

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH0683281

FOR NPS USE ONLY

RECEIVED AUG 29 1978

DATE ENTERED NOV 28 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

A.T. Averill House

AND/OR COMMON

**LOCATION**

STREET & NUMBER 2nd  
1120 Second Avenue SE

NOT FOR PUBLICATION

CITY, TOWN

Cedar Rapids

VICINITY OF

CONGRESSIONAL DISTRICT

Second

STATE

Iowa

CODE

COUNTY  
Linn

CODE

113

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME

William F. and Jean H. Olinger

STREET & NUMBER

2 Cottage Grove Woods SE

CITY, TOWN

Cedar Rapids

VICINITY OF

STATE

Iowa 52403

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Linn County Courthouse

STREET & NUMBER

CITY, TOWN

Cedar Rapids

STATE

Iowa

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

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 type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The A.T. Averill property consists of the main house and carriage house/barn, connected by a covered walkway. The buildings are situated on a raised corner lot surrounded by a stone retaining wall. The property is located on the perimeter between the business and residential areas of the city. The area is primarily residential, but in transition, as many houses are being divided into apartments or used for commercial purposes.

The Averill house is 2½ stories, with exterior walls of pressed brick and a slightly raised, rock-faced stone foundation. The main roof is a truncated hip, with large deck. The plan is basically square, with gabled masses on east and south, a 2½ story polygonal bay with hipped roof on the west, and a rectangular tower, set on the diagonal, on the SE corner. The latter has a high-pitched roof, slightly belled at the base, surmounted with a pair of finials. Porches are found on east and south sides. The east porch dates from the original construction, and is built of wood with a low mansard roof and spindled balustrade and "frieze". The south porch, which covers the segmental arch of the main entrance, was originally similar to that on the east, but was replaced, probably early in the 20th century, with brick.

Windows have stone sills and wide, flat lintels. During a 1948 remodelling, 8 additional windows were cut into the east and west sides, directly beneath the eaves. There are four chimneys, three of which have been cut down nearly to roof level. The chimneys are distinguished by raised, pierced vertical brick panels, of which three extend from cornice line to water table, while the fourth, on the polygonal bay of the west side, is corbelled out from the wall at second story level. Terracotta panels, many located above the windows on both stories, are also found on these vertical chimney panels. The wooden cornice is bracketted and panelled. Gable ends on south and east have decorative bargeboards. Third story windows in these gable ends are highlighted by brick corbelling.

The carriage house/barn is connected to the north side of the house by a covered brick walkway. The carriage house is 32' x 46', two stories, with brick veneer and bracketted cornice. It has a high, hipped roof, triangular roof dormers, and a pedimented wall dormer on the south side, the tympanum of which is filled with scalloped shingling. At the west end of the structure is a flat-roofed, one story section. All windows, and rear entrance, have segmental heads with large stone "imposts". There are two wide carriage entrances on the east side.

The main house is arranged around a wide center hall, with a quarter-turn staircase in an open well. There are four large rooms (two on each side of the hall) toward the front of the house, each pair connected by sliding doors. Kitchen, baths, and numerous closets and pantries (as well as a second staircase) are at the rear of the first floor. There are seven rooms on the second floor. The third floor was originally a ballroom, the ceiling of which was lowered in 1954 (although the original ceiling is still present). This area was partitioned in 1954 into 8 rooms and an assortment of closets and baths.

see continuation sheet

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A.T. Averill House, Cedar Rapids, Linn County, Iowa

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

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Original oak flooring, woodwork (including paneling and wainscoting) doors, hardware and plaster molding are extant, and in the process of restoration. The etched glass of the front doors, and leaded glass of built-in bookshelves, are worthy of note. The entire house is undergoing rehabilitation for use as legal offices, with much care taken to preserve original features.

# 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

## SPECIFIC DATES

1886

~~BOYD~~ ARCHITECT Smith & Fulkerson, Cedar Rapids

## STATEMENT OF SIGNIFICANCE

The Averill house, superbly designed for its corner lot location, displays a variety of elements associated with High Victorian residential architecture. Chief among these are the pierced, vertical brick chimney panels, the panelled cornice, incised detailing on the lintels, and the overall atmosphere of crisp angularity, the latter in particular setting it off from the looser, freer character of the Queen Anne style. Even within the High Victorian, however, the Averill house is a rather restrained example of the style. The carriage house/barn is architecturally compatible with the house (indeed, it was completed before the house itself), with noteworthy features including a simpler version of the main house's panelled cornice and the stone "imposts" of the window arches.

The house was designed by the local firm of Sidney Smith and W.A. Fulkerson. This partnership was short-lived (1884-1886), but had to its credit a number of residences and commercial structures in Cedar Rapids. Smith worked in Des Moines before coming to Cedar Rapids, but retired in 1886, leaving Fulkerson to continue the practice alone.

The house was built for Arthur Tappan Averill (1843-1910), among Cedar Rapids' more "substantial" citizens during the late 19th century. Averill was born in Vermont, grew up in Illinois, and came to Cedar Rapids in 1865. After 4 years' work with the local branch of McCormick Harvester Co. (Chicago), Averill opened his own agricultural implement business with John T. Hamilton. Averill & Hamilton (later Averill & Amidon, and finally owned solely by Averill) was apparently a prosperous company, for by 1875 A.T. Averill was beginning to invest in a variety of local enterprises, including the Cedar Rapids Gas Light Co. and assorted banking concerns. Eventually he owned property and businesses in several states, including hotels in Chicago and Cedar Rapids.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Inland Architect and Builder, Vol IV, No. 3 (Oct. 1884), p. 44; Vol V, No. 1 (February 1885), p. 14; Vol. VII, No. 1 (February 1886), p. 8.  
 History of Linn County, Iowa. Chicago: Pioneer Publishing Co., 1911. Vol II, pp. 8-9.  
 Shambaugh, B.F. Biographies and Portraits of the Progressive Men of Iowa. Des Moines: Conaway and Shaw, Publishers, 1899. Vol. II, pp. 441-442.  
 Laurance, Charles A. Pioneer Days in Cedar Rapids, 1860-1880. Cedar Rapids: Laurance Press Co., 1936. p. 39.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Cedar Rapids South, Iowa

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 15 611260 4648670

B               

C               

D               

E               

F               

G               

H               

## VERBAL BOUNDARY DESCRIPTION

Lots 5 and 6, Block 2, the Subdivision of Outlot 12 of the Original Town of Cedar Rapids, Iowa.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

William Olinger

ORGANIZATION

DATE

July 1978

STREET & NUMBER

TELEPHONE

2 Cottage Grove Woods SE

CITY OR TOWN

STATE

Cedar Rapids

Iowa 52403

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

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. Andersen*

TITLE Director, Division of Historic Preservation

DATE

8/24/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

11-28-78

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

DIRECTOR OF REGISTRATION

*William H. Brashear 11-27-78*