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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Nat. Register of Historic Places  
National Park Service

## 1. Name of Property

Historic name: Cedar Rapids Central Business District Commercial Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

Commercial and Industrial Development of Downtown Cedar Rapids, Iowa, ca. 1865 -1965

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

## 2. Location

Street & number: Roughly bounded by First Avenue, 5<sup>th</sup> Street SE, Fifth Avenue SE, and 2<sup>nd</sup> Street SE (see section 7, page 5)

City or town: Cedar Rapids State: Iowa County: Linn

Not For Publication:  N/A Vicinity:  N/A

## 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 at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

<u>Steve King</u>	<u>15 SEPT 2015</u>
Signature of certifying official	Title:
<u>State Historical Society of Iowa</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*Patrick Anderson*  
Signature of the Keeper

*11/2/2015*  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>46</u>	<u>12</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>1</u>	<u>1</u>	structures
<u>          </u>	<u>          </u>	objects
<u>47</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register 7

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC/hotel
- COMMERCE/TRADE/office building
- COMMERCE/TRADE/professional offices
- COMMERCE/TRADE/bank
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/department store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/warehouse
- SOCIAL/meeting hall
- GOVERNMENT/post office
- EDUCATION/trade school
- EDUCATION/library
- RECREATION AND CULTURE/movie theater
- RECREATION AND CULTURE/auditorium
- RECREATION AND CULTURE/museum
- INDUSTRY/factory
- TRANSPORTATION/parking garage
- TRANSPORTATION/rail-related/tracks

**Current Functions**

(Enter categories from instructions.)

- DOMESTIC/apartment building
- COMMERCE/TRADE/office building
- COMMERCE/TRADE/professional offices
- COMMERCE/TRADE/bank

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- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- SOCIAL/meeting hall
- RECREATION AND CULTURE/theater
- RECREATION AND CULTURE/museum
- RECREATION AND CULTURE/music facility
- TRANSPORTATION/parking garage
- TRANSPORTATION/rail-related/tracks
- VACANT

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Romanesque Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Beaux Arts

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Georgian Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Neo-Classical Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Italian Renaissance

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Mediterranean Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Prairie School

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Commercial Style

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Chicago

MODERN MOVEMENT: Art Deco

MODERN MOVEMENT: Art Moderne

MODERN MOVEMENT: International Style/Modern

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE/granite, STONE/limestone,  
METAL, TERRA COTTA, GLASS

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The Cedar Rapids Central Business District Commercial Historic district is located in the center of Cedar Rapids, which is the seat of Linn County in eastern Iowa and Iowa's second largest city. The historic district, which encompasses the surviving historic commercial core of downtown Cedar Rapids, is located on the east bank of the Cedar River.

The historic district consists of the blockfronts of First Avenue and Second and Third Avenues SE between the alley line west of 2nd Street SE and Fifth Street SE; the blockfronts of Fourth Avenue SE between the alley line west of 2<sup>nd</sup> Street SE and the alley line east of 3<sup>rd</sup> Street SE; the northern blockfront of Fifth Avenue SE between 2<sup>nd</sup> Street SE and 3<sup>rd</sup> Street SE; the blockfronts of 2<sup>nd</sup> and 3<sup>rd</sup> Streets SE between First Avenue and Fifth Avenue SE; and the blockfronts of 4<sup>th</sup> Street SE (which corresponds with the historic 4<sup>th</sup> Street railroad corridor) and 5<sup>th</sup> Street SE between First Avenue and Third Avenue SE. It includes seven properties previously listed on the National Register of Historic Places geographically distributed throughout the

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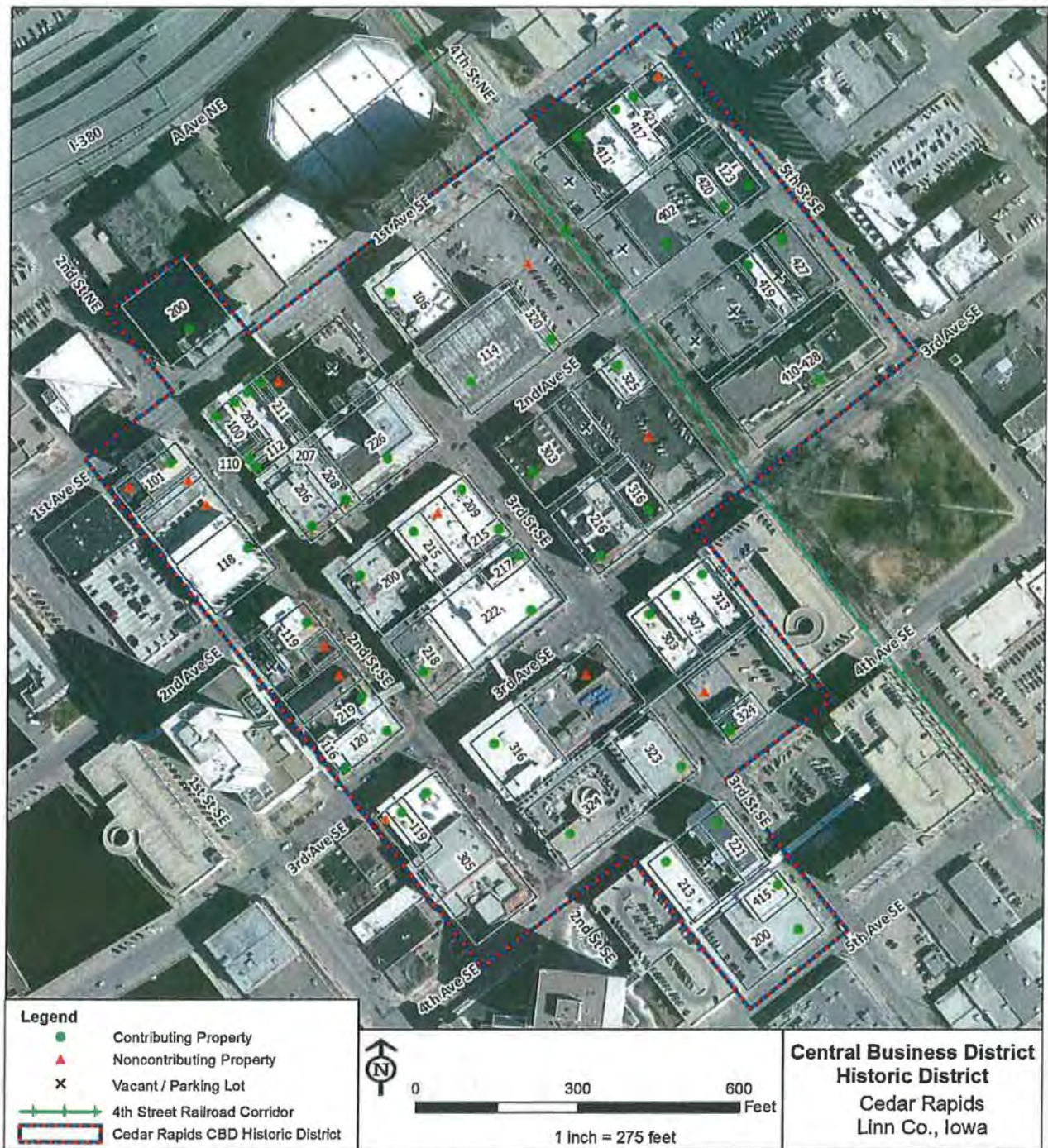
district (1 hotel building (Roosevelt Hotel), 1 bank and office building (Security Building), 1 post office building, 2 commercial/warehouse buildings (Lyman/Iowa Building, Lattner Auditorium Building), 1 theater and office building (Paramount Theater), 1 social organization building (Sokol Gymnasium)). It includes 53 contributing buildings, 12 noncontributing buildings (either because they postdate the period of significance or have been extensively altered), 1 contributing rail-related structure, 1 noncontributing parking structure, and 4 vacant lots/parking lots. The contributing buildings range in date from 1880 to 1965 and reflect several building periods: the last two decades of the nineteenth century and the first decade of the twentieth century; the 1910s into the early 1930s; the 1950s and early 1960s.

The buildings and structures contributing to the historic district are diverse in height, historic use, and date, but share features that reinforce the overall character of the historic district: masonry facades with ground-floor storefronts and uniform street-front alignment creating a uniform street wall. There are some gaps in the street wall due to demolition in the aftermath of flooding in 2008. The buildings are designed in styles typical of mid- and large-sized cities in the Upper Midwest, including Queen Anne, Romanesque Revival, Beaux-Arts, Neo-Classical Revival, Georgian Revival, Italian Renaissance, Mediterranean Revival, Commercial Style, Chicago style, Prairie School, Art Deco, Art Moderne, and Modern/International Style. The architects include Cedar Rapids architects J. A. Smith and W. A. Fulkerson, Josselyn and Taylor, Charles A. Dieman and Ferdinand Fiske, William J. Brown and his successor firms, engineer Harry J. Bishop, Robert R. Mayberry, H. E. Hunter, Hatton, Holmes & Anthony; Des Moines architects Proudfoot, Bird and Rawson; Chicago architects Krenn and Dato and Weary and Alford; Minneapolis architects Ernest Kennedy, David J. Griswold and Associates, Alvin Weidt Associates; Omaha architect George L. Fisher; and Milwaukee architects Peacock and Frank. The historic building types include: hotel, store and office building, bank and office building, bank and store building, department store, post office, public library, office/warehouse/factory, saloon/restaurant, theater and office building, social hall/organization building, parking garage.

Many of the properties outside of the historic district boundaries either remain vacant (due to flooding) or have been redeveloped with buildings during the past thirty years that postdate the period of significance.

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Cedar Rapids Central Business District Commercial Historic District Map  
 (adapted from ArcGIS Esri aerial photography and Cedar Rapids assessor parcel information)

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### **Narrative Description**

The Cedar Rapids Central Business District Commercial Historic District incorporates part of the Original Town Plat of Cedar Rapids that was laid out on the east bank of the Cedar River with streets perpendicular and parallel to the northwest-southeast course of the river. The streets are 80 feet wide with the exception of First Avenue which was given an extra width of 120 feet in anticipation of a bridge being built across the river. The blocks between 1<sup>st</sup> Street SE and 2<sup>nd</sup> Street SE are bisected by 20-foot wide north-south alleys, while the blocks between 2<sup>nd</sup> Street SE and 5<sup>th</sup> Street SE are bisected by 20-foot wide east-west alleys. While the streets were originally named after the founders of Cedar Rapids and American presidents, they were renamed by 1884 with the numeric street name system used today. The city adopted the quadrant system in 1929 and appended the directions of NE, SE, NW, and SW to the numbered street names. The central business district is encompassed by the southeast quadrant, with a small section north of First Avenue in the northeast quadrant. The property addresses in this report use the current direction system. For the sake of convenience, location directions are given as north, south, east, and west.<sup>1</sup>

Besides early commercial development along 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets SE, extending south from First Avenue, the area was also defined by the railroad corridor along the 4<sup>th</sup> Street public right-of-way that was established by 1859 when the Chicago, Iowa and Nebraska Railway was completed to Cedar Rapids. The first downtown buildings were quickly replaced as the city prospered. The earliest surviving buildings date from the 1880s. Among the buildings, located on Second Avenue SE near 3<sup>rd</sup> Street SE, is the Ely Building, built for the Merchants National Bank. On 3<sup>rd</sup> Street SE is the Weller and Dows commercial block with hotel facilities. The earliest surviving department store building is on 2<sup>nd</sup> Street SE at First Avenue SE. More specialty retail stores, department stores, and commercial blocks as well as banks followed in the 1890s along 2<sup>nd</sup> Street SE, Second Avenue SE, and Third Avenue SE. Among the notable buildings from this decade are the Granby Building (1891) and the Cedar Rapids Savings Bank, now Guaranty Bank (1896), both designed by Josselyn and Taylor. The trends continued in the early years of the twentieth century and intensified after 1910 when efforts were begun to replace the original Third Avenue Bridge.

The work of Josselyn and Taylor continued to be seen in major downtown buildings including the Cedar Rapids Public Library (1905), the Torch Press Building (1908), and the Security Bank and Trust Building (1908). Charles A. Dieman and his firm Dieman and Fiske also contributed several major buildings including the Sokol Gymnasium (1909), the Welch-Cook Building (1910), the Lattner Auditorium Building (1910), and the Mullin Building (1914).

The opening of the new Third Avenue Bridge in 1912 led both the Armstrong Department Store and Killian's Department Store to construct new buildings, both designed by engineer H. J. Bishop. The newly formed American Savings Bank and Trust built a striking brick and terra-

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<sup>1</sup> Prior to the adoption of the current system, the numbered east-west avenues through downtown Cedar Rapids had no directions in the names, and the numbered north-south streets were identified by the directions "south," south of First Avenue, and "north," north of First Avenue.



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cotta clad skyscraper on First Avenue SE at 2<sup>nd</sup> Street SE that opened in 1914 (Proudfoot, Bird and Rawson; William J. Brown). At the same time, a tall reinforced-concrete building was under construction on Fourth Avenue for the Lyman Manufacturing Company (Robert R. Mayberry, H. J. Bishop). Now known as the Iowa Building, the building achieved notoriety when it partially collapsed during construction. Elmer Higley joined the tall building ranks when he commissioned the Higley Building (Ernest Kennedy, 1918) at Third Avenue SE and 2<sup>nd</sup> Street SE for retail and office purposes.

The economic boom of the 1920s brought some of the district's most distinctive buildings. They included another signature skyscraper in the form of a new building for the Merchants National Bank (Weary and Alford, 1926) and the Roosevelt Hotel (Krenn and Dato, 1927), as well as the Iowa Theater (George L. Fisher, 1927) and the Paramount Theater (Peacock and Frank, 1927-1928). The 1930s brought the construction of the last downtown skyscraper in the second Dows Building (1930), the two-story Art Moderne office and retail Arco Building (1930), as well as the annex of the Craemer's Department Store (1937).

In the years after 1945, the district experienced a variety of changes related to retailing and business needs. Merchants National Bank and Killian's Department Store built parking garages with ground-floor commercial space in the early 1960s to serve their customers. In 1959, Armstrong's constructed a new store in accordance with the principles of retailing popular during that era. Several new office buildings also date from that period.

### Changes to Historic Buildings

All of the buildings in the historic district have been altered in various degrees, reflecting the changing needs of commerce and related enterprises. Typically these include changes to the storefronts and the installation of new storefronts. The storefronts are not always compatible with the historic character of the buildings. Windows at the upper stories of the buildings have often been replaced by metal-and-glass sash that are installed in the original openings. In some cases, the window openings have been completely filled in or covered over. Signs have been changed regularly to reflect changing tenants, and canopies have been added or changed over the storefronts. Buildings dating to the period of significance contribute to the historic district if they retain their overall historic character including height, building facing and cladding materials, and uniformity of the street wall. Buildings with two facades are contributing if the primary façade or both of the facades retain their overall historic character.

*The Commercial and Industrial Development of Downtown Cedar Rapids, Iowa, c. 1865–1965*  
Multiple Property Documentation Form provides integrity considerations that pertain to the buildings in this district. In the discussion of integrity of **Properties Associated with the Commercial Core of Cedar Rapids**:

“A property should be considered individually eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the central business district during all or part of the period covered by this historic context. If a building no longer has the ability to provide information with respect to building type, construction technique or other

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related subject matter of scholarly interest within this context, it should be considered ineligible. Modifications of storefronts including changes in windows, transoms, doors, and exterior finishes are to be expected in surviving commercial neighborhoods such as those in the commercial core. If the modifications do not detract from the overall design and proportions of the building, the building should be considered eligible.

“Integrity can be further refined to differentiate among buildings of smaller and larger scale. Almost every building in this property type has a ground-level storefront. Regardless of size, a building generally must retain the architectural composition, ornamental treatments, and materials of the exterior elevations. Retention of the original massing and scale, roof form, and pattern of window openings above the ground-floor level is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Easily reversible alterations, such as the addition of fire escapes or covering of windows, will not be defined as significant. Major changes to storefronts are more likely to compromise integrity of smaller scale buildings than larger buildings. The manner in which important storefront elements are treated will be evaluated. Such elements include entrances, transoms, shop windows, ornamentation, and awnings. In general, modifications made to storefronts more than 50 years ago will likely be considered significant in their own right if they have been preserved relatively intact. Because of the location of the commercial core and its susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building’s integrity. An addition that is on the side or rear elevation of a building and that is subservient to the appearance of the building will not compromise the building’s integrity. The installation of skywalks within existing window openings or between buildings on side and rear elevations will not compromise a building’s integrity.<sup>2</sup> Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other.”<sup>3</sup>

This National Register of Historic Places Registration Form is being submitted concurrently with *The Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965* Multiple Property Documentation Form. Both have been undertaken as partial fulfillment of a Memorandum of Agreement negotiated in compliance with Section 106 of the National Historic Preservation Act. The purpose of the agreement was to mitigate demolitions funded by the Federal Emergency Management Agency (FEMA) of buildings damaged by flooding in Cedar Rapids in 2008.

<sup>2</sup>The downtown skywalk system was introduced in 1980 to link two major parking garages to the downtown area at the second floor level. Gregg Pospisil, “Skywalks Begin to Link Downtown Cedar Rapids,” Archive Attic, November 21, 2008, <https://archiveattic.wordpress.com/2008/11/21/skywalks-begin-to-link-downtown-cedar-rapids/>. The system has been expanded throughout downtown.

<sup>3</sup> Marjorie Pearson, *Commercial and Industrial Development of Downtown Cedar Rapids, Multiple Property Documentation Form* (2015), F:60.

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**Central Business District Commercial Historic District Properties**

	<b>Address</b>	<b>Name</b>	<b>Date Built</b>	<b>Status</b>
1	121 First Ave SE	Commercial Building	ca. 1970	NC
2	200 First Ave NE	Roosevelt Hotel	1927	C, NRHP
3	203 First Ave SE	Cerny/Syndicate Clothing Co.	1885	C
4	207 First Ave SE	Stauffacher, McCook & Cerny/Syndicate Clothing Co.	1880 and later	C
5	211 First Ave SE	Craemer's Dept. Store	1880, 1917	C
6	213 First Ave SE	Reps Dry Goods/Neisner's Store	1897, 2014	NC
7	231 First Ave SE	Parking lot		
8	323-325 First Ave SE/ 322-330 Second Ave SE	Parking garage	2013	NC
9	411 First Ave SE	BCR&N Building	1885, 1898	C
10	417 First Ave SE	Bever Building	1923	C
11	421 First Ave SE	Faulkes Building	1923	C
12	427 First Ave SE	Albert Auto	1927, 1950	NC
13	118 Second Ave SE/ 125 2 <sup>nd</sup> Street SE	United Fire & Casualty Building	1923, 1963- 1965	C
14	115 Second Ave SE	Parking lot		
15	119 Second Ave SE/ 203 2 <sup>nd</sup> Street SE	Security Bank Building	1907-1908	C, NRHP
16	206 Second Ave SE/ 118-124 2 <sup>nd</sup> Street SE	Warriner Building/Armstrong Department Store	1890, 1911, 1936	C
17	208 Second Ave SE	Craemer's Dept. Store Annex	1937	C
18	216, 222-226 Second Ave SE	Merchants National Bank and Annex	1926, 1964, 1980	C
19	201-213 Second Ave SE/ 200-212 2 <sup>nd</sup> Street SE	Dows Building	1875, 1900, 1930	C
20	215-219 Second Ave SE	Martin Dry Goods Building	1881, 1901	C
21	225 Second Ave SE	Jones & Luburger Furniture Building	1881	NC
22	320 Second Ave SE	Cedar Rapids Cornice Works Building	1893	C
23	303-305 Second Ave SE	Cedar Rapids Post Office and Federal Building	1908	C, NRHP

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	Address	Name	Date Built	Status
24	315 Second Ave SE	Vacant site (building demolished in 2014)		
25	317 Second Ave SE	Parking Lot		
26	325 Second Ave SE	Muskvaki Block	1897	C
27	402 Second Ave SE	Goodyear Tire	1961	C
28	419-421 Second Ave SE	Coffits Building	1903-1904	C
29	420 Second Ave SE	Canfield Hall	1907	C
30	427 Second Ave SE	Commercial Building	1915	C
31	116 Third Ave SE	Sindelar Saloon	1895	C
32	120 Third Ave SE/ 225 2 <sup>nd</sup> Street SE	Higley Building	1918	C
33	117 Third Ave SE	Commercial Building	1890, 2012	NC
34	119 Third Ave SE	Fawcett Building	1906	C
35	123 Third Ave SE/ 305-321 2 <sup>nd</sup> Street SE	Paramount Theater Building	1927-1928	C; NRHP
36	210-230 Third Ave SE/ 221 3 <sup>rd</sup> Street SE	Armstrong Dept. Store Building	1959, 1966	C
37	201-211 Third Ave SE/ 300-316 3 <sup>rd</sup> Street SE	Fidelity Building/Killian's Department Store	1913	C
38	223 Third Ave SE	Town Center	1991	NC
39	302-308 Third Ave SE/ 216-224 3 <sup>rd</sup> Street SE	Cedar Rapids Savings Bank/Guaranty Bank and Trust	1896, 1910	C
40	316 Third Ave SE	Strand Theater	1915	C
41	320 Third Ave SE	Bank parking structure		NC
42	303 Third Ave/ 302-308 3 <sup>rd</sup> Street SE	Armstrong Development Company/Arco Building	1930	C
43	307 Third Ave SE	Cedar Rapids Supply Co. Building	1902	C
44	313-317 Third Ave SE	Cedar Rapids Marble & Granite Works	1893, 1905	C
45	410-428 Third Ave SE	Cedar Rapids Public Library and Cedar Rapids Museum of Art	1905, 1989	C
46	213-217 Fourth Ave SE	Lattner Auditorium Building	1910	C; NRHP
47	219 Fourth Ave SE	Parking lot		
48	221 Fourth Ave SE	Lyman/Iowa Building	1914	C; NRHP

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	Address	Name	Date Built	Status
49	200 Fifth Ave SE/ 419 3 <sup>rd</sup> Street SE	Hutchinson Ice Cream Building	1921 with later addition	C
50	101 2 <sup>nd</sup> Street SE	American Trust and Savings Bank Building	1914	C
51	107 2 <sup>nd</sup> Street SE	Commercial Building	1970	NC
52	109-113 2 <sup>nd</sup> Street SE	J.C. Penney	1930, 1940 and later	NC
53	100 2 <sup>nd</sup> Street SE	Golden Eagle Building	1886	C
54	110 2 <sup>nd</sup> Street SE	Kozlovsky Building	1911	C
55	112 2 <sup>nd</sup> Street SE	The Pall Mall	1910	C
56	209 2 <sup>nd</sup> Street SE	Commercial Building	1967	NC
57	213 2 <sup>nd</sup> Street SE	Commercial Building	1900 and later	NC
58	219-225 2 <sup>nd</sup> Street SE	Mullin Building	1912	C
59	218-230 2 <sup>nd</sup> Street/ 200 Third Ave SE	Granby Building	1891	C
60	324 2 <sup>nd</sup> Street SE	Killian's parking garage	1964	C
61	102-106 3 <sup>rd</sup> Street SE	Iowa Theater	1928	C
62	114 3 <sup>rd</sup> Street SE	Merchants National Bank parking garage	1961	C
63	209 3 <sup>rd</sup> Street SE	Ely Building	1881	C
64	215 3 <sup>rd</sup> Street SE	Ely Annex/Drew/The Hub Store	1900	C
65	217 3 <sup>rd</sup> Street SE	Weller & Dows/Union Hotel	1885	C
66	319-323 3 <sup>rd</sup> Street SE	Welch-Cook Building	1909- 1910	C
67	320 3 <sup>rd</sup> Street SE	Bohemian Savings & Loan Association	1963, 1974	NC
68	324 3 <sup>rd</sup> Street SE	Torch Press Building/Cedar Rapids Art Museum	1908, 1964	C
69	417 3 <sup>rd</sup> Street SE	Sokol Gymnasium	1909	C; NRHP
70	117 5 <sup>th</sup> Street SE	Palmer Building	1905	C
71	4 <sup>th</sup> Street SE between First Avenue SE and Third Avenue SE	Fourth Street Railroad Corridor tracks	1850s and later	C

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**Individual Properties**

**1. 121 First Avenue SE**

**Commercial Building**

**c. 1970**

**1 noncontributing building**

**Photo 23**

This one-story commercial building, which is located on the south side of First Avenue SE, dates from about 1970. It contains three storefronts and is faced with stucco over brick. This was the site of the Higley Block, built in about 1880.

**2. 200 First Avenue NE**

**Roosevelt Hotel, listed on NRHP, 1990**

**Architects Krenn and Dato**

**1927**

**1 contributing building**

**Photo 17**

This twelve-story hotel building is located on the northeast corner of First Avenue NE and 2<sup>nd</sup> Street NE. The Georgian Revival style building was designed by the Chicago architectural firm of Krenn and Dato with financing provided by Chicago heiress Edith Rockefeller McCormick and was constructed in 1926-1927. The reinforced concrete structure is clad in red textured brick with glazed terra-cotta trim. As Cedar Rapids' finest hotel of that decade, it incorporated public restaurants, private dining rooms, a ballroom, and a two-story lobby. The hotel was remodeled after World War II and is now residential apartments.

**3. 203 First Avenue SE**

**Cerny Store/Syndicate Clothing Company**

**1885**

**1 contributing building**

**Photo 1**

This three-story commercial building, which is located on the south side of First Avenue SE, was constructed in 1885 with retail space on the first story and offices and apartments on the upper two floors. While the storefront has been altered several times with modern materials, the upper floors are faced with red brick and have three window openings on each floor, set below decorative hoods. A decorative cornice with brackets surmounts the façade.

