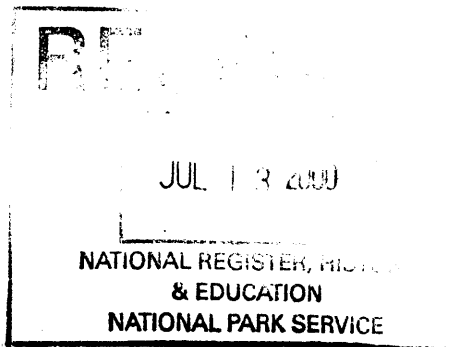


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



926

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 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.

**Name of Property**

historic name Second and Third Avenue Historic District

other names/site number \_\_\_\_\_

**2. Location**

street & number 1400 to 1800 blocks of Second Ave. SE & Third Ave. SE N/A  not for publication

city or town Cedar Rapids N/A  vicinity

state Iowa code IA county Linn code 113 zip code 54022

**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).

Patricia Olsken 7-10-00  
Signature of certifying official/Title 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): \_\_\_\_\_

low  
Signature of the Keeper

Date of Action

Edson H. Beall 8/10/00

**5. Classification**

<b>Ownership of Property</b> (Check as many boxes as apply)	<b>Category of Property</b> (Check only one box)	<b>Number of Resources within Property</b> (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<b>Contributing</b>	<b>Noncontributing</b>
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	176	10
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
			buildings
			sites
			structures
			objects
		176	10
			Total

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

**Number of contributing resources previously listed in the National Register**

Architectural and Historical Resources of Residential Neighborhoods, 1870 - 1940

2

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
DOMESTIC/Single Dwellings	DOMESTIC/Single Dwellings
DOMESTIC/Secondary Structures	DOMESTIC/Secondary Structures
RELIGION/Religious Facilities	RELIGION/Religious Facilities

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
Queen Anne	foundation STONE/Limestone
Colonial Revival	walls WOOD/Weatherboard
Tudor Revival	WOOD/Shingle
	roof ASPHALT
	other see continuation sheet

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND

DEVELOPMENT

**Period of Significance**

1890-1940

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Josselyn & Taylor

**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 # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

Second and Third Avenue Historic District  
Name of Property

Linn County, IA  
County and State

**10. Geographical Data**

**Acreage of Property** 54 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	[1] [5]	[6] [1] [2] [5] [0] [0]	[4] [6] [4] [8] [9] [4] [0]	2	[1] [5]	[6] [1] [3] [6] [5] [0]	[4] [6] [4] [9] [5] [6] [0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1] [5]	[6] [1] [3] [5] [8] [0]	[4] [6] [4] [9] [4] [4] [0]	4	[1] [5]	[6] [1] [2] [4] [6] [0]	[4] [6] [4] [8] [5] [9] [0]

[ ] 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 Marlys A. Svendsen, Svendsen Tyler, Inc.

organization for Cedar Rapids Historic Preservation Commission date February, 2000

street & number N3834 Deep Lake Road telephone 715/469-3300

city or town Sarona state WI zip code 54870

**Additional Documentation**

Submit the following items with the complete 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.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

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Second and Third Avenue Historic District  
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**Architectural Classification** (continued)

LATE 19TH AND 20TH CENTURY REVIVALS/Mission/Spanish Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

**Materials** (continued)

foundation: CONCRETE

walls: BRICK

walls: STUCCO

roof: STONE/Slate

**Narrative Description:**

The Second and Third Avenue Historic District is a linear neighborhood extending along Second Avenue SE and Third Avenue SE for nearly seven blocks from just southwest of Fourteenth Street SE on the south to Nineteenth Street SE on the north. The neighborhood is located approximately a mile northeast of the downtown. Both Second Avenue and Third Avenue serve as one-way collector streets (Second Avenue – southbound and Third Avenue – northbound). Busy First Avenue (U.S. Highway 151) runs parallel to the district carrying five lanes of traffic on a northeast/southwest route through the city.

Most of the Second and Third Avenue Historic District is contained within sections of the Bever Park Addition laid out in 1892 and the Sampson Heights Addition platted in 1902. Second Avenue and the intersecting streets were laid out with standard 80' widths while Third Avenue was set at 100' in order to accommodate a streetcar line. All alleys measure 20'. Block size in the district ranges from 300' x 300' to 600' x 300' with 10 lots platted on the smallest blocks located between Park Court and Sixteenth Street and 16 to 20 lots on the larger blocks. All of the streets in the district are paved in asphalt except for a two block stretch of Sixteenth Street SE between First Avenue SE and Third Avenue SE.

The terrain of the Second and Third Avenue District is generally flat rising approximately 30 feet from west to east beginning at Seventeenth Street SE. Houses are sited level with the street or on slight upgrades. When originally developed at the turn of the 20<sup>th</sup> century, the area consisted of largely treeless farmland. Soon after the area was developed elm trees were planted in the parking strip and by the 1940s together with plantings of sycamore, sugar maple, and oak trees had grown to form an over arching shaded corridor. Dutch elm disease decimated the elm trees by the 1960s and in 1970 the city removed the few surviving trees. In their place, linden, hackberry, and sugar maples were planted. Today both avenues are lined by a mixture of 40 to 100 year old trees measuring 50 to 100 feet in height.<sup>1</sup>

<sup>1</sup> Interview with Eric Faaborg, City Forester for the City of Cedar Rapids, February 28, 2000.

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NATIONAL REGISTER OF HISTORIC PLACES  
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Second and Third Avenue Historic District  
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There are no natural water features within the district. Two small city parks – Huston Park and Redmond Park – are located along Third Avenue adjoining but not in the district. Huston Park has a triangular plot measuring .05 acres and is located at the intersection of Third Avenue SE, Washington Avenue SE, and Fifteenth Street SE. Redmond Park also has a triangular shape but is somewhat larger. It contains 1.22 acres and is located at the intersection of Third Avenue SE, Park Avenue SE, and Sixteenth Street SE. Huston Park contains trees and seasonal flowerbeds. Redmond Park is dotted by deciduous trees and shrubs. It also contains a restored cast iron water fountain.

Building stock in the Second and Third Avenue Historic District includes a mix of single family dwellings, duplexes and small apartment buildings, several large apartment buildings, and three churches. Buildings date from the mid-1890s through the 1930s with a handful of non-contributing structures built after World War II.

Two large-scale churches are also situated at the south end of the district. They include Westminster Presbyterian Church (1285 Third Avenue SE) constructed in 1904-05 and St. Paul Methodist Episcopal Church (*National Register of Historic Places*, 1340 Third Avenue SE) completed in 1913-14. The designs of the two churches show significant contrast. Westminster's Late Gothic Revival design is rendered in Bedford stone and includes a complex roof plan with intersecting gable sections, hipped wings and bays, and flat roofed additions. Crenellated parapets and decorative finials top the stone walls. Gothic or pointed arched windows are set beneath the gables with nearly all containing stained glass sash. The building's unique floor plan was designed to fit the triangular property it occupies at the intersection of Third Avenue SE, Sixteenth Street SE, and Bever Avenue SE. The additions to the church constructed in 1960 and 1968 contain a chapel, offices, and educational wing and do not diminish the architectural significance of the original building. The firm of nationally prominent Philadelphia church architect Charles W. Bolton designed Westminster Presbyterian Church.

Across Third Avenue to the northwest St. Paul Methodist Episcopal Church was constructed of dark red "tapestry brick" and has a unique floor plan and design for church building in this era. Designed by architect Louis Sullivan with the successive involvement of William C. Jones and George Elmslie, the plan includes a 3-story semi-circle adjoining a rectangular block, both of which surround a 6-story bell tower. The semi-circular section houses the auditorium and the rectangular block contains classrooms. Skylights and bands of windows provide light in the auditorium.

A third church was built on a site that immediately adjoins the district at the intersection of Grande Avenue SE and Third Avenue – the Grande Avenue United Presbyterian Church. Though technically outside of the district, it is visually a part of both this neighborhood and the adjoining Redmond Park-Grande Avenue Place Historic District. Constructed in 1914 the church is much smaller in scale than Westminster or St. Paul's. Its simplified Neoclassical Style was in marked contrast to Sullivan's design for St. Paul Methodist Episcopal Church just three blocks away. It has a rectangular plan, a flat parapetted roof, a pedimented entrance facing Third Avenue, and no bell tower. The exterior of the building remains largely unaltered with its non-ecclesiastical design suited to its conversion to apartments.

A group of large-scale apartment buildings are clustered near the churches at the south end of the district. The oldest is Mead Flats (1407 Third Avenue SE) located at the intersection of Third Avenue SE and Bever Avenue SE. It was built in sections before and after World War I with a triangular floor plan designed to fit the unusual 45-degree shape of the intersection of Third Avenue and Bever Avenue SE. When the first section of the Mead Flats opened in 1914 the *Cedar Rapids Evening Gazette* noted that every apartment would be occupied when the \$25,000 building was completed. Mead Flats was designed with several utilitarian purposes in mind – it must be suitable for construction of phases and fashioned to fit the unusual triangular dimensions of the site created by the 60 degree angle convergence of diagonal Third Avenue with Bever Avenue. Each of three stuccoed sections contains nine units with window bays filled by groups of two or three 1/1 double-hung sash. The gray color of the building matches that of Westminster Church located

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Second and Third Avenue Historic District  
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immediately to the south.

Located a block to the west is the largest of the apartment buildings in the district is the Commonwealth (1400 Second Avenue SE). This seven-story brick and terracotta building was built in the Neo-Classical Style with a colonnade entrance in the center of its U-shaped floor plan. The 1-story entrance section has a balustrade and urns along the roofline and round arched multi-light round arched windows set between the columns. A terra cotta beltcourse in a garland design separates the second and third floors with an embossed dentil design on the beltcourse between the sixth and seventh floors. An ornamental terra cotta cornice with a dentil design tops the building. The window openings have terra cotta sills and contain their original 6/1 double-hung sash.

Diagonally across the intersection from the Commonwealth are a pair of more modestly scaled brick apartment buildings built in the late 1930s – the Windemere (205-211 Fourteenth Street SE) and the Warwick (1339 Second Avenue SE). Constructed in 1936, the 3-story Windemere is designed in the Tudor Revival Style. It has a symmetrical front with a steeply pitched side-gable roof covered in slate, two large gable wall dormers, and two smaller attic dormers. Both of the entrances incorporate quoined stone door surrounds. Double-hung windows have a 6/6 configuration and are of various sizes.

Located around the corner facing Second Avenue SE is the Warwick apartment building constructed in 1939. This 2½-story side-gable building has cream-colored brick walls with stucco and half-timbering in the three gable wall dormers across the front façade. A shed roofed entrance vestibule is located in the center bay. A multi-light glass door, sidelights, and transom fill the entrance opening. Fenestration includes 6/1 double-hung sash in the apartments and round arched windows in the gables. The materials and design of the Warwick are consistent with the adjacent Windemere.

Several other apartment houses are located further north within the district. The Tilden apartment building (211 Fifteenth Street SE) was built as a 2-story four-flat. It is stucco clad and has a “U” shaped plan with 2-story porches on the projecting bays and a common entrance centered on the front. The Grandview apartment building (1600 Third Avenue SE) is a 2½-story brick six-plex built in 1924 at the corner of Grande Avenue SE and Third Avenue SE. The building has simple lines with its parapetted flat roof set off by a section of cornice that extends nearly across the front façade. It is detailed with knee brace brackets and modillions while the entrance hood has a dentiled architrave set above a pair of pilasters. Window openings contain groups of three double-hung sash with an unusual 3/1 configuration in the upper sash and a single light in the lower sash. The rectilinear form of the Grandview mirrors that of the Grande Avenue United Presbyterian Church located directly to the south across Grande Avenue.

Another form of multi-family housing in the district was the double house. A handful of these side-by-side duplexes are scattered throughout the district with most examples taking the appearance of large single family dwellings. The pair of double houses at the corner of Second Avenue SE and Sixteenth Street SE are examples of this building type (1574 Second Avenue SE and 1578). They were originally built as part of a cluster of four such buildings at this intersection with two double-houses to the north facing onto Sixteenth Street now non-extant. No other examples appear to have been built in the neighborhood although it was a common house form throughout the city.

The balance of the Second and Third Avenues Historic District contains well-preserved housing stock that dates from the early 1890s through the 1930s. Approximately 35 percent of the houses are architecturally significant individually and another 60 per cent qualify as contributing structures within the district. A total of 10 buildings are non-contributing due to their date of construction or significant alterations. The district exhibits a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century historic architectural styles including examples of the Queen Anne, Colonial Revival, Georgian Revival, and Craftsman

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styles. Most of the houses are examples of vernacular house forms commonly found in Cedar Rapids during that period and described more fully in the historic context included in the Multiple Property Documentation Form for "Architectural and Historical Resources of Cedar Rapids Residential Neighborhoods, 1870 – 1940." The vernacular forms that appear most frequently in the Second and Third Avenue Historic District include the Organic Cottage, Front-Gabled Roof 2-Story, Suburban Cottage, Side-Gabled Roof 2-Story, hipped roof 2-story or American Four-Square, Bungalow, Bungalow Cottage, Clipped-Gable Cottage, English Cottage, and Gambrel Cottage. Post-World War II houses include examples of the Cape Cod house form.

Residential blocks in the district are distinguished by their large, densely spaced houses with uniform set back. Lots are deep except for corner lots where rear portions have been divided to provide housing sites facing onto the intersecting streets. Unlike neighborhoods to the east, a number of corner lots in the Second and Third Street Historic District retain their original dimension with especially large houses and carriage houses occupying the buildable areas. The general uniformity in the neighborhood was a result of careful planning by the original developers of the neighborhood, James and George Bever through the Bever Land Company and Malcolm V. Bolton through the real estate company that bore his name.<sup>2</sup>

The district's 2 and 2½-story houses are constructed of frame, brick, and stucco with frame being the most popular. Wood cladding includes narrow, medium and wide width clapboard or decorative shingles (fish-scale, square-cut, saw-tooth, cove-cut, octagonal, or diamond-cut shapes laid in straight, staggered or wave rows). Masonry materials include dressed and ashlar stone on trim components, rusticated concrete block for foundations, and pressed brick. At the southern end of the avenues, more than 25 houses display design features held over from the late Queen Anne period. The asymmetrical facades, decorative trim, towers or turrets, and the varied shingle detailing used in house, porch, and dormer-gables are examples of such a feature. Further north along the avenues, houses were built in the American Four-Square, Organic Cottage, Front-Gabled Roof, and Side-Gabled Roof house forms. Design features and detailing from the Colonial Revival, Georgian Revival, and Craftsman styles are found on these houses. The northern ends of the avenues were developed the latest and the residences built here were influenced mostly by the Craftsman Style.

A handful of buildings within the district are known to be the work of local architects while others are suspected of being based on custom designs. The residence of O.W. Lyman was designed by the Cedar Rapids firm of Josselyn & Taylor Co. in ca. 1899 (1580 Third Avenue SE/217 Sixteenth Street SE). This large frame residence and carriage house are built on a prominent corner lot. The house has an intersecting gable roof plan with stick work cladding in the closed gable ends. The front façade has a circular corner facing the intersection and a cutaway balcony on the opposite side of the upper level. Neoclassical trim elements include a cornice decorated with modillions, dentils, and garlanded panels, keystone oval windows, a broken pediment window arch, and paired columns on the a porch and balcony.

At least three buildings within the district were designed by Charles Dieman including houses for himself at 1560 Third Avenue SE in 1899 and 1800 Second Avenue SE in 1901. The third was built for Charles and Edna Barnes at 1896 Third Avenue SE in ca. 1910. The first house employs an eclectic design applying a mixture of materials (narrow clapboard, square-cut shingles, geometrically designed corner board trim, and ashlar stone foundation and columns) to a 2½-story Side-Gable Roof house form. A variety of window types and shapes have pediment, semicircular and flat arches. A massive two-story stone columned entrance portico sets off the front façade.

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<sup>2</sup>Malcolm Bolton and his wife Louise built their residence in the neighborhood at 1820 Second Avenue SE in 1905. Bolton handled the development of the Sampson Heights Addition on behalf of Ellen Bever Blake, one of Sampson Bever's five children.



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The second Dieman house has an American Four-Square form and incorporates elaborate dormers in the steep hipped roof and several styles of projecting window forms. The front porch included Classical design motifs in the capitals and balustrade. The third house also employs the Four-Square form with Craftsman Style elements.

Another residence in the district attributable to a known architect is the Mary Lee House at 1826 Second Avenue SE. The Davenport, Iowa firm of Clausen & Kruse designed the building in ca. 1920. Its Georgian Revival Style is executed in masonry materials and is well-preserved.

Some of the better examples of the residential architectural styles and vernacular house forms in the Second and Third Avenue Historic District are listed below.

