 6, 1921.

⁴⁷ "Wallace Mildenstein, Classmates Here," *Cedar Rapids Gazette* (Cedar Rapids, Iowa), November 12, 1939, 15.

⁴⁸ JS Farquhar, "Mark Anthony—Architect," *Cedar Rapids Republican* (Cedar Rapids, Iowa), September 12, 1926, 26.

⁴⁹ *Ibid.*

⁵⁰ Schmid, 31-32.

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American Home, Better Homes and Gardens (Year Book), American Builder, and Art and Decorations. In 1938, the firm was in charge of the reconstruction of former President Herbert Hoover's birthplace in West Branch, Iowa.⁵¹ Kenneth McKay owned the house at 2314 Bever Avenue and another at 2626 Bever Avenue. The McKay Construction Company likely built both houses.⁵²

The O.F. Paulson Construction Company was featured in the *Cedar Rapids Tribune* on June 10, 1932. The article states, "This enterprise is conducted by Oscar F. Paulson, who has had many years of experience in this difficult line of work and it is a well-known [sic] fact that whatever he undertakes to do he puts every personal effort into giving the work that attention that always makes satisfactory results."⁵³ The company boasted that they had the confidence of the community because they did reliable work, used good materials, and followed plans as specified. Some of the projects completed by the O.F. Paulson Construction Company from 1927 to 1944 were the Roosevelt Hotel, the Ford Repair Shop, the Stewart Memorial Library, Voorhees Hall, the Women's Gym at Coe College, St. Gorges Syrian Orthodox Church, St. Luke's Hospital, Trinity Methodist Church, Trinity Evangelical Lutheran Church, Trinity Lutheran School, Western Union Office, Wilson Jr. High School, and the power station at 6th Street. Oscar F. Paulson bought the original Bever Woods lots at 348 Garden Drive and 2249 Grande Avenue.

Stanley W. Reid was a designer and builder in Cedar Rapids. In 1918, he went to the war in Europe; he returned in 1919. In the 1940 United States Census, he listed his occupation as a builder. Mr. Reid bought original Bever Woods lots at 364 Park Terrace, 2424 Bever Avenue, and 2114 Bever Avenue. It is likely that he built the houses on these lots.

Non-Architect Designed Homes

During the turn of the twentieth century, the public became acquainted with house pattern books and design catalogs. These catalogs commonly featured a selection of interior plans and exterior drawings for houses of varying sizes and prices.⁵⁴ Other companies from Chicago such as Sears, Roebuck and Company, Montgomery Ward Company, and Harris Brothers started to sell "house kits," as they were commonly called in the early 1900s. Sears was the leading retail and catalog merchandizer in the United States and, through their "Modern Homes" division, was able to provide house plans, lumber, construction materials, and all the detailed instructions needed to build their homes. The kits were shipped via railroad across the nation.⁵⁵

Given the convenience and economy that the house catalogs and kits provided, it is possible that houses in Bever Woods were built from or inspired by these house catalogs. For middle-income people wanting to construct a house, kits were the most affordable option. However, local builders

⁵¹ William J. Petersen, *The Story of Iowa: The Progress of an American State Volume 3* (New York: Lewis Historical Publishing Company, 1952), 568.

⁵² Schmid, 32.

⁵³ *Cedar Rapids Tribune*, June 10, 1932, 4.

⁵⁴ Dover (1988) republication of 36 articles from *The Craftsman* magazine, 1903–1916. New introduction by Alan Weissman, accessed August 2021, <https://www.mitchellspublications.com/rep/arch/stickley/cb/>.

⁵⁵ Sears Archives, accessed August 2021, <http://www.searsarchives.com/homes/1908-1914.htm>.

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were known to adapt plans slightly, or to even avoid ordering blueprints altogether, simply building based on drawings in free catalogs, thereby making exact matching difficult.⁵⁶

The variety of methods were known to consumers in Cedar Rapids. Advertisements in Cedar Rapids newspapers from kit companies and local lumberyards show that these companies knew the city was a growing market for their products.⁵⁷ Competition between national kit companies and local builders meant a war of lower prices. This was especially advantageous to middle-class buyers, and neighborhoods like Bever Woods became attractive places as housing became more affordable.

Architectural Development of Bever Woods

Bever Woods' buildings were mostly constructed in the early twentieth century. These houses represent the most popular styles of the time, in both architectural and vernacular forms. These trends often blend together, with some buildings borrowing from multiple styles and others representing reworkings of designs found in house catalogs or other publications from the period. Most of the houses in Bever Woods are done in the Craftsman, Neoclassical, Tudor Revival, Colonial Revival, and Italian Renaissance styles. A few examples of later ranch and split-level style homes exist as well; these were some of the last houses to be built in Bever Woods.

Represented Architectural Styles in Bever Woods

The residences and associated structures in Bever Woods were constructed between 1912 and 1957. The properties portray popular European architectural styles, following the trend in the United States from the late nineteenth century through the early twentieth century. Classical architectural designs were used as inspiration while also creating vernacular adaptations. European architectural styles were highly regarded at the time because they represented a sophisticated level of design that was admired, along with a sense of high culture to which people aspired. This trend is evident in the Bever Woods neighborhood, where classical architecture styles and picturesque and romantic movements such as the Tudor Revival, Italian Renaissance, and eclectic-style houses such as Craftsman are well represented.

The main construction types of the one- and two-story houses in Bever Woods are wood frame with wood siding, metal, stucco, or vinyl exteriors, and all brick construction. Original materials remain on the houses for the most part, with few exterior alterations. The majority of the buildings date from the early 1920s, and the predominant architectural styles of this period of development are Craftsman, Neoclassical, and Colonial Revival. Some of the buildings include revival styles of Georgian, Tudor, Dutch Colonial, and Italian Renaissance, all of which were popular throughout the 1930s and 1940s. Additionally, a few mid-century ranch-style or split-level homes are present in the neighborhood. These houses correspond to the last period of development in Bever Woods, the late 1950s. Within the Bever Woods neighborhood, the architecture of Romantic house styles is manifested predominantly in the Italian Renaissance and Tudor Revival styles.

⁵⁶ Daniel Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide* (University Park, Pennsylvania: The Pennsylvania State University Press, 2000), 162-163, 188-189.

⁵⁷ *Cedar Rapids Tribune*, October 2nd, 1915; *Cedar Rapids Daily Republican*, August 15, 1917.

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Italian Renaissance

The Italian Renaissance style was most popular in the United States between 1890 and 1935. In contrast to the earlier Italianate style, which also drew inspiration from classical Italian architecture, the Italian Renaissance style was more directly informed by precedents from Italy. This was due in large part to increased access to Italian architecture for architects and clients, both in terms of physical travel and through high-quality prints and photographs.⁶²

The Italian Renaissance style is represented in Bever Woods by the use of simple rectangular volumes, with brick as the main exterior material, semicircular arched windows, stone or ceramic tile hipped roofs, roof brackets, semicircular arched fenestrations, facade medallions, and cornice details.

Residential buildings in the Bever Woods neighborhood that were designed in the Italian Renaissance style are located at the following addresses and were constructed between 1919 and 1925:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11479	2317 Grande Avenue SE	1919	Burton Harrington	Unknown	Contributing
57-11508	2483 Grande Avenue SE	1922	James L. Bever	Unknown	Contributing
57-11511	2435 Grande Avenue SE	1922	Henry Benson	Unknown	Contributing
57-11513	352 Park Terrace SE	1922	Mr. Burnett	Unknown	Contributing
57-11481	348 Forest Drive SE	1925	Mr. Houser	Mark Anthony	Contributing

Tudor Revival

The Tudor Revival style drew its inspiration from the medieval architecture of Great Britain. Although a few examples date to the late nineteenth century, most are from the first decades of the twentieth century. The Tudor Revival was one of many popular turn-of-the-century revivals popular in the United States, such as the Neoclassical, Greek, English Cottage, and Spanish styles. Revival styles regained popularity throughout the late nineteenth and early twentieth century, partially because of the 1893 World's Columbian Exposition, which exposed many Americans to more correct interpretations of European styles.⁶³ A further impetus was the advance of masonry veneering technology after World War I. While previous vernacular examples with stucco or wood siding exist, only landmark Tudor Revival houses could afford the use of masonry. Masonry veneers, however, expanded the scope of the style and led to many new homes built in the style.⁶⁴

The Tudor Revival style is represented in Bever Woods by protruding asymmetrical gabled volumes in the facades, steep cross-gabled roofs, castellated roofs, the use of brick in the façade, decorative verge boards, false half-timbering, a window above the entryway, and arched entry doors.