The Cerny Store was an early retail tenant, succeeded by the Syndicate Clothing Company in 1914, then A. Hummel & Son Clothing in 1920. Occupants of the upper floors included lawyers, doctors, artists, and a photographer.

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**4. 207 First Avenue SE**

**Stauffacher, McCook & Cerny Store/Syndicate Clothing Company  
1880**

**1 contributing building**

**Photo 1**

This two-story commercial building, which is located on the south side of First Avenue SE, was constructed in 1880 with retail space on the first story and office space on the second story. The first-story storefront with two entrances has been modernized, and the façade has been clad with vertical metal siding. The south elevation, visible from the alley, is clad with the original brick facing and has four segmental-arched window openings.

The Stauffacher, McCook & Cerny Store was an early tenant (1895-1900) before it moved next door. It was succeeded by the Bell Store and then the Syndicate Clothing Company from 1920 to 1956.

**5. 211 First Avenue SE**

**Craemer's Department Store  
1897, c. 1917**

**1 contributing building**

**Photo 1**

This three-story commercial building, which is located on the south side of First Avenue SE, was built in 1897. Herman and Josephine Craemer opened a drygoods store in the building. After Herman's death in 1908, the store was expanded with a third story and remodeled for a more up-to-date appearance. The façade is framed in limestone with bands of windows at the second and third stories above a modernized storefront. The façade terminates in a stylized broken pediment.

**6. 213 First Avenue SE**

**Reps Dry Goods/Neisner's Store  
1897, 2010-2014**

**1 noncontributing building**

**Photo 1**

This three-story commercial building, which is located on the south side of First Avenue SE, was built in 1897 with retail space on the first floor and office space on the upper two floors. Retail tenants included Reps Dry Goods (1911-1935) succeeded by Neisner's Store (1935-1960). Both the exterior features and interior layout have been largely rebuilt between 2010 and 2014. It is now clad with artificial stucco above a modern aluminum and glass storefront.

**7. 231 First Avenue SE**

**Parking lot**

**Photo 1**

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**8. 323-325 First Avenue SE/322-330 Second Avenue SE**

**Parking garage**

**2013**

**1 noncontributing building**

**Photo 26 (Second Avenue SE view)**

**9. 411 First Avenue SE**

**Burlington, Cedar Rapids and Northern Building**

**Architects Josselyn and Taylor**

**1885, 1898, 1950s**

**1 contributing building**

**Photo 3**

This four-story and basement office building is located on the south side of First Avenue SE, just east of the 4<sup>th</sup> Street railroad corridor. Designed in the Romanesque Revival style by Cedar Rapids architects Josselyn and Taylor, it was constructed in 1885 as the headquarters building for the Burlington, Cedar Rapids and Northern Railway and enlarged with a fourth story in 1898. The building is clad in red brick with limestone trim. The windows are arranged in vertical groups on all sides of the building, and are surmounted by projecting lintels at the upper story. The elevations terminate in corbelled brick parapets. The west elevation bears the letter B C R & N. The building was modernized in the 1950s; the windows were redone and porcelain enamel panels were placed on the First Avenue front of the building, covering much of the original brick. A new building entrance and projecting canopy were added. The Burlington, Cedar Rapids and Northern was acquired by the Chicago, Rock Island and Pacific Railway in 1903. A commemorative plaque to George Greene, on the 70<sup>th</sup> anniversary of the Rock Island Lines in 1922, has been installed on the sidewalk.

**10. 417 First Avenue SE**

**Bever Building**

**Architect H. E. Hunter**

**1923**

**1 contributing building**

**Photo 3**

This two-story and basement office building, which is located on the south side of First Avenue SE, was designed by architect H[arry]. E[dgar]. Hunter in the Neo-Classical Revival style and built in 1923 for the Bever family real estate interests. It replaced a house that had been owned by a member of the Bever family. The building is faced with brown tapestry brick above a limestone base. Limestone forms the window surrounds and the cornice and frieze spanning the façade. The recessed centrally placed entrance with wood and glass double doors is approached by steps with limestone wing walls holding carved lions and is surmounted by an arched pediment carried on limestone pilasters. The west elevation has regularly spaced window openings. The brick of the east elevation is painted; it is unpainted on the west elevation.



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**11. 421 First Avenue SE**

**Faulkes Building**

**1922-1923**

**1 contributing building**

**Photo 3**

This one-story commercial building, which is located on the south side of First Avenue SE, was built in 1922-23 for James N. Faulkes as a specialty retail shop that sold radio equipment licensed and distributed by the Radio Corporation of America. The front is faced with red and beige tapestry brick framing a metal and glass storefront set below a projecting canopy that obscures the original transoms. The brick paneled parapet has limestone end panels and a limestone coping. The east elevation of the building is faced with metal siding.

**12. 427 First Avenue SE**

**B & L Service Station/Albert Auto**

**1927, 1949 and later**

**1 noncontributing building**

The two buildings that form this auto service station are located on the southwest corner of First Avenue SE and 5<sup>th</sup> Street SE. The site is part of the property acquired by James N. Faulkes from the Bever estate in 1921, but the service station building dates from 1927, 1949 and later. It consists of a small one-story office section and attached three-bay service wing. Both are faced with vertical corrugated metal siding covering the original brick above a concrete base. If at some future time the corrugated siding was removed, the building could be re-evaluated for its potential to contribute to the district.

**13. 118 Second Avenue SE/125 2<sup>nd</sup> Street SE**

**United Fire and Casualty Building**

**Architects Alvin Weidt Associates; Brown, Healey and Bock**

**Contractors Loomis Brothers Inc.**

**1923, 1963-1965**

**1 contributing building**

**Photo 16**

This five-story office and store building is located on the northwest corner of Second Avenue SE and 2<sup>nd</sup> Street SE. It was designed by the Minneapolis architectural firm of Alvin Weidt Associates and constructed in 1963-1965 as the new home office for the United Fire and Casualty Company with retail space for the Woolworth Company on the basement, first, and part of the second floors. Brown, Healey and Bock were the consulting architects. The insurance company took over the former Newman's Department Store.

The building has a steel and concrete frame with granite, glass, and limestone wall cladding and is seven bays wide along Second Avenue SE and six bays deep along 2<sup>nd</sup> Street SE. The first floor is comprised of storefronts that are recessed beneath an arcade supported by square columns. The columns are clad with cement board and the storefront walls are clad in granite tile. The building's primary entrance is on the west end of the Second Avenue façade with paired

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metal and glass doors flanked by sidelights. Along Second Avenue, the two outer bays of the upper floors have panels with stone tile in a geometric pattern. The five interior bays are each comprised of a wall of windows from the second through fifth floors. A skywalk projects from the second floor of the central bay. The 2<sup>nd</sup> Street façade is similar; the outer bays have the same stone panels, the central bays have replacement windows, and a skywalk projects from the southernmost fenestrated bay. The western elevation faces the alley. It is faced in cement board and punctuated with windows and service doors.

#### **14. 115 Second Avenue SE**

**Parking lot**

#### **15. 119 Second Avenue SE/203 2<sup>nd</sup> Street SE**

**Security Savings Bank Building, listed on NRHP, 1977**

**Architects Josselyn and Taylor**

**1907-1908**

**1 contributing building**

**Photo 18**

This eight-story bank and office building is located on the southwest corner of Second Avenue SE and 2<sup>nd</sup> Street SE. Designed by the noted local architectural firm of Josselyn and Taylor in the Chicago School style, it was constructed in 1907-1908 for the Security Savings Bank, replacing an earlier bank building on the same site. The structure of steel and reinforced concrete is clad in brick, organized in a tripartite composition, with terra-cotta trim between the seventh and eighth floors.

#### **16. 206 Second Avenue SE/118-124 2<sup>nd</sup> Street SE**

**Warriner Building/Armstrong Department Store**

**Engineer H. J. Bishop**

**1890, 1910-1911, 1936**

**1 contributing building**

**Photo 4**

This three and four-story brick department store building is located on the northeast corner of Second Avenue SE and 2<sup>nd</sup> Street SE. The Armstrong and McClenahan store was originally located at 118-112 2<sup>nd</sup> Street SE. In 1910-1911, the store expanded into a large three-story extension to the Second Avenue SE corner, designed by engineer H. J. Bishop. The new building, although generally known as Armstrong's, was called the Warriner Building, after local civil engineer Thomas R. Warriner, who also financed the construction of two buildings on the west side of the Cedar River along West Third Avenue (now Third Avenue SW). The fourth story was added in 1936.

The original building fronts 2<sup>nd</sup> Street SE and is approximately 40 feet wide. It is three stories, has two bays, and is clad in buff-colored brick. The portion of the building that stands on the corner of 2<sup>nd</sup> Street SE and Second Avenue SE is approximately 100 feet wide with five bays, and 80 feet deep with four bays. The five equally-sized bays on the west façade have fixed sash windows. The south façade has three equally-sized bays and one narrow bay, containing the

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same type of windows as the west façade. The building has minimal ornamentation, limited to limestone coping, brick corbelled panels, two stone shields above the third floor on the west façade and a plaque engraved with "WARRINER" above the third floor of the south façade. The first floor has modern metal and glass storefronts, while the original transoms have been covered with synthetic material. All windows and doors are replacements. Skywalks project from the second floor of the principal facades.

**17. 208 Second Ave SE**  
**Craemer's Department Store Annex**  
**1937**  
**1 contributing building**  
**Photos 4, 5**

This three-story, three-bay department store building, which is located on the north side of Second Avenue SE, was constructed in 1937 as an annex to the older Craemer's store on First Avenue. The two buildings were connected by an enclosed bridge at the second floor level across the alley to the north. The steel-frame structure is faced in thin textured beige brick. Brick is laid with the short ends protruding to create spandrels above and below the double-height window openings and a simulated cornice at the roof parapet. After Craemer's ceased business in 1972, the building was converted to offices with retail space at the ground level. The original center entrance was converted to a shop window, while new entrances were created in the east and west bays. The double-height window openings above, originally filled with glass block, were given new metal and glass sash.

**18. 216, 222-226 Second Avenue SE**  
**Merchants National Bank and Annex**  
**Architects Weary and Alford; Brown, Healy and Bock**  
**1925-1926, 1964**  
**1 contributing building**  
**Photos 5, 20**

This twelve-story bank and office building is located on the northwest corner of Second Avenue SE and 3<sup>rd</sup> Street SE. Designed in the Neo-Classical Revival style by the Chicago architectural firm of Weary and Alford, bank architects who were active throughout the Midwest, the building was constructed in 1925-1926 for the Merchants National Bank, on the site of the earlier Kimball Block. The steel-frame, reinforced-concrete structure is faced with limestone above a three-story arcade. The building is very ornate; the first three stories on the principal facades feature round-arch arcades supported by large round columns with Corinthian capitals. The cornice above the arcade is adorned with limestone cartouche motifs that are repeated between the windows of the next floor, which are separated into five fenestrated bays. Windows on the uppermost two floors are set into round arch panels. The building is topped off by deep eaves and a wide cornice embellished with modillions. The three-story bank annex at 222-226 Second Avenue SE was constructed between 1962 and 1964. It was designed by Brown, Healy and Bock in a "contemporary Renaissance" style to complement original building.

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**19. 201-213 Second Avenue SE/200-212 2<sup>nd</sup> Street SE**

**Dows Building**

**1875, 1900, 1930**

**1 contributing building**

**Photos 24, 25**

This eight-story office building with three-story store building sections to the east and south of the corner tower is located on the southeast corner of Second Avenue SE and 2<sup>nd</sup> Street SE. The eight-story office building section, commissioned by the Dows Real Estate and Trust Company to house several major public utility companies that were Dows family enterprises, replaced part of the 1875 Dows Building on the same site. Earlier three-story store buildings along Second Avenue SE and 2<sup>nd</sup> Street were redesigned and incorporated into the building complex. The eight-story building stretches ten bays along the street and four bays along the avenue. The three-story section attached to the Dows' south elevation on 2<sup>nd</sup> Street is six bays wide, and was built in 1875 (the same year as the original Dows building). The primary façade's wall has been re-clad in modern brick and matches the three-story buildings that adjoin Dows on Second Avenue. Each bay on the second and third floors has a modern metal sash window. The third floor windows have brick sills while the second floor windows have brick sills, lintels, and surrounds. Except for a slightly corbelled band of soldier-course bricks and stone coping at the roof, the façade is void of ornamentation. The first floor storefront façade is comprised of modern brick-clad walls with segmental arch window openings; it runs along the facades on 2<sup>nd</sup> Street and terminates where the 1930 building meets the adjoining building on Second Avenue. Two modern metal and glass doors are recessed along the 2<sup>nd</sup> Street façade. An entrance with stone surround set beneath the southernmost bay of the 1930 structure leads to the upper floors. Three brickfront commercial buildings along Second Avenue have been refaced with the same brick seen on the 1875 building that adjoins Dows on 2<sup>nd</sup> Street. The building abutting Dows to the east is six bays wide and three stories tall. It was constructed in 1900 and while its upper floors remain recessed from adjacent façade walls, modern storefronts are flush with the adjoining buildings. One third of its first floor façade has stone tile-clad walls, a band of fixed metal windows, and a recessed entry set beneath a cloth canopy. A modern brick-clad storefront façade with modern metal fixed storefront windows runs from the central bay of this 1900 building and spans the next two adjoining buildings. Second floor windows and the wide brick cornice of the storefronts are divided by metal flashing. The storefront windows surmount a brick sill and a soldier course runs along the top of the windows. The recessed entry bay has two modern metal and glass doors and a supporting pole. A modern skywalk projects from the second floor of the 1900 building. The second building along Second Avenue SE is three bays wide and three stories tall. The storefront space shares the entry way of the adjoining building. The second floor windows are the same size as the adjoining buildings, but it appears as though overhead transoms have been bricked in. The modern storefront façade continues along the third building; the five-bay wide, two-story tall building was likely built in the early 1880s in conjunction with the Ely Block. The windows terminate beneath the fourth bay, leaving space for the modern glass and metal door with transom on the east end of the façade. Similar to the 1875 building fronting 2<sup>nd</sup> Street, minimal corbelling and coping are the only ornamental details that remain. Early renderings of the block depict hooded round-arch third floor windows, ornate

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bracketed cornices, and a tall first floor with pilasters dividing storefront windows. A balcony ran across the second floor windows of the building with a recessed façade.

**20. 215-219 Second Avenue SE**

**Martin Dry Goods Building**

**1881, 1901**

**1 contributing building**

**Photo 25**

This three-story brick-faced commercial building, which is located on the south side of Second Avenue SE, was constructed in 1901 for the Martin Dry Goods Company, headquartered in Sioux City, enlarging two 1881 buildings on the site, associated with the Ely Block. The first floor has two modern storefronts that are separated from the upper stories by large panels that obscure (or replaced) the transoms. Each window opening on the upper stories is comprised of a set of five modern windows. Terra cotta ornamentation includes trim around the windows, a cornice supported by brackets above the third floor, corbelled panels above the cornice, and coping along the parapet. In the 1970s, much of the façade was obscured by metal panels, added as part of a modernization effort.

**21. 225 Second Avenue SE**

**Jones and Luburger Furniture Store**

**1881 with c. 1980s facade**

**1 noncontributing building**

**Photo 25**

This three-story commercial building, which is located on the south side of Second Avenue SE, was constructed in 1881 as part of the Ely Block with retail space at the first floor and offices at the upper floors. The first floor storefront with recessed entry has been altered with a modern metal frame windows and doors and artificial stucco panels obscuring the original transoms. Similar artificial stucco panels also clad the walls of the upper floors. The cornice is covered with metal. Each of the upper floors has five windows spanning the principal façade. The window openings are round arch with stone hoods and sills, although the openings have been altered to fit modern fixed sash windows. The Jones and Luburger Furniture Store was the first tenant, occupying the building until about 1939. It was then succeeded by the Holly Shop, a women's clothing store.

**22. 320 Second Avenue SE**

**Cedar Rapids Cornice Works Building**

**1893**

**1 contributing building**

**Photos 6, 26**

This three-story commercial building, which is located on the north side of Second Avenue SE, was built in 1893 with retail space on the first floor and office space on the upper floors. The first

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and second stories of the façade have been re-clad with mid-twentieth-century brick, and have modern storefront and window infill. The third floor window openings, flanked by single pilasters, have been covered over. Original features include rusticated stone piers on the east and west corners and a decorative metal cornice with finials supported by paired brackets and a central sculpted figure. It is likely that the cornice served to advertise the original building occupant.

Cedar Rapids Cornice Works was the primary occupant until at least 1925. During that time, secondary space was rented out to several tenants including sign painters, restaurants, billiards room, and barbers. After C.R. Cornice Works left the building, the Lafayette Café occupied the space from 1926 to 1950.

### **23. 303-305 Second Avenue SE**

**Cedar Rapids Post Office and Federal Building, listed on NRHP, 1981**

**Architect Office of the Supervising Architect of the U.S. Treasury: James Knox Taylor  
1908**

**1 contributing building**

**Photo 7**

This three-story post office building is located on the southeast corner of Second Avenue SE and 3<sup>rd</sup> Street SE. Designed by the office of the Supervising Architect of the U.S. Treasury, James Knox Taylor, the building was constructed in 1908, replacing the 1892-1895 post office on the same site. The building is organized into base, body, and crown sections. The partially raised basement and first floor constitute the base which culminates in a stone entablature at the base of the second story; the second story which comprises the body of the building is faced in brick; the third story forms the crown with a wide variety of decorative features. The main entrance is surrounded by an ornate stone-trimmed archway. The bell cast mansard roof is punctuated with gabled dormers (one on the north and three across the east side). After the post office moved out to a new building in 1934, the building was converted to office space for the Witwer Grocery Company. The building remains in use as office and commercial space under private ownership.

### **24. 315 Second Avenue SE**

**Vacant site**

**Photo 7**

### **25. 317 Second Avenue SE**

**Parking lot**

**Photo 7**

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**26. 325 Second Avenue SE**

**Muskvaki Block**

**Architect W. A. Fulkerson**

**1897**

**1 contributing building**

**Photo 7**

This three-story commercial building is located on the south side of Second Avenue SE just west of the 4<sup>th</sup> Street railroad corridor. Designed by Cedar Rapids architect W. A. Fulkerson for Benjamin Franklin Heins as an investment property, the building was constructed in 1897 and named after a local American Indian tribe. It is faced with narrow brown brick above a limestone base. The building originally had three separate storefronts, but it has been altered to two. As a result, the main facade of the building has an arrangement of three, narrow, evenly spaced bays and one, wider bay. The division of these sections is marked by Ionic pilasters. The three narrow bays are situated on the west end of the facade and feature a central recessed entry of limestone-flanked modern storefront windows. On the second floor, the central bay contains paired windows while the outer bays contain paired windows with round-arched transoms. Each bay on the third floor has paired windows that have been covered over. The eastern bay has a late twentieth-century storefront on the first floor although decorative banding is visible above the transom. The second floor contains two paired windows with round-arched transoms. As with the narrow bays, the third floor has two paired windows that have been covered over. The east elevation, which faces the railroad corridor, is four bays wide. The paired second-floor windows with round-arched transoms and the third-floor paired windows have all been covered over. The brick walls on the south and west facades have been covered with large panels. The cornice of the building has several runs of corbelled brick.

**27. 402 Second Avenue SE**

**Goodyear Service Store**

**1961**

**1 contributing building**

**Photo 8**

This one-story retail building, which is located on the north side of Second Avenue SE adjacent to the 4<sup>th</sup> Street railroad corridor, was constructed in 1961 for the sale and service of automobile tires on the site of an earlier retail building. The concrete building has extensive wood-paneled infill that replaced much of the original glass display windows. A 1961 canopy extending from the entrance links to vertical posts, also dating from 1961, that carry a large sign.

**28. 419-421 Second Avenue SE**

**Coffits Building**

**1903-1904**

**1 contributing building**

**Photo 27**

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This two-story and attic brick commercial building, which is located on the south side of Second Avenue SE, was constructed in 1903-1904 to house the ice cream and confectionary business of Henry W. Coffits. The ground-floor storefront with entrances to the shop and to the upper story is flanked by rusticated limestone piers and surmounted by a rusticated limestone bandcourse. A projecting canopy covers the transoms above the store windows. The two bays at the second floor are flanked by brick colonnettes supporting stylized capitals. The window openings have replacement double sash. A limestone band course sets off the attic story with three small window openings in each bay articulated by brick banding. Brick corbelling sets off an arched pediment with textured brickwork and a stone plaque reading COFFITS. Brick piers with limestone caps flank the pediment. Window openings at the second floor level are set in the side walls on the east and west. After the Coffits business left the building in about 1910, it was occupied by several printing business on the upper floor and restaurants and taverns on the first floor.

**29. 427 Second Avenue SE**

**Commercial Building**

**1915**

**1 contributing building**

**Photo 27**

This two-story commercial building, which is located at the southwest corner of Second Avenue and 5<sup>th</sup> Street SE, was constructed in 1915, according to tax assessment records. In 1949, the building had a bowling alley on the second floor. The steel-frame structure is clad with brown textured brick with contrasting limestone trim, including corner piers, continuous stone sills below the second-floor window openings, and stone blocks accenting the parapet above the second-floor window openings. All the original storefronts, doors, and windows have been covered over by the current infill, much of which consists of wood paneling with some smaller windows inserted.

**30. 420 Second Avenue SE**

**Canfield Hall**

**1907**

**1 contributing building**

**Photo 8**

This two-story commercial building, which is located on the north side of Second Avenue SE, was constructed in 1906-1907 for John Marshall Canfield, owner of the Cedar Rapids Steam Dye Works. Canfield died while the building was under construction, and the business was taken over by his son. The brick building has a ground-floor storefront flanked by brick piers with limestone capitals and spanned by a brick panel with limestone trim. The existing recessed storefront appears to date from the 1950s, but the original transoms seem to remain in place, although they have been covered with wood panels. The second story is framed by paired brick piers and has four window openings flanked by brick piers and set below brick panels. A brick frieze and modillioned cornice surmount the façade. The west elevation of the building has four arched window openings at the second floor and is faced with painted brick.



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**31. 116 Third Avenue SE**

**Sindelar Saloon**

**1895**

**1 contributing building**

**Photo 9**

This two-story wood-frame, brick-clad commercial building, which is located on the north side of Third Avenue SE, was built in 1900 for Frank Sindelar, son of a Bohemian immigrant, who established a saloon on the first floor with an apartment on the second floor. The first floor storefront has been altered with modern fixed windows, a metal and glass door in a recessed entrance, and brick veneer cladding. A non-historic shed roof projects over the storefront. The second floor wall between the projecting roof and second floor windows is clad in synthetic lap siding. Two wood sash windows on the second floor are set below stone trim and flank a decorative plaque. An oriel projects from the southeast corner of the second floor. The walls of the oriel have ornate wood detailing. The roofline has a heavy cornice with brackets and dentils. The original entrance had been recessed beneath the oriel, which was supported by a column. The conical roof on the oriel has been removed.

**32. 120 Third Avenue SE/225 2<sup>nd</sup> Street SE**

**Higley Building**

**Architect Ernest Kennedy**

**1917-1918**

**1 contributing building**

**Photo 9**

This eight-story office building is located on the northwest corner of Third Avenue SE and 2<sup>nd</sup> Street SE. Designed by Minneapolis architect Ernest Kennedy in a Commercial style, the building was constructed in 1917-1918 for Elmer Higley, a prominent real estate developer who had commissioned the Granby Building across 2<sup>nd</sup> Street SE, 25 years earlier. The architect was a cousin of Higley's wife, and he designed several houses in Cedar Rapids for members of the Higley family, as well as houses in Higley-sponsored real estate developments. The building has a limestone foundation that rises to walls clad in a variety of brick. It is twelve bays wide along Third Avenue SE and six bays deep. The first floor is 14 feet tall and its walls are clad in buff-colored brick. The upper stories on the south and east facades are clad with off-white brick. Sloping metal canopies project above the storefront windows, which are bands of five fixed panes with transoms. The modern storefront entrances are recessed. Fixed, multi-pane second floor windows are set in corbelled brick surrounds. The windows of the upper floors have one-over-one wood sash. One balconet adorns the fifth floor of the east façade, and two adorn the south façade. The cornice has a deep eave and is decorated with terra cotta dentils, egg and dart motifs, and modillions. The major lobby entrance with paired doors is located in the southwest corner of the building. The entrance entablature features a frieze inscribed with "HIGLEY" and a swag motif. An egg and dart motif separates the pediment. The doorway is set within a round arch that extends into the second floor facade, supported by stone pilasters with acanthus leaf

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capitals. The wall within the arch above the doorway is filled with multi-pane windows. The arch itself is highly ornate and projects from the wall.

**33. 117 Third Avenue SE**

**Commercial Building**

**1890, 2012**

**1 noncontributing building**

**Photo 10**

The front of this two-story commercial building, which is located on the south side of Third Avenue SE adjacent to the alley, was rebuilt in 2012 to evoke the historic appearance of an earlier building on the site. The front is clad with brown brick and has a recessed storefront below a row of transoms and a concrete bandcourse. The façade is surmounted by a concrete cornice. The west elevation is of brick that has been painted, and it has a row of regularly spaced windows on the second floor.

**34. 119 Third Avenue SE**

**Fawcett Building**

**1905-1906**

**1 contributing building**

**Photo 10**

This three-story office, warehouse, and light manufacturing building, is located on the south side of Third Avenue SE. It was built in 1906 for Charles E. Fawcett to house his wholesale jobbing service for machine, mill, and electrical supplies with the store in the first floor and the machine shop in the rear along the alley. The primary façade is clad in brown brick with tinted mortar; the side and rear walls are clad in brick that has been covered with stucco. The façade is symmetrically divided into two bays. The tall first floor is faced with stone. Its western bay has a pair of two-over-two fixed windows with a divided light transom overhead. The eastern bay is similar, but has a recessed door and sidelight. Each bay on the upper floors has a band of three four-over-one wood sash windows. The window openings are surrounded by decorative brick trim and stone sills. A stone plaque that reads "FAWCETT" is centered above the third-floor windows. A cast stone cornice with embellished, corbelled brick supports spans the façade just below the parapet.

