

United States Department of the Interior
National Park Service



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National Register of Historic Places
Nomination 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" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional 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 Best Oil & Refining Company Service Station

other names/site number _____

2. Location

street & number 624 12th Avenue SE

not for publication NA

city or town Cedar Rapids

vicinity NA

state Iowa code IA county Linn code 113 zip code 52401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (____ See continuation sheet for additional comments.)

Steve King
Signature of certifying official

14 MAY 2014
Date

State Historic Society of Iowa

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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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): _____

Alvin Abernathy
Signature of Keeper

6/27/14
Date of Action

Best Oil & Refining Company Service Station
Name of Property

Linn County, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(do not include previously listed resources in count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	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)

COMMERCE AND TRADE - Specialty Store
TRANSPORTATION - Road Related (Vehicular)

Current Functions

(Enter categories from instructions)

COMMERCE AND TRADE - Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements

Materials

(Enter categories from instructions)

foundation CONCRETE
walls STONE - Limestone
roof ASPHALT
other METAL - Tin

Narrative Description

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

Best Oil & Refining Company Service Station
Name of Property

Linn County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical 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)

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

Areas of Significance

(Enter categories from instructions)

Transportation

Architecture

Commerce

Period of Significance

1930 - ca 1960

Significant Dates

1930

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

Architect/Builder

Unknown

Primary Location of Additional Data:

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

Name of repository:

Iowa City Public Library
City of Cedar Rapids GIS and Assessor

Best Oil & Refining Company Service Station
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreage of Property Less Than 1 Acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>15N</u>	<u>611,511</u>	<u>4,647,632</u>	3	_____	_____	_____
2	_____	_____	_____	4	_____	_____	_____

See continuation sheet.

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 Ruth L. Fox PLA, ASLA, LEED-AP BD+C

organization Ruth L. Fox Landscape Architecture + Planning date 05/05/2014

street & number 900 2nd Street SE, Unit 407 telephone (319) 693--3993

city or town Cedar Rapids state Iowa zip code 52401

Additional Documentation

Submit the following items with the completed form:1

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 the SHPO or FPO.)

name Charles Jones, Green Development LLC

street & number 841 Normandy Drive telephone (319) 330-7459 email cjeproperties@gmail.com

city or town Iowa City state Iowa zip code 52246

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 the 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 Project (1024-0018), Washington, DC 20503.

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7. Narrative Description

Description Summary:

The Best Oil & Refining Company Service Station building was constructed in 1930 on the north-west corner of the 12th Avenue SE and 7th Street SE intersection in the south-east quadrant of the City of Cedar Rapids, Linn County, Iowa. (624 12th Avenue SE) (Fig. 1) It was the third gas station building used by the Best Oil & Refining Company and was the only one that was built specifically for their Best Oil business. The owners of the Best Oil & Refining Company, George D. Shaler and George J. Albright, used limestone blocks on all of the exterior walls to create a gas and service station building that was distinctly different than other gas stations in Cedar Rapids and as a way to attract customers. (Fig. 8a-d and 15)

The one-story Best Oil Service Station building has a rectangular 40 x 20 foot footprint with the wide front façade and drive-through canopy aligned with the prime public street, 12th Avenue SE. The lot measures 80 feet by 60 feet and originally there were two driveways: one from 12th Avenue and one from 7th Street SE to accommodate access to the gas pumps. An 18 x 18 foot drive-through canopy extends out over the pumps from the east (right) side of the front façade and the large service bay doors were on the west (left) side. (Fig. 9)

Shaler and Albright's business model for the Best Oil Service Station was based on the sale of gasoline and added automobile repairs and services to the business plan. This combination of gasoline sales and repairs and services is different than other automobile related business models of the day. Automobile dealerships that also serviced their vehicles and sold parts and supplies, and retail stores that sold only parts and supplies were also popular. Gas and service station businesses need vehicular access to and from the gas pumps as well as access into the service bays. Pedestrian access was less important than getting vehicles to the gas pumps or service bays. Automobile dealerships require large paved lots for automobile display, service bays for repairs, and a large sales office. Retail stores that only sold automobile parts and supplies just needed an interior space for product display and storage rooms, an office, and small parking lots for their customers.

The building has undergone historic rehabilitation after the 2008 flood using historic tax credits and is now in use. The descriptions listed below are of the building in its current condition with references, where applicable, to the building before rehabilitation. The building had not been used as a gas and service station since the 1960s and is now a take-out restaurant with an outdoor dining area under the original drive through canopy.

Site and Area Description:

At the broadest level of historic properties description, the urban scale, the Best Oil Service Station building is located on the south east side of Cedar Rapids, one of the earliest areas of development by Czech immigrants. Land use in this area varied from residential, commercial and retail, to large industrial factories and packing plants, all within a few blocks from each other. Most of the commercial and retail businesses were located along 3rd Street SE, just four blocks from the Best Oil & Service Station. (Fig. 3)

Just as land use on the south east side of Cedar Rapids changed within the space of just a few blocks, architectural styles in this area also varied within the same block. Over the past 20 years, many of the old factories have been demolished and many residential buildings were demolished after the 2008 flood.

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At the neighborhood level, the physical elements that define the typical historic gas and service station type begin with the preferred location. Corner lots along well-traveled routes between a business or commercial district and residential neighborhoods were preferred and orientation toward the busiest street was typical. The Best Oil & Service Station site at the intersection of 7th Street and 12th Avenue SE was a valuable, highly visible corner lot between a large residential neighborhood to the north-east, the Iowa Iron and Iowa Steel plants to the west, and businesses on 3rd Street SE to the south-west.

At the site and property level, the Best Oil Service Station's site layout and automobile access arrangement was similar to the neighborhood gas and service stations in the 1930s. Originally, there were two driveways, one off 7th Street SE and one off 12th Avenue SE, that lead to the gasoline pumps under the canopy. (Fig. 9) The driveway off 7th Street SE has been removed. The driveway off 12th Avenue SE now leads to two parking spaces and is also used for delivery vehicles. The gasoline pumps were removed several years ago and none of the original exterior signs remain. (Photos 1, 3 & 11) The building was oriented with its public face and drive through canopy along 12th Avenue SE, a major arterial street, with a similar public face architectural design along 7th Street SE facing the residential neighborhood. (Photos 7, 8 & 11) Pedestrian sidewalks connected the station to the factories, the businesses along 3rd Street SE, and the residential neighborhood.

Exterior Materials and Detailing:

The exterior of the Best Oil & Refining Company Service Station building is faced with rectangular limestone blocks of various sizes. This long, linear masonry pattern is tied together with a belt course of limestone blocks around the entire building and on the canopy columns. (Photos 10 & 11) This belt course reinforces the building's modern horizontal form and provides a consistent sill for the windows. Above the windows and doors are limestone block soldier courses of vertically placed stone all cut to the same size. (Photos 7 & 8)

A molded metal cornice projects out from the face of the limestone wall and emphasizes the building's flat roof from both 12th Avenue and 7th Street SE. It turns for a short distance onto the 'back' where just a simple pressed metal band runs along the lowest edge of the roof. (Photo 6) The cornice wraps around the canopy structure as well. (Photo 10)

The use of limestone reflected regional sentiments of the day that, when combined with the large metal cornice, projected an image of solidity. At the same time, its flat roof and simple architectural lines reflected the progressive nature of America and Cedar Rapids in the 1930s. Other gas station buildings constructed in the south-east side of Cedar Rapids in the same time period had plain painted stucco walls and flat roofs with minimal cornices. Only one of these gas stations built in 1931 across 12th Avenue from the nominated property had a drive through canopy. (Figure 13) Today, the building is still distinctive in its architectural form and for the use of local limestone on most of the exterior.

The Front (South-East Facing) Elevation:

The front façade was originally divided into two functional parts: the office and sales functions were on the right near the drive through canopy for the gas pumps, and the service bay was located on the left. The main front door to the original office and retail space is in the middle. The canopy is supported by two large limestone faced piers with the same belt course found on the main building. There is a projecting window under the canopy that is not part of the original building. It appears to have been added at a later time after the 1930s for product display. (Photo 9) The metal cornice

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wraps around the top of the canopy structure. (Figures 11a and 11b and Photos 1 & 11) The original overhead door to the service bay has been filled in and fitted with a paneled wood element that is visually similar to the original overhead door. (Photos 1 & 11)

The Left Side (South-West Facing) Elevation:

The left side of the building has the same finished appearance as the front 12th Avenue SE side even though it originally faced the industrial architecture of the Iowa Iron and Iowa Steel factories. One original door opening has been fitted with a new egress door from the kitchen, and a small overhead door for service and equipment maintenance has been installed near the back of the building. The metal cornice extends along the entire west façade and makes a short turn onto the rear, non-public, side. The same limestone belt and soldier courses continue on the west side. (Photos 1 & 2)

The Rear (North-West Facing) Elevation:

The limestone block on the back of the building appears to be of a different type or quality of limestone that has weathered differently from the public-face stone. Originally there were two small windows for the restrooms and two for the service bay. The window openings are smaller than on the 'public' faces and have large single-stone limestone sills and steel lintels. Above each window is a header comprised of a single row of vertical limestone blocks, all cut to the same size. All of the windows on the rear façade have been filled in with concrete block but the outline of these windows is evident. (Photo 6)

The Right (North-East Facing) Elevation:

A set of three new 5-over-1 double hung windows facing 7th Street SE, grouped together as a unit above a continuous stone sill, are similar to the original windows. (Photo 7) The original exterior door on the east façade that provided access to the women's restroom has been filled in with concrete block. (Photo 8) The cornice continues in an unbroken line from the front face of the building, around the canopy structure, along the east side, and makes a short turn onto the back.

Historic Gas and Service Station Plans and Architectural Styles

There are two main design elements that determined the appearance and function of gas stations in the early 20th century. First, the functional elements of the site plan, access to the pumps, and the floor plan determines the shape and orientation of the building. The second design element was the architectural style that best suited the owner's preferences. John Jakle, an emeritus professor of geography at the University of Illinois in Urbana, and Keith Sculle in the Illinois Historic Preservation Agency, describe nine basic floor plans in their book The Gas Station In America ranging from simple curbside pumps, sheds, three different plans based on residential buildings, small square box plans, the oblong box, and the large canopies that are typical of gas stations today. (Jakle and Sculle, pg. 134) (Fig. 7)

Daniel I. Vieyra, a preservation architect, describes four different architectural styles that were used to draw attention to individual gas stations: the Fantastic, the Respectable, the Domestic, and the Functional style. He describes how the development of the Functional style affected gas station architecture: " 'Functional' stations ushered in a new look. They celebrated the technology that complements the machine they served." (Vieyra, pg. 56) He continues with a description of their design: " 'Functional' designs were smooth, clean, and, like the machine, pared of superfluous parts. What's more,

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this approach allowed a wide variety of styles..." but points out that "... the 'Functional' station was no more a functional machine age building than the Domestic station was a home or the Respectable station a civic monument." (Vieyra, pg. 56) He describes how some gas station owners used the 'Respectable' style to "[Capture] the flavor of buildings of great stature or civic importance, such as courthouses, banks, or university halls, these stations often stood as monument to the institutions for which they were built." (Vieyra, pg. 27)

The Best Oil Service Station is typical of what Jakle and Sculle call the 'Oblong Box' plan that is based on the four main functional requirements of the gasoline sales and service station business model: a small space for an office and restrooms, an area for storage and display of products, the service bays, and the gas pumps. The Best Oil Service Station's plan, the office, restrooms, and storage and display areas were separated by a wall with a single door for use by the station employees. (Fig. 5a) The Best Oil Service Station building is a simple rectangular building form clad entirely with local limestone blocks but has a classically shaped metal cornice around the building and the drive through canopy. The building is an example of Vieyra's 'Functional' style as seen in its simple rectangular form with a flat roof and limestone clad exterior walls that is topped by a classically shaped metal cornice.

During the Great Depression, two economic changes occurred that affected the form of gas and service station buildings. Gasoline sales declined and people needed to repair their old vehicles instead of buying new ones. To accommodate these changes office and display areas were expanded and more service bays were needed. Larger windows were installed for product visibility and additional signage was added. All of these elements were present in the Best Oil Service Station building. (Fig. 5a)

The Best Oil & Refining Company Service Station Plan and Interior Functions:

The Best Oil Service Station interior was originally divided into two 'halves' that are expressed on the front façade. The larger western half was the service bay and the east half consisted of three rooms: an office and retail space in the front and two small restrooms back-to-back along the rear wall. (Fig. 5a) Strategically placed windows allowed light into the office and retail area, the two restrooms, and the service bay. The vertical mullions in the windows on the east façade are reminiscent of windows found in houses in the adjacent residential neighborhood. (Photos 7 & 16) The floors are all concrete, and the original dividing walls were made of red brick covered with plaster. The ceilings were painted plaster.

