

JUL 22 2013

OMB No. 1024-0018



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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name B AVENUE NE HISTORIC DISTRICT

other names/site number _____

2. Location

street & number B AVENUE NE FROM 15TH ST. ON WEST TO 21ST ST. ON EAST, INCLUDING SIDE STREETS TO ALLEYS

N/A not for publication

city or town CEDAR RAPIDS

N/A vicinity

state IOWA code IA LINN county code 113 zip code 52208

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets does not meet) the National Register criteria. I recommend that this property be considered significant (nationally statewide locally). (See continuation sheet for additional comments.)

Berry W. Bennett
Signature of certifying official/Title

7/23/2013
Date

STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

In my opinion, the property (meets does not meet) the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is :

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- Other, (Explain)

Signature of Keeper

Date of Action

Patricia Andrus

9/11/2013

B Avenue NE Historic District
Name of Property

Linn County, Iowa
County and State

5. Classification

Ownership of Property (Check as many lines as apply)
Category of Property (Check only one line)

- private __ building(s)
- public-local X district
- public-State __ site
- public-Federal __ structure
- __ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
167	43	buildings
0	0	sites
0	0	structures
0	0	objects
167	43	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/SINGLE DWELLING
- EDUCATION/SCHOOL
- RELIGION/RELIGIOUS FACILITY
- DOMESTIC/SECONDARY STRUCTURE

Current Functions
(Enter categories from instructions)

- DOMESTIC/SINGLE DWELLING
- EDUCATION/SCHOOL
- RELIGION/RELIGIOUS FACILITY
- DOMESTIC/MULTIPLE DWELLING
- DOMESTIC/SECONDARY STRUCTURE

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE VICTORIAN
- LATE VICTORIAN/ITALIANATE
- LATE 19TH AND EARLY 20TH CENTURY AMERICAN
- MOVEMENTS/BUNGALOW/CRAFTSMAN

Materials
(Enter categories from instructions)

- foundation STONE
- walls WOOD
- SYNTHETICS/VINYL
- roof ASPHALT
- other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

B Avenue NE Historic District
Name of Property

Linn County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing)

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

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

C.1875-1963

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

DIEMAN, CHARLES A.

BROWN, WILLIAM J.

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository

B Avenue NE Historic District
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreege of Property approx. 45 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 611538 | 4649478

Zone Easting Northing

2 | 15 | 611426 | 4649615

Zone Easting Northing

3 | 15 | 612443 | 4650495

Zone Easting Northing

4 | 15 | 612627 | 4650331

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Alexa McDowell, Architectural Historian

organization AKAY Consulting date July 17, 2013

street & number 103 Island Avenue W. telephone 515-491-5432

city or town Minneapolis state MN zip code 55401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs - Representative black and white photographs of the property.

Additional items - (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Various (see continuation sheet)

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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B Avenue NE Historic District, Linn County, Iowa

7. Narrative Description

Architectural Classification, cont'd.

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

OTHER: Vernacular Building Type/Gable and Ell Cottage
Vernacular Building Type/Hip Roof Cottage
Vernacular Building Type/Square Hip Roof Cottage
Vernacular Building Type/Open Gable Cottage
Vernacular Building Type/Closed Gable Cottage
Vernacular Building Type/Bungalow Cottage
Vernacular Building Type/Portico Bungalow
Vernacular Building Type/English Bungalow
Vernacular Building Type/Airplane Bungalow
Vernacular Building Type/Organic Cottage
Vernacular Building Type/Cross Gable Cottage
Vernacular Building Type/Dutch Colonial Cottage
Vernacular Building Type/Cape Cod Cottage
Vernacular Building Type/Side Steeple Church

The original town of Cedar Rapids was laid out on the east side of the Cedar River with a gridded plat of just over 60 blocks oriented with its streets running perpendicular to the course of the river. As a result, the street grid is rotated approximately 45 degrees to the cardinal directions. Street names were changed in the early 20th century and today these streets start east of the river with 1st Street, numbering ordinally eastward. Avenues bisect the streets and, in the area of the B Avenue NE Historic District, those north of 1st Avenue are lettered alphabetically, while those south of 1st Avenue are numbered ordinally.¹

Typical of Iowa communities, the city grew outward from the commercial sector, which was initially concentrated along 1st through 3rd Streets SE between 1st and 4th Avenues SE. As the primary thoroughfare between Cedar Rapids and Marion (the original seat of Linn County) to the northeast, 1st Avenue was constructed with a 120-foot width – a characteristic that later proved beneficial for the construction of the 1st Avenue bridge over the Cedar River and for the street railway, which was built along the “boulevard” in

¹ Marlys Svendsen, *Historical and Architectural Survey Report for Community Block Grant Neighborhoods, Cedar Rapids, Iowa* (Cedar Rapids: City of Cedar Rapids, 1995), 4.

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B Avenue NE Historic District, Linn County, Iowa

1879. The line and its extension along 16th Street NE to E Avenue in 1886 spurred residential development northeast of the commercial core, including that of the B Avenue NE Historic District.²

The B Avenue NE Historic District is situated north of 1st Avenue, approximately one mile northeast of the historic commercial area and just northeast of the original Coe College square, which was bounded by 1st Avenue between Coe Road (formerly 12th Street) and Center Point Road (formerly 13th Street) (Figure 9). The college was built on a portion of an 80-acre parcel purchased for that purpose. The subdivision of that tract created the Greene & College addition northeast of the campus.³ The B Avenue NE Historic District is comprised of portions of the Greene & College Addition, including the Waterhouse Replat, the Coe College Additions, and Bever's 2nd Addition, with those parcels at the easternmost edge being part of the Auditor's Plat #227. The development of the neighborhood came in the years before the turn of the 20th century when residential construction moved north and east of Coe College.⁴

The B Avenue NE Historic District is a six-block linear district that is bounded by 15th Street on the west⁵ and 21st Street on the east (Figure 2).⁶ The irregularly scaled blocks along B Avenue are oversized – some nearly double a standard length and thereby accommodating from 9 to 17 houses on each side of the street, rather than the more typical seven houses per block. The north and south district boundary is the half-block behind the resources facing B Avenue NE. The boundary extends on the east and west ends to encompass the large parcels of Franklin Junior High School and Polk Elementary School, which bookend the district. The resources facing B Avenue NE account for the vast majority of district, with additional buildings included on the cross streets.

The topography of the district is generally flat in the 1500-1700 blocks, at which point the grade increases through to the east boundary. The street is straight from 15th Street to 20th, at which point it curves slightly south to terminate at 21st Street. Mature trees line B Avenue and its cross streets, creating a vegetative canopy.

The roads themselves are of standard width and asphalt covered. Areas of damaged asphalt on B Avenue reveal brick paving beneath – one such open patch is located near the intersection at 15th Street. The avenue has unusually high curbing at approximately 11-inches.

² Svendsen, 1995, 4.

³ Svendsen, 1995, 55.

⁴ Svendsen, 1995, 56.

⁵ Due to the skewed orientation of the street system, which was platted relevant to the course of the Cedar River, B Avenue runs southwest to northeast. For ease of description, cardinal directions will be utilized.

⁶ Recent demolition of historic residential housing in the blocks between 13th Street at Coe College and 15th Street resulted in a significant loss of historic resources and necessitated the present, somewhat stunted, district.

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A total of 138 houses are located along B Avenue and its cross streets between 15th and 21st Streets. The historic resources represent a mixture of vernacular building types with the earliest dating from the end of the Civil War (the Spencer House at 1955 B Avenue was constructed in 1873 on a site outside the district; the Waterhouse House at 1846 B Avenue NE was built in c.1875) and the most recent from the years following World War II (including a 1950 Lustron House at 1941 B Avenue NE). With few exceptions, the residences share a common setback from the street, each parcel including a public parking strip adjacent to the roadway, a portion of public sidewalk, and a generous front yard. Exceptions to that standard are found in the 1500 and 1900 block where deep setbacks mark the two earliest residences and the two houses (one of which is the 1873 Spencer House noted previously) that were moved into the neighborhood in the early years of the 20th century. The houses on the intersecting streets have narrower side yards and shallower setbacks. Alleys bisect some of the district's blocks. Where alleys exist, detached garages are commonly sited adjacent to the alley. Otherwise, driveways from the primary roadway provide access to garages, when present (many residences are without garages).

A number of garages dating to the construction of the house to which they are associated are retained in the district. Of particular note is the garage associated with 305 19th Street, a brick construction that mirrors the house in form and detail. East across the street is the garage associated with the 1912 Welch House at 300 19th Street. Like the house, the garage exhibits elements indicative of the type and period of construction. Due to the pre-automobile era construction dates of the majority of the district's residences, many others post-date the house to which they are associated. Those garages are typically one-car, detached, wood frame constructions with gable roofs. Attached garages are found on a small number of mid-20th century residences. Numerous non-historic garages are also found in the district, accounting for a high percentage of the district's non-contributing resources. They are typically two-car, detached, wood frame constructions with gable roofs and vinyl siding.

The residential stock is joined by two schools (Franklin Junior High and the non-historic Polk Elementary) and Central Park Presbyterian Church. A single commercial resource is located in the district - the present, non-historic building having replaced a historic residence in recent years. Other modern incursions include an apartment building at 220 19th Street, a pair of multi-family residences in the 1900 block, a Split-Level House at 1951 B Avenue NE, and the previously noted Polk Elementary School.

The district contains a minimal number of vacant lots marking the loss of historic fabric. One such lot is located in the 1500 block, east of Polk Elementary School (formerly 1532), with two lots that now serve as the Central Park Presbyterian Church parking lot.

Although representing constructions from 1873 through 1963, the residences in the B Avenue NE Historic District are dominated by constructions dating from 1890 to 1925. As would be expected of buildings dating to that period, the district's visual character is influenced by Victorian era, Colonial Revival, and Arts and

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B Avenue NE Historic District, Linn County, Iowa

Crafts aesthetics. Residential examples range in scale and degree of detail, but the district is dominated by wood frame construction; only the church and three houses are brick. Non-historic siding is common in the district, but a number of houses retain their historic wood clapboard siding and/or decorative shingles. Stucco is also found in the district and two houses employ stone facing. Stone foundations are common to houses predating 1900, with brick typically utilized in buildings dating to the first quarter of the 20th century. Concrete block foundations are also found in the district, typically used in mid-20th century constructions.

Prior to 1900 a limited number of professional architects were in practice in Cedar Rapids. Architects associated with the firms of Smith & Fulkerson, Dieman & Fiske, William J. Brown, and Josselyn & Taylor were actively engaged in the design of the city's commercial and institutional buildings beginning in the 1880s.⁷ Benjamin Franklin School at B Avenue and 20th Street, was designed by William J. Brown. Other, lesser known architects appear in city directories in the late 19th and early 20th century including C.B. Anthony, J. Wilson, Norman Hatton, Harry E. Hunter, J.M. Ingold, I.F. McMinds, R.R. Mayberry, D.W. Richards, C.B. Zalesky, J.F. Tuttle, and Bert Rugh. While architects have been documented as designing a number of houses for some of Cedar Rapids' early industrialists and business leaders, their contributions to middle class housing design is less well studied. The only residential resource in the B Avenue NE Historic District that has been identified as the work of an architect is the Wurster House (1890), which was moved to B Avenue in 1918. The residence is the work of Charles Dieman. It should be noted that the research conducted for this National Register nomination should not be construed as exhaustive; further research may reveal other district residences that were architect designed.

The residences in the B Avenue NE Historic District exemplify residential design and construction using pattern books. The nationwide proliferation of pattern books and supply catalogues brought choice and control to prospective homeowners, with the railroads making possible the transport of building products like dimensional lumber, cladding, and millwork to areas across the country. The result was individual expression through a mix of styles and architectural elements applied to a limited number of basic house forms. The prevalence of contractors in Cedar Rapids between 1880 and 1925 and the near complete absence of architect-design residences in the district supports the assertion that homeowners were relying on pattern books, readily available, mass-produced materials, and the expertise of contractors for the construction of new homes.⁸ The presence of local manufacturers of millwork further supports that assertion.

The M.A. Disbrow Co. was established in Lyons, Iowa in 1856. The company maintained facilities in the Lyons area and in Cedar Rapids, where it was known as Disbrow Sash & Door Co. The archive at the State Historical Society of Iowa Library holds the corporate records dating to 1883-1960. The Disbrow Sash & Door Co. ran a large advertisement and is included in a list of millwork manufacturers in the 1927 *Universal*

⁷ Svendsen, 1995, 3 and selected Cedar Rapids city directories from various years during the period between 1878 and 1925.

⁸ Cedar Rapids City Directories, selected years between 1883 and 1925.

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Millwork Catalog. The catalog, which was designed for use by contractors and builders, features sketches of millwork elements such as primary entrances, which could be ordered as full packages.⁹

The residences in the B Avenue NE Historic District are representative of a variety of vernacular building types. The residences (and Central Park Presbyterian Church) have been categorized following a typology established by architectural historians Herbert Gottfried and Jan Jennings, which identifies building types based on exterior form, materials, and details and, to a lesser degree, interior plan.¹⁰ The typological system also identifies the aesthetics of any given stylistic period from 1870 to 1960 that may manifest itself on the building exterior.

Residential Resources

Residences of the B Avenue NE Historic District exhibit a wide variety of vernacular building types. Those categorized as Open Gable Cottages and Closed Gable Cottages dominate the building types and are generally well distributed throughout the district. A Colonial Revival aesthetic is a dominant influence used in the Closed Gable Cottages, accomplished through the use of Palladian windows, Doric porch columns, and classically inspired details. Residences in the west section of the district (1500-1600) tend to be older, with few examples dating to after 1910. Conversely, numerous examples of the various forms of the Bungalow Cottage are found east of 17th Street – both on B Avenue and its cross-streets. The district also includes numerous manifestations of the Hip Roof Cottage, including the Square Hip Roof Cottage (aka American Foursquare). The simple form the American Foursquare creates a blank palette for a variety of aesthetic expressions, a number of which are found in the district. The latest historic buildings, representing the Linear Ranch House, are also found in the blocks east of 17th Street. The following examples are provided to illustrate the cross-section of the district's resources.

The Lecompte and Amy Price House at 1515 B Avenue (c.1890) is a Hip Roof Cottage with an Italianate aesthetic. A Hip Roof Cottage with an Italianate aesthetic is readily identified by the off-center entrance, shallow hip roof, elongated windows, brackets eaves, and porch details. Although the Price House has seen significant alteration, the retention of these character-defining elements results in a good level of historic integrity.

