

**Intensive Level Architectural History Survey
for the Bever Woods Area Project,
Linn County, Iowa**

*Wapsi Valley Archaeology
Report No. 1096*

Prepared for:
The City of Cedar Rapids, Iowa

By Maria Schmid, Principal Investigator

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April 2020

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Abstract

Wapsi Valley Archaeology, Inc. completed an intensive-level architectural history survey for the Bever Woods area of Cedar Rapids, Linn County, Iowa. The Bever Woods area was previously examined during the Citywide Historic and Architectural Reconnaissance Survey, which was performed by Marjorie Pearson in 2014. That report recommended intensive survey to evaluate the potential for the Bever Woods area to be nominated to the National Register of Historic Places as a historic district. The goal of the current intensive-level architectural history survey is to evaluate the National Register eligibility of the Bever Woods area, to define the potential district's boundaries, and to identify contributing and non-contributing properties as well as individually eligible properties.

This project was completed for the City of Cedar Rapids with partial funding from a grant from the Iowa Department of Cultural Affairs. Volunteers were involved in the project as part of a match for the grant and helped with survey tasks and archival research.

The study concluded that the Bever Woods district (57-11394) encompasses 128 properties and is eligible for the National Register of Historic Places as a Historic District under Criteria A and C. This study also found that one hundred twenty-five (125) of the properties in the project area contribute to the Bever Woods Historic District. Three (3) properties in the project area are not National Register-eligible and are non-contributing to the historic district. Additionally, thirty-four (34) properties were found to be individually eligible resources that are National Register-eligible under Criterion C for their significance as exceptional representations of their architectural design of single-family houses built in a residential area of Cedar Rapids during the early to mid-1900s.

Based on the results of this architectural history study, it is recommended that the City of Cedar Rapids take steps to nominate the Bever Woods area to the National Register of Historic Places as a historic district. The addition of this neighborhood to the National Register will help to promote and bolster historic preservation in Cedar Rapids and will help the city tell the story of this distinctive residential area.

Introduction

The City of Cedar Rapids was awarded a grant by the Iowa Department of Cultural Affairs to conduct an intensive-level architectural history survey of the Bever Woods area of Cedar Rapids, Iowa. Wapsi Valley Archaeology, Inc. completed this survey in order to evaluate the potential for this area to be nominated to the National Register of Historic Places as a historic district.

The primary intent of the intensive-level architectural history survey was to evaluate the eligibility of the Bever Woods area for the National Register of Historic Places as a historic district. The goal of the project was to assess the historic potential of the Bever Woods area, define the potential district's boundaries, evaluate its significance, identify contributing and non-contributing properties, and identify individually eligible properties. All properties were given formal site inventory numbers; 128 Iowa site inventory forms were completed during the course of this study.

This report is intended as a useful resource to assist with a potential future National Register of Historic Places nomination. In the long term, the report is intended to provide the City with a historic preservation planning tool that can be used for future planning, protection, preservation, and educational efforts.

Maria L Schmid conducted the architectural field assessment for this project on October 23, 24, and 25 of 2019. Maria L Schmid served as Principal Investigator for this project and is the author of this report. Nurit G. Finn served as Project Manager. Jessica Klimesh edited this report. Keith Young and Maria L Schmid prepared the maps and figures for the report. Eleisha Barnett assisted with report formatting and production.

Special thanks are extended to the volunteers who helped with the field survey, coordination, documentation, photography, and independent archival research for this project, including Mollie Schlue, Jay Vavra, Abby Huff, Tim Klima, Ron Mussman, Donna Suchy, and Christopher Ellis. We also appreciate the help of staff of the City of Cedar Rapids in completing this project, including Sylvia Brueckert, Lauren Freeman, and Adam Lindenlaub. Paula Mohr, Architectural Historian with the Iowa State Historic Preservation Office, provided valuable feedback on the project and we are grateful for her assistance as well.

Project Area and Description

PROJECT LOCATION AND DESCRIPTION

The project area is located in Section 23, Township 83N, Range 7W, Cedar Rapids, southwest Linn County, Iowa (Figures 1 and 2). The project area is approximately 59 acres, extending 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 (Figures 3 to 10).

The intensive-level architectural history survey involved examination of the properties of Bever Woods, documenting the exterior of the buildings. Properties were evaluated and photographed during field visits to the site on October 23, 24, and 25, 2019. Archival research was performed at the Cedar Rapids Library on September 20, 2019. In addition, online research included the Cedar Rapids City Assessor's website, the Cedar Rapids Historic Sites and Districts Identification System, Internet Archive Books, ArcGIS Maps, Find A Grave website, Newspaper Archives, and the University of Iowa Online Digital Collections, among others.

LOCAL CONTEXT

Bever Woods is a residential neighborhood with some commercial and religious buildings nearby within the urban setting of east Cedar Rapids, Iowa. The project area lies within the City of Cedar Rapids, with the majority of the buildings being single-family houses of middle- and upper-class residents.

The Bever Woods District is a 58.6-acre tract of land composed of one hundred twenty-eight (128) buildings in lots of various sizes within eight blocks made of irregular shapes and curved streets. The City Beautiful Movement for urban planning from the 1890s and 1900s inspired the neighborhood's design. The Movement's intent was to create beautiful cities by integrating parks, wooded areas, gardens, water, and natural elements into harmonious architecture and landscapes. The Bever Woods neighborhood incorporates these City Beautiful Movement ideas with mature trees, gardens, manicured lawns, curved streets, and the adjacent Bever Park, all of which are meant to create a serene atmosphere ideal for a residential area.

Research Methods

ARCHITECTURAL HISTORY SURVEY RESEARCH DESIGN

The goals of the intensive-level historical and architectural survey were to document and evaluate the properties in the project area. All buildings in the project area were examined to determine National Register eligibility. Wapsi Valley Archaeology, Inc. conducted historic research and intensive field examination to determine whether the extant resources in the project area are associated with important events in history, are connected to people of historical significance, are architecturally significant, or could contribute to an understanding of history at a local, state, or national level.

Resource evaluations were conducted according to the Secretary of the Interior's Standards and Guidelines for identification and evaluation of historic places and met recommendations for cultural resource management and historic preservation in the state of Iowa.

BACKGROUND RESEARCH METHODS

Maria L Schmid of Wapsi Valley Archaeology, Inc. conducted historical research at the Cedar Rapids Public Library and the Iowa State Historic Preservation Office Library and Archives. Online resources available for the City of Cedar Rapids, such as the Cedar Rapids Assessors and the Iowa Land Recorders websites, provided additional data. Historical maps were gathered from various other online sources, such as the Cedar Rapids Historic Sites and Districts Identification System, Internet Archive Books, ArcGIS Maps, Find A Grave website, Newspaper Archives, the Iowa GenWeb Project, Historicmapworks.com, and the University of Iowa Online Digital Collections. Items examined included local histories, previous survey reports, historical maps, photographs, and document collections.

Maria L Schmid conducted field investigations on October 23, 24, and 25, 2019, with aid from volunteers Mollie Schlue, Jay Vavra, and Abby Huff. Digital photographs and detailed notes were taken in the field at the project site. Archival research for this project was conducted on September 20, 2019. Maria L Schmid led this project; volunteers Mollie Schlue, Jay Vavra, Abby Huff, Tim Klima, Ron Mussman, and Donna Suchy assisted under her supervision. The

volunteer work included supervised field survey, coordination, and photography, as well as independent archival research.

DISPOSITION OF RECORDS

All pertinent data collected during the survey will be held on file at Wapsi Valley Archaeology, Inc. facilities in Anamosa, Iowa.

Following the completion of this project, the final report will be shared with the public through the City of Cedar Rapids website and the Cedar Rapids Public Library.

Background Research Results: General History Overview

LINN COUNTY HISTORY

Before the State of Iowa was admitted to the Union in 1846, Linn County was considered part of the Territory of Wisconsin. By the 1870s, the land in the county was divided between Dubuque and territory given to Native Americans that had been forced to settle in the area. The eastern part of Linn County belonged to the original county of Dubuque, which had been organized in 1834. Some of the land, about one-third, had been acquired from the Sac and Fox during the Black Hawk Purchase of 1832. The remaining two-thirds of the western portion of Linn County was acquired by the Treaty of October 1837, in which the original county of Dubuque was divided into fourteen counties. Both treaties opened settlement to Euro-Americans in the region beyond the early communities that were on the Mississippi River and in eastern Iowa.¹

Linn County was named after Dr. Lewis Fields Linn, a senator from Missouri who was born in Kentucky in 1796 and elected to the State Senate in 1827. Dr. Linn was later elected to the United States Senate in 1832 and served until his death in 1843. At the time when Linn County was platted and named, Dr. Linn was well respected for his contributions. He had served as a surgeon during the War of 1812 and had also played a substantial role in fighting two cholera epidemics in the Territory of Missouri.²

The first survey of Linn County was completed in 1838 and advertised in newspapers, attracting many settlers to the area. Initial settlers followed the trails created by the trading posts of the region. For example, George Davenport had a trading post at the mouth of Rock Creek in 1831, and he opened another post at the eastern bank of the Cedar River shortly after. Rockingham was yet another trading point in the area, established in 1835. Two ferries were available to cross the Mississippi River; one was located at Rock Island and the other at Davenport. The ferry companies charged steep fares and many people walked across the frozen river in early spring to avoid the ferry charges. One such person was

¹ Barthinius Larson, Wick Luther, and Albertus Brewer, *History of Linn County Iowa: From Its Earliest Settlement to the Present Time* (Pioneer Pub. Co., 1911), p. 32.

² "LINN, Lewis Fields - Biographical Information," accessed July 26, 2019, <http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000338>.

William Abbe, who crossed the ice with his family and established a claim in Linn County.³

Ross McCloud was the County Surveyor and was responsible for determining the location for the county seat. An appointed Board of Commissioners established Marion as the county seat of Linn County in 1839. The first courthouse was a log structure built between 1840 and 1841 by the early settlers of the county, James and John Hunter, the Stambaugh brothers, and James and Elias Doty, who donated their labor. In 1840, the Board of Commissioners discussed Township organization. In 1841, Marion, Franklin, Washington, Fayette, Putnam, and Brown Townships were established. Linn and Rapids Townships followed in 1843.⁴

The Wapsipinicon and Cedar Rivers were significant factors in the settlement of Linn County. Small boats and watercrafts were used to transport grains and other products downriver. People speculated that the steamboat could be used to navigate upriver as well, thereby increasing the commercial capacity of the region. John Crow had made one of the first claims in the county on a tract of land on the Wapsipinicon in 1838. John Mann followed and built the first cabin within the Linn County area in February of 1839. Mann also built a small flourmill on Upper Big Creek at that same time; the flourmill was in operation until 1851 when a spring flood destroyed the mill and killed its owner. Albert Henry opened the first store of the county in Westport in the fall of 1838. Colonel William H. Merritt opened the second store in Ivanhoe in the spring of 1839. Ivanhoe was not an ideal town for settlement, though, and was soon abandoned. The first member to be elected to the Linn County's General Assembly was George Greene in 1840.⁵

The development of large industries in Cedar Rapids accelerated urban growth to the point that the town became the commercial and manufacturing center of

³ *The History of Linn County, Iowa, Containing a History of the County, Its Cities, Towns, &t., a Biographical Directory of Its Citizens, War Record of Its Volunteers in the Late Rebellion, General and Local Statistics ... History of the Northwest, History of Iowa, Map of Linn County, Constitution of the United States, Miscellaneous Matters, &c. ..* (Chicago : Western Historical Company, 1878), p. 344 - 362.

⁴ *The History of Linn County, Iowa, Containing a History of the County, Its Cities, Towns, &t., a Biographical Directory of Its Citizens, War Record of Its Volunteers in the Late Rebellion, General and Local Statistics ... History of the Northwest, History of Iowa, Map of Linn County, Constitution of the United States, Miscellaneous Matters, &c. ..* (Chicago : Western Historical Company, 1878), p. 363 - 368.

⁵ Linda Betsinger McCann, *Lost Linn County: Vanished Towns of the Cedar Valley* (The Iowan Books, 2013), p. 13.

Linn County. Around 1855, with the reelection of the County Judge, talk of changing the county seat to Cedar Rapids was on the table. However, the situation remained unchanged and, during the Civil War, other issues took precedence. However, on June 6, 1871, a legislative body that succeeded the County Judge, named the Board of Supervisors, received petitions and protests related to the county seat change. There were more objections than petitions and the case was dropped.⁶ Not until 1919 was it approved by voters to move the courthouse from Marion to Cedar Rapids, and a new courthouse building was constructed in 1925 on May's Island.⁷

CEDAR RAPIDS HISTORY

Cedar Rapids received its name from the outstanding rapids on that segment of the Cedar River. The town was first surveyed in 1843, although Euro-Americans had trading posts in the area a decade prior. Osgood Shepard is known as the first settler of the Cedar Rapids area, while William Stone was the original settler across the river on the west bank of the Cedar River. In 1838, William Stone was met by a young Robert Ellis, who mistook him for dead while he was napping on his claim on the west side of the stream. Robert Ellis returned to the region a few years later with a wife and children. During the year of 1840, the pioneers were occupied with preparing their homes and land for permanent settlement. Robert Ellis built three floats in 1841 in order to transport wheat downstream to the Mississippi River, and his was the first load transported from Cedar Rapids.⁸

The land title of the Cedar Rapids area passed from Osgood Shepard to Nicholas B. Brown, George Greene, and six others who divided the original Shepard land claim. By 1841, these men were the owners of an emerging Cedar Rapids village. That same year, N. B. Brown started construction of the first dam in the area across the Cedar River. A sawmill was built the following year and a gristmill the next. Eventually, Mr. Brown and George Greene bought the other men out and became the owners of the original town of Cedar Rapids. Frame dwellings were erected, and various stores soon appeared: a blacksmith shop, a

⁶ *The History of Linn County, Iowa, Containing a History of the County, Its Cities, Towns, etc., a Biographical Directory of Its Citizens, War Record of Its Volunteers in the Late Rebellion, General and Local Statistics ... History of the Northwest, History of Iowa, Map of Linn County, Constitution of the United States, Miscellaneous Matters, etc. ...*

⁷ Henry, George and Mark Hunter, *Cedar Rapids Then and Now*, (Chicago: Arcadia Publishing, 2003), p. 8

⁸ Western Historical Company, *History of Linn County, Iowa* (Chicago: Western Historical Company, 1878), pp. 486-488.

school building, a hotel, and a post office were some of the first wood-frame buildings in the town. In 1844, Porter W. Earl constructed the first brick building; it was located at the northwest corner of Iowa Avenue and Washington Street.⁹

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. The town of Kingston, established in 1852, was the first settlement on the west banks of the Cedar River. David A. King was the first person to stake a claim on this area, so the town received his name. These two hamlets remained separated until 1870, which is when the towns annexed under the name of Cedar Rapids and the city boundaries were established.¹⁰

The potential waterpower of the county's largest river and its rapids drew in 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. George Greene was one of the men who saw such potential. He lived in Marion but was very interested in building a proper dam on the rapids. Greene approached Alexander Ely, who was from Michigan, and asked him to consider a partnership for this venture. In 1847, Ely's sawmill and gristmill were doing good business. Woolen mills were added to the various gristmills and sawmills, and the town continued to grow around them. The fertile lands surrounding the town facilitated its development into a robust commercial and manufacturing center. With the arrival of railroads, the nascent industries flourished, and Cedar Rapids became a wealthy city.¹¹

Railroad transportation accelerated the manufacturing and commercial opportunities as well as the city's urban expansion. In 1856, Congress passed laws providing public lands to railroad companies that pledged to build railroad lines. This Railroad Grant was designed to build lines east to west across Iowa. In Linn County, the first line constructed was the Chicago, Iowa, and Nebraska Railroad. This line reached Lisbon in December 1858 and Cedar Rapids by June 1859. With the arrival of the railroads, commercial riverboats lost relevance and eventually stopped navigating the Cedar. Additionally, the Cedar River has shallow areas and sandbars that made steamboat navigation treacherous.¹²

⁹ Western Historical Company, pp. 489-490.

¹⁰ "Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (n.d.): 89.

¹¹ Janette Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (Stratford House, 1950), p. 3-5.

¹² McCann, *Lost Linn County: Vanished Towns of the Cedar Valley*, p. 16.

Rail transportation had the capacity to move passengers, manufactured goods, and agricultural products to and from the city, reaching farther than river transportation. For Cedar Rapids, the railroads further facilitated its expansion. During the decades of the 1860s and 1870s, Iowa had 2,683 miles of tracks. In 1860, the Cedar Rapids & Missouri River Railroad passed through Cedar Rapids' city center, crossed the Cedar River, and continued on to the Missouri River by 1867. This line was leased to the Chicago Northwestern Railroad. Three railroads completed their lines across Iowa by 1878: the Chicago, Milwaukee, St. Paul & Pacific Railroad; the Chicago, Burlington & Quincy Railroad; and the Illinois Central Railroad Company. All of these lines passed through the center of Cedar Rapids. 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.¹³

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, over the years, 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 prompted the Sinclairs' 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.¹⁴

The Quaker Oats Mill was another example of a successful company in Cedar Rapids. Father and son John and Robert Stuart had an oatmeal mill in Canada in 1873. They decided to expand operations to the United States and looked for an ideal place to locate. Iowa was producing good quality oats, so the Stuarts decided on Cedar Rapids for building their plant, the North Star Oatmeal Mill. They partnered with George B. Douglas in the 1880s and expanded their business by acquiring other mills throughout the country. In the 1960s, Cedar

¹³ McCann, p. 16 -18.

¹⁴ Eric Barr, *History of the Sinclair & Company Meatpacking Plant*, The Louis Berger Group, Inc. (Hiawatha: J& A Printing, 2009), p. 3-4.

Rapids' Quaker Oats was the largest cereal mill in the world, and it continues operation to this day.¹⁵

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 and extending outward. Cedar Rapids' city center is adjacent to both the east and west banks of the Cedar River, as shown platted in the Andreas Map of 1875 (see Figure 4).

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. However, the area between Iowa Avenue and Mt. Vernon Road is not shown as platted in the 1875 Andreas map (see Figure 4). The area north of E Avenue NW, Brown's neighborhood, and west of the Chicago & Northwestern Railroad developed around this time and, by 1907, the blocks appear in the Cedar Rapids townships atlas of Linn County. By the 1920s, the city had reached its present limits, and its population was around 45,500 people.¹⁶

Bever Family History

Sampson C. Bever was one of Cedar Rapids' most prosperous entrepreneurs. He was born in Columbiana, Ohio, on July 31, 1808, the son of James B. Bever (1778 – 1811) and Euphemia Bever, both of whom were from Washington County, Pennsylvania. Sampson C. Bever was named after his grandfather, Sampson Bever, who came to the United States from Germany during the Revolutionary War and worked in agriculture.

His grandfather had three children, one of whom was James Bever. James moved to Ohio in 1810 and procured for himself 160 acres of land where he built a log cabin in that section of land and brought his family to live with him. James died at the age of twenty-seven and had two sons who survived him.

¹⁵ Ralf Clements, *Tales of the Town: Little-known Anecdotes of Life in Cedar Rapids*, (Cedar Rapids: Stamats Publishing Company, 1967), p. 45.

¹⁶ Iowa Publishing Company, *Atlas of Linn County, Iowa* (Davenport, Iowa: Iowa Publishing Company, 1907).

Sampson C. Bever, worked at his father's farm until he was fifteen years old, at which time he secured a position as a store clerk for H. Sweitzer in Brownsville, Pennsylvania. Five years later he was employed at the glass factory of Bowman, Sweitzer & Bowman, where he made manager of the plant after just six months. Sampson bought the glass factory a year after starting employment there and reorganized the firm as S. C. Bever & Company. The business was prosperous and Sampson engaged in a series of successful business ventures that made him a wealthy man. Sampson C. Bever died on August 21, 1892, at the age of 84 and is buried at the Oak Hill Cemetery in Cedar Rapids.¹⁷

Sampson C. Bever came to Cedar Rapids in 1852 with his family, which consisted of his wife, Mary Blythe, and two sons and two daughters. They came by way of the Ohio and Mississippi Rivers. Mr. Bever was then forty-four years old and he brought with him a \$30,000 dollar fortune. He bought a 400-acre farm adjacent to the original town of Cedar Rapids, which at the time was a settlement of 350 inhabitants. Sampson Bever tried farming but soon gave up on that endeavor. Farming was not Sampson's vocation, but business was: he opened a store, located on the city block of First Avenue and 5th Street. Mr. Bever later sold the store but kept the lot; there he built and operated a private bank in 1859 with his eldest son, James, as partner. They named the company S. C. Bever & Son. The corner of First Avenue and 5th Street also became the site for Sampson C. Bever's home; and on the other side of First Avenue, James L. Bever built his home.¹⁸

With Congress passing the 1864 National Banking Law, the Bever Bank, as it was commonly known, was renamed and organized as the City National Bank of Cedar Rapids. George and John later joined their father and brother at the bank, and the four of them became partners in the banking business, real estate, and railroad building in Cedar Rapids. They were also shareholders in the railroad and held stock in several manufacturing industries as well. The City National Bank remained under the same management for 28 years until Sampson C. Bever's death on August 21, 1892. The bank became the Citizen's National Bank in 1898 and was consolidated with the Merchant's National Bank in 1908.¹⁹

¹⁷ "Sampson C. Bever," Find a Grave, accessed October 2, 2019, https://www.findagrave.com/memorial/27448347/sampson-c_-bever.