The requirements for the building's current use, a take-out restaurant, necessitated some plan and interior finish changes as described below.

Entry, Counter Service, and Dining/Waiting Area:

The floor has new neutrally colored porcelain tiles over the original concrete slab. The walls and ceilings have been resurfaced with painted sheetrock. Except for the paint colors the surfaces appear similar to the original finishes. Part of the dividing wall between the original office area and the service bay remains. It is also visible in a header over a new opening between the new entry and the small dining area. There is a similar header over the service counter between the kitchen and the entry area. (Figs. 8a & 9) (Photos 12 & 13)

On the south facing (front) side, the projecting window under the canopy that was added to the original building is reflected in the interior wall configuration and has two new 1-over-1 double hung windows that are trimmed in wood. The

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set of three new double hung windows on the east façade are also trimmed in wood inside a drywall return. (Photo 16)

Restroom:

In order to accommodate ADA (the Americans with Disabilities Act) requirements in this small building, the two original restrooms have been combined into one in approximately the same location. (Figs. 8a & 9) The flooring is 6x6 inch brown ceramic tile over the original concrete slab and the exposed walls and ceiling are painted sheetrock. The fixtures and grab bars are as required by building code and ADA standards.

Mechanical Room:

The mechanical room is situated between the new dining/waiting area and the kitchen in the same general area as the original chimney and furnace. The flooring is 6x6 inch brown ceramic tile and the walls are finished and painted (Figs. 8a & 9)

Kitchen:

The new kitchen has been designed to meet health code standards for finishes and equipment. The floors are 6x6 inch brown ceramic tile over the original concrete slab and the walls are finished and painted. All of the equipment is removable and the opening for the original service area overhead has been maintained as an access door. (Photo 17)

Future Plans For the Best Oil & Refining Company Service Station:

There are no plans for changing any of the exterior structure or materials, or the layout and finishes of the interior. On the site, the only future plans are to install a City-required buffer fence between the trash and service area and the front parking lot.

Discussion of Historic Integrity:

The seven aspects of historic integrity as applied to the Best Oil & Refining Company Service Station are listed below.

1. **Location:** The Best Oil Service Station building remains on the original property and its original foundation. This is significant because the location of gas and service station buildings and their orientation on the property, and how the driveways were configured was important to the success of the business. The intersection of 12th Avenue SE and 7th Street SE has been, and still is, transitional in function as well as appearance as a commercial corner with two small gas station buildings between a residential neighborhood and the 3rd Street SE commercial area. (Fig. 14 and Photos 3 and 4)
2. **Design:** The overall structure of the Best Oil Service Station building, the front canopy, and the cornice are mostly intact. Although the original service door was removed several years ago, a new 'door' has been built that is visually similar to the original design. The new windows on the front south facing side and the right east facing

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side are also similar to the original windows. Other doors and windows have been infilled with concrete block but the original masonry openings remain. The new interior layout is also similar to the original plan. (Fig. 6 and Photos 1-17)

3. The Best Oil Service Station further retains fair integrity of setting. The residential areas to the north and east are much the same as when the building was constructed in 1930. Although a new 4-story apartment building has been constructed to the west, there was some attempt to fit this large residential building into the architectural style of the neighborhood. The front of the building is still oriented to 12th Avenue SE, which has always been its public face. Its secondary public face is still along 7th Street SE which is an important connector street from downtown to Metro High School and the Cargill corn milling plant to the south. (Fig. 4 & Photos 3, 4 & 5)
4. Due to the high quality of the original materials, the limestone blocks and belt course, and stone window sills and lintels, are in good condition as is the metal cornice that has been repaired. (Photos 1-11) This is the only gas station building in Cedar Rapids that is entirely faced with limestone.
5. The exterior of the building is mostly intact, in part due to the quality of the original workmanship. The joints between the limestone blocks, as well between other the windows and doors, and the metal cornice, are in good condition. The construction method of stone or brick masonry over concrete block walls was typical of commercial buildings in the early 20th century, especially in gas stations and other buildings that housed flammable materials, but the use of limestone as the face material on a gas and service station building was unique in Cedar Rapids. (Photos 1-11)
6. The Best Oil Service Station retains its strong historic feeling in part because the Oak Hill Jackson residential neighborhood to the north-east has also retained much of its historic integrity. Overall, the original character as defined by the building's structure, form, and exterior materials remains. There have been no major exterior additions or alterations and none are planned. (Photos 1-11)
7. Finally, the property as a whole and the building itself retains good integrity of association as a product of the use of a unique exterior material, local limestone, on a modern, functional, box-shaped gas and service station. As a building constructed for a commercial business, the Best Oil & Service Station building has contributed to the automobile related events that changed the pattern of development in Cedar Rapids. Anyone who had used the services associated with the Best Oil & Refining Company Service Station visiting this area today will be able to recognize it as the former Best Oil Service Station building even though its use has changed.

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8. Narrative Statement of Significance

Summary Paragraph:

The Best Oil & Refining Company Service Station is locally significant under Criterion A and C as an example of an architectural response to the economic and cultural impacts of the automobile on the history and development of Cedar Rapids. As one of many gas and service stations built after the turn of the century, its form was based on its functional requirements and its architectural style was based on regional preferences of the day and a developing interest in more modern building styles. The freedom of movement made possible by the automobile fed the American spirit of independence and exploration and provided another way to express social status and image. Changes to the urban and rural landscape took place quickly with the development of new technologies and a growing population, and have continued to affect the form and the economic viability of Cedar Rapids and Linn County to this day.

The period of significance for automobile related historic properties and buildings in Cedar Rapids was from 1900-1960. This time period is based on the relationship between the growing number of automobiles and automobile related services, and the economic and physical growth of Cedar Rapids. Although several Cedar Rapids residents had purchased automobiles prior to 1900, it was not until after Henry Ford and his partners started the Ford Motor Company in 1903 and developed the assembly line process for mass production of automobiles, that the number of cars increased to a point where the automobile began to change the culture and the appearance of Cedar Rapids.

Starting in 1884 with an "Act to Promote the Improvement of Highways" passed by the Iowa State General Assembly, several State and Federal commissions were established and additional legislation was passed that provided for the construction of new roads. The increasing demand for gas powered vehicles for both work and pleasure grew as new roads were built and existing roadways were improved. A new automobile culture developed in the mid 20th century and continues to affect the economics and form of cities all across the nation today. After a short setback during World War II, the desire and ability to purchase automobiles continued. In about 1960 though, large corporate gas companies who had constructed their own large gas stations. The ability of the national chain stores to sell gas at lower cost than small independent gas station owners made it impossible for many local businesses to stay open. At the same time, some of the original smaller gas stations were demolished to make way for the larger chain stores.

The Best Oil Service Station buildings period of significance is from 1930 when it was built in the middle of the boom period for automobile ownership, through 1960 after which it was no longer used as a gas or automobile service station. The Best Oil Service Station contributed to the overall significance of automobile related resources in Cedar Rapids during this time. The following discussion of the significance of the Best Oil & Refining Company Service Station today references a broader discussion of how the automobile changed Cedar Rapids.

Significance Criterion A:

The Best Oil & Refining Company Service Station in Cedar Rapids, Iowa is locally significant under Criterion A as an example of the cultural, physical, and economic influences that resulted from the broad distribution of automobiles at the turn of the century. The construction of gas and service stations, automobile sales facilities, related support businesses, and new roads and streets contributed to the economic and physical development of Cedar Rapids. Gas stations first began to appear at the edges of commercial districts along major streets and highways and then moved into residential neighborhoods as the demand for gasoline continued to grow. As more Americans purchased new gasoline fueled vehicles for both personal and commercial use, the need for automobile repair and service related businesses, combined

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with the retail potential for products, led to a boom in the construction of gas and service stations all over Cedar Rapids.

The owners of the Best Oil Service Station, George D. Shaler and his partner George J. Albright, built a gas and service station building that is architecturally significant to the development of Cedar Rapids. The structural building type and materials used are a combination of the building experience of George J. Albright, who had been a general contractor and owned a lumberyard, and the business experience of George D. Shaler. The Shaler and Albright partnership purchased a limestone quarry in Stone City, 30 miles north-east of Cedar Rapids, and stone from that quarry may have been used on the Best Oil Service Station building. As a service oriented building, set in a rapidly growing part of Cedar Rapids, the Best Oil Service Station played an important role in the development of the south-east side. Their customers came from the adjacent neighborhoods, or were car owners who worked in the nearby industrial plants and shopped on 3rd Street. Today, it serves a different function, as a take-out restaurant located between the Oak Hill Jackson residential neighborhood, new commercial and office building development on the former steel factory sites, and 3rd Street retail and commercial businesses.

Significance Criterion C:

The Best Oil & Refining Company Service Station is also locally significant under Criterion C as a mostly intact example of a 1930s independent and locally owned gas and service station. The Best Oil Service Station building is distinctly different from the other white stucco gas station buildings constructed in the south-east side of Cedar Rapids at the time because of the use of local limestone on all of the exterior walls. Limestone trim, window sills and decorative elements were common on the commercial buildings along 3rd Street SE to the west of the Best Oil and Service Station building, but there were no buildings that used limestone as the primary exterior material. (Figs. 10 and 16)

Most gas stations built before 1930 in this area were of two different architectural styles that can be seen in the four remaining gas station buildings in this area. The first is a style based on function rather than architectural style that can be seen in the earlier Best Oil Filling Station just across 12th Avenue from the nominated property, and the Park Fulton Station at the corner of 3rd Street and 14th Avenue SE. (Fig. 10a and 10c) The second architectural type was based on the popular trend of using architectural styles from other areas of the country, particularly the south west, which feature stucco walls and clay tile. The Friendly Service Station building is an example of that style on a corner lot with white stucco walls, an articulated roof edge, clay tile shingles, and arch-topped windows. (Figs. 10a-c) The exterior of the Best Oil Service Station building projects a more functional and modern style and is distinctly different than these other gas stations.

The History of Automobile Related Businesses:

At the end of the 19th century, the oil industry developed regional and national distribution systems for gasoline, which was formerly a waste product, and the sales of this product as fuel for the increasingly popular automobile contributed to the development of a new business and building type: the gas station.

As the number of automobiles increased across the country, several different types of automobile businesses were developed. The category of 'filling station', or 'gas station', refers to a business that procures and then distributes gasoline to the public. The related category of 'service station' refers to businesses that service and repair automobiles. The Best Oil Service Station is a combination of both of these and is considered a 'gasoline and service station'.

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The inclusion of automobile related retail products to gas and service stations changed both their form and appearance. More space was needed to display and store these products and larger windows were needed to promote them. The Best Oil Service Station had all of the physical elements of the gas and service station building type. The owners used the large front and side windows facing the two busy public streets as places to display automobile related products. (Fig. 15)

At first, gasoline was purchased in drums from oil refineries by automobile owners who stored them at their residence or place of business. The gas was then poured into smaller cans, and from there into the automobiles' gas tank. This method of distribution was time consuming and dangerous and soon more retail options were developed. The first gasoline retail outlets were part of hardware stores, blacksmith shops, and other businesses that already sold flammable materials. Gas was dispensed from above ground tanks, but it was much safer to store gasoline away from private residences and small businesses.

The first gasoline pumps were developed around 1915 as a response to the danger of having large tanks of gas exposed above ground. These tanks were often placed along the street in front of the stores and were served by pipes from underground tanks. Gradually the gasoline pumps were moved onto gas station sites, again as a result of the danger posed by people refueling their gas tanks along busy commercial streets. Drive-through bays and overhead canopy structures were added to the main building to provide shelter from rain and snow and soon became an integral part of the gas station owner's marketing strategy. The Best Oil Service Station has a canopy over the location of the original pumps.