In 2004-2007, the building was refurbished by OPN Architects and opened as the Symphony Center, and joined with the Paramount Theater next door. The storefront windows and entrance have been altered many times since construction, and the 2004 project renovated them again to recall the historic character.

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**35. 123 Third Avenue SE/305-321 2<sup>nd</sup> Street SE**

**Paramount Theater Building**

**Architects Peacock and Frank**

**1927-1928; addition 2004-2007, listed on NRHP, 1976**

**1 contributing building**

**Photo 10**

This five-story theater building with office space on the upper floors is located on the southwest corner of Third Avenue SE and 2<sup>nd</sup> Street SE. Designed by Milwaukee architects Peacock and Frank, it was built in 1927-1928 as a vaudeville and movie house and called the Capitol Theater. It became the Paramount Theater in 1929 and the home of the Cedar Rapids Symphony Orchestra, now Orchestra Iowa, in the 1970s. The building is clad in brick laid in Flemish bond with terra-cotta trim. The Third Avenue SE façade is divided into four bays. The eastern bay has modern metal and glass storefront windows on the first floor, and three one-over-one sash windows on the four upper floors. Brick pilasters spanning the four floors separate the windows and decorative terra-cotta panels are placed on the wall above each window. The two central bays are symmetrical. Modern storefronts are at the first floor. There are two sash windows per bay on the four upper floors; decorative lintels, sills, and trim surround the second floor windows. The western bay is the most dominant; its façade projects slightly from the wall of the adjacent bay. Four pairs of replacement wood and glass doors comprise the first floor. A projecting canopy and marquee that reads "PARAMOUNT" divides the first and second floors. Each of the four upper floors contains four one-over-one sash windows. The outer windows are set below terra-cotta panels, similar to the eastern bay. The tall parapet features an arched panel. Terra-cotta details throughout the building include the coping along the roofline and window sills and lintels. The stage house is located south of the office block along 2<sup>nd</sup> Street SE and has a patterned brick wall above ground-floor storefronts. Additional back stage facilities and space for patron amenities were built in 2004-2007 at the northwest corner of 2<sup>nd</sup> Street SE and Fourth Avenue SE by OPN Architects.

**36. 210-230 Third Avenue SE**

**Armstrong Department Store Building**

**Architects David J. Griswold & Associates, Alvin L. Weidt & Associates**

**1958-1959, 1966**

**1 contributing building**

**Photos 11, 13, 20**

This five-story department store building is located on the northwest corner of Third Avenue SE and 3<sup>rd</sup> Street SE extending 60 feet along the street and 140 feet along the avenue. Designed by the Minneapolis-based architectural firm of David J. Griswold and Associates and the design firm of Alvin L. Weidt Associates, it was constructed in 1958-1959 as the "first completely new major downtown store since 1913."<sup>4</sup> The building with a steel and reinforced-concrete frame replaced part of the original Weller and Dows building. The first floor is comprised of modern steel and glass storefronts set beneath a projecting flat-roof marquee. The second through fourth

<sup>4</sup> "Armstrong's New Store to be Opened Aug. 13," *Cedar Rapids Gazette*, August 2, 1959.

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floors have walls clad in glazed brick and modern fixed-sash windows. The fifth floor is set back from the lower façade. Its walls are comprised of ribbon windows surmounted by a wide metal cornice with baffle panels. The western section of the building at 210-214 Third Avenue SE was added in 1966. After the Armstrong store closed in 1991, the building was modified from its original appearance with the addition of windows to create the Armstrong Centre: the east façade was originally void of windows and the south façade only had a band of narrow windows on the third floor. The building was originally windowless “to keep out dust, heat, and cold, to reduce heating, cooling and maintenance costs and to make the best use of perimeter walls for efficient stock arrangement and customer service.”<sup>5</sup> The west end of the Armstrong building has a skywalk entering the second story.

**37. 201-211 Third Avenue SE/300-316 2nd Street SE**

**Fidelity Building/Killian’s Department Store**

**Engineer H. J. Bishop**

**1912-1913**

**1 contributing building**

**Photos 19, 31**

This five-story department store building is located at the southeast corner of Third Avenue SE and 2<sup>nd</sup> Street SE. Designed by H. J. Bishop and the Leonard Construction Company of Chicago, the building was constructed in 1912-1913 for the Fidelity Land Company, organized by Elmer Higley, Samuel M. Armstrong, and Congressman James W. Good. The Killian Company leased the entire building for a new department store that shifted the center of the retail trade to Third Avenue.<sup>6</sup> The reinforced-concrete structure has cream-colored brick curtain walls and terra-cotta detail with large window openings, originally with Chicago-style sash, to light the interiors. Projecting cornices are placed above the fourth and fifth stories. The building boasted of its fireproof construction with hollow clay tile manufactured by Reliance Brick & Tile of Belle Plaine, Iowa. After Killian’s closed its downtown store in 1982, the building was converted to offices on the upper floors and retail spaces on the first floor.

**38. 223 Third Avenue SE**

**Town Center**

**1991**

**1 noncontributing building**

**Photo 30 (in background)**

This five-story office complex was built in 1991 on the site of the Montrose Hotel. The reinforced-concrete building has brick cladding and glass curtain walls.

<sup>5</sup> “Armstrong to Build April 1,” *Cedar Rapids Gazette*, January 3, 1958.

<sup>6</sup> “New Home of the Killian Company is a Model of Convenience for Shoppers,” *Cedar Rapids Evening Gazette*, March 3, 1912, 6.

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**39. 302-308 Third Avenue SE/216-224 3<sup>rd</sup> Street SE**

**Cedar Rapids Savings Bank/Guaranty Bank and Trust Building**

**Architects Josselyn and Taylor**

**1896, 1909-1910**

**1 contributing building**

**Photo 13**

This six-story bank and office building is located on the northeast corner of Third Avenue SE and 3<sup>rd</sup> Street SE with a two-story extension along Third Avenue SE. Designed by the Cedar Rapids firm of Josselyn and Taylor, the building was constructed in 1896 for the Cedar Rapids Savings Bank. The extension, also by Josselyn and Taylor was built in 1909-1910. At the time of construction, the steel and concrete-framed building was the tallest in the city. The lower two floors are clad in quartzite, imported from Pipestone, MN. The upper four floors are a dark reddish-brown brick. The façade of the building features decorative brick detailing between the third and fourth floors. The bay in which the 3<sup>rd</sup> Street entrance is set slightly projects from the rest of the façade and features corbelled brick detailing and arched window on the sixth floor. The fifth and sixth floors are separated by a bracketed brick cornice. The building features a distinctive six-sided Gothic tower along the top five floors of its 3<sup>rd</sup> Avenue corner. The tower has a balcony on its top level with round brick columns and metal grillwork and is surmounted by a conical roof. The extension continues the design of the original building with a granite base surmounted by a brick parapet. The Cedar Rapids Savings Bank became the Guaranty Bank and Trust Company in 1934.

**40. 316 Third Avenue SE**

**Strand Theater**

**1915**

**1 contributing building**

**Photo 13**

This three-story Beaux-Arts theater building, which is located on the north side of Third Avenue SE, was constructed in 1915 to house the Strand Players, a professional stock acting company, as well as vaudeville acts and motion pictures. One source lists the architect as William J. Brown. It features a large, central round-arch opening that served as the building's main entrance. The entrance is recessed and the door is a modern replacement. The first floor walls and side storefronts have been clad in cement board. The marquee has also been obscured and the upper portion of the arch has a fixed, modern multi-pane window. The second floor wall is clad with square, glazed terra-cotta tiles. It is framed with terra-cotta trim with lattice detail and floral medallions. Historically, the center of the each medallion contained a light bulb. The two small windows flanking the upper half of the round arch have been blocked in. Three small sliding windows punctuate the third floor façade. A cornice with decorative terra-cotta brackets is surmounted by a shingled shed roof. The exposed east wall is painted brick and has a modern metal and glass entryway. After the motion picture theater (then called the World) closed in 1981, it was taken over by the Guaranty Bank and the interior converted for use by the bank.

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**41. 320 Third Avenue**  
**Enclosed bank parking lot and banking structure**  
**1 noncontributing structure**  
**Photo 13**

The parking lot, located on the north side of Third Avenue SE and extending through the block to Second Avenue SE, is screened by a row of brick posts surmounted by a continuous sign band. The entranceways control access to the drive-up banking kiosk in the parking lot.

**42. 303 Third Avenue/302-308 3<sup>rd</sup> Street SE**  
**Arco (Armstrong Development Company) Building**  
**1930**  
**1 contributing building**  
**Photo 12**

This two-story store and office building, which is located on the southeast corner of Third Avenue SE and 3<sup>rd</sup> Street SE, was constructed in 1930 for the Armstrong Development Company. This Art Moderne style building has a steel frame and stone cladding. The main (north) façade has three bays delineated by fluted stone pilasters. The wide central bay has a metal frame entrance with side light and transom. Metal display windows flank the entrance. The walls of the storefront are clad with tile and sheltered by a cloth canopy. The upper story of the central bay has a large window with a rectilinear grille that is intended to mimic the original window configuration. The two slender outer bays each have tile walls below the first floor steel display windows and steel windows with decorative grills on the second floor. The west façade has seven evenly spaced bays, three of which contain storefront entries. The northernmost four bays have fixed display windows with tile clad kickplates. Cloth canopies shelter all of the bays. The second floor of each bay contains two windows with rectilinear grilles in the same design as the main façade. This corner was the site of the Second Presbyterian Church which relocated further to the east of downtown in 1911. With the rebuilding of the Third Avenue Bridge, the site was seen as desirable for development. In the 1920s, Thomas Ely built a model home on the site to promote his real estate developments. Once this building was constructed, it housed a variety of retail and office tenants.

**43. 307 Third Avenue SE**  
**Cedar Rapids Supply Company**  
**1902**  
**1 contributing building**  
**Photo 12**

This four-story, three-bay commercial building, which is located on the south side of Third Avenue SE, was constructed in 1902 for the Cedar Rapids Supply Company, manufacturers and retailers of threshers, engines, and other agricultural implements. This Romanesque Revival style building has upper floors clad in dark red brick. The first floor is comprised of three flat arch entrances, clad in buff-colored bricks that open to a recessed wall of storefronts. The storefront windows are modern with the walls clad in tile. The tile is continued along the base of the

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columns and in the keystone of the flat-arches between the columns. The first and second floors are delineated with colored and patterned brick, as well as a stone band course that also serves as a sill for the windows. The fenestrated bays of the upper three stories are separated by corbelled pilasters that appear to support corbelled arches above the fourth floor. Window openings on the second and third floor are rectangular while the fourth floor has round arch openings. All of the sash have been replaced with fixed windows. The building housed the Kubias Hardware Company until 1986. The Kubias name remains on the building.

#### **44. 313-317 Third Avenue SE**

##### **Cedar Rapids Marble and Granite Works**

**1893, 1905**

**1 contributing building**

**Photo 12**

This two-story, three-bay commercial building, which is located on the south side of Third Avenue SE, was constructed in two phases in 1893 and 1905 for the Searles Baxter Company, proprietors of the Cedar Rapids Marble and Granite Works. The first floor has been altered with modern storefronts: the walls are clad in tile and the modern fixed windows have concrete block panels beneath. The building's primary entrance is slightly off-center, recessed beneath the central bay. The modern door has sidelights and a transom. The secondary entrance, which leads upstairs, is also recessed. The modern door is sheltered by a cloth canopy. The three second floor bays are nearly identical and each bay is divided by a vertical band of light-colored stone. The stone facing above the second-floor windows is punctuated by arched panels that include two date plaques. The first floor retail space has been occupied by a variety of businesses, including the city's first Piggly-Wiggly store (1921), the Great A & P Co. (1926), and Sears Roebuck and Company (1949). The second-floor offices have been leased to doctors, dentists, lawyers, and other professionals.

#### **45. 410 and 428 Third Avenue SE**

##### **Cedar Rapids Public Library and the Cedar Rapids Museum of Art**

**Architects Josselyn and Taylor; Charles W. Moore and Centerbrook Architects and Planners**

**1905, 1988-1989**

**1 contributing building**

**Photo 14**

The two-story library building is located on the northwest corner of Third Avenue SE and 5<sup>th</sup> Street SE. Designed by Cedar Rapids architects Josselyn and Taylor in an Italian Renaissance Revival style, it was built in 1905 as the city's only Carnegie public library. After the public library relocated to a new building on 1<sup>st</sup> Street SE in 1985, this building was taken over by the Cedar Rapids Museum of Art and then linked to the large new museum building to the west. The structure of concrete and steel is faced in beige-cream brick with limestone details. The basement level is faced with limestone rising to a stone bandcourse. The recessed central entrance is approached by stone steps with wing walls. Two-story brick piers accent the corners and flank the entrance bay on Third Avenue SE and bays on the 5<sup>th</sup> Street SE facade. Limestone surrounds

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articulate the window openings on both facades. The window sash are replacements for the originals. A limestone fascia sets off the projecting dentilled cornice. The two-story museum building is just east of the 4<sup>th</sup> Street railroad corridor and is designed in a Post Modern style with overscaled stylized columns accenting the front.

**46. 213-217 Fourth Avenue SE**

**Lattner Auditorium Building, listed on the NRHP, 1983**

**Architects Dieman and Fiske**

**1910**

**1 contributing building**

**Photo 28**

This three-story commercial building, which is located on the Third Avenue SE, was constructed in 1909-1910 for Paul Lattner, owner of the Cedar Rapids Auto and Supply Company.<sup>7</sup> The architects Dieman and Fiske designed the building with an auto salesroom on the first floor, auto storage on the second floor, and an auditorium/dance hall space on the third floor. The façade is symmetrical in design, with a narrow bay on either side of a wide, central bay. The first floor is divided by five brick pilasters with stone bases. Modern storefront windows above a stone base flank a central recessed entrance. The first and second floors are divided by a band of corbelled bricks and a limestone band that serves as a sill for the second floor windows. The fenestration pattern on the second and third floors is the same: a single two-over-two fixed window in each outer bay, and a band of seven one-over-one fixed windows in the central bay. Corbelled brick bands frame the window openings. A bracketed stone shelf is centered above the third floor windows and is flanked on either side by window that takes the form of a wheel. A stone name plate on the parapet above the shelf reads "LATTNER." Automotive-related firms occupied the building through 1935. The Century Engineering Corporation was in the building between 1939 and 1951.

**47. 219 Fourth Avenue SE**

**Parking lot**

**Photo 28**

**48. 221 Fourth Avenue SE**

**Lyman/Iowa Building, listed on the NRHP, 1983**

**Architect Robert R. Mayberry, engineer H. J. Bishop**

**1913-1914**

**1 contributing building**

**Photos 22, 28**

This seven-story warehouse and factory building, which is located on the southwest corner of Fourth Avenue SE and 2<sup>nd</sup> Street SE, was constructed in 1913-1914 to house the Lyman Wholesale and Retail Millinery Company. It was designed by Cedar Rapids architect Robert R.

<sup>7</sup> "Fine New Building for Cedar Rapids Auto Co.," *Cedar Rapids Evening Gazette*, October 16, 1909.



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Mayberry and engineer H. J. Bishop.<sup>8</sup> The reinforced-concrete building suffered a partial collapse during construction, killing seven workers. The walls are clad with pressed brick and terra-cotta trim. The vertical perspective of the building is interrupted with wide projecting cornice lines between the first and second, second and third, and sixth and seventh floors. The front of the building is symmetrically divided into three equal bays. The first floor has modern storefronts, separated by pilasters of alternating brick and terra cotta bands. The tops of the pilasters feature decorative square capitals with centered crest motifs. Each bay in the second through sixth floors has a band of three windows: central fixed sash flanked by double-hung sash. There are three small sash windows per bay on the seventh floor. A cornice projects from above the seventh floor, below the parapet. After the Lyman Company left the building in 1932, it was acquired by the Century Engineering Corporation, which renamed it the Iowa Building.

**49. 200 Fifth Avenue SE/419 3<sup>rd</sup> Street SE  
Hutchinson Ice Cream Company Building  
Architects Hatton, Holmes and Anthony  
1921 with later addition  
1 contributing building  
Photo 22**

This two-story manufacturing building, which is located on the northwest corner of Fifth Avenue SE and 3<sup>rd</sup> Street SE, was constructed in 1921 for the Hutchinson Ice Cream Company. It was designed in a commercial style by Charles B. Anthony of Hatton, Holmes and Anthony with the Lightner Brothers Construction Company. The building is seven bays wide and five bays deep. The raised basement walls are concrete. The bays are divided by brick pilasters that are visually supported by the building's concrete base and terminate in line with the second floor window lintels. The pilasters have concrete rectilinear motifs and capitals. Concrete panels with the word "HUTCHINSON" are located above the second story beltcourse on the south and east facades. All of the windows have concrete sills and lintels. Windows throughout the building have been replaced with metal frame, multi-pane windows. The windows in the westernmost bay of the façade has metal frame windows that extend from the ground level to the belt course above the second story. The adjacent bay is obscured by modern, steel frame grid work that serves as the sign for the building's occupants, OPN Architects.

**50. 101 2<sup>nd</sup> Street SE  
American Trust and Savings Bank Building  
Architects Proudfoot, Bird, and Rawson, William J. Brown  
1913-1914  
1 contributing building  
Photos 16, 23**

This ten-story bank and office building is located on the southwest corner of 2<sup>nd</sup> Street SE and First Avenue SE. Designed in the Neo-Classical Revival style by Des Moines architects

<sup>8</sup> "Two Monumental Buildings for Cedar Rapids for American Trust and Savings Building and Lyman Wholesale Millinery House," *Cedar Rapids Republican*, June 15, 1913, 13.

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Proudfoot, Bird, and Rawson, with Cedar Rapids architect William J. Brown, it was constructed in 1913-1914 for the American Trust and Savings Bank with banking spaces on the first two floors and rental office space above. It called itself "The White Bank" because the steel and reinforced-concrete structure was clad with white glazed brick and architectural terra cotta. The lower two floors of the building are clearly delineated from the upper floors. Two-story high columns and pilasters support a wide, projecting entablature adorned with modillions, egg and dart, and swag motifs. The spaces between the columns and pilasters have fixed windows above granite panel-clad bases. A pair of modern metal and glass doors serve as the main entrance, offset in the second of five bays along 2<sup>nd</sup> Street. The third through ninth stories have evenly spaced bays with two windows per bay on the east façade and three windows per bay on the north façade. A projecting dentilled cornice separates the ninth and tenth floors; the fenestration is the same as below, although the pilasters in between the bays have terra-cotta detailing. A deep cornice with modillions and acanthus leaf motifs surmounts both facades. The west and south facades are clad with plain brick. The American Trust and Savings Bank consolidated with the Cedar Rapids Savings Bank in 1934 to form the Guaranty Bank and Trust Company and moved to Third Avenue SE. The building remains in use as offices.

**51. 107 2<sup>nd</sup> Street**

**Commercial building**

**1970**

**1 noncontributing building**

**Photo 16**

This two-story, three-story commercial building, which is located on the west side of 2<sup>nd</sup> Street SE just south of the American Building, was built in 1970, replacing an earlier building on the site.

**52. 109 2<sup>nd</sup> Street SE**

**J. C. Penney Store Building**

**1930, 1940 and later**

**1 noncontributing building**

**Photo 16**

This two-story, five-bay commercial building, which is located on the west side of 2<sup>nd</sup> Street SE, was built in 1930 and 1940 as the home of the J. C. Penney Store. The exterior stone cladding and the configuration of the window and door openings and their infill have been completely redone since the store moved out in 1979.

**53. 100 2<sup>nd</sup> Street SE**

**Golden Eagle Department Store Building**

**1886, 1903**

**1 contributing building**

**Photos 1, 17**

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This three-story Romanesque Revival style department store building, which is located on the southeast corner of First Avenue SE and 2<sup>nd</sup> Street SE, was constructed in 1886 to house the Golden Eagle Department Store. Storefronts have always been located on the first floor. The windows have modern fixed sash with transom windows overhead; the modern doors have sidelights and transom windows. A band of corbelled bricks near the top of the openings is the only ornamentation on the first floor. The 2<sup>nd</sup> Street façade is eight bays wide and the First Avenue façade has four bays. The west bay on First Avenue and each end bay on 2<sup>nd</sup> Street is narrow; the second floor round-arch opening has a modern one-over-one sash window. At the third floor, corbelled brick details rise toward the cornice and the corner tower. The remaining second-floor bays each have a pair of one-over-one sash windows set in segmental arches. Corbelled brick panels separate the second and third-floor windows. The third-floor windows have smaller paired round-arch one-over-one sash, set within a larger round-arch hood. The corbelled brick cornice rises to a parapet with stone coping. Stone details also include the window sills and a band along the top of the second floor windows. A gabled tower rises from the northwest corner of the building. In 1903, a story-and-a-half 20 x 40 foot extension was added to the rear of the building along 2<sup>nd</sup> Street SE; it has a modern skylight and plate glass windows.

**54. 110 2<sup>nd</sup> Street SE**

**Kozlovsky Building**

1911

**1 contributing building**

**Photo 17**

This two-story retail store building, which is located on the east side of 2<sup>nd</sup> Street SE, was constructed in 1911 as an investment property for Joseph Koslovsky, a former police marshal. The previous building on the site had been destroyed in a fire. The façade is clad in red brick. The first floor storefront is recessed and it has undergone alterations with two modern fixed windows and a modern glass and metal door with transom overhead. The second floor has three window openings: a wider opening for a pair of multi-pane sash windows, flanked on either side by a narrower opening for a single multi-pane sash window. The windows rest upon a continuous stone band that projects slightly from the wall, supported by stone brackets, beneath the central window bay. The brick parapet is lined with stone coping. The façade between the second floor windows and roofline is adorned with several stone accents: a plaque that reads "1911" is inlaid in the brick just above the windows. It is surmounted by a large plaque carved with a shield and torches; the parapet and coping rise in the center of the building to follow the upper line of the plaque. Two smaller plaques with carved details are placed beneath the coping on each side of the primary façade. Early specialized retail tenants were the McDonnell and Bollinger shoe store, the Selz shoe store, and then Charles Greenberg's furrier business until at least 1954.

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**55. 112 2<sup>nd</sup> Street SE**

**The Pall Mall Store Building**

**1909**

**1 contributing building**

**Photo 17**

This two-story brick-clad retail store building, which is located on the east side of 2<sup>nd</sup> Street SE, was constructed in late 1909. The first-floor storefront is recessed and it has undergone alterations with two modern fixed windows and a modern glass and metal door with transom overhead. A stone band course divides the first and second floors while serving as a sill for the second-floor windows. The single window opening is filled with three multi-pane sash windows with multi-pane transom windows. The window opening has a corbelled brick surround. Projecting brick pilasters flank either side of the window. The pilasters have stone bases and squared capitals; they visually support a corbelled brick entablature and metal projecting cornice. The cornice and façade cladding continues several feet along the south side of the building, which faces an alley. A brick-clad skywalk spans the alley, projecting from the second floor of this building. Darker red brick faces the exposed wall along the alley. The fur business of Nate Schoen was in the building by March 1910. That business was replaced in September 1911 by the Pall Mall, an exclusive women's clothing store. Later tenants included jewelry stores.

**56. 209 2<sup>nd</sup> Street SE**

**Commercial Building**

**1967**

**1 noncontributing building**

**Photo 18**

This one-story retail store building, which is located on the west side of 2<sup>nd</sup> Street SE, was constructed in 1967, after the period of significance. The storefront of plate glass, sheltered by a fixed canopy, is surmounted by a parapet clad with enameled tiles.

**57. 213 2<sup>nd</sup> Street SE**

**Commercial building**

**1909 and later**

**1 noncontributing building**

**Photo 18**

This two-story retail store building, which is located on the west side of 2<sup>nd</sup> Street SE, was constructed in 1909 as brick-fronted store and flats building. It housed the May's Drug Store for many years. The brick side and rear walls appear to survive, but the front has been completely redone with a new first floor storefront and metal paneling completely covering the second floor.

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**58. 219-225 2<sup>nd</sup> Street SE**

**Mullin Building**

**Architect Charles A. Dieman**

**1912**

**1 contributing building**

**Photos 18, 29**

This five-story commercial building, which is located on the west side on 2<sup>nd</sup> Street SE, was constructed in 1912 for the George A. Mullin Company, a book, stationery, and office furnishings business. Designed by Cedar Rapids architect Charles A. Dieman, it was called the "finest, most substantial and finely equipped structure of the kind in the state."<sup>9</sup> The reinforced concrete frame using the Turner system is faced with red brick. The first floor of the main façade has three storefronts with concrete panels at transom level set beneath a stone bandcourse. Two of the entrances are recessed along a wall of modern storefronts. The third entrance is a wood and glass door with transom window overhead. The wall of this storefront is clad in brick. It features a second doorway of wood and glass French doors. The upper floors are divided into five symmetrical bays. The two outer bays have one sash window on each floor. The bay is flanked by quoined brick pilasters. The three central bays each have a pair of sash windows. All of the windows have stone sills; the second floor has a stone cornice, and the fifth floor has a continuous bandcourse. The fourth-floor windows all have lintels with stone detail; the outer bay windows have hood lintels while the central bays have brick flat-arch lintels with stone keystones. A cornice supported by stone scrolled brackets is set above the fifth floor. A parapet with central panel rises above the cornice. The north façade is exposed; its wall is plain brick and the windows are metal sash.