The William and Fannie Broeksmit House (57-02734) at 1523 B Avenue (c.1890) is a two-story, Gable and Ell Cottage. Until relatively recently, the house displayed a Stick-Style aesthetic – unfortunately lost with

⁹ Victor M. Linoff, *Universal Millwork Catalog, 1927: Over 500 Designs for Door, Windows, Stairways, Cabinets, and Other Wood Work* (Mineola, NY: Courier Dover Publications, 1927).

¹⁰ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, 2009), 137-220.

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the introduction of vinyl siding. However, the retention of the historic form, front porch with historic scrollwork, and interesting window configuration results in a good sense of time and place.

The Charles and Mary Bonny House (57-02735) at 1547 B Avenue (c.1890) is a two-story, Open Gable Cottage with a Queen Anne aesthetic. The house retains a cut away a porch with a second story balcony above, wood lap siding, and diamond-shaped shingles and elaborate scrollwork in the gable end.

The Ashel and Alice Moore House (57-02746) at 1551 B Avenue (c.1892) is a one and one-half story, Gable and Ell Cottage. The house is readily located by the deep setback it enjoys. Although bearing the historic name of its first occupant, the house was occupied by the Ted and Nita Lorenzen family from 1937 through 1991. The family indicates the house once had a tennis court in the back yard. Although covered in vinyl siding, the house retains its character-defining double-gable roof with king posts and its prominent front porch.

The Jacob Floyd House (57-0751) at 1605 B Avenue (c.1890) is a two-story, Open Gable Cottage. The house features an intersecting gable roof, wood clapboard siding, and a stone foundation. The symmetrically placed two-over-two, double-hung windows dominate the simple façade. Decorative details are confined to the simple running board fascia, flat lintels, and triad bundles of support posts on the small porch.

The John and Alice Lutes House (57-02756) at 1617 B Avenue (c.1900) is a two and one-half story, Closed Gable Cottage with a Colonial Revival aesthetic. In this example, the closed gable front utilizes a Palladian motif at the attic level. The use of Doric columns and simple entablature on the front porch continues the classically inspired theme. The house is clad in narrow, wood lap siding with fish scale shingles in the gable ends (front and side). An oriel window adds interest on the west elevation.

The Charles and Nellie Ossicup House (57-02769) at 1648 B Avenue (c.1900) is a two and one-half story, Organic Cottage. Wood lap siding, gable end shingles, elegant bargeboards, and simple horizontal banding at the eave line enhance the simple form of the house. The large wrap-around porch (likely with a new balustrade and posts) remains a prominent element of the house's visual character.

The George and Kate Perry House (57-2778) at 1727 B Avenue NE (c.1900) is a two and one-half story, Closed Gable Cottage. Like a number of other houses of the Closed Gable type, the Perry House employs classically inspired motifs and devices, creating a Colonial Revival Aesthetic. The Palladian motif and closed gable of the façade, the use of symmetry, and the pediment and entablature utilized on the front porch all create that aesthetic.

The Eugene and Mary Fry House (57-02781) at 1736 B Avenue NE (c.1900) is a large, two and one-half story, Organic Cottage - defined as such by its asymmetrical massing and complex roofline. Although

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sheathed in non-historic siding, the house retains a number of elements that mark it with a Colonial Revival Aesthetic, including a Palladian window at attic level and the Doric columns and pediment used on the porch.

The Laura Harper House (57-02791) at 1756 B Avenue NE (c.1910) is a two-story, Square Hip Roof Cottage – commonly referred to as an American Foursquare. A Colonial Revival aesthetic is also used in this house, most apparent in the porch with the use of full-bodied Doric columns, squat, turned spindles of the balustrade, and a simple entablature. Corner boards, the use of symmetry, and the elegant bay window on the west are also classically influenced. The c.1910 construction date accounts for the use of exposed rafter tails - a device more commonly associated with the Arts and Crafts, which was well established in Iowa by 1910.

The Walker House (57-10637) at 1800 B Avenue NE (1905) is a two-story, Open Gable Cottage with a Prairie School aesthetic. The house is one of the few brick houses in the district. Sited with its gable end facing the side, the house employs corner roof brackets, a relatively deep eave, and six-over-six, double-hung windows with wide moldings. The prominent front porch mirrors the house in mass and materials.

The Buser House (57-10646) at 1830 B Avenue NE (c.1909) is a one and one-half story, Bungalow Cottage. The house features a side-facing gable roof with a central dormer on the façade, a side porch with tapered, box piers, open cornices with exposed rafter tails, and multiple finish materials that create textural contrast.

The Hubbard House (57-10650) at 1845 B Avenue NE (c.1913) is a two-story, Open Gable Cottage, with a side-facing orientation. The house mixes a classical sensibility (side-facing gable orientation, pedimented porch, and simple, end chimney) with an Arts & Crafts aesthetic (mixed materials and heavy brick, porch piers with concrete caps), which was coming of age at the time of its construction.

One of a handful of multi-family residences in the district, 215-219 18th Street (57-10702) is typed as a Center Gable Cottage. The building (c.1914) retains its narrow, wood clapboard siding and fish scale shingles in the gable end. The front porch spans the full-width of the façade, combining classically inspired elements like the pedimented entrance with square columns more closely allied with the Arts & Crafts aesthetic.

The Hungerford House (57-10659) at 1914 B Avenue NE (1924) is a one-story, Portico Bungalow. The building type is defined by the side-gable form, the diminutive scale, and a small entrance porch with a partially closed gable roof - in this case, supported by paired Doric columns. Although the house is now covered in wide-lap aluminum siding, the retention of its historic form, and classically inspired details results in a good sense of time and place.

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The Helen Murch House (57-10674) at 1941 B Avenue NE (1950) is a one-story, Linear Ranch House. The resource is an example of a Lustron house, which was an outgrowth of the technological developments made during World War II - the success of their production was driven by the housing shortage that came in the wake of the war. The enamel-clad, steel buildings were mass produced as kits and shipped to the site for assembly. The kits were comprised of porcelain enamel panels that connected to build the house - all elements of the house, including interior walls and cabinetry were included. Minimal variation in the kits was available. The house on B Avenue NE, with its diminutive size, boxy form, grey color, box bay on the façade, low-pitched gable roof, and off-set, integrated porch is representative of the Lustron House.

The Swem House (57-10686) at 1964 B Avenue NE (1924) is a one and one-half story, Portico Bungalow. The house bears the influence of a local builder; the unusual treatment of the front porch, which utilizes a prominently displayed Palladian form, is a familiar motif in area homes of a similar scale. A similar design element is utilized at 1818 B Avenue NE and (approximately one-half mile south of the district) at 124 Crescent Avenue NE.

The Wurster House (57-02794) at 2015 B Avenue NE (1890) is a one and one-half story, Organic Cottage with a Queen Anne aesthetic. One of the most stylistically developed of the district's resources, the residence was moved to B Avenue NE in 1918 from the southwest corner of 3rd Avenue and 6th Street (approximately two miles). The move was undertaken by the LaPlante-Choate Company, a local firm widely known as inventors of some the earliest equipment capable of moving large buildings. The company is responsible for many such moves in Cedar Rapids. The Wurster House, designed by well-known Cedar Rapids architect Charles Dieman, is visually defined by its asymmetrical massing and eclectic array of decorative devices, including a corner tower with open balcony, paired dormers, and multi-sided wing.

The Frutchey House (57-10697) at 2047 B Avenue NE (1938) is a one and one-half story, Cape Cod Cottage. Typical of the building type, the house has a side-facing gable, with dormers set in the façade. A sloping site accommodates a basement level garage. The house's neighbor on the east (2053) is a close cousin - mimicking materials and basic form, but more in keeping with a Colonial Revival: Modern Cottage.

Non-residential Resources

The inclusion of a church (the significance of which is derived from its architecture, rather than from its historical association with religion) and a historic school in the B Avenue NE Historic District, provide an important balance to the otherwise residential resources - the church providing a visual anchor at the center of the district and Benjamin Franklin Junior High School punctuating the east boundary. Although a non-historic resource, Polk School, sited at the west end of the district, is the visual counterpoint to Franklin School.

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Central Park Presbyterian Church (57-02770), located at 1700 B Avenue NE, was constructed in 1904. The building is an example of a Side-Steeple Church. As the typology implies, the type is defined by the placement of its steeple. Churches of the type can utilize a variety of finish materials, window shapes, and entrance details. In the case of Central Park Presbyterian Church, brick and stone are the primary construction and finish materials. The use of rounded openings – including windows and arcaded entrance porch – indicate a classically derived aesthetic. Common of the type, the steeple includes an open belfry.

Benjamin Franklin Junior High School and High School (57-06417), located at 300 20th Street, was constructed in 1923 with a gymnasium added in 1934.¹¹ The building was designed by Cedar Rapids' architect William J. Brown. The two-story, brick "fire-proof" building is constructed on a sloping site allowing for a full exposure of the basement level on the east end. Elaborate Gothic forms and devices like lancet arches, ogee arches, lobed arches, pinnacles with crockets, and finials in terra cotta are layered upon paired towers that flank the entrances, accounting for the building's strong English Gothic Revival aesthetic.

Although the present Polk Elementary School (57-10749) is a non-historic, non-contributing resource to the B Avenue NE Historic District, its site has long been associated with the neighborhood. Constructed in the 1970s, the building replaced Polk Public School, which was constructed in 1893.¹² Despite its status as a non-contributing resource, with Franklin School, Polk Elementary physically bookends the historic district and stands as a reminder of the historical role of the site.

Statement of Integrity

On the whole, the B Avenue NE Historic District retains a high level of all seven aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association; the district as a whole remains intact and a sense of time and place is maintained. This is due to the continued existence of a sense of cohesion within the district, created by the retention of a variety of vernacular building types that together create the fabric of the district. The sense of cohesion stands in contrast to adjacent residential neighborhoods, especially along A Avenue NE and C Avenue NE where a number of demolitions in recent years have adversely impacted integrity of design, materials, and feeling in those neighborhoods.

The B Avenue NE Historic District maintains a high level of integrity as it relates to location, remaining as an intact residential district representing Cedar Rapids development in the period between c.1875 and 1963. The district is specifically representative of the earliest of the city's residential development in the area northeast of the Coe College campus, reflecting an increasing population and made feasible by the construction of a streetcar line along 1st Avenue.

¹¹ Sanborn Map Company, *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., 1913 Revised, 1949), 7.

¹² Sanborn, 7.

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The B Avenue NE Historic District maintains a high level of integrity as it relates to setting. In addition to the wide variety of vernacular building types and the presence of an historic church and school, the district retains its historic setbacks, public parking strips, high curbs, mature canopy, and slightly sloping topography – all of which are intrinsically tied to the historic setting.

The B Avenue NE Historic District maintains a high level of integrity as it relates to association. The district retains its association with 1st Avenue – historically, the primary thoroughfare connecting Cedar Rapids to Marion to the northeast. The roadway first provided a route to the county seat at Marion, and later, with the advent of the streetcar and then the automobile, supported development of the residential district. The district also maintains its historical association with Coe College, the establishment of which led to the subdivision of the College & Greene Addition for development as residential neighborhoods.

The residences in the B Avenue NE Historic District are representative of a variety of vernacular building types indicative of period technology, availability of house plans, public taste and materials made available by an expanding railroad system. The result was individual expression through a mix of styles and architectural elements applied to a limited number of basic house forms. Although non-historic materials in the form of vinyl siding and windows have found their way into the district, those buildings categorized as contributing resources retain a strong sense of visual character. As a result, the district retains a high level of integrity as it relates to design, materials, and workmanship.

Resource Classification & Count

The B Avenue NE Historic District contains a total of 210 buildings (138 residences, one church, two schools, one commercial building, and 69 garages). 167 of the district resources are considered contributing to the district and 43 (32 of which are garages) are considered non-contributing resources. It is of value to note that five of the 167 contributing buildings stand as important examples of locally significant architecture and/or have significant historical associations with a level of historic integrity retained that would render them individually eligible for registration were they evaluated independent of the district.

Evaluation of historic integrity considered retention of type-defining elements including form, roof line, window placement, orientation of the primary entrance, significant elements such as porches, decorative details, and finish materials. The introduction of non-historic siding and replacement windows is prevalent in residential resources across the state and in this neighborhood, specifically. However, loss of historic windows and siding is often balanced by retention of other elements, particularly the historic form, window placement, and character defining details like porches. Although a number of the residences counted as contributing to the historic district are now covered in non-historic siding and/or have replacement windows, their overall level of historic integrity is good to very good.

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The following table provides an inventory of the district's resources, organized to indicate historic name, construction date, contributing status, vernacular building type and when relevant, stylistic aesthetic.