Early independent gas and service stations were run by individual business owners who purchased gasoline from large corporate refineries and distributed it through various methods to the consumer. Local businessmen who distributed gas in this way were called 'Oil Jobbers' and the Best Oil & Refining Company was just such a business. Beginning in the 1920s some of the large oil refinery companies developed their own regional or national gas station chains. The owners of these large chains took advantage of quantity pricing to squeeze out most of the local business owners. The remaining locally owned and operated gas stations responded by emphasizing their 'home town' roots as an important part of their advertising. "They presented themselves as local producers and as neighbors, and marketed products and service reliability accordingly. They pretended to be everything that the large, impersonal corporations were not." (Jakle and Sculle, p. 183)

As the number of gas stations in Cedar Rapids grew, independent service station owners used the exterior design, building materials, text, and graphic symbols to draw attention to their businesses. "The gas station was rarely an architectural trend-setter. Geared to the fast-moving traveler, its details were either crude or nonexistent; creating a single effect or image was of utmost importance." (Vieyra, pg. xiii) The Best Oil Service Station's limestone façade and large ornamental cornice and flat roof stood in contrast to the adjacent neighborhood to the north-east that consisted mainly of small homes on narrow lots and the large tracts of land for the factories to the west.

On the Federal and State level, consumers and suppliers alike lobbied for more roads. As more Americans were able to travel independently to places they would never have been able to visit before "... all that automobile manufacturers and petroleum refiners had to do (along with the makers of Portland concrete, rubber tires, and all the other automobile-related things) was to lobby government and promote, largely through advertising, a new geographical reality into being." (Jakle, p. 8) In 1921, 10.5 million motor vehicles were registered nationally, using 4 million gallons of gas a year. These numbers changed rapidly and by 1931 there were 26.5 million vehicles on the road using 16 million gallons of gas. (Jakle and Sculle, p. 57-58)

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Discussing the rise of automobile ownership in Iowa, Barbara Beving Long, a noted author of books about Iowa history and historic buildings, writes that "Iowans quickly recognized the value of auto travel and in 1914 led the nation in per capita auto ownership, having one car for every sixteen people. The presence of so many cars prompted a change in the landscape, for car owners demanded better quality roads." (Long, pg. 49) The Best Oil Service Station building was constructed in 1930 to serve the ever increasing demand for gas and the growing profitability of the gas and service station business type in Cedar Rapids.

As a result of charges of unfair business practices by the large regional and national gasoline and refining companies, the State of Iowa passed the Iowa Chain-Store Law in 1930. Business chain stores of more than 50 outlets were taxed an additional \$156 a year on gross sales receipts. The oil jobbers in Iowa successfully lobbied to have gas retailing included under this law. In the end, the large oil companies developed lease arrangement strategies to get around the Chain Store Law. (Jakle, p. 66)

During the Great Depression, gas and service stations were one of only a few business opportunities available. Jan Olive Full and Jennifer A. Price, authors of the Iowa State Site Inventory for the Best Oil & Refining Company Service Station, write that the Depression era contributed to the proliferation of small automobile related businesses in Cedar Rapids:

"The Best Oil & Refining Company Service Station was just one of many service stations built on odd lots and busy corners all over Cedar Rapids and across the nation in 1930. The proliferation of service stations must have seemed a bright spot in the nationwide slump in new-car manufacturing and sales as the country entered the first year of the Great Depression. In certain ways, the Depression actually contributed to the proliferation of the service station. ... unlike the filling station, the service station's expanded line of products and services allowed it to offset diminished gasoline sales with increasing automobile repairs and sales of tires, batteries, and accessories (known as TBA in industry lingo) as people kept their cars longer, Cedar Rapids in particular, had a vibrant used-car market. The service station, then, was a business model that promised to better withstand the economic disaster over a mere filling station or repair shop." (Full and Price, *Best Oil & Refining Company Service Station, Site Inventory*, pg. 3)

New business startups are common in times of economic depression as the employment level in traditional businesses drops and people use their talents and whatever small start-up capital they can gather to start their own businesses. John Margolies, a commentator, photographer and lecturer on American popular culture and design, quotes from a 1935 Standard Oil of California manual describing how clean restrooms affected the profitability of a gas station in his book about gas station design, *Pump and Circumstance*: "If there's any place about a station that can lose customers in a hurry, it's an untidy restroom. It makes motorists boiling mad." (Margolies, Page 100) The Esso and Amoco companies awarded plaques to station owners who met their clean restrooms standards. The Best Oil Service Station building had both a men's and women's restroom for the use by service station staff and customers.

The owners of existing filling stations added service bays and product display areas, and expanded their services. Service in the form of automobile repair but also in services at the pump: "Cadres of gas station attendants in snazzy uniforms would check the oil, fill radiators, inflate tires, and clean windshields." (Margolies, pg. 50)

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History of the Best Oil & Refining Company Business

George D. Shaler (1876-1949) was one of three initial owners of the Best Oil & Refining Company, which was founded in 1914. By the 1920s he was the sole owner of the company. Sometime between 1926 and 1928, George J. Albright (1878-1951) joined the company as president and Shaler became secretary/treasurer. Three of George Albright's sons, Charles, George L., and Justin W. Albright, later served as officers of the company. The Company's first gas station, opened in 1926, was located in an existing filling station building on 1st Avenue NE near their company headquarters and warehouse east of downtown. In 1930, as large factories and industrial plants were built in the south-east part of the city and more people purchased homes in the area, Shaler and Albright purchased a corner lot between the industrial plants and commercial area along 3rd Street SE and constructed this new building that had a distinctly different architectural style than others in Cedar Rapids.

Shaler and Albright marketed a local brand of gasoline for a time (the Best Oil brand) but also carried gasoline from well known national brands like Conoco. By providing good quality gasoline and automobile repair services and products the Best Oil & Refining Company became a well known and respected business in Cedar Rapids. (Fig. 15) The station became a place where customers met as their cars were serviced and when they filled their gas tanks. Unlike the train station, where people gathered to travel together, the automobile separated them into small cocoons where social interaction was impossible. "At gasoline stations drivers can mingle with attendants and with one another. In travel the gasoline station is always a potential point of pause." (Jakle and Sculle, p.228) In everyday life "[the] frequency of encounter makes of them a kind of 'second home.' It is a place of strong behavior expectation as is one's home." (Jakle and Sculle, p.229)

The partnership ended in 1931 but Albright and his sons ran the service station until 1936. After that the building was still used as a gas and service station until the 1960s. It was then used for a series of non-automobile related businesses until the 2008 flood.

History of the Gas and Service Station Building Type:

Early gas stations were often designed to fit in with the residential or commercial neighborhoods around them and architects often took cues from current design trends. A quote from Along Route 66 by Quinta Scott, a photographer and author of books about the midwest and transportation, describes the development of roadside architecture as consisting of two different architectural types: "The first was a truly vernacular architecture, drawing from indigenous houses in the region and often using materials available only in the region ..." and "The second strain was a stylish architecture, drawing on the current fashion in roadside architecture: the [European] revivals..." (Scott, p.6)

Daniel I. Vieyra in his book Fill'er Up about the history and architecture of gas stations describes how gas station architecture projected different images that station owners wanted to convey to the public. Some projected a sense of adventure and novelty, while others included classic architectural elements to convey a sense of civic dignity that he calls the 'Respectable' style or were designed to look like houses to fit into a neighborhood and to convey a sense of comfort on the road. His description of what he calls a 'Functional' style appealed to the travelers' sense of efficiency with modern materials and references to technology. The Best Oil Service Station building fits best within the 'Functional' category even though faced with local limestone instead of metal panels and has divided light windows instead of large glass walls.

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A progression of gas station floor plans were developed with the expansion of auto related services and product sales between 1900 and the present. The Best Oil Service Station floor plan is typical of what Jakle and Sculle define as the 'Oblong Box' station. They explain how no other gasoline station plan layout dominated gas station design for as long as the Oblong Box. Table 5.1 in The Gas Station In America (Page 1156) lists the popularity of various gas and service station types between 1920 and 1990. (Jakle and Sculle, pg. 156) (Fig. 7) The percentage of the Oblong Box plan gas stations started to rise in the 1930s and 1940s and ranks consistently higher than any of the others over time. The percent of Oblong Box form gas stations went from 0% in 1920, to 3% in 1930, to 54% in 1940, and stayed in the 60% range until 1980 as the Convenience Store type became popular. (Jakle, p. 156-157)

As business owners like Shaler and Albright searched for ways to stand out from ever increasing competition, novel building forms, combinations of architectural styles, and oversized exterior design elements provided a rich vocabulary for showing off new technologies. Soon, the design of gas stations relied less on the existing architecture around them and more on using architecture as part of an overall marketing strategy. Of the four remaining gas station buildings in this part of Cedar Rapids, the Best Oil Service Station projected a functional image of a modern building shape clad in local limestone that was capped with a large decorative cornice. (Fig. 13)

During the 1920s and 1930s, at least five other gas stations were built in Cedar Rapids' south-east side that exemplified a similar change in architectural styles in Cedar Rapids. They were also designed to be compatible with the surrounding buildings as a way to minimize any adverse reaction by homeowners in the surrounding neighborhood. Only three of these buildings remain. (Fig. 2) The Friendly Service Station and the Park Fulton Service Station were built at the intersection of 3rd Street SE and 14th Avenue SE. The Friendly Service Station conveyed a very different message to potential customers with its clay roof tiles, painted brick, and arched pediments over the windows than the limestone faced Best Oil Service Station with its large canopy and ornate cornice. (Fig. 10b) The Park Fulton gas station is a simple painted block shape. It has a taller service bay section accented by vertical piers and a painted roof edge. (Fig. 10c) The third filling station was built at the intersection of 12th Avenue and 7th Street SE in 1931 and is the only other station in this area with a drive under canopy. (Fig. 10a) One other filling station located on 14th Avenue SE near the Cedar River has been demolished. (Fig. 2) There was also an automobile dealership in this same area, the F.R. Whitney Nash dealership that has also been demolished. (Fig. 2)

Significance Of The Best Oil Service Station Site:

The south-east side of Cedar Rapids was one of the first areas developed along the Cedar River between 1870 and 1890. It was laid out with small narrow lots for houses and modest commercial buildings. (Fig. 3) Starting in the 1890s, some of these small lots were combined to create the larger properties necessary for new types of commerce and industry. Corner lots were valued for other types of businesses for their visibility, double frontages, and multiple access point and local gas station owners had to vie for these prime properties. The increase in the jobs created by new businesses brought more people to shop and work in this area that then generated the need for more banks, shops, and services such as gas and service stations.

Competition from a new commercial area on the west side of the River, expansion of the downtown district, the bad economic times of the Great Depression, and a major flood in 1929 greatly affected this south-east part of Cedar Rapids, particularly on the east side where the Best Oil Service Station is located. However, because of the major transportation

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routes that, like the Red Ball Highway that ran through Cedar Rapids, some development continued, especially in transportation related services like gas stations, service garages, and automobile sales.

Although two of the major industrial buildings next to the Best Oil Service Station site have been demolished (Iowa Iron, Iowa Steel) and several commercial and residential buildings were destroyed in the 2008 flood, efforts to rehabilitate historic buildings have helped to maintain the character of this area. Along 7th Street SE, the remaining homes in the Oak Hill Jackson Neighborhood north and east of the Best Oil Service Station property are early 20th century gable-front houses. New replacement infill housing is scaled and designed to fit into this historic neighborhood. Just one block west of the Best Oil Service Station a new four-story apartment building has been constructed. A small historic neighborhood commercial building is located just two blocks to the north-east. The 3rd Street SE commercial area is just four blocks to the west and is part of the Bohemian Commercial Historic District as described by the author of the initial BCHD Registration by Marlys A. Svendsen in 2002 and by Paige M. Wagoner-Classen, in the Boundary Increase Registration for this district in 2010. (Svendsen, 2002, and Wagoner-Classen, 2010)

Significance of the Best Oil & Refining Company Service Station Building:

The Best Oil & Refining Company Service Station building was constructed in 1930 and is typical of other automobile filling stations that also had bays for automobile repair services and the functional requirements of the business were often expressed in the exterior design. Although the building use of the Best Oil Service Station building has changed, the important elements of this architectural type are still visible.

When the Best Oil & Refining Company partnership decided to update the image of their business through the architecture of their new gas and service station building, they first chose a prominent corner location along a major city street (12th Avenue SE) that passes through this south-east side neighborhood. (Fig. 3) They wanted their building to project a new image of their business as a local and progressive company. They removed an existing house on the lot and erected this modern service station that was oriented toward the busier 12th Avenue SE. At this location the Best Oil Service Station building is still significant in terms of the image and historic character of this south-east part of Cedar Rapids.