**59. 218-230 2<sup>nd</sup> Street SE/200 Third Avenue SE**

**Granby Building**

**Architects Josselyn and Taylor**

**1891**

**1 contributing building**

**Photo 11**

This four-story office block, which is located on the northeast corner of 2<sup>nd</sup> Street SE and Third Avenue SE, was constructed in 1891 for real estate investor Elmer Higley. Designed in the Romanesque Revival style by Cedar Rapids architects Josselyn and Taylor, it was called the Granby Building after the hometown of Higley's grandmother. The building is seven bays wide along 2<sup>nd</sup> Street SE and four bays deep along Third Avenue SE, with storefronts running along the first floor of both facades. The storefronts have been modernized with metal windows, entrances, and modern cloth canopies. The original transom area above the storefronts has been obscured with a wide concrete panel. The storefronts and second floor windows are separated by a band of decorative metal panels. The second and third floor windows are rectangular modern sash. The fourth-floor windows are of the same material, but set within a round-arch opening.

<sup>9</sup> "New Mullin Building a Model of Convenience and Modern Equipment," *Cedar Rapids Evening Gazette*, October 26, 1912.

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The windows on the upper floors are separated by bands of decorative metal panels. Brick pilasters flank the window bays and serve as visual supports for the round arches on the fourth floor. The building has a crenellated corbelled cornice. Black metal panels accent the corners and outer pilasters of the upper floors. The third and fourth-floor windows of the central bay along 2<sup>nd</sup> Street have been enclosed; the second-floor opening has been converted into the entrance for the skywalk spanning the street. Higley maintained his real estate office in the building before he built the Higley Building across 2<sup>nd</sup> Street SE some 25 years later. Architect Charles A. Dieman also had his offices here. The Cedar Rapids Public Library was located on the second floor in 1897.

**60. 324 2<sup>nd</sup> Street SE**

**Killian's Parking Garage**

**1964-1965**

**1 contributing building**

**Photos 15, 31**

This four-story reinforced concrete parking garage is located at the northeast corner of 2<sup>nd</sup> Street SE and Fourth Avenue SE. It was built in 1964-1965 to provide covered parking for patrons of the adjacent Killian's Department Store and additional retail space at the ground floor. Concrete ramps provide vehicle access. A five-story tower with glass-faced walls at the corner contains elevators and a pedestrian staircase.

**61. 102-106 3<sup>rd</sup> Street SE**

**Iowa Theater**

**Architect George L. Fisher**

**1927-1928**

**1 contributing building**

**Photo 2**

This three-story theater and office building, which is located on the southeast corner of 3<sup>rd</sup> Street SE and First Avenue SE, was built in 1927-1928 for the Orpheum vaudeville theater chain. Designed by Omaha architect George L. Fisher, a specialist in theater design, the building incorporated retail space at the first floor and office space at the upper two floors, in addition to the auditorium and stage facilities. The building is clad in yellow "Milwaukee" brick above a glazed terra cotta base. Metal-framed storefronts with transom windows, separated by brick pilasters, span the north and west first floor facades. Decorative elements include cast-stone spandrel panels between the second and third floors and two-story fluted columns with Corinthian capitals supporting an arched hood rising above the marquee at the primary entrance on 3rd Street. Paired double-hung sash windows on the second and third floors on the 3rd Street and First Avenue elevations are separated by projecting brick pilasters with Corinthian capitals. Below the projecting cornice above the third-story windows are panels festooned with garlands depicting corn and other Iowa produce; above the cornice, smaller tripled one-over-one double-hung sash windows are vertically aligned over windows on the lower floors. The theater became the home of Theatre Cedar Rapids, originally the Cedar Rapids Community Theater, in 1984.

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**62. 114 3<sup>rd</sup> Street SE**  
**Merchants National Bank Motor Bank and Parking Garage**  
**Architects Brown, Healey and Bock**  
**1962**  
**1 contributing building**  
**Photo 6**

This five-story reinforced-concrete parking garage, which is located on the northeast corner of 3<sup>rd</sup> Street SE and Second Avenue SE, was constructed in 1962 for the Merchants National Bank to accommodate drive-through and walk-in banking on the main level and parking on the levels above. Designed by Cedar Rapids architects Brown, Healey and Bock, the building features vertical louvers of anodized gold-colored aluminum above a black stone and glass base.

**63. 209 3<sup>rd</sup> Street SE**  
**Ely Building**  
**Architect J. A. Smith**  
**1881**  
**1 contributing building**  
**Photos 20, 25**

This three-story Queen Anne style commercial block, which is located on the southwest corner of 3<sup>rd</sup> Street SE and Second Avenue SE, was constructed in 1881 on the site of the Ely family home. Designed by architect J. A. Smith, it is the oldest intact business building in downtown Cedar Rapids and was the first home of the Merchants National Bank. The brick building originally had an elaborate cornice along the roofline that was supported by brackets. Most of the material was removed before being clad with metal siding in the 1950s. The first and second-floor window openings have segmental arches with stone keys at the second floor, but have replacement sash windows. The sash in the round-arch window openings with keys on the third floor are also replacements. The angled corner of the building at Second Avenue SE and 3<sup>rd</sup> Street SE creates the primary entrance. The modern metal and glass door has a multi-pane transom window. A segmental-arch window and round-arch window rise above the doorway. Brick pilasters and stone surrounds flank the windows and doors on this angled corner. The first floor has been somewhat altered; an entrance along 3<sup>rd</sup> Street SE has been replaced with a window and a new entrance was constructed further to the south on the façade. A storefront has been added on the Second Avenue SE façade, and a portion of the wall is painted to match that of the building next to it. The stone keys in the arched brick lintels above the windows have been removed, although they are retained on the second and third-floor windows.

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**64. 215 3<sup>rd</sup> Street SE**

**Ely Annex/Drew Building/The Hub Store**

**1900**

**1 contributing building**

**Photo 20**

This three-story retail store building, which is located on the west side of 3<sup>rd</sup> Street SE, was constructed in 1900 as an annex to the adjacent Ely Building. The second-floor windows have segmental arches and the third-floor windows have round arches; the single two-over-two and paired one-over-one sash windows are wood. The first-floor storefront has been altered with a synthetic stone base beneath the modern, fixed storefront windows. A pair of metal and glass doors is set in the recessed entry. An awning projects from the wall above the doorway; the wall above the storefront and below the second floor windows is clad in cement board. The building has stone trim including a band that serves as a continuous sill beneath the second-floor windows, third-floor window sills, the keystones of the third-floor round-arch windows, pilaster caps, parapet coping, and the central panel on the parapet that reads "ALLICK" after the current owner of the building. The first building occupant was Frank Drew who operated a gun store and repair shop. He was succeeded by the Hub store, a crockery, glassware, and home furnishing business.

**65. 217 3<sup>rd</sup> Street SE**

**Weller and Dows Building/Union Hotel**

**Architects Smith and Fulkerson**

**1885**

**1 contributing building**

**Photo 20**

This three-story brick-faced commercial building, which is located on the west side of 3<sup>rd</sup> Street SE, is the surviving section of the Weller and Dows Building, constructed in 1885. The building was designed in the Queen Anne style by Cedar Rapids architects J. A. Smith, architect of the Ely Building, and W. A. Fulkerson. The first-floor level of this section of the building has always been retail space. The Union Hotel located on the upper floors about 1900; the Royal Hotel was here between 1914 and 1945. The first floor has two storefronts with modern fixed windows and recessed doorways. The wall above the storefronts, beneath the second floor windows, is obscured behind modern cladding. The two upper floors are divided vertically into two distinct bays. One bay has three tall windows inset into a segmental-arch panel, surmounted by corbelled dentil-work and a side-gable roof with a gable front-wall dormer. The other section has bays set in round arch recesses. Corbelled brick and decorative metal panels separate the second and third floor windows. A wide band of brick, located on the north end of the façade, once held a corner square tower. It appears that the cornice of the building has been capped with metal sheeting. All of the windows are replacement sash.



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**66. 319-323 3<sup>rd</sup> Street SE**

**Welch-Cook Building**

**Architect Charles A. Dieman**

**1909-1910**

**1 contributing building**

**Photos 15, 30**

This six-story warehouse and factory building, which is located on the northwest corner of 3<sup>rd</sup> Street SE and Fourth Avenue SE, was constructed in 1909-1910 for the Welch-Cook Company, a wholesale dry goods and men's clothing manufacturer. Designed by Cedar Rapids architect Charles A. Dieman, the reinforced-concrete structure uses the Turner flat slab construction system. The building is six bays wide and five bays deep and clad with pressed brick. The first floor of the east façade has storefronts with fixed windows and a recessed entryway with modern metal and glass doors. The entrance has a limestone surround. The brick pilasters that separate the bays are adorned with Prairie Style corbelled motifs and sconces. The upper floors of the east façade have four bays with three windows in each, one bay with two windows, and one bay with a single window. The south façade has a small entrance and three bays with windows along the first floor. The central bays of the upper floors have three windows each, flanked by bays with single windows. The building has a deep eave with a simple corbelled brick cornice. All of the windows have been replaced with modern fixed sash. The Collins Radio Company took a ten-year lease on the building in 1945 and used it as a warehouse and for light manufacturing, as well as accounting and engineering departments after World War II.

**67. 320 3<sup>rd</sup> Street SE**

**Bohemian Savings Bank Building**

**1963, 1974**

**1 noncontributing building**

**Photo 21**

This two-story bank building, which is located on the east side of 3<sup>rd</sup> Street SE, was constructed in 1963 for the Bohemian Savings Bank as a one-story concrete and glass structure. The second story was added in 1974, and the front was redone with the current brick facing with the window bays defined by projecting brick piers.

**68. 324 3<sup>rd</sup> Street SE**

**Torch Press Building/Cedar Rapids Museum of Art**

**Architects Josselyn and Taylor; Brown, Healey and Bock**

**1908, 1964**

**1 contributing building**

**Photo 21**

This four-story building, which is located on the northeast corner of 3<sup>rd</sup> Street SE and Fourth Avenue SE, was designed by Cedar Rapids architects Josselyn and Taylor and constructed in 1908 to house the publishing and printing facilities of the Torch Press. In 1964, the building was remodeled by Brown, Healey and Bock to provide facilities for the Cedar Rapids Museum of

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Art. The building is clad in red brick organized into five bays on 3<sup>rd</sup> Street SE and seven bays on Fourth Avenue SE by stylized pilasters above a tall brick-clad base. At the first floor, storefront windows flank central entrances on each facade. At the upper floors, window openings between the pilasters are set between horizontal concrete plaster spandrels. After the art museum moved into its new building on 3<sup>rd</sup> Street SE in 1989, the building was converted into office space.

**69. 417 3<sup>rd</sup> Street SE**

**Sokol Gymnasium, listed on the NRHP, 2013**

**Architect Charles A. Dieman**

**1908-1909**

**1 contributing building**

**Photo 22**

This three-story Neo-Classical Revival building, which is located on the west side of 3<sup>rd</sup> Street SE, was designed by Charles A. Dieman and constructed in 1908-1909 for a Czech gymnastic and social organization that had formed in 1873. The building has a concrete foundation and walls clad primarily in brick, with stone trim and pressed metal cornice. The primary façade is divided into three bays. The first floor wall is clad in stone. The primary entrance is slightly recessed and set beneath a projecting shed roof canopy. The first floor base is differentiated from the body of the upper floors with a prominent stone ledge. The middle section's four pilasters rise from the ledge. Each pilaster has a stone capital. The walls between the pilasters are almost filled by the vertical banks of large windows. In each bay, a pressed-metal panel separates the second and third floor windows. Each bay's panel has a single word, reading "SOKOLOVNA" "1908" "GYMNASIUM." Although the sash windows are replacements, they are very close approximations of the original pane patterns. The windows are framed by brick piers with a stone sill and brick segmental-arched header. Above the headers of the top third-floor windows is a wide brick frieze-like band decorated with bands of projecting bricks. A vertical panel of detailed ornate metal is placed at the apex of each pilaster. Long stone panels with raised lettering span the bays. The panels read "SVATOPLUK CECH" "FUGNER TYRES" "KLACEL HAVLICEK." A prominent cornice above a band of dentils surmounts the panels. Curved garland details stand above each of the pilasters. Still owned by the Sokol organization, the building is being rehabilitated after the flood of 2008.

**70. 117 5<sup>th</sup> Street SE**

**Palmer Building**

**1905**

**1 contributing building**

**Photo 8**

This three-story Neo-Classical Revival office block, which is located on the northwest corner of Second Avenue SE and 5<sup>th</sup> Street SE, was constructed in 1905 to house the Cedar Rapids Business College which promoted the system of penmanship developed by Austin Palmer. The structure with interior iron posts is clad with brick in shades of beige and brown. At the base, the brick is laid in bands to simulate rustication. Brick is also used to create window surrounds on the two major facades. Arched window openings are grouped in the mid-sections of the two

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facades. All the openings contain replacement sash. Limestone bands are placed below the second-story windows and above the third-floor windows. Rows of limestone modillions set off a dentilled cornice that wraps around the facades at the top of the building. A carved stone plaque reading PALMER is centered below the cornice on the Third Avenue façade.

#### **71. 4<sup>th</sup> Street SE between First Avenue SE and Third Avenue SE**

##### **Fourth Street Railroad Corridor tracks**

**1850s and later**

**1 contributing structure**

**Photo 7**

The Fourth Street Railroad Corridor consists of an 80-foot right-of-way along the mapped footprint of 4<sup>th</sup> Street SE, established by the City of Cedar Rapids in the 1850s to promote railroad access in the city's commercial core. Two blocks of the corridor are within the boundaries of the historic district. A single row of tracks, operated by the Union Pacific Railroad under easement from the City, is at grade level at the street crossings. Landscaped strips flank the tracks. A paved section of the Cedar River Recreational Trail is east of the tracks.

#### **The Integrity of the Cedar Rapids Central Business District Commercial Historic District**

The majority of resources located within the Cedar Rapids Central Business District Commercial Historic District retain integrity from the period of significance, 1880-1965. Nine of the 13 noncontributing resources postdate the period of significance. A summary of the seven aspects or qualities of integrity follows:

**Location:** The district, which is located east of the Cedar River and near the geographical center of the city, retains the predominant pattern of commercial land use seen in the commercial core between 1880 and 1965. It retains its overall pattern of street widths, the location of alleys, and configuration of the blocks.

**Design:** Contributing resources in the historic district largely retain overall integrity of design. These include structural systems, massing, patterns of fenestration, textures and colors of materials, and ornamental detailing in varying degrees. The buildings are related spatially to each other in height, massing, materials, and relationship to the street fronts.

**Setting:** The district has a diminished integrity of its larger setting due to extensive demolition and rebuilding in the areas beyond the district boundaries in the aftermath of the record-breaking 2008 flood as well as urban redevelopment projects. Within the district boundaries, the setting which spans some 85 years is largely intact.

**Materials:** The contributing buildings largely retain their integrity of the materials as used in nineteenth and twentieth-century commercial buildings and related building types. Foundations are of stone, brick, or concrete. Key materials of the exterior walls include brick in a variety of shapes, colors, and textures; stone, especially granite and limestone; metal and glass for storefronts, concrete, and decorative terra cotta, all of which date from the period of significance.

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Building roofs are generally flat or slightly sloped behind parapets. The streets and sidewalks also retain their historic materials.

**Workmanship:** The contributing buildings of the district largely retain their integrity of workmanship as expressed in the widespread use of brick laid up in a variety of bonds and stonework, often with carved detail, and the distinctive use of terra cotta in several key buildings.

**Feeling:** The district retains its sense of place due to its location along the east side of the Cedar River and near the geographic center of the city. The integrity of feeling is expressed in the presence of the district's contributing buildings that convey the district's historic character.

**Association:** The Cedar Rapids Central Business District Commercial Historic District is a historic district with significance in the area of Commerce, and the buildings are still in commercial use. Thus, the district retains its integrity of association.

In summary, the Cedar Rapids Central Business District Commercial Historic District contains 71 resources. Of these, 54 (including 7 buildings already listed on the NRHP) have been evaluated as contributing to the significance of the district, and 13 are considered noncontributing. Contributing resources retain their original locations, overall form and massing, structural systems, patterns of fenestration, textures and colors of materials, and ornamental detailing. They are related spatially to each other in height, massing, materials, and relationship to the street fronts. Nine of the noncontributing buildings postdate the period of significance. The remaining noncontributing buildings have extensively altered facades that have caused loss of integrity. The resources also include 4 parking/vacant lots.

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## 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.)

- 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 old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1880-1965

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1880

1885

1906

1912

1920

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Bishop, H. J.

Brown, William J.

Brown, Healey and Bock

Dieman, Charles A.

Fiske, Ferdinand C.

Fulkerson, W. A.

Hatton, Holmes and Anthony

Hunter, H.E.

Josselyn, Henry S.

Mayberry, Robert R.

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Smith, J. A.

Taylor, Eugene H.

Fisher, George L.

Griswold, David J. and Associates

Kennedy, Ernest

Krenn and Dato

Peacock and Frank

Proudfoot, Bird, and Rawson

Weary and Alford

Weidt, Alvin, Associates

Taylor, James Knox

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cedar Rapids Central Business District Commercial Historic District is locally significant under Criterion A for its association with the history and development of the city of Cedar Rapids in the area of Commerce. It is locally significant under Criterion C for its association with Architecture as its properties embody the distinctive characteristics of late nineteenth and twentieth-century commercial architecture in a variety of styles, materials, and structural methods and as its properties comprise a significant and distinguishable entity. The evaluation of its significance is informed by the amended and updated Multiple Property Documentation Form *Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965* and the associated historic context, *Central Business District Development in Cedar Rapids, 1880 – 1965* (2015).

This National Register of Historic Places Registration Form is being submitted concurrently with *The Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965* Multiple Property Documentation Form. Both have been undertaken as partial fulfillment of a Memorandum of Agreement negotiated in compliance with Section 106 of the National Historic Preservation Act. The purpose of the agreement was to mitigate demolitions funded by the Federal Emergency Management Agency (FEMA) of buildings damaged by flooding in Cedar Rapids in 2008.

Under registration requirements pertaining to significance of **Districts, Buildings, Structures, Sites and Features Associated with Central Business District Development in Cedar Rapids, 1880-1965, and Properties Associated with the Commercial Core of Downtown Cedar Rapids:**

“To meet Criterion A, a property will be a contributing resource to a historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it reflects the development of the commercial core. To contribute to a historic district, a property must have been built during the period of significance (1880 to 1965) and must retain historic integrity. The property must

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also be part of a concentration of properties that collectively reflect the pattern of development in the commercial core during the period of significance.”<sup>10</sup>

“To meet Criterion C, a property will be a contributing resource to a historic district or meet Criterion C individually. Many of the buildings in the commercial core are notable examples of major late nineteenth- and early to mid twentieth-century architectural styles designed by distinguished architects. Some buildings are notable for their use of materials and flat-slab construction methods employing Turner or similar interior columns. Others may represent transitional styles and embody distinctive characteristics of a type, period, or method of construction. To meet Criterion C as a district, a group of properties must be a cohesive concentration of properties that, considered collectively, is a significant expression of the architectural styles described above. To contribute to a historic district, a property does not need to represent a distinctive design, but it must demonstrate, at least, the influence of one of the architectural styles described above.”<sup>11</sup>

The district’s buildings which form a tight commercial core along avenues that serve as thoroughfares to the larger area and intersecting streets reflect the commercial vitality of the central business district between 1880 and 1965. By the 1880s, commercial development was well established along First, Second, and Third Avenues SE, which were linked to the west side by two bridges across the Cedar River, and 2<sup>nd</sup> and 3<sup>rd</sup> Streets SE between the major avenues. The Fourth Street railroad corridor with tracks in the 4<sup>th</sup> Street right-of-way also provided access to and reinforced commerce and related activities of the district. The buildings of the historic district were designed for a wide variety of businesses, as well as related enterprises, such as hotels and theaters that benefited from their downtown location. They included banks, retail and wholesale stores, professional offices and related services, hotels, theaters, restaurants, warehouse/factory buildings, and parking facilities.

The architecture of the district reflects a range of styles typical of mid- and large-sized cities in the Upper Midwest, including Queen Anne, Romanesque Revival, Beaux-Arts, Neo-Classical Revival, Georgian Revival, Italian Renaissance, Mediterranean Revival, Commercial Style, Chicago style, Prairie School, Art Deco, Art Moderne, and Modern/International Style. The architects include Cedar Rapids architects J. A. Smith and W. A. Fulkerson, Josselyn and Taylor, Charles A. Dieman and Ferdinand A. Fiske, William J. Brown and his successor firms, engineer Harry J. Bishop, Robert R. Mayberry, H. E. Hunter, Hatton, Holmes & Anthony; Des Moines architects Proudfoot, Bird and Rawson; Chicago architects Krenn and Dato and Weary and Alford; Minneapolis architects Ernest Kennedy, David J. Griswold and Associates, Alvin Weidt Associates; Omaha architect George L. Fisher; and Milwaukee architects Peacock and Frank. The period of significance begins in 1880, the date of the earliest surviving buildings, and extends to 1965, which is the 50-year cutoff date for National Register listing. Significant dates coincide with: the establishment of the street railway system in 1880, the opening of the original First Avenue Bridge in 1885, the opening of the Second Avenue Bridge in 1906, the opening of

<sup>10</sup> Pearson, *Commercial and Industrial Development of Downtown Cedar Rapids, 1880-1965*, F:59.

<sup>11</sup> Pearson, *Commercial and Industrial Development of Downtown Cedar Rapids, 1880-1965*, F:59-60.



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the second Third Avenue Bridge in 1912, and the replacement of the First Avenue Bridge in 1920.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **The Significance of the Cedar Rapids Central Business District Commercial Historic District as a Representative of Regional Commerce**

#### **Early Downtown Development**

Cedar Rapids was initially platted as Rapids City in 1841 and then incorporated as a small settlement of some 300 people on the east bank of the Cedar River in 1849. Kingston, a settlement on the west bank of the river, was established in 1852. The two communities consolidated under the name of Cedar Rapids in 1870, giving the city a population of almost 6,000.<sup>12</sup>

The Original Town plat of Cedar Rapids was laid out on the east bank of the Cedar River with streets perpendicular and parallel to the northwest-southeast course of the river. As depicted on the 1875 *Plan of Cedar Rapids*, the streets parallel to the river were named Commercial (1<sup>st</sup> Street), Washington (2<sup>nd</sup> Street), Adams (3<sup>rd</sup> Street), Jefferson (4<sup>th</sup> Street), Madison (5<sup>th</sup> Street), Monroe (6<sup>th</sup> Street), Jackson (7<sup>th</sup> Street), Van Buren (8<sup>th</sup> Street), Harrison (9<sup>th</sup> Street), and Polk (10<sup>th</sup> Street). Today's lettered and numbered avenues were named Linn (A Avenue), Iowa (First Avenue), Eagle (Second Avenue), Park (originally Market, later Third Avenue), Franklin (Fourth Avenue), Greene (Fifth Avenue), Brown (Sixth Avenue), Daniels (Seventh Avenue), and Sanford (Eighth Avenue).<sup>13</sup> The avenues in the latter group were named after some of the early founders of Cedar Rapids.

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<sup>12</sup> Marlys A. Svendsen, *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – 1945*, Multiple Property Documentation Form [MPDF], 1997, prepared for the City of Cedar Rapids, E:1-2; Luther A. Brewer and Barthinius L. Wick, *History of Linn County, Iowa: From the Earliest Settlement to the Present Time* (Chicago: Pioneer Publishing Company, 1911), I:417.

<sup>13</sup> A. T. Andreas, "Plan of Cedar Rapids, Linn County," in *Illustrated Historical Atlas of the State of Iowa* (Chicago: Lakeside Press, 1875).

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Plan of Cedar Rapids, 1875, showing the original names of the streets (Andreas, *Illustrated Historical Atlas*)

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In the 1850s Cedar Rapids began recruiting railroads to make connections to Cedar Rapids. Local leaders guaranteed railroad interests the exclusive use of the 4<sup>th</sup> (Jefferson) Street public right-of-way as created on the Original Town plat. In 1859 when the Chicago, Iowa and Nebraska Railroad was completed to Cedar Rapids, it followed the 4<sup>th</sup> Street route and established a railroad corridor along the eastern edge of the central business district.<sup>14</sup>

The first permanent bridge to cross the river was located at Third Avenue and was built in 1871. With the combined cities of Cedar Rapids and Kingston, the citizens were petitioning the city for a new toll-free bridge at First Avenue or Third Avenue. With more than twice as many petitioners advocating for Third Avenue, a publicly financed Third Avenue Bridge was completed in August 1871. Constructed of iron with wrought-iron railings, the bridge was 720 feet long with an 18-foot wide roadway and sidewalks on each side.<sup>15</sup>

Cedar Rapids' first commercial buildings were log and frame structures clustered along today's 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets SE between First and Fourth Avenues SE. Buildings along 1<sup>st</sup> Street often suffered the effects of periodic floods which led to preferences for 2<sup>nd</sup> and 3<sup>rd</sup> Street addresses. The original plat gave Iowa or First Avenue an extra width of 120 feet in anticipation of a bridge being built across the Cedar River at this point at some future date. Iowa Avenue was also the principal route connecting Rapids City [Cedar Rapids] to neighboring Marion, the county seat of Linn County. The first generation of buildings succumbed to flooding, fires, and redevelopment, and were replaced by two and three-story brick and stone buildings. They housed a variety of merchants of goods and services, along with bakers, butchers, hotel keepers, restaurant owners and saloon keepers. Banks also opened to meet the community's financial needs.<sup>16</sup>

Growth in the commercial core in the years after the Civil War was spurred by the location of railroad routes, the beginnings and expansion of the city's streetcar system, and the introduction of public utilities—gas, electricity, and telephone.

