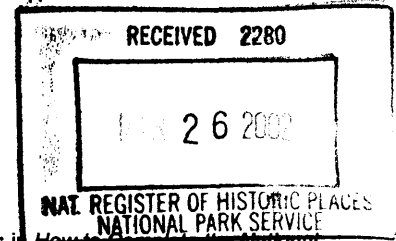


United States Department of the Interior
National Park Service

OK
430



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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Perkins, Charles W. and Nellie, House

other names/site number _____

2. Location

street & number 1228 3rd Avenue SE N/A not for publication

city or town Cedar Rapids N/A vicinity

state Iowa code IA county Linn code 113 zip code 52403

3. State/Federal Agency Certification

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

Donnell J. Sörke March 21, 2002
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Wilson H. Beall 5/9/02
Signature of the Keeper Date of Action

Perkins House
Name of Property

Linn County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling/residence

Current Functions
(Enter categories from instructions)

DOMESTIC/Multiple Dwelling/Apartment Building

DOMESTIC/Secondary Structure/Garage

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

foundation STONE/Limestone

walls WOOD/Weatherboard

WOOD/Shingle

roof ASPHALT

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1897

Significant Dates

1897

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Dieman, Charles A.

Perkins House
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1] [5] [6] [1] [1] [4] [3] [0] [4] [6] [4] [8] [6] [5] [0] 2 [1] [5] [] [] [] [] [] [] [] [] [] [] [] []
Zone Easting Northing Zone Easting Northing
3 [1] [5] [] [] [] [] [] [] [] [] [] [] [] [] 4 [1] [5] [] [] [] [] [] [] [] [] [] [] [] []
 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leah D. Rogers/Consultant
organization _____ date March 10, 2002
street & number 217 NW 5th Street telephone 319-895-8330
city or town Mt. Vernon state IA zip code 52314

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Richard Dodge
street & number 210 5th Avenue SW telephone 319-298-0500
city or town Cedar Rapids state IA zip code 52404

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Charles W. and Nellie Perkins House
Linn County, Iowa**Section number 7 Page 1**Narrative Description**

The Charles W. and Nellie Perkins House is located at 1228 3rd Avenue SE in the City of Cedar Rapids, Linn County, Iowa (Figure 1, Page 7). The house is situated on the north side of 3rd Avenue five lots east of the intersection with 12th Street. This two-and-one-half story home was built in the late 1890s in the Late Victorian Queen Anne style but showing influence as well from the Shingle Style, both styles having been popular in the very late nineteenth century (McAlester and McAlester 1998). The Perkins House is sited on a level lot generally facing south, with the house placed in the east-central portion of the lot and a large multi-car garage to the rear northeast corner of the lot. This garage was added after 1931 and is considered a non-contributing building to this property.

The Perkins House is among a number of impressive homes along 3rd Avenue SE and is distinguished by a prominent two-and-one-half story tower on the southwest corner of the house. This tower has brick on the first floor, rectangular shingle siding on the second floor, and scalloped shingle siding on the third level. The roof of the tower is conical in shape and flares out at the eaves, which are graced underneath by shaped modillion blocks. A band of applied laurel wreath patterns separates the upper story from the second floor of the tower. Further appliquéés can be found on the window surrounds on the second and upper stories of the tower along with delicate sawtooth detailing along the bottom row of shingles. A large copper spire crowns the conical roof of the tower.

Other exterior features of note include the large brick chimney on the front façade, the oval and round windows on the front façade, the open portico porch with round-arched brick columns, the large decorative console brackets under the roof eaves, the Palladian window on the east side of the house, the two-story bay window on the east side that is rounded on the first floor and rectangular on the second, the original wood-paneled front and east-side doors, and the numerous hipped and gabled dormers on the roof slope. The roof overall is a steeply pitched hipped roof covered with asphalt shingles, although it had wood shingles originally. The siding on the main body of the house is narrow clapboard siding, with brick on the first floor of the front tower, and shingle siding applied in the gable peaks of the dormers and on the upper stories of the tower. The foundation is of rusticated limestone blocks. The aboveground portion of the foundation consists of alternating bands of wide and narrow limestone blocks.

Modifications to the exterior have not been major and include the replacement of the Palladian window on the west gabled dormer with a row of three multi-pane over single pane windows in the early twentieth century, the removal of the rectangular and rounded bay windows on the west side and their replacement with a concrete and brick stoop and a Classical pedimented entry door and window, the modification of the front hipped dormer to a gabled dormer, the replacement of the diamond-shaped pane windows on the upper floors of the tower and the second-floor of the front façade with single-pane glass windows, the replacement of the original decorative windows in the oval and circular windows on the front façade with clear-pane glass, the removal of the balustrade from the second level of the front porch, and the enclosure of the rear second-floor sleeping porch with vertical board siding and modern windows. A further addition to the rear of the house is a metal fire escape added when the house was converted to apartments. The insertion of the fire escape also necessitated altering a window in the rear gabled dormer into a doorway.