***Residential Architectural Styles***

Queen Anne Style

Ella Olmstead House, 1403 Second Avenue SE (1896)  
George & Nellie Brown House, 1625 Second Avenue SE (1897)  
Warren & Edith Durin House, 1304 Third Avenue, SE (1897)  
Alonzo & Lizzie Thurston House, 1310 Third Avenue SE (1896)  
Robert & Marie Douglass House, 1435 Third Avenue, SE (ca. 1905)

Shingle Style

F.W. & Josephine Heaney House, 1564 Second Avenue SE (ca. 1895)

Colonial Revival

John & Clara Limback House, 1544 Second Avenue SE (1901)  
Elmer & Mary Beaven House, 1644 Second Avenue SE (ca. 1906)  
Charles & Francis Denecke House and Carriage Barn, 1744 Second Avenue SE (1907)  
Charles & Mabel Dieman House (second house), 1800 Second Avenue SE (ca. 1902)  
Isador & Laura Lobenstein House, 1809 Second Avenue SE (ca. 1915)  
Lyman-Lord House and Carriage House, 1580 Third Avenue SE/217 Sixteenth Street SE (ca. 1900)

Georgian Revival

Mary Lee House, 1826 Second Avenue SE (ca. 1922)  
William & Sue Damour House, 1844 Second Avenue SE (*National Register listed*)

Craftsman

Abbie Abbott House, 1600 Second Avenue SE (1910)  
Alfred & Lillian Newman House, 1700 Second Avenue SE (1908)  
Jasper & Cora Ramsey House, 1733 Second Avenue SE (ca. 1916)  
James Blake House, 1801 Second Avenue SE (ca. 1915)  
Ezra Van Metre House, 1513 Third Avenue SE (ca. 1908)

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Charles & Mabel Dieman House (first house), 226 Park Court SE/1560 Third Avenue SE (ca. 1900)  
Joseph & Frances Lebeda House and Garage, 1615 Third Avenue SE (ca. 1909)  
[Note: for more examples see Front-Gabled Roof 2-Story and Four-Square house form below]

Prairie School

Fred & Bertha Bailey House, 1832 Second Avenue SE (ca. 1913)  
Leroy & Harriet Downing House, 1835 Second Avenue SE (ca. 1916)

***Vernacular House Forms***

Hipped Roof 2-Story or American Four-Square

Fred & Jessie Shaver House, 1503 Second Avenue SE (1895)  
William & Edna Leefers House, 1535 Second Avenue SE (ca. 1906)  
Ambrey & Laverna Reynolds House, 1573 Second Avenue SE (ca. 1910)  
William & Ella Francis House, 1610 Second Avenue SE (ca. 1903)  
Andrew & Ellen Tow House, 1720 Second Avenue SE (1909)  
Ambrose & Ella Jeffrey House, 1724 Second Avenue SE (1909)  
Louis & Mary Hruska House, 1730 Second Avenue SE (ca. 1909) also Colonial Revival  
Henry & Lucy Lamb House, 1736 Second Avenue SE (ca. 1910)  
Samuel & Agnes Graham House, 1806 Second Avenue SE (ca. 1909)  
Malcolm & Louise Bolton House, 1820 Second Avenue SE (1905)  
Fred & Julia Faulkner House, 1514 Third Avenue SE (ca. 1903)  
Hudson & Ella Burr House, 1526 Third Avenue SE (ca. 1915)  
Frank & Josephine Dostal House, 1714 Third Avenue SE (ca. 1910)  
George & Bessie Steffy House, 1744 Third Avenue SE (ca. 1922)  
Frank & Virginia Listenwaller House, 1826 Third Avenue SE (ca. 1913)  
John & Clara Bales House, 1832 Third Avenue SE (ca. 1921)  
Charles & Edna Barnes House, 1896 Third Avenue SE (ca. 1910)  
George & Mary Shaffer House, 205 Park Court SE (1912)

Front-Gabled Roof 2-Story (note: all examples have Craftsman Style attributes)

Charles & Stella Nelson House, 1431 Second Avenue SE (ca. 1920)  
Ray Wicken House, 1435 Second Avenue SE (ca. 1920)  
Hans & Bessie Boysen House, 1636 Second Avenue SE (ca. 1915)  
Kate Hunting House, 1858 Second Avenue SE (ca. 1911)  
Grant & Maude Evans House, 1428 Third Avenue SE (ca. 1920)  
Elizabeth Wilant House, 1630 Third Avenue SE (ca. 1910)  
Sanford Kerr House, 208 Park Court SE (ca. 1911)

Suburban Cottage

John & Lizzie Martinek House, 1422 Third Avenue SE (ca. 1903)

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Clipped-Gable Cottage

Franklin & Minnie Junkermann House, 1812 Second Avenue SE (ca. 1910)  
John & Clara Vavra House, 210 Sixteenth St. SE (ca. 1915)

Side-Gabled Roof 2-Story (note: most examples have Craftsman Style attributes)

John & Mary Bollinger House, 1545 Second Avenue (1915)  
John & Olive Cawthorn House, 1807 Second Avenue SE (ca. 1910)  
Herbert & Lenore Hunting House, 1857 Second Avenue SE (ca. 1914)  
Ralph & Alice Gray House, 1624 Third Avenue SE (ca. 1914)  
Jacob & Lucinda Hildebrand House, 1726 Third Avenue SE (ca. 1922)  
Ralph & Elenora Hunting House, 119 Nineteenth St. SE (ca. 1911)

Bungalow and Bungalow Cottage

Harry & Susie Smith House, 1727 Second Avenue SE (ca. 1922)  
Charles & Minnie Kohlmer House, 1730 Third Avenue SE (ca. 1921)

Gambrel Cottage

James & Sarah Paul House, 1316 Third Avenue SE (ca. 1881)  
Forrest & Mary Harwood House, 1540 Third Avenue SE (ca. 1903)  
Frank & Leigh Monahan House, 1646 Third Avenue SE (ca. 1910)

English Cottage or English Bungalow

George & Lillie Walters House, 1708 Second Avenue SE (ca. 1933)  
Henry & Marie Hromek House, 1715 Second Avenue SE (ca. 1938)

The condition of houses in the Second and Third Avenue Historic District ranges from fair to excellent. A substantial number of residences continue as single family homes with subdivision into duplexes or apartments more common at the south end of the district. As might be expected, a number of the largest residences have been converted to apartments but a surprising number are retained for single family use. One residence has been converted to use as a bed and breakfast inn (1809 Second Avenue SE). The most likely alteration to houses in the district is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. Other changes include the removal, alteration, or enclosure of porches with screening or fixed walls, the modification or addition of entrances, and the construction of rear wings and garages. A few instances of fire or demolition in order to create parking lots have seen the outright removal of buildings. The most complex alteration in the district is the joining of three single family residences along a section of Second Avenue SE (1633-1635-1643 Second Avenue SE). Two new office buildings have been built within the district (1444 and 1500 Second Avenue SE)

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**Architect/Builder:** (continued)

Charles Dieman, Dieman & Fiske  
Ferdinand Fiske, Dieman & Fiske  
Clausen & Kruse

**Statement of Significance:**

***General:***

The Second and Third Avenue Historic District is locally significant under Criteria A and C.

Under Criterion A it derives significance under the area of category "Community Planning and Development." The Second and Third Avenue Historic District is associated with an important era of intense residential development in Cedar Rapids at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century. The blocks at the lower end of the district included in the Bever Park Addition highlight the residential neighborhood planning efforts of James and George Bever, local land developers and bankers. Building on the real estate dynasty established by their father Sampson Bever, the brothers established a progressive model for integrating utility services, transportation services, civic improvements, and private landscaping measures in residential development. At the upper end of the district, the Sampson Heights Addition was developed by their sister Ellen Bever Blake who partnered with realtor/developer Malcolm Bolton. Both development efforts were integrally connected with the controversial trial and four-year legal battle that ensued following Sampson Bever's death in 1892.

Additional significance under Criterion A derives from the fact that the Second and Third Street Historic District typified the development of streetcar suburbs in Cedar Rapids at the turn of the 20<sup>th</sup> century. Its occupants represented a cross section of middle and upper income households with prominent business and professional leaders living next door to commercial travelers and railroad workers. Individuals who were leaders in the community and made significant contributions to local industry and commerce as well as the professional and cultural life of the community resided in the district.

Under Criterion C the Second and Third Avenue Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Cedar Rapids neighborhoods from the 1890s through the 1930s. Several examples of the work of important Iowa architects have been identified to date with a strong likelihood that more exist. In addition to single family dwellings, the district contains several architecturally significant examples of apartment buildings and two churches.

Two properties within the district are already listed on the National Register of Historic Places: St. Paul Methodist Episcopal Church (1340 Third Avenue SE) and the Damour House (William & Sue Damour House (1844 Second Avenue SE).

No significance is asserted under Criteria B or C.

***The Development of Bever Park Addition and Sampson Heights:***

The Second and Third Avenue Historic District extends along a linear series of blocks that were largely developed over four decades as part of the Bever Park Addition beginning in 1892 and Sampson Heights Addition beginning in 1902.

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The land in these additions was originally part of farms purchased by Sampson C. Bever in 1851-52 when he first settled in Cedar Rapids. During his lifetime Bever worked as a merchant, land agent, railroad promoter, banker, and real estate developer amassing a considerable fortune in real estate and stock holdings. In 1864 along with his sons Bever formed the City National Bank which came to be known as the "Bever Bank." In future years the efforts of the bank became closely tied to the family's real estate developments with hundreds of advertisements appearing in local newspapers jointly promoting the City National Bank and real estate for sale in various Bever owned residential additions.

By the 1880s with real estate development a booming business in Cedar Rapids, Sampson Bever moved towards retirement from active involvement in the family's various businesses leaving sons James, George, and John in charge. They continued to work in establishing residential additions along First, Second and Third Avenues SE. Lots sold briskly during the decade of the 1880s as Cedar Rapids experienced what was later described as a "town lot boom."<sup>3</sup>

By 1890 population in Cedar Rapids stood at 18,020 and the city saw its boundaries expand with a major annexation that same year. New manufacturing concerns, wholesale distributing operations, and brisk retail sales kept the local economy robust. With all signs pointing toward continued local prosperity, the three Bever brothers formed the Bever Land Company in 1891 for the purpose of subdividing portions of the "Beverly Farm" located southeast of First Avenue.

During this same period, the Bever brothers were involved with a group of local investors to acquire the Marion and Cedar Rapids Railway and the Cedar Rapids Street Railway. Both railways operated streetcars under horse drawn power. The group's objectives were multifold. Some hoped to improve transportation within the city limits, others to provide for a better connection to the county seat town of Marion located several miles northeast of Cedar Rapids, and still others to spur real estate development on the east side of the Cedar River. The real estate holdings of the Bever family and the newly organized Bever Land Company in the southeast quadrant of the city would be especially benefited if the efforts of the group proved successful. After considerable negotiation, several reorganizations, and a franchise buy-out, the new street railway company installed electrified lines in 1891 with one of the routes extending along First Avenue one block away from the Second and Third Avenue Historic District.

Formation of the Bever Land Company had been well-timed to coincide with the 1890 annexation and the completion of the electric street car lines in 1891. The next year, in 1892, the company initiated its first project when it platted 323 acres of the former Beverly Farm into 167 lots as part of the first Bever Park Addition. The addition was so named for a triangular shaped park located along Third Avenue SE between Park Avenue SE and Sixteenth Street SE.

The Bevers also saw the importance in aggressively supporting public infrastructure improvements in order to promote their real estate developments as well as the community as a whole. As with their efforts to extend streetcar lines, they promoted efforts to extend city water service and sewer lines and to build parks. In addition, the Bevers undertook private improvements on land they developed. That their work was considered progressive in their day and held in high regard by their contemporaries is evident in the following description of the first Bever Park Addition.

Probably the *most notable addition to Cedar Rapids which was laid out between 1880 and 1900 was Bever Park addition*, platted in 1892... The plat contains 167 lots. The lots are 60 feet in width and 140 feet in depth with a 20 foot alley at the rear. Before any of the lots in this addition were sold or offered for sale the streets and alleys were brought to grade, the lots also graded as to take off all storm water and make the whole plat uniform;

<sup>3</sup>Greene, C.G., "Comprehensive Review of Real Estate Conditions in Cedar Rapids," *The Cedar Rapids Evening Gazette*, (January 9, 1904).

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and sewerage and gas were put in. These preparations relieved buyers from much inconvenience. *Prior to the platting of Bever Park addition no such pains had been taken by those who laid out additions to put them into attractive shape.* The splendid results which followed the methods pursued by the Bever Land Company attest to the wisdom of such a course. The lots in their addition were not handled for speculation, but were sold directly to parties desiring permanent homes. Nearly all of the lots have been sold and there are now about as many attractive homes in the addition as there were originally vacant lots for a few of the lots have been divided into forty foot lots. The prices realized from lots have varied according to the location and time of sale, the minimum figure being about \$500 and the maximum figure being about \$1,300. Bever Park addition is one of the many monuments of the energy, enterprise, discernment and taste of George W. Bever.<sup>4</sup> (Italics added for emphasis)

The Bevers used these progressive development measures for a marketing advantage. An advertisement placed by the Bever Land Company in August 1892 appears below. The ad noted the ready availability of both city water and sewer service, proper drainage, and the added convenience of electric streetcar service.

Advertisement for the Bever Park Addition<sup>5</sup>

THE IMPROVEMENTS IN

# BEVER PARK ADDITION

(Are nearly completed.)

## THE STREETS ARE ALL GRADED

Surface drainage is perfect, the Water Pipes are laid, the Sewers are nearly finished, the Sidewalks are being built and we are now able to show the

## FINEST RESIDENCE LOTS IN THE CITY

In the best located addition in Cedar Rapids. Electric cars pass the addition every few minutes and all modern conveniences are provided. All persons who contemplate building a home this fall should call upon or address us at once.

OUR TERMS ARE REASONABLE

## BEVER LAND CO

BEVER + PARK  
ADDITION.

Cedar Rapids,  
IOWA.

<sup>4</sup>Ibid.

<sup>5</sup>Advertisement for Bever Park Addition, Cedar Rapids Evening Gazette, August 20, 1892, p. 7.

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As the advertisement indicates, the Bever Land Company laid sanitary sewers in the new Bever Park Addition before they sold any lots. City Engineering Department records show the company retained I.H. Arel to lay sanitary sewers down the alleys between First and Second Avenues and between Second and Third Avenues for the four blocks between Fourteenth Street SE and 17<sup>th</sup> Street SE in 1892. Only a few individual sewer taps were made during the next several years, however, due to pending litigation that affected the lots within the addition.

The litigation referred to above effected the early development of the Bever Park Addition soon after the first lots were advertised for sale. The event that would have such an important impact on the development of the Second and Third Avenue Historic District was the death of Sampson Bever in August 1892. For the next four years, two of Bever's five children contested Sampson's will because they believed that it transferred a disproportionate amount of real estate assets to brothers James, George, and John through their holdings in the Bever Land Company. Their sisters, Jane Spangler and Ellen Blake, contended that the Bever Land Company had been established fraudulently because their father was not of sound mind in 1891. They claimed that the effect of creating the company had been to divide Sampson Bever's holdings in a disproportionate manner in contrast with his wishes expressed throughout his life. The sisters noted that there was no record of their brothers ever having paid for their stock in the Bever Land Company. As a result they held that their brothers had acquired the farmland at no cost. The sisters asked the judge to set aside the will because their father was incapacitated at the time he made it and under undue influence from their brothers.

The Bever will case was brought to trial in January 1893 with spectators filling the courtroom each day to hear the sisters make their case and the brothers defend their actions. Local real estate experts were called to testify about the value of the estate including platted lots owned by the Bever Land Company, undeveloped land, and buildings owned by Sampson Bever including residences of each of his five children. More than sixty detailed newspaper accounts traced the three-week trial and the appeal of the verdict to the Iowa Supreme Court. In January 1896 with the five children agreeing to divide the estate equally, the will was set aside.

During the four years the Bever estate was litigated, it appears that land sales in the Bever Park Addition were suspended. In March 1896 two months after the settlement an advertisement appeared in the *Gazette* stating that Bever Park lots "are on the market again. Nothing finer or more desirable in this city. Drainage is perfect; sewerage system complete; water pipes and sidewalks are laid. TERMS REASONABLE."<sup>6</sup> That same year with the litigation settled individual sewer tap records and water connection records show building activity resuming at a brisker pace. During the four years between 1896 and 1899, 33 houses appeared at the south end of the district.<sup>7</sup> By April 1899 fewer than 25 lots remained unsold in the Bever Park Addition portion of the Second and Third Avenue Historic District.<sup>8</sup>

When earlier residential additions sponsored by Sampson Bever and others were laid out south of First Avenue in the 1870s and 1880s, the Cedar Rapids' grid street/avenue system was continued. This system had numbered streets parallel to the Cedar River and avenues perpendicular to the river but on a northeast/southwest compass axis. When the Bever and Higley family farms were platted into residential parcels in the 1890s and 1900s, city planners took advantage of the opportunity to orient some of the extended streets and avenues to the north/south and east/west points of the compass. Both Second Avenue SE and Third Avenue SE continued in a diagonal fashion as far as Nineteenth

<sup>6</sup>Advertisement for Bever Park Addition, *Cedar Rapids Evening Gazette*, March 18, 1896, p. 6.

<sup>7</sup>City of Cedar Rapids Engineering Department sewer location tap records and City of Cedar Rapids Water Department tap date records for the Second and Third Avenue Historic District.

<sup>8</sup>Bever Land Co. advertisement, *Cedar Rapids Evening Gazette*, April 1, 1899, p. 23.

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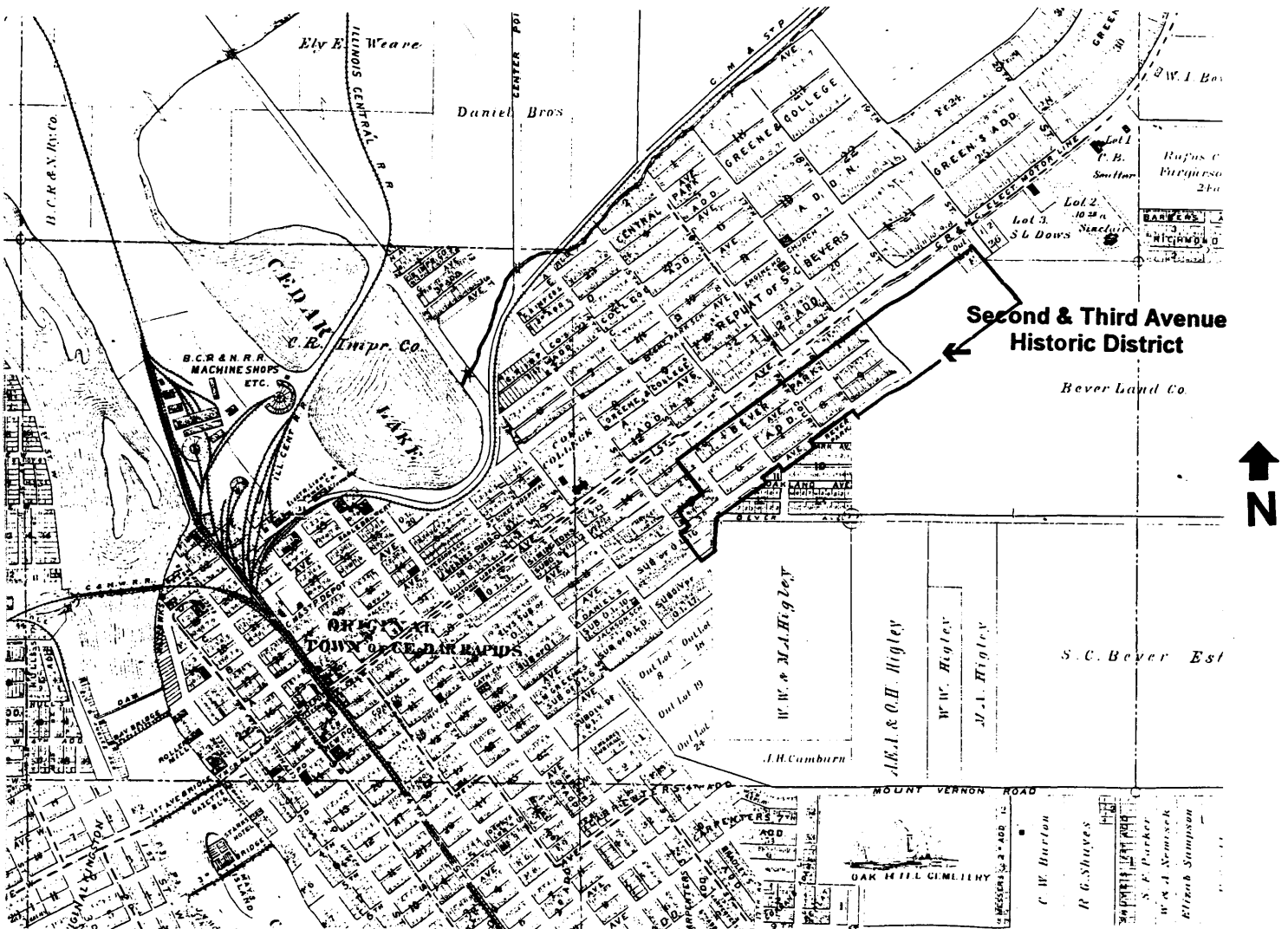
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Street SE. Beginning with Fourth Avenue SE and continuing through Eighth Avenue SE, the numbered avenues were turned 45 degrees and continued with east/west orientations. The new streets were generally laid out in grid form beginning with Fourteenth Street SE oriented north and south and continuing east through Nineteenth Street SE.

As a result of this change in street and avenue direction, new non-numerical names were required for the east/west

**Southeast Cedar Rapids, ca. 1895<sup>9</sup>**



<sup>9</sup> From *Map of the City of Cedar Rapids*, from *Atlas of Linn County, Iowa*, (Marion, Iowa: Samuel N. Parsons, W.G. Treat and J.D. Wardle), ca. 1895.



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avenues north of Fourth Avenue SE. The 1892 plat for Bever Park Addition gave the prominent "Bever" name to the avenue located one block north of Fourth Avenue and "Oakland" to the next street to the north. When Bever Park Second Addition was platted in 1905, Oakland Avenue was renamed "Washington." The next avenues to the north were Park Avenue that ran along the south edge of Bever Park (later Redmond Park) and then Grand Avenue. The last plat to adjoin Third Avenue SE north of Bever Park Second Addition was Grande Avenue Place Addition. North of Grand (alternate spelling: "Grande") Avenue SE, the east/west avenues were named "Blake" (for Ellen Bever Blake) and "Ridgewood Terrace."