### **Banks, Business and Shopping, 1880 – 1910**

The city boundaries were enlarged in 1884 and again in 1890, on both sides of the river. This last annexation established the city boundaries which were in force into the 1920s. The population was about 18,000 in 1890, 25,656 in 1900, and 32,870 in 1910. It had reached 45,566 in 1920.<sup>17</sup>

The Cedar Rapids and Marion Street Railway Co. had been organized in 1879 to link the two cities along the Boulevard [First Avenue]. In 1880 steam-powered cars on First Avenue carried passengers from Marion to 12<sup>th</sup> Street. Horse-drawn cars extended the line downtown, and by 1882, a line extended from First Avenue along 3<sup>rd</sup> Street SE through downtown. An electrified system that replaced the steam-powered and horse-drawn streetcars was installed in 1891. Over

<sup>14</sup>Svendsen, MPDF 1997, E:19.

<sup>15</sup>Brewer and Wick, I:420-423; Andreas.

<sup>16</sup>Svendsen, MPDF 1997, E:5, 6.

<sup>17</sup>Svendsen, MPDF 1997, E:1-2; Brewer and Wick, I:417.

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13 miles of track were in operation by 1910, promoting the development of outlying residential neighborhoods, while bringing business owners, workers, and customers downtown.<sup>18</sup>

A gasification plant had been installed downtown in 1871, followed by seven miles of gas mains serving 300 customers and 115 street lamps. Another plant was built to respond to increasing demand in the 1880s.<sup>19</sup> Electric lighting began to compete with gas lighting during that same decade. The Cedar Rapids Electric Light and Power Company was organized in 1882. By 1887, 70 arc lamps were set along the intersections of city streets, as can be seen in contemporary photographs. Although at first electric power was available only for certain hours of the day, in 1894 electricity was available 24 hours a day. The company was restructured as the Cedar Rapids and Iowa City Railway and Light Company in 1903 under W. G. Dows and continued to expand during the next three decades throughout Cedar Rapids and into Linn County.<sup>20</sup>

Telephone service was introduced in 1879 by David Ogden and George B. Engle, Jr. Their system was purchased in 1880 by the Western Telephone Company and served 50 customers in Cedar Rapids and 13 in Marion. It soon proved to be indispensable to promoting business services in the city. The Cedar Rapids and Marion Telephone Co. consolidated with the Iowa Telephone Company in 1909. There were 11,194 subscribers by 1920, and 14,573 in 1925.<sup>21</sup>

The 1871 Third Avenue Bridge was followed by the original First Avenue Bridge, built in 1885. The Second Avenue Bridge was built in 1906. All of these bridges had a significant impact on downtown Cedar Rapids.

Banks, founded by influential citizens of Cedar Rapids, were key to downtown development. The Merchants National Bank was established in 1881 and was the first major tenant of the Ely Building, built on the site of the original Ely family home. Among the bank's founders were Thomas Sinclair of T. M. Sinclair and Company, George Douglas of North Star Oatmeal Company, contractor S. L. Dows, and Mortimer and Wellington Higley, merchants and real estate investors.<sup>22</sup>

In 1908, the Citizens National Bank, an outgrowth of the City National Bank, founded in 1864 by Sampson Bever, merged with the Merchants National Bank and moved into the former banking space of the Cedar Rapids Savings Bank in the Kimball Block at the northwest corner of Second Avenue SE and 3<sup>rd</sup> Street SE.<sup>23</sup>

<sup>18</sup> Marlys A. Svendsen, *Historic Resources of Cedar Rapids, Iowa*, National Register of Historic Places Multiple Property Documentation Form [MPDF 2000]: NRIS #64500147 (Cedar Rapids: City of Cedar Rapids, 2000), E:11; Brewer and Wick, I:344; Ernie Danek, *Cedar Rapids, Tall Corn and High Technology: A Pictorial History* (Woodland Hills, California: Windsor Publications, 1980), 51-53.

<sup>19</sup> Svendsen, MPDF 1997, E:6; Svendsen, MPDF 2000, E:12; Danek, 45-47.

<sup>20</sup> Svendsen, MPDF 2000, E:12; Danek, 49-51. Examples of contemporary photographs can be seen in Donald A. Karr, Jr. *Images of Cedar Rapids* (Cedar Rapids: Prairie Valley Publishing Company, 1987), 69, and George T. Henry, *Cedar Rapids, Iowa* (Chicago: Arcadia Publishing, 2001).

<sup>21</sup> Svendsen, MPDF 2000, E:12; Danek, 55-58.

<sup>22</sup> Brewer and Wick, I:442, 446-447; Henry, 23; Karr, 53.

<sup>23</sup> Svendsen, MPDF 1997, E:7-8; Brewer and Wick, I:442, 446.

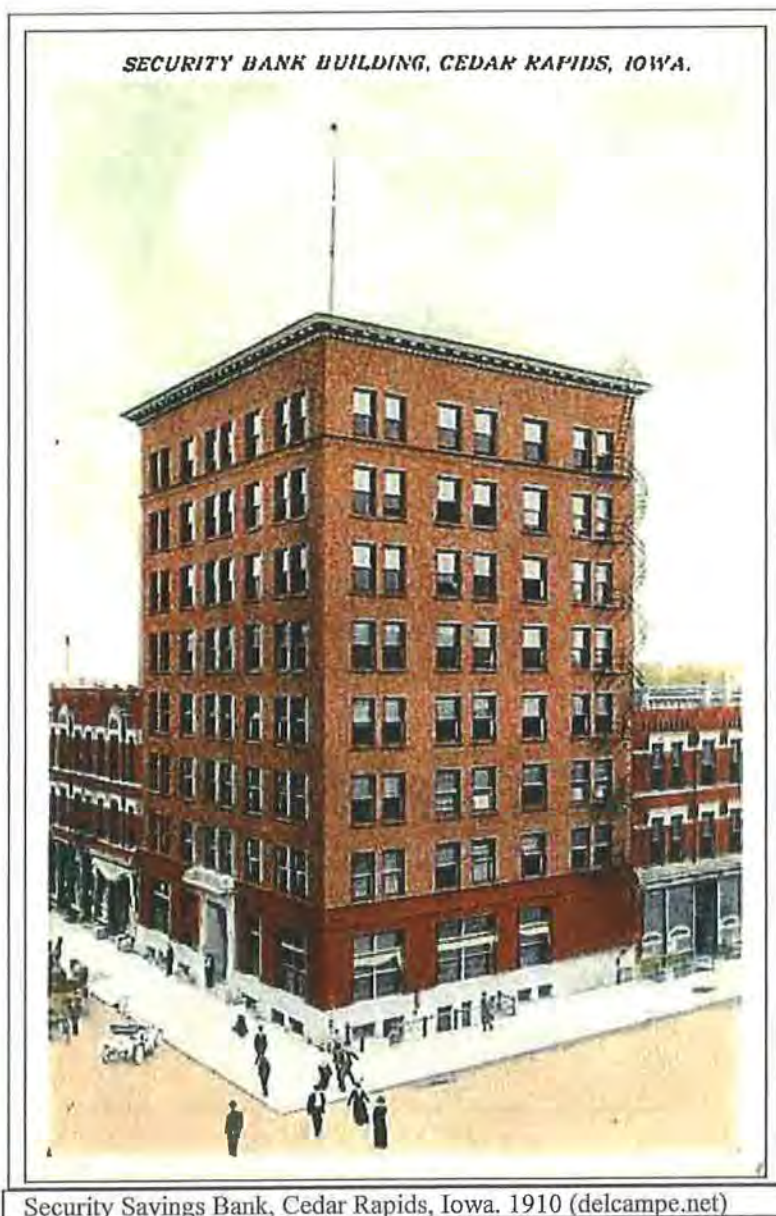
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The Security Savings Bank was founded in 1889. It was first located at 211 2<sup>nd</sup> Street SE, and in 1893, built a three-story brick building at 2<sup>nd</sup> Street SE and Second Avenue SE.<sup>24</sup> The Security Savings Bank acquired additional property and built a new Chicago style eight-story office building on its site at 2<sup>nd</sup> Street SE and Second Avenue SE in 1907-1908. Designed by Josselyn and Taylor, it has a steel framework and reinforced concrete construction.<sup>25</sup>



<sup>24</sup> Charles A. Armstrong, *Glimpses of Cedar Rapids* (Cedar Rapids: Republican Printing Company, 1898), [12]; Brewer and Wick, I:445.

<sup>25</sup> Svendsen, MPDF 1997, E:9; Brewer and Wick, I:445; Security Building National Register of Historic Places Nomination—Registration Form, NRIS #77000536.

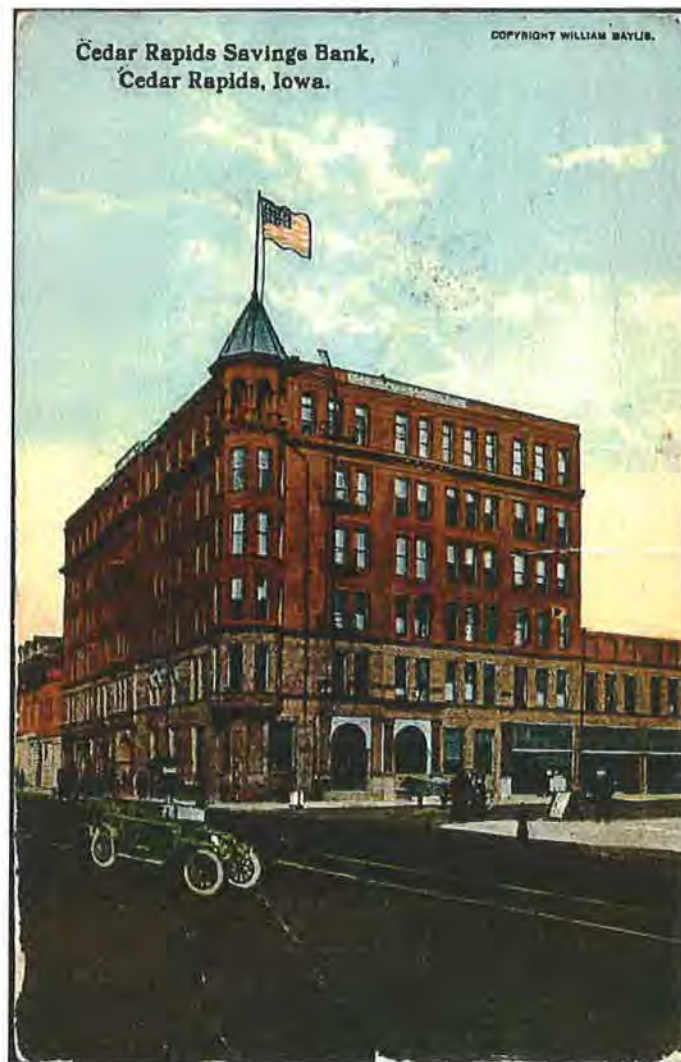
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The Cedar Rapids Savings Bank had been established in 1883 by John T. and James E. Hamilton. After leaving the Kimball Block, it moved into a new building at the northeast corner of 3<sup>rd</sup> Street SE and Third Avenue SE, built in 1895-1896 and designed in the Romanesque Revival style by Cedar Rapids architects Josselyn and Taylor; it was fireproof and, at six stories, the tallest building in the city. It was further enlarged in 1909-1910.<sup>26</sup>



Cedar Rapids Savings Bank, Cedar Rapids, Iowa. 1912 (www.ancestry.com)

The Chicago, Iowa, and Nebraska (later part of the Chicago and North Western Railway), was soon followed by the Cedar Rapids and St. Paul (1865) and the Cedar Rapids and Burlington Railway (1866) which consolidated in 1868 as the Burlington, Cedar Rapids, and Northern Railway. The Dubuque and Southwestern Railroad (1865) was sold to the Chicago, Milwaukee and St. Paul Railroad in 1878. The Illinois Central Railroad (1886) was the last major rail line to

<sup>26</sup> Svendsen, MPDF 1997, E:9, cites *American Architect and Building News*, January 11, 1896, 22-23. See Armstrong, *Glimpses of Cedar Rapids*, [9]; Brewer and Wick, I:446; Henry, 18; Danek, 71; Karr, 58.

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connect to Cedar Rapids. All constructed facilities along and near the 4<sup>th</sup> Street tracks, both to service the railroads themselves and the businesses and travelers that depended on the railroads. Facilities included depots, freight houses, freight yards, warehouses, and hotels. The Burlington, Cedar Rapids and Northern Railway built a three-story Romanesque Revival style headquarters building along the south side of First Avenue, east of the tracks in 1885. Designed by Josselyn and Taylor, the building was enlarged with a fourth story in 1898 and is extant, although the First Avenue façade has been altered. The railroad was acquired by the Chicago, Rock Island and Pacific Railway (Rock Island Lines) in 1903. A commemorative plaque to George Greene, on the occasion of the 70<sup>th</sup> anniversary of the Rock Island Lines in 1922, has been installed on the sidewalk.<sup>27</sup>



Burlington, Cedar Rapids and Northern Railway Building and Milwaukee Road station, 1900  
([www.thegazette.com](http://www.thegazette.com))

The most important railroad facility in the corridor was the Union Station, located to the west of the tracks and extending between Third Avenue SE and Fifth Avenue SE with the main part of the building in the Fourth Avenue right-of-way facing Washington/Greene Square. Built in 1896-1897 and designed by Charles S. Frost of Chicago, the station was a joint project of the Chicago and North Western Railway and the Burlington, Cedar Rapids and Northern. The rival line, the Chicago, Milwaukee and St. Paul Railroad (Milwaukee Road), built its own passenger station, designed by Frost, just east of the tracks between First and Second Avenues SE, in 1898.

<sup>27</sup> Svendsen, MPDF 1997, E:20; Janet Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (New York: Stratford House, 1950), 9-10; George T. Henry and Mark W. Hunter, *Then and Now: Cedar Rapids Downtown and Beyond* (Chicago: Arcadia Publishing, 2005), 15; Karr, 55. Brewer and Wick, I:337-339, gives a brief overview of railroads in Cedar Rapids.

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The station was also used by the Illinois Central. Union Station was demolished in 1961, a few years after the Milwaukee Road station.<sup>28</sup>

Commercial blocks, usually three-story buildings, were constructed at prominent intersections. They had large plate-glass storefronts to display retailers' merchandise, angled corner entrances, and elaborate cornices often bearing the names of the local families that commissioned them. Double-hung windows at the upper floors lighted the offices and social halls.<sup>29</sup>

The early commercial blocks, included the first Dows Building (1874-1875, replaced by the second building) at 2<sup>nd</sup> Street SE and Second Avenue SE; the Weller and Dows Building (1885, Smith and Fulkerson, partially demolished) at 3<sup>rd</sup> Street SE and Third Avenue SE; the Calder Block (1882) at 2<sup>nd</sup> Street SE and Second Avenue SE, later part of the Newman's Department Store site; and the Ely Building (1881, J. A. Smith) at Second Avenue SE and 3<sup>rd</sup> Street SE, first home of the Merchants National Bank.<sup>30</sup>

Two somewhat larger commercial blocks were designed by the local architectural firm of Josselyn and Taylor. The four-story Kimball Building was constructed in 1888, replacing the 1868 Blair Building, at the northwest corner of Second Avenue SE and 3<sup>rd</sup> Street SE. It was subsequently replaced by the current Merchants National Bank Building (1926, Weary and Alford). The four-story Romanesque Revival style Granby Building (1891) at 230 2<sup>nd</sup> Street SE at Third Avenue SE was constructed by Elmer Higley, a prominent real estate investor who named it after the home town of his grandmother. It contained retail stores at the first floor and many office tenants on the upper floors.<sup>31</sup>

<sup>28</sup> Svendsen, MPDF 1997, E:20-21; Brewer and Wick, I:339; Henry and Hunter (2005), 9-10, 15, 22; James R. DeLong, *The Time of Our Lives: Cedar Rapids in the Good Old Days* (Cedar Rapids: Forestdale Publications, 1999), 54-55.

<sup>29</sup> Svendsen, MPDF 1997, E:13.

<sup>30</sup> Svendsen, MPDF 1997, E:14. The Union Hotel, later the Royal Hotel, was located in Weller and Dows Building. See Karr, 52-54.

<sup>31</sup> Svendsen, MPDF 1997, E:14; Henry, 63; Danek, 73; Armstrong, *Glimpses of Cedar Rapids*, [15].



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Second Street, looking north from Third Avenue. Granby Building in foreground, undated. (delcampe.net)

Somewhat further east of the heart of the commercial core, near or along 5<sup>th</sup> Street, were other small office blocks. The three-story Neo-Classical Revival style Palmer Building (1905), namesake of the inventor of the Palmer Penmanship method, 117-123 5<sup>th</sup> Street SE at Second Avenue SE, was built to house the Cedar Rapids Business College, which had been in the first Dows Building. The new building contained publishing facilities and classrooms.<sup>32</sup>

Businesses and professional services were concentrated in the commercial blocks, but shopping was a major enterprise in the years following the Civil War. Retail merchants served local residents and a growing regional market. Easy rail connections enabled local merchants to respond to national styles and merchandising trends. Newspaper advertisements reminded patrons that they could find the latest styles in the shops and stores along First Avenue and 2<sup>nd</sup> and 3<sup>rd</sup> Streets. Specialty businesses sold items that were often purchased seasonally or at regular shopping intervals. They included shoe stores, hardware stores, stationers, book stores, millinery shops, dress shops, drygoods stores, tobacco shops, and crockery stores. Some of the city's grocery stores and early supermarkets were also located downtown. Customers from throughout the city and surrounding countryside were attracted by a central downtown location.<sup>33</sup>

Specialty businesses were located throughout the commercial core, typically in two- or three-story buildings (including some of the oldest surviving buildings downtown), in small office

<sup>32</sup> Svendsen, MPDF 1997, E:14, F:64-65. *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 23; for the Palmer Building see Henry, 27.

<sup>33</sup> Svendsen, MPDF 1997, E:11.

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blocks, or in the ground-floor level of larger office buildings and commercial blocks. In addition to sales, such buildings also housed restaurants, cafes, and similar businesses. As some specialty businesses expanded, they either commissioned their own buildings or completely took over existing buildings.

Retailing was diversified. Not only did customers come downtown to buy clothing, for example, they also purchased cars, machinery, and similar items. The following table lists surviving buildings from this period that served specialty stores.

Address	Name(s)	Specialty	Dates	Architect
203 First Ave SE	Cerny/ Syndicate Clothing	Clothing store	1885	
207 First Ave SE	Stauffacher, McCook & Cerny/ Syndicate Clothing Co.	Clothing store	1880	
213 First Ave SE	Reps Dry Goods/ Neisner Store	Dry goods, clothing, photo studio	1897	
215-219 Second Ave SE	Martin Dry Goods	Dry goods	1881, 1901	
225 Second Ave SE	Jones & Luburger Furniture Company/Holly Shop	Furniture/clothing	1881	
325 Second Ave SE	Muskvaki Block	Grocery, restaurants, offices	1897	W. A. Fulkerson
320 Second Ave SE	Cedar Rapids Cornice Works	Cornice contractor, restaurants	1893	
419 Second Ave SE	Coffits Building	Confectioner, tavern, art engravers	1903- 1904	
420 Second Ave SE	Canfield Hall	Steam dye works	1907	
116 Third Ave SE	Sindelar Saloon/Schneider's Lunch	Saloon, restaurant	1895	
213-217 Fourth Ave SE	Lattner Auditorium Building/ Cedar Rapids Auto & Supply Co.	Auto sales, repair and storage; 3 <sup>rd</sup> floor dance hall	1910	Dieman & Fiske
110 2 <sup>nd</sup> Street SE	Kozlovsky Building	Shoe store, furrier	1911	
112 2 <sup>nd</sup> Street SE	The Pall Mall	Clothing store	1910	
215 3 <sup>rd</sup> Street SE	Ely Building Annex/ Drew store building/ The Hub	Guns sales and repair; home furnishings	1900	

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Department stores offered different opportunities. They began to become popular late in the nineteenth century. They were multi-story buildings with large floor areas with the floors organized into departments that included merchandise found in competing specialty shops such as dry goods, clothing, shoes, millinery, etc. Some department stores expanded from smaller specialty shops. Because of their size, they required a large staff and multi-layer management structure.<sup>34</sup>

The first department store in downtown Cedar Rapids was the Golden Eagle One Price Clothing House, beginning in 1885, which relocated the following year to a new Romanesque Revival building at the southeast corner of First Avenue and 2<sup>nd</sup> Street SE, on the first streetcar line. Charles Denecke established his store in 1886, locating on the west side of 2<sup>nd</sup> Street SE in a building at 127 2<sup>nd</sup> Street SE that was replaced by a larger six-story building in 1909.<sup>35</sup> Armstrong, Fletcher and Company opened as a clothing firm in 1890 at 120-124 2<sup>nd</sup> Street SE on the site of the Mansfield Block. It became Armstrong and McClenahan in 1892.<sup>36</sup> Herman and Josephine Craemer opened a drygoods store on First Avenue in 1893. The store was expanded and remodeled after Herman's death in 1908.<sup>37</sup>

Buildings for light manufacturing and warehousing were also scattered throughout the commercial core. The three-story Fawcett Building, 119 Third Avenue SE, is a smaller scale version of a Commercial style warehouse building, constructed in 1906. It was built by Charles E. Fawcett to house his jobbing service for machine, mill, and electrical supplies. The store was on the first floor with a machine shop at the rear along the alley.<sup>38</sup>

Printing and publishing enterprises were also in the commercial core. The three-story Torch Press Building, 324 3<sup>rd</sup> Street SE, was designed by Josselyn and Taylor and built in 1908 to house the Republican Printing Company. It printed the *Cedar Rapids Republican* and *Evening Times* newspapers as well as limited edition specialized books.<sup>39</sup>

Civic buildings also located downtown. The United States Post Office has always been prominently located in downtown Cedar Rapids, initially occupying rented space in the first Dows Building. The first U.S. Post Office and Federal Building at Second Avenue SE and 3<sup>rd</sup> Street SE, constructed in 1892-1895, was designed in the office of the Supervising Architect of the U.S. Treasury, William Martin Aiken. A little over a decade later, that building was replaced by a new, larger, and more structurally sound post office and federal building on the same site.

<sup>34</sup> Svendsen, MPDF 1997, E:12.

<sup>35</sup> Svendsen, MPDF 1997, E:12. For the Golden Eagle, contemporary sources indicate that the Golden Eagle opened in 1885 in the Higley Block (on First Avenue, west of 2<sup>nd</sup> Street SE), then relocated in 1886 or 1887 to the existing building; see Karr, 46-47. For Denecke, see Henry and Hunter (2005), 24-25.

<sup>36</sup> Svendsen, MPDF 1997, E:13. Henry, 51-53; Henry and Hunter (2005), 26; Danek, 96, 165; DeLong, 138-139. For the Mansfield Block, see Karr, 51.

<sup>37</sup> Svendsen, MPDF 1997, E:13. Henry, 55 (but misidentifies the date of the photo); Henry and Hunter (2005), 34-35; Danek, 214; DeLong, 138-139.

<sup>38</sup> Svendsen, MPDF 1997, F:64. "Will Erect a 3-Story Block," *Cedar Rapids Evening Gazette*, August 9, 1905; *Iowa State Register and Farmer*, April 1906; *Insurance Maps of Cedar Rapids*, 1913, sheet 26.

<sup>39</sup> Rod Scott, Torch Press Office Building, Iowa Site Inventory Form 57-09926, 2009; *Insurance Maps of Cedar Rapids*, 1913, sheet 26; "One of the Fine Improvements for 1907," *Cedar Rapids Evening Gazette*, January 1, 1908.

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The second building, completed in 1909, was also designed in the office of the Supervising Architect of the U.S. Treasury, by then James Knox Taylor.<sup>40</sup>

Cedar Rapids' public library came relatively late to the city. It opened in 1897 on the second floor of the Granby Building, and then relocated to larger space in the Dows Auditorium Building at 300 Second Avenue SE. In 1901, the city sought and received funding from Andrew Carnegie for a public library building. The initial proposal was to build on May's Island but flooding in 1902 led to reconsideration of that plan. Instead a site further from the river on Third Avenue SE and 5<sup>th</sup> Street SE, on the north side of Greene Square, was acquired in 1903. The architectural firm of Josselyn and Taylor was awarded the design commission; the library opened in 1905.<sup>41</sup>

Social and fraternal organizations, most prominently the YMCA and the Masons, were also located downtown, across the street from each other on the north side of First Avenue. Neither building survives. The Young Men's Christian Association (YMCA) was established in Cedar Rapids in 1867 and rented rooms in the Mansfield Block on 2<sup>nd</sup> Street SE at Second Avenue SE. In 1888, it acquired a building at the northwest corner of First Avenue and 1<sup>st</sup> Street NE.<sup>42</sup> The Freemasons have been a prominent presence in Cedar Rapids since 1850, and they are the city's oldest and longest lasting fraternal organization. The Cedar Rapids Masons occupied several downtown locations before moving into the Masonic Temple Building (later the Order of Railroad Conductors & Brakemen Building) at First Avenue and 1<sup>st</sup> Street NE.<sup>43</sup>

The heart of the Bohemian business and social community was situated along 3<sup>rd</sup> Street SE, south of the downtown core beginning at Tenth Avenue SE and extending to the Sinclair plant at Sixteenth Avenue SE. However, several important institutions were established in the downtown area. One of them had several locations along 3<sup>rd</sup> Street SE; the Cedar Rapids Sokol Association was founded in 1873 as a branch of the Ctenarsky Spolek or Bohemian Reading Society. Similar to the German turnvereins, the Sokol Association was a gymnastic organization dedicated to educating its members on physical fitness and moral conduct. The organization acquired a residence near the corner of 3<sup>rd</sup> Street and Seventh Avenue SE in 1896 and enlarged in 1901. In 1907-1908 a three-story building was constructed at the south edge of the downtown at 417 3<sup>rd</sup> Street SE. Retail tenants, including the Bohemian Savings and Loan Association, helped to

<sup>40</sup> Henry, 22; *Glimpses of Cedar Rapids*, [7]; Ralph Christian, *Cedar Rapids Post Office and Public Building*, National Register of Historic Places Inventory—Nomination Form, NRIS #82000413, 1982; James E. Jacobsen, *Cedar Rapids Post Office and Public Building Revision*, 1983; Federal Writers' Project of the Works Progress Administration, *Guide to Cedar Rapids and Northeast Iowa* (Cedar Rapids: Cedar Rapids Chamber of Commerce/Laurance Press, 1937), 30-31. A new larger post office and federal building was constructed in 1931-1933 as part of the civic center complex on 1<sup>st</sup> Street SE and Second Avenue SE.