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Iowa Inventory	Address	Historic Name	Vernacular Building Type/Design Aesthetic	Built	Status	
	B Avenue NE					
57-10749	1500	Polk Elementary	Modern	c.1976		NC
57-02733	1509	Albright, George & Fannie, House	Gable and Ell Cottage	c.1890	C	
		Garage		c.1980		NC
57-02734	1515	Price, Lecompte & Amy, House	Hip Roof Cottage/ Italianate Aesthetic	c.1890	C	
		Garage		c.1935	C	
57-02735	1523	Broeksmit, William & Fannie, House	Gable and Ell Cottage	c.1890	C	
		Garage		c.1935	C	
57-02736	1527	Watrous, Henry & Ora, House	Hip Roof Cottage	c.1890	C	
57-02737	1531	Weld, Leroy & Lulu, House	Hip Roof Cottage	c.1910	C	
		Garage		c.1980		NC
57-02739	1535	Palmer, Louis & Jennie, House	Open Gable Cottage	c.1910	C	
		Garage		c.1980		NC
57-02740	1538	Rush, Everett & Frieda, House	Bungalow Cottage	c.1925	C	
		Garage		c.1980		NC
57-02741	1540	Smith, Sidney & Lura Brown, House	Gable and Ell Cottage	c.1895	C	
		Garage		c.1980		NC
57-02742	1543	Johnson, George & Martha, House	Gable and Ell Cottage	c.1895	C	
		Garage		c.1980		NC
57-02743	1544	Turner, John & Mary, House	Gable and Ell Cottage	c.1892	C	
57-02744	1547	Bonny, Charles & Mary, House	Open Gable Cottage	c.1890	C	
57-02745	1548	Roche, John & Lois, House	Gable and Ell Cottage	c.1890	C	
57-02746	1551	Moore, Ashel & Alice, House	Gable and Ell Cottage	c.1892	C	

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57-02748		1557	Hunter, Harry & Cora, House	Organic Cottage	c.1895	C	
57-02749		1600	Barrows, Daniel & Emily, House	Hip Roof Cottage	c.1900	C	
57-02751		1605	Floyd, Jacob, House	Open Gable Cottage	c.1890	C	
57-02752		1608	Swenson, Albert & Amanda, House	Closed Gable Cottage	c.1900	C	
57-02753		1612	Clemans, William & Elizabeth, House	Gable and Ell Cottage	c.1895	C	
57-02754		1613	Dinwiddie, John & Ruth, House	Hip Roof Cottage Italianate Aesthetic	c.1890	C	
57-02755		1616	Ayers, Lyman & Crissie, House	Organic Cottage	c.1900	C	
57-02756		1617	Lutes, John & Alice, House	Closed Gable Cottage	c.1900	C	
57-02757		1623	Towne, Albert & Matilda, House	Gable and Ell Cottage	c.1895	C	
			Garage		c.1925	C	
57-02758		1626	MacRae, Thaddeus & Laura, House	Open Gable Cottage	c.1895	C	
			Garage		c.1920	C	
57-02759		1627	Day, Bert & Carrie, House	Open Gable Cottage	c.1890	C	
57-02760		1628	Kimbrow, John & Margaret, House	Gable and Ell Cottage	c.1895	C	
			Garage		c.1935	C	
57-02761		1631	Harper, Lewis & Laura, House	Gable and Ell Cottage	c.1895	C	
57-02762		1632	Clements, James & Clara, House	Hip Roof Cottage	c.1895	C	
57-02763		1635	Robbie, Alex & Myrtle, House	Organic Cottage	c.1895	C	
57-02764		1638	Bonny, Charles & Mary, House	Organic Cottage	c.1895	C	
57-02765		1641	Carpenter, William & Emma, House	Open Gable Cottage	c.1910	C	
			Garage		c.1980		NC

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57-02766		1642	Goodrow, Harvey & Mary, House	Hip Roof Cottage	c.1885	C	
57-02767		1645	Brittain, Harlan, House	Organic Cottage	c.1890	C	
57-02768		1647	Jones, Mary, House	Closed Gable Cottage/ Arts & Crafts Aesthetic	c.1910	C	
57-02769		1648	Ossincup, Charles & Nellie, House	Organic Cottage	c.1900	C	
57-02770		1700	Central Park Presbyterian Church	Side-Steeple Church	1904	C	
57-02771		1705	Berkebile, Thomas & Lucile, House	Cross Gable Cottage	c.1900	C	
			Garage		c.1980		NC
57-02773		1715	Gilfillan, George, House	Closed Gable Front/ Shingle Aesthetic	c.1900	C	
			Garage		c.1920	C	
57-02774		1717	Green, Charles & Cora, House	Open Gable Cottage	c.1900	C	
			Garage		c.1925	C	
57-02776		1721	Smith, Frank & Anna, House	Gable and Ell Cottage	c.1900	C	
			Garage		c.1980		NC
57-02778		1727	Perry, George & Kate, House	Closed Gable Cottage/ Colonial Aesthetic	c.1900	C	
			Garage		c.1935	C	
57-02779		1728	Clarkson, Walter & Lula, House	Gable and Ell Cottage	c.1895	C	
57-02780		1730	Wisner, William, House	Closed Gable Cottage/ Classical Aesthetic	c.1902	C	
57-02781		1736	Fry, Eugene & Mary, House	Organic Cottage	c.1900	C	
57-02782		1737	Moore, Charles & Aosti, House	Gable and Ell Cottage	c.1900	C	
			Garage		c.1980		NC
57-02783		1739	Boyd, William & Hattie, House	Square Hip Roof Cottage	c.1904	C	
57-02784		1740	House	Bungalow Cottage	c.1949		NC
57-02785		1741	Gilfillan, George, House	Open Gable Cottage	c.1910	C	
			Garage		c.1980		NC

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57-02786		1745	McElrath, John & Amanda, House	Open Gable Cottage	c.1914	C	
57-02787		1746	Fowler, Issac & Eva, House	Gable and Ell Cottage	c.1900	C	
57-02788		1749	Donnewald, John & Nellie, House	Square Hip Cottage/ Arts & Crafts Aesthetic	c.1915	C	
			Garage		c.1980		NC
57-02789		1750	Warren, Daniel & Bertha, House	Open Gable Cottage	c.1910	C	
57-02790		1753	Hames, Edward & Olga, House	Closed Gable Cottage	c.1915	C	
			Garage		c.1925	C	
57-02791		1756	Harper, Laura, House	Square Hip Roof Cottage	c.1910	C	
57-10637		1800	Walker, Harry & Maude, House	Open Gable Cottage/ Prairie School Aesthetic	1905	C	
57-10638		1803	Boeve, Alice, House	Dutch Colonial Cottage	1923	C	
			Garage		c.1923	C	
57-10639		1807	White, Laura, House	Open Gable Cottage	c.1895	C	
57-10640		1811	Mulvany, Gerold & Sally, House	Closed Gable Cottage	c.1896	C	
57-10641		1817	Helm, Ezra A. & Amelia E., House	Open Gable Cottage	c.1894		NC
57-10642		1818	Barry, John W. & Ruth A., House	Hip Roof Cottage/ Colonial Revival Aesthetic	c.1907	C	
			Garage		c.1915	C	
57-10643		1823	Niffenegger, Roy, Four Family House	Multi-Family	1957	C	
57-10644		1824- 1826	Cooke-Layman, Duplex	T-Shaped Ranch House	1951	C	
57-10645		1829	Murray, Fredrick & Eleanor, House	Bungalow Cottage	1905	C	
			Garage		c.1980		NC
57-10646		1830	Buser, Frank L. & Vena, House	Bungalow Cottage	c.1909	C	
			Garage		c.1975		NC
57-10647		1832- 1834	Amish, Etheiel J. & Gretchen, Duplex	T-Shaped Ranch House	c.1960	C	
57-10648		1833	Four Family Apartment	Multi-Family	1956	C	

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57-10649		1837	Williams, Elias R. & Sarah, House	Multi-Family Linear Ranch	c.1995		NC
			Garage		c.1995		NC
57-10650		1845	Hubbard, Walter & Josephine, House	Open Gable Cottage/ Arts & Crafts Aesthetic	c.1913	C	
			Garage		c.1913	C	
57-02792		1846	Waterhouse, John T., House	Closed Gable Cottage	c.1875	C	
			Garage		c.1935	C	
57-10651		1847	Hubbard, Walter & Josephine, House	Hip Roof Cottage/ Italianate Aesthetic	c.1894	C	
57-10652		1850	Miller, Robert J. & Dorothy, House	Closed Gable Cottage/ Colonial Revival Aesthetic	c.1938	C	
			Garage		c.1939	C	
57-10653		1853	Porter, Marcellus & Pearl, House	Square Hip Roof Cottage	c.1910	C	
57-10655		1857	Daniels, Charles W. & Cecilia C., House	Square Hip Roof Cottage/ Prairie School Aesthetic	c.1910	C	
57-10656		1861	Boyce, Frank & Hattie, House	Square Hip Roof Cottage	c.1905	C	
57-10657		1867	Gramling, Charles & Catherine, House	Square Hip Roof Cottage/ Colonial Revival Aesthetic	1905	C	
			Garage		c.1980		NC
57-10658		1910	Darr, Isaiah W. & Ida, House	Organic Cottage/ Colonial Revival Aesthetic	c.1902	C	
57-10659		1914	Hungerford, Arthur & Rose, House	Portico Bungalow	1924	C	
57-10660		1915	Holvenstot, Elmer & Lillian, House	Portico Bungalow	c.1927	C	
			Garage		c.1980		NC
57-10661		1917	Palmer, George E. & Louisa, House	Bungalow Cottage	c.1925	C	
			Garage		c.1980		NC
57-10662		1918	Hungerford, William A. & Helen E., House	Cape Cod Cottage	1941	C	
57-10663		1921	Schindler, Fred R. & Mary, House	Closed Gable Cottage	1914	C	
			Garage		c.1920	C	

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57-10664		1922	Bjelland, Gurton S. & Aleta, House	Bungalow Cottage	1925	C	
			Garage		c.1926	C	
57-10665		1924	Pratt, Morgan S. & Mary S., House	Open Gable Cottage	c.1907	C	
			Garage		c.1980		NC
57-10666		1925	Doolittle, Harry H. & Mary, House	Square Hip Roof Cottage Colonial Revival Aesthetic	1910	C	
			Garage		c.1925	C	
57-10667		1928	Denlinger, Frank & Carrie, House	Open Gable Cottage	1916	C	
			Garage		c.1980		NC
57-10668		1929	Benson, William & Mary, House	Dutch Colonial Cottage	1911	C	
			Garage		c.1980		NC
57-10669		1932	Flynn, Joseph & Lorraine, House	Split Level House	1957	C	
57-10670		1933	Hopp, Jacob W. & Mabel, House	Bungalow Cottage	1910	C	
			Garage		c.1910	C	
57-10671		1935	Flynn, Joseph P. & Lorraine E., Duplex	Multi-Family	1969		NC
			Garage		c.1969		NC
57-10672		1937	Flynn, Joseph P. & Lorraine E., Duplex	Multi-Family	1969		NC
			Garage		c.1969		NC
57-10673		1938	Musker, Charles W. & Lillian, House	Closed Gable Cottage Colonial Revival Aesthetic	c.1914	C	
57-10674		1941	Murch, Helen M., House	Linear Ranch House/ Lustron House	1950	C	
			Garage		c.1980		NC
57-10675		1944	Barvinek, Frank J. & Sylvia M., House	English Bungalow Cottage	1931	C	
			Garage		c.1980		NC
57-10676		1945	Hefner, Thomas A. & Ella, House	Organic Cottage	c.1907	C	
			Garage		c.1925	C	

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57-10677	1948	Rumple, George W. & Mary E., House	Square Hip Roof Cottage	1915	C	
		Garage		c.1915	C	
57-10678	1949	Kepler, Luther F. & Madeline, House	Bungalow Cottage	1924		NC
57-10679	1950	Evans, Earl A. & Marie S., House	Cape Cod Cottage	1941	C	
		Garage		c.1980		NC
57-10680	1951	Shipler, Ralph D. & Diane E., House	Multi-Family Linear Ranch	1965		NC
57-10681	1954	Petrovitsky, John C. & Olga, House	Square Hip Roof Cottage	c.1908	C	
57-02793	1955	Spencer, William & Bertha I, House	Hip Roof Cottage/ Italianate Aesthetic	1873	C	
		Garage		c.1980		NC
57-10682	1957	Kennedy, Wilbur D & Bertha I., House	Dutch Colonial Cottage	1921	C	
57-10683	1958	Avery, Thomas & Pearl, House	Open Gable Cottage/ English Revival Aesthetic	c.1927	C	
		Garage		c.1927	C	
57-10684	1960	Greco, Leo L. & Louise J., House	Bungalow Cottage	1916	C	
57-10685	1963	DeWitt, Harlan C. & Elizabeth, House	Bungalow Cottage	c.1923	C	
57-10686	1964	Swem, A. Raymond & Dora E., House	Portico Bungalow	1924	C	
		Garage		c.1924	C	
57-10687	1965	Murch, Frank B. & Anna M., House	Bungalow Cottage	1922	C	
		Garage		c.1922	C	
57-10688	1968	Heald, Martha A., House	Cape Cod Cottage	1940	C	
		Garage		c.1940	C	
57-10689	1969	Osborn, Cyrus & Jeanette, House	Bungalow Cottage	1915	C	
57-10690	1971	Toman, Victor H. & Lucy B., House	Open Gable Cottage	1915	C	
		Garage		c.1980		NC

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57-10691		1972	Proctor, Charles H. & Jessie D., House	Bungalow Cottage	c.1902	C	
			Garage		c.1980		NC
57-10692		2005	Jackson, I. Ernest & Sina, House	English Bungalow Cottage	1911	C	
			Garage		c.1980		NC
57-02794		2015	Wurster, John T. & Jesse, House	Organic Cottage/ Queen Anne Aesthetic	1890	C	
			Garage		c.1925	C	
57-10693		2021	Hunnicut, Robert W. & Abbie E., House	Bungalow Cottage	1919	C	
			Garage		c.1920	C	
57-10694		2025	Lesenger, Leon & Hilda, House	Bungalow Cottage	1919	C	
			Garage		c.1920	C	
57-10695		2035	Trueblood, Elwood D. & Florence C., House	Bungalow Cottage	1916		NC
			Garage		c.1980	C	
57-10696		2041	Glasier, Arthur R. & Zelma G., House	Open Gable Cottage	c.1938		NC
57-10697		2047	Frutchey, Claude & Leora, House	Cape Cod Cottage	1938	C	
57-10698		2053	Swaney, Lynn & Lois, House	Open Gable Cottage/ Modern Colonial Aesthetic	1938	C	
15 th Street NE							
57-10699		218	Besler, Margaret, House	Closed Gable Cottage	1912	C	
57-10700		222	DuMont, Rebecca, House	Square Hip Roof Cottage	1912	C	
16 th Street							
57-10701		220	Maytag Equipped Laundry	Commercial/Open Gable	1996		NC
57-07199		310	Effron, Frank & Anna, House	Closed Gable Cottage/ Prairie School Aesthetic	1911	C	
			Garage		c.1911	C	
57-07200		312	DeClow, Frank D. & Margaret, House	Organic Cottage	c.1902	C	
			Garage			C	

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17 th Street NE						
57-07201	215	DeCamp, Charles E. & Marie, House	Closed Gable Cottage	1905	C	
57-07202	216	DeClow, Willis L. & Lucy, House	Closed Gable Cottage	1912	C	
		Garage		c.1980		NC
57-07203	221	Garner, Fred H. & Della A., House	Open Gable Cottage	1911	C	
57-02486	223	Russell Grocery	Open Gable Cottage	1915	C	
57-07208	313	Baird, James A. & Lucille, House	Open Gable Cottage/ Arts & Crafts Aesthetic	1916	C	
18 th Street NE						
57-10702	215-219	DeWoody & Day, Double House	Center Gable Cottage	c.1914	C	
57-10736	218	Kidder, Lorenzo & Ida A., House	Gable and Ell Cottage	c.1897	C	
57-10737	220	Riemann, House	Open Gable Cottage	c.1923	C	
		Garage		c.1922	C	
57-10739	315	Sedlak, William H. & Marguerite R., House	Multi-Family/Hip Roof	1956	C	
19 th Street NE						
57-10740	209	Woodward, William A. & Gertrude, House	Bungalow Cottage	1915	C	
		Garage			C	
57-10741	220	Chalet North Apartments	Multi-Family	1966		NC
57-10742	300	Welch, Alice M., House	Airplane Bungalow	1912	C	
		Garage		1912	C	
57-10743	305	Scott, Edward M. & Dorothy, House	Hip Roof Cottage	1908	C	
		Garage		1908	C	
20 th Street NE						
57-10750	210	McClintock, William	Closed Gable Cottage	c.1907	C	

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			H. & Mattie F., House				
			Garage		c.1910	C	
57-10746		215	Stewart, Raymond G & May G., House	Closed Gable Cottage	c.1914	C	
			Garage		c.1980		NC
57-10747		216	Wood, Allen D. & Texana, House	Open Gable Cottage	1911	C	
			Garage		c.1911	C	
57-10748		217	Layton, Curtis L. & Helen, House	Bungalow Cottage	1921	C	
			Garage		c.1922	C	
57-06417		300	Benjamin Franklin Junior High School & High School	English Gothic Revival	c.1923	C	
TOTAL COUNT						167	43

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8. Statement of Significance

The B Avenue NE Historic District is eligible for listing on the National Register of Historic Places under Criterion C, considered locally significant as an important collection of historic buildings representative of American vernacular architecture during the period between c.1875 and 1963.