As part of the settlement of Sampson Bever's estate in 1896, unplatted land adjoining First Avenue east of Seventeenth Street SE passed to Ellen Bever Blake. A few years later, Malcolm Bolton – a local real estate investor and developer – acquired joint ownership of the parcel. The farm buildings were razed in 1901 and the area was platted as the Sampson Heights Addition in 1902. The term "heights" was a bit of a misnomer, however. The four blocks between Seventeenth Street SE and Nineteenth Street SE along the avenues rose only thirty feet. But as Bolton later acknowledged, the area had other distinct advantages. It was the first residential neighborhood in Cedar Rapids to carry deed restricts such as the requirements that only one house could be built on a lot and that houses must be set back at least 30 feet from the front lot line.<sup>10</sup> Sampson Heights was advertised as "Strictly a Home Location...For sale for residence purposes only."<sup>11</sup> The result of these restrictions was that the blocks east of Seventeenth Street had a less dense pattern of development than those that were built in the older Bever Park Addition.

Advertisement for Sampson Heights Addition<sup>12</sup>

**SAMPSON HEIGHTS**  
(Formerly Bever Heights Addition)  
**AN IDEAL "HOME" ADDITION**

**Location.**  
**Sampson Heights Addition**

The second and third avenues north of Fourth Avenue SE. The 1892 plat for Bever Park Addition gave the prominent "Bever" name to the avenue located one block north of Fourth Avenue and "Oakland" to the next street to the north. When Bever Park Second Addition was platted in 1905, Oakland Avenue was renamed "Washington." The next avenues to the north were Park Avenue that ran along the south edge of Bever Park (later Redmond Park) and then Grand Avenue. The last plat to adjoin Third Avenue SE north of Bever Park Second Addition was Grande Avenue Place Addition. North of Grand (alternate spelling: "Grande") Avenue SE, the east/west avenues were named "Blake" (for Ellen Bever Blake) and "Ridgewood Terrace."

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<sup>10</sup>"Realtor Malcolm Bolton Returns to Visit City He Helped Build," *Cedar Rapids Gazette*, October 4, 1953.

<sup>11</sup>Sampson Heights Addition advertisement, *Cedar Rapids Evening Gazette*, June 11, 1906.

<sup>12</sup>Malcom V. Bolton & Co. advertisement for Sampson Heights Addition, *Cedar Rapids Evening Gazette*, June

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Real estate development was a boom industry in Cedar Rapids between 1900 and 1930 – the period when growth was highest in the residential sections south of First Avenue. Population soared 119% in three decades from 25,656 in 1900 to 32,811 in 1910, 45,566 in 1920, and 56,097 in 1930. The building of new houses in the Second and Third Avenue Historic District paralleled the increases in population citywide. The first decade after 1900 saw the first houses to be built under the new city ordinance that required building permits for new construction and major remodeling projects. Before World War I, another regulation adopted by the City gave protection to residential neighborhoods through the zoning provisions.

Municipal parks were the other important ingredients that made the Second and Third Avenue Historic District successful. Today's Redmond Park located immediately adjacent to the district along Third Avenue SE was originally named "Bever Park." This triangular shaped parcel includes 1.22 acres and measures 465 feet along third Avenue, 356 feet along Park Avenue, and 300 feet along Sixteenth Street SE. It was deeded to the City in 1892 by the Bever Land Company as part of the first Bever Park Addition. That it was an important asset in the development of the neighborhood is confirmed by the fact that one of the district's early prominent residences was built on a double-lot located across the street at 1580 Third Avenue SE. O.W. Lyman, co-founder of Lyman Brothers retail millinery store retained the Cedar Rapids' architectural firm of Josselyn & Taylor to design his residence, which was constructed in 1900. The house and its double-lot remained one of the most spacious house sites on the avenue for many years.

Bever Park was destined to bear the name of the Bever family only briefly, however. In 1898 a larger park located further east on land once owned by Sampson Bever was named in his memory by the City Council. The Third Avenue park was later renamed for John Redmond, the mayor and key leader in the effort to adopt the commission form of government. The park had an ornate horse-watering fountain that was removed to the Cedar Rapids waterworks site for a time and reinstalled in 1995.

The second park along Third Avenue is Huston Park located between Fifteenth Street SE and Washington Avenue. This triangular parcel was not originally platted as a park when the Bever Park Addition was laid out in 1892 but instead was a designated as a single building lot in Block 11. In December 1903 the parcel which measured a modest .05 acres was deeded to the City by the Bever Land Company. Like Redmond Park, Huston Park is located immediately adjacent to the Second and Third Avenue Historic District.

Another appealing feature of the Second and Third Avenue Historic District for prospective residents before World War I was the presence of several churches within easy walking distance or a short streetcar commute. A number of Cedar Rapids' churches selected suburban residential neighborhoods when they outgrew downtown sites at the turn of the 20<sup>th</sup> century. Members of the Second Presbyterian Church selected a site at Third Avenue and Bever Avenue SE. They began constructing their new building in 1903 and changed their name to Westminster Presbyterian Church when they relocated out of the downtown the following year. St. Paul Methodist Episcopal Church began plans for their move in 1909 and finished construction of their new building by 1914. Both new locations were along the route of the streetcar line that connected the new Bever and Wellington additions in southeast Cedar Rapids to the downtown via a line along Third Avenue. Other churches built within a few blocks of Westminster and St. Paul's prior to World War I for similar reasons included: the First Church of Christian Science (1910), English Lutheran Church (1911), First Christian Church (1913), Immaculate Conception Roman Catholic Church (1913), Grande Avenue United Presbyterian Church (1914), and First Baptist Church (1917).

An examination of Sanborn maps for Cedar Rapids for the years 1895, 1913, 1931 and 1963 sheds light on the development patterns and growth of the Second and Third Avenue Historic District over seven decades. The first map to show any portion of the neighborhood was the 1895 map. Land along both avenues southwest of Fourteenth Street

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contained a series of 1 and 2-story houses and a number of vacant parcels. Coe College was located just two blocks away along the north side of First Avenue between Twelfth Street NE and Thirteenth Street NE. The land contained in the Bever Park Addition was simply described by the map makers as "vacant beyond."

By 1913 when the next Sanborn map is available, the neighborhood had seen a major transformation. The area depicted extended all the way to Nineteenth Street SE. Along Second Avenue, the 1400, lower-1500, upper-1500, and 1600 blocks were nearly fully developed with only a scattered lot remaining vacant. A number of lots had been divided in order to contain two closely spaced houses. A cluster of double-houses appeared at the northwest corner of Sixteenth Street SE and Second Avenue SE and the first apartment house in the neighborhood, the Tilden Apartments, was in place at 211 Fifteenth Street SE.

At the upper end of Second Avenue within the Sampson Heights Addition, building was not as far along. The 1700 block had seven houses along the north side but only one on the opposite side at 1707 Second Avenue SE. Development in the next block was approximately 50% complete with the cluster of three Hunting family houses at the intersection of Nineteenth Street SE all in place. The balance of the 1800 block remained vacant lots.

The 1913 Sanborn map shows Third Avenue SE with both Westminster Presbyterian Church and St. Paul Methodist Episcopal Church in place. The churches marked a shift from somewhat smaller, more closely spaced houses to the west and larger houses further out along Third Avenue. All of the parcels in the 1400 block were filled with single-family frame residences by 1913. Houses along the north side of the lower-1500 block were less densely spaced with houses along the south side facing Huston Park. Five lots remained vacant in the upper-1500 block with the Lyman House occupying the most spacious site opposite Redmond Park. The neighborhood adjoining Third Avenue to the east was approximately 75% developed. A large vacant parcel in the upper-1500 block included the future site of the Grande Avenue United Presbyterian Church. A handful of lots remained vacant opposite Redmond Park.

Third Avenue continued to be largely undeveloped east of Seventeenth Street SE in the Sampson Heights Addition in 1913. Several houses appeared in the 1700 block with only a cluster of dwellings in place at the corner of Nineteenth Street. Blocks to the east along Ridgewood Terrace and Blake Avenue SE were only sparsely settled. Like the blocks to the west, the south side of the 1700 and 1800 blocks of Third Avenue SE included a series of irregular parcels containing somewhat smaller houses.

By 1931 Sanborn maps show several important changes in the Second and Third Avenue Historic District and in the surrounding neighborhoods. The most obvious changes occurred along First Avenue. The prime residential sites that marked this avenue in 1913 were gradually being replaced by a mix of multi-story apartment buildings and retail businesses. A group of commercial buildings was located west of the intersection of Fifteenth Street with three separate filling stations appearing at the intersections of Fourteenth Street and Park Court. A large parking garage with a capacity for 100 cars was located mid-block between Fourteenth Street SE and Fifteenth Street SE. Coe College had grown since 1913 with several new buildings on its square block campus north of First Avenue. The residential blocks west of the district along both Second Avenue SE and Third Avenue SE saw several new churches built. The blocks to the south had few vacant lots remaining between Third Avenue and Nineteenth Street. To the northeast, the irregular curving streets of Dow's Addition were beginning to fill up with large houses set on spacious lots.

Within the Second and Third Avenue Historic District itself, construction of the first in a series of medium and large-scale apartment buildings at the lower end of the district was completed. Several sections of the Mead Flats were in place at the intersection of Third Avenue SE and Bever Avenue SE. These apartments rented for \$40 to \$45 a month with each

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unit including a gas range, refrigerator, and stationary vacuum cleaner.<sup>13</sup> A block away two houses at the northeast corner of Fourteenth Street SE and Second Avenue SE were replaced by one of the premier apartment buildings in the city – the Commonwealth Apartment Building. Apartment residents were able to take advantage of interior automobile parking in the garage located across the alley fronting onto First Avenue. The last two apartment buildings at the lower end of Second Avenue – the Windemere and the Warwick – appeared by the late-1930s.

Only a handful of lots remained vacant in the district by 1931. In several cases, infill housing completed prior to 1931 saw single lots divided in half in order to contain two narrow dwellings. In other cases, infill construction occurred on the cross streets with new buildings set at the rear of corner lots adjacent to the alleys. One unusual land-use in the neighborhood was the operation of radio station WKAA from a 2-story carriage house (non-extant) located at 1444 Second Avenue SE. The most significant change on Second Avenue SE occurred at the upper end. In the 1700 block five houses appeared along the south side as compared with one in 1913. In the 1800 block five new houses appeared with a total of nine in place on the north side and eight on the south side. Spacing is less dense in the Sampson Heights Addition blocks as a result of deed restrictions prohibiting the construction of more than one house per lot.

Like other sections of the district in 1931, development along the lower end of Third Avenue SE saw several instances of single lots being divided in order to build two houses (1428 and 1432 Third Avenue SE and 1514 and 1516 Third Avenue SE). This practice appeared to become more common as vacant lots in popular neighborhoods such as this became more valuable. Promoters liked to describe First, Second and Third Avenues as “the three principal avenues in the city.”<sup>14</sup> The continued importance of Redmond Park was seen with the construction of the Grande Avenue United Presbyterian Church immediately adjacent to the district at Grande Avenue SE and Sixteenth Street SE east of the park. Retention of the double-lot site for the house at 1580 Third Avenue SE now occupied by Dr. Richard Lord and his wife Jessie, further attested to the value of public open spaces in the neighborhood.

Further up Third Avenue, several irregular parcels on the south side of the avenue saw houses constructed. The most significant change came in the 1700 block – one house appeared on the north side in 1913, eight houses were in place by 1931; one house on the south side in 1913, five houses on shallow, irregular lots in 1931. A similar pattern of growth was seen in the 1800 block – three houses were in place in 1913 on the north side and nine houses in 1931.

Although the Second and Third Avenue Historic District saw full development shortly after the 1931 map was completed, change continued to occur within the district. The next Sanborn map available dates from 1963 and is useful in tracking changes in building use. For example, the garage that once housed automobiles for tenants at the Commonwealth had been converted to use as a movie theater by 1963. Many houses throughout the district were converted to duplexes and a few contained more units. Five lots at the northeast corner of Fifteenth Street SE and Second Avenue had been cleared awaiting construction of a new office building. The few remaining vacant lots in 1931 saw infill housing by 1963. They included four smaller scale houses built in the 1700 block of Second Avenue SE.

Change along Third Avenue SE 1963 paralleled that of Second Avenue SE. Many large houses at the lower end of the district were converted to duplex and apartment use. One new infill house appeared at 1808 Third Avenue SE. Several important changes were made to churches along Third Avenue between 1931 and 1963. Additions were constructed for education wings at both Westminster Presbyterian Church and St. Paul Methodist Episcopal Church. The Grande Avenue United Presbyterian Church was discontinued and the building was converted into a six-unit apartment building.

<sup>13</sup>“The New Mead Flats,” (captioned photograph) *Cedar Rapids Evening Gazette*, January 1, 1914.

<sup>14</sup>Malcolm V. Bolton & Co. advertisement for Sampson Heights Addition, *Cedar Rapids Evening Gazette*, June 11, 1906, p. 9.

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The Second and Third Avenue Historic District was originally occupied by middle and upper income households. They included many railroad workers (clerks, conductors, engineers, and machinists), commercial travelers or traveling salesmen, downtown business owners and managers, industrial owners and plant managers, lawyers, doctors (physicians, osteopaths, and dentists), bank officers and cashiers, real estate agents, and teachers. City directories provide a sampling of the district's more prominent residents and the location of the houses they occupied:

**Second Avenue SE**

Franklin & Mary Kilborn, photographer & inventor - 1344 Second Avenue SE  
John & Clara Limback, co-owner of Limback & Jeffrey Lumber Co. - 1544 Second Avenue SE  
Edward & Edna Greedy, general manager, LeFabure Ledger Co. - 1614 Second Avenue SE  
Ferdinand & Katherine Fiske, architect, Dieman & Fiske - 1620 Second Avenue SE  
Clement & Charlotte King, president, King-Wilder Grain Co. - 1632 Second Avenue SE  
Alfred & Lillian Newman, president, National Yeast Co. - 1700 Second Avenue SE  
Joseph & Mary Cockfield, president, Cedar Rapids Foundry & Machine - 1720 Second Avenue SE  
Ambrose & Ella Jeffry, president, Cedar Rapids Sas & Door Co. - 1724 Second Avenue SE  
Charles & Frances Denecke, C. Denecke, Inc., retail drygoods - 1744 Second Avenue SE  
Charles & Mabel Dieman, architect & sculptor, Dieman & Fiske - 1800 Second Avenue SE (second house)  
Malcolm & Louise Bolton, M.V. Bolton & Co., real estate - 1820 Second Avenue SE  
George & Georgia Ludy, president, Ludy & Taylor, jewelers - 1845 Second Avenue SE  
Herbert B. & Lenore Hunting, treasurer, Williams & Hunting Co., planning mill - 1857 Second Avenue SE

**Third Avenue SE**

Enlow & Alberta McCartney, secretary/treasurer, Iowa Wind Mill & Pump Co. - 1432 Third Avenue SE  
Ezra & Emma VanMetre, president, American-Canadian Land Co. - 1513 Third Avenue SE  
Austin & Marie Garretson, president, Order of Railway Conductors - 1534 Third Avenue SE  
Everett & Aileen Seely, secretary/treasurer, Dearborn Brass Co. - 1544 Third Avenue SE  
Charles & Mabel Dieman, architect, Dieman & Fiske - 1560 Third Avenue SE (first house)  
Howard & Neva Cherry, secretary, J.G. Cherry Co. - 1564 Third Avenue SE  
O.W. Lyman, Lyman Brothers, millinery - 1580 Third Avenue SE  
Dr. Richard & Jessie Lord, LeFebure Ledger Co., Acme Fire Insurance, & other - 1580 Third Avenue SE  
Frank & Josephine Dostal, Dostal's Saloon - 1714 Third Avenue SE  
George & Bessie Steffy, manager, Upton & Co., agricultural implements - 1744 Third Avenue SE  
Charles & Edna Barnes, vice-president/secretary, E.E. Pinney Coal Co. - 1896 Third Avenue SE  
Martin & Ina Kehoe secretary/treasurer, Hall Manufacturing Co. - 1896 Third Avenue SE  
Elmer & Jennie Runkle, secretary, Williams & Hunting Co., planning mill - 216 Fifteenth St., SE  
Alfred & Edith Hammond, president, Aston-Seaton Implement Co. - 213 Sixteenth St., SE

A number of these houses were occupied by the same family for many years with unmarried adult children continuing to reside at home. The pattern of extended families often included an elderly parent, usually a mother, residing with her children or living in an adjacent home. Many houses continued to be occupied by widows who often survived their husbands for several decades. Working women made up a small minority in the neighborhood with their employment limited to teaching, nursing, or working in some capacity in a downtown shop or office.

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***The Architecture of the Second and Third Avenue Historic District:***

The architecture of the Second and Third Avenue Historic District represents a range of building type, style, and form typical of late 19<sup>th</sup> and early 20<sup>th</sup> century residential neighborhoods in Cedar Rapids. Two churches, six apartment buildings, three double-houses, and nine different single-family house forms appear in the district. The churches include the design efforts of two important American architects – Charles W. Bolton of Philadelphia and Louis Sullivan of Chicago. The multi-family and single family residential building stock includes examples of the Queen Anne Style, the Colonial Revival Style, the Georgian Revival Style, the Craftsman Style, the Tudor Revival Style, and the Prairie School Style. At least three architectural firms have been identified with residential designs in the district including Josselyn & Taylor of Cedar Rapids, Charles Dieman of Cedar Rapids, and Clausen & Kruse of Davenport.

The single-family houses include common vernacular building forms popular locally and around the United States from the late 1890s through the 1930s. They include the hipped roof 2-story or American Four-Square, Front-Gabled Roof 2-Story and its variations – the Suburban Cottage and the Clipped-Gable Cottage, the Side-Gabled Roof 2-Story, the Bungalow and Bungalow Cottage, the Gambrel Cottage, and the English Cottage. The most common house form in the district is the American Four-Square and the styles that appear the most frequently are the Craftsman and the Colonial Revival. Some of the examples of vernacular architecture may be the product of pre-cut housing manufacturers such as the Gordon-Van Tine Company of Davenport.

***The Work of Architects***

The Second and Third Avenue Historic District contains the work of architects who practiced at the national and state levels. The designs for both church buildings in the district were prepared by architects with national practices. Westminster Presbyterian Church at 1285 Third Avenue SE (Photo #1), the older of the two, was built in 1904-05 based on a Late Gothic Revival design by Charles W. Bolton of Philadelphia. Bolton began his architectural practice in 1880 and continued along with various partners until his death in 1942. His obituary credited him with designing more than 500 churches across the country during his life. His designs for Presbyterian churches first appeared in the Presbyterian Church in the U. S. Board of church Erection *Annual Reports* in 1884 and through the years his firm was commissioned to design hundreds of Presbyterian churches as well as Methodist, Lutheran, and Baptist churches.<sup>15</sup>

As built, the church design differed only slightly from the conceptual drawing published in the *Cedar Rapids Evening Gazette* on March 7, 1904 shortly before ground was broken on the project. The church's Magdalene Tower was modeled after the Magdalen Tower built at Oxford University's Magdalen College between 1492 and 1509. Some of the stained glass panels in the new church were relocated from the congregation's Second Presbyterian Church building (non-extant) located in the downtown. A new stained glass titled "The Road to Emmaus" was designed by Heinrich Hofmann. The interior featured Akron doors, which could be opened to provide additional space in the auditorium.