⁶² Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2003), 397-398.

⁶³ *Ibid.*, 319.

⁶⁴ Gelernter, 234.

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Residential buildings in the Bever Woods neighborhood that were designed in the Tudor and English Cottage styles are located at the following addresses and were constructed between 1924 and 1950:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11435	361 Forest Drive SE	1931	William Chamberlain	Unknown	Contributing
57-11438	359 Park Terrace SE	1924	Henry Kadghin	Unknown	Contributing
57-11462	357 Woodland Drive SE	1927	Myers Family	Unknown	Contributing
57-11466	345 Woodland Drive SE	1927	Theodore & Louise Blaul	Unknown	Contributing
57-11469	364 Forest Drive SE	1931	Gerald Ovel	Unknown	Contributing
57-11471	2410 Bever Avenue SE	1926	McIntosh Family	Unknown	Contributing
57-11476	2442 Bever Avenue SE	1927	Taylor Family	Fredk F. Stark	Contributing
57-11497	358 Woodland Drive SE	1939	Frank Witters	Unknown	Contributing
57-11512	350 Park Terrace SE	1930	William Kerchmar	Unknown	Contributing
57-11520	372 Park Terrace SE	1924	Nora Nelson	unknown	Contributing

Neoclassical Style

The Neoclassical Revival style was a popular domestic building style in the United States in the first half of the twentieth century. Inspired by the Beaux-Arts style and the 1893 Columbian Exposition in Chicago, this style is typically characterized by a dominant full-height porch and a symmetrical façade.⁶⁵ Many high-style examples include additional classical detailing such as cornice detailing or window and door surrounds, and roof-line balustrades. The porch is the most distinguishing feature of the Neoclassical style as compared to other styles using classical elements; Neoclassical porches most commonly feature Ionic or Corinthian capitals that were much less common on earlier Greek Revival and Early Classical Revival styles. Neoclassical houses can also feature windows in sets of two or three, bay windows, or transom windows, all of which are incredibly uncommon on earlier classical styles.⁶⁶

The Neoclassical Revival style is represented in Bever Woods by rectangular two-story volumes, side gabled roofs, a projecting columned porch or portico, pediments above an entryway, classical columns, and detailed cornices and corbels.

The following addresses, with dates of construction from 1917 to 1940, correspond to the Neoclassical style in the Bever Woods neighborhood:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11409	2101 Washington Avenue SE	1923	Grace Miller	Unknown	Contributing
57-11426	353 Pleasant Drive SE	1920	Whitaker Family	unknown	Contributing
57-11429	2249 Grande Avenue SE	1920	Oskar and Flossie Paulson	Oskar Paulson	Contributing

⁶⁵ McAlester, 343-346.

⁶⁶ Ibid.

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57-11459	2314 Bever Avenue SE	1924	Kenneth McKay	Kenneth McKay	Contributing
57-11461	2520 Bever Avenue SE	1922	Davis Auten	Unknown	Contributing
57-11465	349 Woodland Drive SE	1932	Gertrude Torgueson	Unknown	Contributing
57-11467	2343 Grande Avenue SE	1922	William Neuzil	Unknown	Contributing
57-11475	2434 Bever Avenue SE	1940	Porter Family	Unknown	Contributing
57-11477	2500 Bever Avenue SE	1926	Mary Nunemaker	Unknown	Contributing
57-11489	353 Park Terrace SE	1920	Howard Hall	Unknown	Contributing
57-11498	360 Woodland Drive SE	1923	Bertha Warren	unknown	Contributing
57-11516	364 Park Terrace SE	1922	Stanley Reid	Stanley Reid	Contributing
57-11519	370 Park Terrace SE	1925	Sarah North	Unknown	Contributing
57-11521	376 Park Terrace SE	1920	Sam Christensen	unknown	Contributing

Colonial Revival Styles

The Colonial Revival style is a vernacular style of the United States with origins in the 1876 Centennial Exhibition in Philadelphia, which reintroduced Americans to architectural traditions of their past. For example, the Georgian and Federal styles influenced the Colonial Revival style of houses. This style was most prevalent throughout the country from the 1910s to the 1930s, though Colonial Revival-style homes continued to be built in a simplified form during the post-World War II period of the 1950s to early 1960s.⁶⁷ The Colonial Revival style is characterized by a simple rectangular volume of either one or two levels, with a side-gabled or cross-gabled roof that features few or no overhangs. These houses are typically constructed using a wood frame and wood plank siding. Often the front door is emphasized with molding details, a portico, or entrance porch with classical columns. The windows tend to be rectangular with a vertical orientation and often include four or six lights on the sash windows. The Dutch Colonial style and Georgian Revival style are subtypes of the Colonial Revival style, representing a few residences in the district.

The Colonial Revival style is represented in Bever Woods by the two-story wood frame volumes, side-gabled roofs, symmetrical fenestrations, entrance pediments, segmented arched doorways, and emphasized entryways with a portico or entrance porch with classical columns and molding details.

The Colonial Revival style is one of the most common architectural styles in the Bever Woods neighborhood. The following addresses, with dates of construction from 1912 to 1940, correspond to Colonial Revival-style residences:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11395	352 21 st Street SE	1923	Helen Ilten	Unknown	Contributing
57-11399	362 21 st Street SE	1920	Guy Linville	Unknown	Contributing
57-11400	2100 Washington Avenue SE	1921	John Blaine	Unknown	Contributing
57-11406	353 Garden Drive SE	1931	Maggie Albert	Unknown	Contributing
57-11401	2114 Bever Avenue SE	1921	Frank Merik	Stanley Reid	Contributing
57-11408	375 Meadowbrook Terrace SE	1921	George Witwer	Unknown	Contributing

⁶⁷ Ibid, 324-326.

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57-11410	370 21 st Street SE	1922	Dr. Sveins	Unknown	Contributing
57-11411	374 21 st Street SE	1920	Dr. Sveins	Unknown	Contributing
57-11418	352 Garden Dive SE	1918	Gertrude Torgeson	Unknown	Contributing
57-11421	362 Garden Drive SE	1923	Florence Kromas	Unknown	Contributing
57-11423	2220 Washington Avenue SE	1949	Dr. Xavier	Unknown	Contributing
57-11431	350 Pleasant Drive SE	1918	Agnes McElvania	Unknown	Contributing
57-11433	2240 Washington Avenue SE	1919	Marie Bloomhall	Unknown	Contributing
57-11436	357 Forest Drive SE	1924	John Killian	Unknown	Contributing
57-11440	2267 Washington Avenue SE	1922	Isabel Harbert	Unknown	Contributing
57-11441	2259 Washington Avenue SE	1922	Dr. Rudolph Verpahl	Unknown	Contributing
57-11442	2249 Washington Avenue SE	1929	Jackson Family	Unknown	Contributing
57-11444	2227 Washington Avenue SE	1935	Doubasky Family	Unknown	Contributing
57-11449	2216 Bever Avenue SE	1938	Weston Ralston	unknown	Contributing
57-11451	2226 Bever Avenue SE	1919	Max Mildenstein	Max Mildenstein	Contributing
57-11453	2238 Bever Avenue SE	1931	Victor Svobda	Unknown	Contributing
57-11455	2250 Bever Avenue SE	1922	James Daubs	Unknown	Contributing
57-11460	2326 Bever Avenue SE	1921	Herbert Pelton	unknown	Contributing
57-11462	367 Woodland Drive SE	1920	Myers Family	unknown	Contributing
57-11463	361 Woodland Drive SE	1919	Arnold Tuttle	Unknown	Contributing
57-11464	359 Park Terrace SE	1924	Beatrice Ivins	Unknown	Contributing
57-11473	2424 Bever Avenue SE	1926	Stanley Reid	Stanley Reid	Contributing
57-11484	360 Forest Drive SE	1923	Mann Family	unknown	Contributing
57-11485	365 Park Terrace SE	1921	Guy P. Linville	Unknown	Contributing
57-11512	350 Park Terrace SE	1922	William Kerchmar	Unknown	Contributing
57-11500	370 Woodland Drive SE	1940	Andrew McKinnon	Andrew McKinnon	Contributing
57-11506	375 Park Terrace SE	1938	Harold Rikhoff	Unknown	Contributing
57-11514	356 Park Terrace SE	1934	Knolk Family	Unknown	Contributing
57-11515	360 Park Terrace SE	1938	Grace & Frances Swab	unknown	Contributing
57-11438	369 Forest Drive SE	1923	Sofes Family	unknown	Contributing

Dutch Colonial Substyle

The Dutch Colonial style is a subtype of the Colonial Revival style. Inspired by the Dutch building traditions in New York and New Jersey in the early colonial period of America, the style has a gambrel roof that allows for a second level of almost the same size as the first. Some examples include a cross gambrel or a full-length shed-roof dormer, details not found in original precedents.⁶⁸ Only two houses were built in the Dutch Colonial style in Bever Woods.