The residences in the B Avenue NE Historic District are representative of a variety of vernacular building types, indicative of the development of the mass production of dimensional lumber, cladding, and millwork, changing construction techniques and tools, and a fully realized distribution system. Manufactured building materials, along with changing construction techniques and tools through industrialization, altered the very nature of common buildings – both interior spatial plan and exterior appearance. The resources of the district are an important, intact representation of the American vernacular in residential development.

In the late 19th and early 20th century a limited number of professional architects were in practice in Cedar Rapids. Architects associated with the firms of Smith & Fulkerson, Dieman & Fiske, William J. Brown, and Josselyn & Taylor were actively engaged in the design of the city's commercial and institutional buildings beginning in the 1880s.¹ Other, lesser known architects appear in city directories in the late 19th and early 20th century. The lack of architect-designed buildings in the B Avenue NE Historic District is indicative of the popularity of vernacular architecture, which became increasingly available in the wake of mass production of dimensional lumber, cladding, and millwork, changing construction techniques and tools, and a fully realized distribution system. The nationwide proliferation of pattern books and supply catalogues brought choice and control to prospective homeowners and the railroads made possible the transport of building products to areas across the country. The result was individual expression through a mix of styles and architectural elements applied to a limited number of basic house forms; a vernacular expression not always best defined by "high style" terminology. The prevalence of contractors in Cedar Rapids between 1880 and 1925 supports the assertion that homeowners were relying on pattern books, readily available, mass-produced materials, and the expertise of contractors for the construction of new homes.² The presence of local manufacturers of millwork like Disbrow Sash and Door Co., which marketed their products in catalogs for shipment across the country, further supports that assertion.

The residences in the B Avenue NE Historic District are representative of a variety of vernacular building types. The residences (and Central Park Presbyterian Church) have been categorized following a typology established by architectural historians Herbert Gottfried and Jan Jennings, which identifies building types

¹ Svendsen, 1995, 3 and selected Cedar Rapids city directories from various years during the period between 1878 and 1925.

² Cedar Rapids City Directories, selected years between 1883 and 1925.

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based on exterior form, materials, and details and interior plan.³ The typological system also identifies the aesthetics of any given stylistic period from 1870 to 1960 that may manifest itself on the building exterior.

The B Avenue NE Historic District is an important representative of Cedar Rapids' development in the period between c.1875 and 1963. The district is specifically representative of the earliest of the city's residential development in the area northeast of the Coe College campus, reflecting an increasing population and made feasible by the construction of a streetcar line along 1st Avenue. The district retains a sense of cohesion, created by the retention of a variety of vernacular building types that together create the fabric of the district. In addition to the wide variety of vernacular building types and the presence of an historic church and school, the district retains its historic setbacks, public parking strips, high curbs, mature canopy, and slightly sloping topography – all of which are intrinsically tied to the historic setting. The sense of cohesion stands in contrast to adjacent residential neighborhoods, especially along A Avenue NE and C Avenue NE where a number of demolitions in recent years have adversely impacted integrity of design, materials, and feeling in those neighborhoods.

The Period of Significance for the B Avenue NE Historic District is c.1875 through 1963. The Woodhouse House, dating to c.1875, is the earliest resource in the district (although the Spencer House dates to 1873, it was not moved into the neighborhood until after the turn of the 20th century). The ending date reflects the fifty-year window recommended by the Secretary of the Interior for evaluation of historic resources. Although the district is dominated by resources dating between 1890 and 1925 the presence of a number of post-World War II residences (including the 1950 Lustron House) is significant to our understanding of American vernacular architecture. That assertion is supported by the inclusion of historic resources dating through 1960 by architectural historians Herbert Gottfried and Jan Jennings in their text *American Vernacular Architecture, 1870-1960*, from which the building typologies are adopted.

Historic Background

Cedar Rapids was established on the east bank of the Cedar River in 1841 – then known as Rapids City. When officially incorporated on January 15, 1849, the name of Cedar Rapids was adopted. Growth was slow to start, but the advantages provided by the river and the development of a system of railroads by the end of the Civil War fired industrial growth and, by the turn-of-the-century, the city population had grown from just shy of 300 in 1850 to more than 25,000 in 1900. Where there is population growth there are residential developments and by the 1870s, the area northeast of the historic commercial area had been platted and subdivided for use by the newly established Coe Collegiate Institute and multiple residential developments, including that of B Avenue NE. The 1879 establishment of the streetcar line along 1st Avenue

³ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, 2009), 137-220.

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and the 1886 extension of that line along 16th Street NE to E Avenue assured the profitable development of the area.

The original town of Cedar Rapids was laid out on the east side of the Cedar River, with the gridded plat of just over 60 blocks oriented with its streets running perpendicular to the course of the river. As a result, the street grid is rotated approximately 45 degrees to the cardinal directions. Street names were changed in the early 20th century and today they start east of the river with 1st Street, numbering chronologically eastward. Avenues bisect the streets and, in the area of the B Avenue NE Historic District, those north of 1st Avenue are lettered alphabetically, while those south of 1st Avenue are numbered ordinally.

Typical of Iowa communities, the city grew outward from the commercial sector, which was initially concentrated along 1st through 3rd Streets SE between 1st and 4th Avenues SE. As the primary thoroughfare between Cedar Rapids and Marion (the original county seat) to the northeast, 1st Avenue was constructed with a 120-foot width – a characteristic that later proved beneficial for the construction of the 1st Avenue bridge over the Cedar River.⁴

True of Iowa's cities, a network of railroads was central to growth and development in Cedar Rapids. By the close of the Civil War, four major railroad lines ran through the city. The Chicago, Iowa & Nebraska Railroad was completed in 1859. The line provided connections to Chicago via Clinton, Iowa. After the Civil War the line, then part of the Chicago & Northwestern, was extended westward across Iowa. In 1865 development of rail connections to the north were underway by the Cedar Rapids & St. Paul Railroad and to the south by the Cedar Rapids & Burlington Railroad. The consolidation of the two lines in 1868 resulted in the Burlington, Cedar Rapids, & Northern Railroad, which was operated by the Chicago, Rock Island & Pacific Railroad as its north-south route between St. Paul and St. Louis.

The third railroad line through Cedar Rapids was the Dubuque & Southwestern Railroad (later the Chicago, Milwaukee & St. Paul Railroad), which completed a branch from Marion into Cedar Rapids in 1865. The line was later extended from Marion to Omaha and Kansas City. The final, major railroad through the city was the Illinois Central Railroad with a feeder line to the main line that ran north through Manchester, Iowa.⁵ The extensive system of railroad lines passed through the city's downtown, the Westside, and the riverfront, establishing industrial corridors and warehouse districts as factories and distributors located facilities in close proximity to transportation. As Svendsen notes, "After the arrival of railroads in 1860s, virtually every new or expanding industry of importance in Cedar Rapids from meatpacking to oatmeal and grain processing to metal working companies located facilities along one of the four railroad routes or on readily accessible rail

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

⁵ *Ibid.*, 9.

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spurs.”⁶ Drawn by proximity to places of employment, the working class settled adjacent to the lines and the factories in their vicinity.

At the same time the development of the railroad system created the city’s industrial sector, they assured its continued growth. By 1890, the population had risen to just over 18,000 and by the turn-of-the-century stood at 25,656. By 1920 the population of Cedar Rapids had doubled to total 45,566.⁷ The establishment of a streetcar system provided the means of residential development to accommodate the growing population.

The 1879 Cedar Rapids & Marion Street Railway Co. was the city’s first street railway. The line connected Cedar Rapids to Marion (then the Linn County seat) to the northeast with tracks laid along 1st Avenue from the city’s downtown. The service utilized both steam powered and horse drawn cars. Additional lines extended from the downtown throughout the 1880s, including a route from 1st Avenue along 16th Street NE to E Avenue that was completed in 1886.

As the system matured, electrification became the clear solution to ensure a profitable streetcar system. A reorganization of the two local companies – the Marion and Cedar Rapids Railway and the Cedar Rapids Street Railway – was undertaken with a newly capitalized company emerging from the process. New track and an electric system was in place by 1891 and by 1910 some 13 miles of track was in place in Cedar Rapids with an additional 2.8 miles connecting to Marion.

The existence of a reliable public transit system had an important impact on the city, particularly as it relates to the development of residential neighborhoods. Where land situated a distance from the historic core was once deemed too removed for profitable development, real estate investors could now see possibility. As a result, neighborhoods were able to move away from the previous concentration surrounding the workplace (e.g. factories).⁸ The development of the B Avenue NE neighborhood resulted from that trend.

The Cedar Rapids Collegiate Institute (now Coe College) was established in 1851. A monetary gift from Daniel Coe financed the purchase of an 80-acre tract northeast of the Cedar Rapids commercial area. Subdivision of that 80-acres resulted in the College & Greene additions northeast of the college campus and established the seed of the B Avenue NE Historic District.

The residential neighborhoods north of 1st Avenue are located on portions of “Mound Farm,” originally owned by city founder, Judge George Greene. The farm was so named due to its elevation relative to the surrounding area. The property originally extended from 16th Street NE to 25th Street NE and south to 1st Avenue. Following the judge’s death in 1880, his widow retained a 160-acre parcel that included the family

⁶ Svendsen 1995, 9.

⁷ Ibid., 4.

⁸ Ibid., 12.

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residence (non-extant), which she lost to foreclosure in 1896. In 1906 the Sisters of Mercy acquired the former farm, a process that eventually resulted in their holding a total of 71-acres, which is now the site of Mercy College.⁹

The first residential neighborhoods north of 1st Avenue were a series of "College & Greene" subdivisions immediately northeast of Coe College square. B Avenue NE between 15th and 21st Streets includes portions of the College & Greene Addition, including the Waterhouse Replat, the Coe College Addition, Bever's 2nd Plat, and the Auditor's Plat #227. The lots in these additions were sold beginning in the decades prior to the turn-of-the-20th century as residential development moved north and east from the campus of Coe College.¹⁰

Residential development in the city was supported by the establishment of public utility services. Gas service arrived in 1871 and was soon serving 300 customers and lighting 115 streetlamps. By the mid-1880s, thousands of residential homes were lit by gas. Electric power became available to residential customers by the end of the 1880s, following the 1882 organization of the Cedar Rapids Light and Power Company. In addition to the obvious conveniences provided to the citizens of Cedar Rapids, public utilities impacted the community's visual character with the addition of the power poles, electrical wire, and telephone lines required to support the new services.¹¹

The impact of the automobile on the American city was profound and permanent. In the residential neighborhoods of Cedar Rapids, that impact was felt in the paving of the roadways and the creation of buildings designed specifically for the car. Large carriage houses were retrofitted or removed to accommodate the automobile – garages were constructed along alleyways through the center of residential blocks.¹²

The city's downtown roads were paved with a variety of materials in the years before the turn-of-the-20th century. The automobile owner, however, demanded paving in residential areas. Prior to World War I city streets were being improved with brick paving at a rate of about 5 miles per year.¹³

The B Avenue NE neighborhood has historically been one inhabited by members of the working and middle classes. In from c.1890-c.1920 the head of household worked in various positions for the local railroads (14), were retail workers (5), managed or owned retail businesses (14), were industrial workers (1), managed

⁹ Svendsen 1994, 27.

¹⁰ Svendsen 1995, 56.

¹¹ Ibid., 13.

¹² Although none have been identified in the B Avenue NE Historic District, Svendsen notes that an unusual building type known as the "garlow" have been recorded in Cedar Rapids. The building is a one-story, front-gable bungalow meant for conversion to a garage when a larger house was built on the property.

¹³ Ibid., 16.

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or owned industrial enterprises (4), were traveling salesmen (13), ministers (2), employees (professors or office staff) at Coe College (2), were newsmen (2), or worked in professional positions (doctor, lawyer, real estate, banker) (17).

American Vernacular Building Types.

Prior to 1900 a limited number of professional architects were in practice in Cedar Rapids. Architects associated with the firms of Smith & Fulkerson, Dieman & Fiske, William J. Brown, and Josselyn & Taylor were actively engaged in the design of the city's commercial and institutional buildings beginning in the 1880s.¹⁴ A number of houses for some of Cedar Rapids' early industrialists and business leaders were also architect designed.

The lack of architect-designed residential building in the district is indicative of the popularity of pattern book design made accessible due to the mass production of dimensional lumber, cladding, and millwork, changing construction techniques and tools, and a fully realized distribution system. Manufactured building materials, along with changing construction techniques and tools through industrialization, altered the appearance of earlier "folk traditions" like the Gable and Ell form. Such forms continued to be used, but the increased availability of house designs via pattern books, along with the materials and components required to construct them, provided the format for quick dissemination of an updated vernacular.

Because the cottage form was highly adaptable to the changes brought with industrialization, it endured for decades.¹⁵ The ability of the cottage form to embrace stylistic and technological change held it at the center of housing design, particularly for an emerging middle class. As a result, middle-class housing is best understood through the methodology established by architectural historians Herbert Gottfried and Jan Jennings.

The following typology, created by Gottfried and Jennings, breaks housing forms into building types, and sub-types. Marlys Svendsen adopted the typology during the 1994-1995 survey project completed by her firm for the City of Cedar Rapids in which the residences between 15th Street and 18th Street were evaluated and typed. For the purpose of making best use of time and because, in most all cases, the typology is an effective tool for identifying and categorizing the residential building types, the typology was used for this National Register nomination.¹⁶ As is true when using more conventional stylistic categorizations, not all

¹⁴ Svendsen 1995, 3.