Use of the Late Gothic Revival Style for ecclesiastical and academic buildings was led nationally by architects such as Ralph Adams Cram with the firm of Cram, Goodhue and Ferguson. In 1903 just a year before Westminster was completed, Cram's firm was successful in securing the design contract for the rebuilding of the United States Military Academy at West Point. Later projects would include Calvary Episcopal Church in Pittsburgh (1907), the Episcopal

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<sup>15</sup>Tatman, Sandra L. and Roger Moss. *Biographical Dictionary of Philadelphia Architects*. Boston: AG.K. Hall, 1985, pp. 78-84.

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Cathedral of St. John the Divine in New York (1910), and the "Collegiate Gothic" evidenced in the Graduate School at Princeton University (1913). These examples like Westminster Presbyterian Church featured eclectic interpretations of the English Gothic Style.

Like other Late Gothic Revival Style examples, Westminster avoids the polychromy of High Victorian Gothic buildings. The building has a strong perpendicular feel despite the horizontal mass exposed to the street as a result of siting on a triangular parcel. The gray Bedford Stone with its well-executed Gothic detailing affirms Westminster's Late Gothic design. Its original design that appears below was one of several dozen churches featured in a publication titled Churches by Charles W. Bolton & Son in ca. 1910.

Elevation of Second Presbyterian Church, Cedar Rapids<sup>10</sup>



SECOND PRESBYTERIAN CHURCH, CEDAR RAPIDS, IOWA.

<sup>10</sup> Plate depicting "Second Presbyterian Church, Cedar Rapids, Iowa," Churches, Charles W. Bolton and Son, Architects, Philadelphia, ca. 1910.

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When Louis Sullivan and architects William Jones and George Elmslie completed their design for St. Paul Methodist Episcopal Church, its appearance was so new that local writers described it as a style without a name.<sup>17</sup> Starting their new church edifice just a few years after Westminster was completed, the St. Paul building committee wanted there to be no confusion of the two structures so when soliciting prospective architects they sent along photos of their Presbyterian neighbor indicating that this is what they did not want in a design.

St. Paul is one of two Sullivan commissions in Cedar Rapids and one of five in Iowa. The other local example is the People's Savings Bank/Norwest Bank (1909-11). Other works in the state include the Merchant's National Bank (1913-15) in Grinnell, the Henry C. Adams Building (1913-14) in Algona, and the Van Allen Store (1912-15) in Clinton. The National Register Nomination for St. Paul Methodist Episcopal Church notes that the "finished building...is devoid of many of Sullivan's decorative frills, and few of his structural components. It represents the serial involvement of three architects... The unusual church plan is a significant example of the changing role of the church in society, evidencing the incorporation of church education, physical education, and a broader church community concept in addition to the traditional workshop function."<sup>18</sup>

*Advertisement for Josselyn & Taylor Co. Architects<sup>19</sup>*



M. E. CHURCH.  
Lisbon, Iowa.



JOSELYN & TAYLOR CO.,  
ARCHITECTS,  
OVER 119 1ST AVENUE,  
CEDAR RAPIDS, IOWA.



RESIDENCE OF O. W. LYMAN.  
Cedar Rapids, Iowa.

<sup>17</sup>National Register of Historic Places Nomination for St. Paul Methodist Episcopal Church, 1340 Third Avenue SE, Cedar Rapids, Iowa, Item 8, p.5.

<sup>18</sup>*Ibid.*, Item 8, p.1.

<sup>19</sup>Advertisement for Josselyn & Taylor Co., *Cedar Rapids City Directory*, 1900.



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A number of buildings within the Second and Third Avenue Historic District are known to be the work of local architects. One of Cedar Rapids' most important architectural firms during the 1880s and 1890s was the Josselyn & Taylor Company. Established by H.S. Josselyn and Eugene Taylor, the firm had a practice that extended throughout the state and included a number of important commercial and institutional projects locally. Among the more significant residential commissions by the firm was Brucemore (2160 Linden Drive SE, National Register of Historic Places) built between 1884 and 1886 for Caroline Soutter Sinclair. Other important local works included Grace Episcopal Church, the First Congregational Church, the First Baptist Church, the Young Men's Christian Association Building, the Granby Building, the Kimball Building, the Security Savings bank Building, the Cedar Rapids Savings Bank Building, the Montrose Hotel, The Cedar Rapids Supply company Building, the Wilcox Building, and the Cedar Rapids Public Library. Their design work was viewed by a national audience in the Iowa State buildings built for the World's Columbian Exposition in Chicago and the Omaha Exposition.

In the Second and Third Avenue Historic District Josselyn & Taylor were known to have designed the residence of O.W. Lyman in ca. 1899 at 1580 Third Avenue SE/217 Sixteenth Street SE (Photo #2). This large frame residence and carriage house are built on a prominent corner lot opposite Redmond Park. Its form, massing, and use of picturesque elements is similar to Brucemore. This design appeared in the advertisement shown on the previous page for the Josselyn & Taylor Co.

At least three buildings within the district were designed by Charles Dieman who completed residential designs throughout the region between 1896 and 1922. Dieman worked for Josselyn and Taylor prior to setting up his own office. His earliest design in the Second and Third Avenue Historic District after forming his own firm is located at 1560 Third Avenue SE. He and his wife occupied it briefly after its completion in 1899. The house employs an eclectic design applying a mixture of materials (narrow clapboard, square-cut shingles, geometrically designed corner board trim, and ashlar stone foundation and columns) to a 2½-story Side-Gable Roof house form. A variety of window types and shapes have pediment, semicircular and flat arches. A massive two-story stone columned entrance portico sets off the front façade. The house reads like a catalogue of building elements and design features for someone shopping for a new house or an architect to design it.

Three years later Dieman designed a second house several blocks away at 1800 Second Avenue (Photo #3) for his wife and himself. A more mainstream design, this Four-Square form incorporated elaborate dormers in the steep hipped roof and several styles of projecting window forms. The front porch included Classical design motifs in the capitals and balustrade. Dieman's second wife Clara was an artist and he incorporated a sculpting studio in the third floor complete with skylight.

Dieman continued to adapt the Four-Square form in a third house in the district that he designed for Charles and Edna Barnes at 1896 Third Avenue SE (Photo #4) in ca. 1910. The Barnes House employs a simpler architectural vocabulary than Dieman's second residence opting for Craftsman Style treatments such as unadorned wide eaves, varying the cladding between levels (narrow on the upper level with alternating width on the lower level), and simple porch trim (massive battered columns and straight balusters with circle cuts).

Only one specific building in the district has been identified as the work of Ferdinand Fiske, Dieman's partner. Located at 1620 Second Avenue SE, it was built in ca. 1898 as the residence for Fiske and his wife Katherine. The house has been altered through modification of the porch and the addition of synthetic siding. The inclusion of a Fiske design as

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an illustration in an advertisement for the Bever Park Addition placed by the Bever Land Company in 1899<sup>20</sup> is an indication that Fiske may have completed other residential work in the district as well.

The local housing boom apparently attracted the interest of out-of-town architects as well. In 1920 Mary Lee retained the firm of Clausen & Kruse of Davenport, Iowa to design a house. She saw its construction completed two years later at 1826 Second Avenue SE (Photo #5). The building is designed in the Georgian Revival Style with a low-pitched hipped roof, a brick lower level and stucco upper level, and a combination of 4/1, 6/1 and 8/1 double-hung sash. The house obtains a horizontal feel by incorporating a 2-story solarium and sleeping porch on one end. The design for the Lee house and the choice of building materials reflects the other residential work of Rudolph Clausen and Walter Kruse from this period in Davenport.

*Residential Architectural Styles*

The Second and Third Avenue Historic District provides a sampler of architectural styles and decorative elements that were popular among American house builders from the 1890s through the 1930s. The earliest residential styles to appear in the district are the Queen Anne Style and the Shingle Style. A handful of well-preserved examples from the 1890s include the features and materials typical of late Queen Anne residences: asymmetrical floor plans, mixed roof plans and dormers, varied wood cladding including narrow, medium and wide width clapboard or decorative shingles (fish-scale, square-cut, saw-tooth, cove-cut, octagonal, or diamond-cut shapes laid in straight, staggered or wave rows), and a variety of porch plans. Turrets and elaborate porch trim are less common elements in the Queen Anne examples in the Second and Third Avenue Historic District.

A good example of the Queen Anne Style in the district is the house located at 1304 Third Avenue SE (Photo #6). This house was built for Edith and Warren Durin, manager of the Cedar Rapids and Marion Telephone Company in ca. 1897. It has an asymmetrical elevation with a side-gable roof and projecting front-gable 2-story canted bay and oriel at the right corner. Beltcourses divide the levels with narrow wood clapboards and shingles varied between floors. Decorative relief panels are installed above the oriel and bay windows. The wrap-around porch has a hipped roof supported by slender paired columns resting on clapboard clad pedestals with spindled balustrades set in arched openings. Like most of the other Queen Anne examples in the district this house is sans turret or tower. Other examples of Queen Anne Style residences in the district include the Alonzo and Lizzie Thurston House next door at 1310 Third Avenue SE (1896), the Ella Olmstead House at 1403 Second Avenue SE (1896), the George and Nellie Brown House at 1625 Second Avenue SE (1897), and the Robert and Marie Douglass House, 1435 Third Avenue, SE (ca. 1905).

The Shingle Style appeared at the end of the Queen Anne period in Cedar Rapids and local examples of the style are more modest than examples found elsewhere. Locally, the Shingle Style is typified by the use of decorative shingles on upper levels and gables. Building profiles are more simplified than late Queen Anne houses and a number of examples feature prominent exposed chimneys and ornamented windows. The house occupied by Josephine and F.W. Heaney, a traveling agent, at 1564 Second Avenue SE (Photo #7) is a good local example of the Shingle Style. The house was likely built in the mid-1890s on speculation. It has an intersecting closed-gable roof plan with the upper half of the gable ends overhanging the lower halves. The first story is clad in narrow clapboard siding with the second story and gable ends covered in shingles. The distinctive shingle pattern includes square-cut shingles laid in staggered courses, fish-scale, and square-cut laid in a straight butt pattern. Four rows of square-cut shingles surround the semi-circular window. A 2-story projecting bay window section located at the entrance contains a massive exposed chimney flanked

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<sup>20</sup> Bever Land Co. advertisement, *Cedar Rapids Evening Gazette*, April 1, 1899, p. 28.

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by triangular shaped windows in the gable peak. A hipped roof porch wraps around the front and west side. The rich shingle treatment in this house is the finest example found in the district.

At the turn of the 20<sup>th</sup> century the Classical vocabulary was reestablished in high style variations of the Beaux-Arts Style and Neo-Classicism for large scale building designs. A parallel movement saw Classical elements and design features incorporated into multi-family and single family residential building stock. The seven-story Commonwealth Apartment Building at 1400 Second Avenue SE (Photo #8) was constructed in 1926. With its name steeped in the early American Classicism of the Commonwealth of Virginia, it is no surprise that it was designed in the Neo-Classical Style. Its U-shaped floor plan features a colonnade entrance in the recessed center section. Common Classical elements such as a balustrade and urns adorn the roof line and round arched windows are set between the columns. Other Classical elements include the terra cotta beltcourse in a garland design separating the second and third floors, an embossed dentil design on the beltcourse between the sixth and seventh floors, and a cornice with a dentil design topping the building. The multi-light 6/1 double-hung sash complete the Commonwealth's Neo-Classical design.

Two residential variations of the Neo-Classical Style were the Colonial Revival Style and the Georgian Revival. Dozens of Colonial Revival Style residences appear in the Second and Third Avenue Historic District. Most have symmetrical facades, hipped or side-gabled roofs, prominent doorways with fanlights or pedimented frames, and porches or porticos trimmed in Classical decoration. Examples within the district frequently embellished the Four-Square form with rich Classical ornamentation to achieve a Colonial Revival appearance.

The Louis and Mary Hruska House at 1730 Second Avenue SE (Photo #9) is one such example. Louis worked as a bartender at Dostal's saloon when the house was built in ca. 1909. His name also appears on a number of building permits in newspaper records indicating that he may have been involved in the speculative building of houses or contracting. The Hruska House has a bell-cast hipped roof with a hipped attic dormer that contains a prominent Palladian window and roof edge. Classical elements include brackets and modillions along the eaves and porch soffit, Ionic columns and pilasters set on stone pedestals, a porch balustrade composed of heavy turned balusters, and multi-light sash in the dormer and cottage windows.

Other examples of the Colonial Revival Style in the district include the John and Clara Limback House, 1544 Second Avenue SE (1901), the Elmer & Mary Beaven House, 1644 Second Avenue SE (ca. 1906), the Charles & Francis Denecke House and carriage house, 1744 Second Avenue SE (1907), the Charles & Clara Dieman House (second house), 1800 Second Avenue SE (ca. 1902), the Isador & Laura Lobenstein House, 1809 Second Avenue SE (ca. 1915), and the Lyman-Lord House and carriage house, 1580 Third Avenue SE/217 Sixteenth Street SE (ca. 1900). For many residences in the district, Colonial Revival elements are incorporated in a less pronounced fashion – an attic window with a Palladian shape, a Classical balustrade and columns on a front porch, a keystoned window arch, or some other Classical feature.

The Classical vocabulary of the Georgian Revival Style was more exacting for its residential designs. Examples within the district are generally more horizontal than their Colonial Revival cousins with smaller porches or porticos centered on the fronts. Sleeping porches popular during the period in which these houses were built were placed at on the sides and set back from the front façade so as not to disturb the symmetry. The Sue Damour House at 1844 Second Avenue SE (National Register listed) is an excellent example of the style. Its brick walls are topped by a steep side gable roof and eaves lined with modillions. The closed gable attic dormers feature multi-light windows. The three-bay façade has a dentiled entablature set above paired pilasters flanking the entrance. The door has narrow sidelights and two or three 6/1 windows appear in groups.

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Another good example of the Georgian Revival Style is the Mary Lee House at 1826 Second Avenue SE (Photo #5) which was described above. Located two doors away from the Damours, it was completed in 1922 just five years after the Damour House was built. The Georgian Revival Style of the Lee House is less textbook than the Damour House. The practice of varying materials between levels alluded to the work of Prairie School architects designing during this same period.

The most popular architectural style in the Second and Third Avenue Historic District was the Craftsman Style. This style grew out of the Arts and Crafts Movement in America and was strongly promoted by native Wisconsin architect and furniture designer Gustav Stickley in his magazine *The Craftsman* published between 1903 and 1916. The Craftsman Style was predisposed towards simple, utilitarian forms and straight or geometric lines. The Craftsman Style developed a multiplicity of forms but the American Four-Square and Front-Gabled Roof 2-Story form the two most common to appear in the Second and Third Avenue Historic District.

Two Craftsman Style houses under construction at the same time within the district were the Ezra and Emma Van Metre House at 1513 Third Avenue SE (Photo #10) and the Alfred and Lillian Newman House at 1700 Second Avenue SE (Photo #11). Both were built in 1908 but it is likely that the Van Metre House was built from a pattern book design while the Newman House required the involvement of an architect.

Ezra Van Metre began his career as an attorney and soon concentrated his practice on real estate sales. He was president of the American-Canadian Land Company when he and his wife moved into this house which was built for a cost of \$3,000 according to a published building permit for the house. The house has a flared front-gable roof with exposed rafters and triangular knee brace brackets – two defining elements of Craftsman Style residences. Narrow clapboard siding is on the lower levels and square-cut shingles in the gable end. The hipped roof porch is supported by square paneled columns setting on stone pedestals. A single span balustrade as closely spaced square balusters with entrance steps at the side. The house has an imposing presence on Third Avenue despite its mid-block location.

The Newman House was begun in 1908 and likely completed the following year. Alfred served as president of the National Yeast Company, which had its factory located near the Quaker Oatmeal Company site north of the downtown. This residence is one of the finest, large scale examples of the Craftsman Style in the sub-divisions in southeast Cedar Rapids developed by the Bever and Higley families. It occupies a prominent corner location at the intersection of Second Avenue SE and Seventeenth Street SE. Built of stucco, the house has either a front-gable shape when viewed from Second Avenue or a side-gable form when viewed from Seventeenth Street. The roof's deep eaves are supported by knee braces on the gable ends. A 2-story entrance/sleeping porch faces Seventeenth Street. Both this porch and the shed-roofed porch facing Second Avenue have closed, stucco-clad balustrades and square columns with curved arches spanning the openings. Fenestration includes a mixture of multi-light double-hungs, casement, and cottage windows. A massive exposed chimney pierces the porch roof and gable peak that face Second Avenue.

Other examples of the Craftsman Style include the Abbie Abbott House, 1600 Second Avenue SE (1910), Jasper and Cora Ramsey House, 1733 Second Avenue SE (ca. 1916), James Blake House, 1801 Second Avenue SE (ca. 1915), the Charles & Mabel Dieman House (first house), 226 Park Court SE/1560 Third Avenue SE (ca. 1900), and the Joseph and Frances Lebeda House and garage, 1615 Third Avenue SE (ca. 1909). Many of the examples of the Four-Square, Front-Gabled Roof 2-Story, and Side-Gabled Roof 2-Story forms discussed below also feature Craftsman elements.

Only a few examples of the Prairie School Style appear in the Second and Third Avenue Historic District. Prairie School residences are typified by their horizontal massing, low pitched roofs which are frequently punctured by projecting gables, ribbon groupings windows, and horizontal beltcourses separating differing materials. These traits are seen in

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the house built for Fred and Bertha Bailey at 1832 Second Avenue SE (Photo #12) in ca. 1908-10. Louis Hruska took out the building permit on this house estimating its value at \$5,000. The Baileys commissioned this house shortly after moving to Cedar Rapids where Fred, a physician, worked as an eye, ear, nose and throat specialist. Though the property has two lots, the owners may have been planning for the future sale of one lot. As a result, it is set with the front facing the side rather than Second Avenue. This diminishes the horizontal feel of the design somewhat. The house has several Prairie School Style features including a low-pitched hipped roof with deep eaves and an eye-brow arched dormer piercing the roof. Windows are grouped to give the allusion of horizontal bands. The wide beltcourse separating the brick lower level from the stucco upper level further accentuates the horizontal presence of the house. Other nearby residences feature a similar use of materials and the Leroy and Harriet Downing House across the street at 1835 Second Avenue SE (ca. 1916) employs similar design elements.

At the same time that homebuilders were constructing Colonial Revival, Georgian Revival, and Craftsman houses elsewhere in Cedar Rapids, they were also building Tudor Revival Style single-family houses. No such houses were built in the Second and Third Avenue Historic District, however. The only examples of this style were a pair of brick apartment buildings constructed diagonally across the intersection from the Commonwealth during the late 1930s – the Windemere at 205-211 Fourteenth Street SE (Photo #13) and the Warwick next door at 1339 Second Avenue SE. The Windemere was completed in 1936 and the Warwick three years later. Both buildings were built of top-quality materials including brick and stone walls and slate roofs. Their location adjacent to the successful St. Paul Methodist Episcopal Church and opposite the Commonwealth apartments required a stately, quality design such as that of the Tudor Revival Style. The only other examples of use of the Tudor Revival Style in the district are the occasional application of half-timbering to porch gables or attic dormers.