Built of regionally available limestone in a modern low, horizontal form, the Best Oil & Refining Company Service Station building was designed to appeal to customers by tapping into their regional sensibilities. The use of local limestone drew on the popularity of work by the artists of the Stone City Art Colony. Grant Wood achieved national prominence with the exhibition of his painting *American Gothic* in 1930, the same year that the Best Oil Service Station was built. The stone is of various lengths. It is possible that the limestone for the building came from the Shaler-Albright Columbia Quarry in Stone City.

This same limestone was used on the two piers supporting the drive-through canopy. A large metal cornice wraps the top of the main building and continues around the drive-through canopy, tying the two building elements together into a low, horizontal structure that is distinctly different than the smaller unornamented filling stations or other stations constructed in Cedar Rapids at the same time that have pitched roofs. (Figs. 10 & 15)

The interior of the building was laid out like the typical Oblong Box plan. (Figs. 5a & 5b) The functions of the office and retail areas and the automotive service bays are expressed on the exterior with different types and configurations of windows and doors. As an example of gas and service station design in the 1930s this building reflects the interaction of

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form and function typical of modern architecture.

Historic Rehabilitation Process

Because of the quality of the original limestone facing and metal cornice, and the high level of workmanship, the overall form and exterior materials of the Best Oil Service Station building are mostly intact, even after the 2008 flood.

The Best Oil & Refining Company Service Station property as a whole and the building itself are significant because they reflect the automobile-centered culture of the early 20th century. The building is in use again after historic rehabilitation and continues to be a significant part of the south-east side of Cedar Rapids today.

Chronology of Businesses At The Site:

The partnership between George Albright and George Shaler ended shortly after the Best Oil Service Station building was completed in 1930. Just a year after that in 1931 Albright and his sons dissolved the Best Oil & Refining Company business entirely but still ran the service station under the Best Oil name until 1936. Two other gas station businesses occupied the Best Oil building: the J. F. Balike filling station and then the Zavodsky and Bliss filling station.

By 1949 the underground gasoline tanks had been removed but the building continued to be used for automobile repair. The Albright family owned the service station building until at least 1960, after which it was used for a series of non-automobile related businesses. Today it is a take-out restaurant managed by a local family and continues to be an integral part of the neighborhood and a reminder of the early 20th century automobile culture.

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9. Bibliographical Sources

Major Bibliographic Resources:

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Information and Mapping Resources:

Web Site Resources:

Sanborn Map Co., Fire Insurance Maps of Cedar Rapids, Iowa:

State of Iowa Library Web Site: <http://www.statelibraryofiowa.org/services/online-resources/resources>, Accessed December 20, 2012.

GIS Maps and Property Information:

City of Cedar Rapids Assessors Web Site: <http://www.cedar-rapids.info/assessor/pmc>. Accessed December 20, 2012.

Map of Cedar Rapids:

Iowa Department of Transportation Web Site: <http://www.iowadot.gov/maps//msp/pdfview/counties.html>. Accessed December 20, 2012.

Wisconsin Historical Society Web Pages: Service Stations: http://www.wisconsinhistory.org/archstories/filling/service_stations.asp. Accessed December 20, 2012.

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10. Geographical Data

Verbal Boundary Description

Subdivision: Carpenter's 3rd NE 80' STR/LB 6 26

Boundary Justification

The nominated property includes the entire parcel historically associated with the service station.

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Photographs

Photographs 1-3 and 6-17 Information:

Name of Property: Best Oil & Refining Company Service Station
City: Cedar Rapids
County: Linn
State: Iowa
Name of Photographer: Ruth Fox
Date of Photograph: 12-17-2012
Location of Original Digital Files: Ruth Fox, 900 2nd Street, Unit 407, Cedar Rapids, Iowa 52401

Photographs 4 and 5 Information:

Name of Property: Best Oil & Refining Company Service Station
City: Cedar Rapids
County: Linn
State: Iowa
Name of Photographer: Ruth Fox
Date of Photograph: 01-01-2013
Location of Original Digital Files: Ruth Fox, 900 2nd Street, Unit 407, Cedar Rapids, Iowa 52401

Photographic Ink and Paper Information:

Ink: Canon 201XL, Black. No color ink used.
Paper: HP Advanced Photo Paper, #Q7 852, 66 lb., instant dry, water-resistant, glossy.

Individual Photograph Information:

Photo #1: (IA_Linn_Best Oil & Refining Company Service Station _0001
Description: Elevation Looking North East

Photo #2: (IA_Linn_Best Oil & Refining Company Service Station _0002
Description: Cornice Detail Looking North East

Photo #3: (IA_Linn_Best Oil & Refining Company Service Station _0003
Description: Urban Context Looking North West

Photo #4: (IA_Linn_Best Oil & Refining Company Service Station _0004
Description: Urban Context Looking South West

Photo #5: (IA_Linn_Best Oil & Refining Company Service Station _0005

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Description: Urban Context Looking North East

Photo #6: (IA_Linn_Best Oil & Refining Company Service Station _0006

Description: Back Wall Looking West

Photo #7: (IA_Linn_Best Oil & Refining Company Service Station _0007

Description: East Wall Detail Looking South West

Photo #8: (IA_Linn_Best Oil & Refining Company Service Station _0008

Description: East Wall Looking North West

Photo #9: (IA_Linn_Best Oil & Refining Company Service Station _0009

Description: Exterior Detail South Window Looking North East

Photo #10: (IA_Linn_Best Oil & Refining Company Service Station _0010

Description: Canopy Detail Looking East

Photo #11: (IA_Linn_Best Oil & Refining Company Service Station _0011

Description: Exterior Looking North West

Photo #12: (IA_Linn_Best Oil & Refining Company Service Station _0012

Description: Interior Looking South West

Photo #13: (IA_Linn_Best Oil & Refining Company Service Station _0013

Description: Interior Looking North West

Photo #14: (IA_Linn_Best Oil & Refining Company Service Station _0014

Description: Interior Looking South East

Photo #15: (IA_Linn_Best Oil & Refining Company Service Station _0015

Description: Interior South Window Bay Looking South East

Photo #16: (IA_Linn_Best Oil & Refining Company Service Station _0016

Description: Interior East Windows Looking North East

Photo #17: (IA_Linn_Best Oil & Refining Company Service Station _0017

Description: Interior Kitchen Looking North West

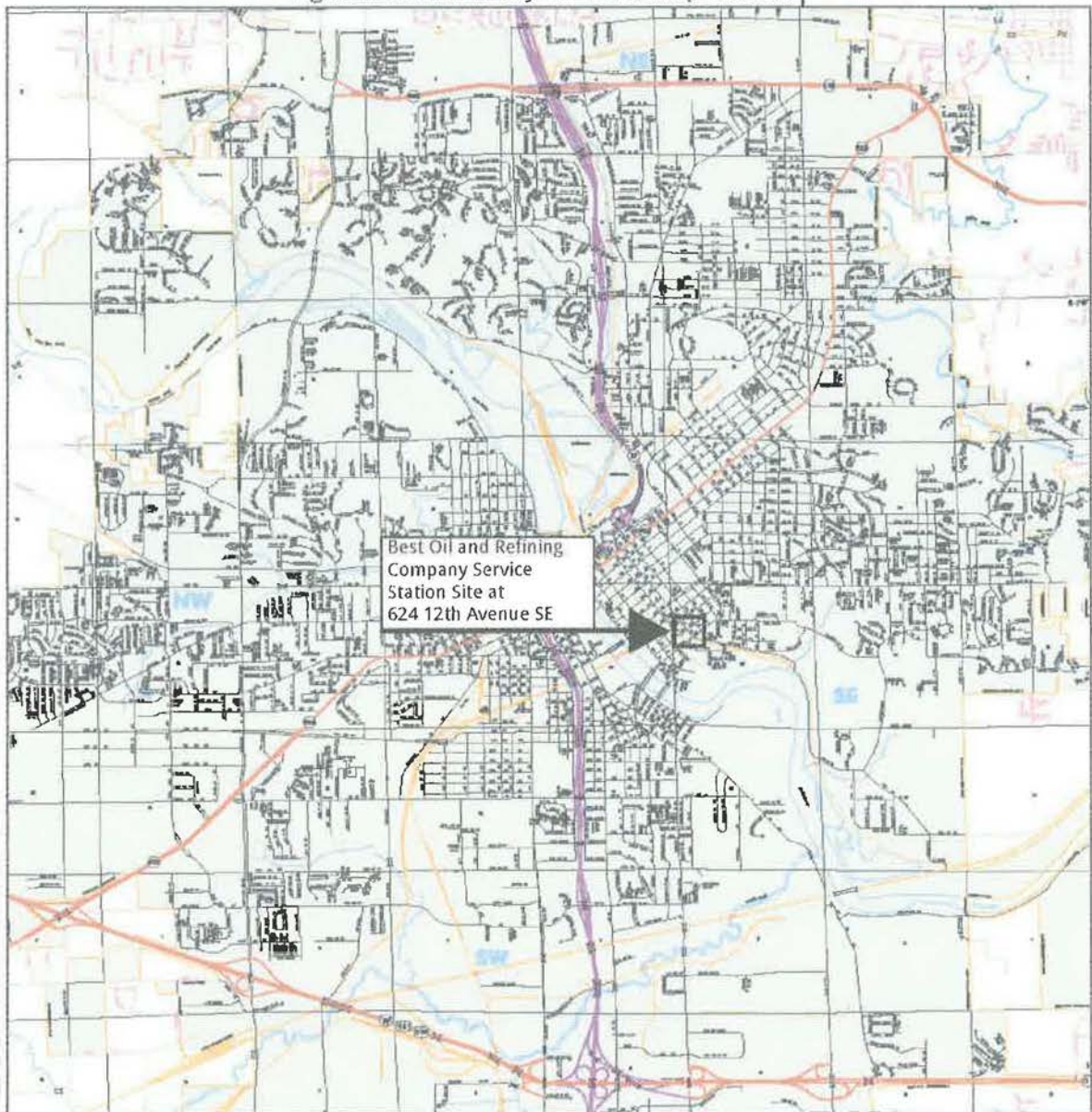
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Figure 1. General City Location Map - North



Iowa Department of Transportation, 2012
http://www.iowadot.gov/maps//msp/citypdf/Cedar%20Rapids_ci.pdf
Accessed 12/20/12

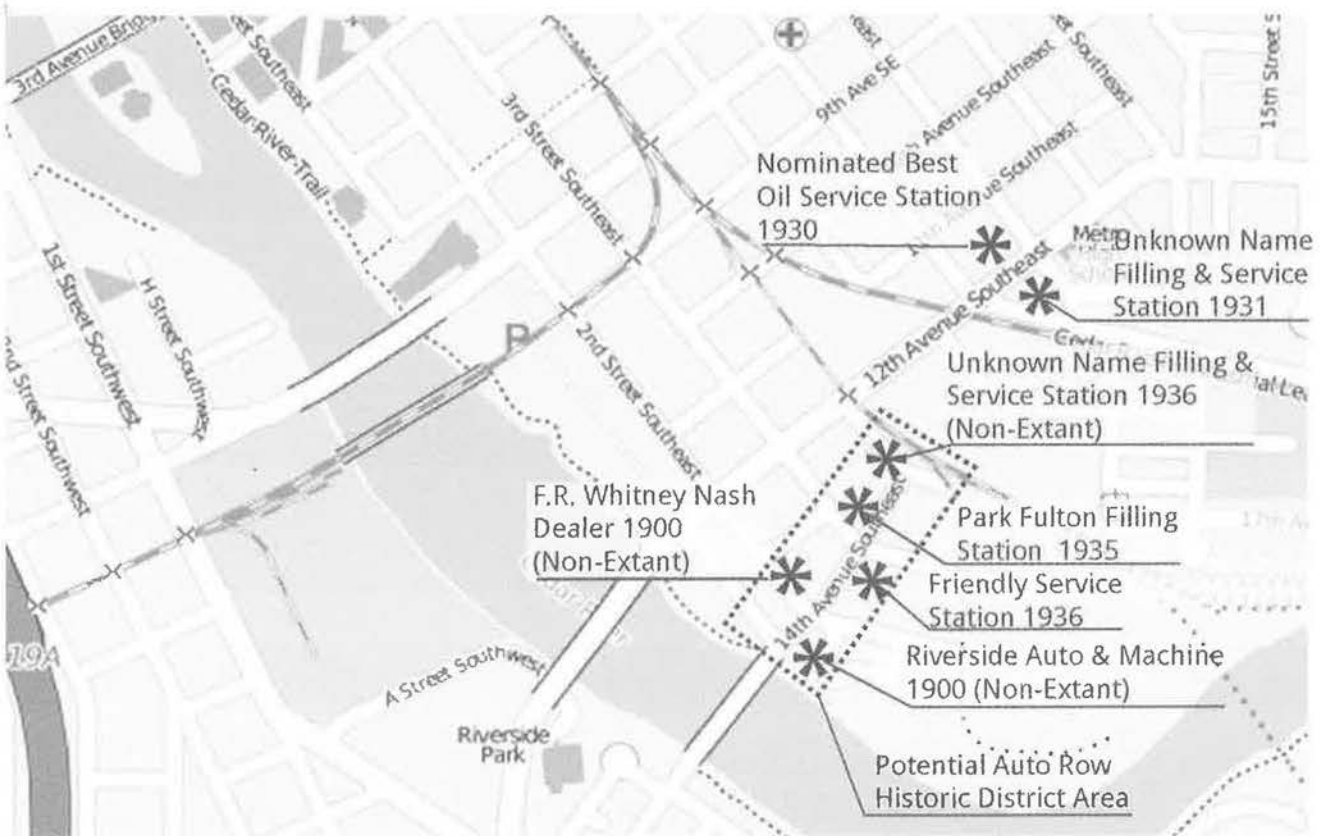
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Property name Best Oil & Refining Company Service Station
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Figure 2. Locations of Automobile Related Historic Buildings In SE Area - North
Built Between 1900 and 1936