¹⁵ Gottfried and Jennings employ the term "cottage" because of its historic use in pattern books and catalogs. Today, the term feels out of sync with the more commonly used term "house" and creates some confusion as it tends to imply a residential form that is small in scale. However, having adopted the Gottfried and Jennings typology for evaluating the resources of the district, the term "cottage" has been utilized.

¹⁶ The typology was first introduced in the pair's 1985 "American Vernacular Design 1870-1940," with the 2009 publication and expansion and refinement of the first; the latter served as the primary reference for typing the district.

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residences fit neatly into the typology. However, for the most part, the typology worked well for classifying the district's resources particularly due to the prevalence of the commonly categorized vernacular forms known as the Gable and Ell, Open Gable, and Closed Gable forms which together constitute approximately 40% of the district's residences.¹⁷

The following narrative addresses only those building types and sub-types found in the B Avenue NE Historic District.

BUILDING TYPE: GABLE ROOF COTTAGE¹⁸

As Gottfried and Jennings note, the Gable Roof Cottage "is a prolific vernacular house type," a statement that bears out in the B Avenue NE Historic District. Gable Roof Cottages appear in multiple variations, all defined by the roof form. Changes in type are discerned in orientation to the roadway, introduction of intersecting forms, treatment of the eaves, and placement of exterior features such as porches. Particularly dominant in the district is the Closed Gable Roof with a Colonial Revival aesthetic.

Center Gable Cottage (Figure 13.1)

The Center Gable Cottage, thought to be a derivative of an English vernacular house, appeared prior to 1870, before the advent of industrial materials. The center gable house can be of one-, one and one-half, two-, or two and one-half stories. The example in the B Avenue NE Historic District is a multi-family residence, but typical of the center gable house, features a gable roof with a ridgeline running parallel to the street, the type-defining center gable, clapboard siding, and an off-center door (typical of 20th century versions, but, in this case related to function).

Gable and Ell Cottage (Figure 13.2)

Although particularly popular in rural areas (Iowa farmsteads commonly include a residence utilizing the type), the gable roof and ell cottage was widely adopted in small towns and cities, prevailing from ca.1870-ca.1920. Other common terms for the form include an "upright and wing" and a "gable-front-and-wing." The Gable and Ell Cottage is readily identified by its primary forms: a front-facing gable form intersected by a wing. Commonly, a porch is set into the intersection of the forms.

¹⁷ Virginia & Lee McAlester use the term "Folk Houses" to categorize houses constructed in the wake of new technology like balloon frame construction of materials brought from afar via the railroad, but which retained visual ties to early traditions. Those forms include what the pair term as the Gable-Front-&-Wing (the equivalent of Gottfried and Jennings' Gable and Ell Cottage), and the Gable-Front (Open Gable Cottage or Closed Gable Cottage), among others.

¹⁸ Gottfried and Jennings, 137-158.

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The Gable and Ell cottage very commonly appears in a simple and unadorned form – particularly in Iowa’s rural settings. However, with the addition of decorative trim work, a Gable and Ell Cottage can exhibit a Stick or Queen Anne aesthetic.

Open Gable Cottage (Figure 13.3)

The Open Gable Cottage, which can be of one-, one-and-a-half, and two-story varieties, is defined by a simple, front-facing gable form, absence of façade projections, and clean lines. Projecting eaves (e.g. flaring) typify the open gable form. Visual character is sometimes modified by changes in the ridgeline (e.g. clipping) and details (e.g. Queen Anne porch details).

The Open Gable Cottage is characterized as “middle-class and working-class housing,” a description that is borne out in the B Avenue NE Historic District.

Closed Gable Cottage (Figure 13.4)

Like the Open Gable Cottage, the Closed Gable Cottage utilizes the same simple, front-facing form, the differentiation lying in the closing of the gable triangle to create a pediment. This variation is accomplished through the introduction of fascia, a pent roof, or a change in materials or paint color. Stylistic aesthetics such as the Colonial Revival or Arts and Crafts, were commonly utilized in the Closed Gable Cottage.

The Closed Gable Cottage is one of the most often utilized, vernacular building types in the B Avenue NE Historic District, accounting for 16 of the 130 residential buildings. In the Closed Gable Cottage, the Colonial Revival aesthetic dominates with the Palladian motif a recurring element.

BUILDING TYPE: COLONIAL REVIVAL¹⁹

Colonial Revival houses fall into four general sub-types, two of which appear in the B Avenue NE Historic District. The Garrison (overhang) type and the Cape Cod, and share common features, most apparent being a rationally organized façade. Through time the Colonial Revival Cottage evolved, while retaining its rectangular plan, symmetrical façade, and sense of restraint, to become an established suburban residential building type by the early years of the 20th century.

Colonial Revival Cottage: Modern (Figure 14.1)

The Modern Colonial Revival Cottage is a one and one-half or two-story, rectangular building, with a gable or gambrel roof, its ridgeline most often running parallel to the street. Exterior finishes can be clapboard, brick, or shingles - alone or in combination. An end wall chimney is a common feature. Symmetry reigns

¹⁹ Gottfried and Jennings, 150-156.

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supreme, with a centered entrance and windows carefully aligned. The use of non-functioning shutters is typical.

Cape Cod Cottage (Figure 14.2)

Although the sub-type has a 200-year tradition, its familiar form was popularized in the early 20th century. The Cape Cod cottage is easily differentiated from other gable roof cottages by its small scale and orientation of the ridgeline, which runs parallel to the street (side gable). The cottage is further identified by the common use of shingle shakes, a small entrance portico, and an end-wall chimney. Generally speaking, the Cape Cod cottage is restrained and quaint in character.

BUILDING TYPE: ORGANIC COTTAGE²⁰ (Figure 15.0)

The Organic Cottage is identified from the exterior by the additive massing of its form. Such houses utilize a complex roofline, commonly mixing hip and gable roofs to accommodate the additive form of the house itself. Variation in building height is a distinguishing quality of the organic cottage with changes in the number of stories directly impacting the volumetric form. Exterior treatment varies, the application of which may create an attributable design aesthetic. For example, organic cottages constructed in Iowa from ca.1890 to ca.1905 commonly utilize decorative devices such as corner towers, turned millwork on porches, and bay windows that result in a Queen Anne aesthetic.

The Organic Cottage is the most common American vernacular residential building type, but is under-represented in the project area. Some of the district's examples have lost detail that might have ascribed a specific design aesthetic. As noted by Gottfried and Jennings, the organic cottage represents a "truly American house."²¹ The Wurster House at 2015 B Avenue is the district's most outstanding example of an Organic Cottage with a Queen Anne aesthetic.

BUILDING TYPE: HIP ROOF COTTAGE²²

The Hip Roof Cottage is, perhaps, the most basic of cottage forms and as such accommodated a variety of design elements, making it widely adaptable. Simple changes in materials and decorative details (eave extension, porch placement and detail) meant the Hip Roof Cottage could carry a visual character ranging from a Late Victorian (Italianate) aesthetic to a 20th century Prairie School aesthetic. Further, the hip roof

²⁰ Gottfried and Jennings, 159-166.

²¹ Gottfried and Jennings, 159.

²² Gottfried and Jennings, 167-180.

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lent itself to the addition of dormers, increasing interior space. Various forms of the Hip Roof Cottage represent 26 of the district's residential resources.

Square Hip Roof Cottage (Figure 16.1)

A sub-type of the Hip Roof Cottage, the square house (widely referred to as the American Foursquare) is utilitarian to its core. Like the building type generally, the sub-type represented "economy and perfection."²³ Although the square house dates to 1870-1960, in Iowa, the Foursquare is commonly dated to 1890-1925; decorative devices are the clues to a more specific construction date.

The Foursquare is readily identified by its cubical form, hip roof, and full-width porch. Variation in roof overhang, porch details (forms of the columns and balustrades), shape of dormers, window configuration, and construction materials can be used to create a design aesthetic; they are also indicative a period of construction. The B Avenue NE Historic District has multiple examples of the Square Hip Roof Cottage, commonly exhibiting a Colonial Revival or Arts and Crafts aesthetic.

Italianate Hip Roof Cottage (Figure 16.2)

The Italianate Hip Roof Cottage is one of the oldest subtypes of the period from 1870-1960 – the examples in the B Avenue NE Historic District bear that out, dating as they do to the 1880s. The subtype has variations, the exterior form driven by interior plans. All feature a hip or mansard roof, tall and narrow windows, elaborate cornices, and (commonly) ornate millwork on the porch. Although the examples in the historic district have been altered (now absent much of the decorative detail), the retention of the generally cubical form, hip roof, and elongated windows mark them as Italianate Hip Roof Cottages.

BUILDING TYPE: GAMBREL ROOF COTTAGE²⁴

Dutch Colonial Cottage (Figure 17.0)

Like its cousins, the Colonial Revival Cottage and the Cape Cod, the Dutch Colonial Cottage exhibits a sense of restrained elegance. It is a relaxed composition and gambrel roof that sets the Dutch Colonial apart from its relatives. Typically, sited with the ridgeline running parallel to the street, the Dutch Colonial Cottage utilizes a three or five bay façade arrangement, with second story shed dormers, an understated entrance, and symmetrically placed windows common devices. The Dutch Colonial Cottage is a one and one-half or two-story house, generally rectangular in form and utilizing clapboard, brick, or shingles as exterior finishes.

²³ Gottfried and Jennings, 167.

²⁴ Gottfried and Jennings, 181-186.

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BUILDING TYPE: BUNGALOW²⁵

Although many Americans think of it as a thoroughly American house form, the bungalow has its roots in India. Transformation to an American vernacular house type came shortly after the turn of the 20th century; the first versions appearing in California in 1904. From that time through the 1930s and 1940s, the bungalow was a wildly popular house form and is found in a variety of incarnations across Iowa.

The various forms of the Bungalow account for 27 of the residential buildings in the B Avenue NE Historic District; the most prevalent of the district's building types, with 23 of the 27 concentrated in the blocks between 18th and 21st Street.

Bungalow Cottage (Figure 18.1)

The Bungalow Cottage is a modified version of what is commonly referred to as the California Bungalow. The type was constructed in the years between 1910 and 1940 and is defined by its one and one-half or two-story form, side-facing gable roof, prominent porches and dormers, tapered box piers, and a generally compact appearance. The use of a pergola, exposed rafter tails, use of multiple finish materials, and intersecting roof forms are also hallmarks.

The Bungalow Cottage is the most prevalent of the Bungalow subtypes in the district, most examples being relatively restrained versions of the type, but all exhibiting the character-defining elements.

Airplane Bungalow (Figure 18.2)

The Airplane Bungalow is a much less common form of the Bungalow – a single example is found in the B Avenue NE Historic District. Most easily recognized by its combination of one-story and partial second story forms – the upper story appearing as a pop-up above the first story form. Cladding varies, but commonly utilizes stucco and porches are prominent elements, often projecting to one side. Craftsman elements are typical, including tapered porch piers, exposed rafter tails, and simplified window trim.

Portico Bungalow (Figure 18.3)

The Portico Bungalow is differentiated from the other subtypes by the use of a small pediment or portico over the primary entrance. The form is associated with the Colonial Revival style - that influence apparent in the common use of symmetry and classically derived columns and roof form. Clapboard siding, non-functional shutters, and side porches are other common design elements. The Portico Bungalow became popular in the 1920s, riding on the heels of the Colonial Revival.

²⁵ Gottfried and Jennings, 187-206.

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English Bungalow (Figure 18.4)

Typical of the bungalow in general, the English bungalow is generally compact in size. It is set apart from other sub-types by the common use of brick or stucco as exterior cladding, variation in gable roof forms that are often steeply pitched, use of a raking cornice, a projected vestibule, and variation in window placement and configuration.

Two examples of the English Bungalow are found in the present project area, all dating between c.1910 and c.1935.

BUILDING TYPE: RANCH AND SPLIT-LEVEL HOUSE²⁶

The Ranch House is a modern residential property type that supported new living patterns that relied on technology and efficiency. Ranch houses were constructed in large tracts in the years immediately following World War II and many examples reflect the simplicity, lack of detail, and common floor plans consistent with the desire to constrain construction cost. The post-war popularity of the Ranch House coincided with a trend toward increasing numbers of women in the workforce. As a result, efficiency at home became necessary. The simplicity of the Ranch floor plan made care of the home quicker and easier. Further, the Ranch House responded to the ever-increasing demands of the automobile world with integration of a garage or carport. There are three subtypes of the Ranch House, identified by roof form.

Linear Ranch House (Figure 19.1)

The linear ranch house represents the type's basic form. It is defined by a single ridge (with either a gable or a hip roof) running parallel with the street, which created a long, narrow footprint. Variations on the form come through the introduction of a fireplace chimney, an exterior patio, a carport, or (later) attached garages. The Lustron House at 1941 B Avenue is one version of the Linear Ranch House. Although it utilizes atypical materials, the house is otherwise in keeping with the tenets of the type.

Intersecting Gable Roof Ranch House (Figure 1824-1826.)

The intersecting gable roof ranch house was second only in production to the basic linear ranch. The interior plan mirrors the roof plan, meaning that the utilization of variations such as the L-Shaped Ranch House, T-Shaped Ranch House, U-Shaped Ranch House, and H-Shaped Ranch House indicate an expansion of interior space dedicated to specific functions such as bedrooms and bathrooms.

Two, duplex versions of the T-Shaped Ranch House are located in the B Avenue Historic District.

²⁶ Gottfried and Jennings, 207-220.

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B Avenue NE Historic District, Linn County, Iowa.

Split-Level House (Figure 19.3)

The Split-Level House is defined by its multi-storied plan, with floors separated by less than a full flight of stairs. The building type was developed in the 1950s, its form particularly well adapted to sloping sites. Like the Ranch House, the Split-Level House catered to the automobile, with garages commonly tucked under the raised building. A single Split-Level House is located in the B Avenue NE Historic District.

In summary, with its broad array of American vernacular residences, the B Avenue NE Historic District reflects the impact of the mass production of dimensional lumber, cladding, and millwork, changing construction techniques and tools, and a fully realized distribution system on residential design. The resources of the district are an important, intact representation of the American vernacular in residential development.