*Vernacular House Forms:*

Although many of the houses that were constructed in the Second and Third Avenue Historic District drew inspiration from architectural styles sweeping the country from the 1890s through the 1930s, most were built without benefit of custom designs. Buildings of this type generally fall into the category of “vernacular housing” and for purposes of discussion are grouped by building form and/or type rather than style. The major vernacular house forms that appeared within the Second and Third Avenue Historic District were, in descending frequency, the 2-story hipped roof house form commonly referred to as the American Four-Square, the Front-Gabled Roof 2-Story, the Side-Gabled 2-Story, and the 1 or 1½-story Bungalow.

Homebuilders for these houses turned to pattern books and design catalogues available from local lumber companies such as the Limback & Jeffrey Lumber Co. owned by a resident within the district or to planing mills such as Williams & Hunting Co. also owned by a family that built three houses in the neighborhood. After the turn of the 20<sup>th</sup> century, residents may have turned to manufacturers of pre-cut houses such as Aladdin Homes, Montgomery Ward, Sears, Roebuck and Company, and Iowa’s own Gordon-Van Tine Company.

Located just 85 miles southeast of Cedar Rapids in Davenport, the Gordon-Van Tine Company advertised nationally selling construction materials to builders beginning in 1906. By 1910 they offered house designs and were among the first companies in the country to offer fully pre-cut houses. The company’s catalogues allowed the homebuyer to select from among dozens of floor plans, finishes, design features, and equipment choices. The Gordon-Van Tine Company likely knew of the brisk market for residential construction in Cedar Rapids during this period. Their advertisements regularly appeared in the *Cedar Rapids Gazette* and contained copy intended to appeal to homeowners, carpenters,

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and contractors.<sup>21</sup>

As noted above, the American Four-Square was the most common house form in the Second and Third Avenue Historic District. A total of 60 houses were built in the district between 1899 and 1925 in variations of this form. Common characteristics included a 2-story, 3-bay configuration; hipped roof of various pitches; centrally placed, hipped or gable roof dormer(s) on one or more facades; porches across entire front facade; asymmetrically placed entrance door (common); a cottage window on first floor (common); double-hung windows or groups of windows on upper floors and secondary facades with either 1/1, 4/1, 5/1 or 6/1 configurations; and beltcourses separating first and second floors.

The Gordon-Van Tine Company included 18 separate plans in the Four-Square house form in its 1923 catalogue seeking to capture the interest of homebuilders with such descriptive phrases as "An Impressive Colonial Home," "A Big 6 Room House at a Low Price," "A Big Square Home - Four Bed Rooms," "Substantial Two-Story Home," "An Every Popular Home of Fine Proportions," "Impressive Home - A Space and Money Saver," "A Substantial Seven Room House," and "A Square House with Big Comfortable Rooms."<sup>22</sup>

Gordon-Van Tine Home No. 562<sup>23</sup>



Gordon-Van Tine Home No. 562

A Big 6 Room House at a Low Price

<sup>21</sup> Gordon, Van Tine & Co. advertisement, *Cedar Rapids Evening Gazette*, March 4, 1907.

<sup>22</sup> *117 House Designs of the Twenties*, Gordon-Van Tine Co. (New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia), 1992. (reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923), pp. 37, 52, 66, 81, 82, 86, 87, and 99.

<sup>23</sup> *Ibid.*, p. 52.

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The typical plan for a Gordon-Van Tine Four-Square featured all of the elements noted in the preceding paragraph. The four rooms on the first floor usually contained an entrance hall with stairs to the second floor, a cased opening between the living room and dining room, and a spacious kitchen. The upper level contained a bathroom and either three or four bedrooms. Examples in the 1923 catalogue were sized for a range of budgets with the smallest examples containing less than 700 square feet per floor, moderate examples sized from 800 to 900 square feet and one large house containing 1,100 square feet per floor. Although no specific examples of Gordon-Van Tine Co. houses have been identified within the district, the designs and floor plans included in the company's catalogue shed light on both the aesthetic and practical preferences of the day.

The Four-Squares within the Second and Third Avenue Historic District were built with either unadorned, clean lines and decoration confined to Craftsman treatments such as material changes between stories and divided window lights (1503, 1535, 1724, and 1820 Second Avenue SE; 1514, 1714, 1744, 1826, and 1896 Third Avenue SE; and 205 Park Court SE) or with streamlined embellishments of the Colonial Revival or Georgian Revival (1720, 1730, 1736, and 1806 Second Avenue SE and 1526 and 1832 Third Avenue SE). Four-Squares are found throughout the district but because the form grew more popular in the years immediately preceding World War I when most of the vacant lots that remained were located in the Sampson Heights Addition, most of the examples appear in the 1700 and 1800 blocks of Second and Third Avenue. The large foot print of the house was also well-suited to the deed restriction allowing only one building per lot in Sampson Heights.

A few additional aspects of Four-Square development are worth noting in the district. Two examples located a half block apart at 1736 and 1806 Second Avenue SE are nearly identical but with a mirror image. Only a few masonry examples of the Four-Square survive – the brick house built for Frank and Josephine Dostal at 1714 Third Avenue SE (ca. 1910) and the stucco double-house at 1574-76 Second Avenue SE. The typical size of Four-Squares in the district ranged from 800 to 900 s.f. generally making them difficult to fit on the rear portions of corner lots facing the intersecting streets and as a result, the form is less common in these locations. Because their popularity peaked by the time most of the available lots in the Bever Park Addition portion of the district were already built-up or owners were subdividing them to contain two houses, the dimensions of Four-Squares made them a less popular choice than vernacular forms with a narrower front.

Other examples of well-preserved American Four-Squares in the district include the following: the Fred and Jessie Shaver House at 1503 Second Avenue SE (1900), the William and Edna Leefers House at 1535 Second Avenue SE (ca. 1906), the Ambrey and Laverna Reynolds House at 1573 Second Avenue SE (ca. 1910), the William and Ella Francis House at 1610 Second Avenue SE (ca. 1903), the Andrew and Ellen Tow House at 1720 Second Avenue SE (1909), the Ambrose and Ella Jeffrey House at 1724 Second Avenue SE (1909), the Louis and Mary Hruska House at 1730 Second Avenue SE (ca. 1909), the Henry and Lucy Lamb House at 1736 Second Avenue SE (ca. 1910), the Samuel and Agnes Graham House at 1806 Second Avenue SE (ca. 1909), the Malcolm and Louise Bolton House at 1820 Second Avenue SE (1905), the Fred and Julia Faulkner House at 1514 Third Avenue SE (ca. 1903), the Hudson and Ella Burr House (Photo #14), 1526 Third Avenue SE (ca. 1915), the George and Bessie Steffy House at 1744 Third Avenue SE (ca. 1922), the Frank and Virginia Listenwaller House at 1826 Third Avenue SE (ca. 1913), the John and Clara Bales House at 1832 Third Avenue SE (ca. 1921), the Charles and Edna Barnes House (Photo #4) at 1896 Third Avenue SE (ca. 1910), and the George and Mary Shaffer House at 205 Park Court SE (1912).

Although research in the Second and Third Avenue Historic District has not identified specific houses attributable to the Gordon-Van Tine Company, as with the Four-Square an examination of the company's 1923 catalogue finds a number of designs typical of Front-Gabled Roof 2-Story houses built before and World War I. This popular house form is depicted in Gordon-Van Tine Home Nos. 501, 534 and 577, which are similar to examples from the district. Like the

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catalogue houses these local examples frequently featured varied cladding between levels, had either a hipped or broad gabled porch across the full front, had two or three square pillars resting on concrete block pedestals, and used Craftsman Style windows with multiple vertical lights in double-hung sash.

*Gordon-Van Tine Home No. 501<sup>24</sup>*



**Simple Straight Lines Make This a Favorite**

A good example of the Front-Gabled Roof 2-Story house form from the district is the Elizabeth Wilant House constructed at 1630 Third Avenue SE (Photo #15) shortly before World War I. Like the Gordon-Van Tine Houses of the next decade it featured "simple straight lines" in its balustrade, porch skirting, and battered columns. Cladding changed from narrow to moderate exposure between the first and second floors and square-cut shingles in the gable end. Paired windows appeared in the gable peak. Other well-preserved examples of Front-Gabled Roof 2-Story house forms in the district include the Charles and Stella Nelson House, 1431 Second Avenue SE (ca. 1920), the Ray Wicken House at 1435 Second Avenue SE (ca. 1920), the Hans and Bessie Boysen House at 1636 Second Avenue SE (ca. 1915), the Kate Hunting House at 1858 Second Avenue SE (ca. 1911), the Grant and Maude Evans House at 1428 Third Avenue SE (ca. 1920), and the Sanford Kerr House at 208 Park Court SE (ca. 1911).

<sup>24</sup> *ibid.*, p. 61.



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A slightly earlier and more elaborate variation of the Front-Gabled Roof 2-Story house form was the Suburban Cottage. The Suburban Cottage term was first applied to variations of this house form by Iowa architectural historians Herbert Gottfried and Jan Jennings in their book *American Vernacular Design 1870-1940: An Illustrated Glossary* in 1985. It applies to a number of houses built in Cedar Rapids shortly before and after the turn of the 20<sup>th</sup> century but is rare within the district. The form is set apart from other examples of the Front-Gabled Roof 2-Story house form by the presence of a slightly wider front façade and most importantly, the use of a closed front-gable. Other common elements include wall dormers on the side facades, bay windows on one or both levels of the front façade, and full front porches. The John and Lizzie Martinek House at 1422 Third Avenue SE (Photo #16) is the sole example of the Suburban Cottage within the district.

Gottfried and Jennings named another variation of the Front-Gabled Roof 2-Story house form for its defining feature – the Clipped-Gable Cottage. The house built at 1812 Second Avenue SE (Photo #17) for Franklin and Minnie Junkermann in ca. 1910 is an example of this house form. The house has a dominating clipped-gable roof with the gable oriented towards the street and a shed roofed sleeping porch/solarium on the side. It is clad in medium width clapboard siding on the lower level with the shingle clad upper level projecting over the first floor. The house employs a variety of Craftsman Style details including knee braces, bracketed window lintels, thick and thin vertical porch balusters, and a box bay window beneath the clipped-gable peak. The Junkermann House is one of only two examples of the Clipped-Gable Cottage in the district, the other being built for John and Clara Vavra at 210 Sixteenth Street SE in ca. 1915.

After the Four-Square and Front-Gabled Roof 2-Story house forms, the Side-Gabled Roof 2-Story form is the most common vernacular form in the Second and Third Avenue Historic District. As its name suggests, its roof form distinguishes this house form. Examples within the district generally had a symmetrical front or included 1 or 2-story porches at the gable ends. Gable attic dormers were some times used and porches or entrance hoods were centered on the front façade. Fenestration included individual or paired double-hung windows with 1/1, 4/1, 5/1 or 6/1 configurations. Beltcourses frequently separated first and second floors with cladding differing between levels.

The house built for Ralph and Elenora Hunting at 119 Nineteenth St. SE (Photo #18) is an especially well-preserved example of the Side-Gabled 2-Story house form. This was one of three houses built by members of the Hunting family at the upper end of the district. The family operated the Williams & Hunting Co., a planning mill that produced millwork, sash, doors, and blinds used to build much of the Cedar Rapids housing stock at the turn of the 20<sup>th</sup> century. Ralph worked as a commercial traveler at the time this house was completed in ca. 1911 with his widowed mother living next door. In addition to the elements described in the previous paragraph, this house included exposed rafter tails on the main house, the sleeping porch and the front entrance porch.

More than 20 examples of the Side-Gabled 2-Story house forms, most with Craftsman Style detailing, appear in the Second and Third Avenue District. The better preserved examples include the following: the John and Mary Bollinger House at 1545 Second Avenue (1915), the John and Olive Cawthorn House at 1807 Second Avenue SE (ca. 1910), the Herbert and Lenore Hunting House at 1857 Second Avenue SE (ca. 1914), the Ralph and Alice Gray House at 1624 Third Avenue SE (ca. 1914), and the Jacob and Lucinda Hildebrand House at 1726 Third Avenue SE (ca. 1922). Most have differing cladding between levels and despite their somewhat wider fronts, fit the narrow property lots at the lower end of the district as well as the wider lots at the upper end.

The Bungalow and Bungalow Cottage was the next vernacular house form to appear within the district chronologically speaking. Examples were constructed before World War I and continued through the decade of the 1920s. Bungalows

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were generally modest 1½-story residences with broad front-gable roofs for the main building. In the Bungalow Cottage, the gable faced the side with a shed or gable dormer facing the street. Craftsman detailing was frequently used for porch trim, eaves, brackets, and interior finishes.

The Harry and Susie Smith House built in ca. 1922 at 1727 Second Avenue SE (Photo #19) is a good example of the Bungalow Cottage house form. Harry worked as an engineer for the Chicago, Rock Island and Pacific RR. The house has a broad side-gable roof with knee brace brackets and a shed roofed porch and center gable dormer with exposed rafter tails. The house's 4/1 double hung windows have vertical upper lights – a configuration of Craftsman Style buildings in the district. Surprisingly, the Bungalow and Bungalow Cottage house forms are relatively rare within The Bever Park Addition and the Sampson Heights Addition. The Charles and Minnie Kohlmer House at 1730 Third Avenue SE (ca. 1921) is the other well-preserved example to survive in the district.

Two other vernacular house forms to appear infrequently within the Second and Third Avenue Historic District are the Gambrel Cottage and the English Cottage. The Gambrel Cottage is another house term used by architectural historians Gottfried and Jennings. It describes the group of buildings built from before World War I through the 1930s in Cedar Rapids. These houses were distinguished by their gambrel roofs oriented with the gambrel end facing the street or to the side. The house built by Leigh and Frank Monahan, a commercial traveler, at 1646 Third Avenue SE (Photo #20) is one of four examples of this form within the district. Its compact form and gambrel roof line provided the owners with a sizeable amount of useable square footage when it was completed in ca. 1910. Like many of the other vernacular houses built at this time, the Monahan House has its cladding vary between levels with narrow clapboard on the first floor and square-cut shingles in the gambrel end. The much modified house located across the alley to the north at 1635 Second Avenue SE was identical to the Monahan House prior to extensive alterations being made. Other intact examples of the Gambrel Cottage form in the district include the James and Sarah Paul House at 1316 Third Avenue SE (ca. 1884) and the Forrest & Mary Harwood House, 1540 Third Avenue SE (ca. 1903). The Paul House is the oldest house recorded in the district.

The English Cottage, also referred to as the English Bungalow, was one of the last vernacular house forms to appear within the district. Smaller in scale than most houses within the district, these 1½-story houses were built as infill housing within blocks that were substantially developed. They had asymmetrical facades, complex roof patterns, and were decorated in ornamentation suggestive of the picturesque English cottage. The house built for Marie and Henry Hromek, superintendent of the composition room at the Gazette Company, at 1715 Second Avenue SE (Photo #21) was completed in ca. 1938. At the same time, the Tudor Revival Style Windemere and Warwick apartment buildings were being erected at the lower end of the district. Its steep side-gabled roof had a short projecting center gable section clad in stone with half-timbering in the entrance hood. A somewhat less embellished example is located across the street at 1708 Second Avenue SE. It was built for Lillie and George Walters, a conductor for the Chicago, Rock Island & Pacific RR, in 1933.

***Contributing and Non-Contributing Properties:***

The Second and Third Avenue Historic District contains a total of 186 properties with 176 contributing buildings of which 73 are key or individually significant. The balance of the district is composed of 10 non-contributing buildings and 8 parcels containing parking lots or vacant land. Two buildings are already listed on the National Register.

Integrity requirements used to determine contributing and non-contributing designation were drawn from discussion included under "Section F. Associated Property Types" of the Multiple Property Documentation Form for "Architectural and Historical Resources of Cedar Rapids Residential Neighborhoods, 1870 – 1940" submitted to the National Park

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Service along with this historic district nomination. The Second and Third Avenue Historic District was one of nine potential historic districts identified in a survey of older residential neighborhoods completed in 1993-1995 by the City of Cedar Rapids. Buildings included in these residential districts are expected to be minimally altered with the most change expected in the earliest buildings. For a building to be designated as "contributing," its integrity will be considered sufficient if principal facades remain relatively intact, window and door openings appear intact, decorative trim survives, and roof lines are unaltered. Synthetic siding will not automatically preclude designation of a building as contributing if its scale and massing remain, its placement is critical to maintain a sense of streetscape, it is felt the installation of the siding is reversible, and the balance of the building meets the other integrity tests. In a similar fashion, the addition of later porches, unobtrusive additions on non-principal facades, and modern roofing materials will not automatically disallow a building from consideration.

As was noted in the MPDF, integrity standards for churches located within historic districts are somewhat higher than for residential buildings. Churches are expected to retain their original shape and proportions with original window openings, doors, spires, and other architectural features preserved. Construction materials for foundations, walls, and windows should be original. The use of modern roofing materials is an acceptable alteration. In general, modifications made more than 50 years ago will be accepted as part of the historic appearance of a church. New additions or wings will be accepted if they are located along a non-principal façade, have sympathetic design elements, and are constructed of compatible building materials.

The third building type in the Second and Third Avenue Historic District is the apartment building. For these buildings, the integrity standards require retention of basic form, materials, and design elements. Minor changes made more than 50 years ago will be accepted as part of the historic appearance of the apartment building. New additions will be accepted if they are located along a non-principal façade, have sympathetic design features, and are constructed of compatible building materials. The issue of replacement windows will be treated on a case-by-case basis.

A list of buildings within the Second and Third Avenue Historic District follows with their designation as contributing or non-contributing noted. "Key" buildings (those that would be considered individually significant if located outside of the Second and Third Avenue Historic District) are marked with an ☺. Non-contributing properties are so designated because they contain buildings that were built outside of the period of significance for the Second and Third Avenue Historic District, alterations to the building are of a substantial nature, or the building has been moved to the present site.

In the future it is possible that several of the non-contributing buildings might become contributing if rehabilitations of their exteriors are completed that either remove or reverse major alterations. Some may also move into the category of "key" buildings with the removal of synthetic siding, the reversal of porch alterations, or the reestablishment of original window openings. Buildings that might become contributing through the completion of sensitive rehabilitations include properties at 1601 Second Avenue SE, 1627 Second Avenue SE, and 118 Sixteenth Street SE. Unlikely reversals include the three properties that have been connected to one another at 1633, 1635, and 1643 Second Avenue that would need to be disconnected from one another and reestablished as single family houses or the property at 1503 Third Avenue SE, which would need to have a major addition removed as well as other changes.