Location and Date Information Obtained from:
Medanic, *National Register of Historic Places Multiple Property
Documentation Form*, 11/29/12, DRAFT

Map Obtained from Cedar Rapids Pictometry Service:
<http://crgis.cedar-rapids.org/efs/php>
Accessed 12/20/12

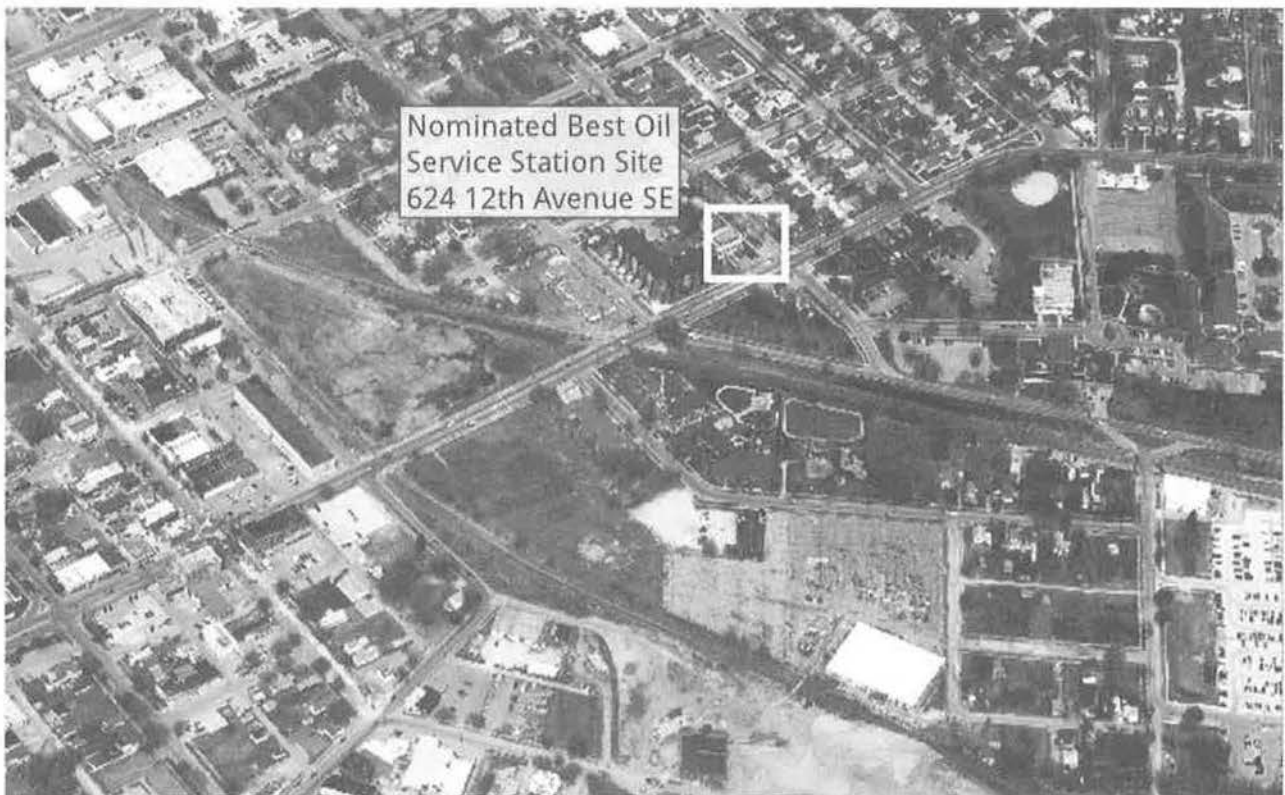
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Figure 3. Site Location Map - North ↑



City of Cedar Rapids GIS Aerial Perspective Photograph - 2012

http://crgis.cedar-rapids.org/Freance/Client/PublicAccess1/index.html?appconfig=City_Assessor_GIS
Accessed 12/20/12

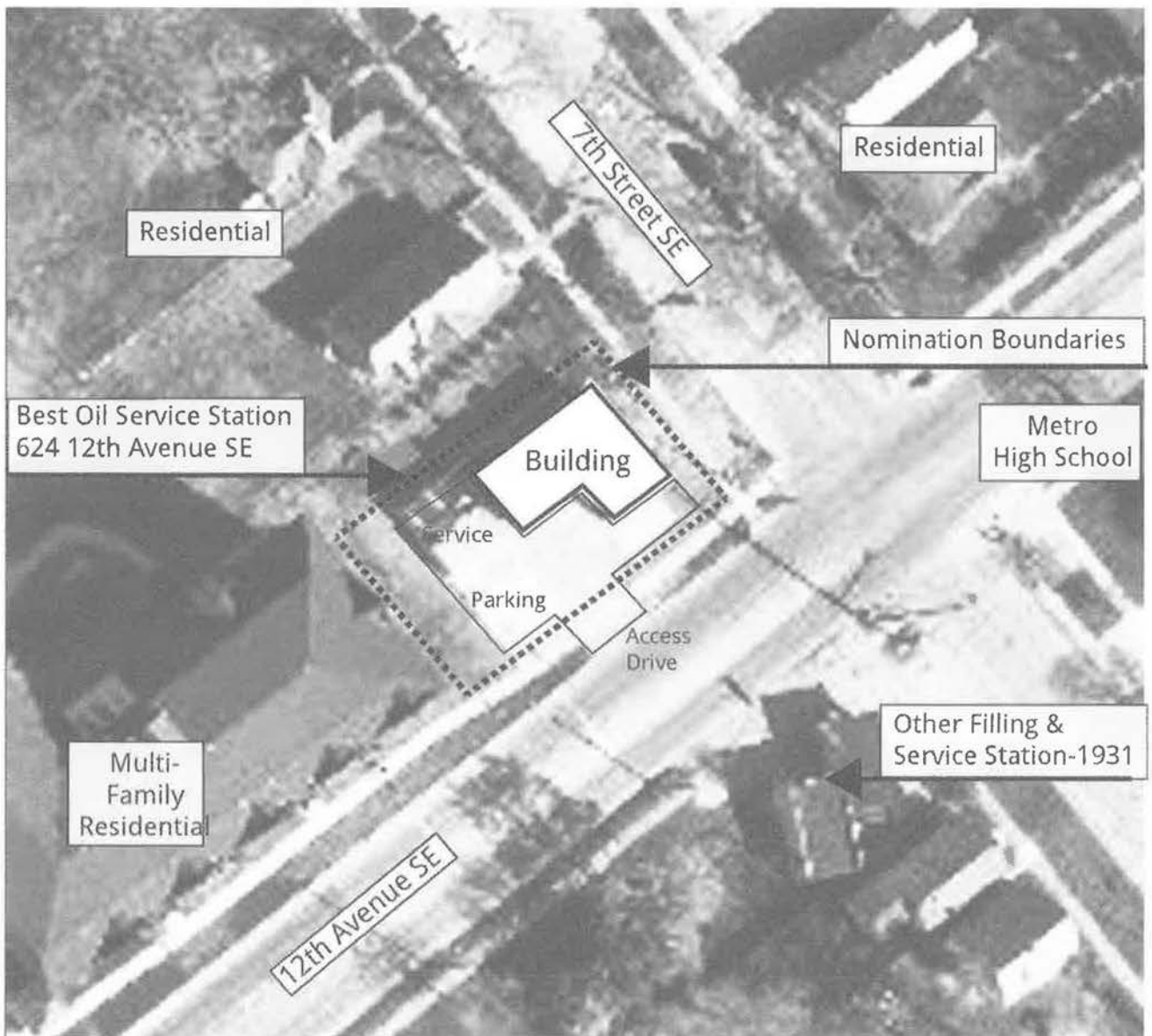
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Figure 4. Site Plan - North ↑



City of Cedar Rapids GIS Aerial Perspective Photograph - 2012

http://crgis.cedar-rapids.org/Freeance/Client/PublicAccess1/index.html?appconfig=City_Assessor_GIS
Accessed 12/20/12

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Figure 5a. Floor Plan Prior to Rehabilitation in 2011 - North

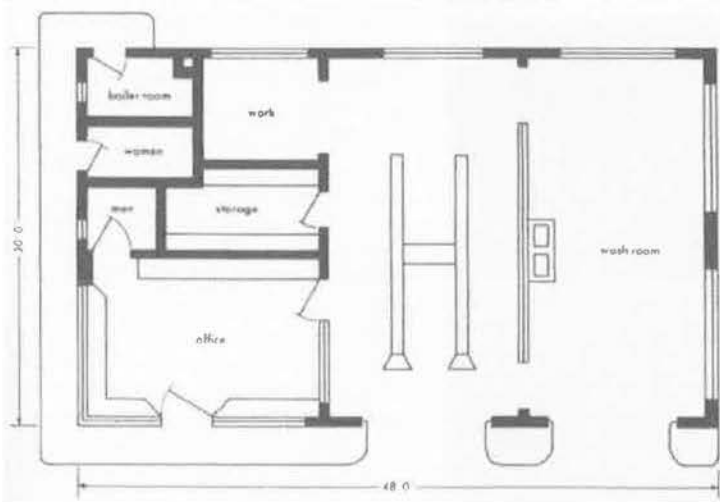
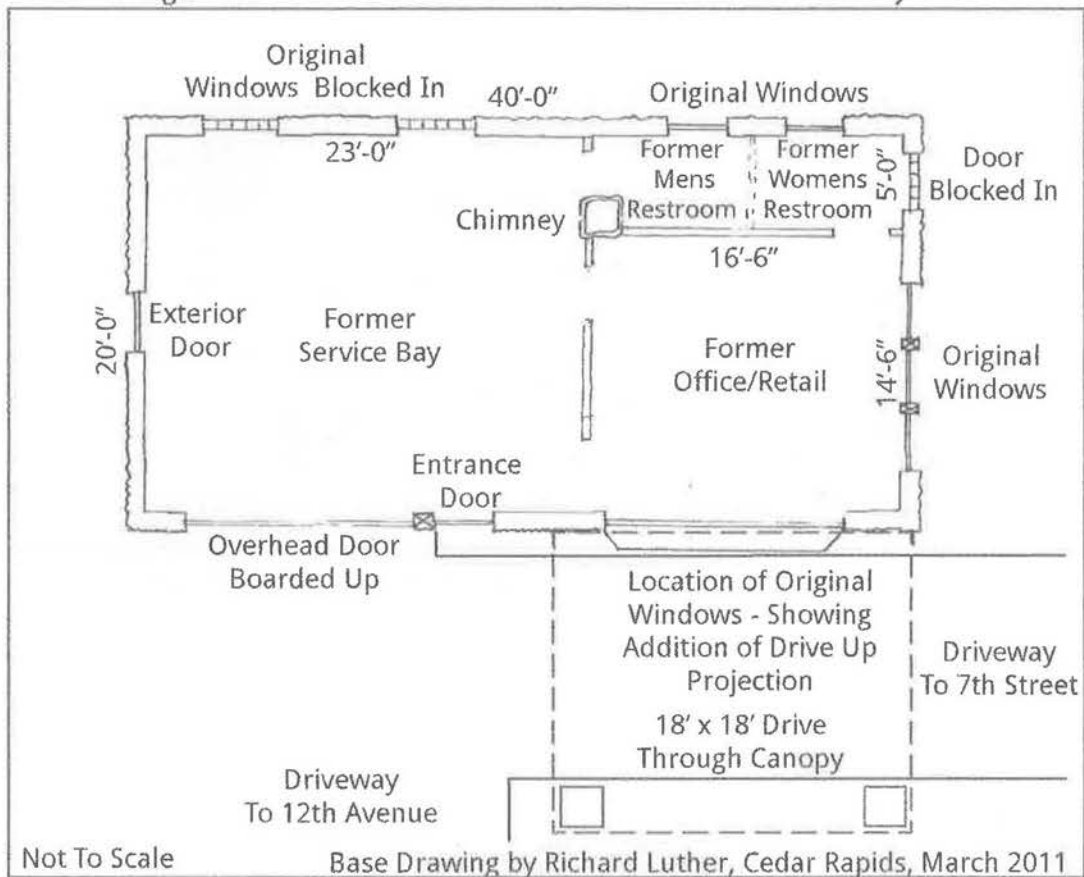