This style is represented in Bever Woods by the two-story wood frame volume and characteristic gambrel roof.

The following two addresses in the Bever Woods neighborhood contain residences in the Dutch Colonial style; both were constructed in 1924:

⁶⁸ Ibid, 113-116, 322.

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Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11458	2304 Bever Avenue SE	1924	Carl Neitzel	unknown	Contributing
57-11491	347 Park Terrace SE	1924	George Martineck	unknown	Contributing

Georgian Revival Substyle

The Georgian Revival-style is another subtype of the Colonial Revival. Georgian Revival houses have two levels with either brick or stucco exterior, and they often have a protruding semicircular portico supported by classical columns. The subtype encompasses the most symmetrical examples of the Colonial Revival style.

The Georgian style is represented in Bever Woods by two-story brick or stucco volumes, side gabled roofs, semicircular porticos, classical columns, and detailed cornices and corbels.

The following addresses, with dates of construction from 1923 to 1931, correspond to the Georgian-style residences in the Bever Woods neighborhood:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-04013	2101 Grande Avenue SE	1931	Adolph Lenders	Harry Hunter / L. L. Blahnik	Contributing
57-11483	356 Forest Drive SE	1924	Chad Schren	unknown	Contributing

Craftsman Style

The American Craftsman style is a domestic architectural style that originated from the Arts and Crafts movement of the early 1900s. This style boasts low-pitched front gable roofs staggered on the façades and entrance porches supported by square columns on stout bases. The volumes of the houses are usually stucco, and the details on the roof include decorative exposed rafters and beams. The American Craftsman movement is attributed to furniture maker Gustav Stickley, who published the first issue of *The Craftsman* magazine in 1901. The Arts and Crafts movement included interior design, landscape design, practical arts, and decorative arts. The shingle style was a predecessor of the Craftsman, moving away from the excess of Victorian ornamentation toward simpler vernacular forms.⁶⁹

The Craftsman style is often associated with the Bungalow form, as the form is typical of many small houses built in the Craftsman style or with small amounts of craftsman detailing and was especially favored for modest homes in the first decades of the twentieth century.

⁶⁹ Gelernter, 223-224.

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The Craftsman style is represented in Bever Woods by wood frame stuccoed volumes, gabled roofs with decorative exposed rafters and beams, segmented arches, recessed front porches, and carports supported by square or tapered columns on stout bases. Bungalow examples typically have larger porches.

The Craftsman style is the most popular style of home design in the Bever Woods neighborhood. The following list contains the addresses of the Craftsman-style homes, constructed from 1913 to 1924:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11396	356 21 st Street SE	1913	Ralph Meyers	Unknown	Contributing
57-11398	360 21 st Street SE	1918	Oiven Family	Unknown	Contributing
57-11401	2114 Washington Avenue SE	1918	Frank Merik	Unknown	Contributing
57-11402	361 Garden Dive SE	1919	Crowley Family	Unknown	Contributing
57-11403	359 Garden Dive SE	1919	Cleveland Dennstedt	Unknown	Contributing
57-11404	357 Garden Dive SE	1919	Margaret McLeod	Unknown	Contributing
57-11405	355 Garden Dive SE	1925	Maggie Albert	Unknown	Contributing
57-11412	2100 Bever Avenue SE	1918	Thomas Kalpin	Unknown	Contributing
57-11413	2117 Washington Avenue SE	1919	Nellie Richards	unknown	Contributing
57-11414	2225 Grande Avenue SE	1919	Elizabeth Chase	Unknown	Contributing
57-11415	2219 Grande Avenue SE	1915	Charles Simon	Unknown	Contributing
57-11416	2207 Grande Avenue SE	1915	Albert Diebold	Unknown	Contributing
57-11417	348 Garden Dive SE	1918	Oskar and Flossie Paulson	Oskar Paulson	Contributing
57-11419	356 Garden Dive SE	1920	Clare Marshall	Unknown	Contributing
57-11422	2200 Washington Avenue SE	1917	Florence Kromas	Unknown	Contributing
57-11425	355 Pleasant Drive SE	1912	Alfred Towne	Unknown	Contributing
57-11427	351 Pleasant Drive SE	1920	Elizabeth Chase	Unknown	Contributing
57-11430	2241 Grande Avenue SE	1922	Agnes McElvania	Unknown	Contributing
57-11434	2250 Grande Avenue SE	1923	Simmons Family	Unknown	Contributing
57-11437	353 Forest Drive SE	1917	Alfred Towne	Unknown	Contributing
57-11439	365 Forest Drive SE	1917	Charles Pollins	Unknown	Contributing
57-11446	2201 Washington Avenue SE	1919	Paul Lattner	Unknown	Contributing
57-11456	2256 Bever Avenue SE	1923	Isabel Harbert	Unknown	Contributing
57-11457	2300 Bever Avenue SE	1918	Burkholder Family	Unknown	Contributing
57-11468	2325 Grande Avenue SE	1919	Edward Moravec	Unknown	Contributing
57-11470	2400 Bever Avenue SE	1918	Cook Family	Unknown	Contributing
57-11472	2416 Bever Avenue SE	1920	James Du Bois	Unknown	Contributing
57-11474	2430 Bever Avenue SE	1922	Shrader Family	Unknown	Contributing
57-11478	2508 Bever Avenue SE	1922	Herbert Ring	Unknown	Contributing
57-11486	361 Park Terrace SE	1921	Weaver Family	Unknown	Contributing
57-11488	357 Park Terrace SE	1919	Howard Hall	Unknown	Contributing
57-11490	349 Park Terrace SE	1915	James L. Bever	Unknown	Contributing
57-11492	345 Park Terrace SE	1924	Guy P. Linville	Unknown	Contributing
57-11513	352 Park Terrace SE	1924	Burnett Family	Unknown	Contributing
57-11499	366 Woodland Drive SE	1919	Ward Baker	Unknown	Contributing
57-11503	2614 Bever Avenue SE	1920	Frank Volak	unknown	Contributing
57-11505	2626 Bever Avenue SE	1919	Kenneth McKay	Kenneth McKay	Contributing
57-11448	2208 Bever Avenue SE	1923	Dr. Pfeiffer	Unknown	Contributing
57-11450	2220 Bever Avenue SE	1917	Homer Evans	Unknown	Contributing

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Minimal Traditional

The Minimal Traditional style is often thought of as the Great Depression and World War II era's answer to the more elaborate revival styles that preceded it. Characterized by small structures, simple volumes, and restrained ornamentation, this style was common for modest dwellings and new housing tracts of the 1930s, 1940s, and 1950s.⁷⁰ A few houses in Bever Woods are of the Minimal Traditional style. Several others share some characteristics of the style but were constructed before the time period in which historians recognize the Minimal Traditional style. The houses in Bever Woods that are of the Minimal Traditional style or share some characteristics of the style are as follows:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11428	2261 Grande Avenue SE	1950	Mitchell Family	Unknown	Contributing
57-11447	2200 Bever Avenue SE	1948	Paul Lattner	Unknown	Contributing
57-11494	346 Woodland Drive SE	1938	Charles and Mary Simpson	Unknown	Contributing
57-11502	2608 Bever Avenue SE	1937	Andrew McKinnon	Unknown	Contributing

Ranch Style

The ranch style is a mid-century modern architectural style. Following World War II, pragmatic utilitarianism became the driving force through America and Europe with the up-and-coming International Style. The residential ranch made an appearance in the United States as early as the 1920s and soared in popularity with the emerging middle-class of the post-war era of the mid-1940s. The ranch style, also referred to as an American ranch, California ranch, rambler, or rancher, is a domestic architectural style invented in the United States. The ranch-style house is noted for its asymmetrical, single-story long and rectangular plan, grounded profile, and open interior layout. Typically, ranch-style homes feature side gabled roofs or hipped roofs with a variation of a front gable protruding on one side of the façade. The ranch house mixed modernist ideas with the open-space concepts of the American Western style.⁷¹

The ranch style is represented in Bever Woods by one-story rectangular volumes, side gabled or hipped roofs, attached garages, and a large front window.