The interior has been altered through the years after the house was converted into apartments in the 1920s. It is currently vacant but the owner, Richard Dodge, is in the process of refurbishing and restoring parts of the interior for continued use as apartments. Notable original features on the interior include the decorative tile floor in the front foyer; much of the original wood mopboards, moldings, window and door surrounds, and staircase balusters; a wide band of pressed tin cove molding in the former dining room; parquet flooring in the reception hall and dining rooms; a wood-beamed ceiling in the reception hall; and two fireplaces including a pressed brick and tile fireplace in the former reception hall that has a round-arched firebox and decorative detailing similar to a fireplace in the Luther Brewer House also located in Cedar Rapids and also built in 1897.

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

National Register of Historic Places Continuation Sheet

**Charles W. and Nellie Perkins House
Linn County, Iowa**

Section number 7 Page 2

While the interior was later subdivided into apartments, with bathrooms and kitchens added, some of the later alterations are interesting in-and-of-themselves. Most notable was the conversion of the third floor of the house in the late 1920s into small apartments. This conversion included the addition of French doors, Mission-styled cupboards and cabinets, and round-arched doorways into the tower and the various kitchens of the apartments. It is suspected that originally the third floor was either unfinished attic space or an open ballroom. In order to gain a front entry to the third floor apartments, a staircase was added from the second-floor landing up to the third floor. Unfortunately, the insertion of the staircase somewhat impairs what originally would have been a stunning view of the Palladian window on the east side of the house and the open staircase down into the front entry hall.

The garage at the rear of the lot was added after 1931. It is a one-story building with a pyramidal hipped roof covered with asphalt shingles. The wood siding is horizontal drop siding, while the foundation is concrete. This is a four-stall garage that was obviously built after the house had been converted to apartments. Originally, the house had a smaller carriage house in the northwest corner of the lot. Because the garage was a later addition to the property, it is considered non-contributing.

While the Perkins House has seen some modification through the years, it still retains a fairly high degree of integrity on the exterior and sufficient integrity on the interior to be considered National Register eligible.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCharles W. and Nellie Perkins House
Linn County, IowaSection number 8 Page 3

Statement of Significance

The Charles W. and Nellie Perkins House is locally significant under Criterion C as a well preserved example of the middle to upper income household residential properties that were built along 2nd and 3rd Avenues in Cedar Rapids in the late nineteenth and early twentieth centuries. This particular example reflects the influence of the Late Victorian Queen Anne and Shingle styles of architecture. This house was designed by Charles A. Dieman, a prominent Cedar Rapids architect, who also lived in the 2nd/3rd Avenue neighborhood during this period. The period of significance and the significant date are 1897 when the Perkins House was built.

The Perkins House is situated in what had been defined as the potential 2nd and 3rd Avenue Historic District, although the actual nomination of the district encompassed only the 1400 to 1800 blocks of 2nd and 3rd Avenues (National Register of Historic Places 2000; Svendsen 1995). The 2nd/3rd Avenue neighborhood overall was described as having been occupied by middle and upper income households, whose residents included "many railroad workers (clerks, conductors, engineers, and machinists), traveling agents or commercial travelers, downtown business owners and managers, industrial owners and plant managers, lawyers, doctors (physicians, osteopaths, and dentists), bank officers and cashiers, real estate agents, and teachers" (ibid.:72). Notable among the neighborhood's prominent residents were Ferdinand and Katherine Fiske and Charles and Mabel Dieman. Dieman and Fiske were architects, who formed a successful partnership in Cedar Rapids and Omaha, Nebraska, in the early 1900s (Shank 1999:51). The Perkins House has a number of similarities to houses of this period known to have been designed by Charles A. Dieman, and it was strongly suspected that this particular house was a Dieman design. New information concerning the Perkins house came to light during this study when a descendant of another prominent Cedar Rapids architect, Henry S. Josselyn, shared a family copy of the 1898 *Glimpses of Cedar Rapids*, in which Josselyn had written in the margins next to each photograph, who the architect of that building had been. Next to the photograph of the Charles Perkins House was written the name, "Charles Dieman" (Beverly Radke, personal communication 2002). Therefore, it is concluded that the Perkins House was, in fact, designed by Dieman.

When Charles A. Dieman first came to Cedar Rapids, he worked for Josselyn & Taylor for four years as a chief draftsman. In 1896, he started his own firm in Cedar Rapids under the name of Charles Dieman & Company. House designs appeared to be an early specialty. By 1901, and continuing until around 1910, he worked in partnership with Ferdinand Fiske under the company name of Dieman & Fiske (Shank 1999:51). When the Perkins House was built, Dieman was still practicing on his own, and this house would have been among his early solo commissions.

The historic houses of the 2nd and 3rd Avenue neighborhood are primarily large two-story frame, brick, and stucco houses set well back on deep lots along tree-lined streets.

At the southern end of the avenues, a few houses display design features held over from the late Queen Anne period. Decorative shingle detailing used in house, porch, and dormer-gables is an example of such a feature. Other houses were built in the Hipped Cottage, Organic Cottage, Open-Gable, and Side-Gable forms. Design features and detailing from the Colonial Revival, Georgian Revival, Craftsman, and the Tudor Revival Styles are found on these houses. The northern ends of the avenues were developed the latest and the residences built here are influenced mostly by the Craftsman style (Svendsen 1995:72).