<sup>41</sup> Svendsen, MPDF 1997, E:24-25; Henry, 30, 70; Henry and Hunter (2005), 77. The library eventually outgrew the space and moved into a new building at 500 1<sup>st</sup> Street SE in 1985. Following severe damage to its 1<sup>st</sup> Street building in the 2008 flood, the library relocated again in 2013 to a new building designed by OPN Architects at 430 Fifth Avenue SE on the south side of the square.

<sup>42</sup> Svendsen, MPDF 1997, E: 25; Henry, 31.

<sup>43</sup> Henry and Hunter (2005), 72-73; Danek, 72; Brewer and Wick, I:396; Armstrong, *Glimpses of Cedar Rapids*, [17]; Federal Writers' Project, *Guide to Cedar Rapids*, 32; Murray and Murray, 166.

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defray the construction cost and operating expense of the new building.<sup>44</sup> The new Sokol Building was designed by the prominent Cedar Rapids architect Charles A. Dieman and incorporated spaces for a swimming pool, a large gymnasium, meeting rooms, and an auditorium, all of which were important to the activities of the Sokol.<sup>45</sup>

Other members of the Bohemian community operated saloons, restaurants, and cafes throughout the downtown core. The Sindelar saloon building at 116 Third Avenue SE is one that survives.



Sindelar Saloon (center), undated (Henry, Cedar Rapids)

A group of small hotels from the second half of the nineteenth century catered to early westward settlers, followed by hotels that attracted rail travelers. A small section of the Union Hotel, established in 1898 in the Weller and Dows Building, survives along 3<sup>rd</sup> Street SE, north of Third Avenue SE. The Allison Hotel (1905-1906) on First Avenue SE, east of the Iowa Theater, and the Magnus Hotel (1914) on Second Avenue SE, stood back to back just west of the 4<sup>th</sup> Street railroad tracks. Both were demolished in 1983.<sup>46</sup> A parking garage is now on these sites.

The seven-story Montrose Hotel (1906, Josselyn and Taylor) at the southwest corner of Third Avenue SE and 3<sup>rd</sup> Street SE, is described as “the first modern hotel built in the downtown” that was heavily promoted by the Cedar Rapids Commercial Club. It became part of the Eppley hotel chain, and its owner Eugene C. Eppley commissioned a series of murals by Grant Wood for

<sup>44</sup> Svendsen, MPDF 1997, E: 58.

<sup>45</sup> Henry and Hunter (2005), 39; Jan Olive Full, *Sokol Gymnasium*, National Register of Historic Places Registration Form, NRIS #13000274 (Cedar Rapids: Linn County Historical Society, 2013).

<sup>46</sup> Svendsen, MPDF 1997, E:17; Henry and Hunter (2005), 13, 16, 17.

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several of his Iowa hotels. When the ownership of the Montrose changed in 1956, the Wood murals, *Fruits of Iowa*, were moved to the Stewart Memorial Library at Coe College. The Eppley Foundation donated the murals to Coe College in 1976.<sup>47</sup> The Montrose was demolished in 1988, and the site is now incorporated into the Town Center complex.

### **Era of Expansion: 1910 to 1930**

The first Third Avenue Bridge had become inadequate. In December 1910, the Cedar Rapids City Council authorized the construction of a new arched bridge of steel, reinforced concrete, and stone, with a width of 64 to 80 feet. The new bridge, built under the supervision of T. F. McCauley, city engineer, was designed by Hedrick and Cochrane, consulting engineers, of Kansas City, Missouri, and constructed by Barton J. Sweatt of Cedar Rapids. It opened in the summer of 1912.<sup>48</sup>

The local press extolled the advent of the new Third Avenue Bridge and its impact on downtown business, while also calling for street repaving.<sup>49</sup> The streets and sidewalks of downtown Cedar Rapids were crisscrossed by power poles and electric and telephone wires, as well as the tracks of the streetcar lines and their overhead wires. Photographs from the late nineteenth century show unpaved streets—some with streetcar tracks—set below raised sidewalks. The introduction of the automobile led to the use of a variety of paving materials, including wood blocks and brick pavers, initially in the downtown area, then extending out to residential neighborhoods. In 1910, Charles D. Huston, superintendent of the Department of Streets and Public Improvements, reported on the miles of streets paved and repairs to existing pavement. The majority of paving was brick, with lesser use of asphalt and macadam. Huston commented that “Cedar Rapids is no longer a one-street town,” and that the city was prepared for “the greatly increased wheel traffic and the advent of the automobile, destined to be used in a short time for every conceivable purpose.”<sup>50</sup>

In addition to improving the surfaces of the downtown streets, the city and the county also improved the road system leading into downtown Cedar Rapids. Cedar Rapids businessmen W.G. Haskell, owner of one of the first automobiles in the city, and Edward Killian, founder of

<sup>47</sup> Svendsen, MPDF 1997, E:17-18; Federal Writers' Project, *Guide to Cedar Rapids*, 36; Wende Elliott and William Balthazar Rose, *Grant Wood's Iowa* (Woodstock, Vt.: Countryman Press, 2013), 35, 38; Coe College Permanent Collection: Grant Wood, see <http://picovado.aws.af.cm/jrogers/#-h4-grant-wood-h4->.

<sup>48</sup> “Mulct Revenue Or All Improvements Cease,” *Cedar Rapids Tribune*, December 30, 1910, 1; “To Celebrate Bridge Opening,” *Cedar Rapids Evening Gazette*, February 10, 1912, 15; “West Siders Will Boost for Franchise,” *Cedar Rapids Evening Gazette*, March 15, 1913, 1, 15; “New Street Car Schedule to Start Next Sunday Morning,” *Cedar Rapids Evening Gazette*, December 8, 1913. Plaques containing the history of the Third Avenue bridges and the names of the engineers are placed at the east end of the bridge. The structure of the bridge is described in “Third Avenue Reinforced Concrete Bridge at Cedar Rapids, Ia.,” *Journal of the Western Society of Engineers* 19 (June 1914): 631.

<sup>49</sup> “Future Offers Real Course for Thanksgiving in Three Skyscrapers Beginning Early in New Year,” *Cedar Rapids Tribune*, Nov. 29, 1912, 1: “The completion of the new bridge and the reopening of the Third Avenue as a thoroughfare will necessitate the repaving of that street with something aside from the noisy and worn out brick.”

<sup>50</sup> Svendsen, MPDF 2000, E:13, quoting Huston's observations in *Commission Plan of Government, City of Cedar Rapids, Iowa* (Cedar Rapids: City Council, 1910), 44. Paving and repair statistics are on pages 37-40.

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Killian's Department Store, helped to promote the new cross-country Lincoln Highway and establish its route across Linn County in 1915.<sup>51</sup> It originally followed First Avenue to Marion, then led southeast to Mount Vernon. When Marion lost its status as the county seat, the highway followed the route of today's Mount Vernon Road, which was paved in 1921. In 1928, it became part of U.S. Highway 30.<sup>52</sup> The new highway status for First Avenue also led to the replacement of the original First Avenue Bridge in 1920.

The Security Bank and the Cedar Rapids Savings Bank had built signature buildings in the preceding decades. They were joined by two other distinctive bank buildings during this period. The American Trust and Savings Bank, headed by George W. Bever, was founded in 1898. It occupied space in the Masonic Temple Building at 1<sup>st</sup> Street NE and First Avenue. In 1908, the bank consolidated with the Fidelity Trust and Savings Bank, which had been formed in 1904.<sup>53</sup> As a result of its consolidation and expansion in 1908, the American Trust and Savings Bank announced in 1912 that it would construct a new fireproof office building. It acquired a site on the south side of First Avenue at 2<sup>nd</sup> Street SE and retained the Des Moines architectural firm of Proudfoot, Bird and Rawson with Cedar Rapids architect William J. Brown as consulting architect to design the Neo-Classical Revival style ten-story building. The new banking spaces opened for business in 1914, while office tenants located in the upper floors of the building.<sup>54</sup> The bank building was extolled for its beauty, exemplified by its materials of glazed white brick and architectural terra cotta: "This will give a decidedly novel effect and bring the structure up to the high standards set by other similar institutions of like financial standing in the larger cities." The First Avenue location also marked a revival for that part of downtown: "First Avenue will have when this building is completed the highest business building in the city. It will mark the revival of First Avenue as a building street. It means that there are going to be no old and no new parts of the city, but that the whole business district will be built up uniformly."<sup>55</sup>

<sup>51</sup> Svendsen, MPDF 2000, E:13-14. See also, Leah D. Rogers and Clare L. Kernek, *The Lincoln Highway Association's "Object Lesson": The Seedling Mile in Linn County, Iowa* (Cedar Rapids: Linn County, 2004); Highways of Cedar Rapids.

<sup>52</sup> Highways of Cedar Rapids. "Historic Auto Trails: Iowa Registered Routes," Iowa Department of Transportation: [http://iowadot.gov/autotrails/autoroutes\\_registered.htm](http://iowadot.gov/autotrails/autoroutes_registered.htm).

<sup>53</sup> Svendsen, MPDF 1997, E:7-8; Brewer and Wick, I:442, 447-448.

<sup>54</sup> Svendsen, MPDF 1997, E:9; Camilla R. Deiber, American Trust Building, Iowa Site Inventory Form 57-09478, prepared for the City of Cedar Rapids, 2010; "Future Offers Real Course for Thanksgiving in Three Skyscrapers Beginning Early in New Year," *Cedar Rapids Tribune*, November 29, 1912, 1; "New Bank Will Be Ten Story Structure," *Cedar Rapids Gazette*, December 14, 1912, 1; "Plans for New Bank Call for 10 Story Building," *Cedar Rapids Gazette*, February 5, 1913, 1; "New American Trust and Savings Bank," *Cedar Rapids Gazette*, June 13, 1913, 18; "Two Monumental Buildings for Cedar Rapids for American Trust and Savings Building and Lyman Wholesale Millinery House," *Cedar Rapids Republican*, June 15, 1913, 13; "The New Bank Building and Some Points of Interest," *Cedar Rapids Republican*, August 9, 1914, 17.

<sup>55</sup> See *Tribune*, November 29, 1912, for the first quote; *Republican*, June 15, 1913, for the second.

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AMERICAN TRUST AND SAVINGS BANK, "THE WHITE BANK,"  
CEDAR RAPIDS, IOWA.

American Trust & Savings Bank, undated (*Greetings from Cedar Rapids: Cedar Rapids Historic Postcards*)

During the next decade, the Merchants National Bank expanded again into a new building located on the north side of Second Avenue SE at 3<sup>rd</sup> Street SE on the site of the Kimball Block, across the street from the Ely Building. Constructed in 1925-1926, the new twelve-story steel-frame, reinforced-concrete building was designed in the Neo-Classical Revival style by the Chicago architectural firm of Weary and Alford, bank architects who were active throughout the Midwest. The new office building became popular with a wide variety of business and professional tenants.<sup>56</sup> It was heralded by the *Cedar Rapids Republican*: "The new building has raised the skyline of the city, and with it the visions, hopes and aspirations of its already progressive citizens."<sup>57</sup>

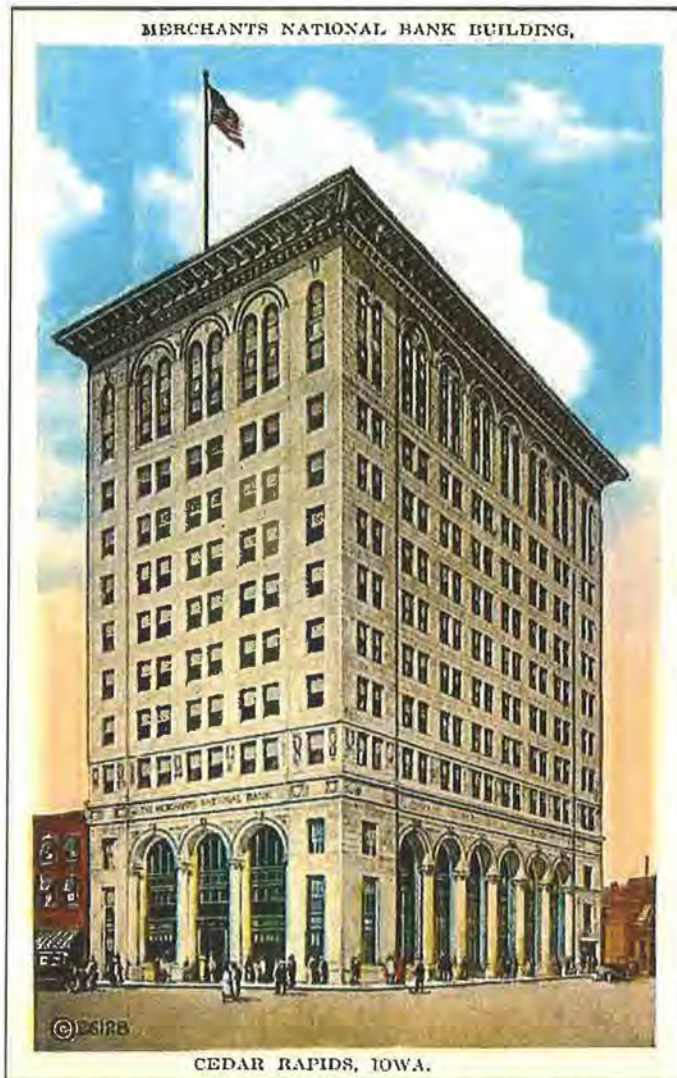
<sup>56</sup> Svendsen, MPDF 1997, E:9; Henry, 23-24; Danek, 202-203.

<sup>57</sup> Svendsen, MPDF 1997, E:15-16. The quote is reproduced in Calvin Coquilllette, *A History of the Merchants*



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Merchants National Bank, undated (*Greetings from Cedar Rapids: Cedar Rapids Historic Postcards*)

Other tall office buildings added their presence downtown. Apparently negotiations for what the local press called the Higley corner, on the west side of 2<sup>nd</sup> Street opposite the Granby Building began as early as 1912. But it took several years for the site to be developed. The eight-story Commercial style Higley Building, 120 Third Avenue SE/225 2<sup>nd</sup> Street SE, designed by Minneapolis architect Ernest Kennedy, was completed in 1918 for Elmer Higley who 25 years earlier had constructed the Granby Building across 2<sup>nd</sup> Street SE. Like the office buildings that housed the banks, it had retail space on the first floor and professional offices on the upper floors, including Higley's real estate offices on the second floor.<sup>58</sup>

*National Bank of Cedar Rapids* (Cedar Rapids: Merchants National Bank, 1981).

<sup>58</sup> Svendsen, MPDF 1997, E:15-16; *American Contractor* 38 (April 28, 1917): 74. Kennedy was a cousin of Elmer Higley's wife. He also designed several houses in Cedar Rapids for members of the Higley family, as well as houses

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The last major downtown office building from the period was the eight-story Dows Building, 200-212 2<sup>nd</sup> Street SE/201-203 and 205-213 Second Avenue SE, built in 1930 by the Dows Real Estate and Trust Company to replace a portion of the first Dows Building. The site also incorporated four earlier three-story store buildings that face Second Avenue SE and 2<sup>nd</sup> Street SE, resurfacing the older buildings to harmonize with the tall corner building. The building housed several major public utility interests that were Dows family enterprises, including Cedar Rapids Electric Light and Power Company, Central Iowa Telephone Company, and CRANDIC, as well as many professional offices. Retail shops were retained at the ground floor in the earlier buildings that were incorporated into the complex.<sup>59</sup>

Several small commercial blocks built during this period were linked to Cedar Rapids real estate interests. Negotiations began as early as 1912 for the site of the Arco Building owned by S. R. Armstrong. It had been the location of the Second Presbyterian Church and in the 1920s contained a model home for Henry S. Ely's real estate business. The fence around the lot featured a Grant Wood mural on the Third Avenue front.<sup>60</sup> But the Arco Building was not constructed until 1930, after the stock market had crashed.

in Higley-sponsored real estate developments. See *Tribune*, Nov. 29, 1912. The original Higley Block (c.1880) was located on First Avenue SE west of 2<sup>nd</sup> Street SE.

<sup>59</sup> Svendsen, MPDF 1997, E:16.

<sup>60</sup> *Tribune*, Nov. 29, 1912; Murray and Murray, 48-49.

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The two-story Neo-Classical Revival style Bever Building, 417 First Avenue, designed by local architect Harry Edgar Hunter, was built in 1923 to contain the offices of the Bever real estate business, as well as other businesses. Among the tenants in 1925 were the engineering firm of Howard R. Green and the architect William J. Brown.<sup>61</sup>

Department stores also saw major growth during this period. The Armstrong and McClenahan store had prospered sufficiently to expand its Commercial style three-story building to the corner of Second Avenue SE between 1910 and 1911 to designs by engineer H. J. Bishop: "One of the most notable improvements made during the past year was the erection of the Warriner building at Second street and Second avenue as an addition to the building occupied by the Armstrong-McClenahan company and which gives Cedar Rapids one of the finest clothing and gents' furnishing stores between Chicago and Omaha."<sup>62</sup>



Warriner Building at Second Street and Second Avenue, looking north, ca 1925. (Henry, *Cedar Rapids*).

Armstrong's major rival, the Killian Department Store, was established in 1911 on First Avenue. Two years later it moved into the new Commercial style Fidelity Building, also designed by H. J.

<sup>61</sup> Svendsen, MPDF 1997, E:14, F:64-65. *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 23. Svendsen, MPDF 1997 calls the Bever Building the Irvine Building. It replaced a large house that had been owned by a member of the Bever family. *McCoy's Cedar Rapids City Directory*, 1925.

<sup>62</sup> "Armstrong-McClenahan Store One of the Notable Improvements of the Year," *Cedar Rapids Evening Gazette*, Dec. 30, 1911. Thomas Warriner, city engineer between 1904 and 1908, was constructing two commercial buildings on West Third Avenue, now Third Avenue SW, across the river, during this period. Bishop was also the engineer for those buildings.

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Bishop, at the southeast corner of Third Avenue SE and 2<sup>nd</sup> Street SE, which had been partially financed by S. M. Armstrong, one of the owners of the Armstrong Store. This location marked a shift in the center of downtown retailing from First Avenue to Third Avenue SE, capitalizing on access provided by the new Third Avenue Bridge. The new store had five floors and 35 departments and grew rapidly.<sup>63</sup>



Fidelity Building/Killian's Department Store at Second Street and Third Avenue, looking south, in the 1930s. ([www.facebook.com/CedarRapidsHistory](http://www.facebook.com/CedarRapidsHistory)).

Specialized businesses also constructed buildings to meet their needs. Smith, Mullin and Voorhees was established in 1896 as a book and stationery store. It became the George A. Mullin Company in 1902, then moved into a new five-story building, designed by Charles A. Dieman, at 219-225 2<sup>nd</sup> Street SE in 1912, with retail, warehouse, and office space for the growing book and stationery business. Morris Sanford took over the business in 1916. The Mullin Building remains on 2<sup>nd</sup> Street SE.<sup>64</sup>

<sup>63</sup> Svendsen, MPDF 1997, E:13; Henry, 50; Henry and Hunter (2005), 26; Danek, 194; DeLong, 138-139.

<sup>64</sup> Svendsen, MPDF 1997, E:12. "New Mullin Building a Model of Convenience and Modern Equipment," *Cedar Rapids Evening Gazette*, October 26, 1912; "The New Mullin Building," *Cedar Rapids Evening Gazette*, January 1, 1913, 11.

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Mullin Building. Morris & Sanford advertisement, 1921 (*McCoy's Cedar Rapids City Directory*)

This period also saw the construction of several buildings that are similar in appearance to office buildings on the exterior, but were actually constructed as warehouses and factories to serve wholesale and jobbing interests. The Welch-Cook Company, later Welch-Cook-Beals, was a wholesale dry goods and men's garment manufacturer that constructed a six-story building in 1909-1910. Located at 319-323 3<sup>rd</sup> Street SE at Fourth Avenue SE at the edge of the commercial core, the Prairie School style building was designed by architect Charles A. Dieman. The reinforced concrete structure uses the Turner flat slab system, ideal for open manufacturing spaces.<sup>65</sup> Welch-Cook's location was chosen in part for its access to rail connections.

<sup>65</sup> Svendsen, MPDF 1997, E:15. "Dirt will Fly on Welch-Cook Company Building Tomorrow," *Cedar Rapids Evening Gazette*, June 2, 1909. *Insurance Maps of Cedar Rapids*, 1913, sheet 26.

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Welch-Cook Building in about 1915 ([www.union-made.blogspot.com](http://www.union-made.blogspot.com))

This trend was reinforced two years later when Lyman Manufacturing, millinery manufacturers previously located on 213-217 Third Avenue between 2<sup>nd</sup> Street SE and 3<sup>rd</sup> Street SE, announced the construction of a new building on Fourth Avenue SE: “The selection of a site below Third avenue demonstrates the tendency of the wholesale trade to follow the shortest route towards the shipping facilities of three of the railroads.” Then, as the building was under way: “The Lyman building is in the newer part of the city. A few years ago few thought of seven story buildings on Fourth Avenue, which was then regard as a ‘pocket’ avenue ending in the Union station. At that time few thought of even Third Avenue as one of the business streets of the city.”<sup>66</sup>

The Lyman Building, now known as the Iowa Building, 221 Fourth Avenue SE and 411 3<sup>rd</sup> Street SE, is across the street from Welch-Cook. The seven-story Commercial style steel and reinforced concrete building was built in 1913-1914 to designs by Cedar Rapids architect Robert R. Mayberry and engineer H. J. Bishop. The building achieved notoriety for a partial collapse that killed seven workers during its construction in 1913.<sup>67</sup>

Fourth Avenue SE was also a location for automobile-related businesses, beginning with the Lattner Building, 213-217 Fourth Avenue SE, designed by Dieman and Fiske and built in 1910.

<sup>66</sup> See *Tribune*, Nov. 29, 1912, and *Republican*, June 15, 1913, cited in footnote 54.

<sup>67</sup> Svendsen, MPDF 1997, E:15. *Iowa Building*, National Register of Historic Places Nomination—Registration Form, NRIS #83000385. *Insurance Maps of Cedar Rapids*, 1913, sheet 26. “Blames System of Construction for Collapse of Building,” *Cedar Rapids Evening Gazette*, December 18, 1913, 15; Nancy Stevens, “The Lyman Building Collapse,” *Cedar Rapids Gazette*, June 26, 1983, 20A.

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It housed an auto showroom on the first floor and auto storage on the second floor. Several auto garages for parking and servicing, as well as filling stations, were also located on Fourth Avenue SE, as depicted on the 1949 Sanborn Insurance Map.<sup>68</sup>

South of Welch-Cook is the Hutchinson Ice Cream Building located at 200 Fifth Avenue SE. The company was founded in 1905 and incorporated in 1911. It had been located on the west side of the river at H Street SW at Spring Street SW, south of Fifth Avenue SW. The two-story office and factory building, "designed and built to conform to the most rigid sanitary laws," was designed by Hatton, Holmes and Anthony and built in 1921 by the Lightner Construction Company.<sup>69</sup>

Downtown was attractive for entertainment and hotels. Cedar Rapids had several large theaters with facilities for stage and vaudeville productions and motion picture showings. The 1,300-seat Beaux-Arts style Strand Theater at 314-318 Third Avenue SE opened in 1915 with stage facilities for the Strand Players, a stock acting company, and traveling vaudeville companies. The Strand became the State Theater in 1926.<sup>70</sup>



Strand Theater, ca 1922 (www.cinematreasures.org)

<sup>68</sup> "Fine New Building for Cedar Rapids Auto Co.," *Cedar Rapids Evening Gazette*, October 16, 1910, 11; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheets 23, 26.

<sup>69</sup> *Insurance Maps of Cedar Rapids*, 1913, sheet 86; 1949, sheet 26; Camilla R. Deiber, Hutchinson Ice Cream Building, Iowa Site Inventory Form, 57-10464, 2010; "Ice Cream Plant Under Way," *Cedar Rapids Gazette*, April 2, 1921; "Hutchinson Company Plant, Office, Thoroughly Modern," *Cedar Rapids Republican*, March 22, 1925, 1; George T. Henry and Mark W. Hunter, *Cedar Rapids Then and Now* (Chicago: Arcadia Publishing, 2003), 41.

<sup>70</sup> Svendsen, MPDF 1997. E:19; Henry, 96; DeLong, 84-85. David Gebhard and Gerald Mansheim, *Buildings of Iowa* (New York: Oxford University Press, 1993), 184, state that the architect was William J. Brown and give a 1923 date. Brown may have done work on the building that year or he may have worked on the building prior to its opening in 1915. The exterior appearance of the Strand appears to be very similar to the long-demolished Majestic, designed by Rapp and Rapp.