In the Bever Woods neighborhood, there are a few examples of ranch-style homes; they generally belong to the last period of development in Bever Woods, during the 1950s. The following are ranches in the Bever Woods neighborhood, constructed between 1923 and 1952:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11482	352 Forest Drive SE	1952	Flora Frick	Unknown	Contributing
57-11509	2475 Grande Avenue SE	1952	James L. Bever	Unknown	Contributing
57-11511	2435 Grande Avenue SE	1951	Henry Benson	Unknown	Contributing

⁷⁰ McAlester, 478.

⁷¹ Ibid, 479.

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Split-Level Home

The split-level home is also referred to as a bi-level home or tri-level home; this style gained popularity in North America between the 1950s and the 1980s. The split-level style is characterized by staggered floor levels, creating distinctive volumes. In the split-level home, the entrance door is located on a middle floor and is usually at about ground level. There are two short sets of stairs, one leading to a bedroom level upstairs and one leading to a basement area downstairs. The front door opens into a formal living area, which is partially above ground level and has a small crawl space below. This volume is in the center of the upper and lower levels of the house and towards one side. The bedrooms are located on the opposite side of the living area volume half a flight upstairs, and a lower level can be a basement or a garage.⁷²

The split-level home is represented in Bever Woods by one two-story house with rectangular split-level volumes, a hipped roof, attached garage, and a large front window.

This house was the last one built in the neighborhood during the period of significance—at which time it filled the final lot in the neighborhood; it is located at the following address:

Inventory Number	Address	Date	Original Owner	Designer / Builder	Eligibility
57-11480	344 Forest Drive SE	1957	Laura La Plant	Unknown	Contributing

Noncontributing Properties

One house was built in 2021 on the site of a demolished house and is noncontributing because it postdates the period of significance. An additional eight houses in Bever Woods are also noncontributing because they exhibit extensive alterations and recent additions that do not represent the architectural characteristics of the time of original construction. These houses have attached volumes with unharmonious rooflines that undermine the original style of the buildings or have altered their original form through the changing of materials and removal or change of key stylistic markers. While these houses maintain integrity of location and setting, their integrity of design, materials, workmanship, feeling, and association has been lost due to the changes to the buildings. As such, these properties are classified as noncontributing. Below is a table summarizing these properties. In some cases, this determination could change depending on the final results of siding or roofing replacement, or if inharmonious elements are changed.

Inventory Number	Address	Date	Original Owner	Integrity	Eligibility
57-11397	358 21 st Street SE	1920	Anna Adams	Major alteration	Noncontributing
57-11420	358 Garden Dive SE	1920	Daisy Pratt	Major alteration	Noncontributing
57-11443	2237 Washington Avenue SE	1917	Laurie Bever	Additions, siding replacement	Noncontributing

⁷² Ibid, 481.

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57-11493	342 Woodland Drive SE	1939	Charles, Mary Simpson	Major alteration	Noncontributing
57-11495	350 Woodland Drive SE	1922	Snowdon Family	Major alteration	Noncontributing
57-11501	372 Woodland Drive SE	1922	Andrew McKinnon	Major alteration	Noncontributing
57-11507	369 Park Terrace SE	2021	Miles Lindsay	New construction	Noncontributing
57-11517	366 Park Terrace SE	1915	James Bever	Major additions	Noncontributing
57-11518	368 Park Terrace SE	1937	Ralph Evans	Major alterations	Noncontributing

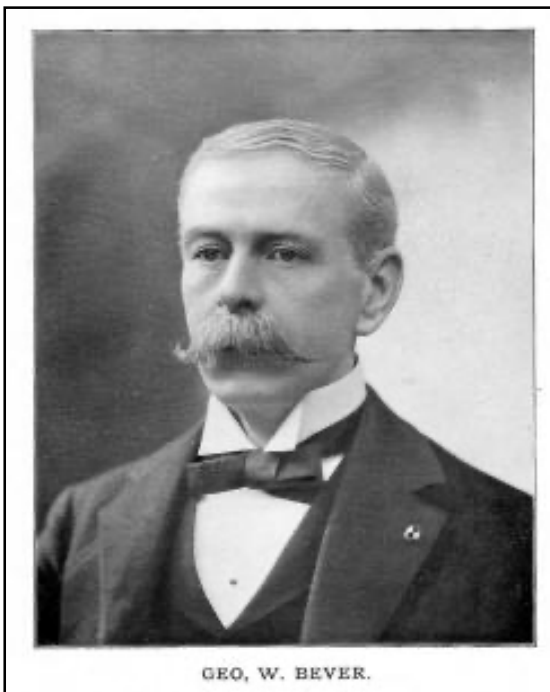
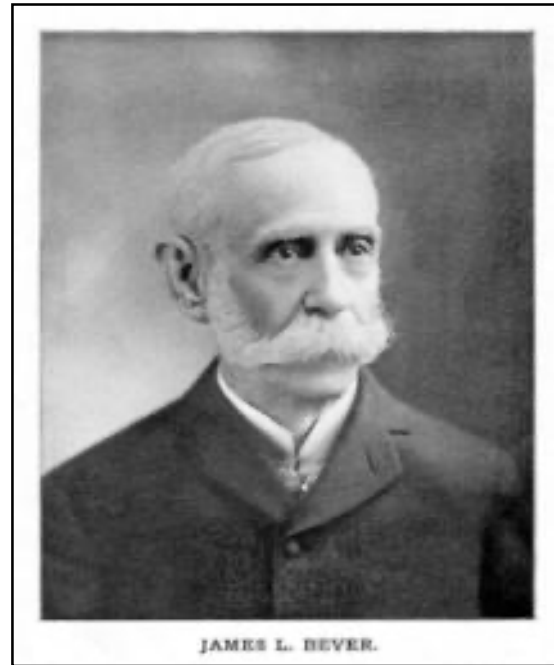
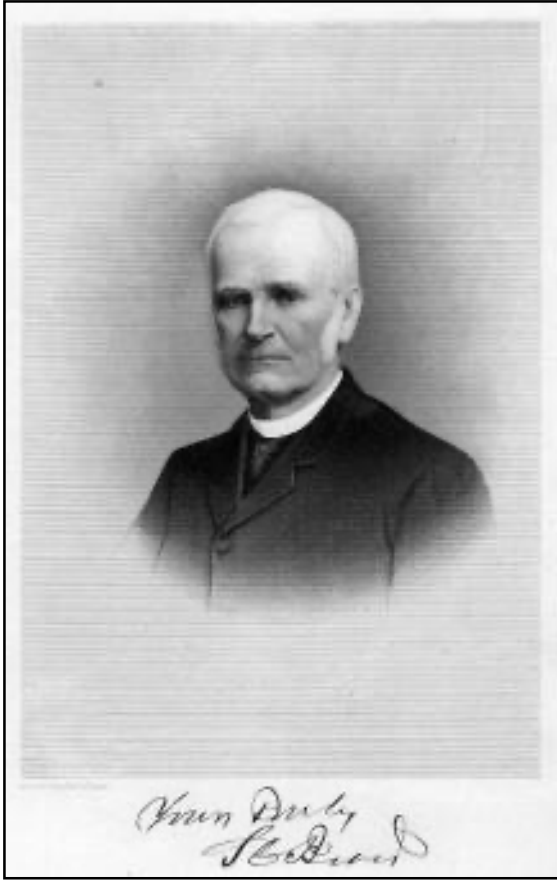
Figures

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Figure 13. Portraits of the Bevers; father and sons. Source: *The History Center, Cedar Rapids.*