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57-01323	1339 Second Ave SE	Warwick Apartment Building	C ☉
57-01324	1344 Second Ave SE	Schindel House	C
57-01325	1400 Second Ave SE	Commonwealth Apartment Building	C ☉
57-01326	1403 Second Ave SE	Olmstead, Ella, House	C ☉
57-01327	1407 Second Ave SE	Morrison, William & Margaret, House	C
57-01328	1413 Second Ave SE	Parking Lot	NC
57-01329	1415 Second Ave SE	Parking Lot	NC
57-01330	1419 Second Ave SE	Walters , Frank & Nellie, House	C
57-01331	1420 Second Ave SE	Vacant Lot	NC
57-01332	1424 Second Ave SE	Vacant Lot	NC
57-01333	1427 Second Ave SE	Mihills, William & Emily, House	C ☉
57-01334	1430 Second Ave SE	Billau, Craig & Jennie, House	C
57-01335	1431 Second Ave SE	Nelson, Charles & Stella House	C
57-01336	1435 Second Ave SE	Wicken, Ray, House	C ☉
57-01337	1441 Second Ave SE	Tasker, R. & Forbes, Cora, House	C
57-01338	1444 Second Ave SE	Office Building	NC
57-01340	1500 Second Ave SE	Colonial Center Office Building	NC
57-01341	1503 Second Ave SE	Shaver, Fred & Jessie, House	C ☉
57-01342	1507 Second Ave SE	Brewer, Zebulon & Juliette, House	C ☉
57-01343	1515 Second Ave SE	Holbrook, Rush & Florence, House	C
57-01344	1517 Second Ave SE	Miller, Joseph & Anna, House	C
57-01345	1521 Second Ave SE	Null, William & Eliza, House	C
57-01346	1527 Second Ave SE	Low, George & Emma, House	C
	1533 Second Ave SE	Soboda, Edward & Jessie, House	C
57-01348	1534 Second Ave SE	Witwer, Frank & Emma, House	C
57-01349	1535 Second Ave SE	Leefers, William & Edna, House	C ☉
57-01350	1537 Second Ave SE	Vacant Lot	NC
57-01351	1540 Second Ave SE	Stewart, Matthew & Elizabeth, House	C
57-01352	1544 Second Ave SE	Limback, John & Clara, House	C ☉
57-01353	1545 Second Ave SE	Bollinger, John & Mary, House	C ☉
57-01354	1560 Second Ave SE	Vacant Lot	NC
57-01355	1563 Second Ave SE	Gray, John & Martha, House	C
57-01356	1564 Second Ave SE	Heaney, F.W. & Josephine, House	C ☉
57-01357	1565 Second Ave SE	Posey, James & Nina, House	C
57-01358	1570 Second Ave SE	Smith-Carroll House	C
57-01359	1571 Second Ave SE	Forney, William & Lettie, House	C
57-01360	1573 Second Ave SE	Reynolds, Ambrey & Laverna, House	C ☉
57-01361	1574 Second Ave SE	Davis, Stuart & Gladys, House	C
57-01362	1577 Second Ave SE	Crocker, Eratus & Ada, House	C
57-01363	1578 Second Ave SE	Vacant Lot	NC
57-01364	1581 Second Ave SE	Monilaw, James & Margaret, House	C
57-01365	1600 Second Ave SE	Abbott, Abbie, House	C ☉
57-01366	1601 Second Ave SE	Shafer, Herbert & Laura, House	NC
57-01367	1606 Second Ave SE	MacDonald, Chas & Maggie, House	C
57-01368	1607 Second Ave SE	Sealy, Maurice & Minnie, House	C
57-01369	1610 Second Ave SE	Francis, William & Ella, House	C ☉

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57-01370	1611 Second Ave SE	Booth, Charles & Carrie, House	C
57-01371	1614 Second Ave SE	Graham, Theodore & Carrie, House	C
57-01372	1615 Second Ave SE	Albright, William & Lenora, House	C
57-01373	1617 Second Ave SE	Woodruff, Lewis & Inez, House	C
57-01374	1618 Second Ave SE	Stevens, Frank & Margaret, House	C
57-01375	1620 Second Ave SE	Fiske, Ferdinand & Katherine, House	C
57-01376	1624 Second Ave SE	Miller-Hershey House	C
57-01377	1625 Second Ave SE	Brown, George & Nellie, House	C ☉
57-01378	1627 Second Ave SE	Smith, Helen & Robert, House	NC
57-01379	1628 Second Ave SE	McPartland, James, House	C
57-01380	1632 Second Ave SE	King, Clement & Charlotte, House	C
57-01381	1633 Second Ave SE	Deming, Milo & Vivi, House	NC
57-01382	1635 Second Ave SE	Van Tassel, Claude & Clara, House	NC
57-01383	1636 Second Ave SE	Boysen, Hans & Bessie, House	C ☉
57-01384	1640 Second Ave SE	MacMillan, David & Rose, House	C
57-01385	1643 Second Ave SE	Nelson, Lawrence & Mamie, House	NC
57-01386	1644 Second Ave SE	Beaven, Dr. Elmer & Mary, House	C ☉
57-01387	1645 Second Ave SE	Munn, George & Elizabeth, House	C
57-01388	1700 Second Ave SE	Newman, Alfred & Lillian, House	C ☉
57-01389	1705 Second Ave SE	Kerr, James & Josie, House	C
57-01390	1709 Second Ave SE	Hoffman, Edgar & Edna, House	C
57-01391	1708 Second Ave SE	Walters, George & Lillie House	C
57-01392	1715 Second Ave SE	Hromek, Henry & Marie, House	C ☉
57-01393	1716 Second Ave SE	Chamberlain, William & Ethel, House	C ☉
57-01394	1720 Second Ave SE	Tow, Andrew & Ellen, House	C ☉
57-01395	1721 Second Ave SE	Burroughs, Arthur & Elva, House	C ☉
57-01396	1724 Second Ave SE	Jeffrey, Ambrose & Ella, House	C
57-01397	1727 Second Ave SE	Smith, Harry & Susie, House	C
57-01398	1730 Second Ave SE	Hruska, Louis & Mary, House	C ☉
57-01399	1733 Second Ave SE	Ramsey, Jasper & Cora, House	C ☉
57-01400	1736 Second Ave SE	Lamb, Henry & Lucy, House	C ☉
57-01401	1739 Second Ave SE	Simmons, Ralph & Vivian, House	NC
57-01402	1743 Second Ave SE	Sanley, Hattie, House	C ☉
57-01403	1744 Second Ave SE	Denecke, Charles & Frances, House & Carriage House	C ☉
57-01404	1800 Second Ave SE	Dieman, Charles & Mabel, (First) House	C ☉
57-01405	1801 Second Ave SE	Blake, James, House	C ☉
57-01406	1806 Second Ave SE	Graham, Samuel & Agnes, House	C ☉
57-01407	1807 Second Ave SE	Cawthorn, John & Olive, House	C ☉
57-01408	1809 Second Ave SE	Lobenstein, Isador & Laura, House	C ☉
57-01409	1812 Second Ave SE	Junkerman, Franklin & Minnie, House	C ☉
57-01410	1819 Second Ave SE	Barth, Albert & Mattie, House	C
57-01411	1820 Second Ave SE	Bolton, Malcom & Louise, House	C ☉
57-01412	1826 Second Ave SE	Lee, Mary, House	C ☉
57-01413	1831 Second Ave SE	Averill, Worth & Margaret, House	C
57-01414	1832 Second Ave SE	Bailey, Fred & Bertha, House	C ☉
57-01415	1835 Second Ave SE	Downing, LeRoy & Harriet, House	C ☉
57-01416	1844 Second Ave SE	Damour, William & Sue, House	C ☉ NRHP

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<b>Inventory #</b>			<b>[C=Cont. NC=Non-Cont. ☉=Key]</b>
57-01417	1845 Second Ave SE	Ludy, George & Georgia, House	C
57-01418	1852 Second Ave SE	Spangler, Harrison & Fay, House	C
57-01419	1857 Second Ave SE	Hunting, Hervert & Lenore, House	C ☉
57-01420	1858 Second Ave SE	Hunting, Kate, House	C ☉
57-01478	1285 Third Ave SE	Westminster Presbyterian Church	C ☉
57-01479	1304 Third Ave SE	Durin, Warren & Edith House	C ☉
57-01480	1310 Third Ave SE	Thurston, Alonzo & Lizzie, House	C ☉
57-01481	1316 Third Ave SE	Paul, James & Sarah, House	C
57-01482	1340 Third Ave SE	St. Paul Methodist Episcopal Church	C ☉ NRHP
57-01483	1407 Third Ave SE	Mead Flats	C
57-01484	1412 Third Ave SE	Parking Lot	NC
57-01485	1416 Third Ave SE	Orr, Lee & Harriet, House	C
57-01486	1417 Third Ave SE	Mead, John & Alice, House	C
57-01487	1422 Third Ave SE	Martinek, John & Lizzie, House	C ☉
57-01488	1425 Third Ave SE	Lynch, James & Margaret, House	C ☉
57-01489	1426 Third Ave SE	Gibbons, Frank & Lillian, House	C
57-01490	1427 Third Ave SE	Sadecky, Emil & Frances, House	C
57-01491	1428 Third Ave SE	Evans, Grant & Maude, House	C ☉
57-01492	1432 Third Ave SE	McCartney, Enlow & Alberta, House	C
57-01493	1433 Third Ave SE	Tschirgi, Harry & Blossom, House	C
57-01494	1434 Third Ave SE	Morrison, John & Anna, House	C
57-01495	1435 Third Ave SE	Douglass, Robert & Marie, House	C ☉
57-01496	1440 Third Ave SE	Larimer, Edwin & Edith, House	C
57-01497	1444 Third Ave SE	Pfaff, Earl & Clara, House	C
57-01498	1500 Third Ave SE	Runkle, Elmer & Jennie, House	C ☉
57-01499	1503 Third Ave SE	Godfrey, Harry & Maude, House	NC
57-01500	1507 Third Ave SE	Miller, George, & Ione, House	C
57-01501	1510 Third Ave SE	Bresee, Franklin & Julia, House	C
57-01502	1513 Third Ave SE	Van Metre, Ezra, House	C ☉
57-01503	1514 Third Ave SE	Faulkner, Fred & Julia, House	C ☉
57-01504	1516 Third Ave SE	O'Brien, Emmett & Louise, House	C
57-01505	1517 Third Ave SE	Merritt, Irving & Matilda, House	C
57-01506	1520 Third Ave SE	Stewart, Thomas & Sarah, House	C
57-01507	1526 Third Ave SE	Burr, Hudson & Ella, House	C
57-01508	1534 Third Ave SE	McArdle, Fred & Jennie, House	C
57-01509	1540 Third Ave SE	Harwood, Forest & Mary, House	C ☉
57-01510	1544 Third Ave SE	Williams, Percy & Freelove, House	C
57-01511	1560 Third Ave SE	Dieman, Charles & Mabel, (Second) House	C ☉
57-01512	1564 Third Ave SE	Moyer, Clarence & Alberta, House	C ☉
57-01513	1570 Third Ave SE	Kenhart House	C
57-01514	1574 Third Ave SE	Kirkland, Herbert & Ona, House	NC
57-01515	1580 Third Ave SE	Lyman-Lord House and Carriage House	C ☉
57-01516	1600 Third Ave SE	Grandview Apartments	C
57-01517	1610 Third Ave SE	Buttre, William & Adella, House	C
57-01518	1612 Third Ave SE	Wilson, George & Addie, House	C
57-01519	1615 Third Ave SE	Lebeda, J. & Frances, House & Garage	C ☉
57-01520	1617 Third Ave SE	Lana, George & Josie, House	C

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Iowa Inventory #	Address	Name	Status [C=Cont. NC=Non-Cont. ☉=Key]
57-01521	1618 Third Ave SE	Fawcett, Angelica, House	C
57-01522	1622 Third Ave SE	Tiffany, Arthur & Alice, House	C
57-01523	1624 Third Ave SE	Gray, Ralph & Alice, House	C ☉
57-01524	1630 Third Ave SE	Wilant, Elizabeth, House	C ☉
57-01525	1634 Third Ave SE	Doherty, Marvin & Winifred, House	C
57-01526	1635 Third Ave SE	Veseley, Frank & Clara, House	C
57-01527	1638 Third Ave SE	Slade-Lawrence House	C
57-01528	1640 Third Ave SE	Hornzee, George & Florence, House	C
57-01529	1646 Third Ave SE	Monahan, Frank & Leigh, House	C ☉
57-01530	1700 Third Ave SE	Dempsey, Daniel & Jean, House	C
57-01531	1708 Third Ave SE	Heaton, John & Nettie House	C
57-01532	1713 Third Ave SE	Waddington, Fred & Lena, House	C
57-01533	1714 Third Ave SE	Dostal, Frank & Josephine, House	C ☉
57-01534	1717 Third Ave SE	Horan, Howark & Pearl, House	C
57-01535	1720 Third Ave SE	Zimmerman, Howard & Bessie, House	C
57-01536	1721 Third Ave SE	Meyers, Fred & Maude, House	C
57-01537	1723 Third Ave SE	Kitchen, Joseph & Flora, House	C
57-01538	1726 Third Ave SE	Hildebrand, Jacob & Lucinda, House	C
57-01539	1727 Third Ave SE	Goldberg, Maurice & Anna, House	C
57-01540	1730 Third Ave SE	Kohlmer, Charles & Minnie, House	C ☉
57-01541	1738 Third Ave SE	Witwer, Evan & Hattie, House	C
57-01542	1744 Third Ave SE	Steffy, George & Bessie, House	C
57-01543	1808 Third Ave SE	Snyder, Frank & Alice, House	C
57-01544	1813 Third Ave SE	Mosher, Orris & Gertrude, House	C
57-01545	1814 Third Ave SE	Wallace, Gertrude & Bertha, House	C ☉
57-01546	1815 Third Ave SE	Wagner, Lamont & Jennie, House	C
57-01547	1820 Third Ave SE	Toogood, Rachel, House	C
57-01548	1826 Third Ave SE	Listenwalter, Frank & Virginia, House	C ☉
57-01549	1832 Third Ave SE	Bales, John & Clara, House	C ☉
57-01550	1835 Third Ave SE	Woodruff, Lewis & Inez, House	C ☉
57-01551	1838 Third Ave SE	Dunshee, Mary, House	C
57-01552	1846 Third Ave SE	Simmons, Thomas & Ida, House	C
57-01553	1848 Third Ave SE	Luberger, Grace, House	C
57-01554	1896 Third Ave SE	Barnes, Charles & Edna, House	C ☉
57-02274	205 Fourteenth St SE	Windemere Apartment Building	C ☉
57-02340	211 Fifteenth St SE	Tilden Apartment Building	C
57-02341	216 Fifteenth St SE	Runkle, Elmer & Jennie, House	C
57-02342	219 Fifteenth St SE	Campbell, Archie & Emily, House	C
57-02343	221 Fifteenth St SE	Merrill, Charles & Frances, House	C
57-02410	118 Sixteenth St SE	Gorman, John, House	NC
57-02412	210 Sixteenth St SE	Vavra, John & Clara, House	C ☉
57-02413	213 Sixteenth St SE	Hammond, Alfred & Edith, House	C ☉
57-02415	214 Sixteenth St SE	Unnamed House	C ☉
57-02487	217 Seventeenth St SE	Parkyn, Lucy, House	C
57-02488	219 Seventeenth St SE	Alexander, Albert & Harriet, House	C

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Iowa Inventory #	Address	Name	Status [C=Cont. NC=Non-Cont. ☉=Key]
57-02547	224 Eighteenth St SE	Wilcox, Lucian & Stella, House	C
57-02618	119 Nineteenth St SE	Hunting, Ralph & Eleanora, House	C ☉
57-04135	204 Park Ct SE	Wignal, Harry & Mae, House	C
57-04136	205 Park Ct SE	Shaffer, George & Mary, House	C ☉
57-04137	208 Park Ct SE	Kerr, Sanford, House	C ☉
57-04138	209 Park Ct SE	Boyson, George & Sarah, House	C
57-04139	211 Park Ct SE	Theimer-Moulton House	C
57-04140	212 Park Ct SE	Hasek, Andrew & Elizabeth, House	C
57-04141	217 Park Ct SE	Kratz, Lemuel & Grace, House	C

*Summary:*

In summary, the Second and Third Avenue Historic District is locally significant under Criteria A and C. Under Criterion A it derives significance from its association with an important era of residential development in Cedar Rapids at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century. The real estate prowess of brothers James and George Bever is evident in their development of the first Bever Park Addition beginning in 1892. A later effort saw the Sampson Heights Addition developed by their sister Ellen Bever Blake in partnership with local realtor/developer Malcolm Bolton. The pace and nature of both development efforts was impacted by the controversial trial and four year legal battle that ensued following Sampson Bever's death in 1892. Additional significance under Criterion A derives from the district's development as a streetcar suburb in Cedar Rapids at the turn of the 20<sup>th</sup> century with its occupants representing a cross section of middle and upper income families. A number of these individuals were leaders in the community and made significant contributions to local industry and commerce.

Under Criterion C the Second and Third Avenue Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Cedar Rapids neighborhoods from the 1890s through the 1930s. Several examples of the work of important Iowa architects have been identified along with the work of two nationally known architects. In addition to dozens of single family dwellings, the district contains several architecturally significant examples of apartment buildings and two churches.

The combination of visual qualities and historical associations gives the Second and Third Avenue Historic District its distinct neighborhood identity and significance.



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City of Cedar Rapids Engineering Department aerial topographic maps prepared by Aero-Metric, Inc, Sheboygan, Wisconsin for the Second and Third Avenue Historic District.

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"Wants It Nullified. Another Move by the Contestants in the Bever Will Case," October 3, 1892.

"S.C. Bever's Will. Disposition of a Million Dollars Worth of Property," August 26, 1892.

"Bever's Bones. The Grave of the Dead Banker Opened in Court Today," January 12, 1893.

"Bone of Contention. Second Day of the Trial of the Bever Will Case," January 13, 1893.

"Set Aside. The Will of Sampson C. Bever Temporarily Declared Invalid," February 17, 1893.

"Over Five Hundred. That is the Number of New Houses for 1893," June 27, 1893.

"Bever Will Case Settled," January 20, 1896

Bever Park Lots advertisement, March 18, 1896.

"A Bright Outlook. Reasons for Believing in Future of Cedar Rapids," November 17, 1897.

"Big Park is Named. Memory of Sampson C. Bever Honored by Council," November 19, 1898.

Bever Land Co. advertisement, April 1, 1899.

"Get Your Permits-All Prospective Builders Should Note the Law," April 19, 1899.

"An Enormous Expenditure. Improvements Made in Cedar Rapids for the current Year Above One and One-half Millions of Dollars," January 1, 1901.

"Building for Year, Partial List of Realty Improvements in 1901," January 10, 1902.

Sampson Heights Addition advertisement, April 11, 1903.

"Much Building in Prospect," January 2, 1905.

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"Two and One-Half Millions Expended in 1905 Improvements," January 1, 1906.  
"Half Million for Residences," January 1, 1906.  
"Improvements Reach Nearly Two Million. Many Hundreds of New Residences Were Built, January 1, 1907.  
George T. Hedges & Co. advertisement, December 31, 1907.  
"Improvements of 1907. New Residences Built by Hundreds in 1907," January 1, 1908.  
Gordon, Van Tine & Co. advertisement, March 4, 1907.  
"Typical Homes in Cedar Rapids," January 1, 1908.  
"Improvements of 1908 New. Residences Built by Hundreds in 1907," December 31, 1908.  
"Cedar Rapids' Great Progress for Past Year," January 1, 1910.  
"1910, year of Prosperity; Next Year Greater," December 31, 1910.  
"Real Estate Men See Bright Outlook During Coming Year," December 30, 1911.  
"Big Increase in Number of New Houses," July 2, 1912.  
Malcolm v. Bolton & Co. advertisement, May 8, 1913.  
"Amount of Building Improvements in Cedar Rapids, From 1906 to 1912 Inclusive," January 1, 1913.  
"The New Mead Flats," January 1, 1914.  
George T. Hedges & Co. advertisement, January 1, 1915.  
"Realtor Malcolm Bolton Returns to Visit City He Helped Build," October 4, 1953.  
"Hedges celebrates 100<sup>th</sup> anniversary," undated article, ca. 1987.