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

¹⁹ "Banks are Solid and Progressive, Reflect City's Commercial Stability," *Cedar Rapids Evening Gazette*, May 15, 1912, pp. 26-27.

James Lorenzo Bever, Sampson's son, was born in Ohio in 1838 and was twelve years old when his family moved to Cedar Rapids. He continued his studies with Reverend William Jones, who founded a private school for boys that later became Coe College. James went on to Kenyon College in Ohio for his education. Upon returning to Cedar Rapids, he started working as a clerk with the banking house of Green, Merritt & Company and was later made cashier. These experiences led him and his father to establish their private bank in 1859. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and also became vice-president of the Electric Light and Power Company.²⁰

George Wolt Bever was born in Ohio in 1842 and was ten years old when he moved with the family to Cedar Rapids. He completed his education at Kenyon College in Ohio and served as second lieutenant during the American Civil War. After the war, George Bever worked at the City National Bank of Cedar Rapids alongside his father, who was president, and his brothers, and later became vice-president of the City National Bank, a position he held for twenty years. George married Miss Ada E. Taylor of Marysville, Ohio. He became president of the American Trust & Savings Bank, as well as one of the directors of the Citizens National Bank.²¹

John B. Bever was born in Cedar Rapids in 1852 and went to public schools in the city for primary education and private school for his secondary education. He later studied at Griswold College in Davenport, Iowa. He started his career as a messenger at the City National Bank in Cedar Rapids, where he assumed various positions until he was made cashier. John became vice-president of the Bever Land Company upon his father's death, serving alongside his eldest brother James, who was president. John Bever married Carlote Morton of New York. He was one of the original stockholders of the American Trust and Savings Bank of Cedar Rapids and one of its directors. The Bever brothers were admired and enterprising citizens of Cedar Rapids, especially for the way they conducted their business so harmoniously, earning everyone's respect.²²

²⁰ *Biographical Records of Linn County, Iowa.* (Chicago, The S. J. Clarke Publishing Company, 1901), Web, <https://lccn.loc.gov/04003622>, pp. 46-49.

²¹ *Biographical Records of Linn County, Iowa.* (Chicago, The S. J. Clarke Publishing Company, 1901), Web, <https://lccn.loc.gov/04003622>, pp. 56-59.

²² *Biographical Records of Linn County, Iowa.* (Chicago, The S. J. Clarke Publishing Company, 1901), Web, <https://lccn.loc.gov/04003622>, pp. 67-69.

When Sampson C. Bever died in 1892, he left a value of one million dollars in property and assets to his children. James Bever received the equivalent value of \$372,000; George received \$272,000; and John received \$168,000. All the money came from shares in the City National Bank, real property, and shares in the Chicago & Northwestern Railway Company. The three brothers received the Bever Farm property, part of which later became the Bever Woods Addition. Their sister Jane received \$39,650, and their sister Ellen received \$41,250 from shares in the City National Bank and real property. Part of the real property each of the siblings received were homes their father had built for each of them.²³

The Bever Land Company office was located at 106 South First Street, and advertisements in the Cedar Rapids Republican newspaper of 1900 states 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.”²⁴ The advertisement explains that the Bever Land Company only sells their own property. Another service provided by the company was the financing for the building of homes, with convenient monthly payments for buyers. There is mention of a Bever fourth addition located on Vernon Road as well as several other lots with or without houses for sale. James L., George W., and John B. Bever, were all prosperous businessmen and were highly regarded by the Cedar Rapids’ society; their “financial ability is evidence of unbroken success.”²⁵

DEVELOPMENT OF BEVER WOODS DISTRICT

A map titled Plat of Bever Woods Addition to the City of Cedar Rapids (Figure 6) 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 start to appear in the Town Lot Transfer Book of the Linn County Auditor’s Office. Brothers James, George, and John Bever owned the Bever Land Company and developed the land, creating streets and infrastructure for the neighborhood addition. Individual lots were mapped and segregated 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 land had originally been the family farm and belonged to their father, Sampson C. Bever, until his death in 1892.

²³ “S. C. Bever’s Will, Disposition of a Million Dollars Worth of Property,” *Cedar Rapids Evening Gazette*, August, 26, 1892, p. 8.

²⁴ “Bever Land Company” advertisement, *Cedar Rapids Republican*, July 6, 1900, p. 6.

²⁵ “Banking Institutions of Cedar Rapids,” *Cedar Rapids Evening Gazette*, January 9, 1904, p. 57.

Bever Woods neighborhood was part of a 160-acre tract of land in the NW ¼ of Section 23, Township 83, and Range 7 of Cedar Rapids that Sampson C. Bever bought from Samuel Davidson King in 1851. Mr. King 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 Matheros County, Virginia and he obtained the claim to these 160 acres of land from The United States in 1846.²⁶

Sampson C. Bever turned the land over to the "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 the 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 was in charge of the survey, sub-division of lots, drives and avenues, as well as marking, naming, and numbering the land parcels as platted on the map by surveyor F. A. Greene.²⁷ An additional ten acres of land were donated to the City of Cedar Rapids for Bever Park. Another sixty acres belonging to John Weare were bought by the Bever family and donated to the City in order to complete the 70-acre Bever Park.²⁸

The Bever Woods neighborhood is about 59 acres, divided into eight blocks and one hundred twenty-nine lots of various sizes. The neighborhood was designed to contain somewhat irregular shapes along curved streets. At the time, a streetcar line traversed through Bever Avenue and Grande Avenue, serving the western neighborhoods of Cedar Rapids. The 1916 Map of the City of Cedar Rapids (Figure 5) shows the Bever Avenue and Grande Avenue CR & MC railway line ending at Bever Park. The Bever Woods neighborhood was conveniently connected to other rail lines because the streetcar line had downtown connections with the Cedar Rapids & Marion Railway and the CRANDIC Railway. Since its construction in 1912, the interurban line had linked the towns of Urbana, Center Point, and Cedar Rapids.²⁹

The Bever Woods neighborhood design was inspired by the City Beautiful Movement of North American urban planning, which thrived from the 1890s to

²⁶ Abstract of Title to Lot 18, Bever Woods Addition to Cedar Rapids, 2207 Grande Avenue, January 24, 1918, p. 1.

²⁷ *Ibid.*, pp. 2-7.

²⁸ "Plan Commended, People Think the Parks should be Improved," *Cedar Rapids Evening Gazette*, May 25, 1898, p. 6.

²⁹ William H. Thompson, *Transportation in Iowa: A Historical Summary* (United States: Iowa Department of Transportation, 1994), pp. 124-125.

the 1900s. The World's Columbian Exposition in Chicago in 1893 influenced architecture and landscape design with the creation of the "White City," in which the exhibition's buildings were painted white. The movement's philosophy encouraged civic pride through the creation of beautiful cities. The movement's intentions were to achieve beautiful cities by integrating parks, wooded areas, gardens, water, and other natural elements in order to create harmonious architecture and landscapes. The Bever Woods neighborhood incorporates these City Beautiful Movement ideas with its mature trees, gardens, manicured lawns, curved streets, and the adjacent Bever Park, all of which were meant to create a serene atmosphere ideal for a residential area.

The Bever Woods addition to Cedar Rapids became a desirable area to live. At the time, the area would have been considered the city suburbs. The neighborhood was consolidated around the 1920s, which is when most of the houses were built. Homebuyers had the opportunity to purchase a lot and build a custom-designed house to their liking. Other individuals like James L. Bever and Howard Hall, were speculators who purchased property and built houses as an investment opportunity. The people who bought lots to build houses in Bever Woods were merchants, businessmen, and professionals from middle- to upper-class backgrounds. The diversity of lot sizes and flexibility of allowable house size made for a fair variety of social classes living in close proximity within the same neighborhood.

Architectural History Survey Results

INTRODUCTION

The on-site visits for this project were conducted on October 23, 24, and 25, 2019. Properties within the survey area were photographed, sketch maps were drawn, and site inventory forms were completed with information about each residential building in the project area, including dates of construction, materials, and architectural styles.

The properties in the project area are single-family residential buildings associated with the urban development of the Bever Woods area of Cedar Rapids. This upper- and middle-class neighborhood was mostly developed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land and sold the individual lots for residential single-family buildings.

The Cedar Rapids Historic Sites and Districts Identification System classified most properties in the project area as recommended for intensive survey. The intensive-level architectural history survey is intended to identify architectural resources that are eligible for the National Register of Historic Places. Such resources would be considered “historic properties” under federal law. Evaluating the historic significance of architectural properties involves examining specific criteria defined by the National Park Service for determining eligibility of resources for listing on the National Register of Historic Places. The following criteria are used in all determinations of eligibility:

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

D. That have yielded, or may be likely to yield, information important in history or prehistory.³⁰

In evaluating a resource, each of these criteria is considered. In addition, it is important to determine whether a property retains seven key aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

This study focused on the project area, which was defined as extending from the 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. There are 129 individual lots in the project area and 128 of them have buildings. Property 368 Forest Drive SE is a vacant lot that is non-contributing to the district.

The project area defines the boundaries of a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. It should be noted that district boundaries may extend east to encompass Bever Park as well, which lies outside of the scope of the current investigation.

The survey found that all of the 128 properties in the project area are over 50 years old with dates of construction ranging from 1912 to 1957. This study found that one hundred twenty-five (125) of the properties in the project area contribute to a potential Bever Woods Historic District. Three (3) properties are not National Register-eligible and are non-contributing to this potential historic district.

Additionally, thirty-four (34) properties were found to be individually eligible for listing on the National Register under Criterion C pending interior examination and documentation. These resources are considered significant as exceptional representations of their architectural design as single-family houses built in a residential area of Cedar Rapids during the early to mid-1900s. A summary of all properties found in the project area is detailed in Table 1 (page 94).

³⁰ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation" (Washington, D.C.: United States Department of the Interior, National Park Service, 1997).

One Multiple Property Site Inventory Form (57-11394) was prepared for the potential Bever Woods Historic District. An additional 128 Site Inventory Forms were prepared for each residential property in the project area.

Table 2 below summarizes the thirty-four (34) individually National Register-eligible properties.

Table 2. Summary of Individually Eligible Properties in the Bever Woods Neighborhood.

#	Address	Name	Site Number	Date Built	Architectural Style
1	2101 Grande Ave SE	Adolph Lenders House	57-04013	1931	Georgian
2	2101 Washington Ave SE	Miller, Grace House	57-11409	1923	Neoclassical
3	2225 Grande Ave SE	Chase, Elisabeth, House	57-11414	1919	Craftsman
4	2219 Grande Ave SE	Simon, Charles, House	57-11415	1915	Craftsman
5	2207 Grande Ave SE	Diebold Albert, House	57-11416	1915	Craftsman
6	348 Garden Drive SE	Paulson, Flossie, House I	57-11417	1918	Craftsman
7	351 Pleasant Drive SE	Chase, Elisabeth, House	57-11428	1920	Craftsman
8	2249 Grande Ave SE	Paulson, Flossie, House II	57-11429	1920	Neoclassical
9	2241 Grande Ave SE	McElvania, Agnes, House I	57-11430	1922	Craftsman
10	350 Pleasant Drive SE	McElvania, Agnes, House II	57-11431	1918	Colonial
11	358 Pleasant Drive SE	Killian, James, House	57-11432	1919	Craftsman
12	2250 Washington Ave SE	Simmons House	57-11434	1923	Craftsman
13	361 Forest Drive SE	Chamberlain, William, House	57-11435	1931	English Tudor
14	353 Forest Drive SE	Towne, Alfred, House II	57-11437	1917	Colonial
15	365 Forest Drive SE	Pollins, Charles, House II	57-11439	1917	Craftsman
16	2300 Bever Ave SE	Burkholder House	57-11457	1918	Craftsman
17	349 Woodland Drive SE	Gertrude Torgueson House	57-11465	1932	Georgian
18	345 Woodland Drive SE	Theodore, Louise Blaul House	57-11466	1927	English / Tudor
19	2343 Grande Ave SE	Neuzil, William, House	57-11467	1922	Neoclassical
20	2325 Grande Ave SE	Moravec, Edward, House	57-11468	1919	Craftsman
21	364 Forest Drive SE	Ovel, Gerald, House	57-11469	1931	Tudor
22	2442 Bever Ave SE	Taylor House	57-11476	1927	Tudor
23	2317 Grande Ave SE	Burton, Harrington, House	57-11479	1919	Italianate
24	348 Forest Drive SE	Houser House	57-11481	1925	Italianate
25	356 Forest Drive SE	Chad Schoen House	57-11483	1924	Georgian
26	357 Park Terrace SE	Hall, Howard, House I	57-11488	1919	Craftsman
27	353 Park Terrace SE	Hall, Howard, House II	57-11489	1920	Neoclassical
28	349 Park Terrace SE	James L Bever Jr. House	57-11490	1915	Craftsman
29	366 Woodland Drive SE	Baker, Ward, House	57-11499	1919	Craftsman
30	2626 Bever Ave SE	McKay, Kenneth, House	57-11505	1919	Craftsman
31	2483 Grande Ave SE	Bever, James L., House I	57-11508	1922	Italianate
32	2435 Grande Ave SE	Benson, Henry, House	57-11511	1922	Italianate
33	350 Park Terrace SE	Kerchmar, William, House	57-11512	1930	Tudor
34	352 Park Terrace SE	Burnett House	57-11513	1922	Italianate

PREVIOUS ARCHITECTURAL HISTORY RESEARCH

The Bever Woods area was previously examined during the Citywide Historic and Architectural Reconnaissance Survey performed by Marjorie Pearson in 2014. That report recommended intensive survey to evaluate the potential for the Bever Woods area to be nominated to the National Register of Historic Places as a historic district.

In addition, one property had been previously surveyed in the project area: the residence at 2101 Grande Avenue SE (57-04013). Georgia Petersen had surveyed that property in February 1974, but no determination of National Register-eligibility was recorded at that time. The current intensive survey found the property to be individually eligible for the National Register of Historic Places.

NEWLY INVENTORIED PROPERTIES IN AND NEAR THE PROJECT AREA

Bever Woods District, Site Inventory Number 57-11394

Location:

Bever Woods District is located in Section 23, Township 83N, Range 7W, Cedar Rapids, southwest Linn County, Iowa. The district extends 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.

Figures: 3 through 10

Description:

The Bever Woods District is a 58.6-acre tract of land composed of one hundred twenty-eight (128) buildings in lots of various sizes within eight blocks, designed with irregular shapes and curved streets. The City Beautiful Movement of urban planning from the 1890s to the 1900s inspired the neighborhood's design. The movement's intention was to create beautiful cities by integrating parks, wooded areas, gardens, water, and other natural elements in order to create harmonious architecture and landscapes. The Bever Woods neighborhood incorporates these City Beautiful Movement ideas with its mature trees, gardens, manicured lawns, curved streets, and the adjacent Bever Park, all of which are meant to create a serene atmosphere ideal for a residential area.

Period of Significance: 1910 to 1960

Dates of Construction: 1912 to 1957

Integrity:

The neighborhood retains all seven aspects of integrity: location, design, materials, craftsmanship, setting, feeling, and association. Integrity of location, setting, and feeling is maintained in Bever Woods since the overall 1917 street layout, mature trees, and front gardens remain. Moreover, the setting and feeling of this once suburban area is preserved by the cohesive surrounding residential neighborhoods and Bever Park at the east end. Integrity of design remains throughout the neighborhood because all the buildings are single-family residences representing the popular architectural styles of early to mid-twentieth century; the period they were built. Most of the houses date from the early 1920s and the predominant architectural styles are craftsman, colonial and gothic revival. Craftsmanship, and materials in the houses remain for the most part with few exterior alterations to the houses. The association to the period of significance of the Bever Woods neighborhood continues because overall the properties are well maintained and changes have been minimal producing the feeling of a suburban neighborhood from early to mid-twentieth century.

National Register Eligibility:

The neighborhood is eligible for the National Register under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids.

SIGNIFICANCE UNDER CRITERION A

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for 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 who came from different nationalities such as Scotland, Norway, and Germany, for example. The sizes of lots and residences attracted both middle- and upper-class families to live within one

neighborhood. Many businessmen, lawyers, doctors, and entrepreneurs bought original lots in Bever Woods, whether to build houses intending to sell them, or to live in the neighborhood themselves. Most of the houses were constructed around the 1920s with fewer 1930s, 1940s, and 1950s examples present, making this a very coherent district.

The district has changed little through its period of significance. One significant change relating to changing patterns of transportation was the elimination of the streetcar line from both Grande and Bever Avenue. 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 lasted 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.³¹ These important events, the successful cast of characters who developed lots and constructed homes in Bever Woods, including James L. Bever, Howard Hall, and others, used traditional architectural styles for the residences and associated outbuildings helped shape the district's distinctive character.

SIGNIFICANCE UNDER CRITERION C

In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The one hundred twenty-eight houses were built in a residential area during the early to mid-1900s.

Bever Woods residential architectural styles of the 1910s, 1920s, and 1930s display popular high-style architecture designs and include Craftsman, Colonial Revival, Italianate, Georgian, and Tudor styles. 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. Few examples of 1950s ranch-style homes, split-level, or hipped two-story styles from this era are found 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

³¹ "Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965." National Register of Historic Places, Multiple Property Nomination (2015), p. 5.

or attached garages are a common occurrence. Many of them complement the houses' designs with similar details found in the homes. All of the individually eligible properties have garages that complement the houses' designs and these contribute to the significance of the properties. Most contributing properties also have garages that match the houses' styles. Separate garages that do not match the houses' designs are non-contributing to the properties.

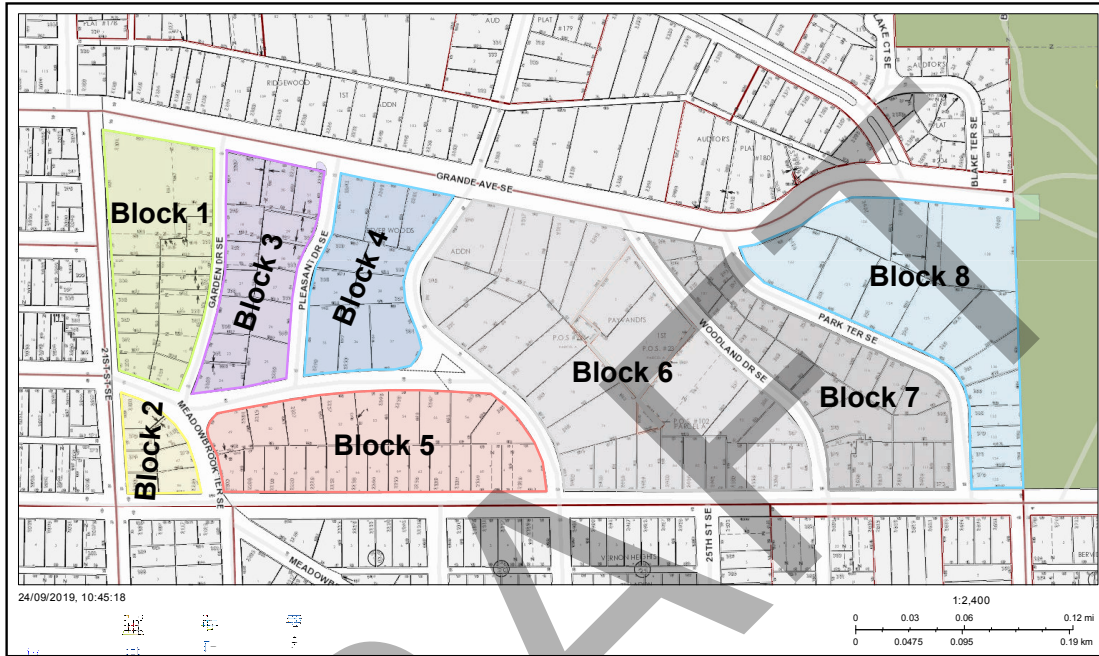
Overall, larger homes display more details and complex volumes than the smaller homes. Arrays of character-defining features representative of their distinctive architectural styles are found throughout. These include open front porches; carports supported by piers and columns; and hip, shed, and gable dormers. Nearly all of the houses have brick foundations, but there are some later examples of 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 district is stylistically homogeneous, maintaining the feeling of an early 1900s residential area in the city of Cedar Rapids.

ARCHITECTURE OF THE PROPOSED BEVER WOODS DISTRICT

The proposed historic district encompasses eight blocks. As discussed previously, the neighborhood was platted in 1917 with the earliest residences constructed in 1918 to 1930. The majority of the houses were built during this period followed by fewer houses built from the 1930s to the 1960s.

The first owners of the lots in Bever Woods Addition to Cedar Rapids from 1918 onwards were recorded in the Town Lot Transfer Book from Linn County Auditor's Office. The names used for the houses were the families that bought the lots from the Park Avenue Realty Company. Some names are repeated for different lots because people speculated with real estate and resold the lots for profit or built houses and then sold the properties to other families. People such as Oskar F. Paulson, who was a contractor and Howard Hall, a businessman; bought multiple lots. Members of the Bever family also had multiple individual lots.

The following discussion presents a summary of each block and a description of each property found in the proposed historic district.