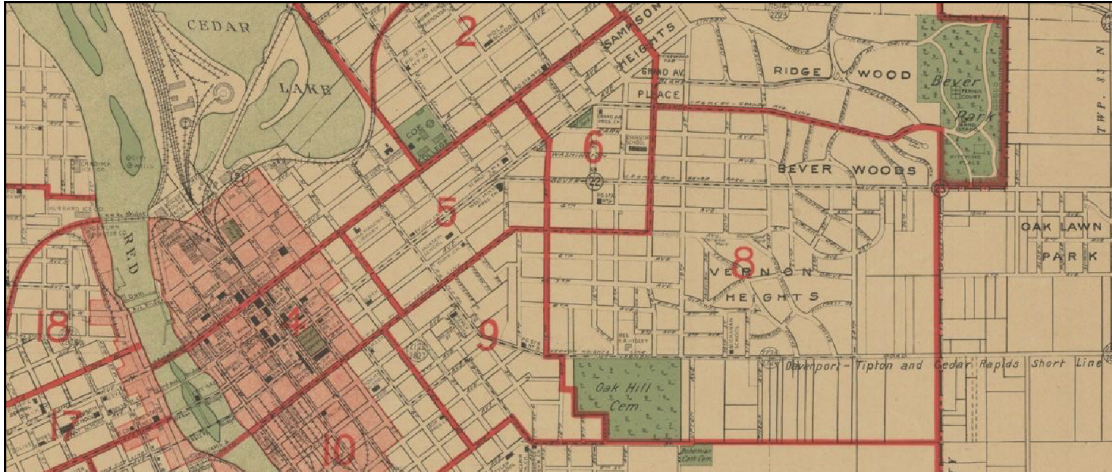


Figure 14. Detail of 1916 Map of the city of Cedar Rapids and town of Kenwood Park, Iowa. Source: *The University of Iowa Digital Library.*

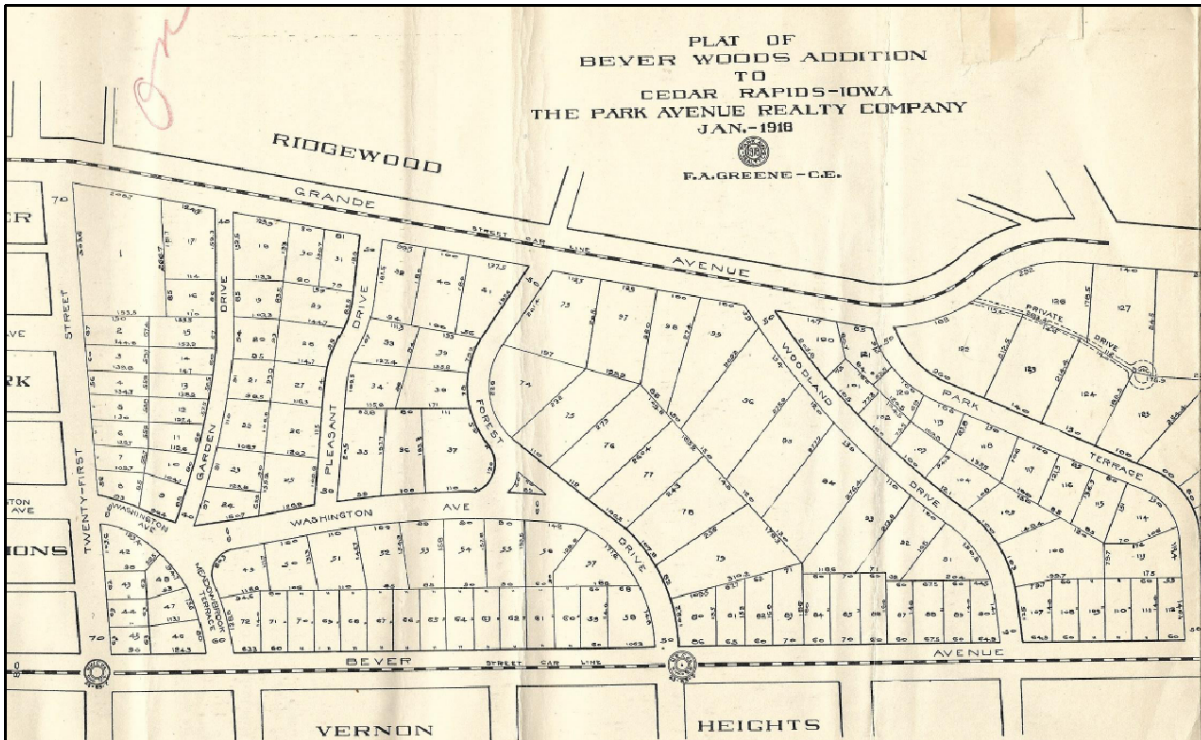


Figure 15. Plat of Bever Woods Addition to the city of Cedar Rapids. Source: *2207 Grande Avenue SE Abstract.*

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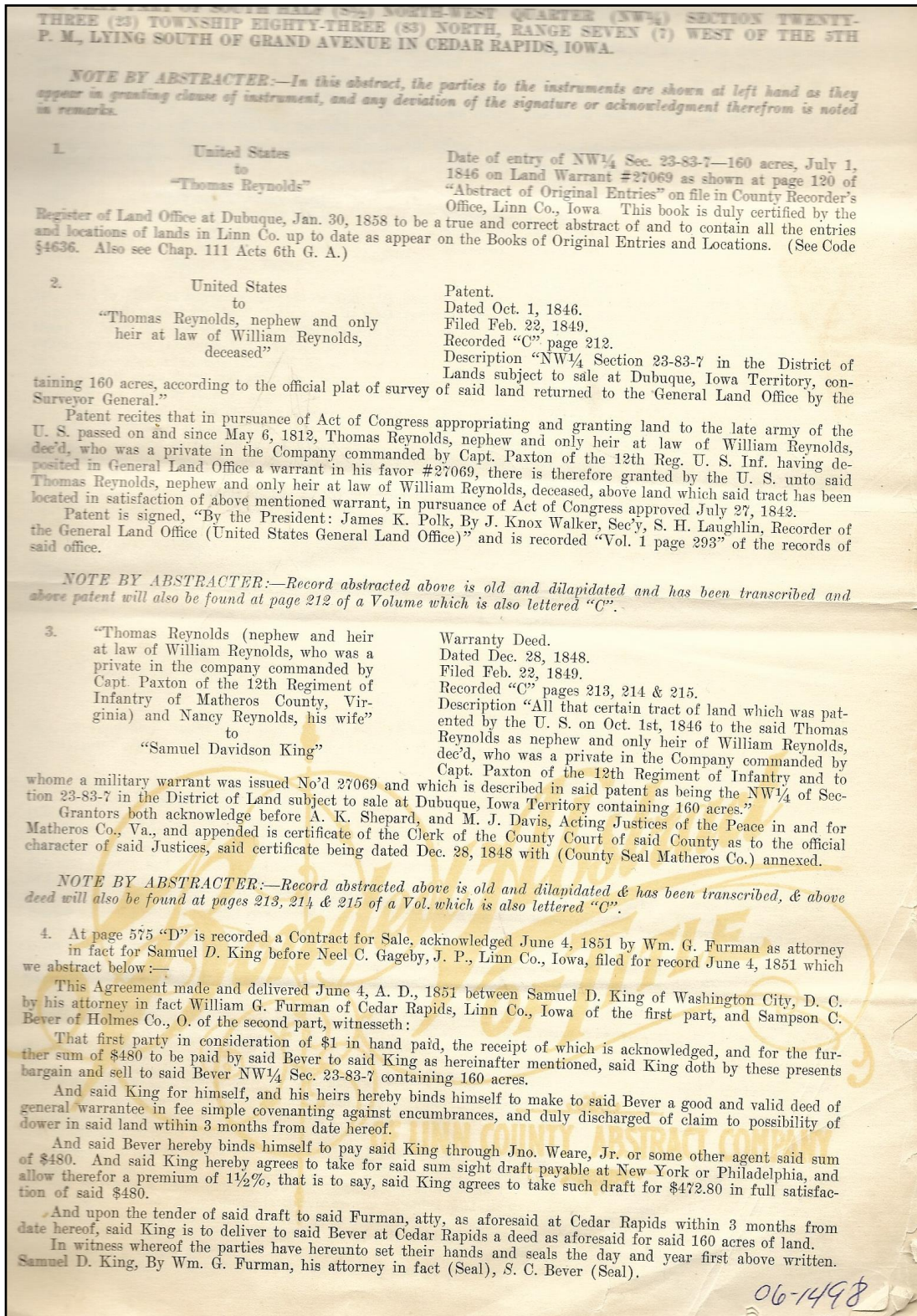


Figure 16. Abstract, first page, 1917. Source: 2207 Grande Avenue SE Abstract.