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B Avenue NE Historic District, Linn County, Iowa

RELEVANT CULTURAL RESOURCE DOCUMENTS

The City of Cedar Rapids has been proactive in the recordation of historic resources in that city. As a result, a number of reconnaissance level and intensive surveys with contextual development have been completed over the course of a number of years. Of specific importance related to the National Register nomination of the B Avenue NE Historic District are the historical and architectural surveys completed by Marlys Svendsen in 1994 and 1995 entitled, respectively, "Historical and Architectural Reconnaissance Survey Report for Community Development Block Grant Neighborhoods in Cedar Rapids, Iowa" and "Historical and Architectural Survey Report for Community Block Grant Neighborhoods, Cedar Rapids, Iowa." The 1995 survey and evaluation was of particular relevance, as it both laid the contextual groundwork for the National Register case and established the methodology for evaluating architectural integrity and significance.

POTENTIAL FOR HISTORIC ARCHAEOLOGY

The potential for historical archaeology was not assessed as part of the present National Register nomination. The presence of the paved roadways and paved parking areas suggests the likelihood that the ground disturbance resulting from the construction of those elements may have destroyed localized archaeological resources. However, the paving may have been laid over ground with a minimum of earth movement. In that case, archaeological resources may merely have been encapsulated. Also, the presence of grassy lawns surrounding the district resources represents relatively undisturbed ground and may offer the potential for localized archaeological resources. In the future, any significant excavation and/or grading should take into consideration the possibility that archaeological and/or sub-grade historical resources may remain.

Further, the nomination makes note that residential development was made possible through the sub-division of land owned by Judge George Greene, which comprised his property known as Mound Farm. Today, what was the primary portion of the farm is home to Mount Mercy College, situated a little more than one-half mile north of Franklin School (at the east end of the historic district). Land divided from the original holdings for the purpose of development is believed to bear little possibility for the presence of historical archeological resources.

RESEARCH METHODOLOGY

This National Register nomination utilizes an array of reference resources in the work to substantiate the case for registration. As noted, Svendsen's work in 1994 and 1995 laid the groundwork and established the methodology for evaluation. Svendsen's utilization of the vernacular typologies developed by Herbert Gottfried and Jan Jennings that were first presented in the 1985 "American Vernacular Architecture 1870-1940" and refined and expanded upon in the 2009 "American Vernacular Buildings and Interior, 1870-

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1960," stand as the primary sources for categorizing the district's residential resources. The Carl & Mary Koehler History Center in Cedar Rapids, with a solid collection of historical reference materials, proved to be an important resource. It was there and through the online research database of the Cedar Rapids Public Library that project volunteers completed the historical research required of the intensive survey and from which the nomination derives significant information.

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c.1915 Photograph of 1547 B Avenue NE. Personal collection.

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B Avenue NE Historic District, Linn County, Iowa.

GEOGRAPHICAL DATA

Verbal Boundary Description

The B Avenue NE Historic District is generally linear in form, stretching from 15th Street on the west to 21st Street on the east and to the mid-blocks on the north and south. The district boundary expands on the west and the east to encompass the grounds of Polk School and Franklin School, which bookend the district. Some variation in the otherwise straight boundary line is also found in the 1800 block of the north boundary and the 2000 block of the south boundary as necessitated by irregular property parcels. The district boundaries encompass the resources facing B Avenue NE and its cross-streets. Single-family residential buildings dominate the district, with examples of multiple-family residences, two schools, and one church.

See boundary map Figure 2.

Boundary Justification

The district boundary is centered around the historic residential core that stretches along B Avenue NE between 12th Street on the west and 21st Street on the east. The boundary expands on both the east and the west to embrace Polk School and Franklin School and varies minimally in response to irregular property lines. The resources within the district boundary represent a cohesive, visual unit that, together, represent residential vernacular design of late 19th and early 20th century Cedar Rapids, Iowa. The west boundary was determined by a clear shift in the level of historic integrity as it relates to design and materials (the block to the west having suffered significant loss of historic resources) and on the east by the visual terminus provided by the curving form of B Avenue NE at 21st Street that is underscored by the presence of Franklin School. The rear parcel lines of the resources facing B Avenue determined the north and south boundaries.

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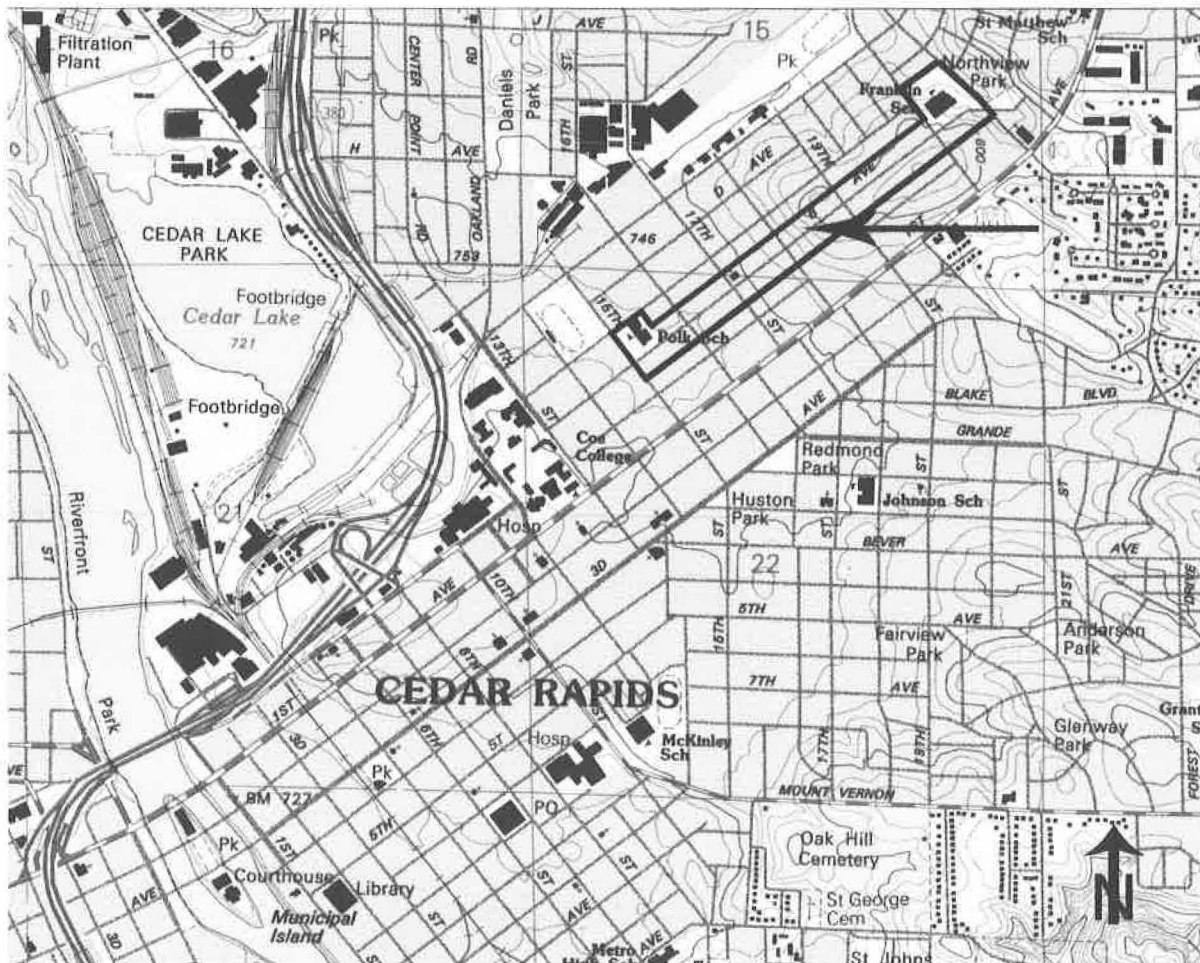
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B Avenue NE Historic District, Linn County, Iowa

Figure 1. USGS 7.5 MINUTE TOPOGRAPHIC MAP- CEDAR RAPIDS SOUTH QUAD (1994)



(SOURCE: <http://usgs.gov>. Accessed 10/18/2012.)

The location of the B Avenue NE Historic District is indicated.

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B Avenue NE Historic District, Linn County, Iowa

Figure 2. BOUNDARY MAP - 2012



(Base-map Source: <http://www.maps.google.com>. Accessed 10/18/2012.)

The B Avenue NE Historic District is linear in form, stretching from 15th Street on the west to 21st Street on the east. The district includes the resources facing B Avenue and the resources of the intersecting roadways north and south of B Avenue to the alleys. The boundary expands to include the oversized sites associated with Polk and Franklin Schools, which bookend the district.

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B Avenue NE Historic District, Linn County, Iowa

Figure 3. RESOURCE MAP – 1500 BLOCK



(Base-map Source: Cedar Rapids Assessor www.cedar-rapids.info/assessor/pmc.)

KEY: Black = Contributing Resource Gray = Non-contributing Resource

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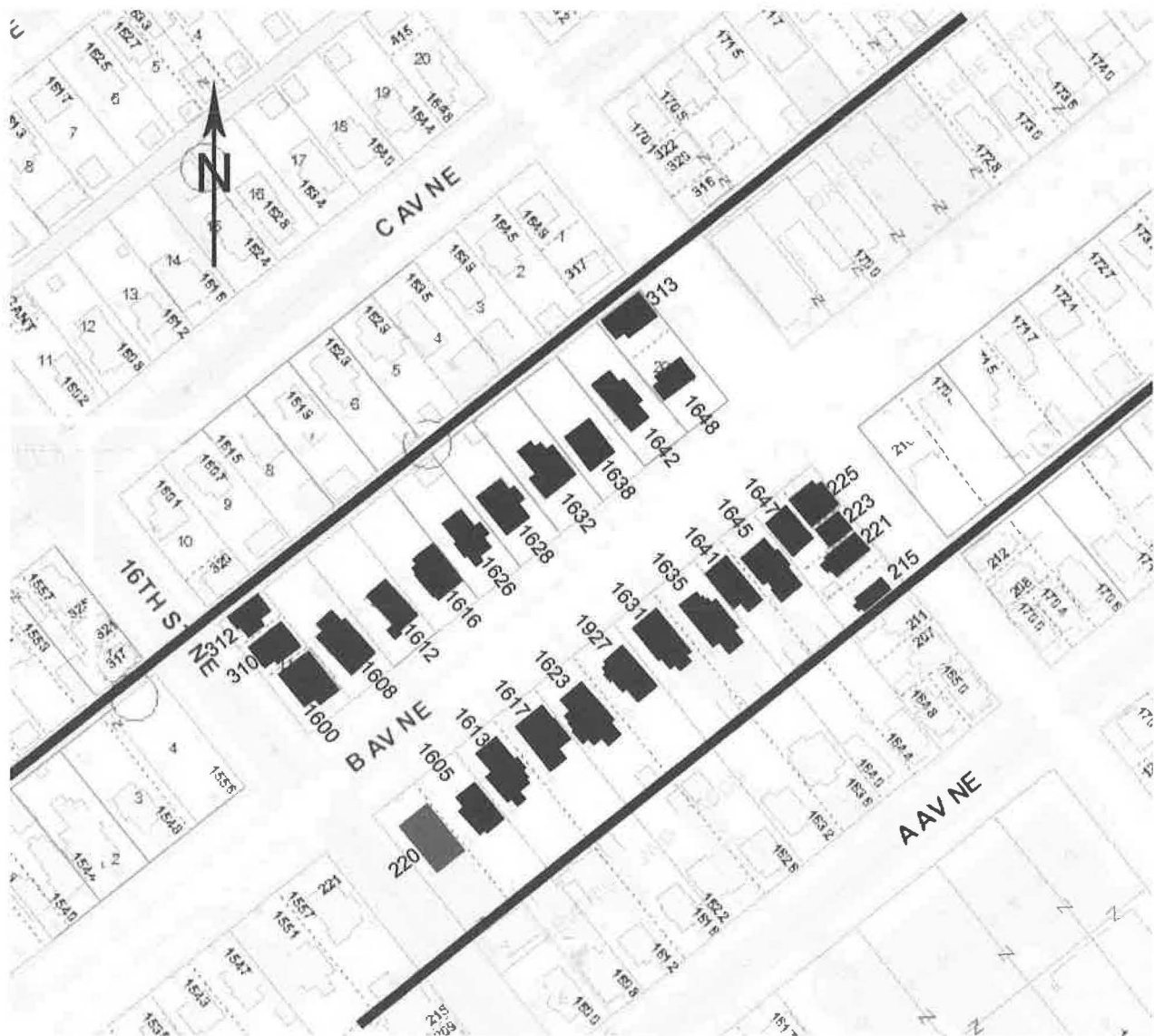
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B Avenue NE Historic District, Linn County, Iowa

Figure 4. RESOURCE MAP – 1600 BLOCK



(Base-map Source: Cedar Rapids Assessor www.cedar-rapids.info/assessor/pmc.)

KEY: Black = Contributing Resource Gray = Non-contributing Resource

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B Avenue NE Historic District, Linn County, Iowa

Figure 5. RESOURCE MAP – 1700 BLOCK



(Base-map Source: Cedar Rapids Assessor www.cedar-rapids.info/assessor/pmc.)

KEY: Black = Contributing Resource Gray = Non-contributing Resource

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B Avenue NE Historic District, Linn County, Iowa

Figure 6. RESOURCE MAP – 1800 BLOCK



(Base-map Source: Cedar Rapids Assessor www.cedar-rapids.info/assessor/pmc.)