Reference Map Showing the Block Numbers for Bever Woods District.
Source: City of Cedar Rapids, Iowa (2017)

Block 1

Summary

This block has a total of thirteen lots with one potential individually eligible property. One of the largest lots in the neighborhood is located at 2101 Grande Avenue SE. The property was a farmhouse owned by Adolph Lenders in 1910 and was altered in 1931 to its present design. The adjoining southeast lot was segregated from the property and the house at 353 Garden Drive SE was originally the gardener's cottage. The property at 2101 Grande Avenue SE was previously surveyed in 1974 and is considered individually eligible to the National Register for its distinctive architectural elements pending assessment of the interior's integrity. The remaining lots in this block are smaller in size and contain properties that contribute to a Bever Woods historic district.

Adolph Lenders House, 57-04013
2101 Grande Avenue SE, (Figure 11)

Description:

The 1931 building is a two-story red brick house with dentil-detail hipped-roof in slate shingles. An attic on the third level has arched eyelash dormers in 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 patterns designs in the separate courtyards, dense vegetation, a rectangular stone shallow fountain and rectangular pool. A separate L-shape red brick building that was used for stables with an attached coachman's house is currently used as a detached garage and guesthouse. These additional buildings are historically significant to the property. 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 immediate setting has changed with the addition of tall vegetation, which surrounds the house. The property is contributing to the Bever Woods District.

Historic Background:

The property belonged to Adolph W. H. Lenders who was born in Germany in 1868. He was a general manager of wholesale corn products. Along with Paul W. Allen, Adolph Lenders applied for a patent in 1918 to extract and purify grain products such as maize and corn. The patent was filed by Penick and Ford Ltd. Inc. and was granted in 1922. Adolph's wife was Anne W. Lenders and she sold the property in 1947 according to the Town Lot Transfer Book of Cedar Rapids.

Eligibility:

The property is individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Helen Ilten House, 57-11395
352 21st Street SE, (Figure 12)

Description:

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 in 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 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 replacement.

Eligibility:

The property is contributing to the Bever Woods District.

Ralph Meyers House, 57-11396

356 21st Street SE, (Figure 13)

Description:

The 1913 building is a two-story hipped-roof house with 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.

Eligibility:

The property is contributing to the Bever Woods District.

Anna Adams House, 57-11367

358 21st Street SE, (Figure 14)

Description:

The 1920 building is a one-and-a-half story side gambrel house with front shed roof dormer. The main materials are wood siding and asphalt roof. Wood rafters adorn the underside of the dormer roof. The entrance door has two sidelights and is on the side of this small-scale house. The wood windows are original. The Craftsman style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Oiven House, 57-11398

360 21st Street SE, (Figure 15)

Description:

The 1918 building is a two-story side gable roof house with front shed roof dormer. The main materials are wood siding and asphalt roof. 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. A detached two-car garage matches the house's style. The Craftsman-style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Guy Linville House, 57-11399

362 21st Street SE, (Figure 16)

Description:

The 1920 building is a two-story hipped-roof house with front gable roof dormer. The main materials are wood siding and asphalt roof. 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. A detached two-car garage matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, feeling, craftsmanship, materials, and association.

Historic Background:

Guy P. Linville was born in 1878 in Iowa. He was an attorney with a private practice in Cedar Rapids.

Eligibility:

The property is contributing to the Bever Woods District.

John Blaine House, 57-11400

2100 Washington Avenue SE, (Figure 17)

Description:

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. The main materials are wood siding and asphalt roof. The entrance has a pitched roof awning and simple pilaster detail. The wood windows and shutters appear to be original. An attached two-car garage matches the house's design. The Colonial Revival style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Frank Merik House, 57-11401

2114 Washington Avenue SE, (Figure 18)

Description:

The 1918 building is a one-story side-gambrel roof house with front gable roof dormer. The main materials are vinyl siding and asphalt roof. A recessed entrance porch has a brick corner column and low wall. The wood windows and shutters appear to be replacements. A detached one-car garage matches the house's style. 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 window replacements.

Historic Background:

Frank Merik was born in Bohemia in 1882. Merik was a manager at a tavern and he lived in the house in 1940 with wife Stella.

Eligibility:

The property is contributing to the Bever Woods District.

Crowley House, 57-11402

361 Garden Drive SE, (Figure 19)

Description:

The 1919 building is a two-story cross-gable roof house with a first-level pitched awning and side dormer. The main materials are stucco siding and asphalt roof. A recessed entrance porch has a two-lite entrance door. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Cleveland Dennstedt House, 57-11403

359 Garden Drive SE, (Figure 20)

Description:

The 1919 building is a two-story front-gable roof house with side-shed roof dormer. The main materials are wood siding and asphalt roof. A first-level volume protrudes to the front next to the entrance door. The wood windows appear to be original. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Margaret McLeod House, 57-11404

357 Garden Drive SE, (Figure 21)

Description:

The 1919 building is a two-story front-gable roof house with front-gable entrance and screened-in porch. The main materials are wood siding and 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. A detached one-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Maggie Albert House I, 57-11405

355 Garden Drive SE, (Figure 22)

Description:

The 1925 building is a two-story hipped-roof house with a front hipped-roof dormer and shed awning over the entrance door. The main materials are wood siding and asphalt roof. The open front porch has two brick bases and metal railings. The wood windows on the second level are replacements. A detached one-car garage does not match the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Maggie Albert House II, 57-11406

353 Garden Drive SE, (Figure 23)

Description:

The 1931 building is a one-story hipped-roof house with front hipped-roof dormer. The main materials are brick and 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. A detached two-car garage does not match the house's style. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Block 2

Summary

This block is the smallest block in the neighborhood with a total of seven lots of similar sizes. One potential individually National Register-eligible property is located at 2101 Washington Avenue SE (57-11409). This house belonged to Grace Miller, whose father Alexander Lynott was a pioneer railroad employee with the C&NW Railroad. The remaining lots in this block contain properties that contribute to a Bever Woods historic district.

Stanley Reid House I, 57-11407

2114 Bever Woods SE, (Figure 24)

Description:

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. A detached two-car garage matches the house's design and is historically significant to the property. 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.

Historic Background:

Stanley Reid was born in 1894 in Iowa. He was the owner of Deayner & Building Company in Cedar Rapids. His wife's name was Ruth.

Eligibility:

The property is contributing to the Bever Woods District.

George Witwer House, 57-11408

375 Meadowbrook Terrace SE, (Figure 25)

Description:

The 1921 building is a one-story cross-gable roof house with semicircular entrance porch supported by double wood columns. The main materials are wood siding and asphalt roof. The open entrance porch has simple wood railings. The wood windows appear to be original. A detached garden shed matches the house's design. The

Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

George Parson Witwer was born in Iowa in 1887. George entered service in July of 1918 with the 4th Training Regiment. He married Lillian Getts in 1920 and had two sons, Henry and George. Mr. Witwer was a Realtor by profession and member of the Cedar Rapids Real Estate Board. He was a veteran of World War I, a member of Immanuel Baptist Church, and the Crescent Masonic lodge.

Eligibility:

The property is contributing to the Bever Woods District.

Grace Miller House, 57-11409

2101 Washington Avenue SE, (Figure 26)

Description:

The 1923 building is a two-story hipped-roof house with hipped dormers in front and back. The main materials are brick and asphalt roof. 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. A detached two-car garage matches the house's design and is accessed on the side of this corner lot. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Grace Anne Miller was born in 1887 and died in 1965. Her father Alexander Lynott was a pioneer railroad employee with the C. & N. W. Railroad and worked in the company for thirty years. He was born in Ireland in 1853 and had one daughter, Grace and three sons, Alexander, Edward, and Frank. Mr. Lynott died in 1914.

Eligibility:

The property is contributing to the Bever Woods District. The property is also individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Dr. Sveins House I, 57-11410

370 21st Street SE, (Figure 27)

Description:

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 added attached two-car garage 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.

Eligibility:

The property is contributing to the Bever Woods District.

Dr. Sveins House II, 57-11411

374 21st Street SE, (Figure 28)

Description:

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 roof. A first-level side volume has a shed roof. The windows are replacements. A detached two-car garage 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 window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Thomas Kalpin House, 57-11412

2100 Bever Avenue SE, (Figure 29)

Description:

The 1918 building is a two-story hipped-roof house with front-hipped roof dormer with rafter details under the eaves. The main materials are wood siding and asphalt roof. The entrance porch has a gable-roof pediment supported by simple wood brackets and shed awning. The windows are replacements. An attached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Wellington & Nellie Richards House, 57-11413

2117 Washington Avenue SE, (Figure 30)

Description:

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 roof. Wood curved brackets support the entrance awning. The wood windows appear to be original. A detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Wellington Richards was born in 1874 in Des Moines, Iowa. He was a Pharmacist working in drugstore retail in Cedar Rapids. He lived at the house in 1940 with his wife Nellie May, daughter Luicellia, and son in law Edwin.

Eligibility:

The property is contributing to the Bever Woods District.

Block 3

Summary

Block 3 has a total of fourteen lots and five of them are potential individually National Register-eligible properties. These five large-scale properties are clustered in the northern part of the block and three are located along Grande Avenue. The remaining nine properties on this block contain properties that contribute to a Bever Woods historic district.

Among the notable people who lived on this block is Oskar F. Paulson, who built a house at 348 Garden Drive SE. He was a general contractor in the building industry and founder of O. F. Paulson Construction Co. He worked on projects such as the Johnson School, the Magnus Hotel, the Roosevelt Hotel and the Iowa Theater in Cedar Rapids. Another businessman named Albert J. Diebold lived at 2207 Grande Avenue SE. He opened the Palace Theater with business partner Mike Ford.

Elizabeth Chase House I, 57-11414

2225 Grande Avenue SE, (Figure 31)

Description:

The 1919 building is a two-story, hipped-roof house with front center dormer and recessed side volume. The main materials are wood siding and asphalt roof. The entrance porch has a hipped roof and sidewalls with windows. A bay window above the entrance has carved wood details underneath. A detached two-car garage matches the house's design and is historically significant to the property. The Craftsman-style house

retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Elizabeth Chase was born in 1878 and in 1902 she married Arthur E. Chase who was a manager in the laundry business according to the 1940 Census.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Charles Simon House, 57-11415

2219 Grande Avenue SE, (Figure 32)

Description:

The 1915 building is a two-story, hipped-roof, wood-frame house with front dormer. The main materials are wood 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. A two-car detached garage matches the house's design and is historically significant to the property. The building is a Craftsman-style house that retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Albert Diebold House, 57-11416

2207 Grande Avenue SE, (Figure 33)

Description:

The 1915 building is a two-story, hipped-roof, wood-frame and stucco house with hipped-roof front dormer. The main materials are wood and stucco siding 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 two-car detached garage with dormer matches the house's design and is historically significant to the property. A back garden gazebo has a hipped roof, intricate wood details, and copper gutters. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Albert J. Diebold was born in 1883 in New York. He was the owner of a theater in Cedar Rapids and was married to Grace. In 1912, Albert J. Diebold with business partner Mike Ford opened the Palace Theater located at 310 Second Ave. SE, in Cedar Rapids. It was the city's largest theater, showing first-run movies and with seating for 730 people.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Oskar & Flossie Paulson House I, 57-11417

348 Garden Drive SE, (Figure 34)

Description:

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 siding 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 two-car detached garage with front dormer matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Oskar Fridjof Paulson was born in Norway in 1885. He was a general contractor in the building industry according to the 1940 Census and living in the house with his wife Flossie. Oskar F. Paulson arrived in Cedar Rapids from Minneapolis in 1908. He worked for contractor H.F. Jones, building homes and businesses in Cedar Rapids. Among the contractor's projects was the Johnson school and the Magnus Hotel. Paulson married Jones' daughter, Flossie, in 1909 and in 1913, set out on his own, founding O.F. Paulson Construction Co. His company already had worked on the Roosevelt Hotel and the new coliseum when he won the contract in February 1927 for one of two theaters being built in Cedar Rapids. Paulson built the Iowa Theater on the corner at First Avenue and Third Street East in September 1927. Paulson Electric Company has been in business for 80 years and still has offices in Cedar Rapids, recently in Dubuque and Waterloo.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Gertrude Torgueson House I, 57-11418

352 Garden Drive SE, (Figure 35)

Description:

The 1918 building is a two-story, side-gable-roof house with gable-roof pediment entrance. The main materials are wood and stucco siding 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. A detached two-car garage matches the house's design. 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 window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Clare Marshall House, 57-11419

356 Garden Drive SE, (Figure 36)

Description:

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. A detached two-car garage matches the house's style. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Edward & Daisy Pratt House, 57-11420

358 Garden Drive SE, (Figure 37)

Description:

The 1920 building is a two-story cross-gable-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. The windows are replacements. A detached two-car garage matches the house's style. 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 window replacements.

Historic Background:

Edward Pratt was born in 1871 in Viton, Iowa. He was a salesman in a furniture retail store. He lived in the house with wife Daisy in 1940.

Eligibility:

The property is contributing to the Bever Woods District.

Florence Kromas House I, 57-11421

362 Garden Drive SE, (Figure 38)

Description:

The 1923 building is a two-story side-gable-roof house with cross-gable center volume. The main materials are wood siding and asphalt roof. 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. A detached two-car garage matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Florence Kromas House II, 57-11422

2200 Washington Avenue SE, (Figure 39)

Description:

The 1917 building is a one-and-a-half-story side-gable-roof house with front-gable-roof dormers in front and back. The main materials are wood, stucco siding 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 matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Dr. Xavier House, 57-11423

2220 Washington Avenue SE, (Figure 40)

The 1949 building is a two-story, hipped-roof house with protruding front volume. The main materials are stone, wood siding and asphalt roof. The entrance has a shed roof awning, and the volume has stone on the first level. The windows appear to be original. The two-story, hipped-roof style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Charles Pollins House I, 57-11424

359 Pleasant Drive SE, (Figure 41)

Description:

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 roof. 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. A detached two-car garage matches the house's design. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Alfred Towne House I, 57-11425

355 Pleasant Drive SE, (Figure 42)

Description:

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 roof. The recessed entrance porch has simple wood pilasters with cornice detail. The wood windows appear to be original. A detached three-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Alfred Towne was born in Iowa in 1889 and was a real estate salesman in Cedar Rapids.

Eligibility:

The property is contributing to the Bever Woods District.

Whitaker House, 57-11426

353 Pleasant Drive SE, (Figure 43)

Description:

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 matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Elizabeth Chase House II, 57-11427

351 Pleasant Drive SE, (Figure 44)

Description:

The 1920 building is a two-story, hipped-roof, and wood-frame house with front-hipped dormer. The main materials are wood, stucco siding and asphalt roof. 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 gable roof and simple wood railings. The wood windows appear to be original. A two-car detached garage matches the house design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Elizabeth Chase was born in 1878 and in 1902 she married to Arthur E. Chase who was a manager in the laundry business according to the 1940 Census.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Block 4

Summary

This block has ten properties in total, with lots that are larger than the previous blocks. Seven of the properties are potentially individually eligible for the National Register, with excellent examples of their particular architectural style: craftsman, neoclassical, and

Tudor revival. The remaining three properties in this block contain properties that contribute to a Bever Woods historic district.

This block had many notable residents living in the houses. James Killian one of the founders of Killian's Department Store in Cedar Rapids lived at 358 Pleasant Drive SE. James' brother, John Killian, lived at 357 Forest Drive SE and also worked in the renowned store. Mr. Clair William Bloomhall, President and Founder of Diamond V. Mills Company, lived at 2240 Washington Avenue SE (57-11433). William Chamberlain, a civil lawyer and council member of the United Light and Railway Co., lived at 361 Forest Drive SE. Contractor Oskar F. Paulson also owned a house on this block at 2249 Grande Avenue SE.

Mitchell House, 57-11428

2261 Grande Avenue SE, (Figure 45)

Description:

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 roof. 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 on back matches the house's design. The English Tudor Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Oskar & Flossie Paulson House II, 57-11429

2249 Grande Avenue SE, (Figure 46)

Description:

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. A two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Oskar Fridjof Paulson was born in Norway in 1885. He was a general contractor in the building industry according to the 1940 Census and living in the house with his wife Flossie. Oskar F. Paulson arrived in Cedar Rapids from Minneapolis in 1908. He worked for contractor H.F. Jones, building homes and businesses in Cedar Rapids. Among the contractor's projects was the Johnson school and the Magnus Hotel. Paulson married Jones' daughter, Flossie, in 1909 and in 1913, set out on his own, founding O.F. Paulson Construction Co. His company already had worked on the Roosevelt Hotel and the new coliseum when he won the contract in February 1927 for one of two theaters being built in Cedar Rapids. Paulson built the Iowa Theater on the corner at First Avenue and Third Street East in September 1927. Paulson Electric Company has been in business for 80 years and have offices in Cedar Rapids, Dubuque and Waterloo.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Agnes McElvania House I, 57-11430

2241 Grande Avenue SE, (Figure 47)

Description:

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. A two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Although the house was built by Agnes McElvania, it appears that she sold it to Charles C. Kuning, who lived in the residence with his wife in the 1920s.^{32 33}

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

³² *McCoy's Cedar Rapids Street Directory*, 1926, page 613.

³³ *Evening Gazette and Republican*, 1928, page 10.

Agnes McElvania House II, 57-11431

350 Pleasant Drive SE, (Figure 48)

Description:

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 roof. 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. A two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

According to the 1919 McCoy Directory of the City of Cedar Rapids, this house was the residence of Agnes McElvania (widow of James).³⁴

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

James Killian House, 57-11432

358 Pleasant Drive SE, (Figure 49)

Description:

The 1919 building is a two-story, hipped-roofed house with front-hipped dormer. The main materials are stucco siding and asphalt roof. 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. A two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

James Killian was born in Nebraska in 1883. He was the treasurer and one of the founders of the Killian's Department Store in Cedar Rapids. Killian's Store was one of the largest department stores in Iowa in 1921 with a five story building in 3rd Avenue employing 320 workers. The store opened in 1910 and before that it was known as the John H. Taft dry goods general store. James Killian's wife was Mary Killian and they had a daughter Jean and a son Robert.

³⁴ McCoy's Cedar Rapids City Directory, 1919, page 492.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Marie Bloomhall House, 57-11433

2240 Washington Avenue SE, (Figure 50)

Description:

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

Historic Background:

Marie Bloomhall was born in 1888 and was married to Mr. Clair William Bloomhall who founded and was president and general manager of Diamond V. Mills Company. They had a daughter named Barbara and a son named William. Mr. Bloomhall was born in South Dakota in 1886 and had worked as a farmer in the corn production industry for four decades before he founded Diamond V Mills on Nov 1, 1943. The company is a global enterprise today that specializes in optimal animal feed products.

Eligibility:

The property is contributing to the Bever Woods District.

Simmons House, 57-11434

2250 Washington Avenue SE, (Figure 51)

Description:

The 1923 building is a one-and-a-half-story wood-frame house with side-gable roof and two front gables. The main materials are wood siding and asphalt roof. 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 two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

William Chamberlain House, 57-11435

361 Forest Drive SE, (Figure 52)

Description:

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 two-car detached garage matches the house's design and is historically significant to the property. The English Tudor style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

William Chamberlain born in 1878 was a lawyer of civil practice admitted to the bar in 1901, general council member of the United Light and Railway and Co. and all other subsidiary corporations operating the street and interurban railways in Linn County.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

John Killian House, 57-11436

357 Forest Drive SE, (Figure 53)

Description:

The 1924 building is a two-story, side-gable house with a recessed side volume. The main materials are wood siding and asphalt roof. 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 detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

John Killian was born in 1938 and he was the son of Richard and Ann Killian. Robert was born in Nebraska and was a secretary with Killian's Department Store in Cedar Rapids. Killian's Store was one of the largest department stores in Iowa in 1921 with a five story building on 3rd Avenue employing 320 workers. The store opened in 1910 and before that it was known as the John H. Taft dry goods general store.

Eligibility:

The property is contributing to the Bever Woods District.

Alfred Towne House II, 57-11437

353 Forest Drive SE, (Figure 54)

Description:

The 1917 building is a two-story, wood-frame house with side-gambrel roof and rafter detail. The main materials are wood siding and asphalt roof. 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 two-car detached garage matches the house's design and is historically significant to the property. The Colonial Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Alfred Towne was born in Iowa in 1889 and was a real estate salesman in Cedar Rapids.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Block 5

Block 5 has a total of twenty-three lots with smaller lots on the south side along Bever Avenue. Two properties are potentially individually National Register-eligible and the remaining twenty-one contribute to a Bever Woods historic district. Doctors, businessmen, and contractors lived on this block. Paul Lattner was the owner of the Cedar Rapids Auto and Supply Company and he had originally purchased three lots in this block at 2201 Washington Avenue SE, 2200 Bever Avenue SE, and 2232 Bever Avenue SE. Kenneth McKay was a contractor, builder and designer who founded McKay Construction Company and lived at 2314 Bever Avenue SE.

Sofes House, 57-11438

369 Forest Drive SE, (Figure 55)

Description:

The 1923 building is a two-story side-gable house with front protruding side and three front dormers. The main materials are brick and asphalt roof. The entrance has two sidelights and a transom lite. The wood windows appear to be original. A detached three-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.

Eligibility:

The property is contributing to the Bever Woods District.