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Two movie palaces that combined retail and office space with stage and motion picture projection facilities opened in Cedar Rapids in 1928. The Iowa Theater at 301 First Avenue SE at 3<sup>rd</sup> Street SE was designed in a Neo-Classical Revival style by Omaha architect George L. Fisher, a specialist in theater and office building design. It was part of the RKO motion picture studio chain.<sup>71</sup>



Iowa Theatre in about 1930 (www.ebay.tv)

The Capitol Theater, renamed the Paramount in 1929, at 123 Third Avenue SE at 2<sup>nd</sup> Street SE was designed in a Mediterranean Revival style by the Milwaukee architects Peacock and Frank. While the initial presentations combined vaudeville and motion pictures, the theater soon shifted to all motion pictures and was affiliated with the Paramount Studios.<sup>72</sup>

<sup>71</sup> Svendsen, MPDF 1997, E:19; Henry and Hunter (2005), 82-83; DeLong, 128; <http://www.theatre.org/history/>.

<sup>72</sup> Svendsen, MPDF 1997, E:19; Henry and Hunter (2005), 82-83; Danek, 121-123; Gebhard and Mansheim, 184; <http://www.paramounttheatre.org/Content/About-Us/History.aspx>.



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Paramount Theatre, 1931 (www.ebay.com)

The Lincoln Hotel was established in about 1914 on Second Avenue SE, just east of the 4<sup>th</sup> Street railroad tracks; the name anticipated the new Lincoln Highway while the location made it convenient for rail travelers. It became the Taft in 1940 and was demolished in 1977.<sup>73</sup>

During the rapid expansion of Cedar Rapids in the 1920s, the twelve-story Georgian Revival style Roosevelt Hotel was built in 1926-1927 on the north side of First Avenue at 2<sup>nd</sup> Street NE. Designed by Chicago architects Krenn and Dato, the Roosevelt was financed by the Chicago heiress Edith Rockefeller McCormick, and incorporated public restaurants, private dining rooms, a ballroom, and a two-story lobby. The hotel was remodeled after World War II and is now residential apartments.<sup>74</sup>

### The 1930s and the World War II Era

Department stores, both local and national, remained a strong presence in downtown Cedar Rapids. Denecke's store at 127 2<sup>nd</sup> Street SE was sold to Newman's Department Store in 1927; Newman's remodeled the store in 1931.<sup>75</sup> The Armstrong store added a fourth story to its

<sup>73</sup> Svendsen, MPDF 1997, E:18; Henry and Hunter (2005), 13, 18.

<sup>74</sup> Svendsen, MPDF 1997, E:18; Henry and Hunter (2005), 22-23. The Roosevelt name, in honor of President Theodore S. Roosevelt, was a popular name for hotels in the 1920s.

<sup>75</sup> Svendsen, MPDF 1997, E:12. For Denecke and Newman's, see Henry and Hunter (2005), 24-25. Newman's remodeled the store in 1931; "Work Starts on New Building for Newmans," *Cedar Rapids Tribune*, June 12, 1931, 1.

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building in 1936. Craemer's expanded to the south from its First Avenue store across the alley into a new Art Moderne style building at 209 Second Avenue SE, that opened in 1937.<sup>76</sup>

J. C. Penney, a branch of the national department store chain, located in Cedar Rapids at 219 First Avenue SE in 1921, then moved to 109-111 2<sup>nd</sup> Street SE, next to Newman's, in 1930. The building was expanded to 113-115 2<sup>nd</sup> Street SE in 1940.<sup>77</sup> Montgomery Ward located in the Mullin Building, 219 2<sup>nd</sup> Street SE, from 1933 to 1979. Sears Roebuck was in the Cedar Rapids Marble and Granite Works Building at 315 Third Avenue SE between 1928 and 1960.<sup>78</sup>



J.C. Penney, foreground, 1965 (facebook.com/CedarRapidsHistory)

When the post office relocated from its Second Avenue building in 1934, the Witwer Grocery Company set up its offices there. A new larger post office and federal building was constructed in 1931-1933 as part of the civic center complex on 1<sup>st</sup> Street SE and Second Avenue SE.<sup>79</sup>

The banks of Cedar Rapids felt the impacts of the Great Depression. The Cedar Rapids Savings Bank and the American Trust and Savings Bank merged to form the Guaranty Bank and Trust

<sup>76</sup> Svendsen, MPDF 1997, E:13. Henry, 55 (but misidentifies the date of the photo); Henry and Hunter (2005), 34-35; Danek, 214; DeLong, 138-139.

<sup>77</sup> Henry and Hunter (2005), 24.

<sup>78</sup> *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Company, 1949), sheet 26.

<sup>79</sup> Henry, 22; *Glimpses of Cedar Rapids*, [7]; Ralph Christian, *Cedar Rapids Post Office and Public Building*, National Register of Historic Places Inventory—Nomination Form, NRIS #82000413, 1982; James E. Jacobsen, Cedar Rapids Post Office and Public Building Revision, 1983; Federal Writers' Project, *Guide to Cedar Rapids*, 30-31.

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Company in 1934. The Guaranty Bank remains in its Josselyn and Taylor building on Third Avenue SE.

While streetcars had been an important factor in the growth of downtown in the late nineteenth and early twentieth centuries, that changed with the rise of the automobile. The streetcars were discontinued in 1937 and were replaced by buses that ran along similar routes. Tracks were removed from the streets or covered over, and overhead trolley lines were dismantled.

The Collins Radio Company, predecessor of Rockwell Collins, played a major role in downtown Cedar Rapids when it was expanding its operations during World War II. It took a ten-year lease on the Welch-Cook Building in 1945, using the space as a warehouse and for light manufacturing, as well as the accounting and engineering departments after the war. Collins Radio occupied space in several other downtown buildings during World War II, including the Iowa Theater for its purchasing and accounting departments and the credit union; the Shriners Temple for an assembly plant; Smulekoff's Furniture for spare parts storage; and the Arco Building for its instruction book, maintenance, and accounting departments.<sup>80</sup>

### Post War to 1965

Following World War II, Cedar Rapids and its downtown continued to grow; this growth had major impacts on the central business district. In addition to the replacement of the streetcars by buses, changes occurred in the inter-urban commuter CRANDIC system between Cedar Rapids and Iowa City. The CRANDIC passenger station was at 2<sup>nd</sup> Street SE and Fourth Avenue SE; the line led from the station to a bridge over May's Island. Increased competition from private automobiles led the company to reduce the number of daily trains. The last passenger run was on May 30, 1953, although the tracks remain in use for freight service.<sup>81</sup>

With the increased number of automobiles coming into downtown Cedar Rapids, the city and downtown businesses needed to accommodate parking. In 1961, the Merchants National Bank constructed a five-story parking garage, which it called a motor bank since it had drive-through banking on the ground floor. Designed by Brown, Healey and Bock, it is on the east side of 3<sup>rd</sup> Street SE, opposite its bank building. The bank commissioned the same architects to design a three-story annex (1962-1964) along Second Avenue SE to house data-processing operations. In 1964, Killian's Department Store met the needs of its downtown shoppers by constructing a parking garage next to its store on 2<sup>nd</sup> Street SE at Fourth Avenue SE on the site of the CRANDIC station. A Killian's ad proclaimed: "Two beautiful stores, all the parking ease and convenience you could want. ...At Killian's Downtown, park in our ramp near the floor where you want to shop, then walk undercover into second, third, or fourth floor."<sup>82</sup>

<sup>80</sup> Svendsen, MPDF 1997, E:15. "To Occupy New Building," *Collins Column*, July 1945, 30. *Collins Column*, May 1945, [8-13].

<sup>81</sup> Danek, 53-55.

<sup>82</sup> *Cedar Rapids Gazette*, Aug. 7, 1961; Danek, 202-203; *Cedar Rapids Gazette*, Jan. 19, 1964; Killian ad, *Cedar Rapids Gazette*, Jan. 8, 1967.

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A more recent bank in the downtown core at 320 3<sup>rd</sup> Street SE was built as a one-story building in 1963 by the Bohemian Savings and Loan Association and was enlarged in 1974. That institution was founded in 1892 as a building and loan association to finance home building and construction. It had offices in the original Merchants National Bank space in the Ely Building, then in the Sokol hall at 417 3<sup>rd</sup> Street SE. In 1948, it located in an earlier building at 320 3<sup>rd</sup> Street SE.<sup>83</sup>

The United Fire and Casualty Company is a prominent insurance firm in downtown Cedar Rapids. The current name, adopted in 1950, resulted from the consolidation of several mutual insurance companies and the organization of a new casualty company. While initially located at 810 First Avenue, the company acquired the former Newman's Department Store at 2<sup>nd</sup> Street SE and Second Avenue SE in 1963. It remodeled two earlier buildings, including Newman's Department Store, on the site, added two additional floors, and gave the building new façades. Retail space for the Woolworth Company was on the ground floor with office space for the insurance company on the upper floors. Alvin L. Weidt Associates of Minneapolis was involved in the redesign of the building and the incorporation of the new store (1965) into the space. Brown, Healey, and Bock were the consulting architects.<sup>84</sup>

During the 1950s and 1960s, architects and planners, exemplified by Victor Gruen and Raymond Loewy, espoused a new type of department store that was climate-controlled and windowless to maximize the use of the perimeter walls for interior flexibility and to focus attention on the merchandise. The Armstrong Department Store adapted these principles in commissioning its new store that opened in 1959 at Third Avenue SE and 3<sup>rd</sup> Street SE. It was designed by David J. Griswold and Associates of Minneapolis with interior design by Alvin L. Weidt Associates. The store also expanded into the Granby Building to the west.<sup>85</sup>

This era also saw a heightened presence for the Cedar Rapids Museum of Art. The public library building on Greene Square is intrinsically linked to the art museum. The museum had its beginning as the Cedar Rapids Art Association, which was formed in 1905 and given exhibition space on the second floor of the library building. Among the active members of the association were artists Grant Wood and Marvin Cone. In 1965, the association, which changed its name to the Cedar Rapids Art Center, acquired and remodeled the Torch Press Building, 324 3<sup>rd</sup> Street SE, according to the designs of Brown, Healey and Bock.<sup>86</sup>

<sup>83</sup> Svendsen, MPDF 1997, E:7; "Bohemian Savings and Loan Assn. to Hold Open House," *Cedar Rapids Gazette*, November 23, 1963, 20.

<sup>84</sup> Svendsen, MPDF 1997, E:10; Henry and Hunter (2005), 24-25; "To Remodel Newman Building," *Cedar Rapids Gazette*, August 15, 1963, 1, 10; "Woolworth Co. to Relocate in Downtown C.R.," *Cedar Rapids Gazette*, December 30, 1964, 1, 3.

<sup>85</sup> For general background on Victor Gruen and his principles of department store design see: M. Jeffrey Hardwick, *Mall Maker: Victor Gruen, Architect of the American Dream* (Philadelphia: University of Pennsylvania Press, 2004). See also, Richard Longstreth, *The American Department Store Transformed, 1920-1960* (New Haven: Yale University Press, 2010). "Armstrong to Build April 1," *Cedar Rapids Gazette*, January 3, 1958; "Armstrong's New Store to Be Opened Aug. 13," *Cedar Rapids Gazette*, August 2, 1959.

<sup>86</sup> Federal Writers' Project, *Guide to Cedar Rapids*, 23-24, 31-32; Federal Writers' Project, *WPA Guide to 1930s Iowa*, 194; Gebhard and Mansheim, 185; Henry, 30; Henry and Hunter (2005), 19; Danek, 120-121; <http://www.crma.org/Content/About/History-of-CRMA.aspx>. The museum contains an extensive collection of the

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### Changes After 1965

The increasing presence of the automobile has continued to impact downtown and the commercial core, as reflected in changes in retail and entertainment patterns and business occupancy.

In 1968, the Iowa Highway Commission submitted plans for a Cedar Valley Expressway to the Federal Highway Administration as part of the interstate highway system between Waterloo and Iowa City. The first segment of what became Interstate 380 reached the southern part of Cedar Rapids in 1973. When it was completed as an elevated six-lane expressway to the north of First Avenue in 1978, it created a boundary between the commercial core and the commercial and industrial area to the north.<sup>87</sup>

Three large movie theaters survived the changes downtown. The Strand had become the New World Playhouse in 1960. After the World closed in 1981, the building was incorporated into the Guaranty Bank complex. The Paramount Theater became the home of the Cedar Rapids Symphony Orchestra, now Orchestra Iowa, in the 1970s. The theater was renovated in 1986 and in 2004-2007, with an addition for backstage facilities and user amenities, and again after the 2008 flood by OPN Architects. In 1984, the Iowa Theater became the home of Theatre Cedar Rapids, originally the Cedar Rapids Community Theater, which was founded in 1929 and first performed in Killian's Tea Room.

When the art center was accredited by the American Association of Museums in 1981, it became the Cedar Rapids Museum of Art and was outgrowing its Torch Press space. Once the public library relocated to 1<sup>st</sup> Street SE, the art museum took over the Carnegie Library building facing Greene Square and hired the architecture firm of Charles W. Moore and Centerbrook Architects and Planners of Centerbrook, Connecticut, to renovate the library building and design a new addition. The museum opened at this location in 1989.

Changes in retailing ultimately led to the demise of all the downtown department stores. Newman's had closed in 1961. Craemer's store closed in 1972. Killian's closed in 1982. Armstrong's remained an anchor retailer in downtown Cedar Rapids until it closed in 1991. All surviving buildings associated with the department stores in downtown Cedar Rapids have been altered to accommodate other uses, typically office space.

Buildings in the commercial core designed for light industrial use and warehousing have also been converted for office use. These include the Welch-Cook Building, the Iowa Building, and the Hutchinson Building, which is now the home of OPN Architects.

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works of Grant Wood and Marvin Cone. Elliott and Rose, 20-26.

<sup>87</sup> See Highways of Cedar Rapids: <http://iowahighways.home.mchsi.com/highways/cedarrapids.html>.

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A major addition to the downtown infrastructure has been the introduction of the skywalk system, beginning in 1980. These enclosed walkways have been installed at the second-floor level, both within buildings and across alleys to connect many downtown buildings.<sup>88</sup>

Much of the commercial core experienced major flooding in 2008. In many buildings the water rose as high as the second floor. As part of the recovery effort, many buildings have been rehabilitated and extensive work has been done on the downtown streets.

A portion of the 4<sup>th</sup> Street right-of-way adjacent to the Fourth Street Railroad Corridor tracks has been incorporated into the Cedar River recreational trail. The trail through downtown was rehabilitated after the 2008 flood.

Despite these changes, the Cedar Rapids Central Business District Commercial Historic District retains much of the historic character and architectural presence that reflect the commercial vitality of the central business district between 1880 and 1965.

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<sup>88</sup>The downtown skywalk system was introduced in 1980 to link two major parking garages to the downtown area at the second floor level. Gregg Pospisil, "Skywalks Begin to Link Downtown Cedar Rapids," Archive Attic, November 21, 2008, <https://archiveattic.wordpress.com/2008/11/21/skywalks-begin-to-link-downtown-cedar-rapids/>. The system has expanded throughout downtown.

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Cedar Rapids Central Business District Commercial Historic District

Linn, IA

Name of Property

County and State

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Cedar Rapids Central Business District Commercial Historic District  
Name of Property

Linn, IA  
County and State

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---

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

---

**10. Geographical Data**

**Acreage of Property** 34.45

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

2. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

Cedar Rapids Central Business District Commercial Historic District

Linn, IA  
County and State

Name of Property

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |              |                       |                        |
|--------------|-----------------------|------------------------|
| 1. Zone: 15N | Easting: 610240.5861  | Northing: 4648488.7170 |
| 2. Zone: 15N | Easting: 610722.1913  | Northing: 4648488.7170 |
| 3. Zone: 15N | Easting: 610722.1913  | Northing: 4647923.0468 |
| 4. Zone: 15N | Easting : 610240.5861 | Northing: 4647923.0468 |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The historic district consists of the blockfronts of First Avenue and Second and Third Avenues SE between the alley line west of 2nd Street SE and Fifth Street SE; the blockfronts of Fourth Avenue SE between the alley line west of 2<sup>nd</sup> Street SE and the alley line east of 3<sup>rd</sup> Street SE; the northern blockfront of Fifth Avenue SE between 2<sup>nd</sup> Street SE and 3<sup>rd</sup> Street SE; the blockfronts of 2<sup>nd</sup> and 3<sup>rd</sup> Streets SE between First Avenue and Fifth Avenue SE; and the blockfronts of 4<sup>th</sup> Street SE (which corresponds with the historic 4<sup>th</sup> Street railroad corridor) and 5<sup>th</sup> Street SE between First Avenue and Third Avenue SE.

**Boundary Justification** (Explain why the boundaries were selected.)

These boundaries encompass the greatest concentration of the surviving historic buildings of the commercial core.

**11. Form Prepared By**

name/title: Marjorie Pearson, Ph.D., Senior Architectural Historian  
organization: Summit Envirosolutions, Inc.  
street & number: 1217 Bandana Blvd. N.  
city or town: Saint Paul state: MN zip code: 55108  
e-mail mpearson@summite.com  
telephone: 651-842-4206  
date: August 2015

Cedar Rapids Central Business District Commercial Historic District  
Name of Property

Linn, IA  
County and State

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Cedar Rapids Central Business District Commercial Historic District  
City or Vicinity: Cedar Rapids  
County: Linn State: Iowa

Photographer: Sara J. Nelson

Dates Photographed: 6/19/2013 (1, 2, 3, 10, 14, 18, 23, 24, 25, 29)  
3/18/2014 (4, 5, 6, 9, 11, 13, 16, 17, 19, 20, 31)  
10/23/2014 (7, 8, 12, 15, 21, 22, 26, 27, 28, 30)

Location of Original Digital Files: 1217 Bandana Blvd N., St. Paul, MN 55108

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. 1<sup>st</sup> Avenue SE 200 block from 2<sup>nd</sup> Street SE, camera facing east
2. 1<sup>st</sup> Avenue SE at 3<sup>rd</sup> Street SE, camera facing east
3. 1<sup>st</sup> Avenue SE 400 block from 4<sup>th</sup> Street SE, camera facing east
4. 2<sup>nd</sup> Avenue SE at 2<sup>nd</sup> Street SE, camera facing north

Cedar Rapids Central Business District Commercial Historic District

Linn, IA

Name of Property

County and State

5. 2<sup>nd</sup> Avenue SE, 200 block from 3<sup>rd</sup> Street SE, camera facing west
6. 2<sup>nd</sup> Avenue SE, 300 block from 3<sup>rd</sup> Street SE, camera facing north
7. 2<sup>nd</sup> Avenue SE, 300 block from 4<sup>th</sup> Street RR corridor, camera facing south
8. 2<sup>nd</sup> Avenue SE, 400 block from 5<sup>th</sup> Street SE, camera facing southwest
9. 3<sup>rd</sup> Avenue SE, 100 block from 1<sup>st</sup> Street SE, camera facing north
10. 3<sup>rd</sup> Avenue SE, 100 block from 1<sup>st</sup> Street SE, camera facing east
11. 3<sup>rd</sup> Avenue SE at 2<sup>nd</sup> Street SE, camera facing north
12. 3<sup>rd</sup> Avenue SE at 3<sup>rd</sup> Street SE, camera facing east
13. 3<sup>rd</sup> Avenue SE, 300 block from 4<sup>th</sup> Street RR corridor, camera facing southwest
14. 3<sup>rd</sup> Avenue SE, 400 block from 5<sup>th</sup> Street SE, camera facing west
15. 4<sup>th</sup> Avenue SE, 200 block from 2<sup>nd</sup> Street SE, camera facing north
16. 2<sup>nd</sup> Street SE, 100 block from 1<sup>st</sup> Avenue SE, camera facing southeast
17. 2<sup>nd</sup> Street SE, 100 block from 2<sup>nd</sup> Avenue SE, camera facing north-northwest
18. 2<sup>nd</sup> Street SE at 2<sup>nd</sup> Avenue SE, camera facing south-southeast
19. 2<sup>nd</sup> Street SE, 300 block from 4<sup>th</sup> Avenue SE, camera facing northwest
20. 3<sup>rd</sup> Street SE, 200 block from 3<sup>rd</sup> Avenue SE, camera facing northwest
21. 3<sup>rd</sup> Street SE at 4<sup>th</sup> Avenue SE, camera facing north
22. 3<sup>rd</sup> Street 400 block from 5<sup>th</sup> Avenue SE, camera facing west
23. 1<sup>st</sup> Avenue SE 100 block from west of 2<sup>nd</sup> Street SE, camera facing southeast
24. 2<sup>nd</sup> Avenue SE 200 block from north side of 2<sup>nd</sup> Avenue SE, camera facing southeast
25. 2<sup>nd</sup> Avenue SE 200 block from 3<sup>rd</sup> Street SE, camera facing south
26. 2<sup>nd</sup> Avenue SE 300 block from 4<sup>th</sup> Street RR corridor, camera facing west
27. 2<sup>nd</sup> Avenue SE 400 block from 4<sup>th</sup> Street RR corridor, camera facing northeast
28. 4<sup>th</sup> Avenue SE 200 block from 2<sup>nd</sup> Street SE, camera facing northeast
29. 2<sup>nd</sup> Street SE 200 block from 2<sup>nd</sup> Avenue SE, camera facing south-southeast
30. 4<sup>th</sup> Avenue SE at 3<sup>rd</sup> Street SE, camera facing west
31. 2<sup>nd</sup> Street SE 300 block from 3<sup>rd</sup> Avenue SE, camera facing east

**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. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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

**National Register of Historic Places**  
**Continuation Sheet**

Cedar Rapids Central Business District  
Commercial Historic District

Name of Property

Linn, Iowa

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

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Figures

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<b>Figure 1</b>	USGS Map, small scale
<b>Figure 2</b>	USGS Map, large scale
<b>Figure 3</b>	Sketch Map
<b>Figure 4</b>	Photo Key

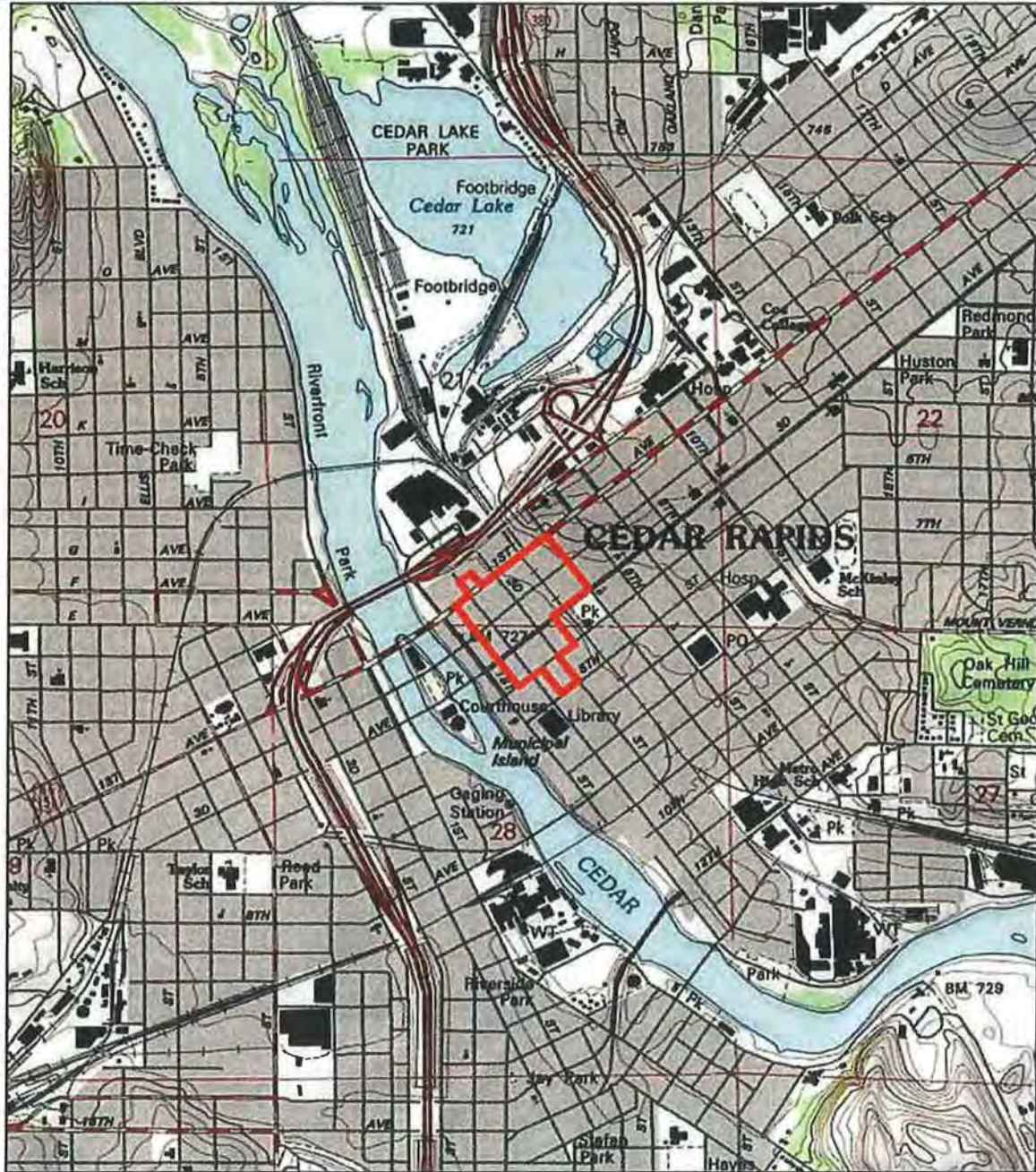
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Cedar Rapids Central Business District Commercial Historic District
Name of Property Linn, Iowa
County and State
Name of multiple listing (if applicable)