KEY: Black = Contributing Resource Gray = Non-contributing Resource

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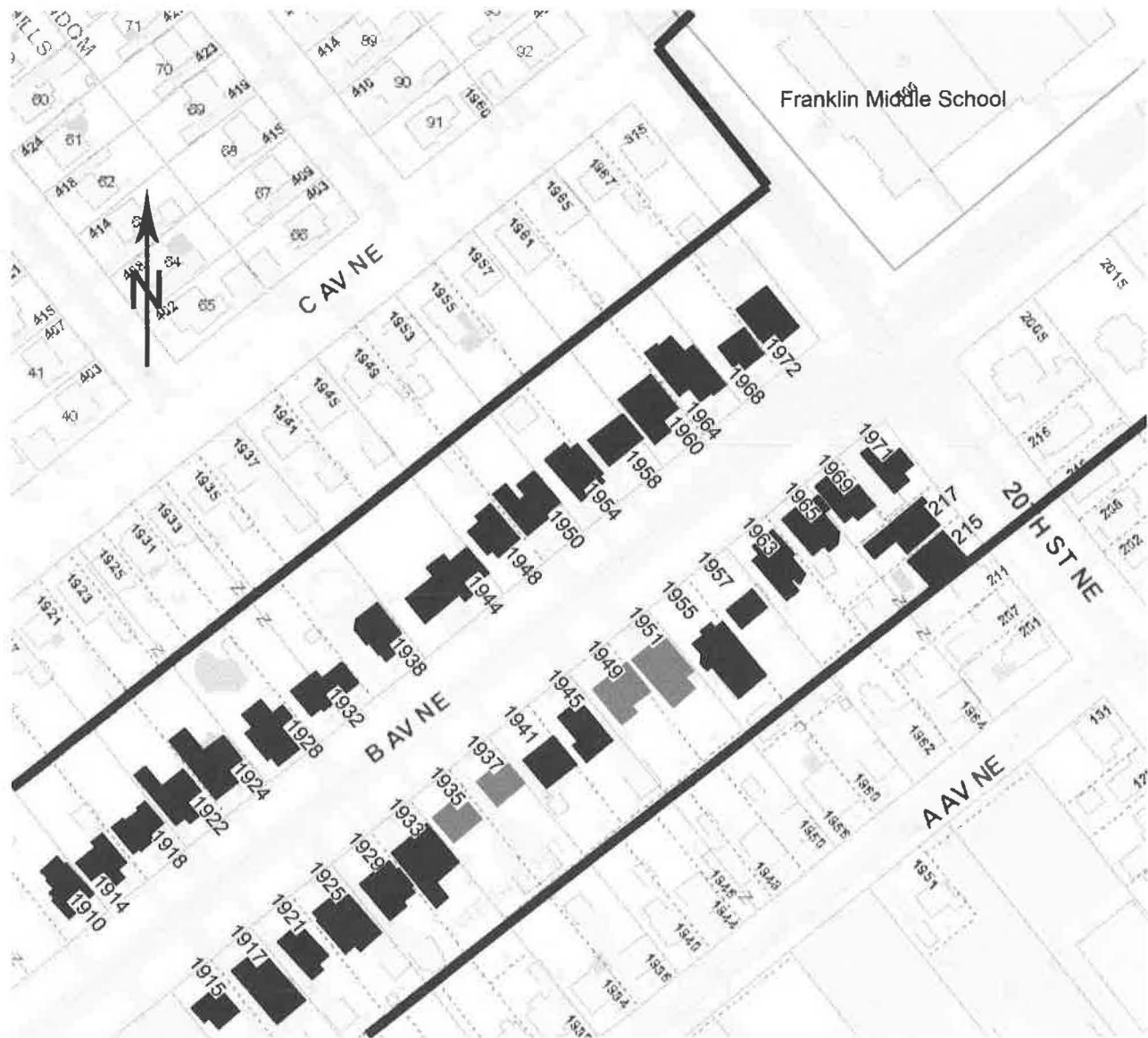
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B Avenue NE Historic District, Linn County, Iowa

Figure 7. RESOURCE MAP – 1900 BLOCK



(Base-map Source: Cedar Rapids Assessor www.cedar-rapids.info/assessor/pmc.)

KEY: Black = Contributing Resource Gray = Non-contributing Resource

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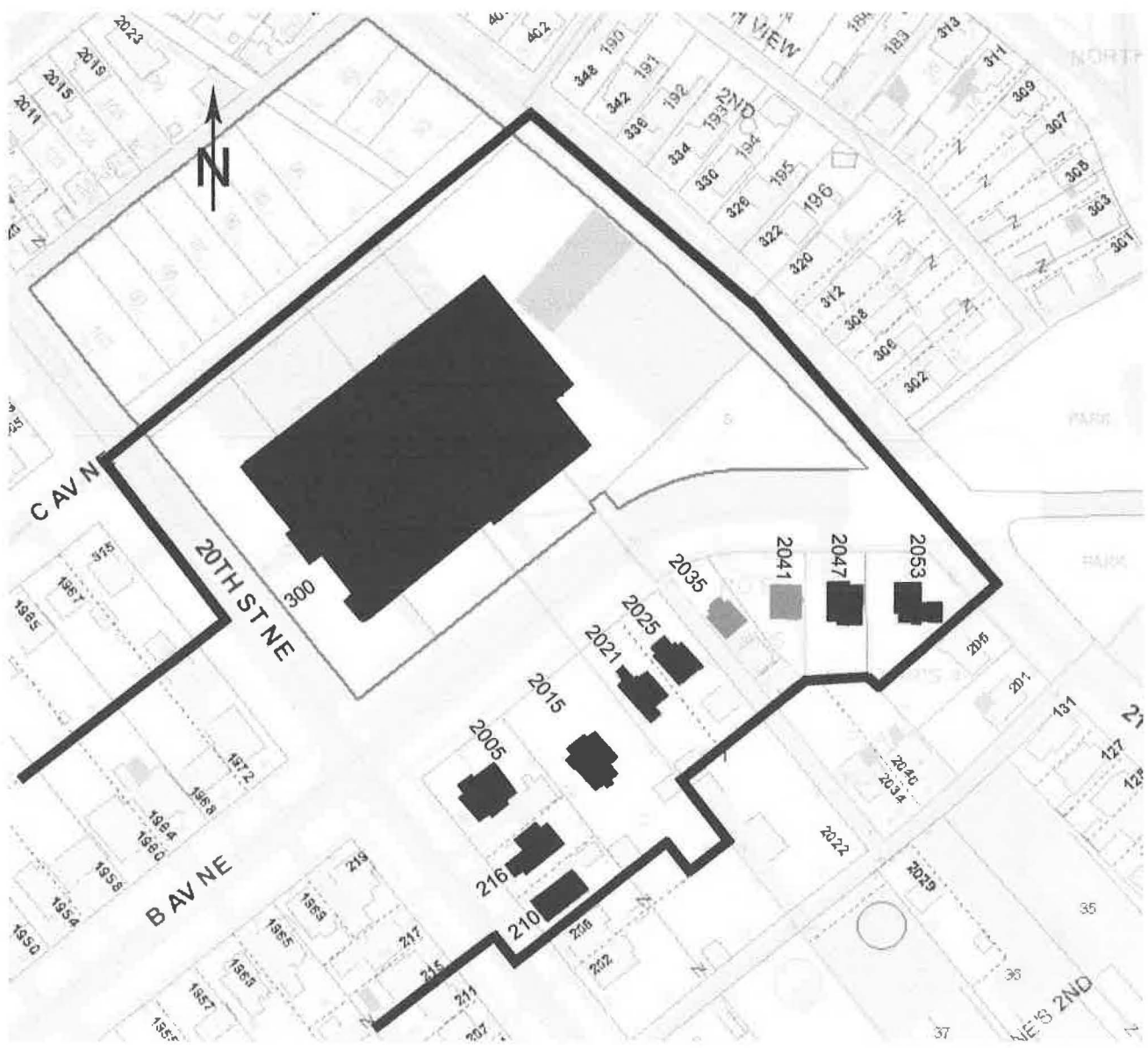
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B Avenue NE Historic District, Linn County, Iowa

Figure 8. RESOURCE MAP – 2000 BLOCK



(Base-map Source: Cedar Rapids Assessor www.cedar-rapids.info/assessor/pmc.)

KEY: Black = Contributing Resource Gray = Non-contributing Resource

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B Avenue NE Historic District, Linn County, Iowa

Figure 9. HISTORICAL ATLAS – 1895



(SOURCE: *Historical Atlas of Linn County, Iowa*. 1895.)

The location of the B Avenue NE Historic District is indicated.

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B Avenue NE Historic District, Linn County, Iowa

Figure 10. HISTORIC IMAGE – 1547 B Avenue NE – Charles & Mary Bonny House - ca.1915



(SOURCE: Courtesy of Judy Lorenzen Conrad.)

This image of the house at 1547 B Avenue NE (the Bonny House) is an excellent representation of the vernacular form known as the 2-story Open-Gable Cottage, which is prevalent in the district. Much of the treatment seen in the gable end remains intact, although the porch is altered.

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B Avenue NE Historic District, Linn County, Iowa

Figure 11. HISTORIC IMAGE – 1551 B Avenue NE – Ashel & Alice Moore House - ca.1971



(SOURCE: Courtesy of Judy Lorenzen Conrad.)

Although referred to by the name of the original occupant (Svendsen 1995), the Moore House at 1551 B Avenue NE was occupied from 1939 through 1991 by the Lorenzen family. The 1-1/2 story, Double Gabled-Ell Cottage has a deeper than typical setback and, when constructed, enjoyed a double lot with a tennis court in the back yard. The previous image showed the west end of the house in the years prior to the Lorenzen's occupation.

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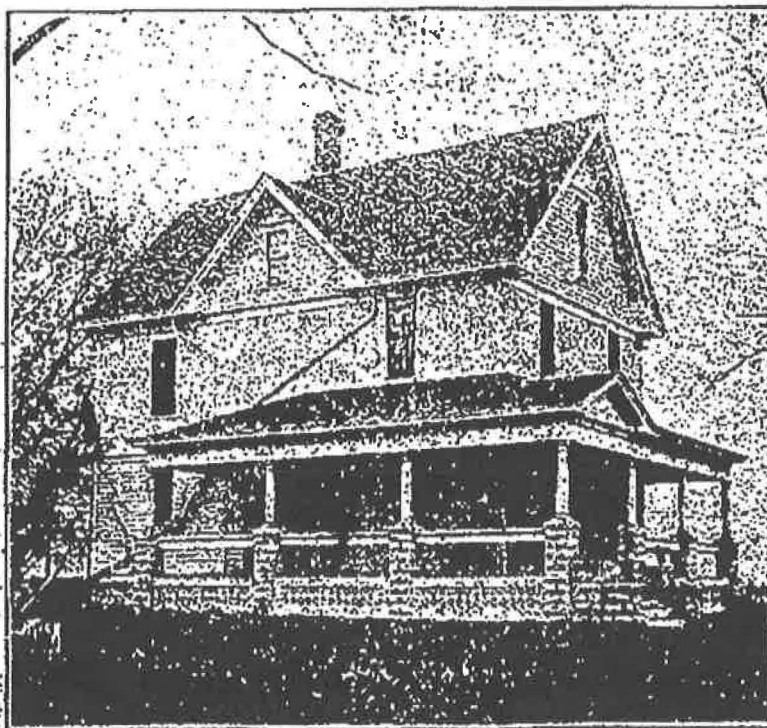
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B Avenue NE Historic District, Linn County, Iowa

Figure 12. HISTORIC IMAGE – 1910 B Avenue NE – I.W. Darr House - 1907

TYPICAL HOMES IN CEDAR RAPIDS



RESIDENCE OF I. W. DARR 1910 B AVENUE

(SOURCE: *Cedar Rapids Evening Gazette*. "Typical Homes in Cedar Rapids." August 14, 1907.)

The Darr House is representative of the vernacular Organic Cottage. Today, although vinyl sided, the house retains its historic form and character-defining wrap-around porch.

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B Avenue NE Historic District, Linn County, Iowa

Figure 13. VERNACULAR BUILDING TYPES – GABLE ROOF COTTAGE

13.1 Center Gable Cottage (215-219 18th Street)



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Figure 13. VERNACULAR BUILDING TYPES – GABLE ROOF COTTAGE

13.2 Gable and Ell Cottage (Gottfried & Jennings, 144)



District Example: 1721 B Avenue NE



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B Avenue NE Historic District, Linn County, Iowa

Figure 13. VERNACULAR BUILDING TYPES – GABLE ROOF COTTAGE

13.3 Open Gable Cottage (Gottfried & Jennings, 147)



District Example: 1605 B Avenue NE



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Figure 13. VERNACULAR BUILDING TYPES – GABLE ROOF COTTAGE

13.4 Closed Gable Cottage (Gottfried & Jennings, 152)



District Example: 1727 B Avenue NE



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B Avenue NE Historic District, Linn County, Iowa

Figure 14. VERNACULAR BUILDING TYPES – COLONIAL REVIVAL

14.1 Colonial Revival Cottage: Modern (2053 B Avenue NE)



14.2 Cape Cod Cottage (2047 B Avenue NE)



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B Avenue NE Historic District, Linn County, Iowa

Figure 15. VERNACULAR BUILDING TYPES – ORGANIC COTTAGE

15.1 Organic Cottage (Queen Anne aesthetic) (Gottfried & Jennings, 165)



District Example: 2015 B Avenue NE



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B Avenue NE Historic District, Linn County, Iowa

Figure 16. VERNACULAR BUILDING TYPES – HIP ROOF COTTAGE

16.1 Square Hip Roof Cottage (1853 B Avenue NE)



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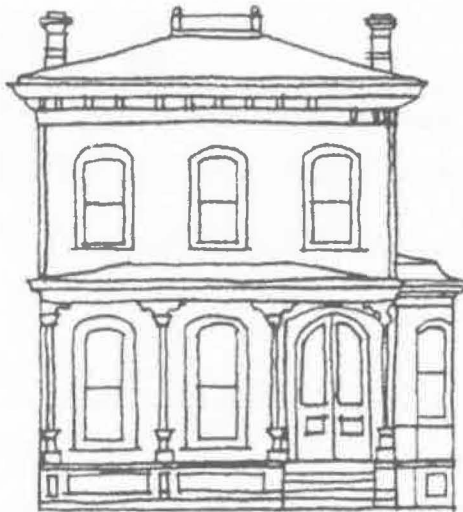
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B Avenue NE Historic District, Linn County, Iowa

Figure 16. VERNACULAR BUILDING TYPES – HIP ROOF COTTAGE

16.2 Italianate Hip Roof Cottage (Gottfried & Jennings, 173)



District Example: 1515 B Avenue NE



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B Avenue NE Historic District, Linn County, Iowa

Figure 17. VERNACULAR BUILDING TYPES – GAMBREL ROOF COTTAGE

17.1 Dutch Colonial Cottage (1803 B Avenue NE)



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B Avenue NE Historic District, Linn County, Iowa

Figure 18. VERNACULAR BUILDING TYPES – BUNGALOW

18.1 Bungalow Cottage (Gottfried & Jennings, 1998)



District Example: 1829 B Avenue NE



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B Avenue NE Historic District, Linn County, Iowa

Figure 18. VERNACULAR BUILDING TYPES – BUNGALOW

18.2 Airplane Bungalow (Gottfried & Jennings, 200)



District Example: 300 19th Street NE



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B Avenue NE Historic District, Linn County, Iowa

Figure 18. VERNACULAR BUILDING TYPES – BUNGALOW

18.3 Portico Bungalow (1914 B Avenue NE)



18.4 English Bungalow (1944 B Avenue NE)



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B Avenue NE Historic District, Linn County, Iowa

Figure 19. VERNACULAR BUILDING TYPES – RANCH AND SPLIT-LEVEL

19.1 Linear Ranch – Lustron House (1941 B Avenue NE)



19.2 Intersecting Gable Roof Ranch (1824-1826 B Avenue NE)



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B Avenue NE Historic District, Linn County, Iowa