The Perkins House was built in the southern end of 3rd Avenue and reflects the early up-building of this historic neighborhood. Many of the houses within the 2nd/3rd Avenue neighborhood were occupied by the same family for many years; however, some homes, such as the Perkins House were converted fairly early into apartment buildings.

Charles W. Perkins and his wife, Nellie, purchased Lot 12 of Canfield's Subdivision of the west part of Outlot 15 from John G. and Mary Cherry on February 9, 1897, and the east ten feet of Lot 13 from Fannie M. Merrill on July 9, 1897 (Property Abstract). It is known that in 1896 the Perkins family resided at 1540 2nd Avenue and that the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCharles W. and Nellie Perkins House
Linn County, IowaSection number 8 Page 4

house at 1228 3rd Avenue had been built by 1898 when a photograph of the C.W. Perkins' house was published in *Glimpses of Cedar Rapids* (Armstrong 1898:48). C.W. and Nellie Perkins were also listed as living at this address in the March 1898 Cedar Rapids city directory. A notice in the July 22, 1897, Cedar Rapids Gazette that "Mr. and Mrs. C.W. Perkins and children departed last night for Chicago. They will be absent for the city for some time," suggests that the Perkins family was taking their leave to stay in Chicago, perhaps with relatives, while their new home was being completed. A mortgage of \$5000, taken out on the property in September 1897 and released in April 1898, further suggests that the house was built in the summer-fall of 1897.

Charles and Nellie had two children: son Fred E. and daughter Maude A. Charles W. Perkins was a cashier for the Northwestern Mutual Life Insurance Company by 1900 and had earlier been a cashier for H.A. Munger in the early 1890s. Homer A. Munger was also the manager of the Northwestern Life Insurance Company (Brewer and Wick 1911b:545). The Perkins family lived at their new home at 1228 3rd Avenue SE from 1898 until c.1901 when Nellie Perkins was listed as the only occupant in the 1901 Cedar Rapids city directory. C.W. Perkins had probably passed away by that time, although no record of his death or burial site has been found in the Cedar Rapids area.

The next owner/occupant was the Stark family consisting of William H. Stark and his wife Julia and their children Marie, Blanche, Raymond, and Eugene. Stark was vice-president of Lyman Brothers Company and Leonard Hi-Oven Range Company in the 1910s. Lyman Brothers was a wholesale millinery business in Cedar Rapids operated by brothers Fred A. and O.W. Lyman. W.H. Stark served as both vice-president and treasurer of this company for many years. Stark was also listed as president of the Cedar Rapids Vulcanizing Company in 1918 but continued to have an association with Lyman Brothers into the early 1920s (Brewer and Wick 1911a:259). Stark remained in residence at 1228 3rd Avenue until the late 1920s when he was listed as "retired" and the only resident of 1228 3rd Avenue in the 1926 city directory. It would appear that his wife had passed away by that date.

By 1928, Mrs. Maude Coffman was among the residents of what was then an "eight-plex" or boarding house at 1228 3rd Avenue SE. As noted above, the 1920s conversion of the Perkins House into apartments is still best evidenced by the interior features on the third floor.

The Perkins House will remain an eight-unit apartment house following its current restoration/refurbishment. Current owner, Richard Dodge, is uncovering many interior features that had been covered over and hidden behind later alterations including the parquet flooring and tile entry floor, exposing and restoring the fireplaces, reinstalling hardwood floors where missing, installing an antique beveled glass door (closely matching the existing front door) in the west-side entrance, reinstalling antique five-panel wood doors and oval handled hardware to match the existing originals, and saving the antique plumbing fixtures wherever possible. While the house will not be returned to its original interior configuration, it will exhibit many more original features than had been visible in recent years. It is in the interest of historic preservation and the continued restoration of this grand 1897 house, that this nomination is being set forth.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Charles W. and Nellie Perkins House
Linn County, Iowa

Section number 9 Page 5

Major Bibliographic References

- Armstrong, Charles B.
1898 *Glimpses of Cedar Rapids*. Republican Printing Company, Cedar Rapids, Iowa.
- Brewer, Luther A., and Barthinius L. Wick
1911a *History of Linn County, Iowa, Volume I*. Pioneer Publishing, Chicago.
1911b *History of Linn County, Iowa, Volume II*. Pioneer Publishing, Chicago.
- McAlester, Virginia, and Lee McAlester
1998 *A Field Guide to American Houses*. Alfred A. Knopf, New York.
- Nelson, L.H. Company
1906 *Views of Cedar Rapids*. L.H. Nelson Company, Portland, Maine.
- Shank, Wesley I.
1999 *Iowa's Historic Architects: A Biographical Dictionary*. University of Iowa Press, Iowa City.
- Svendsen, Marlys A.
1995 *Historical and Architectural Survey Report for Community Development Block Grant Neighborhoods, Cedar Rapids, Iowa*. Svendsen Tyler, Inc., Sarona, Wisconsin.