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Verbal Boundary Description:

Within the City of Cedar Rapids, Linn County, Iowa:

Beginning at the intersection of the centerline (C/L) of Nineteenth Street SE and the extended C/L of the alley between First and Second Avenue SE; thence southwesterly on the C/L of said alley to the intersection with the C/L of Fourteenth Street SE; thence southeasterly along the C/L of Fourteenth Street SE to the northwesterly line (extended northeasterly) of the S 84' of Lot 9, Block 15, Greene & College Addition; thence southwesterly along said northwesterly line to the westerly line of the S 84' of Lot 9, Block 15, Greene & College Addition; thence southeasterly along said westerly line (extended) to the C/L of Second Avenue SE; thence southwesterly along the C/L of Second Avenue SE to the westerly line (extended northwesterly) of Lot 7, Block 17, Greene & College Addition; thence southeasterly along the westerly line (extended) of Lot 7, Block 17, Greene & College Addition to the C/L of the alley between Second and Third Avenue SE; thence southwesterly along the C/L of said alley to the westerly line (extended northwesterly) of Lot 2, Rowley's Addition; thence southeasterly along said westerly line (extended) of Lot 2, Rowley's Addition to the C/L of Third Avenue SE; thence southwesterly along the C/L of Third Avenue SE to the westerly line (extended northwesterly) of the NE 40' of Lot 11, Out Lot 16; thence southeasterly along said westerly line of the NE 40' of Lot 11, Out Lot 16 to the C/L of the alley between Third and Fourth Avenue SE; thence northeasterly to the C/L of Fourteenth Street SE; thence northerly along the C/L of Fourteenth Street SE to the south line Lot 6, Block 12, Bever Park Addition; thence easterly to a point which is 100.5' east of the southwest corner of said Lot 6; thence north 55'; thence east 44' to the east line of Lot 6, Block 12, Bever Park Addition; thence north to the south line of Lot 5, Block 12, Bever Park Addition (extended westerly); thence easterly along said south line to a point 23' east of southwest corner Lot 4, Block 12, Bever Park Addition; thence northwesterly to a point on the southeasterly line of Third Avenue SE which is 20' southwesterly of northeast corner of Lot 5, Block 12, Bever Park Addition; thence northeasterly along the Third Avenue SE right-of-way line (extended northeasterly) to a point which intersects the south line of Lot 9, Block 10, Bever Park First Addition (extended westerly); thence easterly along said south line to southeast corner of Lot 8, Block 10, Bever Park Addition; thence northerly to the southeasterly line of Third Avenue S.E right-of-way line (extended northeasterly); thence northeasterly to a point which is 71.5' northeasterly of the northwest corner Lot 2, Block 1, Grande Avenue Place Addition; thence southeasterly to a point being 50' west of and 72.2' south of the northeast corner of Lot 2, Block 1, Grande Avenue Place Addition; thence east 50' to the east line of said Lot 2; thence north on said east line of Lot 2 to a point 52.2' south of the northeast corner of said Lot 2; thence east 60' to the east line of Lot 3, Block 1, Grande Avenue Place Addition; thence north 90' on said east line of said Lot 3 (extended north) to the south line of Lot 1, Block 1, Grande Avenue Place Addition; thence east along said south line to a point being 25' from southeast corner of said Lot 1; thence northwesterly to the southeasterly line of Third Avenue SE to a point which is 68' southwesterly of the northeast corner of Lot 1, Block 1, Grande Avenue Place Addition; thence northeasterly along the southeasterly line of Third Avenue SE (extended northeasterly) to the C/L of Blake Boulevard SE; thence east along said C/L to the intersection of the west line of Lot 2, Auditor's Plat # 125 (extended south); thence north along said west line of said Lot 2 to northwest corner of said Lot 2; thence northeasterly to southeast corner of Lot 3, Auditor's Plat # 125; thence north on the east line of said Lot 3 to a point which is 48.35' south of northeast corner of said Lot 3; thence east 40' to a point which is 77' south of the north line of Lot 3, Block 3, Grande Avenue Place Addition; thence north to southeasterly line of Third Avenue SE (extended northeasterly); thence northeasterly to the southwest corner of Lot 1, Block 3, Grande Avenue Place Addition; thence east along the south line of said Lot 1 to a point 46' west of the southeast corner of said Lot 1; thence north 35' to a point which is 46' west of the east line of said Lot 1; thence east 46' to east line of said Lot 1; thence north to the southeasterly line of Third Avenue SE; thence northeasterly along the southeasterly line of Third Avenue SE (extended northeasterly) to a point 65' northeast of the northwest corner of Lot 3, Block 6, Grande Avenue Place Addition; thence southeasterly on a line perpendicular to Third Avenue SE to a point which is 43.8' west of the east line of said Lot 3; thence southerly to a point 32' north of the south line of said Lot 3; thence east 12.8'; thence

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northeasterly parallel to Third Avenue SE 63.3'; thence east to the east line of Lot 4, Block 6, Grande Avenue Place Addition; thence north along said east line to the southeasterly line of Third Avenue SE (extended northeasterly); thence northeasterly to the southwest corner of Lot 2, Block 6, Grande Avenue Place Addition; thence east to the southeast corner of said Lot 2; thence north to the C/L of Third Avenue SE; thence northeasterly along said Third Avenue SE C/L to the C/L of Nineteenth Street SE; thence northwesterly along said C/L

**Boundary Justification:**

The northwest boundary for the Second and Third Avenue Historic District is the alley that runs between First Avenue and Second Avenue. Properties facing First Avenue generally contain retail businesses and office buildings with only a handful of original single family or multi-family residential buildings remaining. The alley has remained a firm boundary to this point for changes in land use and is therefore consistent as a boundary for the historic district.

The northeast boundary for the district extends along the center line of Nineteenth Street SE. This line is consistent with the boundaries of the original Sampson Heights Addition. It also marks a change between the streets and avenues laid out in a grid pattern within the Second and Third Avenue Historic District and the meandering street pattern in Dow's Addition located northeast of Nineteenth Street SE.

The southeast boundary runs along the property lines facing Third Avenue SE on the south side. This boundary was determined based on the strong linear feel of the district and Third Avenue's extra wide right-of-way. Third Avenue SE also originally served as the route of the streetcar line thus giving it a historic basis. The city parks located along Third Avenue were deliberately included within two separate historic districts planned for neighborhoods that extend east from Third Avenue SE. These neighborhoods are described in the Multiple Property Documentation Form prepared for "Architectural and Historical Resources of Residential Neighborhoods, 1870 – 1940."

The southwest boundary for the district is inclusive of the properties facing Fourteenth Street SE between the alley northwest of Second Avenue SE and Third Avenue SE. The decision was made to deliberately include a series of large-scale multi-family apartment buildings and two important churches at the end of this district because they help to provide a strong visual beginning for the district as you drive north from the downtown along Third Avenue SE or exit the neighborhood driving south along Second Avenue SE. The mixed land use in the neighborhood today reflects a historic land use pattern that so the ready juxtaposition of various types of residential building stock and churches in many Cedar Rapids neighborhoods.

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**Photograph Key for Second and Third Avenue Historic District:** (See Photo Map, page 56)  
Marlys A. Svendsen, photographer

1. Westminster Presbyterian Church - 1285 Third Avenue SE
2. Lyman-Lord House - 1580 Third Avenue SE/217 Sixteenth Street SE
3. Charles & Mabel Dieman House (second house) - 1800 Second Avenue SE
4. Charles & Edna Barnes House - 1896 Third Avenue SE
5. Mary Lee House - 1826 Second Avenue SE
6. Warren & Edith Durin House - 1304 Third Avenue SE
7. F.W. & Josephine Heaney House - 1564 Second Avenue SE
8. Commonwealth Apartment Building - 1400 Second Avenue SE
9. Louis & Mary Hruska House - 1730 Second Avenue SE
10. Ezra Van Metre House - 1513 Third Avenue SE
11. Alfred & Lillian Newman House - 1700 Second Avenue SE
12. Fred & Bertha Bailey House - 1832 Second Avenue SE
13. Windemere Apartment Building - 205-211 Fourteenth Street SE
14. Hudson & Ella Burr House - 1526 Third Avenue SE
15. Elizabeth Wilant House - 1630 Third Avenue SE
16. John & Lizzie Martinek House - 1422 Third Avenue SE
17. Franklin & Minnie Junkermann House - 1812 Second Avenue SE
18. Ralph & Elenora Hunting House - 119 Nineteenth St. SE
19. Harry & Susie Smith House - 1727 Second Avenue SE
20. Frank & Leigh Monahan House - 1646 Third Avenue SE
21. Henry & Marie Hromek House - 1715 Second Avenue SE



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**Property Owners within the Second and Third Avenue Historic District**

#	Street	Deed Name & Address	Contract Name & Address
1339	2nd Ave SE	Cheetany Nazih R & Malak	Frese Jeffrey W 2320 E Ave NE, Cedar Rapids IA 52402
1344	2nd Ave SE	Gloe H Nick	Frese Jeffrey W 2320 E Ave NE, Cedar Rapids IA 52402
1400	2nd Ave SE	WDJ Investments 1400 2nd Ave SE, Cedar Rapids IA 52403	
1403	2nd Ave SE	Westrom Raymond C 1403 2nd Ave SE, Cedar Rapids IA 52403	
1407	2nd Ave SE	Rater Mary J 530 Vernon Dr SE, Cedar Rapids IA 52403	
1415	2nd Ave SE	St Paul's United Methodist 1340 3rd Ave SE, Cedar Rapids IA 52403	
1419	2nd Ave SE	Cleveland Gregory A & Bonnie P 1644 2nd Ave SE, Cedar Rapids IA 52403	
1420	2nd Ave SE	WDJ Investments 1400 2nd Ave SE, Cedar Rapids IA 52403	
1424	2nd Ave SE	WDJ Investments 1400 2nd Ave SE, Cedar Rapids IA 52403	
1427	2nd Ave SE	Cleveland Gregory A & Bonnie P 1644 2nd Ave SE, Cedar Rapids IA 52403	
1430	2nd Ave SE	Catholic Charities 1430 2nd Ave SE, Cedar Rapids IA 52403	
1431	2nd Ave SE	Engebritson Leo M & Betty E 1506 5th Ave SE, Cedar Rapids IA 52403	
1435	2nd Ave SE	Harrison Charles E & Louisa M 1435 2nd Ave SE, Cedar Rapids IA 52403	
1441	2nd Ave SE	Scroggins James W	Swore Charles R & Carol A 2609 Iris Ave NW, Cedar Rapids IA 52405
1444	2nd Ave SE	Barnes Arthur E & Marian L 1444 2nd Ave SE, Cedar Rapids IA 52403	
1500	2nd Ave SE	Simon Dorothy M	Beauregard Jason A 1190 Rainbow Blvd, Hiawatha IA 52233
1503	2nd Ave SE	Benda Martin W & Marilyn R	Ramstead Gregory D & Karen L 2003 Bever Ave SE, Cedar Rapids IA 52403
1507	2nd Ave SE	Guaranty Bank & Trust Co Trustee	Kist Kathryn D & Brian D 1507 2nd Ave SE, Cedar Rapids IA 52403
1515	2nd Ave SE	Barry Robert D 709 4th Ave SE, Cedar Rapids IA 52403	

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Second and Third Avenue Historic District Linn County, IA  
Name of Property County and State

#	Street	Deed Name & Address	Contract Name & Address
1517	2nd Ave SE	Holtz William J	Mc Closkey George 1517 2nd Ave SE, Cedar Rapids IA 52403
1521	2nd Ave SE	Facion Julie A 1521 2nd Ave SE, Cedar Rapids IA 52403	
1527	2nd Ave SE	Scott Mildred A Et Al 1527 2nd Ave SE, Cedar Rapids IA 52403	
1533	2nd Ave SE	Stookey James L 1533 2nd Ave SE, Cedar Rapids IA 52403	
1534	2nd Ave SE	Johnson Rodney S & Judy M 2820 1st Ave NW, Cedar Rapids IA 52405	
1535	2nd Ave SE	Farmers State Bank	Fraley David A & Donna M 1535 2nd Ave SE, Cedar Rapids IA 52403
1537	2nd Ave SE	Metro Area Housing Program Inc 701 Center Point Rd NE, Cedar Rapids IA 52402	
1540	2nd Ave SE	Foundation li Inc 1540 2nd Ave SE, Cedar Rapids IA 52403	
1544	2nd Ave SE	Bruggeman Charles J & Joyce A 1544 2nd Ave SE, Cedar Rapids IA 52403	
1545	2nd Ave SE	Metro Area Housing Program Inc 701 Center Point Rd NE, Cedar Rapids IA 52402	
1560	2nd Ave SE	Hennessey William R & Son Inc 6201 Hennessey Pkwy, Marion IA 52302	
1563	2nd Ave SE	Anders Delbert J Jr 1563 2nd Ave SE, Cedar Rapids IA 52403	
1564	2nd Ave SE	Markham Dennis F & Marcella 1564 2nd Ave SE, Cedar Rapids IA 52403	
1565	2nd Ave SE	G G Properties No 2 L C 1015 Berry's Run, Marion IA 52302	
1570	2nd Ave SE	Poe Lester D 1570 2nd Ave SE, Cedar Rapids IA 52403	
1571	2nd Ave SE	Pfeiffer Robert E & Betty J 1571 2nd Ave SE, Cedar Rapids IA 52403	
1573	2nd Ave SE	Hosseini Rohallah 230 34th St SE, Cedar Rapids IA 52403	
1574	2nd Ave SE	Hosseini Rohollah & Aghdas 230 34th St SE, Cedar Rapids IA 52403	
1577	2nd Ave SE	Hosseini Rohallah 230 34th St SE, Cedar Rapids IA 52403	
1600	2nd Ave SE	Anderson Darrell D & Katherine E 1600 2nd Ave SE, Cedar Rapids IA 52403	

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Second and Third Avenue Historic District Linn County, IA  
Name of Property County and State

#	Street	Deed Name & Address	Contract Name & Address
1606	2nd Ave SE	Swayze Riley J & Clara L 1606 2nd Ave SE, Cedar Rapids IA 52403	
1607	2nd Ave SE	Parfenyuk Vasilij S & Nadezhda P 1607 2nd Ave SE, Cedar Rapids IA 52403	
1610	2nd Ave SE	Dees Robert D & Connie 1610 2nd Ave SE, Cedar Rapids IA 52403	
1611	2nd Ave SE	Kluesner Jay M 1611 2 <sup>nd</sup> Ave SE, Cedar Rapids IA 52403	
1614	2nd Ave SE	Nazari Ali M 1614 2nd Ave SE, Cedar Rapids IA 52403	
1615	2nd Ave SE	Brown William E & Kathlene J 1615 2nd Ave SE, Cedar Rapids IA 52403	
1617	2nd Ave SE	Nemec Donald J & Joann G 1617 2nd Ave SE, Cedar Rapids IA 52403	
1618	2nd Ave SE	Verdeck Leonard & Mary A 740 S 22nd St, Marion IA 52302	
1620	2nd Ave SE	Bready Charles J & Lois N	Scheetz Raphael M & SElma M 3208 Blue Ridge Dr NE, Cedar Rapids IA 52402
1624	2nd Ave SE	Cole Eric 1624 2nd Ave SE, Cedar Rapids IA 52403	
1625	2nd Ave SE	Stolar Joseph A Jr & Jennie E 3208 Blue Ridge Dr NE, Cedar Rapids 52402	Raysel Co 3208 Blue Ridge Dr NE, Cedar Rapids IA IA 52402
1626	2nd Ave SE	Ruedy Shirley A 2428 4th Ave SE, Cedar Rapids IA 52403	
1627	2nd Ave SE	"Hawkeye Area Community Action Program, Inc." P.O. Box 789, Cedar Rapids IA 52406	
1632	2nd Ave SE	Foy Anna M 1632 2nd Ave SE, Cedar Rapids IA 52403	
1635	2nd Ave SE	University Properties 1643 2nd Ave SE, Cedar Rapids IA 52403	
1636	2nd Ave SE	Schumacher Stephanie 1636 2nd Ave SE, Cedar Rapids IA 52403	
1640	2nd Ave SE	Slechta Emily L 1640-42 2nd Ave SE, Cedar Rapids IA 52403	
1644	2nd Ave SE	Cleveland Gregory A & Bonnie P 1644 2nd Ave SE, Cedar Rapids IA 52403	
1645	2nd Ave SE	Hejda Craig L & Stacy A 1645 2nd Ave SE, Cedar Rapids IA 52403	
1700	2nd Ave SE	Fallon Neil J & Dianna K 1700 2nd Ave SE, Cedar Rapids IA 52403	
1705	2nd Ave SE	Tuchel Gunther K & Carol J 4500 Ellis Rd NW, Cedar Rapids IA 52405	

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Second and Third Avenue Historic District Linn County, IA  
Name of Property County and State

#	Street	Deed Name & Address	Contract Name & Address
1601	2nd Ave SE	Wells William E 1601 2 <sup>nd</sup> Ave SE, Cedar Rapids IA 52403	
1708	2nd Ave SE	Haddy Walter S 1708 2nd Ave SE, Cedar Rapids IA 52403	
1709	2nd Ave SE	Johnson Jack L 1709 2nd Ave SE, Cedar Rapids IA 52403	
1715	2nd Ave SE	Burger Jon B & Cynthia A 1715 2nd Ave SE, Cedar Rapids IA 52403	
1716	2nd Ave SE	Anderson Craig A & Judith A 1716 2nd Ave SE, Cedar Rapids IA 52403	
1720	2nd Ave SE	Leeland Michael & Susan L 1720 2nd Ave SE, Cedar Rapids IA 52403	
1721	2nd Ave SE	Cookman John V & Mary J 1721 2nd Ave SE, Cedar Rapids IA 52403	
1724	2nd Ave SE	Hemmingsen Dewey L & Virginia M 1724 2nd Ave SE, Cedar Rapids IA 52403	
1727	2nd Ave SE	Cookman John V & Mary 1721 2nd Ave SE, Cedar Rapids IA 52403	
1730	2nd Ave SE	Ferencik John J 1730 2nd Ave SE, Cedar Rapids IA 52403	
1733	2nd Ave SE	Thompson Vernon 1733 2nd Ave SE, Cedar Rapids IA 52403	
1736	2nd Ave SE	Kupka Charles R & Janice E 1736 2nd Ave SE, Cedar Rapids IA 52403	
1739	2nd Ave SE	Elam William H Jr & Mona F 1739 2nd Ave SE, Cedar Rapids IA 52403	
1743	2nd Ave SE	Rhodes Steven L & Sharon A 1743 2nd Ave SE, Cedar Rapids IA 52403	
1744	2nd Ave SE	Hillcrest Family Services 2005 Asbury Rd, Dubuque IA 52001	
1800	2nd Ave SE	Karpa David R & Janiese L J 1800 2nd Ave SE, Cedar Rapids IA 52403	
1801	2nd Ave SE	Bode Ronald D & Kristin E 1801 2nd Ave SE, Cedar Rapids IA 52403	
1806	2nd Ave SE	Popplewell Gary T 1806 2nd Ave SE, Cedar Rapids IA 52403	
1807	2nd Ave SE	Kurth Michael F & Leah C B 1807 2nd Ave SE, Cedar Rapids IA 52403	
1809	2nd Ave SE	Cuchna Ronald J & Joy E. Miller (H&W) 1809 2nd Ave SE, Cedar Rapids IA 52403	
1812	2nd Ave SE	Watson David A Et Al 1812 2nd Ave SE, Cedar Rapids IA 52403	
1819	2nd Ave SE	Dailey Tari D 1819 2nd Ave SE, Cedar Rapids IA 52403	