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“BEVER WOODS”

The New Residential Park

Located between Grande and Bever
Avenues west of Bever Park

An Ideal Location for Your Future Home

Permanent building restrictions--Only one house to a lot.

Lots ranging in size and price to suit every purchaser.

Phone us for plat and prices—Reasonable terms can be arranged.

EXCLUSIVE AGENTS PHONE 893
C. R. NATIONAL BANK BLDG.

Towne Realty Company

Figure 17. Cedar Rapids Republican, January 2, 1917. Source: The History Center, Cedar Rapids.

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ANNOUNCEMENT OF

The New

Bever Woods Residential Addition

BEVER WOODS was landscaped by O. C. Simmonds of Chicago.
BEVER WOODS engineering by F. A. Green, corporation engineer.
BEVER WOODS grading by Contractor Ed. Sash.
BEVER WOODS sewer and water was laid by W. A. Edgar, Contractor.
BEVER WOODS water lines placed according to the new approved plan of the Water Board.
BEVER WOODS underground systems inspected and passed by the City Inspector.
BEVER WOODS drives and avenues are to be paved with Asphaltic Concrete by M. Ford.
BEVER WOODS drives and avenues are to have one piece cement curb and gutter, being laid by Percy P. Smith.
BEVER WOODS electric lights and gas are being arranged for by the local light and gas companies.
BEVER WOODS is to be finished with ornamental shrubberies supervised by O. C. Simmonds & Co. of Chicago.

A large part of the above improvements are now finished and the balance are either being constructed now or are fully contracted for. The Contractors have given assurance that all unstarted improvements will be complete this summer.
This Addition is exceedingly rich in shapely trees, especially noble old elms, rose vase-shaped, some umbrella-shaped, some of them rare and exceedingly beautiful types of feathered elms; scarcely less beautiful are the linden, the ashes and the oaks, but it is in the pleasing contour of the addition, that its charm lies. There are absolutely no undesirable lots in it, being high and well drained.

No expense is being spared in the development of this addition. Its improvements will be superior to any other residential additions. The grades will be center and the pavements will be smoother and more permanent.
If you are contemplating building a home this summer or next spring, it will be well for you to reserve one of these beautiful lots.

For Information Inquire of The Towne Realty Company, Sales Agts. Phone 893

Figure 18. Bever Woods Residential Addition advertisement. Source: Cedar Rapids Republican, April 29, 1917.

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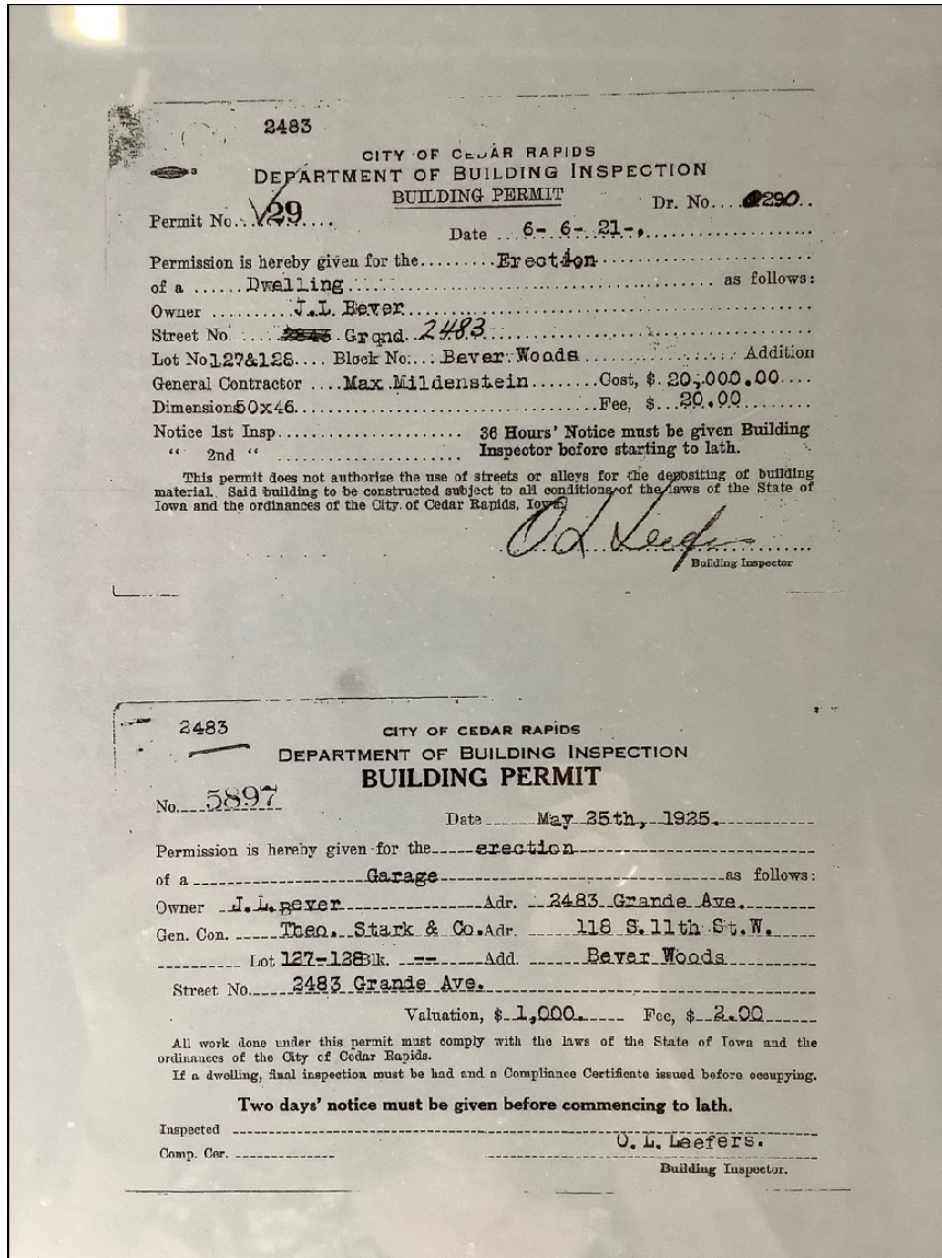


Figure 19. Building permits for 2483 Grande Avenue SE. Source: Wapsi Valley Archaeology, Inc.

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CEDAR RAPIDS REPUBLICAN

SUNDAY, SEPTEMBER 12, 1926

Mark Anthony--Architect

M. J. S. FAUCETT
MARK ANTHONY was born at St. Louis, Mo. His sense of duty, however, his zest for the possession of his own property, his devotion to his profession as an architect. Although but 35 years of age, he has achieved a goal, it is noteworthy in its excess of his years.

The son of an old Chicago family, his grandfather, John Milton Anthony, settled in Chicago before the Chicago fire. His father, a Chicago George Donaldson Anthony, born on the day of the Indian attack on Ft. Dearborn, served with distinction two terms in the Illinois legislature and like his father before him played a prominent part in the republican politics of his state.

Turning from the professions which concerned the male members of his family, Mark Anthony graduating from the Lane Technical school in 1910 and the school of architecture of the University of Illinois in 1914, found himself upon graduation in the office of Huel & Schmidt as a draftsman and designer.

and in 1922 with the purchase of the remaining partner's interest in the firm of Mark Anthony, Architects and Engineers.

Isaac B. Smith's Italian villa and Frank Brookhouser's Danedon, an exquisite bit of Spanish artistry, are recent examples of the handiwork of Mark Anthony.

The new Smith home commands a view of beautiful Indian creek, and is noted in Cedar Rapids. Architects regard in that appealing type of building, found in northern Italy, pronounced the Isaac B. Smith home a perfect bit of Italian reproduction.

In the lines of the great stone casework, which mark the approach on the one side, as well as in the graceful form and color of the villa rising high above the beautiful panorama, Indian creek unfolds on the other side, an architectural triumph has been achieved in the heart of nature's wilderness.