Figure 5b. Example of Oblong Box Without Canopy Floor Plan
Not To Scale

Jakle and Sculle,
The Gas Station in America, Page 145

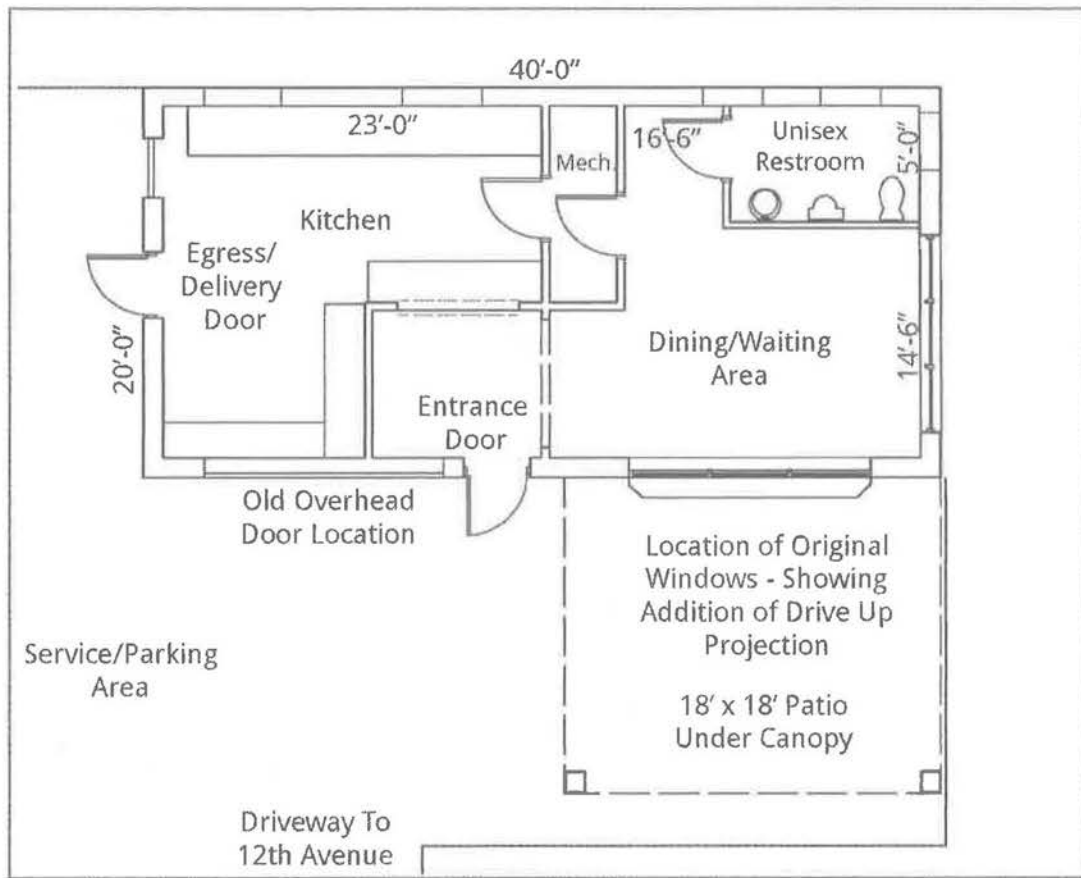
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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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Section Imbedded Images Page 25

Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa

Figure 6. New Floor Plan - North ↗



Not To Scale

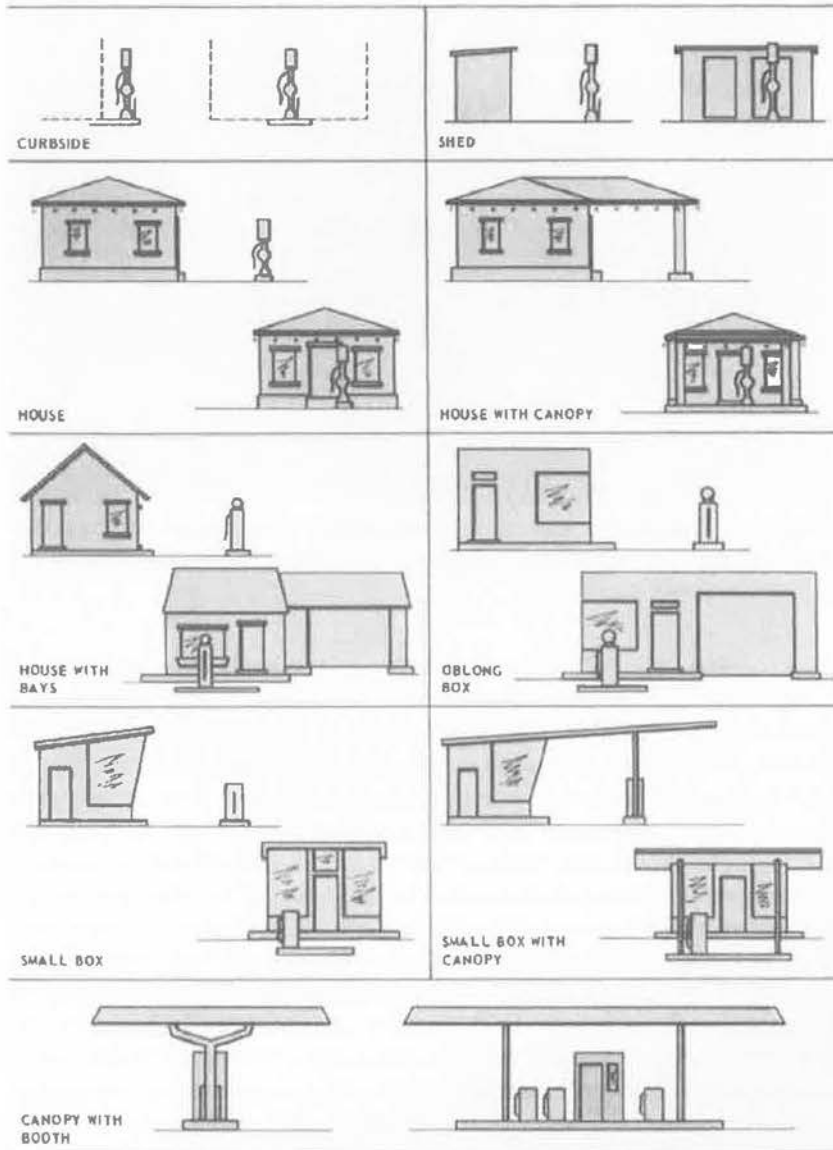
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Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa

Figure 7. Gas and Service Station Architectural Typologies



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Property name Best Oil & Refining Company Service Station
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Figure 8a. View From South West
(Pre-Rehabilitation, 2011)



Figure 8b. View From South
(Pre-Rehabilitation, 2011)



Figure 8c. View From West
(Pre-Rehabilitation, 2011)



Figure 8d. View From North East
(Pre-Rehabilitation, 2011)



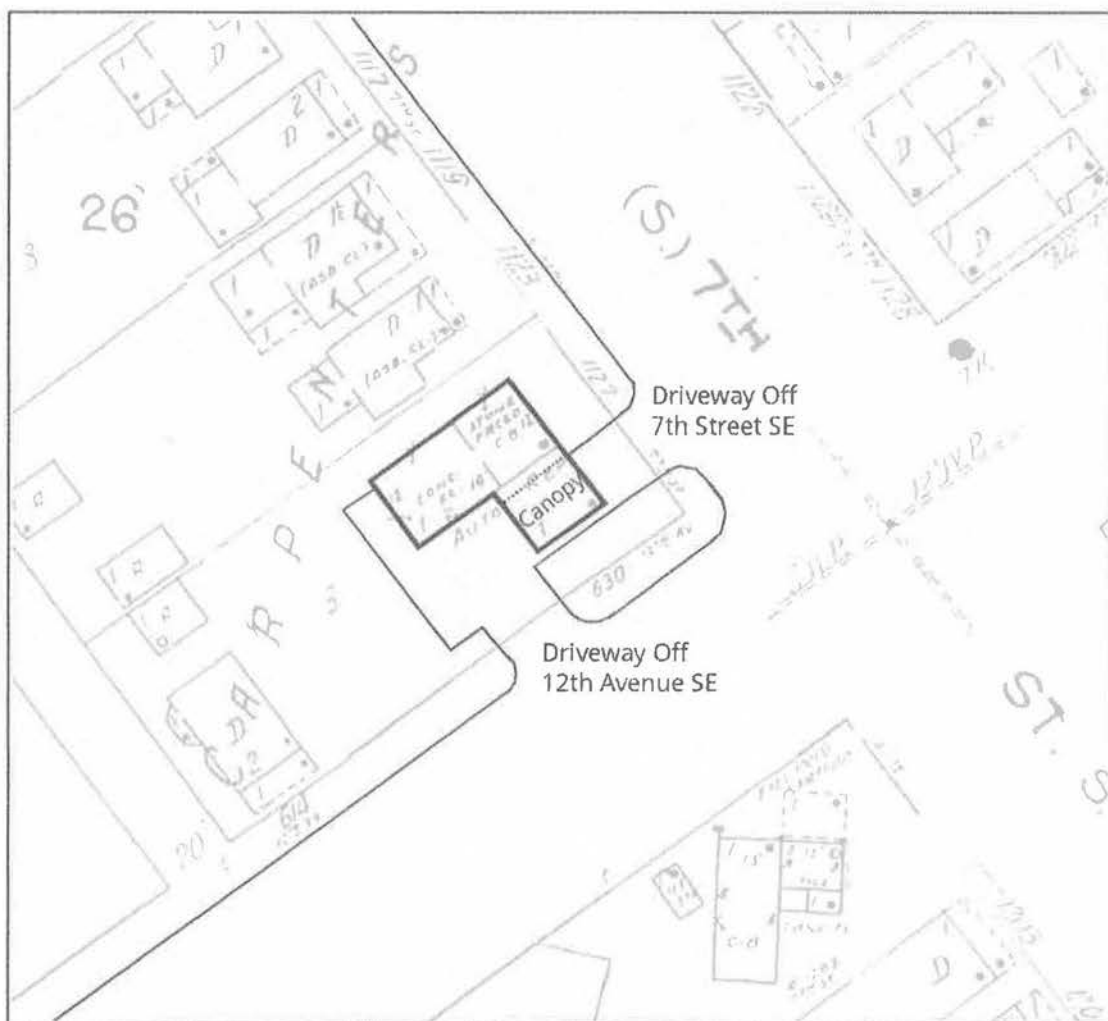
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Property name Best Oil & Refining Company Service Station
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Figure 9. Sanborn Map 1936 With Original Site Plan Added - North ↑



Not To Scale

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Property name Best Oil & Refining Company Service Station
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Figure 10. Other Area Gas and Service Stations