Other Sources:

- Sanborn Fire Insurance Maps of Cedar Rapids 1895, 1913, 1913-1931, 1913-1931+
- Cedar Rapids City Directories 1892-1931
- Cedar Rapids Gazette* 1897-1898
- Photograph Archives, The History Center, Cedar Rapids, Iowa
- Linn County, Iowa, Cemetery Records compiled by the Genealogical Society of Linn County, Iowa
- Property Abstract in possession of Richard Dodge, Cedar Rapids, Iowa
- Personal communication with Beverly Radke of The History Center, Cedar Rapids, Iowa, February 2002.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 6

**Charles W. and Nellie Perkins House
Linn County, Iowa**

Geographical Data

Verbal Boundary Description

The boundary of the Perkins House property is shown as the dashed line on the accompanying map entitled "Plat Map of Perkins House Property" (page 7).

Boundary Justification

This boundary encompasses the town lots historically associated with the Perkins House and its associated secondary structures.

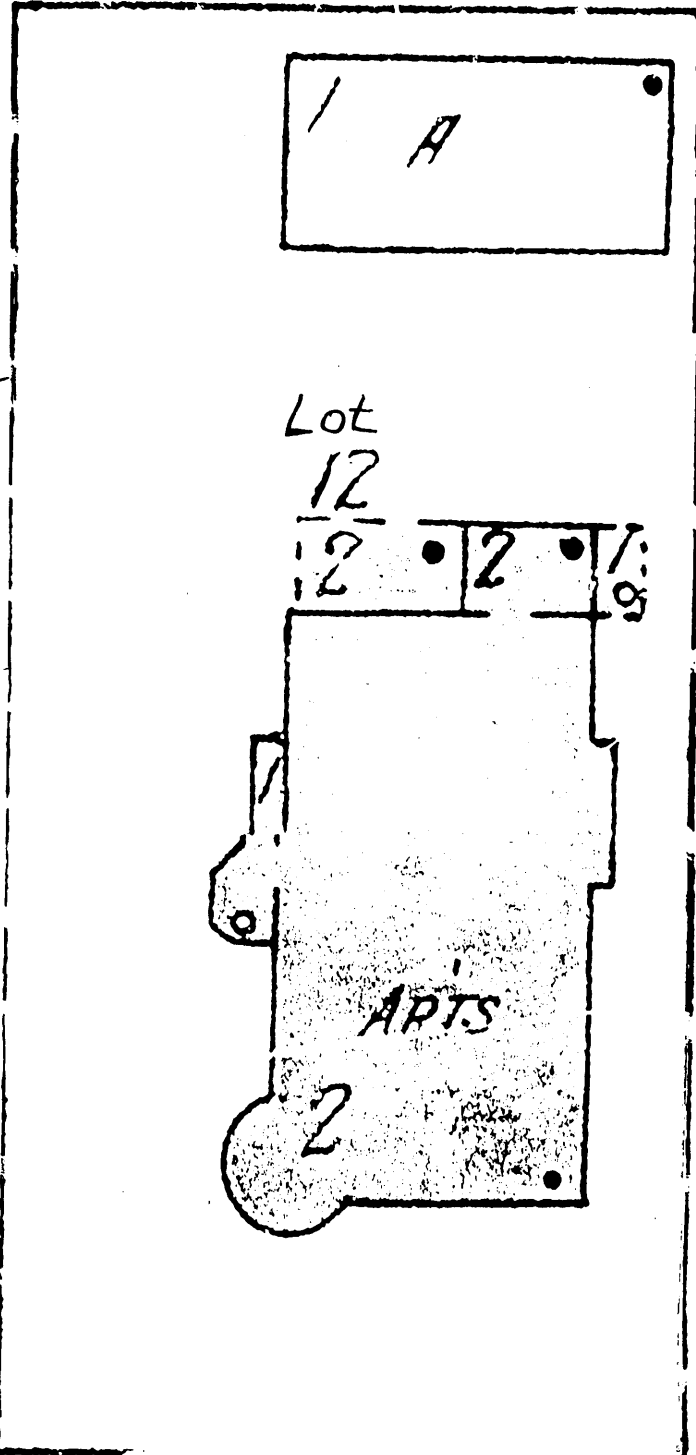
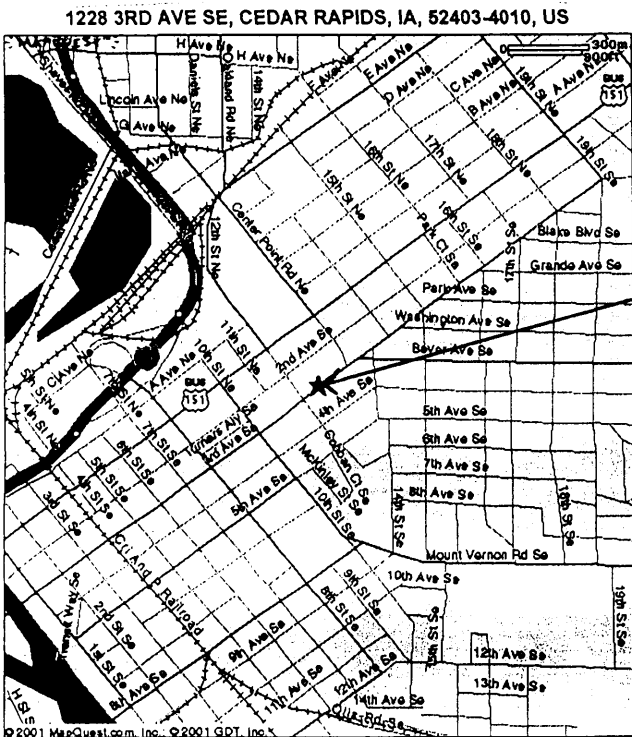
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional
Section number Documentation Page 7