To review in detail the Cedar Rapids architectural achievements of Mark Anthony would involve a long list and punctuate busy years. Among many others there may be mentioned in the industrial line the new plant of the Oliver Bush and Door company, the Hutchinson Toy Cream plant, the Ideal Yacht company plant, numerous buildings in Pleasant and Ford and the reconstruction of historic Green's Opera House into a modern garage.

—Cut by Tri-Art

Shouldered Big Task

The Chicago boulevard system, which is today a model for the world, was in its infancy. The Chicago river, cutting the heart of the business district and separating the north side from the south side was more familiarly known as Black creek, a disagreeable, noisy cesspool, flanked on either side by dump-wharves and warehouses.

So plans of creating an avenue and bridge lead of all the old Rush street bridge.

But into the scheme of things which were to be, there came the vision of a great vision, a thing of beauty and utility for all time, to span the river joining the north side and the south side, transforming at the same time the approach for several blocks on either side from desolate warehouse districts to high-class shopping and business centers.

So plans of creating an avenue and bridge lead of all the old Rush street bridge.

But into the scheme of things which were to be, there came the vision of a great vision, a thing of beauty and utility for all time, to span the river joining the north side and the south side, transforming at the same time the approach for several blocks on either side from desolate warehouse districts to high-class shopping and business centers.

Genius Is Copied

Among school buildings there are St. Joseph's school at Monticello, Louisiana, Public school, St. Charles, Louisiana, school at Cedar Rapids, the Manchester Public school and gymnasium.

Among apartment buildings are the noted the Shucker apartments in Tulsa, the Lumore apartments in Cedar Rapids, O'Leary apartments and the Stewart apartments in Iowa City.

Thirty-three beautiful homes in Cedar Rapids, Iowa City, and nearby towns bear the stamp of Mark Anthony's genius.

The C. W. Timmerlake residence in Cedar Rapids, a beautiful English colonial home, has been copied all over the United States and its likeness published in almost every well-known American architectural magazine. The nearest replica may be found at Toledo, while in far off California a contractor built a long-pole east emulating 30 or 40 of these model homes.

For a medium-size residence Mr. Anthony is particularly proud of the B. O. Tappan home, an Italian Renaissance type in brick, trimmed with cream terra cotta with multi-colored tile roof.

Among recent examples of Anthony's work as a church architect there stand the remodelled Methodist church at West Spanish, St. John's church and stately center at Iowa City, and the Lutheran church at Keosauqua. The idea executed in the recently remodeled Peoples church in Cedar Rapids emanated from the office of Mark Anthony.

The peculiar qualities necessary to church architecture appeal to Anthony. He possesses a keen sense of proportion and color, an eye for the larger details and excellent demands of a house of worship, which account for the pleasure he derives from this branch of his work.

And so the boy who liked to draw, to tinker with electrical motors, steam engines, and batteries, in a perfectly natural fashion, developed as a man into the architect, whose versatile genius has carved for him a high place in the business world of the city which he is proud to call home.

TO HAVE dreamed the first visions, to have participated in the opening chapter, to have spent two busy engrossing years constantly engaged upon the planning of a \$30,000,000 building project—these were the golden days which opened to young Mark Anthony, the beckoning gates down the high road of architectural adventure with all the infinite romance of changing line and color unfolding before a youth, to whom as second nature reposed the gift of expressing beauty and symmetry in terms of brick and stone.

Started to Ann Margaret Walsh of Chicago in 1917, Mr. Anthony in the following year was sent to Cedar Rapids by the Leonard Engineering company as a concrete designing engineer on numerous building projects for the Quaker Oats company and Ingalls starch works.

Among the most unique of these enterprises for the latter company is an engineering "flat" perhaps unique in the world—a pump house with water supply tanks—floating structures in the river designed to take the pressure of the river when the river is high and the tanks empty, and also to resist the pressure of the water when the tides are full and the river low. The floor of the latter room is 25 feet below the river level.

Figure 20. Mark Anthony, Architect. Sources: Cedar Rapids Republican, p. 26, September 12, 1926; The History Center, Cedar Rapids.

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Going to
 BUILD?



CHAS. A. DIEMAN, ARCHITECT,
CEDAR RAPIDS, IOWA.

If you are, you need the assistance of an architect. You might as well erect a good house as a poor one. The one costs no more than the other, if it is judiciously planned.

I Plan Houses.

My plans are economical, modern, complete in every respect, and artistic.




CHAS. A. DIEMAN,
ARCHITECT,
CEDAR RAPIDS, IOWA.

These are some of the houses I have planned. There are many more, the plans of which may be seen at my office. During the past season houses have been built under my supervision in Cedar Rapids, Anamosa, Tipton, Bode, Grundy Center, Mt. Vernon, Williamsburg, and in Phoenix, Arizona.

I will be glad to draw plans for your house.

I will cheerfully submit sketches on public work of all kinds and on residences.



CHAS. A. DIEMAN, ARCHITECT,
CEDAR RAPIDS, IOWA.

I will be pleased to show anyone through the houses in Cedar Rapids I have planned. Come and see me or write me.

Chas. A. Dieman,
ARCHITECT,
Granby Building. . . Cedar Rapids, Iowa.

Figure 21. Charles A. Dieman, Architect. Sources: *Cedar Rapids Republican*, March 26, 1899; *The History Center*, Cedar Rapids.

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Acknowledgements:

Wapsi Valley Archaeology, Inc. would like to extend thanks to all those who provided invaluable help with this nomination. In particular, we would like to thank Jeff Wozencraft, City Planner II, Community Development for the City of Cedar Rapids; Hang Nguyen and the library and archives staff at the State Historical Society of Iowa in Iowa City; the staff of The History Center in Cedar Rapids; and all of the residents who shared stories or documents that helped build this nomination.

This activity has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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National Park Service
1849 C Street, N.W.
Washington, D.C. 20204*

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Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office

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- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository:

Historic Resources Survey Number (if assigned): 57-164

10. Geographical Data

Acreage of Property 58.6 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

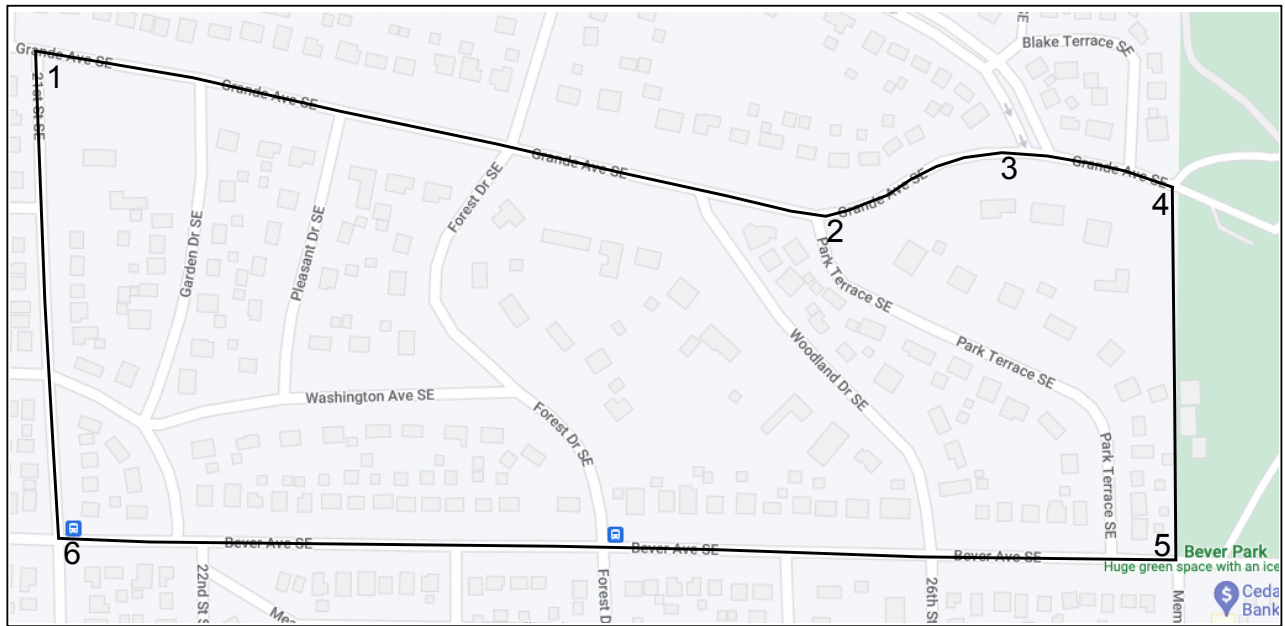
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2	<u>41.986409</u>	<u>-91.631478</u>	5	<u>41.984326</u>	<u>-91.628275</u>
	Latitude	Longitude		Latitude	Longitude
3	<u>41.986762</u>	<u>-91.630118</u>	6	<u>41.984459</u>	<u>-91.637869</u>
	Latitude	Longitude		Latitude	Longitude