10a. Unknown Name Filling &
Service Station
629 12th Avenue SE - ca 1930



10b. Friendly Service Station
227 14th Avenue/1401 3rd Street SE 1936



10c. Park Fulton Filling Station
310 14th Avenue SE 1935

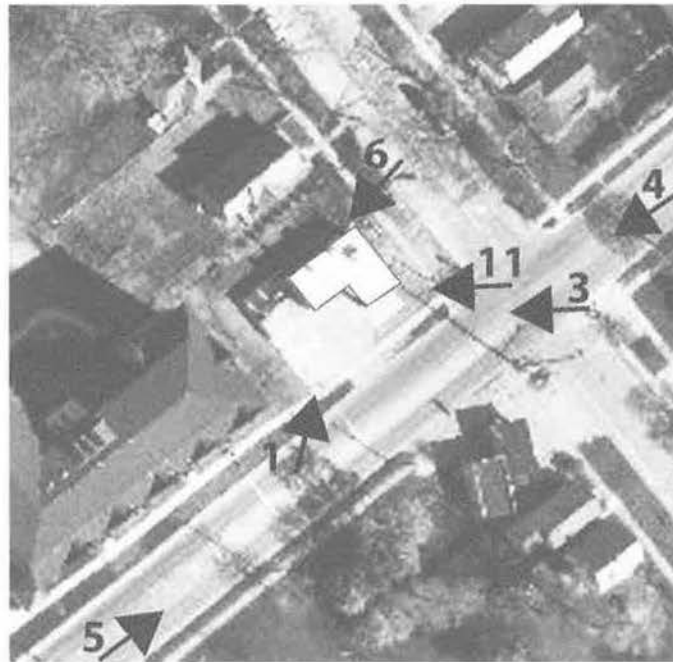
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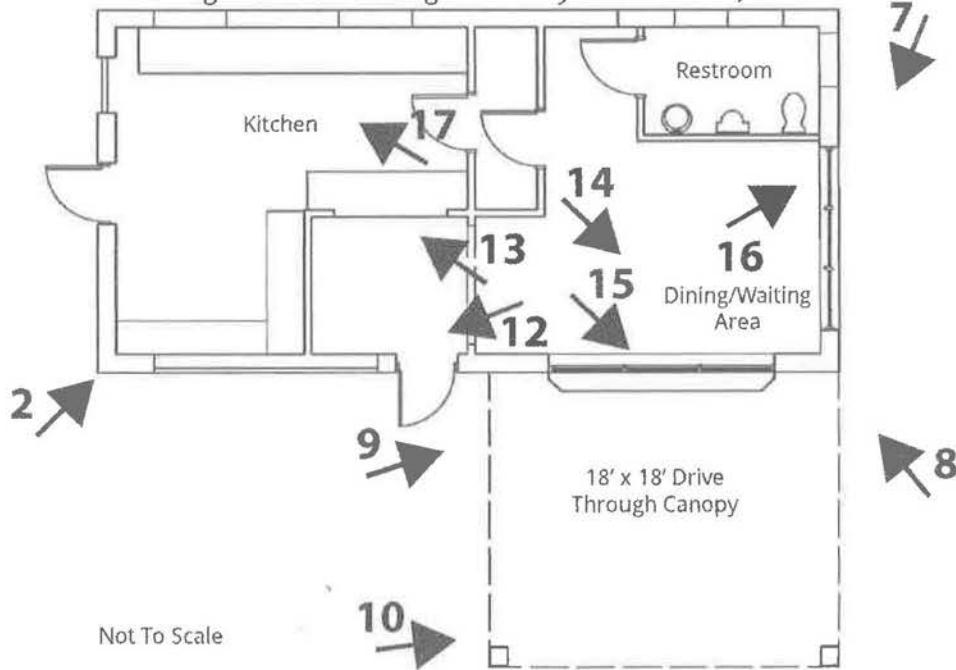
Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa

Figure 11a. Site Photo Key Map - North ↑



Cedar Rapids GIS 2012
Aerial Map
<http://www.cedar-rapids.info/assessor/pmc>
Accessed 12/20/12

Figure 11b. Building Photo Key Plan - North ↑



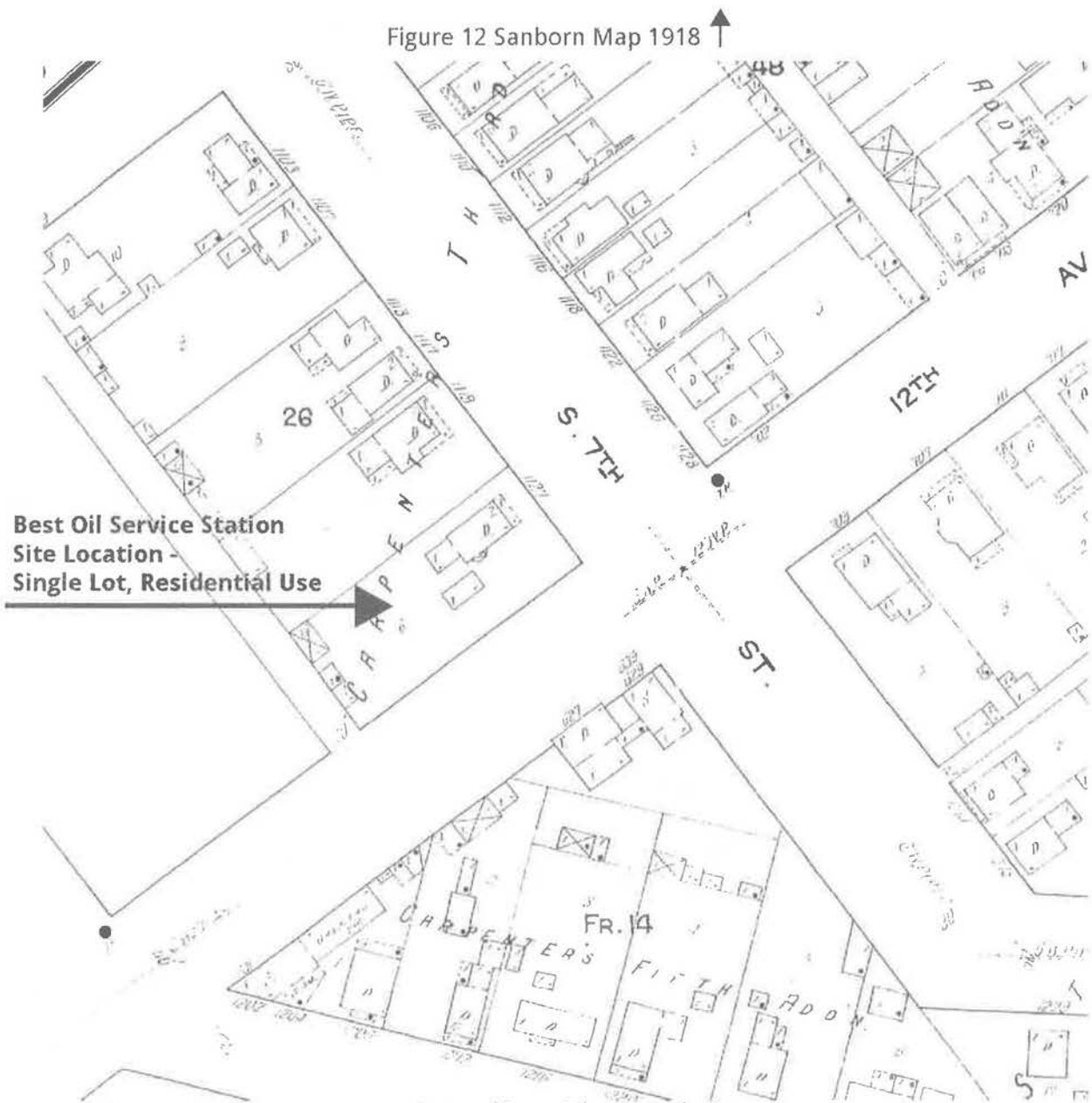
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Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa



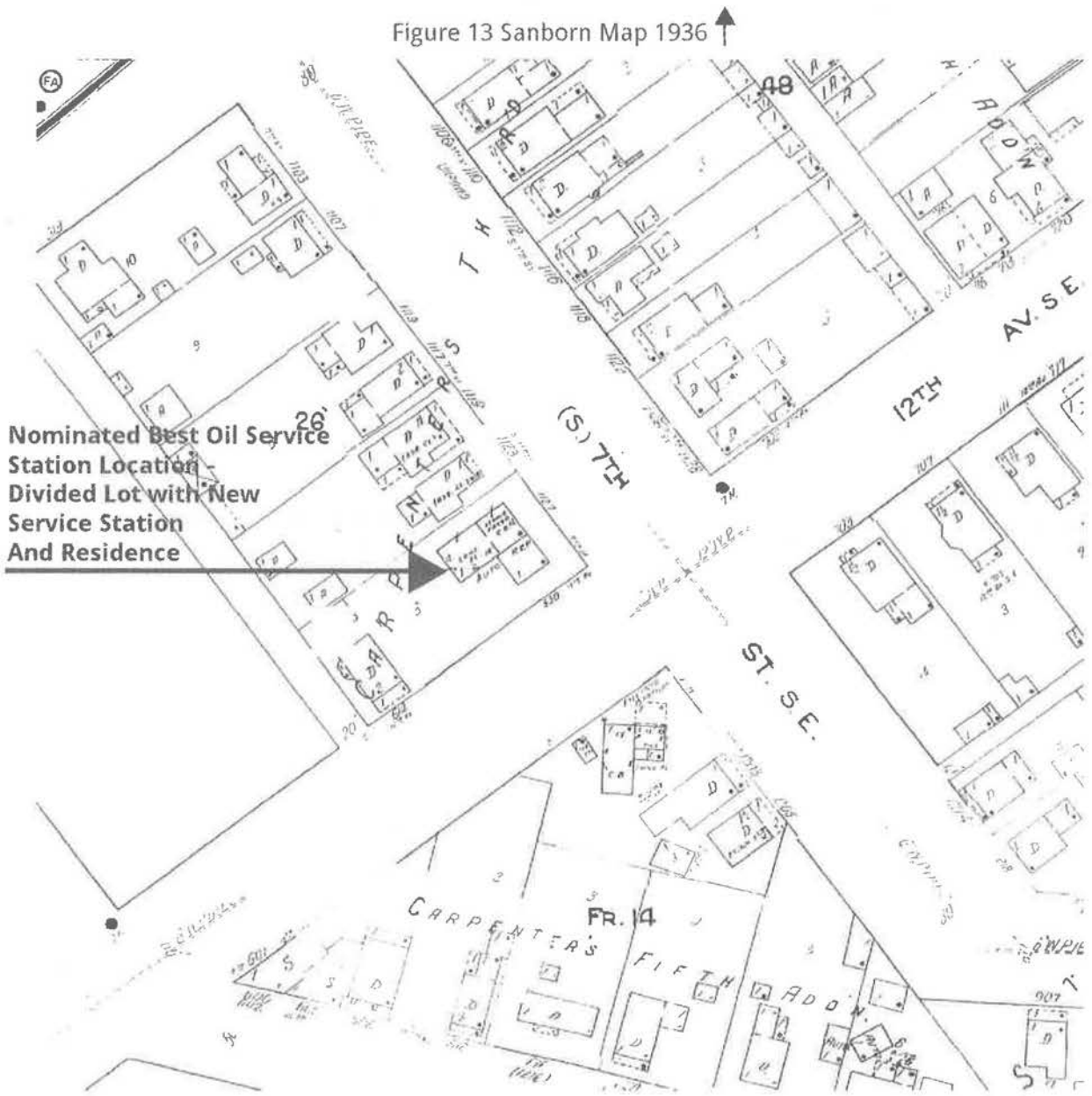
Best Oil Service Station
Site Location -
Single Lot, Residential Use