Charles Pollins House II, 57-11439

365 Forest Drive SE, (Figure 56)

Description:

The 1917 building is a two-story side-gable house with front awning and roofed dormer. The main materials are wood and stucco siding with an asphalt 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. A two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Isabel Harbert House I, 57-11440

2267 Washington Avenue SE, (Figure 57)

Description:

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 detached two-car garage does not match the house. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Dr. Rudolph Vorpahl House, 57-11441

2259 Washington Avenue SE, (Figure 58)

Description:

The 1922 building is a two-story side-gable wood house with first-level recessed side volume and a side carport with two Doric columns. The main materials are wood siding and asphalt roof. Brackets support a front pediment entrance portico and the front door has a glass transom and sidelights. The windows are replacements. A detached two-car

garage matches the house's design. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Historic Background:

Dr. Rudolph Vorpahl was born in Wisconsin in 1883. He was a doctor with a private practice in Cedar Rapids and he lived in the house with his wife Florence in 1940.

Jackson House, 57-11442

2249 Washington Avenue SE, (Figure 59)

Description:

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 roof. The windows are replacements. A detached two-car garage matches the house's design. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Laurie Bever House, 57-11443

2237 Washington Avenue SE, (Figure 60)

Description:

The 1917 building is a two-story, hipped-roof wood house with front hipped-roof dormer. The main materials are wood siding and asphalt roof. 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. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Doubrasky House, 57-11444

2227 Washington Avenue SE, (Figure 61)

Description:

The 1935 building is a two-story cross-gambrel house with 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. A detached two-car garage matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Wheeler House, 57-11445

2215 Washington Avenue SE, (Figure 62)

Description:

The 1948 building is a two-story hipped-roof house with first-level side volume. The main materials are stone, board siding and asphalt roof. The second-level volume overhangs from the first level, which is stone clad. The entrance door has a glass transom and sidelights. The metal windows appear to be original. A detached two-car garage does not match the house's design. The hipped-roof-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Paul Lattner House I, 57-11446

2201 Washington Avenue SE, (Figure 63)

Description:

The 1919 building is a two-story hipped-roof house with front curved-roof dormer. The main materials are vinyl siding and asphalt roof. 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. A detached two-car garage on back does not match the house's design. 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.

Historic Background:

Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children Bedford, Amanda and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909-1910 by Paul Lattner.

Eligibility:

The property is contributing to the Bever Woods District.

Paul Lattner House II, 57-11447

2200 Bever Avenue SE, (Figure 64)

Description:

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 roof. The front door has a glass transom and sidelights. The wood windows are original. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children Bedford, Amanda and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909-1910 by Paul Lattner.

Eligibility:

The property is contributing to the Bever Woods District.

Dr. Pfeiffer House I, 57-11448

2208 Bever Avenue SE, (Figure 65)

Description:

The 1923 building is a one-story, hipped-roof brick house with 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 detached two-car garage matches the house's style. The Bungalow Craftsman style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Weston Ralston House, 57-11449

2216 Bever Avenue SE, (Figure 66)

Description:

The 1917 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. A detached two-car garage does not match 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 because of the siding and window replacements.

Historic Background:

Weston D. Ralston was born in Iowa in 1890. He was an insurance salesman in Cedar Rapids and he lived in the house in 1940 with his wife Geraldine and sons James and Weston.

Eligibility:

The property is contributing to the Bever Woods District.

Homer Evans House, 57-11450

2220 Bever Avenue SE, (Figure 67)

Description:

The 1921 building is a one-story cross-gable house with front-gable open porch supported by three Doric columns. 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 detached two-car garage matches the house's design. The Bungalow Craftsman style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding and window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Max Mildenstein House, 57-11451

2226 Bever Avenue SE, (Figure 68)

Description:

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 roof. Two simple wood columns support the open-entrance porch. Cornices and dentil details adorn the roof. The wood windows are original. A detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Max Mildenstein was born in 1886 in Clinton, Iowa. He was a building contractor and he lived in the house in 1940 with his wife Dallen and son Wallace.

Eligibility:

The property is contributing to the Bever Woods District.

Paul Lattner House III, 57-11452

2232 Bever Avenue SE, (Figure 69)

Description:

The 1923 building is a two-story gambrel-roof wood house with first-level awning. The main materials are wood siding and asphalt roof. 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 detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children Bedford, Amanda and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909-1910 by Paul Lattner.

Eligibility:

The property is contributing to the Bever Woods District.

Victor Svoboda House, 57-11453

2238 Bever Avenue SE, (Figure 70)

Description:

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 roof. The wood windows are original. A detached two-car garage does not match the house's design. The Neoclassical style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Victor F Svoboda was born in Iowa in 1896. He worked as a millwright in a cereal mill in Cedar Rapids. He lived in the house in 1940 with his wife Emma and daughters Bernice and Yvonne.

Eligibility:

The property is contributing to the Bever Woods District.

James Porter House, 57-11454

2244 Bever Avenue SE, (Figure 71)

Description:

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 siding and asphalt roof. 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 detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

James Daubs House, 57-11455

2250 Bever Avenue SE, (Figure 72)

Description:

The 1922 building is a two-story wood house with side-gable roof, front dormer, and a shed-roofed entrance porch. The main materials are wood siding and asphalt roof. Two Doric columns, with one pilaster on each side, support the entrance porch. The wood windows are original. A detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

James Daubs was born in 1876 in Iowa. He was a bookkeeper at an oil company and in 1940 he lived in the house with his wife Emma.

Eligibility:

The property is contributing to the Bever Woods District.

Isabel Harbert House II, 57-11456

2256 Bever Avenue SE, (Figure 73)

Description:

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. A

detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Burkholder House, 57-11457

2300 Bever Avenue SE, (Figure 74)

Description:

The 1918 building is a two-story, side-gable, stucco-clad wood-frame house with 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 main volume of the house. A brick foundation on the first level surrounds the house. The wood windows appear to be original. A two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Carl Neitzel House, 57-11458

2304 Bever Avenue SE, (Figure 75)

Description:

The 1924 building is a two-story side-gable wood house with entrance portico. The main materials are wood siding and asphalt roof. Two Doric columns and cornices on each side support an open pediment-entrance portico. The wood windows are original. A detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Carl H. Neitzel was born in 1891 in Iowa. He was a sales manager in an electric company. He lived with his wife, Edna, in the house in 1940.

Eligibility:

The property is contributing to the Bever Woods District.

Kenneth McKay House I, 57-11459

2314 Bever Avenue SE, (Figure 76)

Description:

The 1924 building is a two-story side-gable wood house with front entrance portico. The main materials are wood siding and asphalt roof. 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 detached two-car garage matches the house's design. The Neoclassical style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by some window replacements.

Historic Background:

Kenneth McKay was born in 1888 in Scotland and was married to Anna. He was a contractor, builder and designer. Together with his brother Bruce, they formed McKay Construction Company and built houses in Cedar Rapids.

Eligibility:

The property is contributing to the Bever Woods District.

Herbert Pelton House, 57-11460

2326 Bever Avenue SE, (Figure 77)

Description:

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. A detached one-car garage matches the house's design. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Block 6

This block has a total of twenty-four lots with some of the largest lots in the neighborhood apart from the ones along Bever Avenue. It also has the largest number of potentially individually eligible properties of any block, with nine in total. Having bigger lots allows the houses to also be larger and exhibit additional architectural features representative of the craftsman, neoclassical, Tudor and other revivals. The remaining

fifteen properties contribute to a Bever Woods historic district. Notable people who lived on this block include Dr. William Neuzil who was a surgeon with a private practice and lived at 2343 Grande Avenue SE (57-11467), and dentist Edward L. Moravec at 2325 Grande Avenue SE. Business owner Theodore Blaul, from John Blaul's Sons & Company, lived at 345 Woodland Drive SE.

Davis Auten House, 57-11461

2520 Bever Avenue SE, (Figure 78)

Description:

The 1922 building is a two-story hipped-roof wood house with front hipped-roof dormer. The main materials are wood siding and asphalt roof. 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 detached two-car garage matches the house's design. The Neoclassical style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Myers House, 57-11462

367 Woodland Drive SE, (Figure 79)

Description:

The 1920 building is a two-story side-gable house with 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 that matches 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 changes in siding material and window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Arnold Tuttle House, 57-11463

361 Woodland Drive SE, (Figure 80)

Description:

The 1917 building is a two-story side-gable house with two gable-roof dormers. The main materials are wood, stucco siding and asphalt roof. 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 is on the back of the house. The Neoclassical style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Beatrice Ivins House, 57-11464

357 Woodland Drive SE, (Figure 81)

Description:

The 1927 building is a two-story, side-gable brick house with 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 detached garage matches the house's design. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Gertrude Torgueson House II, 57-11465

349 Woodland Drive SE, (Figure 82)

Description:

The 1932 building is a two-story, side-gable brick house with front-gable entrance volume. The main materials are brick and cedar shingle roof. 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. An attached carriage / guesthouse matching the house's design is on back of the property and is historically significant to the property. The Colonial / Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Theodore, Louise Blaul House, 57-11466

345 Woodland Drive SE, (Figure 83)

Description:

The 1927 building is a two-story, side-gable stone and brick house with two stacked front gables for the entrance and side volume. The main materials are stone, brick, and asphalt roof. The entrance volume has a detailed stone relief segmented arch portico with faux balcony on the second level. A front-gable 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 two-car detached garage matches the house's design and is historically significant to the property. The Tudor Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Theodore Blaul was born in Burlington, Iowa in 1890 and was a wholesale grocery store manager in Cedar Rapids. His father Theodore was one of the sons of John Blaul's Sons Company from Burlington, Iowa. The company was incorporated in 1903 and was a family run wholesale grocery store and canning factory. Theodore Jr. became president of the company's branch house in Cedar Rapids after his father died in 1926. He lived in the house in 1940 with wife, Louise, and four daughters.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

William Neuzil House, 57-11467

2343 Grande Avenue SE, (Figure 84)

Description:

The 1922 building 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 two-car detached garage matches the house's design. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Dr. William Neuzil was a surgeon with a private practice and was born in Iowa City. He was the assistant of Dr. Murphy and had offices in a building at 601-605 Third Avenue in Cedar Rapids. He married Alice Dobry in 1916 and had a daughter named Betty. They were living in the house in 1940.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Edward Moravec House, 57-11468

2325 Grande Avenue SE, (Figure 85)

Description:

The 1919 building is a two-story, hipped-roof brick and stucco house with front curved roof dormer. The main materials are wood, stucco siding, and asphalt roof. 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 matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Edward L. Moravec was born in 1881 in Iowa and he was a dentist with a private practice in Cedar Rapids. His wife, Gertrude, and he lived in the house in 1940.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Gerald Ovel House, 57-11469

364 Forest Drive SE, (Figure 86)

Description:

The 1931 building is a two-story, side-gable brick and stone house with front curved gable. The main materials are wood, stucco siding, and asphalt roof. 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. 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.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Cook House, 57-11470

2400 Bever Avenue SE, (Figure 87)

Description:

The 1917 building is a one-and-a-half-story side-gable house with 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. An attached two-car garage matches the house's style. 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.

Eligibility:

The property is contributing to the Bever Woods District.

McIntosh House, 57-11471

2410 Bever Avenue SE, (Figure 88)

Description:

The 1926 building is a one-story cross-gable house with a brick open porch with metal railing. The main materials are wood, stucco siding, 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. A detached two-car garage matches the house's style. The Tudor Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

James Du Bois House, 57-11472

2416 Bever Avenue SE, (Figure 89)

Description:

The 1917 building is a one-story cross-gable house with an open front gable-roofed porch. The main materials are wood, stucco siding, and asphalt roof. The main materials are wood, stucco siding, and asphalt roof. Wood columns over brick bases support the entrance porch. Exposed double rafters and brackets support the roof. An additional recent front porch is lower than the roofline and attached with metal elements from the roof. Wood columns support a side pergola over brick bases. The windows are replacements. A detached two-car garage matches the house's style. 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 by window replacements.

Historic Background:

James A. Du Bois was born in 1876 in Ohio. He was an insurance salesman and lived in the house with his wife Elizabeth in 1940.

Eligibility:

The property is contributing to the Bever Woods District.

Stanley Reid House II, 57-11473

2424 Bever Avenue SE, (Figure 90)

Description:

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. A detached two-car garage does not match the house's style. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Stanley Reid was born in 1894 in Iowa. He was the owner of Deayner & Building Company in Cedar Rapids. His wife's name was Ruth.

Eligibility:

The property is contributing to the Bever Woods District.

Shrader House, 57-11474

2430 Bever Avenue SE, (Figure 91)

Description:

The 1922 building is a one-story side-gable 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. A detached two-car garage does not match the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Porter House, 57-11475

2434 Bever Avenue SE, (Figure 92)

Description:

The 1940 building is a two-story hipped-roof brick house with front entrance portico and faux balcony above. The main materials are brick and asphalt roof. 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 detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Taylor House, 57-11476

2442 Bever Avenue SE, (Figure 93)

Description:

The 1927 building is a one-and-a-half-story, cross-gable stucco house with hexagonal front entrance turret. The main materials are stucco siding 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.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Mary Nunemaker House, 57-11477

2500 Bever Avenue SE, (Figure 94)

Description:

The 1926 building is a two-story hipped-roof wood 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 detached two-car garage matches the house's style. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Herbert Ring House, 57-11478

2508 Bever Avenue SE, (Figure 95)

Description:

The 1922 building is a one-story cross-gable house with front gable-roof entrance portico and side hipped-roof dormer. The main materials are brick and asphalt roof. The first-level wood windows are original, and the second-level gable windows are replacements. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Herbert Clarence Ring was born in 1870 in Center Point, Iowa. Mr. Ring received a law degree in 1893 from the State University of Iowa. He served as a clerk in the Linn County District Court from 1904 to 1908. He then moved to Cedar Rapids for private practice and in 1929 was elected to the 18th Judicial District Court as a Judge. He was living in the house in 1940 with his wife Maud and two sons David and Dean. He died a year later still serving as district court judge.

Eligibility:

The property is contributing to the Bever Woods District.

Burton Harrington House, 57-11479

2317 Grande Avenue SE, (Figure 96)

Description:

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. 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. A two-car attached garage on back of the property matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Laura La Plant House, 57-11480

344 Forest Drive SE, (Figure 97)

Description:

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 roof. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Houser House, 57-11481

348 Forest Drive SE, (Figure 98)

Description:

The 1925 building 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 semicircular arch and detailed terracotta lion medallions at each side. A first-level side volume protrudes from the main volume of the house. The wood windows and copper gutters are original. A two-car detached garage matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Flora Frick House, 57-11482

352 Forest Drive SE, (Figure 99)

Description:

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.

Eligibility:

The property is contributing to the Bever Woods District.

Charles Schoen House, 57-11483

356 Forest Drive SE, (Figure 100)

Description:

The 1924 building 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 two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Charles Schoen was born in New York City in 1879. He was the owner of a furrier company. In 1940 he lived in the house with his wife Emma. They moved from 1609 Washington Avenue to this house in 1925. Mr. Schoen probably worked at or owned Ohsman & Sons. This Cedar Rapids' company still sells cattle hides to tanneries for the manufacturing of leather products. This house was designed by McKay Bros. Construction Co Architects & Builders located in the Granby Building according to original blue prints of the house.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Mann House, 57-11484

360 Forest Drive SE, (Figure 101)

Description:

The 1923 building 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 detached two-car garage matches the house's style. The Georgian-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Block 7

Summary

This block has a total of twenty-three lots of smaller size than the previous. Five of the properties are potentially individually National Register-eligible, three of the properties are not eligible, and the remaining fifteen properties are properties that contribute to a Bever Woods historic district. Howard Hall was Co-Founder and President of Iowa Steel and Iron Works Company and Iowa Manufacturing Company in Cedar Rapids. He was married to Margaret Douglas, the oldest daughter of George and Irene, owners of the Bruce more Estate. Hall bought three original lots in Bever Woods at 357 Park Terrace SE, 353 Park Terrace SE, and 2618 Bever Avenue SE. Andrew McKinnon, a conductor of steam railways, also bought three original lots in Bever Woods: 370 Woodland Drive SE, 372 Woodland Drive SE, and 2608 Bever Avenue SE. James L. Bever, Jr., the son of Sampson C. Bever, one of the original landowners of Bever Woods, owned 349 Park Terrace SE. He worked in the family banking and real estate businesses.

Guy P. Linville House, 57-11485 365 Park Terrace SE, (Figure 102)

Description:

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 on the main volume of the house and new on the side addition. An integrated two-car garage is part of the addition. The Neoclassical-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the side addition and siding replacement.

Historic Background:

Guy P. Linville was born in 1878 in Iowa. He was an attorney with a private practice in Cedar Rapids.

Eligibility:

The property is contributing to the Bever Woods District.

Weaver House, 57-11486 361 Park Terrace SE, (Figure 103)

Description:

The 1921 building is a two-story hipped-roof wood house with front hipped-roof dormer. The main materials are stucco siding 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 matches the house's design. 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 window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

Henry Kadghin House, 57-11487

359 Park Terrace SE, (Figure 104)

Description:

The 1924 building 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. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Howard Hall House I, 57-11488

357 Park Terrace SE, (Figure 105)

Description:

The 1919 building 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 columns over brick columns supporting a shed roof. A first-level side carport has the same column design of the portico and a brick apron surrounds the house. Some windows are original and the first level windows appear to be replacements. A one-car detached garage that matches the house's style is at the back of the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Howard Hall was born in 1894 in Onslow, Iowa. In 1909, his family moved to Cedar Rapids and he began working as a delivery boy for the Commercial National Bank and later worked as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Mr. Hall was 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. In 1923 he met Margaret, the eldest daughter of

George and Irene Douglas, who were the owners of the Bruce more Estate. They married that same year and he moved to the Bruce more Estate.

According to the 1922 Cedar Rapids City Directory, Howard W. Hall, Secretary and Treasurer of Iowa Steel and Iron Works and Vice President and Treasurer of Iowa Manufacturing Company, lived in this house in 1922, along with his mother, Margeret (widow of H.D.).³⁵

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Howard Hall House II, 57-11489

353 Park Terrace SE, (Figure 106)

Description:

The 1920 building is a two-story, side-gable wood-frame house with front gable dormer. The main materials are wood siding and asphalt roof. 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 one-car detached garage that matches the house's style is at the back of the property. The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Howard Hall was born in 1894 in Onslow, Iowa. In 1909, his family moved to Cedar Rapids and he began working as a delivery boy for the Commercial National Bank and later worked as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Mr. Hall was 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. In 1923 he met Margaret, the eldest daughter of George and Irene Douglas, who were the owners of the Bruce more Estate. They married that same year and he moved to the Bruce more Estate.

The 1922 City Directory shows that Wm. E. Lamey lived in this house with wife, Anna.³⁶

³⁵ McCoy's Cedar Rapids City Directory, 1922, page 276.

³⁶ McCoy's Cedar Rapids City Directory, 1922, page 350.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

James L. Bever Jr. House, 57-11490

349 Park Terrace SE, (Figure 107)

Description:

The 1915 building 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 roof. 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 two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

James L. Bever, Jr. was born in 1874 the son of James L. Bever one of the original landowners of Bever Woods. He worked in the family business of Banking and Real Estate. In 1940, Walter Roth was living in this house with his wife Elisabeth. Roth was a manager at a wholesale grocery.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

George Martinek House, 57-11491

347 Park Terrace SE, (Figure 108)

Description:

The 1924 building is a two-story wood house with side-gambrel roof and first-level side volume. The main materials are wood siding and asphalt roof. Two detailed wood corbel brackets support an open pediment entrance portico. The windows are replacements. A detached two-car garage matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Historic Background:

George Martinek was born in 1899 in Iowa. He was an assistant manager at an electric supply company. In 1940 he lived in the house with his wife Melvina

Eligibility:

The property is contributing to the Bever Woods District.

Guy P. Linville House, 57-11492

345 Park Terrace SE, (Figure 109)

Description:

The 1924 building is a two-story hipped-roof house with front hipped-roof dormer and a first-level side volume. The main materials are stucco siding and asphalt roof. Two metal columns support a shed-roof entrance porch that was added later. The windows are replacements. A detached two-car garage matches the house's style. 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.

Eligibility:

The property is contributing to the Bever Woods District.

Charles and Mary Simpson House, 57-11493

342 Woodland Drive SE, (Figure 110)

Description:

The 1939 building is a one-and-a-half-story house with gable roof and dormer. The main materials are wood siding and asphalt roof. There are two entrance porches to the single-family house. The building has many recent additions, including a three-car attached garage. 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.

Historic Background:

Charles E. Simpson was born in Cedar Falls, Iowa in 1874. He was a doctor with a private practice in Cedar Rapids. He lived in the house in 1940 with his wife, Mary, and son, Ferris, who was an attorney with a private practice.

Eligibility:

This house does not contribute to the Bever Woods District.

Charles and Mary Simpson House II, 57-11494

346 Woodland Drive SE, (Figure 111)

Description:

The 1938 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. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship, and materials is compromised by the siding and window replacements.

Historic Background:

Charles E. Simpson was born in Cedar Falls, Iowa in 1874. He was a doctor with a private practice in Cedar Rapids. In 1940, Clark Chandler was living in the house with his wife Virginia. Chandler was a heating engineer at a wholesale plumbing company.

Eligibility:

The property is contributing to the Bever Woods District.

Snowdon House, 57-11495

350 Woodland Drive SE, (Figure 112)

Description:

The 1922 building is a two-level, side-gable, single-family house from 1922. The main materials are vinyl siding and asphalt roof. A separate one-car garage is at the back of the property. The house has a new roof with wide overhanging eaves that do not represent the architectural characteristics of a Colonial Revival-style home. Additions to the front entrance porch and canopy roof in front of the one-car garage are also incongruous with the architectural style. 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.

Historic Background:

H. L. Snowdon was born in Pennsylvania in 1878. She lived in the house in 1940.

Eligibility:

This house does not contribute to the Bever Woods District.

Bertha Taylor House, 57-11496

352 Woodland Drive SE, (Figure 113)

Description:

The 1924 building is a two-story wood house with side-gambrel roof and two front curved-roof dormers. The main materials are stucco siding 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 that matches the house's style. The Craftsman-style house retains integrity of location, setting, craftsmanship, feeling, and association. Integrity of design and materials is compromised by the window replacements and garage addition.

Eligibility:

The property is contributing to the Bever Woods District.

Frank Witters House, 57-11497

358 Woodland Drive SE, (Figure 114)

Description:

The 1939 building is a two-story house with crossed-gable roof, two front gable volumes, and a shed-roof entrance portico. The main materials are wood, stucco siding, 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 detached two-car garage matches the house's design. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Bertha Warren House, 57-11498

360 Woodland Drive SE, (Figure 115)

Description:

The 1923 building is a two-story house with side-gable roof and an open pediment entrance portico. The main materials are wood, stucco siding, 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 matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Ward Baker House, 57-11499

366 Woodland Drive SE, (Figure 116)

Description:

The 1919 building is a two-story, hipped-roofed 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 two-car detached garage with breezeway is on back of the house. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Andrew McKinnon House I, 57-11500

370 Woodland Drive SE, (Figure 117)

Description:

The 1940 building is a two-story side-gable-roof house with a side addition. The main materials are wood siding and asphalt roof. 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 matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula and she was born in Scotland.

Eligibility:

The property is contributing to the Bever Woods District.

Andrew McKinnon House II, 57-11501

372 Woodland Drive SE, (Figure 118)

Description:

The 1925 building is a one-and-a-half-story side-gable house with attached garage, recent additions, and a new façade. The main materials are vinyl siding and asphalt roof. A gazebo is a prominent feature in the front yard. The house has various styles and

recent additions that do not represent the architectural characteristics of the time of construction. New windows, additional architectural features and a different siding substantially affected the original building's style. An attached two-car garage is prominent in the façade. 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.

Historic Background:

Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula and she was born in Scotland.

Eligibility:

This house does not contribute to the Bever Woods District.

Andrew McKinnon House III, 57-11502

2608 Bever Avenue SE, (Figure 119)

Description:

The 1937 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 roof. Two wood columns support the entrance portico. The windows appear to be replacements. A detached one-car garage matches the house's design. The Cottage-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula and she was born in Scotland.

Eligibility:

The property is contributing to the Bever Woods District.

Frank Volak House, 57-11503

2614 Bever Avenue SE, (Figure 120)

Description:

The 1920 building is a two-story cross-gable-roof house with front gable-roof entrance portico. The main materials are stucco siding and asphalt roof. Two wood decorative brackets support the portico. Wood inlay details adorn the façade and portico. The wood windows are original. A detached one-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Frank Volack was born in Bohemia in 1887. He was a printer and worked for a printing house in Cedar Rapids. His wife was Anna, his sons Frank and Charles, and his daughter was Mamie.

Eligibility:

The property is contributing to the Bever Woods District.

Howard Hall House III, 57-11504

2618 Bever Avenue SE, (Figure 121)

Description:

The 1920 building is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roof. 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 detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

Howard Hall was born in 1894 in Onslow, Iowa. In 1909, his family moved to Cedar Rapids and he began working as a delivery boy for the Commercial National Bank and later worked as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Mr. Hall was 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. In 1923 he met Margaret, the eldest daughter of George and Irene Douglas who were the owners of Brucemore Estate. They married that same year and he moved to the estate.

Eligibility:

The property is contributing to the Bever Woods District.

Kenneth McKay House II, 57-11505

2626 Bever Avenue SE, (Figure 122)

Description:

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 siding 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 one-car detached garage matches the house's style. The Craftsman-style house retains all

seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

Kenneth McKay was born in 1888 in Scotland and was married to Anna. He was a contractor, builder and designer. Together with his brother Bruce, they formed McKay Construction Company and built houses in Cedar Rapids.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Harold Rikhoff House, 57-11506

375 Park Terrace SE, (Figure 123)

Description:

The 1938 building is a two-story side-gable-roof wood house with two front gable-roof dormers. The main materials are wood siding and asphalt roof. 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 matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Isaac Shaver House, 57-11507

369 Park Terrace SE, (Figure 124)

Description:

The 1925 building is a one-and-a-half story side gable roof wood house with a front gable-roof dormer. The main materials are wood siding and asphalt roof. The windows and door are replacements. An attached one-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Block 8

Summary

Block 8 abuts Bever Park to the east and has a total of fourteen lots, also with some of the largest lots in the neighborhood towards its northern end. There are four properties that are potentially individually National Register-eligible and the remaining ten contribute to a Bever Woods historic district. James L. Bever was the original owner of 2483 Grande Avenue SE, 2475 Grande Avenue SE, and 366 Park Terrace SE. He inherited the land from his father Sampson C. Bever. He worked in the family business in banking, investments, and real estate. Stanley Reid, owner of Deayner & Building Company, also had a house in this block: 364 Park Terrace SE.

James L. Bever House I, 57-11508

2483 Grande Avenue SE, (Figure 125)

Description:

The 1920 building 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. A two-level three-car detached carriage-style garage in back of the property matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:

James L. Bever was born in Ohio in 1838. Son of Sampson C. Bever, he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business in banking and real estate. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and became vice-president as well for the Electric Light and Power Company.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

James L. Bever House II, 57-11509

2475 Grande Avenue SE, (Figure 126)

Description:

The 1952 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 matches the house's design. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

James L. Bever was born in Ohio in 1838. The son of Sampson C. Bever, he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business in banking and real estate. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and became vice-president as well for the Electric Light and Power Company.

Eligibility:

The property is contributing to the Bever Woods District.

Dr. Pfeiffer House II, 57-11510

2451 Grande Avenue SE, (Figure 127)

Description:

The 1951 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 matches the house's design. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Henry Benson House, 57-11511

2435 Grande Avenue SE, (Figure 128)

Description:

The 1922 building is a two-story stucco house with hipped roof with rafter detail and three hipped-roofed front dormers. The main materials are stucco siding and asphalt roof. 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. A two-car detached garage with dormers matches the house's design and is historically significant to the

property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

William Kerchmar House, 57-11512

350 Park Terrace SE, (Figure 129)

Description:

The 1930 building 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. A two-car detached garage matches the house's design and materials and is historically significant to the property. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Burnett House, 57-11513

352 Park Terrace SE, (Figure 130)

Description:

The 1922 building 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 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 two-car detached garage matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The property is contributing to the Bever Woods District.

Eligibility:

The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.

Knolk House, 57-11514

356 Park Terrace SE, (Figure 131)

Description:

The 1934 building 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 matches the house's design. The Side Gable-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Grace and Frances Swab House, 57-11515

360 Park Terrace SE, (Figure 132)

Description:

The 1938 building is a two-story cross-gable-roof house with front gable-roof entrance volume. The main materials are wood siding and asphalt roof. Two pilasters adorn the entrance door. The front door has sidelights. The windows are replacements. An attached two-car garage on back matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Stanley Reid House II, 57-11516

364 Park Terrace SE, (Figure 133)

Description:

The 1922 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 roof. A first-level side volume has a gable roof. The roofs have dentil details. The front door has sidelights. The windows are replacements. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Historic Background:

Stanley Reid was born in 1894 in Iowa. He was the owner of Deayner & Building Company in Cedar Rapids. His wife's name was Ruth.

Eligibility:

The property is contributing to the Bever Woods District.

James L. Bever House, 57-11517

366 Park Terrace SE, (Figure 134)

Description:

The 1915 building is a two-story wood house with gambrel roof and front shed-roof dormer. The main materials are wood siding and asphalt roof. Two pilasters adorn the front entrance. The first-level wood windows are original, and the second-level windows are replacements. A detached one-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:

James L. Bever was born in Ohio in 1838. The son of Sampson C. Bever, he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business in banking and real estate. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and became vice-president as well for the Electric Light and Power Company.

Eligibility:

The property is contributing to the Bever Woods District.

Ralph Evans House, 57-11518

368 Park Terrace SE, (Figure 135)

Description:

The 1937 building is a one-and-a-half-story house with cross-gable roof and additional front gable-roof entrance volume. The main materials are wood siding and asphalt roof. The front door has a pointed arch design. The wood windows are original. A detached two-car garage matches the house's style. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Sarah North House, 57-11519

370 Park Terrace SE, (Figure 136)

Description:

The 1925 building 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 roof. Simple columns support a side carport pergola. The windows are replacements. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Nora Nelson House, 57-11520

372 Park Terrace SE, (Figure 137)

Description:

The 1924 building 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. A detached two-car garage does not match the house's design. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:

The property is contributing to the Bever Woods District.

Sam Christensen House, 57-11521

376 Park Terrace SE, (Figure 138)

Description:

The 1920 building is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roof. Two Doric columns support the entrance porch with faux balcony on the second level. A first-level side volume also has a faux balcony. The windows are replacements. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Eligibility:

The property is contributing to the Bever Woods District.

SUMMARY OF SURVEY FINDINGS

In summary, the Bever Woods District consists of eight blocks with residences that exhibit exceptional examples of craftsman, colonial and other revival styles popular during the 1920s to 1950s. The area is eligible for listing on the National Register of Historic Places as a historic district under both Criteria A and C, for its association with the development of the Bever Woods Addition to the City of Cedar Rapids and for its distinctive architectural characteristics of traditional styles common during the early to mid twentieth century.

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Conclusions and Recommendations

Wapsi Valley Archaeology completed this study for the City of Cedar Rapids. The project was completed through funding provided by the city and a grant from the Iowa Department of Cultural Affairs State Historic Preservation Office.

Background research indicated that one property in the project area had been previously surveyed, a house at 2101 Grande Avenue SE (57-04013). This property had no previous determination of eligibility, but this study found that the property is likely individually National Register-eligible under Criterion C. An additional thirty-three (33) properties in the project area were found potentially individually eligible for listing on the National Register of Historic Places under Criterion C. In total, this intensive architectural history study found that, pending documentation and assessment of interior integrity, thirty-four (34) resources are individually eligible for the National Register of Historic Places under Criterion C for their significance as exceptional representations of their architectural design.

This study also identified a Bever Woods District that is eligible for the National Register of Historic Places as a historic district under Criteria A and C, with one hundred twenty-five (125) contributing properties and three (3) non-contributing properties. The Bever Woods District is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The one hundred twenty-eight houses (128) were built in a residential area during the early to mid-1900s.

Based on the results of this architectural history study, it is recommended that the City of Cedar Rapids take steps to nominate the Bever Woods area to the National Register of Historic Places as a historic district. The addition of this neighborhood to the National Register will help to promote and bolster historic preservation in Cedar Rapids, will assist property owners with appropriate maintenance and renovations through historic tax credit and grant opportunities, and will help the City tell the story of this distinctive residential area.

Nominating an individual property or a historic district for inclusion on the National Register of Historic Places requires research, documentation, preparation, and multiple reviews. The individual property or historic district should be evaluated using the National Park Service's Criteria for Evaluation. In Iowa, the State Historic Preservation Office reviews nomination packets several times each year. During this process, the office works with applicants and consultants to provide feedback to improve the submitted nomination. The

nomination is sent for final review to the State Nominations Review Committee (SNRC), which is made up of professionals in architecture, archaeology, architectural history, and interested citizens. Each nomination is presented to the committee, which meets three times each year. Pending approval by the State Nominations Review Committee, a nomination is then submitted to the National Park Service for final review and listing.³⁷

Property owners may also be interested in pursuing a local historic district or local historic landmark designation, which are defined under City code. In either case, an application may be submitted to the City of Cedar Rapids Community Development Department. The nomination will be reviewed by the Historic Preservation Commission, the State Historic Preservation Office, and the City Planning Commission, and will then be the topic of a City Council Public Hearing prior to approval.

³⁷ State Historical Society of Iowa website, <https://iowaculture.gov/history/preservation>.

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Table 1

Table 1. Building Descriptions in the Project Area.

Building Descriptions in the Project Area - Bever Woods, City of Cedar Rapids - WVA 1096 - HADB 57-164											
Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Levels	Materials	Architectural Style	Date Built	NRHP Eligibility	Bever Woods Historic
142325600100000	57-04013	2101 GRANDE AVE SE	1	1,2 & 17	Adolph Lenders House	2 Story Frame	Brick, slate roof	Georgian	1931	Individually Eligible	Contributing
142325600200000	57-11395	352 21ST ST SE	1	3	Helen Ilten House	2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1923		Contributing
142325600300000	57-11396	356 21ST ST SE	1	4	Ralph Meyers House	2 Story Frame	Brick, vinyl siding, asphalt roof	Craftsman	1913		Contributing
142325600400000	57-11397	358 21ST ST SE	1	5	Anna Adams House	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1920		Contributing
142325600500000	57-11398	360 21ST ST SE	1	6	Oiven House	2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1918		Contributing
142325600600000	57-11399	362 21ST ST SE	1	7	Guy Linville House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1920		Contributing
142325600700000	57-11400	2100 WASHINGTON AVE SE	1	8	John Blaine House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1921		Contributing
142325600800000	57-11401	2114 WASHINGTON AVE SE	1	9	Frank Merik House	1 Story Frame	Brick, vinyl siding, asphalt roof	Craftsman	1918		Contributing
142325600900000	57-11402	361 GARDEN DR SE	1	11, 12	Crowley House	2 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1919		Contributing
142325601000000	57-11403	359 GARDEN DR SE	1	13	Cleveland Dennstedt House	2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1919		Contributing
142325601100000	57-11404	357 GARDEN DR SE	1	14	Margaret McLeod House	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1919		Contributing
142325601200000	57-11405	355 GARDEN DR SE	1	15	Maggie Albert House I	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1925		Contributing
142325601300000	57-11406	353 GARDEN DR SE	1	16	Maggie Albert House II	1 Story Brick	Brick, asphalt roof	Colonial	1931		Contributing
142325800100000	57-11407	2114 BEVER AVE SE	2	46	Stanley Reid House I	2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1921		Contributing
142325800200000	57-11408	375 MEADOWBROOK TER SE	2	47	George Witwer House	1 Story Frame	Brick, wood siding, asphalt roof	Colonial	1921		Contributing
142325800400000	57-11409	2101 WASHINGTON AVE SE	2	42	Grace Miller House	2 Story Brick	Concrete, brick, asphalt roof	Neoclassical	1923	Individually Eligible	Contributing
142325800500000	57-11410	370 21ST ST SE	2	43	Dr Sveins House I	2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1922		Contributing
142325800600000	57-11411	374 21ST ST SE	2	44	Dr Sveins House II	1 Story Frame	Brick, wood siding, asphalt roof	Colonial	1920		Contributing
142325800700000	57-11412	2100 BEVER AVE SE	2	45	Thomas Kalpin House	2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1918		Contributing
142325800300000	57-11413	2117 WASHINGTON AVE SE	2	48	Nellie Richards House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1919		Contributing
142325500100000	57-11414	2225 GRANDE AVE SE	3	31	Elizabeth Chase House I	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1919	Individually Eligible	Contributing
142325500200000	57-11415	2219 GRANDE AVE SE	3	30	Charles Simon House	2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1915	Individually Eligible	Contributing
142325500300000	57-11416	2207 GRANDE AVE SE	3	18	Albert Diebold House	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1915	Individually Eligible	Contributing
142325500400000	57-11417	348 GARDEN DR SE	3	19	Oskar, Flossie Paulson House I	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1918	Individually Eligible	Contributing
142325500500000	57-11418	352 GARDEN DR SE	3	20	Gertrude Torgueson House I	2 Story Frame	Concrete, vinyl siding, asphalt roof	Craftsman	1918		Contributing
142325500600000	57-11419	356 GARDEN DR SE	3	21	Clare Marshall House	2 Story Frame	Concrete, vinyl siding, asphalt roof	Craftsman	1920		Contributing
142325500700000	57-11420	358 GARDEN DR SE	3	22	Daisy Pratt House	2 Story Frame	Brick, vinyl & stucco siding, asphalt roof	Craftsman	1920		Contributing
142325500800000	57-11421	362 GARDEN DR SE	3	23	Florence Kromas House I	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1923		Contributing
142325500900000	57-11422	2200 WASHINGTON AVE SE	3	24	Florence Kromas House II	1 1/2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1917		Contributing
142325501000000	57-11423	2220 WASHINGTON AVE SE	3	25	Dr. Xavier House	2 Story Frame	Concrete, stone, wood siding, asphalt roof	Hipped roof	1949		Contributing
142325501100000	57-11424	359 PLEASANT DR SE	3	26	Charles Pollins House I	2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1916		Contributing
142325501200000	57-11425	355 PLEASANT DR SE	3	27	Alfred Towne House I	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1912		Contributing
142325501300000	57-11426	353 PLEASANT DR SE	3	28	Whitaker House	2 Story Brick	Brick, asphalt roof	Neoclassical	1923		Contributing
142325501400000	57-11427	351 PLEASANT DR SE	3	29	Elizabeth Chase House II	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1920	Individually Eligible	Contributing
142325400100000	57-11428	2261 GRANDE AVE SE	4	41	Mitchell House	1 1/2 Story Brick	Brick, stone, wood siding, wood roof	English / Tudor	1950		Contributing
142325400200000	57-11429	2249 GRANDE AVE SE	4	40	Oskar, Flossie Paulson House II	2 Story Brick	Brick, tile roof	Neoclassical	1920	Individually Eligible	Contributing

Table 1. Building Descriptions in the Project Area.

Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Levels	Materials	Architectural Style	Date Built	NRHP Eligibility	Bever Woods Historic
142325400300000	57-11430	2241 GRANDE AVE SE	4	32	Agnes McElvania House I	2 Story Frame	Brick & stucco siding, asphalt roof	Craftsman	1922	Individually Eligible	Contributing
142325400400000	57-11431	350 PLEASANT DR SE	4	33	Agnes McElvania House II	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1918	Individually Eligible	Contributing
142325400500000	57-11432	358 PLEASANT DR SE	4	34	James Killian House	2 Story Frame	Brick & stucco siding, asphalt roof	Craftsman	1919	Individually Eligible	Contributing
142325400600000	57-11433	2240 WASHINGTON AVE SE	4	35	Marie Bloomhall House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1919		Contributing
142325400700000	57-11434	2250 WASHINGTON AVE SE	4	36	Simmons House	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1923	Individually Eligible	Contributing
142325400800000	57-11435	361 FOREST DR SE	4	37	William Chamberlain House	2 Story Brick	Brick & stone siding, asphalt roof	English / Tudor	1931	Individually Eligible	Contributing
142325400900000	57-11436	357 FOREST DR SE	4	38	John Killian House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1924		Contributing
142325401000000	57-11437	353 FOREST DR SE	4	39	Alfred Towne House II	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1917	Individually Eligible	Contributing
142325700100000	57-11438	369 FOREST DR SE	5	57	Sofes House	2 Story Brick	Brick, asphalt roof	Colonial	1923		Contributing
142325700200000	57-11439	365 FOREST DR SE	5	56	Charles Pollins House II	2 Story Frame	Brick, wood, stucco siding, tile roof	Craftsman	1917	Individually Eligible	Contributing
142325700300000	57-11440	2267 WASHINGTON AVE SE	5	55	Isabel Harbert House I	2 Story Brick	Brick, asphalt roof	Colonial	1922		Contributing
142325700400000	57-11441	2259 WASHINGTON AVE SE	5	54	Dr Rudolph Verpahl House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1922		Contributing
142325700500000	57-11442	2249 WASHINGTON AVE SE	5	53	Jackson House	2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1929		Contributing
142325700600000	57-11443	2237 WASHINGTON AVE SE	5	52	Laurie Bever House	2 Story Frame	Brick, wood siding, asphalt roof	Neoclassical	1917		Contributing
142325700700000	57-11444	2227 WASHINGTON AVE SE	5	51	Doubrasky House	2 Story Frame	Concrete, wood siding, cedar shingle roof	Colonial	1935		Contributing
142325700800000	57-11445	2215 WASHINGTON AVE SE	5	50	Wheeler House	2 Story Frame	Concrete, stone, board siding, asphalt roof	Hipped roof	1948		Contributing
142325700900000	57-11446	2201 WASHINGTON AVE SE	5	49	Paul Lattner House I	2 Story Frame	Brick, vinyl siding, tile roof	Craftsman	1919		Contributing
142325701000000	57-11447	2200 BEVER AVE SE	5	72	Paul Lattner House II	1 Story Brick	Brick, stone, wood siding, asphalt roof	Craftsman	1948		Contributing
142325701100000	57-11448	2208 BEVER AVE SE	5	71	Dr Pfeiffer House I	1 Story Brick	Brick, asphalt roof	Bungalow Craftsman	1923		Contributing
142325701200000	57-11449	2216 BEVER AVE SE	5	70	Weston Ralston House	2 Story Frame	Vinyl siding, asphalt roof	Colonial	1938		Contributing
142325701300000	57-11450	2220 BEVER AVE SE	5	69	Homer Evans House	1 Story Frame	Brick, wood siding, asphalt roof	Bungalow Craftsman	1921		Contributing
142325701400000	57-11451	2226 BEVER AVE SE	5	68	Max Mildenstein House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1919		Contributing
142325701500000	57-11452	2232 BEVER AVE SE	5	67	Paul Lattner House III	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1923		Contributing
142325701600000	57-11453	2238 BEVER AVE SE	5	66	Victor Svobda House	2 Story Brick	Brick, asphalt roof	Neoclassical	1931		Contributing
142325701700000	57-11454	2244 BEVER AVE SE	5	65	James Porter House	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1921		Contributing
142325701800000	57-11455	2250 BEVER AVE SE	5	64	James Daubs House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1922		Contributing
142325701900000	57-11456	2256 BEVER AVE SE	5	63	Isabel Harbert House II	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1923		Contributing
142325702000000	57-11457	2300 BEVER AVE SE	5	62	Burkholder House	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1918	Individually Eligible	Contributing
142325702100000	57-11458	2304 BEVER AVE SE	5	61	Carl Neitzel House	2 Story Frame	Brick, wood siding, asphalt roof	Dutch Colonial	1924		Contributing
142325702200000	57-11459	2314 BEVER AVE SE	5	60	Kenneth McKay House I	2 Story Frame	Brick, wood siding, asphalt roof	Neoclassical	1924		Contributing
142325702300000	57-11460	2326 BEVER AVE SE	5	58,59	Herbert Pelton House	1 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1921		Contributing
142328100100000	57-11461	2520 BEVER AVE SE	6	89,90	Davis Auten House	2 Story Frame	Brick, wood siding, asphalt roof	Neoclassical	1922		Contributing
142328100200000	57-11462	367 WOODLAND DR SE	6	91	Myers House	2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1920		Contributing
142328100300000	57-11463	361 WOODLAND DR SE	6	92	Arnold Tuttle House	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Neoclassical	1919		Contributing
142328100400000	57-11464	357 WOODLAND DR SE	6	93,94	Beatrice Ivins House	Unique	Stone, brick, slate tile roof	English / Tudor	1927		Contributing
142328100500000	57-11465	349 WOODLAND DR SE	6	95	Gertrude Torgueson House II	2 Story Brick	Brick, cedar shingle roof	Colonial / Neoclassical	1932	Individually Eligible	Contributing
142328100600000	57-11466	345 WOODLAND DR SE	6	96	Theodore & Louise Blaul House	2 Story Brick	Stone, brick, asphalt roof	English / Tudor	1927	Individually Eligible	Contributing
142328100700000	57-11467	2343 GRANDE AVE SE	6	99	William Neuzil House	2 Story Brick	Brick, tile roof	Neoclassical	1922	Individually Eligible	Contributing

Table 1. Building Descriptions in the Project Area.

Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Levels	Materials	Architectural Style	Date Built	NRHP Eligibility	Bever Woods Historic
142328100800000	57-11468	2325 GRANDE AVE SE	6	98	Edward Moravec House	2 Story Frame	Brick, wood, stucco siding, tile roof	Craftsman	1919	Individually Eligible	Contributing
142328100900000	57-11469	364 FOREST DR SE	6	78	Gerald Ovel House	2 Story Brick	Brick, wood, stucco siding, asphalt roof	Tudor	1931	Individually Eligible	Contributing
142328101100000	57-11470	2400 BEVER AVE SE	6	80	Cook House	1 1/2 Story Frame	Brick, vinyl siding, asphalt roof	Craftsman	1917		Contributing
142328101200000	57-11471	2410 BEVER AVE SE	6	81	McIntosh House	1 Story Frame	Brick, wood, stucco siding, asphalt roof	Tudor	1926		Contributing
142328101300000	57-11472	2416 BEVER AVE SE	6	82	James Du Bois House	1 Story Frame	Brick, wood, stucco siding, asphalt roof	Craftsman	1920		Contributing
142328101400000	57-11473	2424 BEVER AVE SE	6	83	Stanley Reid House II	2 Story Frame	Brick, stucco siding, asphalt roof	Neoclassical	1926		Contributing
142328101500000	57-11474	2430 BEVER AVE SE	6	84	Shrader House	1 Story Frame	Brick, vinyl siding, asphalt roof	Craftsman	1922		Contributing
142328101600000	57-11475	2434 BEVER AVE SE	6	85	Porter House	2 Story Brick	Brick, asphalt roof	Neoclassical	1940		Contributing
142328101700000	57-11476	2442 BEVER AVE SE	6	86	Taylor House	1 1/2 Story Frame	Brick, stucco siding, asphalt roof	Tudor	1927	Individually Eligible	Contributing
142328101800000	57-11477	2500 BEVER AVE SE	6	87	Mary Nunemaker House	2 Story Brick	Brick, asphalt roof	Neoclassical	1926		Contributing
142328101900000	57-11478	2508 BEVER AVE SE	6	88	Herbert Ring House	1 Story Brick	Brick, asphalt roof	Craftsman	1922		Contributing
142325300100000	57-11479	2317 GRANDE AVE SE	6	97	Burton Harrington House	2 Story Frame	Brick, stucco siding, tile roof	Italianate	1919	Individually Eligible	Contributing
142325300200000	57-11480	344 FOREST DR SE	6	73	Laura La Plant	Split Level Frame	Brick, wood siding, asphalt roof	Split-level	1957		Contributing
142325300300000	57-11481	348 FOREST DR SE	6	74	Houser House	2 Story Brick	Brick, wood, copper gutters, tile roof	Italianate	1925	Individually Eligible	Contributing
142325300400000	57-11482	352 FOREST DR SE	6	75	Flora Frick House	1 1/2 Story Frame	concrete, stone, vinyl siding, asphalt roof	Ranch	1952		Contributing
142325300500000	57-11483	356 FOREST DR SE	6	76	Charles Schoen House	2 Story Brick	Brick, asphalt roof	Georgian	1924	Individually Eligible	Contributing
142325300600000	57-11484	360 FOREST DR SE	6	77	Mann House	2 Story Brick	Brick, asphalt roof	Georgian	1923		Contributing
142328000100000	57-11485	365 PARK TER SE	7	114	Guy P. Linville House	2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial / Neoclassical	1921		Contributing
142328000200000	57-11486	361 PARK TER SE	7	115	Weaver House	2 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1921		Contributing
142328000300000	57-11487	359 PARK TER SE	7	116	Henry Kadghin House	1 Story Brick	Brick, asphalt roof	Colonial	1924		Contributing
142328000400000	57-11488	357 PARK TER SE	7	117	Howard Hall House I	2 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1919	Individually Eligible	Contributing
142328000500000	57-11489	353 PARK TER SE	7	118	Howard Hall House II	2 Story Frame	Brick, wood siding, asphalt roof	Colonial / Neoclassical	1920	Individually Eligible	Contributing
142328000600000	57-11490	349 PARK TER SE	7	119	James L. Bever Jr. House	2 Story Frame	Brick, wood siding, asphalt roof	Craftsman	1915	Individually Eligible	Contributing
142328000700000	57-11491	347 PARK TER SE	7	120	George Martineck House	2 Story Frame	Brick, wood siding, asphalt roof	Dutch colonial	1924		Contributing
142328000800000	57-11492	345 PARK TER SE	7	121	Guy P. Linville House	2 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1924		Contributing
142328000900000	57-11493	342 WOODLAND DR SE	7	100	Charles, Mary Simpson House I	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Mixed styles	1939	Not eligible	Not contributing
142328001000000	57-11494	346 WOODLAND DR SE	7	100	Charles, Mary Simpson House II	1 1/2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1938		Contributing
142328001100000	57-11495	350 WOODLAND DR SE	7	101	Snowdon House	2 Story Frame	Brick, vinyl siding, asphalt roof	Colonial	1922	Not eligible	Not contributing
142328001200000	57-11496	352 WOODLAND DR SE	7	102	Bertha Taylor House	2 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1924		Contributing
142328001300000	57-11497	358 WOODLAND DR SE	7	103	Frank Witters House	2 Story Frame	Brick, wood, stucco siding, asphalt roof	Tudor / English Cottage	1939		Contributing
142328001400000	57-11498	360 WOODLAND DR SE	7	104	Bertha Warren House	2 Story Frame	Brick, stucco siding, asphalt roof	Neoclassical	1923		Contributing
142328001500000	57-11499	366 WOODLAND DR SE	7	105	Ward Baker House	2 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1919	Individually Eligible	Contributing
142328001600000	57-11500	370 WOODLAND DR SE	7	106	Andrew McKinnon House I	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1940		Contributing
142328001700000	57-11501	372 WOODLAND DR SE	7	107	Andrew McKinnon House II	1 1/2 Story Brick	Brick, vinyl siding, asphalt roof	Post-modern	1925	Not eligible	Not contributing
142328001800000	57-11502	2608 BEVER AVE SE	7	108	Andrew McKinnon House III	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Cottage	1937		Contributing
142328001900000	57-11503	2614 BEVER AVE SE	7	109	Frank Volak House	2 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1920		Contributing
142328002000000	57-11504	2618 BEVER AVE SE	7	110	Howard Hall House III	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1920		Contributing
142328002100000	57-11505	2626 BEVER AVE SE	7	111	Kenneth McKay House II	1 Story Frame	Brick, stucco siding, asphalt roof	Craftsman	1919	Individually Eligible	Contributing

Table 1. Building Descriptions in the Project Area.

Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Levels	Materials	Architectural Style	Date Built	NRHP Eligibility	Bever Woods Historic
142328002200000	57-11506	375 PARK TER SE	7	112	Harold Rikhoff House	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1938		Contributing
142328002300000	57-11507	369 PARK TER SE	7	113	Isaac Shaver House	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1925		Contributing
142327900100000	57-11508	2483 GRANDE AVE SE	8	128	James L. Bever House I	1 Story Brick	Brick, tile roof	Italianate	1922	Individually Eligible	Contributing
142327900200000	57-11509	2475 GRANDE AVE SE	8	127	James L. Bever House II	1 Story Frame	Concrete, Stone, wood siding, asphalt roof	Ranch	1952		Contributing
142327900300000	57-11510	2451 GRANDE AVE SE	8	126	Dr Pfeiffer House II	1 Story Frame	Concrete, vinyl siding, asphalt roof	Ranch	1951		Contributing
142327900400000	57-11511	2435 GRANDE AVE SE	8	122	Henry Benson House	2 Story Frame	Brick, stucco siding, tile roof	Italianate	1922	Individually Eligible	Contributing
142327900500000	57-11512	350 PARK TER SE	8	123	William Kerchmar House	1 1/2 Story Brick	Brick, asphalt roof	Tudor	1930	Individually Eligible	Contributing
142327900600000	57-11513	352 PARK TER SE	8	124	Burnett House	2 Story Brick	Brick, tile roof	Italianate	1922	Individually Eligible	Contributing
142327900700000	57-11514	356 PARK TER SE	8	125	Knolk House	2 Story Frame	Concrete, stone, wood siding, asphalt roof	Ranch	1934		Contributing
142327900800000	57-11515	360 PARK TER SE	8	129	Grace & Frances Swab House	2 Story Frame	Brick, wood siding, asphalt roof	Colonial	1938		Contributing
142327900900000	57-11516	364 PARK TER SE	8	130	Stanley Reid House II	2 Story Frame	Brick, wood & siding, asphalt roof	Neoclassical	1922		Contributing
142327901000000	57-11517	366 PARK TER SE	8	131	James Bever House	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Neoclassical	1915		Contributing
142327901100000	57-11518	368 PARK TER SE	8	132	Ralph Evans House	1 1/2 Story Frame	Brick, wood siding, asphalt roof	Tudor	1937		Contributing
142327901200000	57-11519	370 PARK TER SE	8	133	Sarah North House	2 Story Frame	Brick, wood siding, asphalt roof	Neoclassical	1925		Contributing
142327901300000	57-11520	372 PARK TER SE	8	134	Nora Nelson House	1 Story Brick	Brick, asphalt roof	Tudor	1924		Contributing
142327901400000	57-11521	376 PARK TER SE	8	135	Sam Christensen House	2 Story Frame	Brick, wood siding, asphalt roof	Neoclassical	1920		Contributing

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Figures

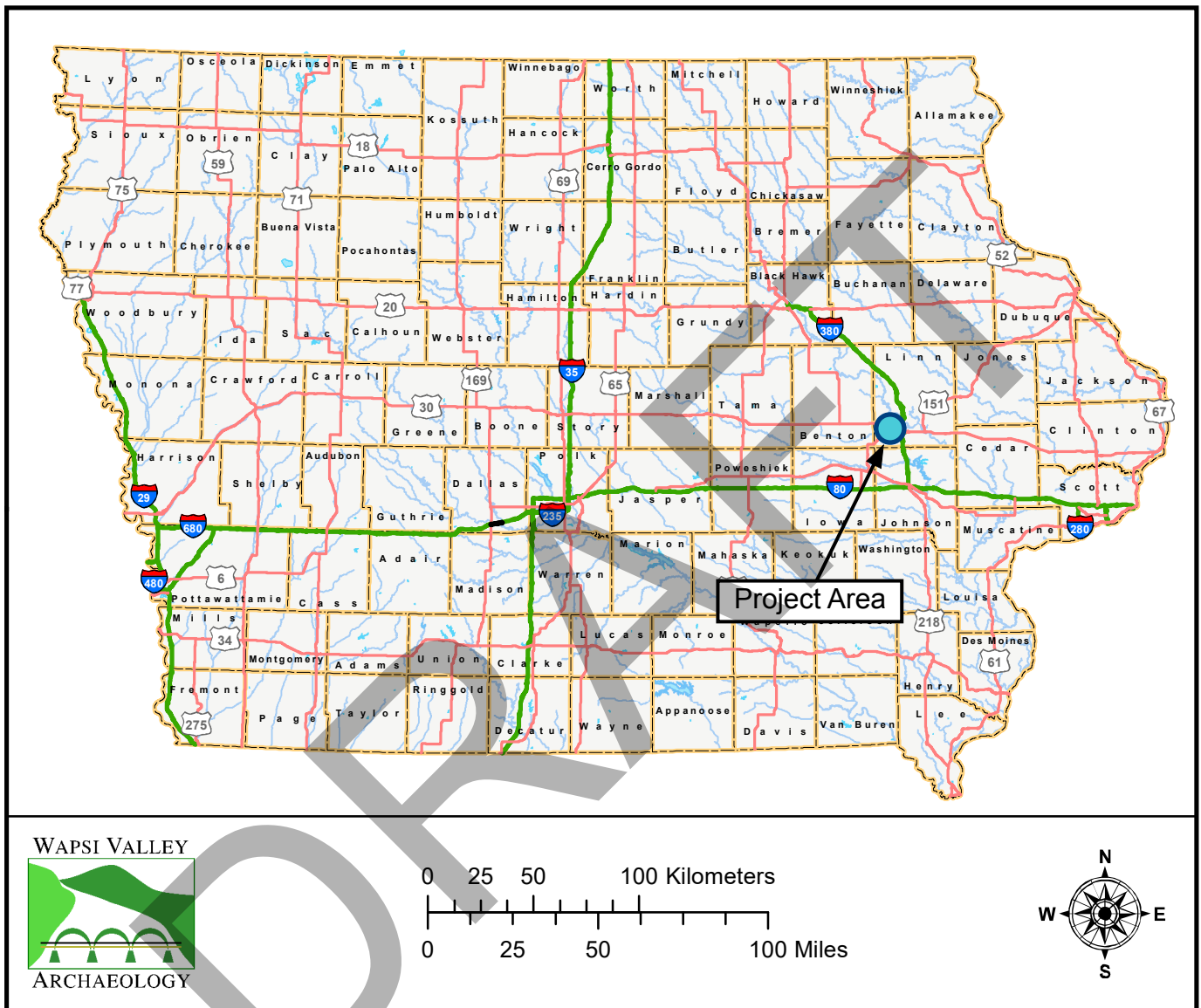


Figure 1. Map of Iowa and the general location of the project area. *Source: Iowa DNR (2016).*

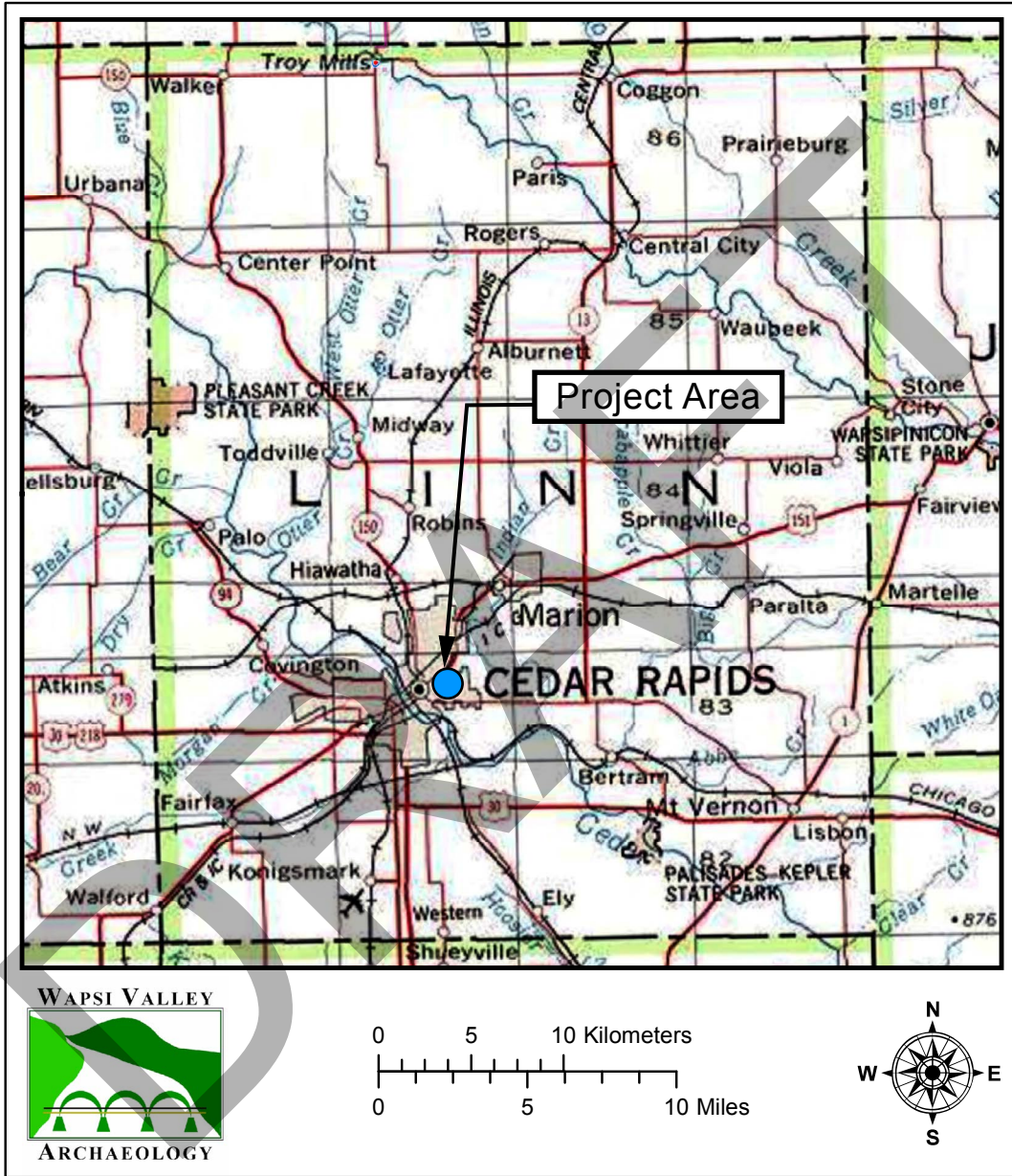


Figure 2. Map of Linn County, Iowa showing the project area location.
 Source: National Geographic (2009).



Figure 3. Topographic map showing the Bever Woods District Boundaries. Source: ISU GIS Facility (2019).

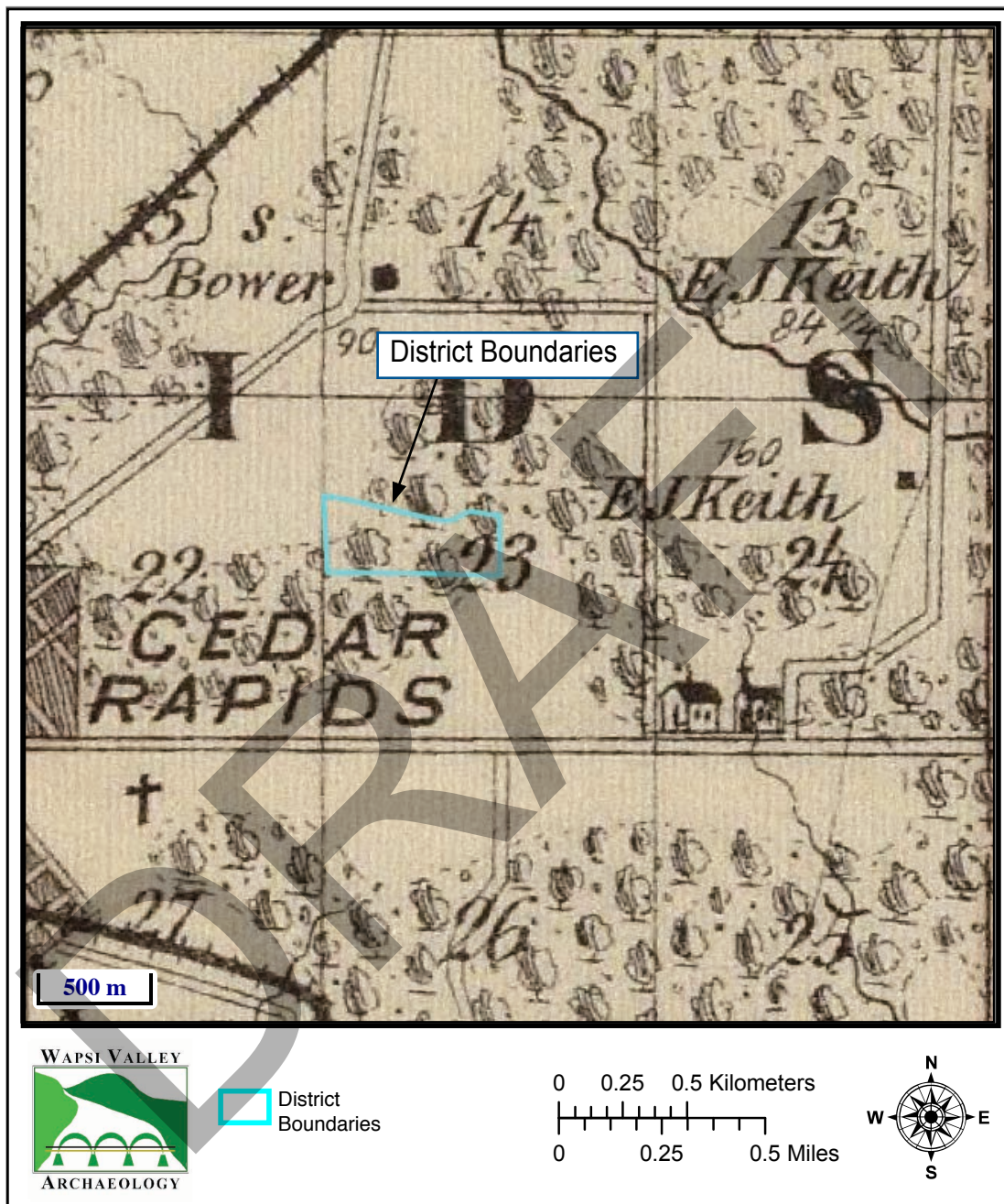


Figure 4. 1875 Andreas Map showing the Bever Woods district boundaries.
 Source: ISU GIS Facility (2015).

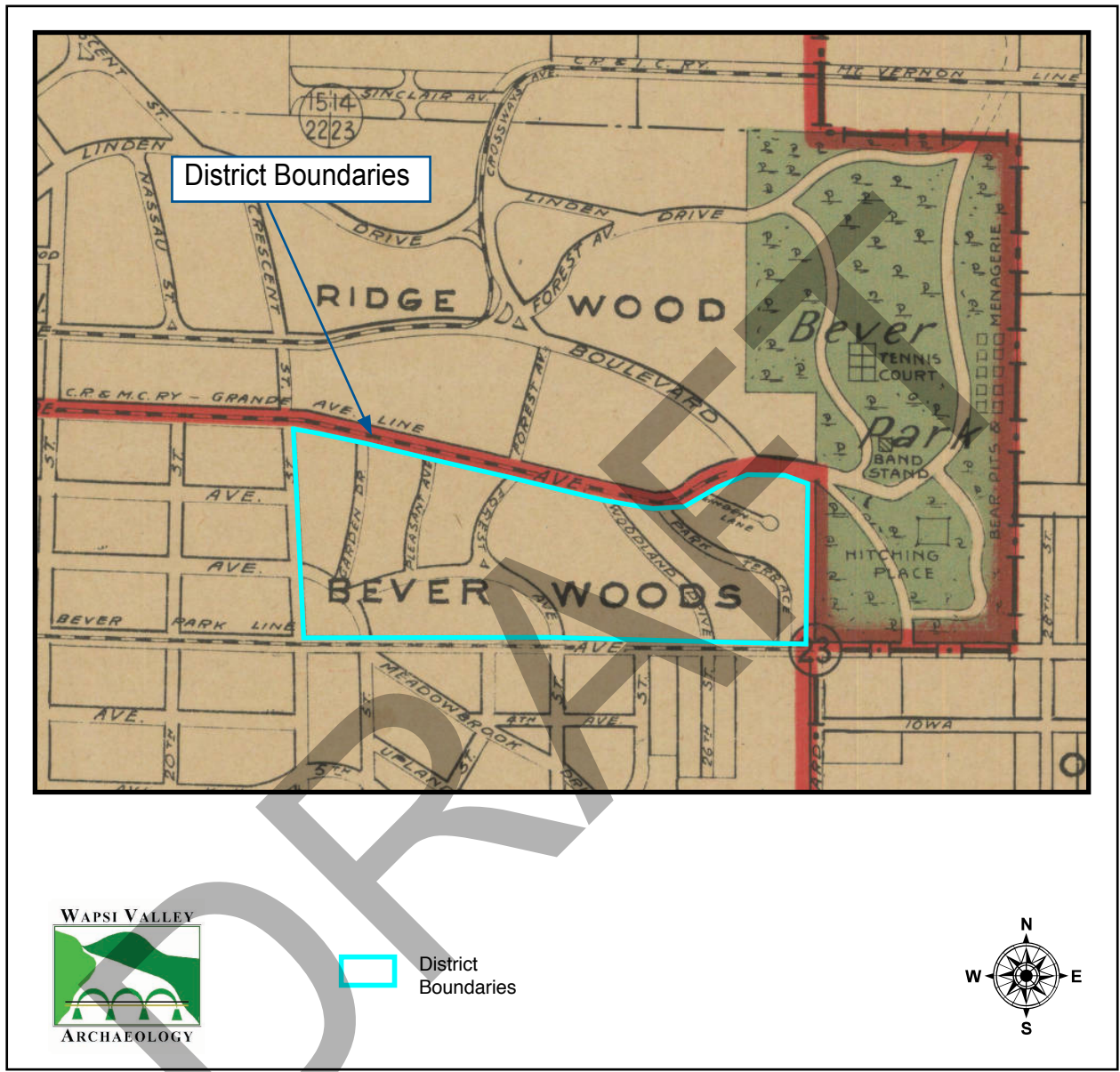


Figure 5. Detail of 1916 Map of the City of Cedar Rapids showing the Bever Woods and Ridge Wood areas and Bever Park. Source: ISU GIS Facility (2015).

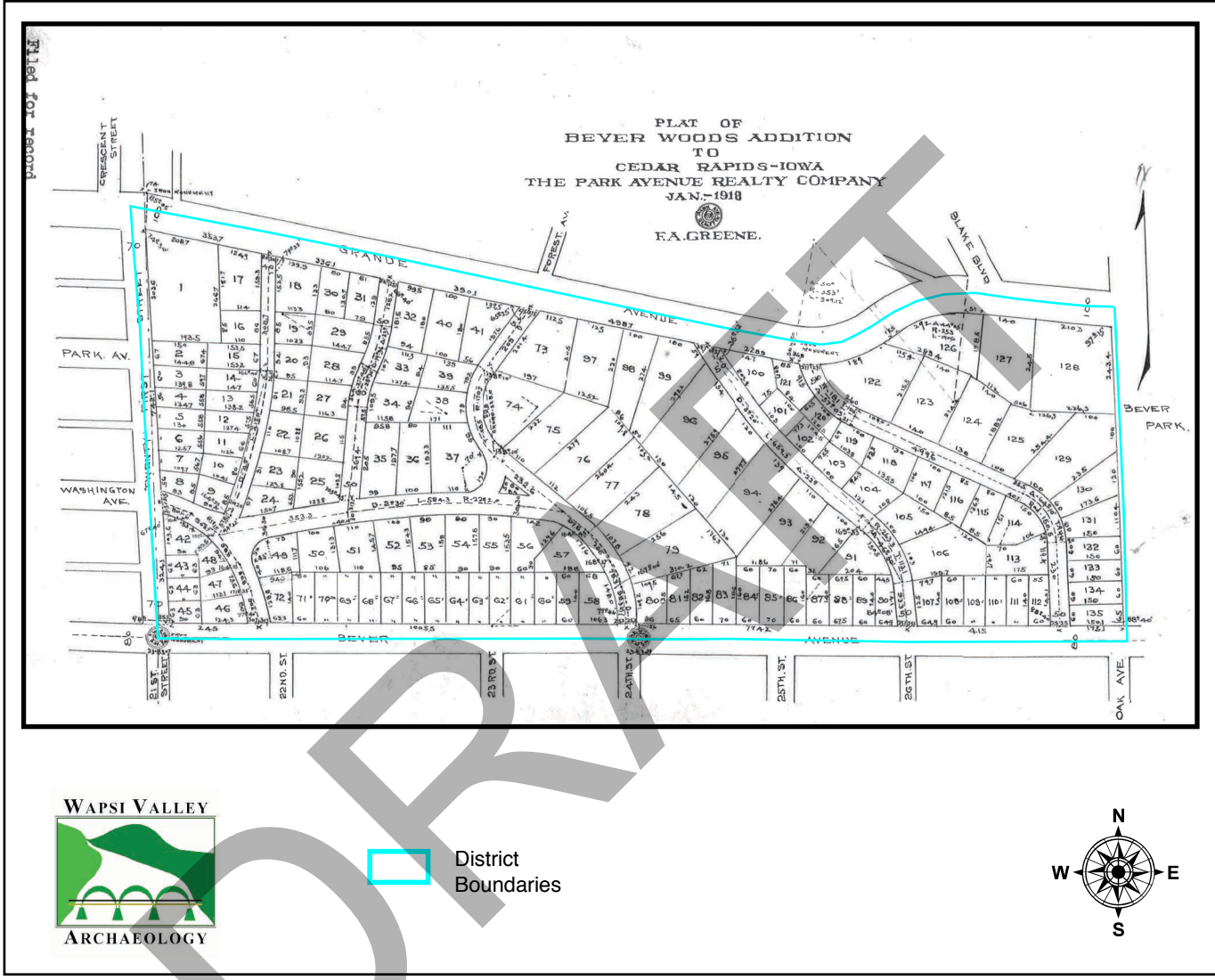


Figure 6. 1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries. Source: Linn County Recorder's Office.

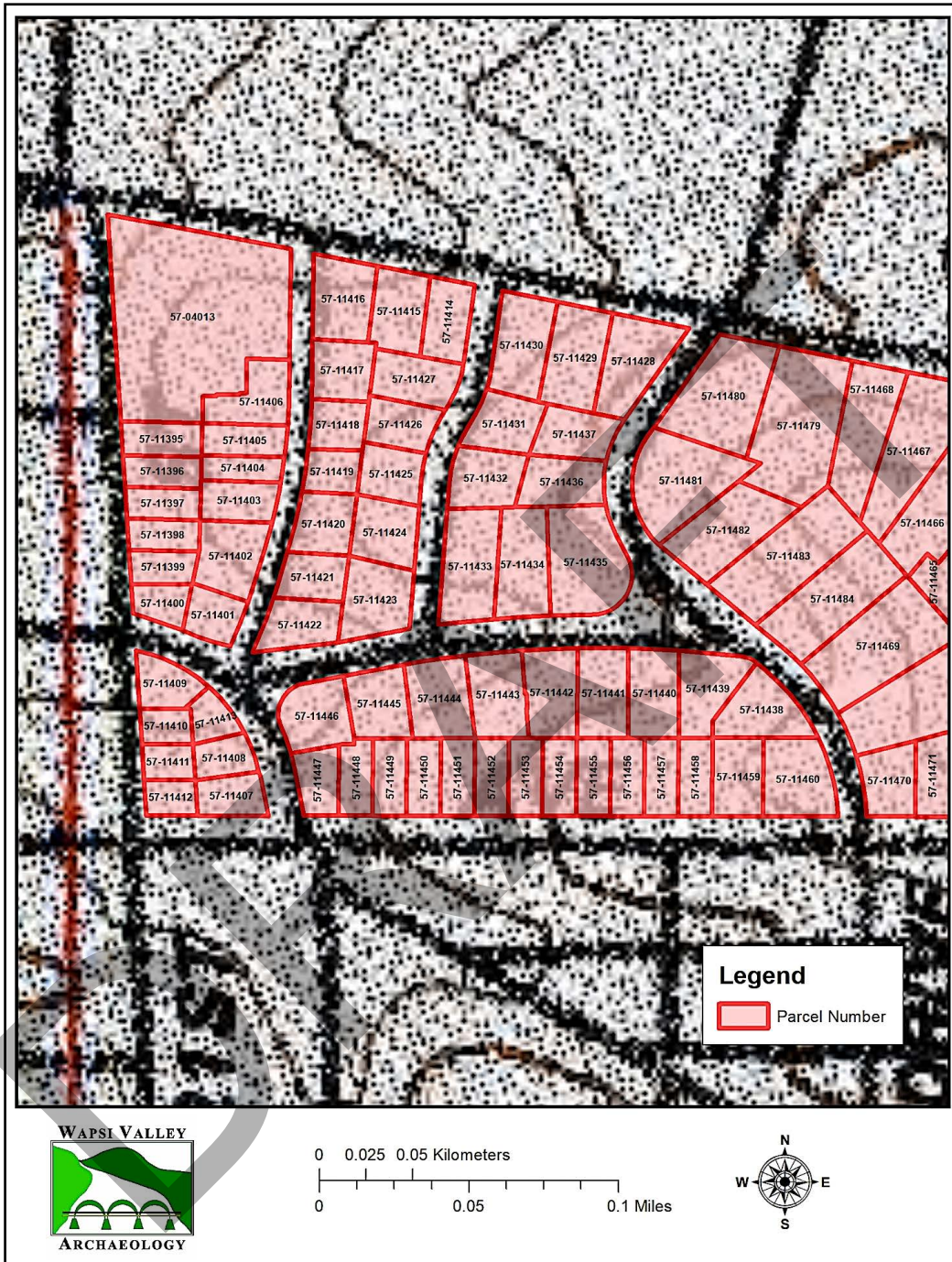


Figure 7. Topographic map showing the western portion of Bever Woods district. Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).

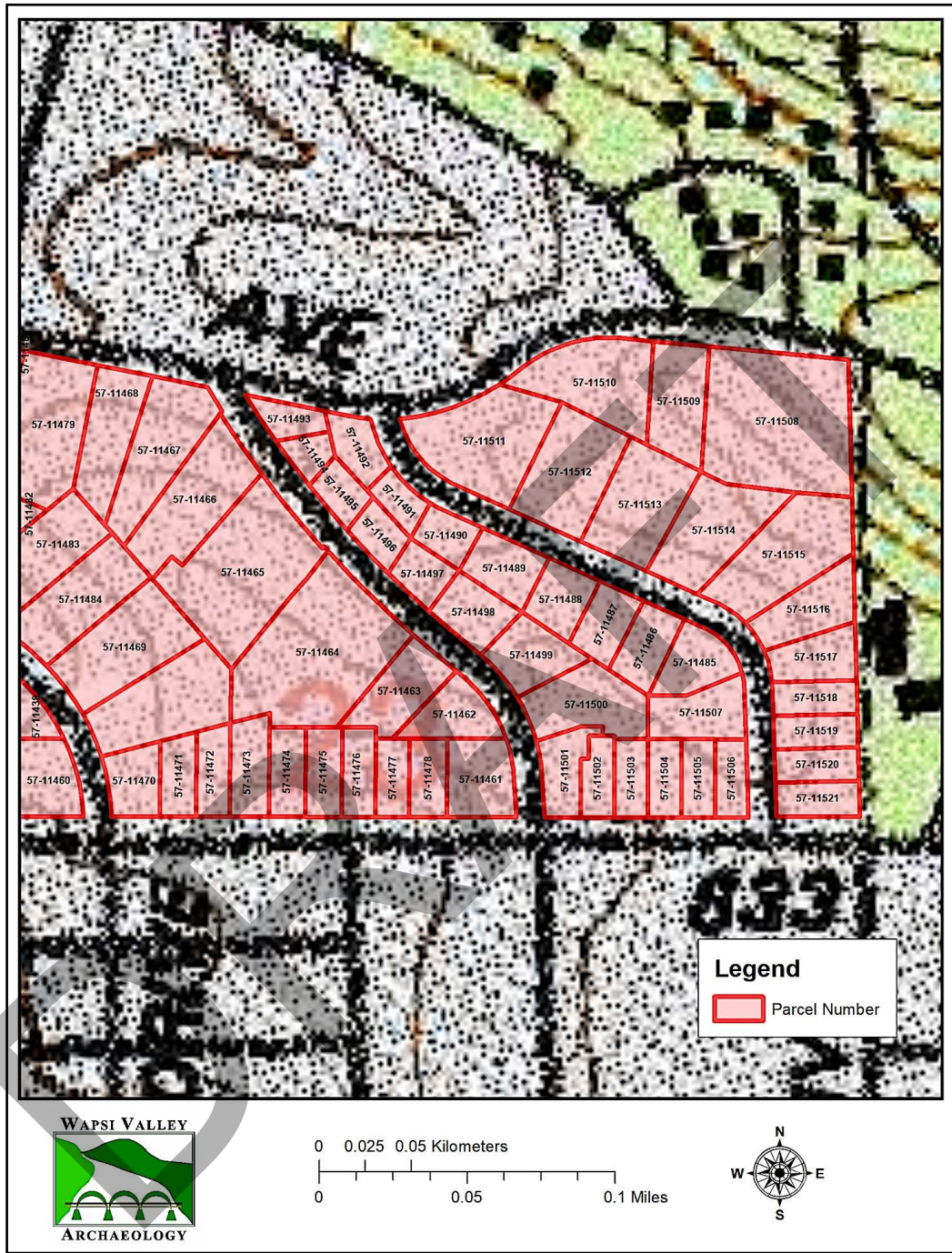


Figure 8. Topographic map showing the eastern portion of Bever Woods district. Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).



Figure 9. ArcGIS Web Map showing the west side of Bever Woods district properties. Source: City of Cedar Rapids, Iowa (2017).

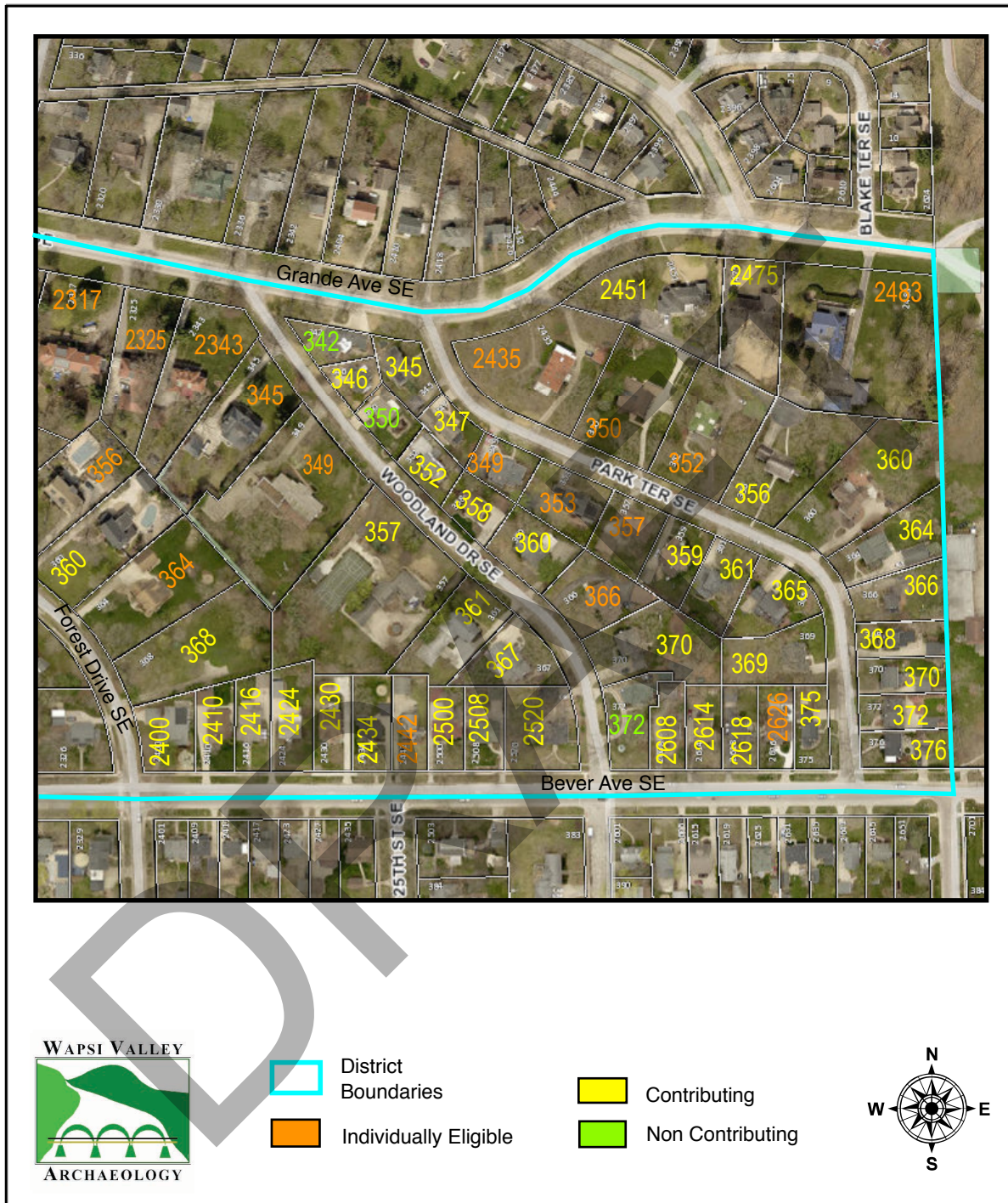


Figure 10. ArcGIS Web Map showing the east side of Bever Woods district properties. Source: City of Cedar Rapids, Iowa (2017).



Figure 11. 2101 Grande Avenue SE (57-04013), view to the south.



Figure 12. 352 21st Street SE (57-11395), view to the east.



Figure 13. 356 21st Street SE (57-11396), view to the northeast.



Figure 14. 358 21st Street SE (57-11397), view to the east.



Figure 15. 360 21st Street SE (57-11398), view to the east.



Figure 16. 362 21st Street SE (57-11399), view to the east.



Figure 17. 2100 Washington Avenue SE (57-400), view to the northeast.



Figure 18. 2114 Washington Avenue SE (57-11401), view to the north.



Figure 19. 361 Garden Drive SE (57-11402), view to the southwest.



Figure 20. 359 Garden Drive SE (57-11403), view to the northwest.



Figure 21. 357 Garden Drive SE (57-11404), view to the west.



Figure 22. 355 Garden Drive SE (57-11405), view to the west.



Figure 23. 353 Garden Drive SE (57-11406), view to the south.



Figure 24. 2114 Bever Avenue SE (57-11407), view to the northeast.



Figure 25. 375 Meadowbrook Terrace SE (57-11408) , view to the west.



Figure 26. 2101 Washington Avenue SE (57-11409), view to the southwest.



Figure 27. 370 21st Street SE (57-11410), view to the east.



Figure 28. 374 21st Street SE (57-11411), view to the east.



Figure 29. 2100 Bever Avenue SE (57-11412), view to the north.



Figure 30. 2117 Washington Avenue SE (57-11413), view to southwest.



Figure 31. 2225 Grande Avenue SE (57-11414), view to the south.



Figure 32. 2219 Grande Avenue SE (57-11415), view to the south.



Figure 33. 2207 Grande Avenue SE (57-11416), view to the south.

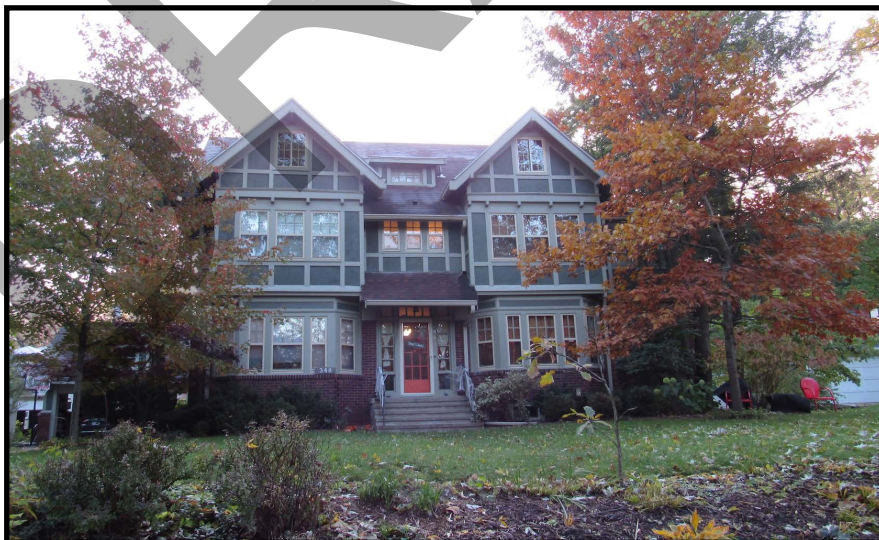


Figure 34. 348 Garden Drive SE (57-11417), view to the east.



Figure 35. 352 Garden Drive SE (57-11418), view to the east.



Figure 36. 356 Garden Drive SE (57-11419), view to the southeast.



Figure 37. 358 Garden Drive SE (57-11420), view to the northeast.



Figure 38. 362 Garden Drive SE (57-11421), view to the northeast.



Figure 39. 2200 Washington Avenue SE (57-11422), view to the northwest.



Figure 40. 2220 Washington Avenue SE (57-11423), view to the northeast.



Figure 41. 359 Pleasant Drive SE (57-11424), view to the northwest.



Figure 42. 355 Pleasant Drive SE (57-11425), view to the west.



Figure 43. 353 Pleasant Drive SE (57-11426), view to the west.



Figure 44. 351 Pleasant Drive SE (57-11427), view to the west.



Figure 45. 2261 Grande Avenue SE (57-11428), view to the southwest.



Figure 46. 2249 Grande Avenue SE (57-11429), view to the southeast.



Figure 47. 2241 Grande Avenue SE (57-11430), view to the southeast.



Figure 48. 350 Pleasant Drive SE (57-11431), view to the east.



Figure 49. 358 Pleasant Drive SE (57-11432), view to the east.



Figure 50. 2240 Washington Avenue SE (57-11433), view to the north.



Figure 51. 2250 Washington Avenue SE (57-11434), view to the north.

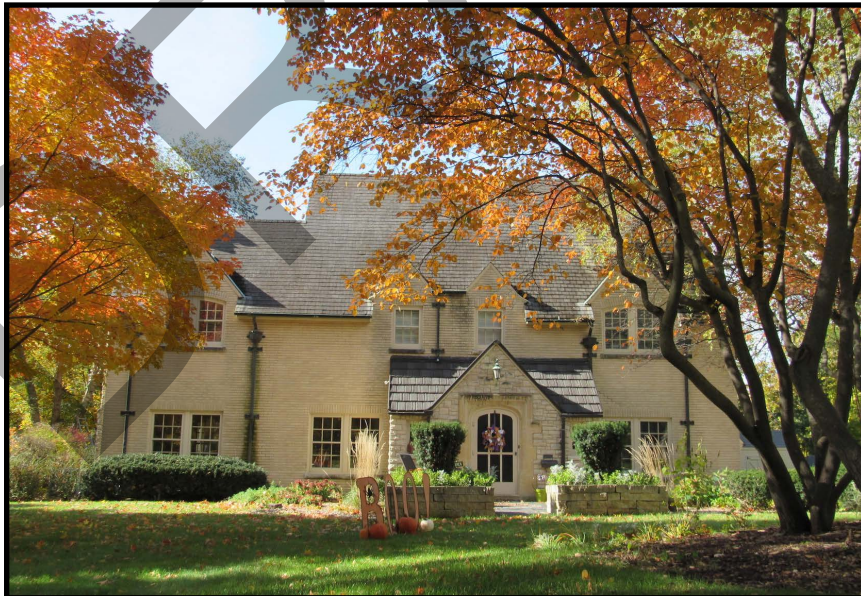


Figure 52. 361 Forest Drive SE (57-11435), view to the west.



Figure 53. 357 Forest Drive SE (57-11436), view to the west.



Figure 54. 353 Forest Drive SE (57-11437), view to the west.



Figure 55. 369 Forest Drive SE (57-11438), view to the southwest.



Figure 56. 365 Forest Drive SE (57-11439), view to the southwest.



Figure 57. 2267 Washington Avenue SE (57-11440), view to the south.



Figure 58. 2259 Washington Avenue SE (57-11441), view to the southwest.



Figure 59. 2249 Washington Avenue SE (57-11442), view to the southeast.



Figure 60. 2237 Washington Avenue SE (57-11443), view to the southwest.



Figure 61. 2227 Washington Avenue SE (57-11444), view to the south.



Figure 62. 2215 Washington Avenue SE (57-11445), view to the southeast.



Figure 63. 2201 Washington Avenue SE (57-11446), view to the southeast.



Figure 64. 2200 Bever Avenue SE (57-11447), view to the north.



Figure 65. 2208 Bever Avenue SE (57-11448), view to the north.



Figure 66. 2116 Bever Avenue SE (57-11449), view to the north.



Figure 67. 2220 Bever Avenue SE (57-11450), view to the northwest.



Figure 68. 2226 Bever Avenue SE (57-11451), view to the northeast.



Figure 69. 2232 Bever Avenue SE (57-11452), view to the north.



Figure 70. 2238 Bever Avenue SE (57-11453), view to the northeast.



Figure 71. 2244 Bever Avenue SE (57-11454), view to the northeast.



Figure 72. 2250 Bever Avenue SE (57-11455), view to the southeast.



Figure 73. 2256 Bever Avenue SE (57-11456), view to the southeast.



Figure 74. 2300 Bever Avenue SE (57-11457), view to the northeast.



Figure 75. 2304 Bever Avenue SE (57-11458), view to the northeast.



Figure 76. 2314 Bever Avenue SE (57-11459), view to the northeast.



Figure 77. 2326 Bever Avenue SE (57-11460), view to the north.



Figure 78. 2520 Bever Avenue SE (57-11461), view to the northwest.



Figure 79. 367 Woodland Drive SE (57-11462), view to the southwest.



Figure 80. 361 Woodland Drive (57-11463), view to the southwest.

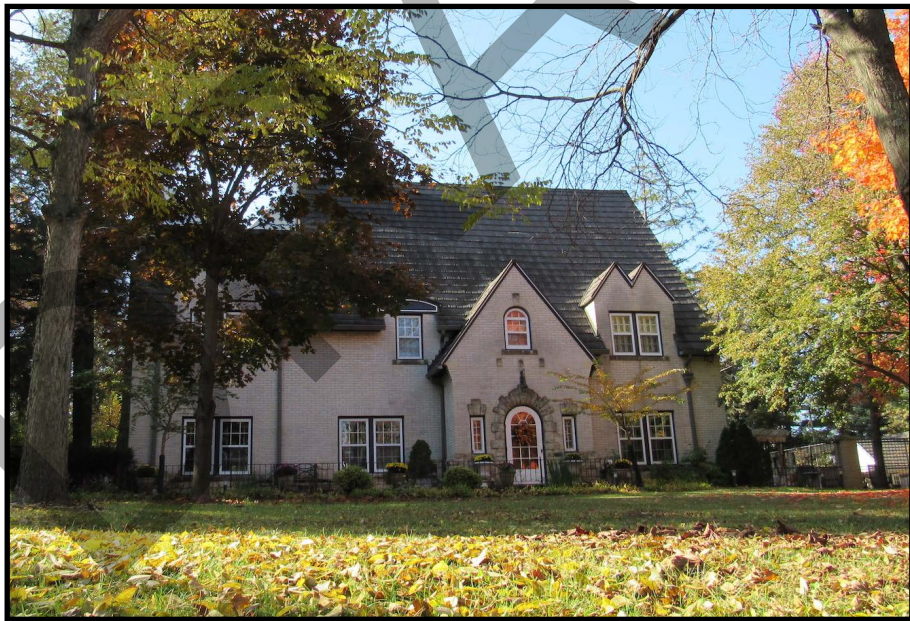


Figure 81. 357 Woodland Drive SE (57-11464), view to the southwest.



Figure 82. 349 Woodland Drive SE (57-11465), view to southwest.



Figure 83. 345 Woodland Drive SE (57-11466), view to the southwest.



Figure 84. 2343 Grande Avenue SE (57-11467), view to the south.



Figure 85. 2325 Grande Avenue SE (57-11468), view to the south.



Figure 86. 364 Forest Drive SE (57-11469), view to the northeast.



Figure 87. 2400 Bever Avenue SE (57-11470), view to the northeast.



Figure 88. 2410 Bever Avenue SE (57-11471), view to the north.



Figure 89. 2416 Bever Avenue SE (57-11472), view to the north.



Figure 90. 2424 Bever Avenue SE (57-11473), view to the northwest.



Figure 91. 2430 Bever Avenue SE (57-11474), view to the north.



Figure 92. 2434 Bever Avenue SE (57-11475), view to north.



Figure 93. 2442 Bever Avenue SE (57-11476), view to the north.



Figure 94. 2500 Bever Avenue SE (57-11477), view to the north.

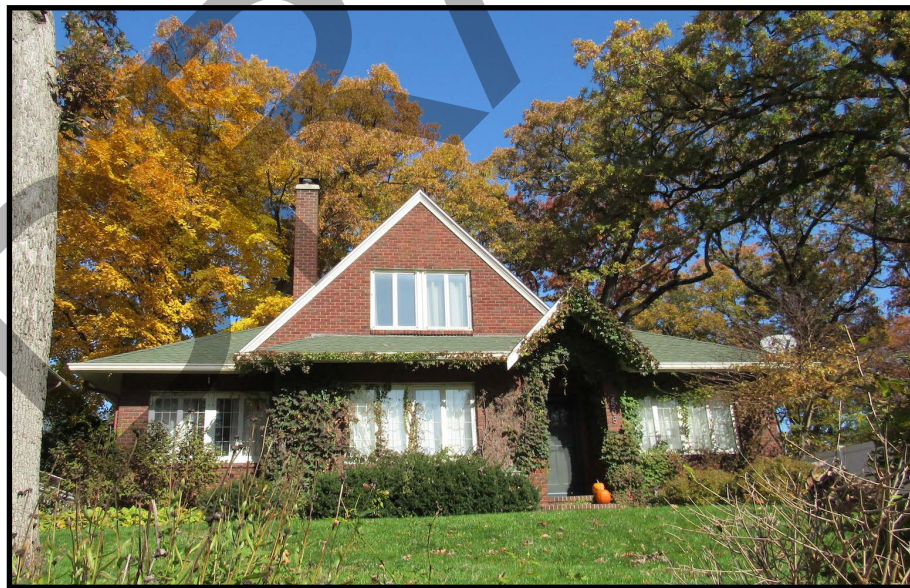


Figure 95. 2508 Bever Avenue SE (57-11478), view to the north.



Figure 96. 2317 Grande Avenue SE (57-11479), view to the southwest.



Figure 97. 344 Forest Drive SE (57-11480), view to the southwest.



Figure 98. 348 Forest Drive SE (57-11481), view to the east.



Figure 99. 352 Forest Drive SE (57-11482), view to the northeast.



Figure 100. 356 Forest Drive SE (57-11483), view to the northeast.



Figure 101. 360 Forest Drive SE (57-11484), view to the northeast.



Figure 102. 365 Park Terrace SE (57-11485), view to the southwest.



Figure 103. 361 Park Terrace SE (57-11486) , view to the southwest.



Figure 104. 359 Park Terrace SE (57-11487), view to the southwest.



Figure 105. 357 Park Terrace SE (57-11488), view to the southwest.



Figure 106. 353 Park Terrace SE (57-11489), view to the southwest.



Figure 107. 349 Park Terrace SE (57-11490), view to the southwest.



Figure 108. 347 Park Terrace SE (57-11491), view to the southwest.



Figure 109. 345 Park Terrace SE (57-11492), view to the west.



Figure 110. 342 Woodland Drive SE (57-11493), view to the southeast.



Figure 111. 346 Woodland Drive SE (57-11494), view to the east.



Figure 112. 350 Woodland Drive SE (57-11495), view to the northeast.



Figure 113. 352 Woodland Drive SE (57-11496), view to the northeast.



Figure 114. 358 Woodland Drive SE (57-11497), view to the northeast.



Figure 115. 360 Woodland Drive SE (57-11498), view to the northeast.



Figure 116. 366 Woodland Drive SE (57-11499), view to the northeast.



Figure 117. 370 Woodland Drive SE (57-11500), view to the northeast.



Figure 118. 372 Woodland Drive SE (57-11501), view to the north.



Figure 119. 2608 Bever Avenue SE (57-11502), view to the northeast.



Figure 120. 2614 Bever Avenue SE (57-11503), view to the north.



Figure 121. 2618 Bever Avenue SE (57-11504), view to the northwest.



Figure 122. 2626 Bever Avenue SE (57-11505), view to the northwest.



Figure 123. 375 Park Terrace SE (57-11506), view to the west.



Figure 124. 379 Park Terrace SE (57-11507), view to the southwest.



Figure 125. 2483 Grande Avenue SE (57-11508), view to the south.



Figure 126. 2475 Grande Avenue SE (57-11509), view to the south.



Figure 127. 2451 Grande Avenue SE (57-11510), view to the southeast.



Figure 128. 2435 Grande Avenue SE (57-11511), view to the southeast.



Figure 129. 350 Park Terrace SE (57-11512), view to the northeast.



Figure 130. 352 Park Terrace SE (57-11513), view to the northeast.



Figure 131. 356 Park Terrace SE (57-11514), view to the northeast.



Figure 132. 360 Park Terrace SE (57-11515), view to the northeast.



Figure 133. 364 Park Terrace SE (57-11516), view to the northeast.



Figure 134. 366 Park Terrace SE (57-11517), view to the east.

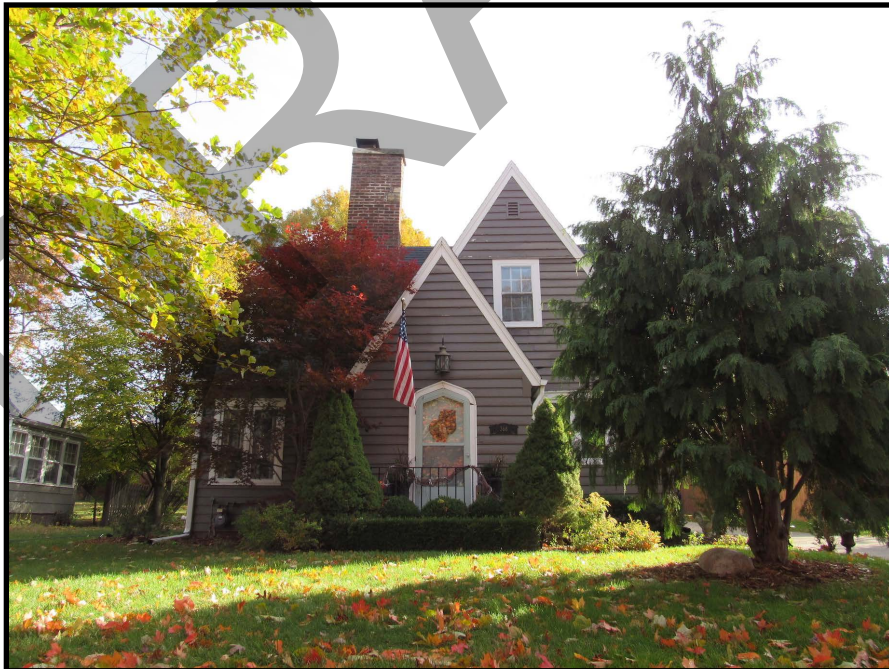


Figure 135. 368 Park Terrace SE (57-11518), view to the east.



Figure 136. 370 Park Terrace SE (57-11519), view to the east.



Figure 137. 372 Park Terrace SE (57-11520), view to the northeast.



Figure 138. 376 Park Terrace SE (57-11521), view to the east.

Appendix 1. HADB Form

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Historical Architectural Data Base

Data Entry Form for Studies and Reports

Doc. No.: 57-164

Source of Study: Certified Local Government Project Section 106 Review & Compliance Project
 Historical Resource Development Program Project Other

Project Reference #: 1096

Authors/Editor/Compiler/Originator:
Wapsi Valley Archaeology, Inc.

Author Role: Consultant Private Researcher/Writer Teacher Student
 Project employee/volunteer Site Administrator Other: _____

Title of Work:
Architectural History Survey of the Bever Woods District in Cedar Rapids, Linn County, Iowa

Year Issued: 2020

Type of Work Performed:
(check one only)

Survey:

- Windshield survey minimum level documentation
- Reconnaissance survey to make recommendations for intensive survey(s).
- Intensive survey
- Mixed intensive and reconnaissance survey

Plan:

- Planning for Preservation/Survey
- Community Preservation Plan

Property Study:

- Iowa Historic Property Documentation Study
- Historic American Building Survey (HABS)
- Historic American Engineering Record (HAER)
- Management or Master Plan
- Historic Structure Report
- Feasibility/Re-use Study
- Architectural/Engineering Plans and Specs.

National Register:

- Multiple Property Documentation Form

Other (e.g., private research, school project, video): _____

Kind of Work Produced:
(fill in one section only: Report or Monograph or Chapter, etc.)

Report: Published/produced by: Wapsi Valley Archaeology, Inc.

Place issued: Anamosa

Client: City of Cedar Rapids

If applicable, include:

Series Title: _____

Volume #: _____ Report #: 1096

Monograph: Publisher Name: _____

Place: _____

Chapter: In: _____ First pg. #: _____ Last pg. #: _____

Journal: Name: _____ Vol. _____ No. _____ Pages: _____ to _____

Thesis: Degree (check one): Ph.D. LL.D. M.A. M.S. B.A. B.S.

Name of College/University: _____

Paper: Meeting: _____

Place: _____

Other: _____

Geographic Scope of Study:

City/town Township(s) County Region of Iowa Statewide Other: _____

State: IA _____

County: _____

Town: _____

Township: 83N _____

Range: 07W _____

Time Focus: (check any decades that receive particular attention)

before 1830 1830s 1840s 1850s 1860s 1870s 1880s 1890s

1900s 1910s 1920s 1930s 1940s 1950s 1960s 1970s 1980/later

Keyword: (Index of any subjects, topics, or people given prominent attention in the report)

City of Cedar Rapids History

Linn County History

Bever Woods District

Planning and Development

Streetcar Line

Urban Development

Residential District

Suburban transportation

Bever Park

Appendix 2. Site Inventory Forms

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