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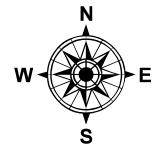
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 District Boundaries



Map showing boundaries of Bever Woods Historic District, Latitude and Longitude Coordinates marked. (Basemap source: Google Maps, 2022)

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the northwest corner of Lot 1 of the Bever Woods Addition to Cedar Rapids, continue southeast along the north sides of Lots 17 and 18, Lots 30 through 32, Lots 40 and 41, Lot 73, Lots 97 through 100, Lot 121; thence northeast along the north edge of Lot 122 and Lot 126; thence east along the northern edge of Lots 127 and 128 to the northeast corner of Lot 128; thence south along the eastern edge of Lots 128 through 135 to the southeast corner of Lot 135; thence west along the south edges of Lot 135, Lots 112 through 107, Lots 90 through 80, Lots 58 through 72, Lots 46 and 45 to the southwest corner of Lot 45; thence north-northwest along the western edge of Lots 45 through 42, Lots 8 through 1, and to the northwest corner of Lot 1.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries were drawn to represent the area encompassed by the Bever Woods Addition. This neighborhood was platted and added to Cedar Rapids with these boundaries, and it has remained intact as a single plat. The district boundaries represent a neighborhood that was

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developed with a planned landscaping vision. The boundary also confines the historic district to blocks with densities of buildings constructed in high styles that today still exhibit strong integrity. In these ways, the Bever Woods neighborhood composes a coherent and distinctive historic district.

11. Form Prepared By

name/title	Jacob Noble and Maria L. Schmid	date	March 22, 2022
organization	Wapsi Valley Archaeology	telephone	319-462-4760
street & number	126 E Main Street	email	jnoble@wapsivalleyarch.com
city or town	Anamosa	IA	zip
		state	code 52205

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

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Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: Bever Woods Historic District
City or Vicinity: Cedar Rapids
County: Linn County **State:** Iowa
Photographer: Jacob Noble, Maria L. Schmid
Date Photographed: March 9, 2022, October 22nd-24th, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photos

- #1 Grande Avenue SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing east.
- #2 Garden Drive SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing north.
- #3 Meadowbrook Terrace SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing northwest.
- #4 Forest Drive SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing northwest.
- #5 Woodland Drive SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing southeast.
- #6 Park Terrace SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing north.
- #7 Bever Avenue SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing west.
- #8 21st Street SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing south.
- #9 Washington Avenue SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing east.
- #10 Pleasant Drive SE street view, Bever Woods, Linn County, IA, J. Noble, March 2022, facing south.
- #11 2101 Grande Avenue SE, Bever Woods, Linn County, IA, M. Schmid, October 2019, view to the south.
- #12 2101 Washington Avenue SE, Bever Woods, Linn County, IA, J. Noble, March 2022, view to the south.
- #13 2227 Washington Avenue SE, Bever Woods, Linn County, IA, M. Schmid, October 2019, view to the south.
- #14 348 Garden Drive SE, Bever Woods, Linn County, IA, J. Noble, March 2022, view to the east.
- #15 364 Forest Drive SE, Bever Woods, Linn County, IA, M. Schmid, October 2019, view to the east.
- #16 353 Pleasant Drive SE, Bever Woods, Linn County, IA, J. Noble, March 2022, view to the west.
- #17 358 Woodland Drive SE, Bever Woods, Linn County, IA, J. Noble, March 2022, View to the northeast.
- #18 357 Park Terrace SE, Bever Woods, Linn County, IA, J. Noble, March 2022, view to the southwest.
- #19 2451 Grande Avenue SE, Bever Woods, Linn County, IA, J. Noble, March 2022, view to the south.

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#20 352 Park Terrace SE, Bever Woods, Linn County, IA, J. Noble, March 2022, view to the northeast.

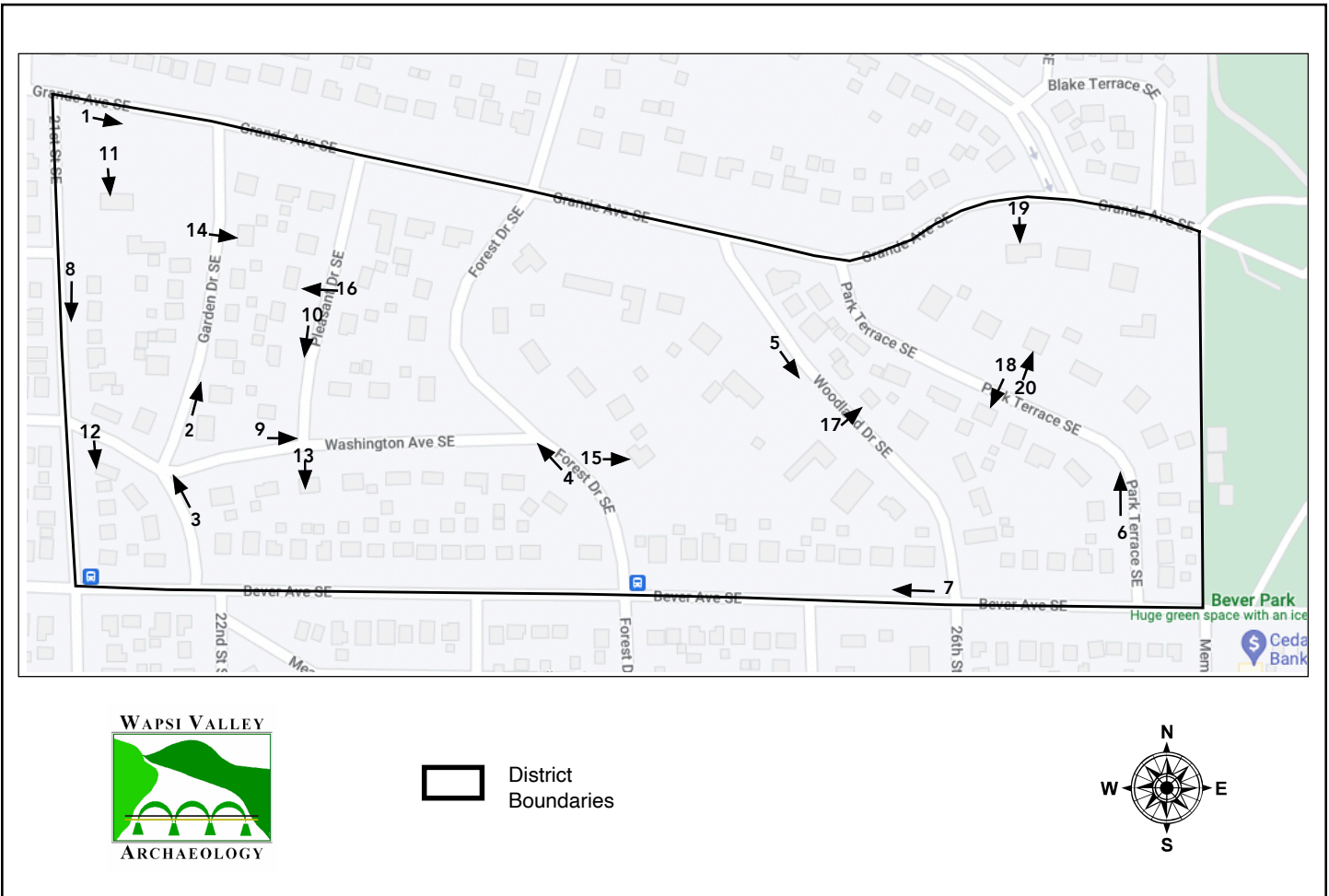


Photo map showing locations and directions of photographs in Photo Log. (Basemap source: Google Maps, 2022)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.