Section number \_\_\_\_\_ Additional Documentation \_\_\_\_\_ Page 88

Figure 1: USGS Map (small scale)



0 0.5 1 Miles  
1 inch = 2,000 feet

UTM Zone: 15N  
USGS 7.5 Minute Quad: Cedar Rapids South, IA

1. Easting: 610240.5861 Northing: 4648488.717  
2. Easting: 610722.1913 Northing: 4648488.717  
3. Easting: 610722.1913 Northing: 4647923.0468  
4. Easting : 610240.5861 Northing: 4647923.0468



United States Department of the Interior  
National Park Service

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Continuation Sheet

Cedar Rapids Central Business District

Commercial Historic District

Name of Property

Linn, Iowa

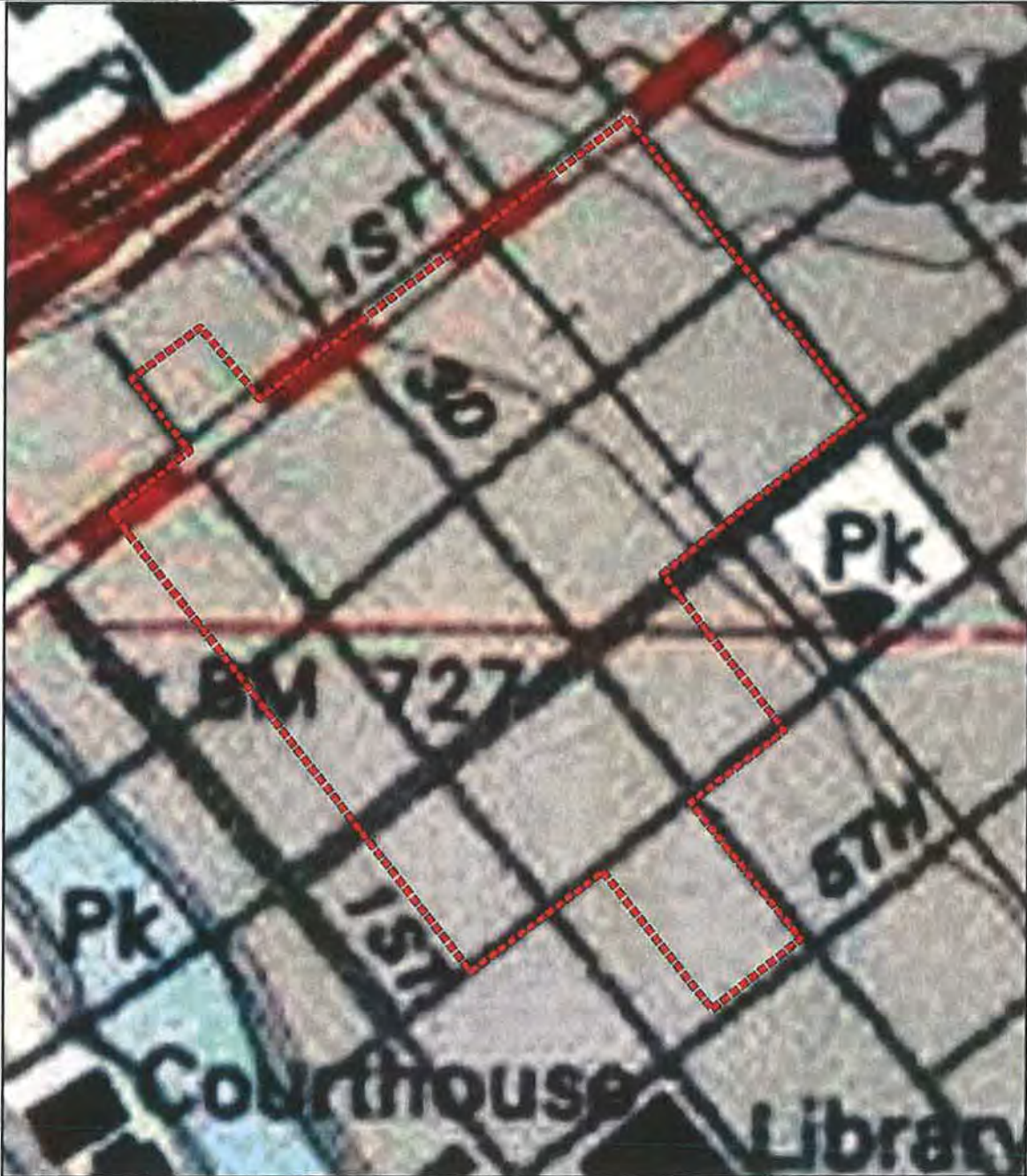
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

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Figure 2: USGS Map (large scale)



0 262.5 525 1,050 Feet

1 inch = 350 feet

UTM Zone: 15N

USGS 7.5 Minute Quad: Cedar Rapids South, IA



1. Easting: 610240.5881 Northing: 4848488.717

2. Easting: 610722.1913 Northing: 4848488.717

3. Easting: 610722.1913 Northing: 4847923.0468

4. Easting : 610240.5861 Northing: 4847923.0461

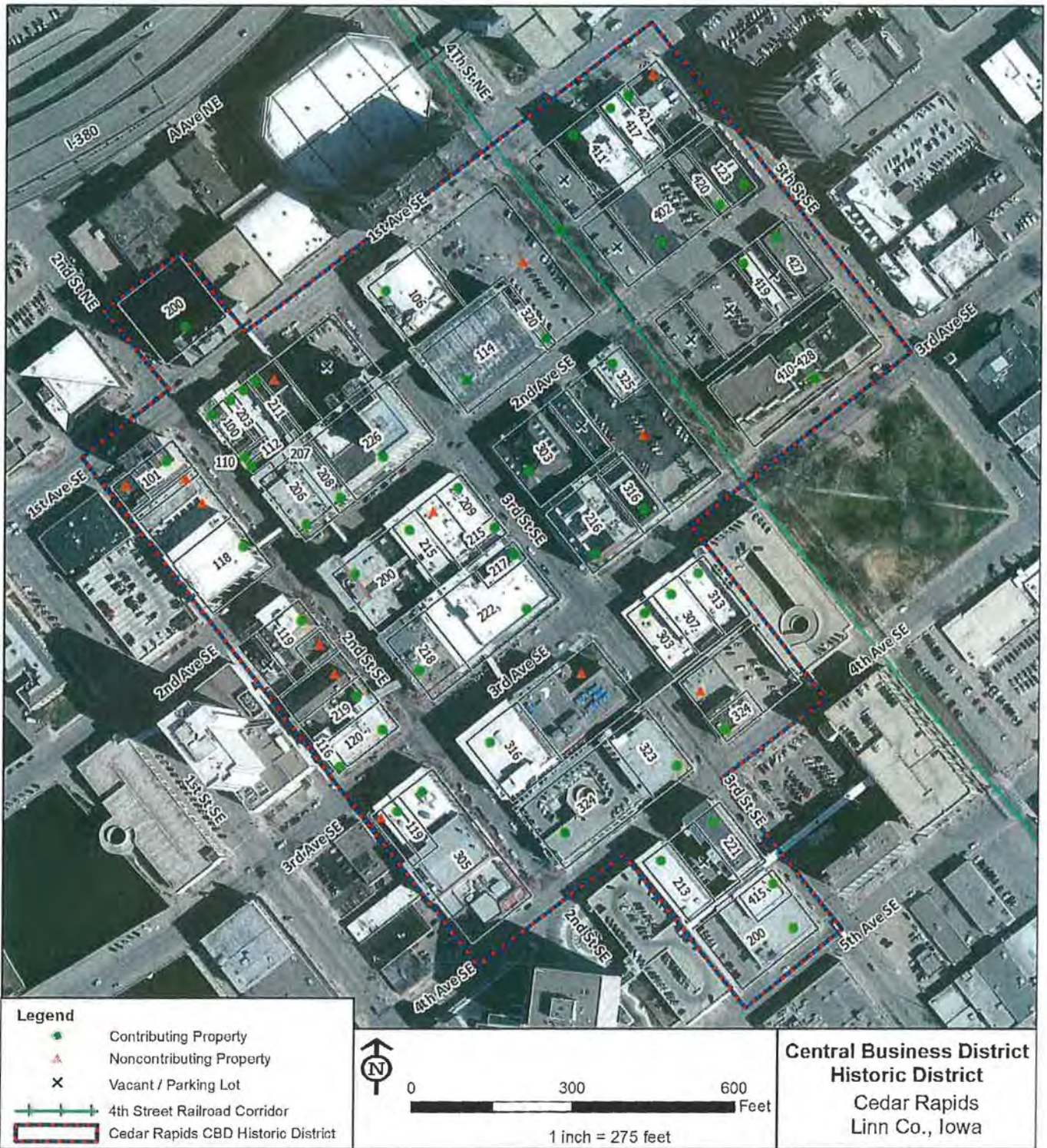
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Cedar Rapids Central Business District Commercial Historic District
Name of Property
Linn, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 90

Figure 3: Sketch Map (adapted from Esri aerial imagery and Cedar Rapids parcel information in ArcGIS)



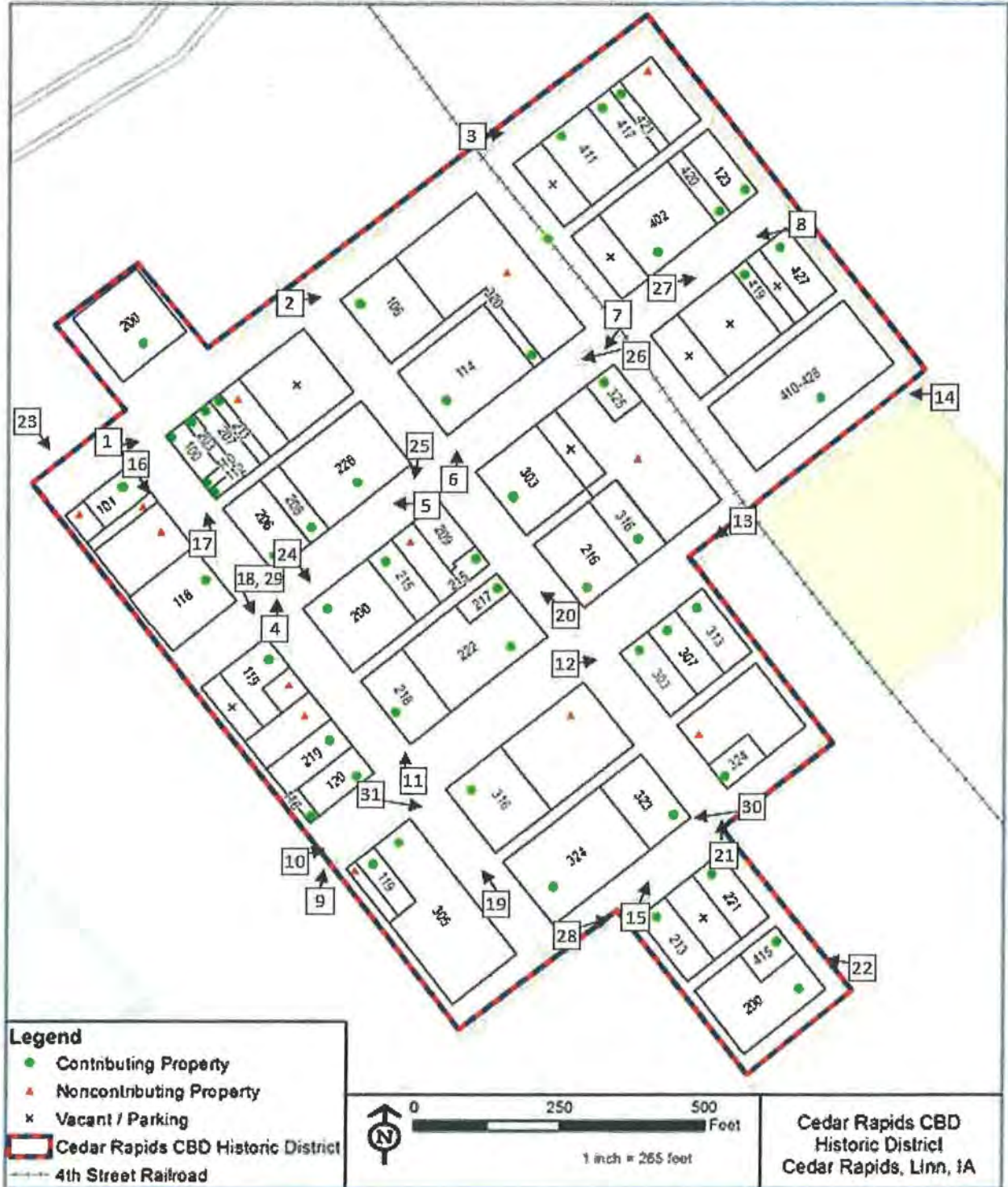
United States Department of the Interior  
National Park Service

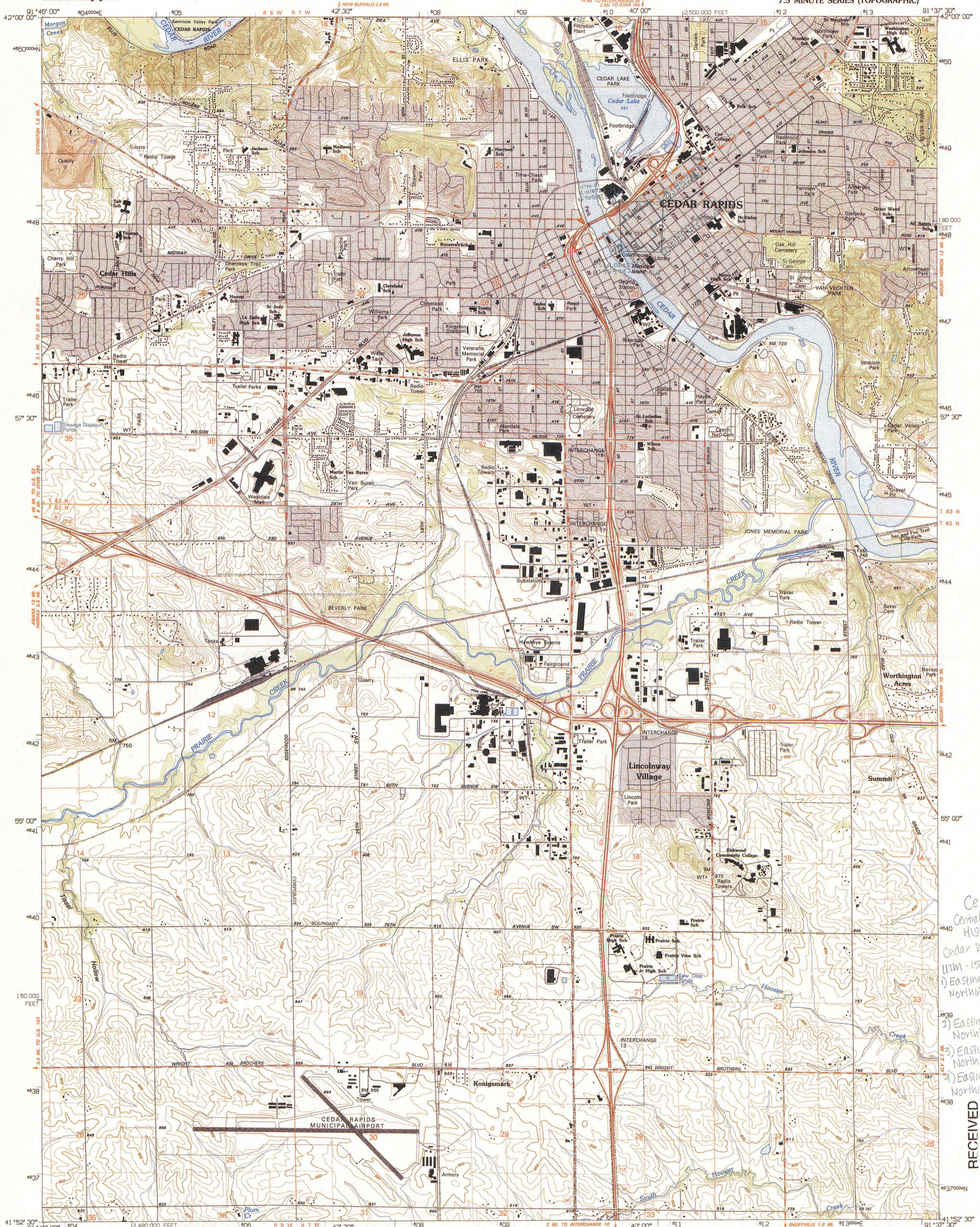
National Register of Historic Places  
Continuation Sheet

Cedar Rapids Central Business District Commercial Historic District
Name of Property Linn, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 91

Figure 4: Photo Key (adapted from Esri World Street Map and Cedar Rapids parcel information in ArcGIS)

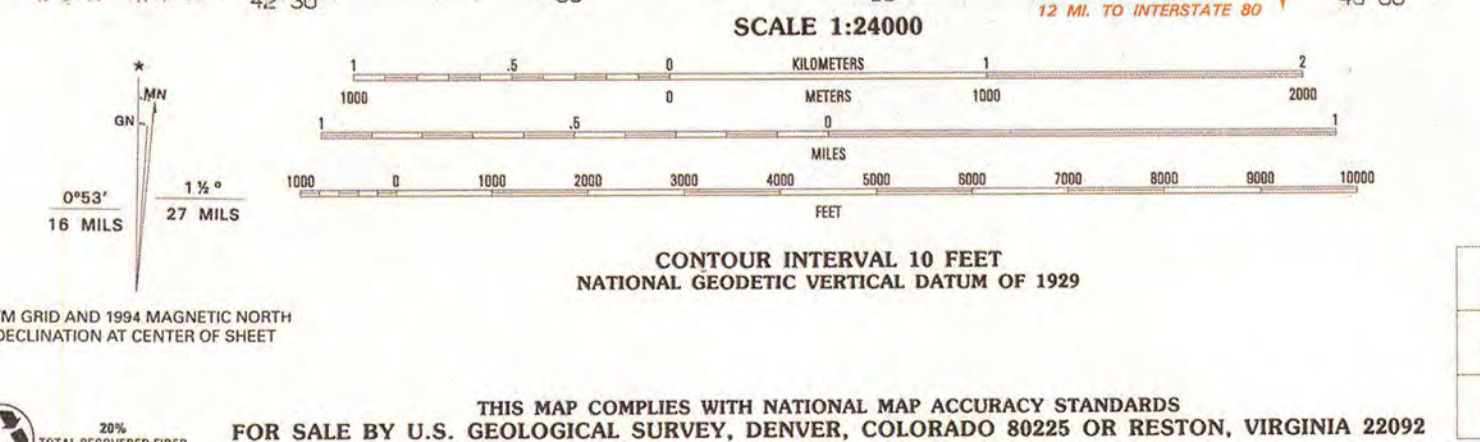




*Cedar Rapids  
Central Business District  
Historic District  
Cedar Rapids, Linn, IA  
UTM: 15 N  
1) Easting: 610240.5801  
Northing: 4648488.717  
2) Easting: 610722.1913  
Northing: 4648488.717  
3) Easting: 610722.1913  
Northing: 4647923.0462  
4) Easting: 610240.5801  
Northing: 4647923.0462*

**RECEIVED**  
FEB 28 2002  
HISTORICAL MAP ARCHIVES

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



ROAD CLASSIFICATION

Primary highway  
Secondary highway  
hard surface  
Unimproved road

Light-duty road, hard or improved surface  
Unimproved road

Interstate Route  
U.S. Route  
State Route

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

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





CARTINA  
BAR & GRILL

10th

10th



3rd St

TCR THEATRE CELESTINE  
THE WICKED

TCR THEATRE CELESTINE



Skogman  
REALTY

Skogman  
Realty  
RESIDENTIAL LEADER  
MARIAN FLORIDA

Action  
COACH

Sub City

151

ESPORTE



US Bank

Financial Group

Red Cross banners

Free On Street Parking Oct & Nov





usbank

usbank





2nd Ave N

Evolution  
Centers

Walmart

1st



BRIDGEWAY

W. 10th St

W. 11th St

W. 12th St

W. 13th St

W. 14th St

W. 15th St

W. 16th St

W. 17th St

W. 18th St

W. 19th St

W. 20th St

W. 21st St

W. 22nd St

W. 23rd St

W. 24th St

W. 25th St

W. 26th St

W. 27th St

W. 28th St

W. 29th St

W. 30th St

W. 31st St

W. 32nd St

W. 33rd St

W. 34th St

W. 35th St

W. 36th St

W. 37th St

W. 38th St

W. 39th St

W. 40th St

W. 41st St

W. 42nd St

W. 43rd St

W. 44th St

W. 45th St

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W. 49th St

W. 50th St

W. 51st St

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W. 83rd St

W. 84th St

W. 85th St

W. 86th St

W. 87th St

W. 88th St

W. 89th St

W. 90th St

W. 91st St

W. 92nd St

W. 93rd St

W. 94th St

W. 95th St

W. 96th St

W. 97th St

W. 98th St

W. 99th St

W. 100th St

CINTAS  
CINTAS  
CINTAS

P

Low Bidder

BRIT

usbank

GOODYEAR

TIRE & SERVICE

DOWNTOWN  
TIRE CO INC.

BALLOONS  
COSTUMES

5th St





A multi-story urban building with a mix of brick and light-colored stone or concrete. The left side is brick with a prominent black metal fire escape. The right side is light-colored with a grid of windows. A red-tiled roof is visible. The ground floor features a decorative entrance with a small archway and a brown-tiled balcony. A sign above the entrance is partially visible.

American Red Cross

American Red Cross

A silver sedan parked on the street.

A dark grey SUV parked on the street.

A white SUV parked on the street.

A white minivan parked on the street.

A dark grey car parked on the street.

A wooden park bench on the sidewalk.

A street lamp with two globe lights.

A tall street lamp with a single globe light.

A street lamp with two globe lights.

A tall street lamp with a single globe light.

Several bare trees in the foreground, indicating a cooler season.

A brick building with arched windows, located to the right of the main building.

A light-colored building partially visible on the far right edge.



PARAMOUNT

Red Paper  
Big Bang  
MELBA PEELE

CONCERT CAFE

MITCHELL-LEWIS SCHOOL

P

P

←





HOTEL

WELLS FARGO ADVISORS

WELLS FARGO ADVISORS



32





1000-1000

Hill's

American Red Cross

Bank Pickup

Drive-Thru Banking

ATM





TOWN CENTRE  
PARKING

Bankers Trust  
Drive Thru Banking  
Customer Parking

American  
Cross



American  
Red Cross



AMERICAN

BUILDING

AMERICAN  
BUILDING





Roosevelt

+

ONE WAY

RED'S PUBLIC HOUSE

RED'S PUBLIC



Little King Deli  
Little King Deli  
Little King Deli





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Business Consulting  
Data Networking

Phone Systems  
Video Conferencing  
Web

603.804.1111





4th Ave

25

NO LEFT TURN



Cancer. Let's talk.  
Same-day consult.  
877/242-4999



HELEN G. NASSIF  
COMMUNITY  
CANCER CENTER  
of Iowa



LEFT LANE  
CLOSED  
AHEAD

Slogman  
TIFFANY A. EARL  
319.651.8165

WESTBROOK

119



215

21500-0000  
1000-0000

Phillip

CARDS GIFTS

ATM

TIPPIE SCHOOL OF BUSINESS  
THE UNIVERSITY OF IOWA





P

US



us bank  
MOVE THEM

BRICK

NOW OPEN  
PARK

CLOSED

ENTER





Hall  
Sales & Service

BIKES

HALL BICYCLE

ENTER



DO NOT ENTER





BerryLodge  
& Dunn  
World Travel  
Financial

FOUR OAKS

2ND ST. S.E.

American Red Cross

→

Little King Deli

Little King Deli



4th Ave

4th Ave

Bankers Trust  
2000 State Building  
Commercial Parking

PAVING

BIKE LANE



SHIVEHARTER  
UNIVERSITY BUILDING

PARKING

Red Cross

PARKING

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cedar Rapids Central Business District Commercial Historic D  
NAME: istrict

MULTIPLE Commercial and Industrial Development of Downtown Cedar Rapi  
NAME: ds, Iowa MPS (AD)

STATE & COUNTY: IOWA, Linn

DATE RECEIVED: 9/18/15 DATE OF PENDING LIST: 10/14/15  
DATE OF 16TH DAY: 10/29/15 DATE OF 45TH DAY: 11/03/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000757

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 11/2/2015 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C

REVIEWER Patricia Andrew

DISCIPLINE Historian

TELEPHONE \_\_\_\_\_

DATE 11/2/2015

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

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

IOWA DEPARTMENT OF  
CULTURAL AFFAIRS

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

MARY GOWNIE, DIRECTOR  
CHRIS KRAMER, DEPUTY DIRECTOR

RECEIVED 2280

SEP 18 2015

Nat. Register of Historic Places  
National Park Service

IOWA  
ARTS  
COUNCIL

September 15, 2015

PRODUCE  
IOWA

J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmarks  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005

STATE HISTORICAL  
MUSEUM OF IOWA

Dear Mr. Loether:

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

STATE HISTORICAL  
MUSEUM OF IOWA

- Industrial Development of Cedar Rapids, Iowa, c. 1865 – 1965, MPD
- Harper and McIntire Company Warehouse, 411 Sixth Avenue SE, Cedar Rapids, Linn County
- Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965, MPD
- Cedar Rapids Central Business District Commercial Historic District, Roughly bounded by First Avenue, 5th Street SE, Fifth Avenue SE, and 2<sup>nd</sup> Street SE, Cedar Rapids, Linn County

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Sincerely,

*Elizabeth Foster Hill*

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