

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JAN 17 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Iowa Building

and/or common Lyman Building

2. Location

street & number 221 Fourth Avenue S.E. ^{NE} ₂ not for publication

city, town Cedar Rapids vicinity of

state Iowa code 19 county Linn code 113

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n.a.	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Century Place Partnership

street & number 221 Fourth Avenue S.E.

city, town Cedar Rapids vicinity of state Iowa

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Linn County Courthouse

city, town Cedar Rapids state Iowa

6. Representation in Existing Surveys

title n.a. has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Iowa Building is a locally outstanding example of the Renaissance Revival style which has survived with minimal alteration. The building was a very early and partly unsuccessful application of a reinforced concrete superstructure to a reasonably tall building in the Cedar Rapids area.

This seven story building on rectangular plan used pressed brick with terra cotta trim for its exterior curtain walls and corner and side pilasters. The vertical perspective of the building is visually broken by the presence of wide projecting cornice lines between the first, second, and third floors as well as between the sixth and seventh floors. These cornices are also of terra cotta. Front and rear walls are composed of three bays and the longitudinal walls are of seven bays, being so defined by vertical pilasters which are trimmed at base and top by stone inserts. First floor pilasters are further enhanced by the addition of decorative square capitals with centered crest motifs. First floor windows are original, preserving their small paned clerestory windows and metal mullions. Windows throughout (save for double hung sash on the top floor) are Chicago style.

The building was noted at the time of construction for containing sanitary drinking fountains, passenger, freight and sidewalk elevators, a private telephone system and a "Dictagraph system" of intercommunication.

The building is remarkably well preserved. In 1960 Paulson Construction Company remodeled the entryway and reception area. An exterior stairway shaft of metal fabrication has been added on the southwest corner during recent refurbishing.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1913-4

Builder/Architect Robert R. Mayberry, Arch.

Statement of Significance (in one paragraph)

The Iowa Building is significant as a well-preserved example of the Renaissance Revival style on a large commercial building. It commemorates one of the worst structural failures which were associated with the earliest attempts to use a reinforced concrete superstructure in tall building construction in Iowa.

Robert R. Mayberry, local Cedar Rapids architect, designed the building which was constructed to house Lyman Wholesale and Retail Millinery Company, founded by Fred A. Lyman. This firm was incorporated in 1906 and by 1911 was considered "one of the foremost commercial enterprises of Cedar Rapids" with salesmen operating throughout the western United States.¹ Lauritzen and Wasson Incorporated of Waterloo was the contractor.

The building was best remembered for the disaster which occurred on the construction site on November 14, 1913. The entire seven story reinforced concrete frame was nearly complete when a roof slab collapsed and precipitated the collapse of the two rear bays of the building. Seven workers died and many were injured. William Lowe (1872-1913), construction superintendent was among the dead. Faulty and insufficient falsework was blamed for the failure. This incident was considered the worst of twenty such similar occurrences in terms of loss of human life which happened throughout the country. Two similar incidents had taken place in Cedar Rapids itself, involving the five story Mullin Building and a large garage-type building. Because the Iowa Building was completed according to plan the next year, it symbolizes the difficulties which were encountered in perfecting this new structural building material and form.

Lyman Brothers occupied the building until 1932. Century Engineering Corporation, manufacturer of oil burners occupied the building as of 1938. The building is currently being redeveloped for use as office space in conjunction with a downtown redevelopment plan.

¹History of Linn County Iowa From Its Earliest Settlement to the Present Time. (Chicago: Pioneer Publishing Company, 1911), Volume II, page 259.

9. Major Bibliographical References

See Continuation Sheet 9-2.

10. Geographical Data

Acreeage of nominated property ~~less than one acre~~

Quadrangle name Cedar Rapids South

Quadrangle scale 1/24,000

UTM References

A

1	5	6	1	0	6	3	0	4	6	4	7	8	3	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

All of Lot 5, Block 12, City of Cedar Rapids, Iowa.

List all states and counties for properties overlapping state or county boundaries

state n.a. code county code

state code county code

11. Form Prepared By

name/title James E. Jacobsen, National Register Coordinator

organization Iowa SHPO date 10 January 1983

Historical Building
street & number East 12th & Grand Ave. telephone 515-281-4137

city or town Des Moines state Iowa 50319

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Adrian A. Anderson

title Executive Director Iowa State Historical Department date 24 November 1982

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 2/17/83

for Melrose Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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

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Continuation sheet Bibliography

Item number 9

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Cedar Rapids Evening Gazette, March 13, 1913, November 14-5, 17-21, 24, 27, 29, 1913.

The Waterloo Times, November 15-6, 1913.

History of Linn County Iowa From Its Earliest Settlement to the Present, Chicago:
The Pioneer Publishing Company, 1911, Volume II, pp. 259-60.

Cedar Rapids of Today, n.p., 1904, p. 23.

Sanborn Fire Insurance Maps of Cedar Rapids, New York: Sanborn Map Company, 1913,
1913/31.