Charles W. and Nellie Perkins House
Linn County, Iowa

Plat Map of Perkins House Property Showing National Register Boundary
Source: Sanborn 1913-1931+



National Register Boundary



30 AV 1228

feet 20

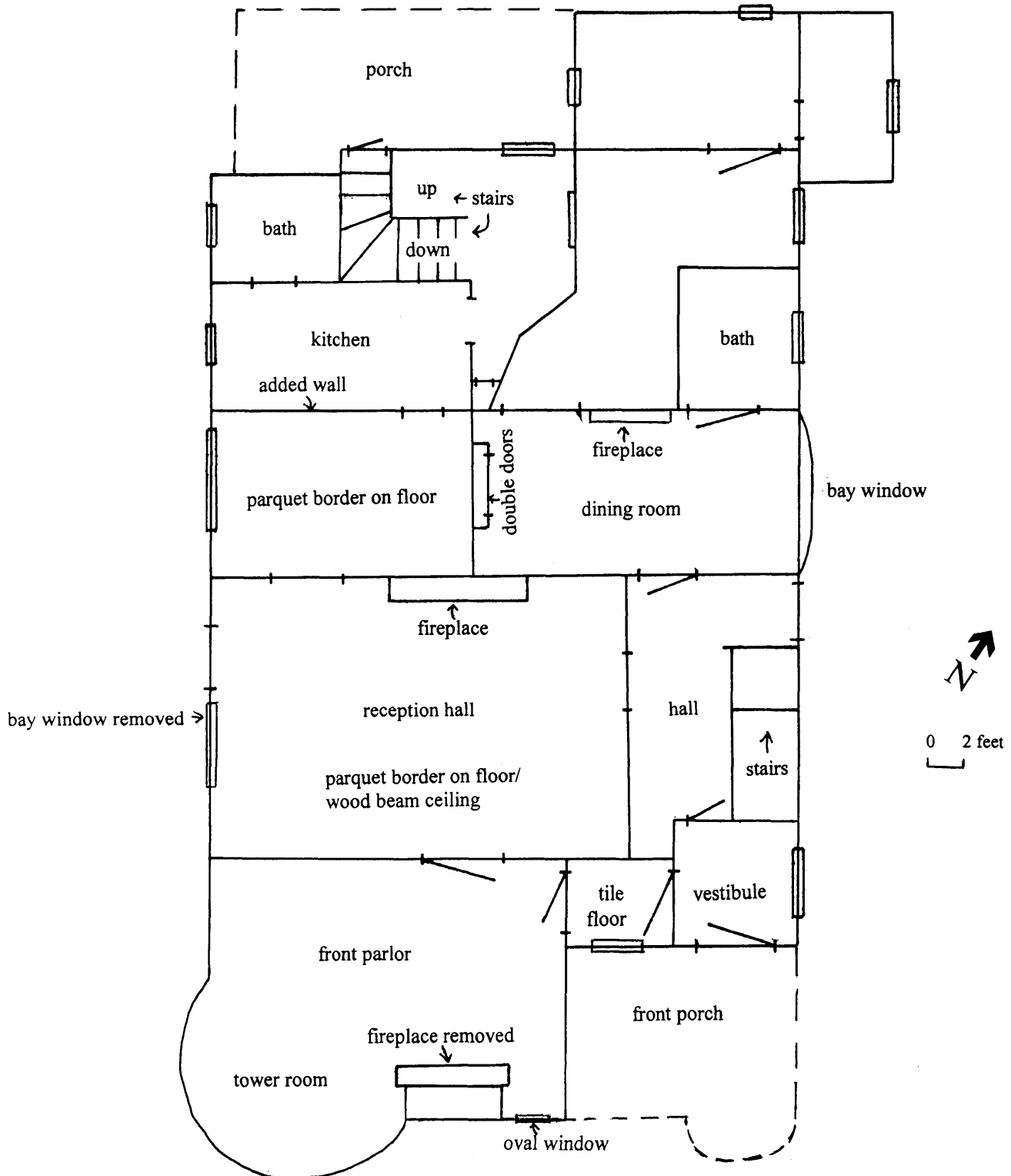
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National Register of Historic Places
Continuation Sheet

Additional
Section number Documentation Page 8

Charles W. and Nellie Perkins House
Linn County, Iowa

Plan of the First Floor of the Perkins House



Remodeled into two apartments in the 1920s.
Units include a kitchen, bath, and living/bedroom areas.