Figure 19. VERNACULAR BUILDING TYPES – RANCH AND SPLIT-LEVEL

19.3 Split-Level House (1932 B Avenue NE)



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B Avenue NE Historic District, Linn County, Iowa

MAP KEY TO PHOTOGRAPHS



- | | | | |
|-----|--|-----|---|
| 1. | Streetscape: SS 1500 block B Avenue, looking SW | 11. | 215-219 18 th Street, looking SW |
| 2. | Streetscape: SS 1600 block B Avenue, looking SE | 12. | 1803 B Avenue, looking SE |
| 3. | Streetscape: NS 1600 block B Avenue, looking NW | 13. | 1847 B Avenue, looking south |
| 4. | Streetscape: SS 1600 block B Avenue, looking SW | 14. | 1853 B Avenue, looking south |
| 5. | Streetscape: Avenue B and 17 th Street, looking S | 15. | 1818 B Avenue, looking north |
| 6. | 1515 B Avenue, looking south | 16. | 300 19 th Street, looking NE |
| 7. | 1547 B Avenue, looking SW | 17. | 1944 B Avenue, looking NE |
| 8. | 1644 B Avenue, looking north | 18. | 1955 B Avenue, looking SE |
| 9. | Central Park Presbyterian Church, looking NE | 19. | 1964 B Avenue, looking NE |
| 10. | 315 18 th Street, looking west | 20. | Franklin Middle School, looking NE |

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B Avenue NE Historic District, Linn County, Iowa

0001. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

Streetscape: South side 1500 block of B Avenue, looking SW
IA_LinnCounty_BAvenueNEHistoricDistrict_0001.tif
Canon Premium Photo Paper and Canon Pixma Ink
0002. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

Streetscape: South side 1600 block of B Avenue, looking SE
IA_LinnCounty_BAvenueNEHistoricDistrict_0002.tif
Canon Premium Photo Paper and Canon Pixma Ink
0003. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

Streetscape: North side 1600 block of B Avenue, looking NW
IA_LinnCounty_BAvenueNEHistoricDistrict_0003.tif
Canon Premium Photo Paper and Canon Pixma Ink
0004. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

Streetscape: South side 1600 block of B Avenue, looking SW
IA_LinnCounty_BAvenueNEHistoricDistrict_0004.tif
Canon Premium Photo Paper and Canon Pixma Ink

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B Avenue NE Historic District, Linn County, Iowa

0005. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

Streetscape: Intersection of Avenue B and 17th Street, looking S
IA_LinnCounty_BAvenueNEHistoricDistrict_0005.tif
Canon Premium Photo Paper and Canon Pixma Ink

0006. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
NE October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1515 B Avenue, looking south
IA_LinnCounty_BAvenueHistoricDistrict_0006.tif
Canon Premium Photo Paper and Canon Pixma Ink

0007. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

547 B Avenue, looking SW
IA_LinnCounty_BAvenueNEHistoricDistrict_0007.tif
Canon Premium Photo Paper and Canon Pixma Ink

0008. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1644 B Avenue, looking north
IA_LinnCounty_BAvenueNEHistoricDistrict_0008.tif
Canon Premium Photo Paper and Canon Pixma Ink

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number “Photographs” Page 70

CFN-259-1116

B Avenue NE Historic District, Linn County, Iowa

0009. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1700 B Avenue; Central Park Presbyterian Church, looking NE
IA_LinnCounty_BAvenueNEHistoricDistrict_0009.tif
Canon Premium Photo Paper and Canon Pixma Ink
0010. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

315 18th Street, looking west
IA_LinnCounty_BAvenueNEHistoricDistrict_0010.tif
Canon Premium Photo Paper and Canon Pixma Ink
0011. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

215-219 18th Street, looking SW
IA_LinnCounty_BAvenueNEHistoricDistrict_0011.tif
Canon Premium Photo Paper and Canon Pixma Ink
0012. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1803 B Avenue, looking SE
IA_LinnCounty_BAvenueNEHistoricDistrict_0012.tif
Canon Premium Photo Paper and Canon Pixma Ink

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number “Photographs” Page 71

CFN-259-1116

B Avenue NE Historic District, Linn County, Iowa

0013. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1847 B Avenue, looking south
IA_LinnCounty_BAvenueNEHistoricDistrict_0013.tif
Canon Premium Photo Paper and Canon Pixma Ink

0014. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1853 B Avenue, looking south
IA_LinnCounty_BAvenueNEHistoricDistrict_0014.tif
Canon Premium Photo Paper and Canon Pixma Ink

0015. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1818 B Avenue, looking north
IA_LinnCounty_BAvenueNEHistoricDistrict_0015.tif
Canon Premium Photo Paper and Canon Pixma Ink

016. B Avenue NEHistoric District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

300 19th Street, looking NE
IA_LinnCounty_BAvenueNEHistoricDistrict_0016.tif
Canon Premium Photo Paper and Canon Pixma Ink

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number “Photographs” Page 72

CFN-259-1116

B Avenue NE Historic District, Linn County, Iowa

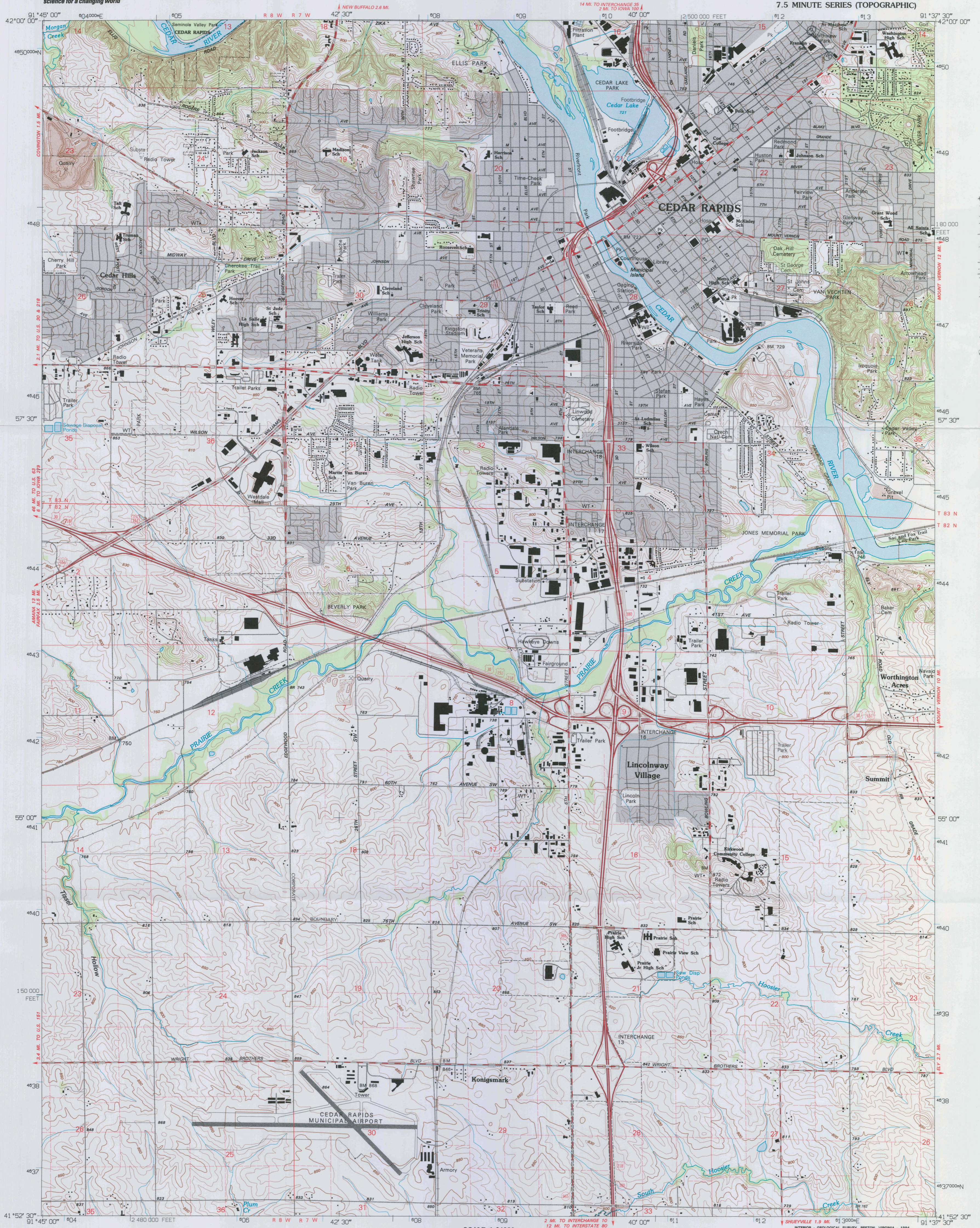
0017. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1944 B Avenue, looking NE
IA_LinnCounty_BAvenueNEHistoricDistrict_0017.tif
Canon Premium Photo Paper and Canon Pixma Ink
0018. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

1955 B Avenue, looking SE
IA_LinnCounty_BAvenueNEHistoricDistrict_0018.tif
Canon Premium Photo Paper and Canon Pixma Ink
0019. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

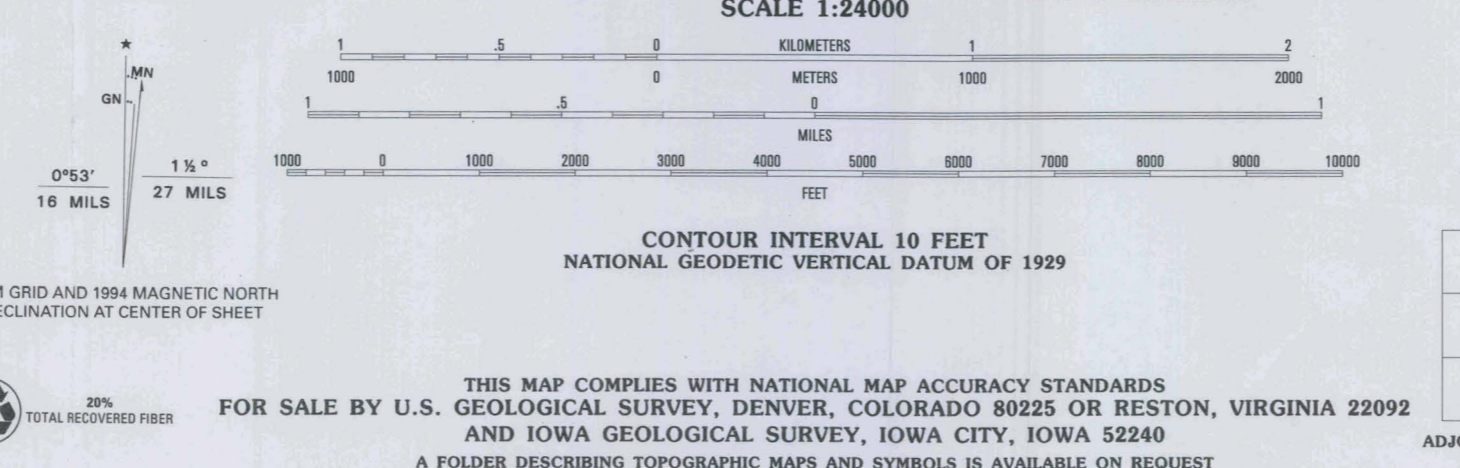
1964 B Avenue, looking NE
IA_LinnCounty_BAvenueNEHistoricDistrict_0019.tif
Canon Premium Photo Paper and Canon Pixma Ink
0020. B Avenue NE Historic District
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Blaine, MN
October, 2012
CD-ROM on file with City of Cedar Rapids and the Iowa State Historic Preservation Office

300 20th Street; Franklin Middle School, looking NE
IA_LinnCounty_BAvenueNEHistoricDistrict_0020.tif
Canon Premium Photo Paper and Canon Pixma Ink



B Avenue NE Historic District
Linn County, Cedar Rapids, Iowa
1) 15 611538 4649478
2) 15 611426 4649615
3) 15 612443 4650495
4) 15 612627 4650531

Produced by the United States Geological Survey
in cooperation with State of Iowa agencies
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1965. Field checked 1967. Revised from aerial photographs
taken 1990. Field checked 1992. Map edited 1994
Universal Transverse Mercator projection
10,000-foot grid ticks: Iowa coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are given in USGS Bulletin 1875
Gray tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

Interior - Geological Survey, Reston, Virginia - 1994

Primary highway
hard surface Light-duty road, hard or improved surface

Secondary highway
hard surface Unimproved road

Interstate Route U.S. Route State Route

QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

1 Shellsburg
2 Cedar Rapids North
3 Marion
4 Fairfax
5 Bertram
6 Amama
7 Swisher
8 Ely

CEDAR RAPIDS SOUTH, IOWA
41091-H6-TF-024
1994
DMA 7667 1 NW - SERIES V876





SPEED
LIMIT
25

No Parking



SPEED
25

No Parking

115062







1515



1547















1853





1818







1964



SPEED
LIMIT
25

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY B Avenue NE Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Linn

DATE RECEIVED: 7/26/13 DATE OF PENDING LIST: 8/16/13
DATE OF 16TH DAY: 9/03/13 DATE OF 45TH DAY: 9/11/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000692

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/11/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept c

REVIEWER Patricia Anderson

DISCIPLINE Historian

TELEPHONE _____

DATE 9/11/2013

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

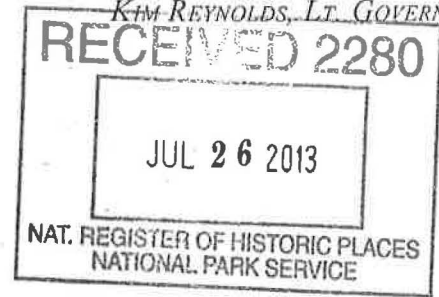
600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR



July 23, 2013

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- B Avenue NE Historic District, Cedar Rapids, Linn County, Iowa
- Dunleith and Dubuque Bridge, Dubuque, Dubuque County, Iowa

Sincerely,

A handwritten signature in cursive script that reads 'Elizabeth Foster Hill'.

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs

JUN 26 2013

Albert Luerkens
1523 B ave. N.E.
Cedar Rapids, Ia
52402

State Historical Society of Iowa,
I, Albert Luerkens, owner of the property located at 1523 B. ave. N.E. Cedar Rapids, Iowa,
object to my property being listed on the National Register of Historic Places.

Sincerely, Albert Luerkens
June 20, 2013