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Second and Third Avenue Historic District Linn County, IA  
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#	Street	Deed Name & Address	Contract Name & Address
1820	2nd Ave SE	Schubert Laurette M,	Eikelbarner Stephen F Et Al 1820 2nd Ave SE, Cedar Rapids IA 52403
1826	2nd Ave SE	Irvine Diane E & Michael H 1826 2nd Ave SE, Cedar Rapids IA 52403	
1831	2nd Ave SE	Rhodes John F & Janice D 1831 2nd Ave SE, Cedar Rapids IA 52403	
1832	2nd Ave SE	Redborg Kurt E & Annemarie H 1832 2nd Ave SE, Cedar Rapids IA 52403	
1835	2nd Ave SE	Blackledge-Shook Janet D 1835 2nd Ave SE, Cedar Rapids IA 52403	
1844	2nd Ave SE	Smith Abbie (Address Unknown)	
1845	2nd Ave SE	Johnson Paul C & Susie M 1845 2nd Ave SE, Cedar Rapids IA 52403	
1852	2nd Ave SE	Henderson Leonard M & Marjorie J 1852 2nd Ave SE, Cedar Rapids IA 52403	
1857	2nd Ave SE	Oviatt Russell D & Maureen C 1857 2nd Ave SE, Cedar Rapids IA 52403	
1858	2nd Ave SE	Sondrol Harold I 1858 2nd Ave SE, Cedar Rapids IA 52403	
1285	3rd Ave SE	Westminster Presbyterian Church 1285 3rd Ave SE, Cedar Rapids IA 52403	
1304	3rd Ave SE	Hamilton John A & Esther J Trust 2221 Coldstream Ave NE, Cedar Rapids IA 52402	
1310	3rd Ave SE	Hamilton John A & Esther J Trust 2221 Coldstream Ave NE, Cedar Rapids IA 52402	
1316	3rd Ave SE	Westrom Raymond C 1316 3rd Ave SE, Cedar Rapids IA 52403	
1328	3rd Ave SE	St Paul Methodist Church P.O. Box 2065, Cedar Rapids IA 52406	
1340	3rd Ave SE	St Paul's United Methodist 1340 3rd Ave SE, Cedar Rapids IA 52403	
1407	3rd Ave SE	Eickelberg Ernest J Inc 1407 3rd Ave SE, Cedar Rapids IA 52403	
1412	3rd Ave SE	St Paul's United Methodist 1340 3rd Ave SE, Cedar Rapids IA 52403	
1416	3rd Ave SE	Hill George E Jr	Gunning Mary (% George E. Hill, Jr.) 3520 Midway Rd, Toddville IA 52341
1417	3rd Ave SE	Mahoney Lorraine C 1417 3rd Ave SE, Cedar Rapids IA 52403	
1422	3rd Ave SE	Cedar City Enterprises Inc P.O. Box 9595, Cedar Rapids IA 52409	
1425	3rd Ave SE	Bugely Courtney Conservatorship	Waterbury Brett C 1425 3rd Ave SE, Cedar Rapids IA 52403
1426	3rd Ave SE	Quijana Jacinta 1426 3rd Ave SE, Cedar Rapids IA 52403	

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Second and Third Avenue Historic District Linn County, IA  
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#	Street	Deed Name & Address	Contract Name & Address
1427	3rd Ave SE	Jost William V & Carol A 4525 Armar Dr SE #82, Cedar Rapids IA 52403	
1428	3rd Ave SE	Heinrich Mabel E	Engebritson Leo M & Betty E 1428 3rd Ave SE, Cedar Rapids IA 52403
1432	3rd Ave SE	Bayer Barney 1432 3rd Ave SE, Cedar Rapids IA 52403	
1433	3rd Ave SE	Leftwich Larry E & Sara R 1433 3rd Ave SE, Cedar Rapids IA 52403	
1434	3rd Ave SE	Havran Craig L 1434 3rd Ave SE Apt 1, Cedar Rapids IA 52403	
1435	3rd Ave SE	Jost William V & Carol A 4525 Armar Dr SE #82, Cedar Rapids IA 52403	
1440	3rd Ave SE	Westrom Raymond C	Engebritson Leo M & Betty E 1506 5th Ave SE, Cedar Rapids IA 52403
1444	3rd Ave SE	First National Acceptance Co	Powell Joan E (% First Natl) P.O. Box 4010, East Lansing Mi, 48826
1500	3rd Ave SE	Simon Dorothy M	Beauregard Jason A 1190 Rainbow Blvd, Hiawatha IA 52233
1503	3rd Ave SE	White Larry D	Waterbury Brett C 3251 County Home Rd, Marion IA 52302
1507	3rd Ave SE	Hoefle Aaron W & Christine E 1507 3rd Ave SE, Cedar Rapids IA 52403	
1510	3rd Ave SE	Hardin Donald L & Donna S 4511 98th Street, Urbandale IA 50322	
1513	3rd Ave SE	Guy Sam E & Corrina H 1513 3rd Ave SE, Cedar Rapids IA 52403	
1514	3rd Ave SE	Moss Beulah I Trustee (Moss) 3011 Schaeffer Dr SW, Cedar Rapids IA 52404	
1516	3rd Ave SE	Osterkamp Thomas R & La Retta E 1516 3rd Ave SE, Cedar Rapids IA 52403	
1517	3rd Ave SE	Heinrich Gaylon P & Debra S 1517 3rd Ave SE, Cedar Rapids IA	
1520	3rd Ave SE	Brown Sandra L 1520 3rd Ave SE, Cedar Rapids IA 52403	
1526	3rd Ave SE	Hanson Diane K D 1526 3rd Ave SE, Cedar Rapids IA 52403	
1534	3rd Ave SE	Eichmeyer Bruce A & Marlene J	Garbers Donald F 5651 Plainview Dr NW, Cedar Rapids IA 52405
1540	3rd Ave SE	Neal Donald E & Joan L	Hasley Earl A III & Mary B 1540 3rd Ave SE, Cedar Rapids IA 52403
1544	3rd Ave SE	Wheeler John S 1051 Legacy Walk, Woodstock Ga, 30189	

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Second and Third Avenue Historic District Linn County, IA  
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#	Street	Deed Name & Address	Contract Name & Address
1564	3rd Ave SE	Conroy Floyd J Po Box 14487, Scottsdale Az, 85267	
1570	3rd Ave SE	Conroy Floyd J 3285 Salt Mine Rd, Camp Verde, AZ 86322	
1574	3rd Ave SE	Grafton Robert N & Penny S 1640 3rd Ave SE, Cedar Rapids IA 52403	
1600	3rd Ave SE	Moore Farm Chemical Inc 2224 Grande Ave SE, Cedar Rapids IA 52403	
1610	3rd Ave SE	Anderson Betty M 3104 C Ave NE, Cedar Rapids IA 52402	
1612	3rd Ave SE	Pipkin Ronald R & Bonnie	Bazal Brandon A 1612 3rd Ave SE, Cedar Rapids IA 52403
1615	3rd Ave SE	Farley Van 1615 3rd Ave SE, Cedar Rapids IA 52403	
1617	3rd Ave SE	Krizek Jeanette A 1617 3rd Ave SE, Cedar Rapids IA 52403	
1618	3rd Ave SE	Grafton William E & Dawn M. Umbarger-Grafton 1630 3rd Ave SE, Cedar Rapids IA 52403	
1622	3rd Ave SE	Sagon William T & Christine P 1622 3rd Ave SE, Cedar Rapids IA 52403	
1624	3rd Ave SE	Tow Robert L Jr & Ann M 1624 3rd Ave SE, Cedar Rapids IA 52403	
1630	3rd Ave SE	Umbarger Dawn 1630 3rd Ave SE, Cedar Rapids IA 52403	
1634	3rd Ave SE	Habib Khaled J & Anh 1634-36 3rd Ave SE, Cedar Rapids IA 52403	
1635	3rd Ave SE	Barnes Kristine K 1530 Bever Ave SE, Cedar Rapids IA 52403	
1638	3rd Ave SE	Hosseini Rohollah & Aghdas 230 34th St SE, Cedar Rapids IA 52403	
1640	3rd Ave SE	Grafton Robert M & Penny S 1640 3rd Ave SE, Cedar Rapids IA 52403	
1646	3rd Ave SE	Karlan Charles P & Nadine M 1646 3rd Ave SE, Cedar Rapids IA 52403	
1700	3rd Ave SE	Muters Glen W & Karen A 1700 3rd Ave SE, Cedar Rapids IA 52403	
1708	3rd Ave SE	Snitselaar David C 1708 3rd Ave SE, Cedar Rapids IA 52403	
1713	3rd Ave SE	Phillips Ronald R & Luz M 1713 3rd Ave SE, Cedar Rapids IA 52403	
1714	3rd Ave SE	Cleveland George T Jr & Jill L 1714 3rd Ave SE, Cedar Rapids IA 52403	
1717	3rd Ave SE	Gilbert Linda 1717 3rd Ave SE, Cedar Rapids IA 52403	

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Second and Third Avenue Historic District Linn County, IA  
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#	Street	Deed Name & Address	Contract Name & Address
1720	3rd Ave SE	Stepanek Louis J & Marie M	Stepanek William J 3055 Brittany Circle, Cedar Rapids IA 52411
1721	3rd Ave SE	Conroy Floyd J Po Box 14487, Scottsdale Az, 85267	
1723	3rd Ave SE	Bohemian Savings & Loan Assoc	Kanellis Andrew J & Janniece E 1723 3rd Ave SE, Cedar Rapids IA 52403
1726	3rd Ave SE	Mulholland Richard E & Linda S 1726 3rd Ave SE, Cedar Rapids IA 52403	
1727	3rd Ave SE	Bowman Dorothy G 1727 3rd Ave SE, Cedar Rapids IA 52403	
1730	3rd Ave SE	May Doris 1730 3rd Ave SE, Cedar Rapids IA 52403	
1738	3rd Ave SE	Washpun Troy D & Angela M 1738 3rd Ave SE, Cedar Rapids IA 52403	
1744	3rd Ave SE	Behel Loretta M 1744 3rd Ave SE, Cedar Rapids IA 52403	
1808	3rd Ave SE	Kearney Gregory G & Kalpana P 1808 3rd Ave SE, Cedar Rapids IA 52403	
1813	3rd Ave SE	Tharp Terry L 1813 3rd Ave SE, Cedar Rapids IA 52403	
1814	3rd Ave SE	Miller Mary M & Thomas 1814 3rd Ave SE, Cedar Rapids IA 52403	
1815	3rd Ave SE	Bills Evelyn A Et Al 1815 3rd Ave SE, Cedar Rapids IA 52403	
1820	3rd Ave SE	Runels Brian A & Katherine L 1820 3rd Ave SE, Cedar Rapids IA 52403	
1826	3rd Ave SE	Baumgartner Nancy A 1826 3rd Ave SE, Cedar Rapids IA 52403	
1832	3rd Ave SE	Dengler Robert H & Jimsey A 1832 3rd Ave SE, Cedar Rapids IA 52403	
1835	3rd Ave SE	Levan Kent A Sr, 1835 3rd Ave SE, Cedar Rapids IA 52403	
1838	3rd Ave SE	Johnson Mark J Et Al 1838 3rd Ave SE, Cedar Rapids IA 52403	
1846	3rd Ave SE	Ervin Susan E 1846 3rd Ave SE, Cedar Rapids IA 52403	
1848	3rd Ave SE	Grimm Garry E & Dorothy E 1848 3rd Ave SE, Cedar Rapids IA 52403	
1896	3rd Ave SE	Lodge Marilyn J 1896 3rd Ave SE, Cedar Rapids IA 52403	
Vacant Lot	3rd Ave SE	St Pauls Methodist Church Of C R 1340 3rd Ave SE, Cedar Rapids IA 52403	



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Second and Third Avenue Historic District Linn County, IA  
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#	Street	Deed Name & Address	Contract Name & Address
Vacant Lot 3rd Ave SE		St Pauls Methodist Church 1340 3rd Ave SE, Cedar Rapids IA 52403	
Vacant Lot 3rd Ave SE		Johnson Paul C & Susie M 1845 2nd Ave SE, Cedar Rapids IA 52403	
Vacant Lot 3rd Ave SE		Cuchna Ronald J & 1809 2nd Ave SE, Cedar Rapids IA 52403	
204 Park Ct SE		Svoboda Ann E 204 Park Ct SE, Cedar Rapids IA 52403	
205 Park Ct SE		Hodges Willie B & Florence 205 Park Ct SE, Cedar Rapids IA 52403	
208 Park Ct SE		Millhollin Mark K & Bonita L 208 Park Ct SE, Cedar Rapids IA 52403	
209 Park Ct SE		Bushman Gerald C & Henrietta	Dorman S Todd 4409 Lucore Rd, Marion IA 52302
211 Park Ct SE		Northwest Federal Savings Bank	Steffen Joyce C (% Marvin L. Hiddleson) 601 Grand Avenue, Des Moines IA 50309
212 Park Ct SE		Anderson Joseph J 212 Park Ct SE, Cedar Rapids IA 52403	
217 Park Ct SE		Huberty Christopher R & Ruthann S. Po Box 2121, Cedar Rapids IA 52406	
226 Park Ct SE		Lieske Edward W & Elnara M	Walton Ronald L & Teresa K (% David Stookey) 20 South 21 <sup>st</sup> Street, Council Bluffs 5 51501
205 14th St SE		Cheetany Nazih R & Malak	Frese Jeffrey W 2320 E Ave NE, Cedar Rapids IA 52402
324 14th St SE		Hartley David E, 1900 2nd Ave SE, Cedar Rapids IA, 52403	
326 14th St SE		Harlow Virginia A, 326 14th St SE, Cedar Rapids IA 52403	
328 14th St SE		Wilcox William W, 328 14th St SE, Cedar Rapids IA 52403	
334 14th St SE		Williams Clifford L, 334 14th St SE, Cedar Rapids IA 52403	
207 15th St SE		Nemec Richard 140 Bowling St SW, Cedar Rapids IA 52404	
211 15th St SE		Parkside LLC	Eickelberg Ernest J 211 15 <sup>th</sup> Street SE, Cedar Rapids IA 52403
216 15th St SE		224 Grande Ave SE, Cedar Rapids IA 52403 Nietert Donetta M 216 15th St SE, Cedar Rapids IA 52403	
219 15th St SE		Carter Reginald L & Marian L 219 15th St SE, Cedar Rapids IA 52403	
221 15th St SE		Schneider Mary 221 15th St SE, Cedar Rapids IA 52403	

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Second and Third Avenue Historic District Linn County, IA  
Name of Property County and State

#	Street	Deed Name & Address	Contract Name & Address
115-117	16th St SE	Hosseini Rohollah & Aghdas 230 34th St SE, Cedar Rapids IA 52403	
118	16th St SE	Clark Delbert G & Geraldine A,	Hrvol Richard J (% Delbert G. Clark) 1449 Hwy 965 NW Swisher IA 52338
210	16th St SE	Cummings Charlotte 210 16th St SE, Cedar Rapids IA 52403	
213	16th St SE	Hosseini Rohollah & Aghdas 230 34th St SE, Cedar Rapids IA 52403	
216	16th St SE	Barton Steven L & Paula J 106 Leroy St NW, Cedar Rapids IA 52405	
217	16th St SE	Grafton Robert N & Penny S 1640 3rd Ave SE, Cedar Rapids IA 52403	
225	16th St SE	Grafton Robert N & Penny S (Note: May Be Known As 1580 3rd Ave. SE) 1640 3rd Ave SE, Cedar Rapids IA 52403	
217	17th St SE	Beardsley Dorothy L 217 17th St SE, Cedar Rapids IA 52403	
219	17th St SE	Frese William V & Donna N	Frese Investment Corp 636 Staub Ct NE, Cedar Rapids IA 52402
224	18th St SE	Zalewski Charles E & Jeanette E 224 18th St SE, Cedar Rapids IA 52403	
119	19th St SE	Henry George T & Sally M	Sondrol Harold I 119 19th St SE, Cedar Rapids IA 52403

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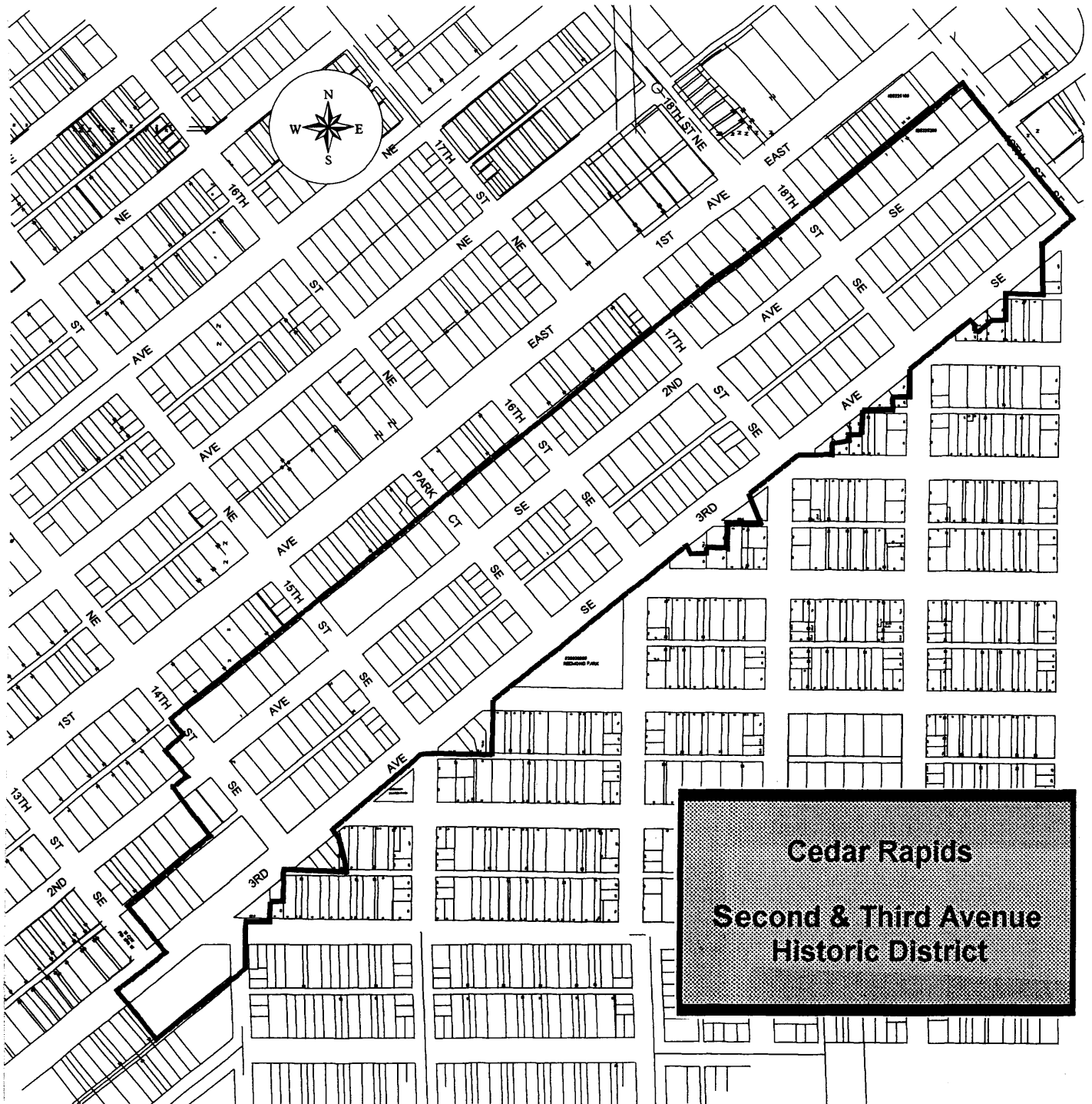
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Second and Third Avenue Historic District  
Name of Property

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Sketch Map of Second and Third Avenue Historic District



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Linn County, IA  
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Photo Map of Second and Third Avenue Historic District