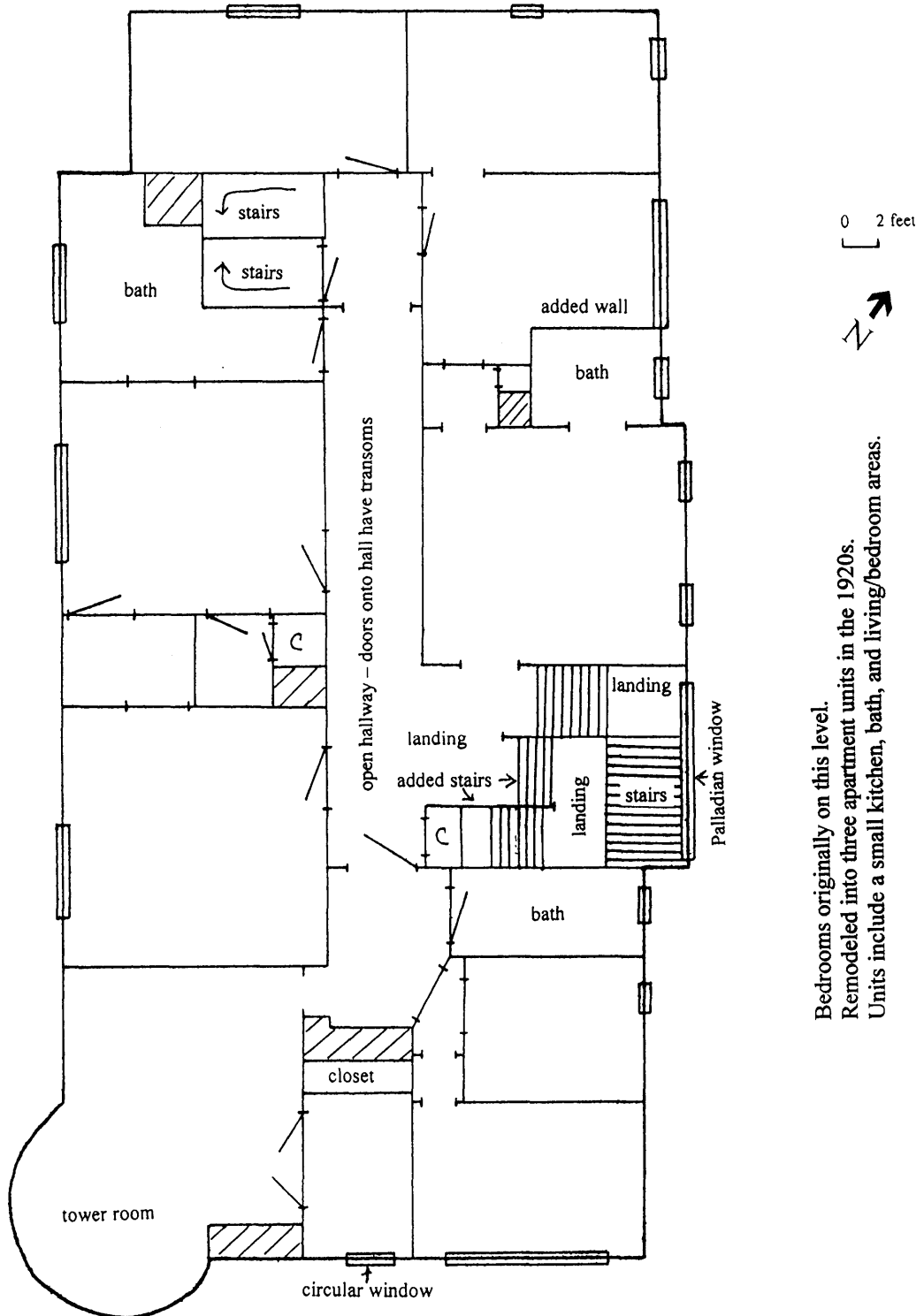
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National Register of Historic Places Continuation Sheet

Additional
Section number Documentation Page 9

Charles W. and Nellie Perkins House
Linn County, Iowa

Plan of the Second Floor of the Perkins House



Bedrooms originally on this level.
Remodeled into three apartment units in the 1920s.
Units include a small kitchen, bath, and living/bedroom areas.

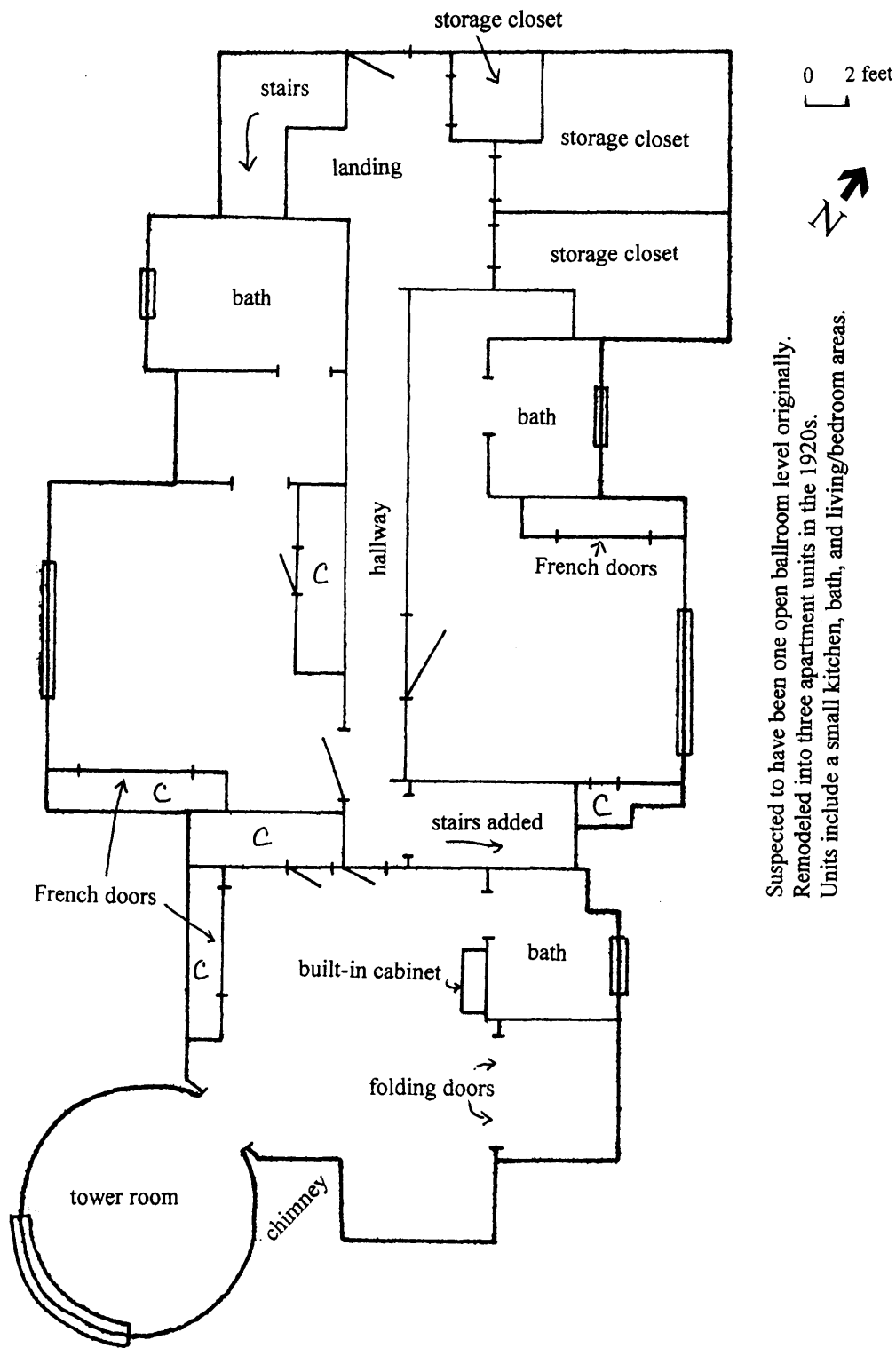
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National Park Service

National Register of Historic Places Continuation Sheet

Additional Section number Documentation Page 10

Charles W. and Nellie Perkins House
Linn County, Iowa

Plan of the Third Floor of the Perkins House



Suspected to have been one open ballroom level originally.
Remodeled into three apartment units in the 1920s.
Units include a small kitchen, bath, and living/bedroom areas.

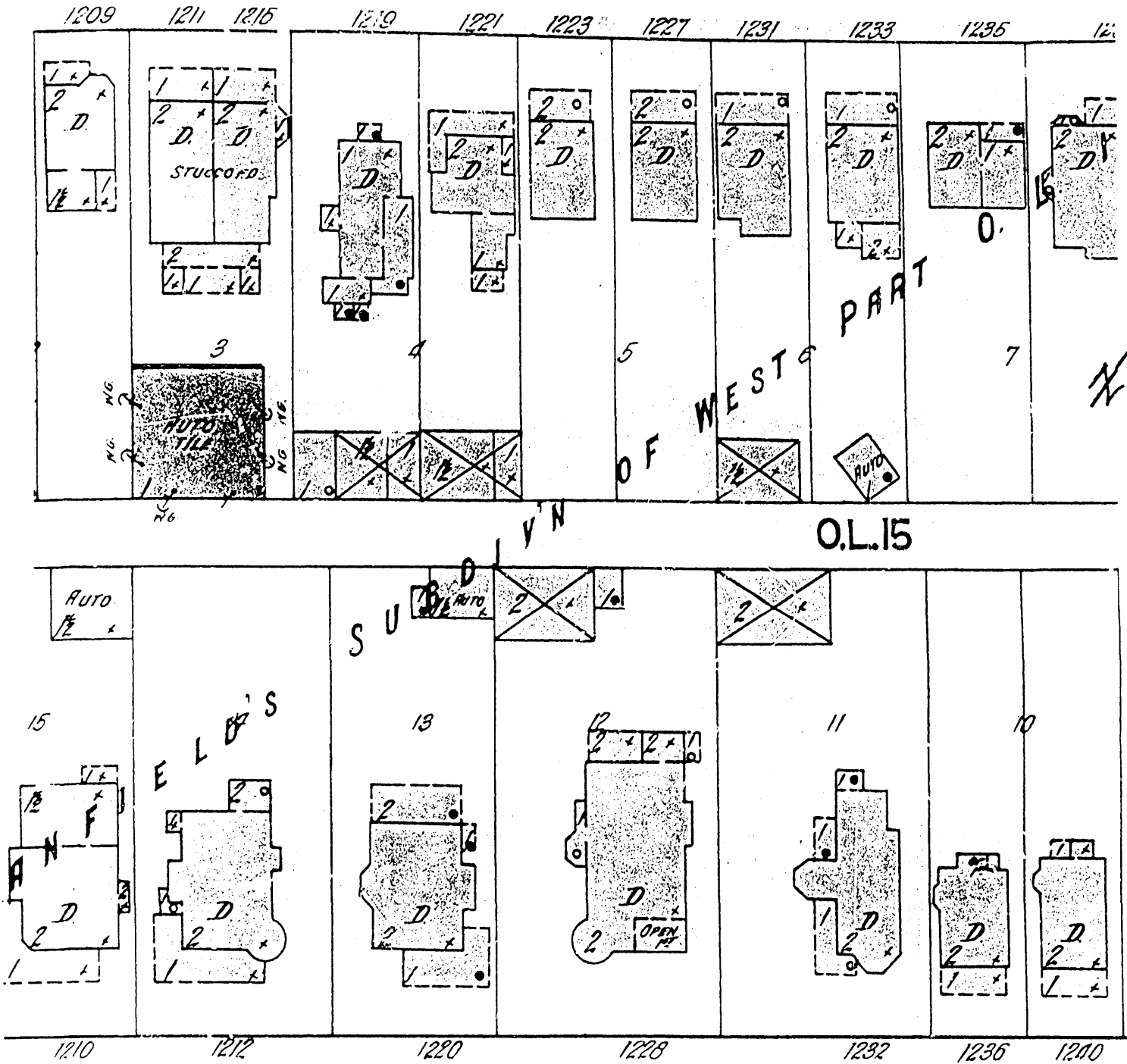
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National Register of Historic Places Continuation Sheet

Additional
Section number Documentation Page 11

Charles W. and Nellie Perkins House
Linn County, Iowa

1913 Fire Insurance Map Showing Perkins House Property
Source: Sanborn 1913



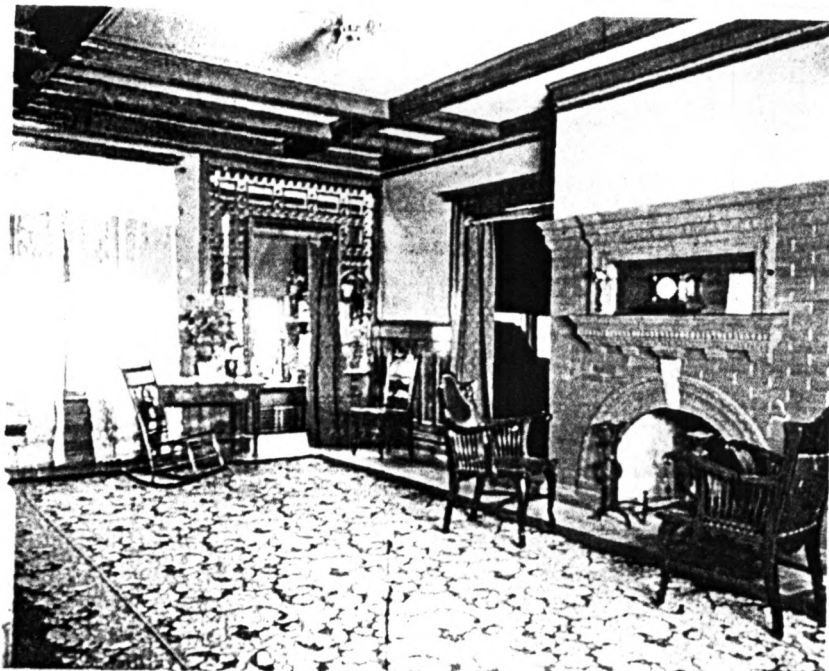
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National Park Service

National Register of Historic Places Continuation Sheet

Additional
Section number Documentation Page 12

Charles W. and Nellie Perkins House
Linn County, Iowa

1898 Photographs of Perkins House Exterior and Interior
Source: Armstrong 1898:48-49



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional
Section number Documentation Page 13

Charles W. and Nellie Perkins House
Linn County, Iowa

Photographs:

Photographer: Leah D. Rogers
Date of Photographs: July 2, 2001, and October 26, 2001
Location of Negatives: Richard Dodge, Cedar Rapids, Iowa

- #1 Front façade of Perkins House, View to the NW
- #2 Rear of Perkins House, View to the SE
- #3 East Side of Perkins House, View to the NNW
- #4 Detail of Tower of Perkins House, View to the NW
- #5 Detail of Front Door, View to the North
- #6 Detail of West Gabled Dormer, View to the East
- #7 Detail of Tower Foundation, View to the NW
- #8 Detail of Interior Fireplace in Reception Hall, View to the NW
- #9 Detail of Interior Fireplace in Dining Room, View to the North
- #10 Detail of tin molding in Dining Room, View to the SE
- #11 Detail of tile flooring in front entryway, View to the East
- #12 Detail of Door Frame on Second Floor, View to the West
- #13 Detail of Third Floor Tower Room, View to the South
- #14 Detail of Third Floor Mission-style Apartment Conversion, View to the ENE
- #15 Garage at rear of lot, View to the East

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National Register of Historic Places Continuation Sheet

Additional
Section number Documentation Page 14

Charles W. and Nellie Perkins House
Linn County, Iowa