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Property name Best Oil & Refining Company Service Station
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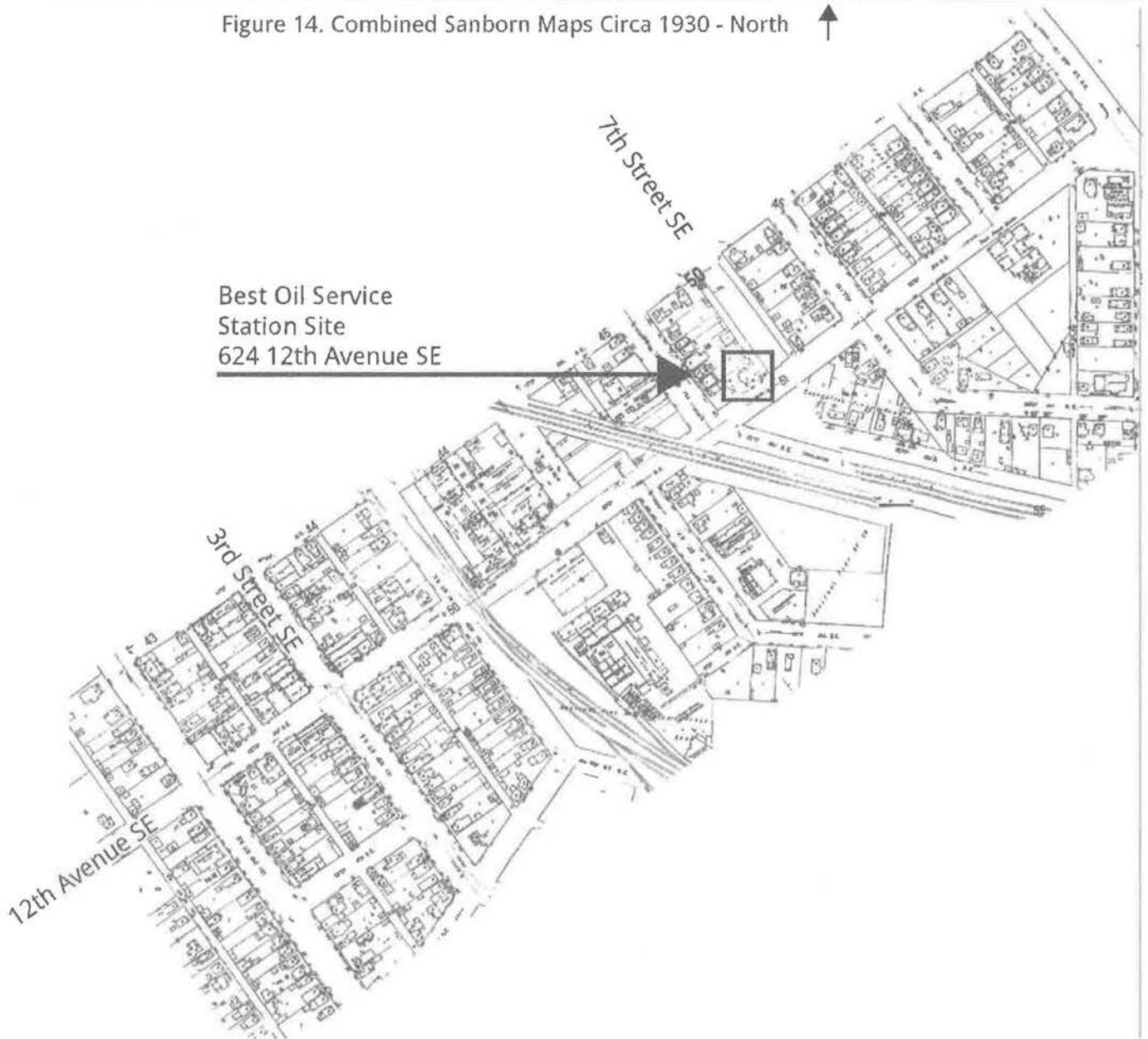
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Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa

Figure 14. Combined Sanborn Maps Circa 1930 - North



State of Iowa Library Web Site

<http://www.statelibraryofiowa.org/services/online-resources/resources>

Accessed 12/20/12

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Property name Best Oil & Refining Company Service Station
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Figure 15. Best Oil & Refining Company Service Station
Postcard ca 1930 - Enlarged For Clarity



Note: Although the signage references Conoco gas,
this is the Best Oil Service Station building

Mark Stoffer Hunter
Personal Collection
Obtained 3/1/13

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Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa

1 Facade Looking North East 12/17/2012



2 Cornice Detail Looking North East 12/17/2012



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Property name Best Oil & Refining Company Service Station
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3 Urban Context Looking North West 12/17/2012



4 Urban Context Looking South West 01/01/12



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Property name Best Oil & Refining Company Service Station
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5 Urban Context Looking North East 01/01/13



6 Back Wall Looking West 12/17/2012



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Property name Best Oil & Refining Company Service Station
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7 East Wall Detail Looking South West 12/17/2012



8 East Wall Looking North West 12/17/2012



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Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa

9 Exterior Detail South Window Looking North East 12/17/2012



10 Canopy Detail Looking East 12/17/2012



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**NATIONAL REGISTER OF HISTORIC PLACES
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Property name Best Oil & Refining Company Service Station
County and state Linn County, Iowa

11 Exterior Looking North West 12/17/2012



12 Interior Looking South West 12/17/2012



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Property name Best Oil & Refining Company Service Station
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13 Interior Looking North West 12/17/2012



14 Interior Looking South East 12/17/2012



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Property name Best Oil & Refining Company Service Station
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15 Interior South Window Bay Looking South East 12/17/2012



16 Interior East Windows Looking East 12/17/2012



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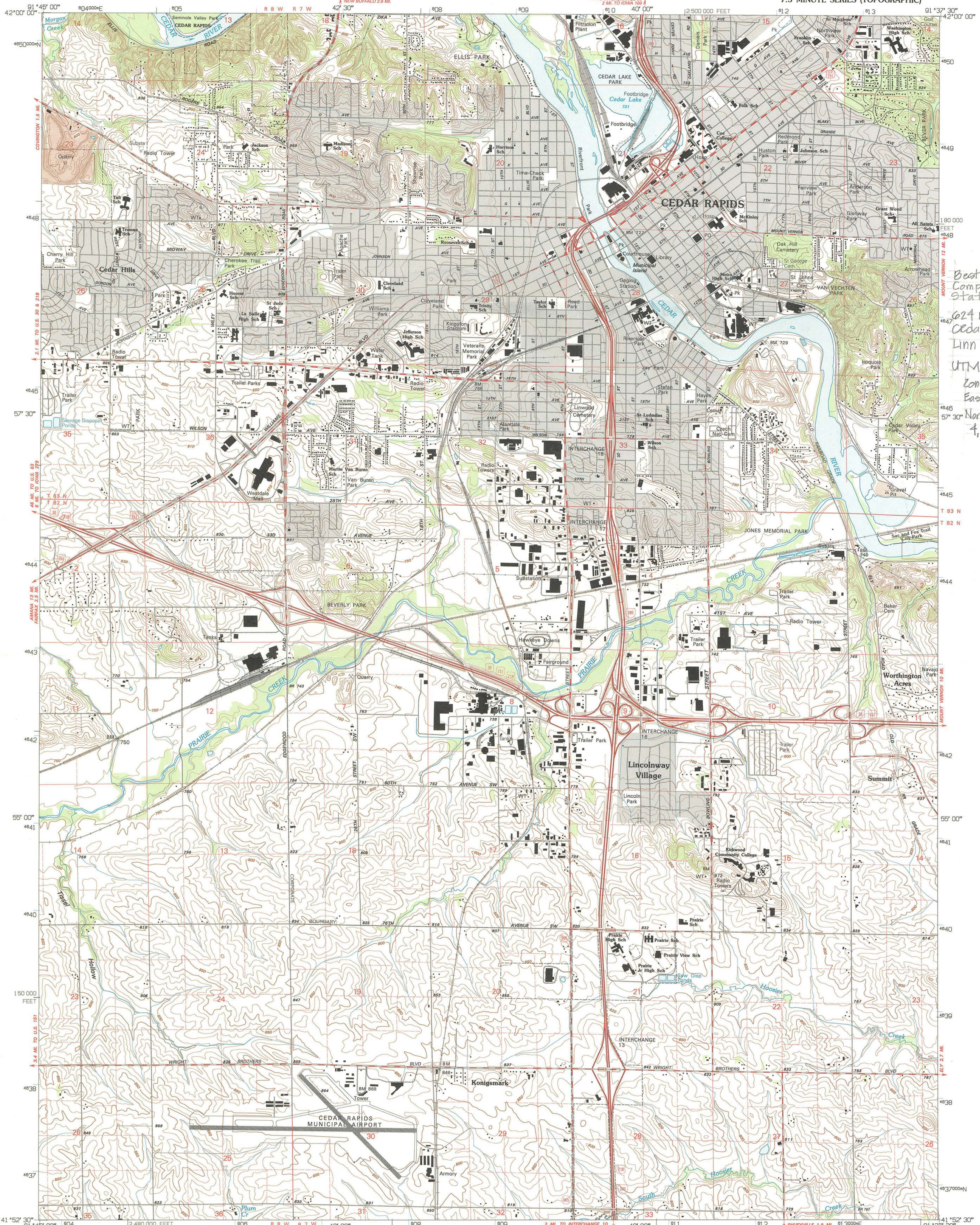
NATIONAL REGISTER OF HISTORIC PLACES
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Property name Best Oil & Refining Company Service Station
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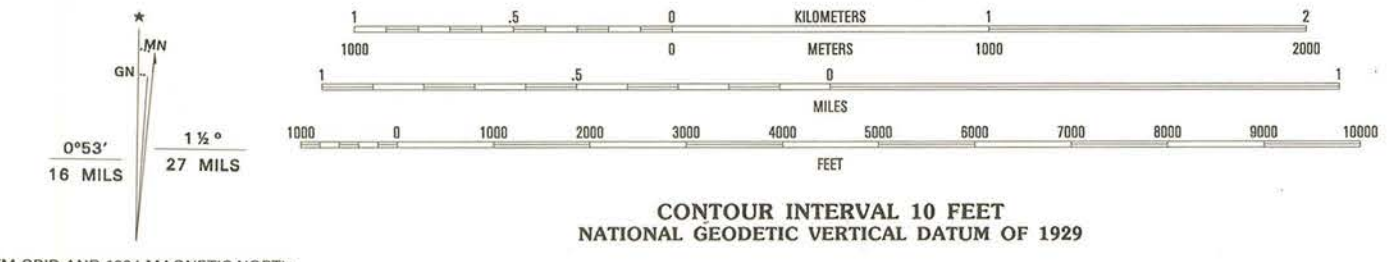
17 Interior Kitchen Looking North West 12/17/2012





Best Oil Refining
Company Service
Station
624 12th Ave SE
Cedar Rapids, IA
Linn County
UTM
Zone: 15N
Easting: 611,511
Northing:
4,047,632

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

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	1 Shellsburg
			2 Cedar Rapids North
			3 Fairfax
4	5	6	4 Fairfax
			5 Bertram
			6 Amarna
			7 Sewater
6	7	8	8 Ely

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

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





SWEETIE PIES
chicken & fish fry

624





**PRIVATE
PROPERTY**
UNAUTHORIZED
VEHICLES
WILL BE TOWED
AT VEHICLE OWNERS
EXPENSE



ONE WAY

NO RIGHT TURN

DO NOT ENTER





SCHOOL

SPEED
LIMIT
25

NOVEMBER 1994













SWEETIEPIE'S
chicken & fish fry

Dr Pepper
A SODA MACHINE

ONE WAY

NO PARKING



EXIT





Chicken Dinner	
Grilled Chicken Breast	\$12.99
Grilled Chicken Thigh	\$11.99
Grilled Chicken Leg	\$10.99
Grilled Chicken Drumstick	\$9.99
Grilled Chicken Wings	\$8.99
Chicken Salads	
Grilled Chicken Salad	\$12.99
Grilled Chicken Caesar Salad	\$11.99
Grilled Chicken Ranch Salad	\$10.99
Grilled Chicken Cobb Salad	\$9.99
The Extra Side	
Grilled Chicken Breast	\$12.99
Grilled Chicken Thigh	\$11.99
Grilled Chicken Leg	\$10.99
Grilled Chicken Drumstick	\$9.99
Grilled Chicken Wings	\$8.99









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Best Oil and Refining Company Service Station

MULTIPLE NAME:

STATE & COUNTY: IOWA, Linn

DATE RECEIVED: 5/19/14 DATE OF PENDING LIST: 6/12/14
DATE OF 16TH DAY: 6/27/14 DATE OF 45TH DAY: 7/05/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000359

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 6/27/14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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 COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR



IOWA
ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

May 15, 2014

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 listing if acceptable.

- Best Oil & Refining Company Service Station, 624 12th Avenue SE, Cedar Rapids, Linn County, Iowa

Sincerely,

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs