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National Park Service

United States Department of the Interior
National Park Service

National Register of Historic Places
Nomination 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 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. 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 Averill, Glenn M. and Edith, House

other names/site number NA

2. Location

street & number 616 4th Avenue SE

not for publication NA

city or town Cedar Rapids

vicinity NA

state Iowa code IA county Linn code 113 zip code 52401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Steve King

10 June 2015

Signature of certifying official

Date

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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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): _____

Signature of Keeper

Edson H. Beall

Date of Action

7-27-15

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 count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC – Single Dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE – Office, Professional

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY AMERICAN

MOVEMENTS

Materials

(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

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 a 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

Circa 1906-1913

Significant Dates

Circa 1906-1913

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

None

Architect/Builder

Josselyn and Taylor

Averill, Glenn M. and Edith, House
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>15N</u>	<u>610,912</u>	<u>4,648,330</u>	3	_____	_____	_____
2	_____	_____	_____	4	_____	_____	_____

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 Ruth L. Fox PLA, ASLA, LEED-AP BD+C

organization Ruth L. Fox Landscape Architecture + Planning date 05/29/2015

street & number 900 2nd Street SE, Unit 407 telephone (319) 693-3993

city or town Cedar Rapids state Iowa zip code 52401

Additional Documentation

Submit the following items with the completed 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 the SHPO or FPO.)

name Charles Jones, Averill House, LLC

street & number 841 Normandy Drive telephone (319) 330-7459 email cjeproperties@gmail.com

city or town Iowa City state Iowa zip code 52246

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 the 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 Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

7. NARRATIVE DESCRIPTION

SUMMARY

The following descriptions are of the Glenn M. and Edith Averill House at its new location on 4th Avenue SE with references to its original location and presence on 2nd Avenue SE. It was designed and built between 1905 and 1906 for a lot at 1113 2nd Avenue SE in the Oak Hill residential neighborhood east of Cedar Rapids' central downtown district. This new house replaced an earlier smaller home on this lot and was just two blocks from Glenn Averill's childhood home at 1120 12th Street, the A. T. Averill House. (National Register of Historic Places, 78001236) Glenn and Edith Averill chose this property because owning a home on 2nd Avenue SE in Cedar Rapids at the turn of the century was an important indicator of wealth and social status. (Continuation Sheets 27, 29 & 31)

The Glenn and Edith Averill House was purchased, along with other late 19th and early 20th-century homes in the area, by St. Lukes Hospital for construction of the P.C.I. Medical Pavilion and was slated for demolition in 2011. The current owner purchased the house and, after obtaining preliminary approval from the National Park Service, moved it to a compatible lot on 4th Avenue SE, just six blocks to the south and west from its original location. The building has been rehabilitated following the Secretary of the Interior's Standards for Rehabilitation and is in use with offices on both the first and second floors.

At its new location on 4th Avenue SE, the Glenn and Edith Averill House continues to be significant under Criterion C as a building that embodies the distinctive architectural character of late 19th and early 20th-century American homes in Cedar Rapids. It is a unique combination of the Queen Anne style and an American adaptation of the English Arts and Crafts style in its architectural elements and simple, straightforward use of local materials. It is also significant as one of the few remaining homes designed by the firm of Josselyn and Taylor, a regionally known Cedar Rapids architectural firm. (Continuation Sheets 39 & 40)

NARRATIVE DESCRIPTION

The original location on 2nd Avenue SE was in the Stibb's Subdivision, Out Lot 11 of the Original Town Plat of Cedar Rapids. This two block long out-lot is a-typical of the 300' x 300' city block layout of the surrounding Oak Hill neighborhood. The physical nature of this area has changed radically beginning in the late 1930's as many new commercial and medical buildings were constructed in this transition area between downtown and other east-side residential neighborhoods. The house appears for the first time on the 1913 Sanborn Flood Insurance Rate Map. There were no outbuildings along the alley because, unlike the other houses on the block, the garage was underneath the house. (Continuation Sheet 30)

During 1905-1906 when the Glenn and Edith Averill house was designed and constructed, Cedar Rapids was in the midst of a building boom. Of interest is that although an article in the Cedar Rapids Republican in 1905 describes the exterior materials as brick and stucco with timber ornamentation, the house as constructed had a pebble dash stucco finish and the only exposed brick is on a chimney on the back side of the house. It appears that during the final design of the house, the exterior 'public' façade was changed from a decorative Queen Anne style to a simpler Arts and Crafts style and there is no evidence from the historic rehabilitation work that there are other exterior materials under the stucco finish.

The Glenn and Edith Averill House is generally rectangular in plan and is 36' wide by 48' deep. The interior function of each room is expressed in the design and location of the windows, the 2-story oriel window on the front of the house, and the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

single story oriel on the right. The front, street side, façade is not symmetrical but the vertical two-story oriel element with a steeply pitched gable roof balances the horizontal form of the front porch with its shallow hip roof and battered corner piers. (Continuation Sheets 35 & 36)

The exterior materials were distinctly different than other residential buildings on 2nd Avenue SE built at the same time. The articulation of its overall form, projections, and window patterns provided the exterior character defining elements and differences in building materials, finishes, colors and patterns are muted. (Continuation Sheets 35 & 36) Pebble-dash stucco was used instead of wood lap siding, ornamental shingles and brick found on other nearby homes. The roof structure consists of a simple hip roof over the main body of the house, another hip roof over the kitchen and maid's room wing, and a shallow hip roof on the front porch. On the back is a small shed roof over the rear porch and a shallow gable over the sun room.

The Averill House at its new location continues to reflect Josselyn and Taylor's design intent and the aesthetic preferences of Glenn and Edith Averill and for the most part appears the same as when it was built. Some modification were made by previous owners but a comparison of historic photographs and photographs from before it was moved and current photographs show that the Glenn and Edith Averill house retains most of its interior and exterior character defining elements. (Continuation Sheets 35, 36 & 37)

DESCRIPTION OF CURRENT EXTERIOR CONDITIONS

The following exterior descriptions are of the Glenn and Edith Averill House at its new location on 4th Avenue SE after the historic rehabilitation has been completed. In Cedar Rapids, the Avenues generally run 'east to west' and the streets run 'north to south'. At its new location the Averill House faces 'south' to 4th Avenue SE. (Continuation Sheet 29 & 31)

FRONT (SOUTH, STREET SIDE FACING) FACADE

The front public side of the Averill House at its new location has four significant exterior character defining elements: its stucco walls, the Arts and Crafts style front porch, a two-story Queen Anne oriel window, and the battered piers on the corners of the house and the porch. The original pebble-dashed stucco finish has been repaired and painted a muted brown color that is consistent with its original appearance. The new foundation walls have a painted stucco finish that matches the upper walls which is in keeping with the single-material and monochromatic color scheme of Josselyn and Taylor's original design. The front porch with its solid stucco railing and deep overhangs is distinctly different than the ornate porches with decorative spindles that were common on other residential buildings at the turn of the century. The 2-story oriel that pierces the main hip roof is typical of other Queen Anne style homes designed by Josselyn and Taylor. (Continuation Sheets 39 & 40) The battered corner piers ground the house in the manner of many Arts and Crafts style homes of the era.

The three-sided two-story oriel has a steeply pitched gable roof and three tall windows with large transoms. There is also a narrow, arch topped window for the basement stair that matches two similar windows on the left side of the house. The front door is offset slightly to the right of center and there is a single double-hung window to the left of the porch that has a projecting trim element above it. A dormer on the roof that can be seen in a historic photograph was removed sometime after the late 1920's by a previous owner but the framing can still be seen in the attic. (Continuation Sheet 35)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

A group of three 6-over-1 double-hung windows is united by a painted wood flower box on the second floor between the oriel and the front porch. There is a similar set of three windows on the first floor under the porch roof. There is also a single double-hung window for one of the bedrooms on the second floor. The simple flat, painted wood window trim is tied to a painted trim board under the eaves of the roof.

EAST FACING ELEVATION

The design of the east facing side of the house includes a single-story, three-sided oriel located under a projection of the front porch hip roof. This structure creates a window seat in the sitting area. There is a set of two small square 2-over-2 windows in the music area that are set high on the wall and a single double-hung window in the study. On the second floor are double-hung windows for each of the two bedrooms and for one for a closet. Similar to the trim on the front, the painted wood window trim is tied to the painted wood trim board under the eaves. (Continuation Sheet 35 & 36)

NORTH FACING ELEVATION

The north side elevation, at the rear along the alley, has an open porch with a shallow shed roof that was originally reached by a set of stairs. This porch has been reconfigured to provide an accessible entrance to the building. The sun room has a separate gable roof and four large windows with transoms that are angled to fit into the gable. There is a door, a window, and a 'milk door' under the porch roof. There are four narrow 4-over-1 double-hung windows on either side of the brick fireplace chimney, two on the first floor and two on the second floor. Two small windows in the basement were not replaced.

On the second floor there are 6-over-1 double-hung windows for the two bedrooms, bathroom, and maid's room. The original garage door has not been replaced due to the need for an accessible ramp to the first floor. (Continuation Sheet 36)

WEST FACING ELEVATION

The kitchen and one of the second floor bedrooms project out from the main body of the house on this side under a separate hip roof. The original exterior door onto the basement stair landing has been removed but a narrow, arched-topped leaded glass window and a similar but taller window on the intermediate second floor service stair landing remain.

The other windows on this side are located with reference to the interior plan and the second floor window trim is tied to the painted wood trim board under the eaves. A modern wooden structure that was cantilevered off the wall near the back of the house has not been replaced as it was not part of the original design. This side of the house now looks as it did when the house was built. The rear porch, that has been reconfigured to fit onto the new property, can be seen from this side and has a shallow shed roof and solid porch walls.

GENERAL INTERIOR DESCRIPTION

The following interior descriptions are of the Averill House after the historic rehabilitation process has been completed. The room names reflect the original room uses. (Continuation Sheets 33 & 34) Today, all of the rooms are being used for several different businesses. The following is a description of some of the changes made to the house over time:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

"Because the interior was adapted to multiple-family use, wall finishes have been updated and kitchen functions added. ... Modern dropped ceilings have been added to most rooms ... Still, a remarkable degree, if not most, of the generously-applied original wood detailing exists, including narrow-wood floors, wall trim-boards that highlight architectural features, partial-wall room dividers and staircases with columns, built in bookcases, fireplace over-mantles, and wooden panel doors. The woodwork is either dark-stained (fumed?) or what appears to be a light oak. Much of it is the finer quarter sawn type." (*The Glenn M. and Edith Averill House Historic Preservation Part 1 Submittal*, Page 1 of the Continuation Sheets)

The progression of entry from the street and onto the front porch continues into the interior. The house was designed with a modified center-entrance plan arrangement that was becoming popular as home owners embraced the idea of rooms that flowed from one space to another. This is in contrast to the central reception hall with separate enclosed rooms on each side, a plan layout that was more typical of other late 19th-century and early 20th-century homes. A small vestibule leads to a large open room that stretches across most of the building that combines the functions of an entry hall and sitting area on the right and a dramatic two-story open stairway on the left. A modern restroom was added by a previous owner in the area adjacent to the front porch.

The rest of the first floor rooms are arranged around a pair of back-to-back fireplaces: one in entry hall and another in the dining room. The entry hall area flows into the sitting area, then into a small raised area for musical or cultural events and into the formal dining room, all arranged around these two central fireplaces. The study has glass doors and interior windows but is visually part of the first floor room arrangement. The kitchen and the short hall to the basement staircase are enclosed as separate rooms.

The rooms on the second floor are arranged along a traditional central hallway with a door to a separate short hallway that leads to the maid's room and the service stairway. Two sets of bedrooms on this floor have passage doors between them, suggesting a master suite or nursery arrangement.

INTERIOR MATERIALS AND ELEMENTS

The interior decorative elements used in Arts and Crafts style homes in the early 20th-century were generally made of wood, leaded or stained glass, or decorative porcelain tiles. Followers of Arts and Crafts movement felt that it was important to be truthful about surfaces and materials and that new homes should reflect a modern and less cluttered life style. They used just a few decorative elements on both the exterior and interior of the home instead of the more decorative material changes, colors, and textures found in Victorian and Queen Anne style homes.

All of the interior character defining elements designed by Josselyn and Taylor were mostly intact when the current owner purchased the house, including built-in bookcases and shelves, fireplaces, wooden seats, and a large buffet in the dining room. There are four fireplaces in the Averill House today: Three on the first floor, and one on the second floor. A simple brick fireplace in the basement has not been replaced. These fireplaces provided a place for the architects to introduce a varied collection of Arts and Crafts style ceramic tiles and simple stained or painted wood trim. It is not known if the current wood finishes on the first floor are original or if some have been refinished but there are several different types of wood that reflect the use of each room.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

BASEMENT ROOM DESCRIPTIONS

The new basement is divided into five rooms accessed by a stairway from the first floor and is similar in layout to the original configuration. The exterior walls are poured in place concrete and some of the load-bearing interior walls are constructed with concrete masonry units. The floor is concrete and the first floor joists and structural elements are exposed. Due to the topography at the new location and the need for an accessibility ramp to the first floor, the original garage door was not reconstructed. (Continuation Sheets 32 & 36)

FIRST FLOOR ROOM DESCRIPTIONS

Because the first floor has an open floor plan the following is a description of the transition from one area to another rather than a description of separate rooms. To the right when you enter the house is a series of open areas leading from the main entrance to the study. To the left is the open 2-story stairway to the second floor and the door to a separate short hallway to the kitchen and service stairs. All of the walls on the first floor are painted plaster with stained wood window, floor and decorative trim. There are modern suspended ceilings that were installed by a previous owner below the original plaster ceilings. (Continuation Sheet 37)

VESTIBULE AND ENTRY HALL AREA

The vestibule is small but serves as an environmental transition space between the outdoors and the entry hall. The main entrance area has a fireplace with decorative tiles in a leaf pattern in the William Morris style, stained wood trim over a simple wood mantle, and is flanked by a built-in book case and a small wooden seat. The burgundy colored ceramic hearth tiles are level with the wood floor and there are stained wood trim bands on some of the walls and simple turned wood balusters on the half wall between the entry and the second floor stairway. There is also a window seat in the oriel on the east wall. (Continuation Sheets 35 & 37)

MODERN RESTROOM

A modern restroom was added by a previous owner in the area adjacent to the front porch when the house was converted for office use. The floor is vinyl tile over the original wood floor and the walls and wood window trim are painted. The ceiling is a modern suspended grid system under the original plaster ceiling.

MUSIC AREA:

A wide cased opening with two shallow wood steps leads up from the sitting area to a space that may have been designed as a music room. There are two high windows on one side that may have been over a piano, and glass and stained wood doors with glass side panels between this space and the study, and a pair of stained wood sliding doors between this area and the dining room. Flat, stained wood trim ties the door and window trim together and continues on into the study. The suspended grid ceiling was installed by a previous owner below the original plaster ceiling. (Continuation Sheet 37)

THE STUDY:

Although the study is physically separated from the rest of the first floor, the glass and wood door and interior windows ensure that it is visually part of the open plan arrangement. The fireplace in this room has blue-green textured ceramic tile that extends down to the wood floor. There is stained wood trim in an Arts and Crafts style geometric pattern above the mantle that ties into the wood trim in the rest of the room. Flanking the fireplace are two narrow windows and there are built-in wood bookshelves with wood and glass doors and wood drawers on one side of the room. The ceiling is a suspended grid system under the original plaster ceiling. (Continuation Sheet 37)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

THE DINING ROOM:

The dining room has a more formal fireplace with wood paneling above a simple Arts and Crafts style mantle. The over-mantle is of quarter sawn oak and has two leaded glass doors and glazed ceramic tiles in a floral pattern at the corners. It has dark blue tiles applied in a running subway tile pattern with no raised hearth. The floors are stained wood and the walls are painted plaster with a continuous band of wood trim above the doors with inset floral pattern ceramic tiles. There is a built-in buffet on one wall that matches the style, detailing, and materials found on the fireplace. The ceiling is a suspended grid system under the original plaster ceiling. (Continuation Sheet 37)

Off the dining room are two wood and glass doors leading into the sun room that are flanked by leaded glass floor to ceiling windows. There are two other doors in this room: a wood paneled door into the kitchen and a modern wood and glass door leading back into the main entry hall area.

THE SUN ROOM:

The sun room has windows on all three sides and, because the ceiling is pitched to match the gable roof, the transom windows on the north side are angled at the top. There is a door out onto the rear porch. The floor is carpet and the walls, ceiling, and the trim are painted.

THE KITCHEN:

The original kitchen cabinets and fixtures were removed by a previous owner. There is a new modern accessible restroom in one corner and one of the walls was held back from the exterior wall to maintain the visual integrity of three original windows. The kitchen area floor is carpeted, and the walls are painted plaster with stained wood trim. There is a door out onto the rear porch and the original milk door has been fixed in place. The ceiling has a suspended grid system under the original plaster ceiling that was installed by a previous owner.

STAIRWAYS:

The main stairway to the second floor is in the 2-story oriel that is open to the entry hall and has wood treads and risers with a carpet runner. The 2-story tall windows are trimmed with wide stained wood boards. The middle railing has alternating flat and square stained wood balusters that continue up to the second floor balcony.

The basement and service stairs to the maid's room are accessed from separated hallways on the first and second floors. The stair treads and risers to the basement have been reconstructed. The stained wood service stairs are original to the house.

SECOND FLOOR ROOM DESCRIPTIONS

The second floor consists of a central hallway with a second floor balcony in the 2-story oriel, four bedrooms, a maid's room, and a bathroom. A second set of stairs is accessed through a door to a short hallway that also leads to the maid's room. The walls are painted and the trim is either stained or painted wood. Suspended grid ceiling systems were installed by a previous owner.

THE SECOND FLOOR HALL:

The main second floor hallway has five single doors, one for each bedroom and one for the bathroom, and a pair of doors to the center front bedroom. It has a wood floor with a center carpet runner. There is stained wood trim around

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

the doors, at the stairway, and in a continuous band at the top of the doors. There is a modern suspended grid ceiling in the hallway that was installed by a previous owner.

THE BEDROOMS:

The two bedrooms at the front of the house are connected by a short hallway with built-in shelves. The center front bedroom has three double-hung windows, two wood and glass doors off the hallway, and a small closet. The corner front bedroom has two windows and a door at the end of the hallway. The floors in both rooms are carpeted and the walls and window, door and decorative trim are painted. There are suspended grid system ceilings under the original plaster ceilings.

The two bedrooms at the back of the house are connected by a doorway and both have closets. The corner back bedroom has a fireplace with variegated blue ceramic tiles and a set of painted wood shelves and wood trim above the mantle that continues around the rest of the room. There are two narrow double-hung windows on either side of the fireplace and a pair of larger windows on the other exterior wall. The closet in this room also has a small window. The bedroom at the back is similar to the others and has a small closet.

The maid's room has two small closets and a narrow stairway to the attic. The floor is carpeted and there are two windows. The hallway at the top of the service stairs leading to this room is separate from the main second floor hallway.

THE BATHROOM:

The second floor bathroom is divided into three areas. The first is a small hallway with wood flooring and a linen closet. The toilet is in a separate room and with an interior window with patterned glass. A larger room, with a 1930s era sink and a claw-foot bath tub, has white glazed subway wall tiles, white hexagonal floor tiles, and a small exterior window.

CONSIDERATION B FOR MOVING HISTORIC BUILDINGS

INTRODUCTION

St. Lukes Hospital purchased the Glenn and Edith Averill House in 2011 and, along with several other homes on 2nd Avenue SE it was slated for demolition for the construction of the new P.C.I. Medical Pavilion. The current owner stepped forward to purchase the house and agreed to move it to a compatible vacant lot at 616 4th Avenue SE just six blocks to the south west and the house was moved.

PROPERTY COMPARISONS

The following is a discussion regarding the Glen and Edith Averill House in relation to Consideration B for Moved Properties and has additional detailed information based on John Obed Curtis' book [Moving Historic Buildings](#).

The current owner researched the physical elements at the original property at 1113 2nd Avenue SE and the available lot on

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

4th Avenue SE. Detailed comparisons are included in the Integrity section below.

The significance of the Glenn and Edith Averill House before it was moved was not defined solely by its presence at its original location. It is significant for its distinctive architectural style and as one of only a few homes designed by the firm of Josselyn and Taylor remaining in Cedar Rapids. Well before St Lukes and Mercy hospitals began to purchase properties in this area, the west side of the Oak Hill neighborhood was in transition as old buildings were demolished and new commercial and health care related buildings and parking lots were constructed. When the current owner purchased the house it was the only remaining house in the 1100 block of 2nd Avenue SE. As such it had lost any relationship with its original residential neighborhood. Its new location, in the 600 Block of 4th Avenue SE, is also between downtown and the remaining residential neighborhoods to the east. It has a physical relationship with a group of large, early 20th-century homes, two in the same block on 6th Street and five just one block to the east on 7th Street. (Continuation Sheets 29 & 31)

The Glenn and Edith Averill House is not tied to any significant events that took place at its original location and although both Glenn and Edith Averill made substantial contributions to the development of Cedar Rapids, the importance of those contributions are not tied to the original location of their home.

The original lot did not contain any special site features related to its historic use. Because the garage was originally under the sun room wing, there were no out-buildings of any significance and no historic site features were lost. There was an alley at the back of the original lot and there is a similar alley at the back of the new lot on 4th Avenue SE. An archeological investigation was not a part of this nomination. Additional research may identify archeological sites that could contribute to the overall historical significance of the property.

The reason for moving the Glenn and Edith Averill House was not to create an artificial grouping of historic buildings and no other historic buildings have been moved into the immediate area. The intent was to save the house from demolition by moving it to a new location and to maintain all of the remaining exterior and interior character defining elements that remained when it was purchased by the current owner. The front and side elevations today appear much as they did when the house was constructed, and the interior rooms and finishes, the built in cabinets, and the first and second floor fireplaces have been maintained. (Continuation Sheets 35, 36 & 37)

NARRATIVE DESCRIPTION OF THE 616 4TH AVENUE SE LOT

The Averill House was moved to a vacant lot where a 1920's era 3-story apartment building had been demolished by a previous owner that nearly filled this 60' wide by 140' deep lot with a small parking area along the alley. The house is set approximately the same distance from the front and side property lines as it was at its original location. At its original location the garage was under the sun room and dining room and was accessed from the alley.) At the new location, a small parking lot for use by the tenants and their clients is accessed from the alley. (Continuation Sheets 30 & 36)

The 4th Avenue SE lot is close to the central downtown district, Greene Square Park, the Cedar Rapids Museum of Art (which includes the original Carnegie Library that was designed by Josselyn and Taylor), and the new Cedar Rapids Public Library. Although there are no buildings on adjacent lots, there are several late 19th and early 20th-century residential and small commercial buildings at the intersection of 7th Street and 4th Avenue SE to the east. (Continuation Sheets 29 & 31)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

COMPARISON OF THE PROPERTIES

The following comparisons are between the Glenn and Edith Averill's House lot on 2nd Avenue SE and its new location on 4th Avenue SE. A historic photograph of the house in the late 1920's at its original location is found on Continuation Sheet 35.

Character of the Neighborhoods

At the turn of the century the Oak Hill neighborhood consisted of single family homes of many different sizes and architectural styles. Over time however, most of the homes around the Averill House were converted into apartments and others were demolished for new commercial and medical buildings and parking lots changing its character from a residential neighborhood to a commercial district. The character of the neighborhood around the 600 block on 4th Avenue SE today is also a transitional area between downtown and the near east-side neighborhoods but there are several large residential buildings just a block to the west on 7th Street SE.

Siting & Setbacks

The Averill House was originally located near the middle of a 680' long block and the house was set close to the front 2nd Avenue side. There were narrow side yards and a relatively deep back yard along a public alley. The original property was 60' wide by 150' deep and the house faced the street. (Continuation Sheets 29 & 30)

The Averill House at its new location is in the middle of the block and is sited with the same front and side yard setbacks as it was on 2nd Avenue SE. (Continuation Sheet 30) It is now oriented to the south-east on this 60' by 140' deep lot.

Compatibility of the Averill House

When the Averill House was constructed on 2nd Avenue SE, there were large 2-story houses on either side and across the street and it fit into a matrix of late 19th and early 20th-century single family homes. Prior to the move to its new location, the Averill House was the only residential building in an area now dominated by parking lots and scattered commercial buildings. At its new location the Averill House is in the same block as two other early 20th-century two-story homes. It is similar in size and massing to four more large early 20th-century two-story homes and a rooming house located at the corner of 4th Avenue and 8th Street SE just two blocks to the east. (Continuation Sheets 31)

INTEGRITY DISCUSSION:

It was important to the current owner that the Glenn and Edith Averill House, after it was moved, would maintain its historic integrity. The following is a discussion regarding how the physical integrity of how the integrity of the Glenn and Edith Averill House was maintained after it was moved.

1. Location: Moving the house to this new compatible site has allowed it to retain its significance as an example of late 19th and early 20th-century American residential architecture. The significance of the Averill House is not tied to any particular site element or event at its original location, but for its architectural style and as one of only a homes designed by Josselyn and Taylor remaining in Cedar Rapids.

Design: The Averill House is a good surviving example of a unique late 19th and early 20th-century home with elements of both the Queen Anne and Arts and Crafts style of American residential architecture. The historic rehabilitation of the house was done following the Secretary of the Interior's Standards and the integrity of Josselyn and Taylor's original exterior and interior design has been maintained.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 10 **Property name** Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

2. **Setting:** The integrity of the setting of a historic building depends in part on a close relationship between the building's important character defining elements and its surroundings. The setting at the Averill House's original location on 2nd Avenue SE had been compromised over the past 50 years with the removal of other historic homes and the construction of new commercial buildings and parking lots. The 4th Avenue SE site is close to the central downtown district where Glenn Averill worked and where he and his wife Edith helped to promote art and literature by serving on many committees. Several early 20th-century homes and small one-story commercial buildings are within just a few blocks. (Continuation Sheet 31)
3. **Materials:** The majority of the character defining interior and exterior elements were in good condition after the move. Any damage to the exterior stucco, wood trim, porch elements, and original windows has been repaired. Inside, the original plaster walls and ceilings, wood floors and trim, fireplaces, built-in cabinets and bookcases have been maintained. (Continuation Sheets 35, 36 & 37)
4. **Workmanship:** The Averill House continues to reflect the skill of the original local builders and carpenters. Work on the interior of the house, including the installation of cabinets and interior doors that had been stored during the move, was performed by skilled craftsmen in order to maintain the overall architectural integrity of the home.
5. **Feeling:** The Glenn and Edith Averill House continues to reflect the period in which it was built and early 20th-century architectural styles in its form, materials, and overall design. The experience of walking up to the house, onto the front porch, into the open plan first floor rooms, and up to the private second floor rooms is much the same as it was when the Averill's first moved in.
6. **Association:** As one of the last remaining houses designed by Josselyn and Taylor in Cedar Rapids, the Glenn and Edith Averill House today continues to reflect the body of residential design work produced by the firm. It is also significantly different than any of the other remaining houses in Cedar Rapids designed by Josselyn and Taylor with its simple massing, form, and its monochromatic color scheme. (Continuation Sheets 35, 36 & 37)

THE MOVING PLAN

The following is a description of how the Glenn and Edith Averill House was moved to its new property at 616 4th Avenue SE.

INTERIM PROTECTION OF THE AVERILL HOUSE

The Averill House had been maintained by the previous owner prior to its purchase by St. Lukes Hospital and the house was secured and protected prior to the move. Some of the interior cabinets and leaded glass doors were removed and stored. After the move to 4th Avenue SE, the windows and doors were secured to prevent intrusion into the house while the historic rehabilitation project was underway.

The new location is on a well traveled street and a number of pedestrians walk by it daily. The yard was mown and all of the windows and entrances were visible from the street and the public alley. Because of these protection measures, most of the roof and exterior walls of the Averill House were still in good condition after the move. The interior finishes and character defining elements were also in good condition and the original cabinets and doors that had been stored have been replaced.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

PREPARATION FOR THE MOVE

The Averill House was moved following a well defined and planned route to its new location. Existing utilities were disconnected and all of the necessary permits were obtained from the City of Cedar Rapids and all requirements set by City Ordinance and City and State Building Codes were met.

The building was moved in one piece, with the front and rear porches intact and all of the significant exterior and interior elements secured in order to maintain its historic structure and fabric. The brick chimneys were removed above the roof and reconstructed. A house moving contractor with significant experience moving historic homes helped to stabilize the building prior to the move. The new basement was constructed with the same footprint and interior configuration as the original basement.

THE MOVE

The following is a description of how the Glenn and Edith Averill House was moved, taken from an amendment to Part 1 of the original Historic Tax Credits application: (See Continuation Sheet 38)

"Steel beams were inserted to be directly under the floor trusses. Additional supports were added beneath the chimneys to support their extra weight. A coordinated system of hydraulic jacks then raised the building off its foundation and the trailer on wheels was slid under the house. A semi-tractor then hauled the building to its new location where a new foundation awaited it. Notches in the new foundation, needed to accommodate the steel beams under the house, will be repaired now that the steel beams have been removed. [The walls have since been repaired.]"
(Glenn M. and Edith Averill House Historic Tax Credit Part 1 Application, Amendment, Page 2)

The following is a description of the effect on the exterior of the Averill House during the move:

"The move did not occur without some damage to the exterior of the Averill House. Some of this damage will be repaired, for example, the stucco that was cracked or jarred loose will be repaired with appropriate methods and the top of the brick chimneys, which had to be lowered so they would not topple over during the move, will be rebuilt. Several features of the house's exterior will, however, be changed and not repaired or replaced. These include the permanent closure of the side door to the basement (found on the left side of the house as one faces the front door), and removal of the small shed roof over the door found on the same side but closer to the rear of the building, the removal of a square, wood-frame, windowless oriel structure at the raised main floor level. It is not clear [if] this oriel, which appears to have been a small storage closet, was original to the structure as its materials and construction do not match the rest of the house and exterior stucco is present on what would have been the interior wall of the oriel closet. On the rear of the building, there are two changes that will be permanent but their impact will be reduced somewhat by reconstruction. The main level's rear sitting- or sun-porch wing originally permitted a drive-under garage below it. The height of the house at its new location does not permit the garage, which had a modern overhead door on it by the time of the move. Next to this wing, there was a gateleg staircase with solid stuccoed side rails leading to the main level. The present grade at the rear of the house will not permit a full reconstruction of this staircase, but as much of it as possible will be rebuilt." *(Glenn M. and Edith Averill House Historic Tax Credit Part 1 Application, Amendment, Page 2)*

The Averill House today continues to reflect the original design intent of the architects, Josselyn and Taylor, and the aesthetic preferences of Glenn and Edith Averill.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 12 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

8. NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Glenn M. and Edith Averill House was designed and built between 1905 and 1906 on a narrow urban lot at 1113 2nd Avenue SE in the Oak Hill residential neighborhood east of Cedar Rapids' central downtown district. The Oak Hill area is described by Marlys Svendsen:

"Originally the name "Oak Hill" was used to describe the entire southeastern section of Cedar Rapids. The name first appears on the subdivision platted in 1857 by S.D. and Sarah Carpenter. Tradition has it that the name resulted from the presence of several varieties of oak trees native to the area." (Svendsen, Section E, Page 8)

The Averill's lived in the house until 1913 when they moved into a new home on their Linn County farm and rented out their home on 2nd Avenue SE. In 1924 it was sold to the Phi Alpha Pi fraternity, after which it was used for residential apartments, and more recently had been used by several different businesses. Very few changes were made to the house to accommodate these different uses however and the original interior layout, materials, cabinets and fireplaces remain. In 2011 it was purchased, along with other houses in the area, by St. Lukes Hospital for construction of the P.C.I. Medical Pavilion. The house was slated for demolition when the current owner purchased it and, after obtaining preliminary approval from the National Park Service, moved it to a compatible lot on 4th Avenue SE, just six blocks to the south and west from its original location. The house has been rehabilitated following the Secretary of the Interior's Standards for Rehabilitation.

The Averill House was designed by the local Cedar Rapids firm of Josselyn and Taylor, a partnership described as "one of the first major modern architectural firms in Iowa" (Shank, Page 90). The house is a good example of late 19th and early 20th-century American residential architecture with a mixture of details from several different architectural styles of the day. It is one of the few remaining homes in Cedar Rapids designed by the firm of Josselyn and Taylor.

The Glenn and Edith Averill House at its new location continues to be significant under Criterion C as a building that embodies the distinctive architectural character of late 19th and early 20th-century homes in Cedar Rapids. The exterior reflects the Arts and Crafts style with its monolithic form with minimal decoration, battered piers at the corners of the front façade and porch, and a monochromatic color palette. However the front façade has a distinctive Queen Anne style two-story tall oriel that houses the second floor staircase on the front and a smaller 1-story oriel on the east side. The Averill House is also different from other homes designed by Josselyn and Taylor that were in other more popular turn of the century residential styles. (Continuation Sheets 36, 37, 39 & 40)

The period of significance for the Glenn and Edith Averill House is circa 1906 when they moved into their new home to 1913 when the character of the neighborhood changed and when the Averill's moved to a new home outside of the city. At its new compatible property on 4th Avenue SE and after the completion of the historic rehabilitation project, the home continues to reflect the era in which it was constructed and the original design intent of the architects, Josselyn and Taylor.

Glenn M. and Edith Averill:

The Glenn and Edith Averill family was one of the most influential families in Cedar Rapids in the late 19th and early 20th-centuries. Glenn's father, Arthur Tappan Averill, was a successful businessman and participated in the establishment of

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 13 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

many social and cultural societies. Glenn Mark Averill (1868-1940) became, like his father, a successful Cedar Rapids businessman and philanthropist. He was president of the Averill Grocery business and the leading stockholder of the company that built the Montrose Hotel (non-extant). He succeeded his father as president of the Cedar Rapids Gas Light Company, and served as an officer of the following corporations and associations: The Cedar Rapids Commercial Club (later know as the Chamber of Commerce); the River Front Improvement Commission; the Good Roads Committee; the Cedar Rapids National Bank; and the Marion-Cedar Rapids Street Railway. (*The Glenn M. and Edith Averill House HTC Part 1 Application, Page 5*)

Edith Sherman Averill, was born in Monticello, Iowa in 1870, was educated at Rockford College, and was active in women's social circles in Cedar Rapids, at one point serving as head of the City's anti-suffrage movement. She was also a member the Cedar Rapids College Club, the American Association of University Women, the Colonial Dames of America, and the Daughters of the American Revolution. (*Sherman, p. 81*) Glenn and Edith Averill were married in 1892.

The Averill's first home was constructed at 213 12th Street SE (non-extant) just around the corner on 12th Street SE from the 2nd Avenue SE lot. It was on a large 140' wide and 60' deep lot set close to the alley instead of at the corner or the front of the lot. The property was later divided into smaller lots. (Continuation Sheet 30)

The Averill's purchased this new lot along 2nd Avenue SE where other influential families were building large and ornate homes. The convenience of the Cedar Rapids interurban railway was one of the attractions that made the 2nd and 3rd Avenue SE area between 10th and 16th Streets a desirable neighborhood for professional families.

The social status of the City's leading families was often chronicled in articles in the Cedar Rapids Republican. An article about the Averill House in 1905 described the exterior and interior design: "According to the report, architects Josselyn and Taylor have nearly completed the plans for the fine residence to be erected by Glenn M. Averill [on 2nd] avenue, near Twelfth street. [It] will be 46 x 50 feet, brick the [first] story and timber and plaster for [the upper story], of a pleasing English [missing word] construction. A living room [missing text] feet in length will be one of the features of this comfortable and [missing text] home". (*Cedar Rapids Republican, April 21, 1905*) It is significant to the understanding of the physical nature of the house that it appears that Josselyn and Taylor's ornamental design was changed at some point to a more restrained Arts and Crafts style.

CHRONOLOGICAL HISTORY OF THE AVERILL HOUSE:

The Glenn and Edith Averill House was designed and constructed between 1905 and 1906. By 1913, the first time the house can be seen on the Sanborn Fire Insurance Rate Maps, the neighborhood demographics were already changing as two new apartment buildings were built nearby and one of the large homes had been converted to apartments. (Continuation Sheet 30) It is significant that as the neighborhood was changing from residential to a mixed use area with commercial buildings and apartments, the Averill's followed other prosperous families to new homes in the 'suburbs' at the edge of town. They rented the house for several years and sold it to the Phi Alpha Pi fraternity in 1924.

Like other transition areas between downtown Cedar Rapids and the newly plated neighborhoods to the east, by 1931 the block contained three apartment buildings and four houses that had been converted to apartments. A small commercial building was constructed at the northwest corner of the block and since that time other commercial buildings have been constructed nearby. The Averill House contained at least three apartments from 1934 into the 1940's, when it was owned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 14 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

and occupied by a succession of single women. (*McCoy and Cedar Rapids Gazette City Directories*) Most recently, the house at its original location had been used by several different businesses.

The biggest change to the neighborhoods around 2nd Avenue SE took place with the construction of the P.C.I. Medical Pavilion began in 2011. The building and its associated parking lots was constructed over an entire four block area. 2nd Avenue SE was closed past 10th Street and other east side residential neighborhoods were cut off from downtown. (Continuation Sheet 29) The Averill House, along with other homes and commercial buildings, was scheduled for demolition unless it could be move from its original site.

LATE 19TH AND EARLY 20TH- CENTURY AMERICAN MOVEMENT STYLES AND THE AVERILL HOUSE

Changes in construction techniques, the development of new building materials, and a developing desire for buildings that reflected each region and its natural environment influenced the design of buildings across the United States at the turn of the century. The Glenn and Edith Averill House is a combination of the Queen Anne style and the increasingly popular Arts and Crafts style.

John Maass, in his introduction to *Victorian Architecture*, writes that "The house is the most important acquisition in a man's life; it places him on the social scale, it presents an image of his character to the world. In the 19th Century it was taken for granted that the home reflected the personality of the owner." (*Maass in Bicknell, p. [1]*) In addition, there was an understanding that the design and management of the family home was an important indicator of the wealth and social status and in most cases it was the job of the housewife to create and maintain an environment that was beneficial to their family's social status.

The Glenn and Edith Averill House and Henry Josselyn's own home have architectural elements found in the popular Queen Anne style that can be seen in the Brucemore mansion, another large home designed in part by Josselyn and Taylor: an asymmetrical facade, dominating front-facing gables, oriel windows, deep overhanging eaves, and wide front porches. However, the more ornate decorative wood shingles, intricate brick work, and multiple colors that are typical of the Queen Anne style are not found on the Averill House with its' simpler, muted monochromatic exterior. (Continuation Sheets 35, 36, 39 & 40)

Although the Arts and Crafts style originated in England, it was seen by upper middle class families in the United States as a way to distinguish themselves from their parent's generation while continuing to rely on the status that came from their distinguished European ancestors. The architectural styles and decorative interiors by Charles Francis Voysey and William Morris in England were easily adapted for the exterior design and interior treatments of early 20th-century American homes. The design of the Glenn and Edith Averill House is similar to Voysey's architectural vocabulary of geometric form, stucco exteriors, simplified detailing, and articulated corners. (Voysey Architecture) Henry Josselyn's tour of Europe in 1879 may have brought him in contact with this new 'modern' style advocated by Voysey and Morris. (Continuation Sheet 41)

The architectural style of large family homes in the Midwest in the early 20th-century was often an assembly of different architectural styles, decorative elements, and both traditional and modern materials. The English Arts and Crafts style of residential architecture became popular in the United States at the turn of the century and Josselyn and Taylor used elements of this style in the design of the Averill House.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 15 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

The American Arts and Crafts movement's emphasis on using natural materials, simplified nearly austere ornamentation, and their desire to design the entire home including amenities and decorative elements, is exemplified in the John H. Hager house in Waukon, Iowa that was designed by another early 20th-century architect, George W. Maher, in 1914. The house is similar to the Glenn and Edith Averill house in its exterior materials and overall architectural expression but has a distinctly horizontal massing with none of the Queen Anne elements found in the Averill House. (Continuation Sheet 41) Maher's early work was inspired by H. H. Richardson and Louis Sullivan. His later work is in the Prairie School style and he developed a design theory – the Motif-Rhythm Theory – was similar to that of Frank Lloyd Wright.

“Maher referred to his personal approach as the Motif-Rhythm theory. Using a native plant, often in combination with a geometric shape, the motif would be repeated as a decorative element throughout the design; in the art glass of the windows, the tiles and woodwork of the fireplaces, in stenciling on walls and ceilings, as a decorative element on furniture, on light fixtures and any item created for a house. In Maher's theory, this repeated use would visually tie the design together.” (Prairie School Traveler: Maher)

Josselyn and Taylor used a stylized opening flower motif in the dining room: in the built in cabinets, fireplace tiles, wall trim, and in the glass sun room doors. In the entry hall, the fireplace surround tiles have a similar but softer pattern of flowers as well.

The exterior character defining elements of the Averill House are the stucco material, the monochromatic color scheme, the deep front porch with its wide eaves and the battered corner piers, and the two-story oriel with its steeply pitched gable roof on the front of the house. Without other large gable ends on the public sides of the house on which to display decorative elements, the plain dark brown painted window trim, and the brown painted banding boards under the eaves blend into the walls and provide the only exterior ornamentation.

There is only one exposed 2-story brick fireplace chimney and it is located on the back of the house, not along the public street. The corners of the front façade and porch have battered projecting piers that widen down to the ground plane and provide a solid base for the house in a manner typical of Arts and Crafts style homes. The stucco finish originally extended to the ground unlike other houses of the era with limestone or brick faced foundations. (Continuation Sheet 35 & 36)

The exterior materials used on the Glenn and Edith Averill House were distinctly different from any other residential buildings on 2nd Street SE and in the Oak Hill neighborhood at the time. There are only two exterior materials: a highly textured pebble-dash stucco and the painted wood trim, a subtle articulation of the exterior elements rather than the richly painted exteriors of Victorian or Queen Anne style homes. There are several different window types and configurations, the most significant of which are the three arch-topped vertical and leaded glass windows on the front and west side of the house that provide natural light into the service stairway, and the windows in the 2-story oriel window. The exterior design, windows, and other character defining elements have been maintained through the historic rehabilitation process. (Continuation Sheet 35 & 36)

The Averill House is not symmetrical but on the front, the vertical 2-story oriel on the left side balances the deep horizontal form of the front porch on the right. The first floor has an open room arrangement that reflects the Arts and Crafts style: a flowing transition from the public entrance area and around the two central fireplaces and into the kitchen, rather than the formal arrangement of separate rooms along a central hallway found in other homes of the era. (Continuation Sheet 33)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 16 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

"At the heart of the [Arts and Crafts] development was a dramatic design concept: the organic cottage. The attribution of an organic quality to these houses stems from an open-plan arrangement of rooms and passages, organized from the inside out and expresses an accretive massing of volumes [on the outside of the building]." (*Gottfried, p. 159*)

SIGNIFICANCE OF THE ARCHITECTS – JOSSELYN AND TAYLOR:

The Glenn and Edith Averill House was designed by the local Cedar Rapids firm of Josselyn and Taylor and is locally significant as the work of these two master architects: Henry Josselyn (1849-1934) and Eugene Taylor (1853-1924). The Averill's chose this local, regionally known architectural firm to design a home that expressed their aesthetic tastes and their place in the Cedar Rapids community, a place that was related to but separate from the social status of the A. T. Averill family.

The firm of Josselyn and Taylor, which operated from 1882 until Taylor's death in 1924, was responsible for a long list of significant residential, commercial, and institutional buildings across the Midwest and in Cedar Rapids. Other homes in Cedar Rapids that were designed by Josselyn and Taylor include the Brucemore Mansion, and the A.H. Conner, W.E. Severa, and the Seely homes. Henry Josselyn also designed a home for his family next door to that of his father George [non-extant]. (Continuation Sheets 39 & 40)

Henry Saville Josselyn (1849-1934) began his career as a clerk and bookkeeper in 1873 for his father, George, a builder-architect who "received some education in Europe before coming to the United States at about eighteen years of age." (*Shank, p. 89*) In 1880 they established the firm of George Josselyn & Son, Architects and continued that partnership until 1882 with offices in Independence and Cedar Rapids, Iowa.

In 1873, Josselyn went to work in Chicago in the firm of Wheelock & Thomas where he was influenced by the European Beaux Arts style of architecture. Although Josselyn attended a two year special course in architecture at the Massachusetts Institute of Technology, Wesley Shank describes Josselyn's architectural training as largely through apprenticeship with his father. (*Shank, p. 89*)

Eugene H. Taylor (1853- 1924) had a similar introduction to the world of architecture and building. Like Josselyn, Taylor's father was in construction as a carpenter. After graduating from Iowa College (Grinnell College) in 1876 with a B.S. degree, and he attended the same special two-year course in architecture at M.I.T. as Josselyn in 1878. Taylor also went to work in Chicago with the architect John J. Flanders in 1880.

Although it is not known which of the partners designed the Averill House, Wesley Shank writes that in general Taylor had a more businesslike view of the architectural profession and was interested in community planning. He was instrumental in the City's purchase of Mays Island in the middle of the Cedar River for the construction of civic buildings. Taylor saw the merits of the island as a 'bridge' between development on the east and west sides of the river that would create a larger, more modern city. It is believed that Henry Josselyn may have been the lead architectural designer in the firm and it is possible that he was the design architect for the Glenn and Edith Averill House. (*Shank, p.90*)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 17 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

JOSSelyn AND TAYLOR BUILDINGS IN CEDAR RAPIDS

Josselyn and Taylor designed several commercial and institutional buildings in Cedar Rapids. These include the Cedar Rapids Savings Bank, (1895-1896), the Security Savings Bank (1907-1908), several hospital buildings at Mercy and St. Lukes' Hospitals (1902-1903), and the Cedar Rapids Public Library (1904-1905). The exterior design of these buildings reflected both their function and the popular architectural styles of the day.

Only a few homes designed by Josselyn and Taylor remain in Cedar Rapids. A comparison of these homes with the Glenn and Edith Averill House shows that they were sensitive to their client's aesthetic tastes and individual site conditions. Each is significantly different in style, form, massing and setting than the Glenn and Edith Averill House.

Josselyn and Taylor took over the design and construction of the Bruce more Mansion in 1884. It was originally designed as a modified Queen Anne Style home and was described as the grandest house west of Chicago at the time. The next owner, George and Irene Douglas altered the house to reflect a more modern style: "The Queen Anne style was losing favor by the 1910s, with Victorian ornateness giving way to the more simplistic decorative style of the Edwardian Era. The Douglas's altered the Mansion to reflect the increasingly popular Craftsman style." (The Sinclair Era: 1884-1906) Although in a more decorative architectural style, many of Bruce more's character defining architectural elements are found in the Averill House: hip roofs and gables, one and wo-story oriel windows, and other bold geometric forms. The Averill House differs from Bruce more mainly in its plain, monochromatic, and almost austere design. (Continuation Sheet 39)

The A. H. Connor house at 1300 O Avenue NW was constructed in 1885 on a large 2.13 acre property and is surrounded by homes on smaller urban lots. It sits in the middle of the property with large lawn areas on all sides and is accessed by a long private driveway in contrast to the Averill House that is sited close to a busy street. It has hip roofs with steeper slopes than the Averill House and is made of brick with limestone sills and a decorative elements. It has a smaller front porch and the three-sided 2-story bay window sits solidly on an extension of the limestone foundation walls. (Continuation Sheet 40)

The W.E. Severa House at 2315 Linden Drive SE was built in 1913, several years after the Averill House, on a large, irregularly shaped 1.35 acre property with trees all around the house that separate it from the surrounding neighborhood. The façade consists of brick on the first floor and a combination of wood and stucco on the second floor. This trim is applied in a decorative English half-timber style manner that is significantly different than the Arts and Crafts style pattern used on the Averill House. There is a large covered porte cochere and an open-air patio with brick walls that overlooks a wooded slope. The Averill House has only a small covered service porch on the back and the garage was originally tucked away under the house. (Continuation Sheet 40)

The Seely house, constructed in 1914, is located on the same street as the Glenn and Edith Averill House's original location, but farther to the east in the 1900 block. It is on a 130' by 158' corner lot in a traditional urban neighborhood and is set farther back from the street than the Averill House. It is a Colonial Revival style house with a rectangular plan with no wings and a gable roof with two dormers on the front. It has wood lap siding and symmetrically arranged windows with a small classical front porch and an enclosed wrap-around rear porch overlooking the back yard. It is substantially different than the Averill House. (Continuation Sheet 39)

Henry Josselyn's own home, built in 1880 at 841 4th Avenue SE [non-extant] several blocks east of its original location had a combination of several traditional residential styles with a steeply pitched gable roof and decorative trim-work reminiscent of the English Tudor style in the gable ends. Unlike the Averill House, with its plain stucco finish and simple painted wood

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 18 **Property name** Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

trim, the materials on Josselyn's family home were brick, wood lap siding and trim, and decorative wood shingles. It was built on typical narrow urban lot with a rear alley and a decorative porch along the street. (Continuation Sheet 39)

CONTINUED SIGNIFICANCE OF THE AVERILL HOUSE

The Glenn and Edith Averill House continues to be significant after the move to this new location as a fine, mostly intact example of a late 19th and early 20th-century American residential homes. It remains a relatively austere American Arts and Crafts style building with carefully placed Queen Anne style elements. The overall feeling of its public face along 4th Avenue SE is similar to the area around its original location on 2nd Avenue SE prior to the move, and the interior room arrangement, materials, and character defining elements are mostly intact. The integrity of location and setting at its original location on 2nd Avenue SE had been compromised over the years with the demolition of other turn of the century homes and by the construction of commercial and healthcare related buildings and parking lots. Even before St. Lukes hospital purchased the house and before it was slated for demolition, the Averill house was the only residential building left in the area and had no relationship to its original neighborhood. At its new location that is also part of the Oak Hill neighborhood, the physical presence of the Glenn and Edith Averill House continues to reflect the work of the architectural firm of Josselyn and Taylor, one of Cedar Rapids' most prominent architectural firms.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 19 Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Major Bibliographic Resources Cited

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 20 Property name Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

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<http://thegazette.com/2011/02/09/still-no-takers-to-move-lone-home-at-medical-mall-site>. Retrieved February 10, 2013.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 **Page** 21 **Property name** Averill, Glenn M. and Edith, House
County and State Linn County, Iowa

10 Geographical Data

Verbal Boundary Description

Original Town, STR/LB 8 – 47, Cedar Rapids, Iowa

Boundary Justification

The nominated property has been moved to a new site at 616 4th Avenue SE that is similar in size to the original location at 1113 2nd Avenue SE: 60' x 140'. The boundary includes the entire area of the site on which the building sits.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 22

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

PHOTOGRAPHS

Photographic Ink and Paper Information:

Ink: Canon 201XL, Black. No color ink used.

Paper: HP Advanced Photo Paper, #Q7 852, 66 lb., instant dry, water-resistant, glossy.

Name of Property:	Averill, Glenn M. and Edith House
City:	Cedar Rapids
County:	Linn
State:	Iowa
Name of Photographer:	Ruth Fox
Date of Photograph:	10/09/2013
Location of Original Digital Files:	Ruth Fox, 900 2 nd Street, Unit 407, Cedar Rapids, Iowa 52401

Photo #1:

IA_Linn_Averill, Glenn M. and Edith House_0001

Description: South Public Facade Looking N

Photo #2:

IA_Linn_Averill, Glenn M. and Edith House_0002

Description: South Elevation Looking NW

Photo #3:

IA_Linn_Averill, Glenn M. and Edith House_0003

Description: South Elevation Looking NW

Photo #4:

IA_Linn_Averill, Glenn M. and Edith House_0004

Description: North Elevation Looking SW

Photo #5:

IA_Linn_Averill, Glenn M. and Edith House_0005

Description: North Elevation Looking S

Photo #6:

IA_Linn_Averill, Glenn M. and Edith House_0006

Description: West Elevation Looking E

Photo #7:

IA_Linn_Averill, Glenn M. and Edith House_0007

Description: Area Looking E

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 23

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #8:

IA_Linn_Averill, Glenn M. and Edith House_0008

Description: Area Looking SW

Photo #9:

IA_Linn_Averill, Glenn M. and Edith House_0009

Description: North and West Elevations Looking SE

Photo #10:

IA_Linn_Averill, Glenn M. and Edith House_0010

Description: Basement Room 3 Looking NE

Photo #11:

IA_Linn_Averill, Glenn M. and Edith House_0011

Description: Basement Room 1 Looking E

Photo #12:

IA_Linn_Averill, Glenn M. and Edith House_0012

Description: Basement Room 4 Looking NE

Photo #13:

IA_Linn_Best_Averill, Glenn M. and Edith House_0013

Description: First Flr Entry Hall Looking SW

Photo #14:

IA_Linn_Averill, Glenn M. and Edith House_0014

Description: First Flr Entry Hall Looking NE

Photo #15:

IA_Linn_Averill, Glenn M. and Edith House_0015

Description: First Flr Entry Hall Looking NW

Photo #16:

IA_Linn_Averill, Glenn M. and Edith House_0016

Description: First Flr Entry Hall Fireplace Looking NW

Photo #17:

IA_Linn_Averill, Glenn M. and Edith House_00017

Description: First Flr Entry Hall Looking SW

Photo #18:

IA_Linn_Averill, Glenn M. and Edith House_00018

Description: First Flr Sitting Room Looking NE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 24

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #19:

IA_Linn_Averill, Glenn M. and Edith House_00019

Description: First Flr Music Area Looking W

Photo #20:

IA_Linn_Averill, Glenn M. and Edith House_00020

Description: First Flr Restroom Looking SW

Photo #21:

IA_Linn_Averill, Glenn M. and Edith House_00021

Description: First Flr Restroom Looking NW

Photo #22:

IA_Linn_Averill, Glenn M. and Edith House_00022

Description: First Flr Music Area Looking NE

Photo #23:

IA_Linn_Averill, Glenn M. and Edith House_00023

Description: First Flr Study Looking NW

Photo #24:

IA_Linn_Averill, Glenn M. and Edith House_00024

Description: First Flr Study Looking W

Photo #25:

IA_Linn_Averill, Glenn M. and Edith House_00025

Description: First Flr Dining Room Looking NE to Music Area

Photo #26:

IA_Linn_Averill, Glenn M. and Edith House_00026

Description: First Flr Dining Room Looking N

Photo #27:

IA_Linn_Averill, Glenn M. and Edith House_00027

Description: First Flr Dining Room Looking W

Photo #28:

IA_Linn_Averill, Glenn M. and Edith House_00028

Description: First Flr Dining Room Looking S Detail

Photo #29:

IA_Linn_Averill, Glenn M. and Edith House_00029

Description: First Flr Dining Room Looking SE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 25

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #30:

IA_Linn_Averill, Glenn M. and Edith House_0030

Description: First Flr Sun Porch Looking SW

Photo #31:

IA_Linn_Averill, Glenn M. and Edith House_0031)

Description: First Flr Sun Porch Looking SE

Photo #32:

IA_Linn_Averill, Glenn M. and Edith House_0032

Description: First Flr Kitchen Looking NW

Photo #33:

IA_Linn_Averill, Glenn M. and Edith House_0033

Description: First Flr Restroom Looking SW

Photo #34:

IA_Linn_Averill, Glenn M. and Edith House_0034

Description: First Flr Kitchen Looking SW

Photo #35:

IA_Linn_Averill, Glenn M. and Edith House_0035

Description: First Flr 2nd Floor Stairs Looking SW

Photo #36:

IA_Linn_Averill, Glenn M. and Edith House_0036

Description: First Flr Hall Looking SW

Photo #37:

IA_Linn_Averill, Glenn M. and Edith House_0037

Description: 2nd Floor Stair Looking NW

Photo #38:

IA_Linn_Averill, Glenn M. and Edith House_0038

Description: Second Flr Hall Looking SW

Photo #39:

IA_Linn_Averill, Glenn M. and Edith House_0039

Description: Second Floor Hall Looking NE

Photo #40:

IA_Linn_Averill, Glenn M. and Edith House_0040

Description: Second Flr Bedroom 1 Looking SE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 26

Property name Averill, Glenn M. and Edith, House

County and State Linn County, Iowa

Photo #41:

IA_Linn_Averill, Glenn M. and Edith House_0041

Description: Second Flr Bedroom 2 Looking N

Photo #42:

1IA_Linn_Averill, Glenn M. and Edith House_0042

Description: Second Flr Bedroom 3 Looking NE

Photo #43:

IA_Linn_Averill, Glenn M. and Edith House_0043

Description: Second Flr Bedroom 3 Looking NE

Photo #44:

IA_Linn_Averill, Glenn M. and Edith House_0044

Description: Second Flr Bedroom 4 Looking N

Photo #45:

IA_Linn_Averill, Glenn M. and Edith House_0045

Description: Second Flr Bathroom Looking S

Photo #46:

IA_Linn_Averill, Glenn M. and Edith House_0046

Description: Second Flr Bathroom Looking W

Photo #47:

IA_Linn_Averill, Glenn M. and Edith House_0047

Description: Second Flr Bathroom Hall Looking NW

Photo #48:

IA_Linn_Averill, Glenn M. and Edith House_0048

Description: Second Flr Maid's Room Looking NW

Photo #49:

IA_Linn_Averill, Glenn M. and Edith House_0049

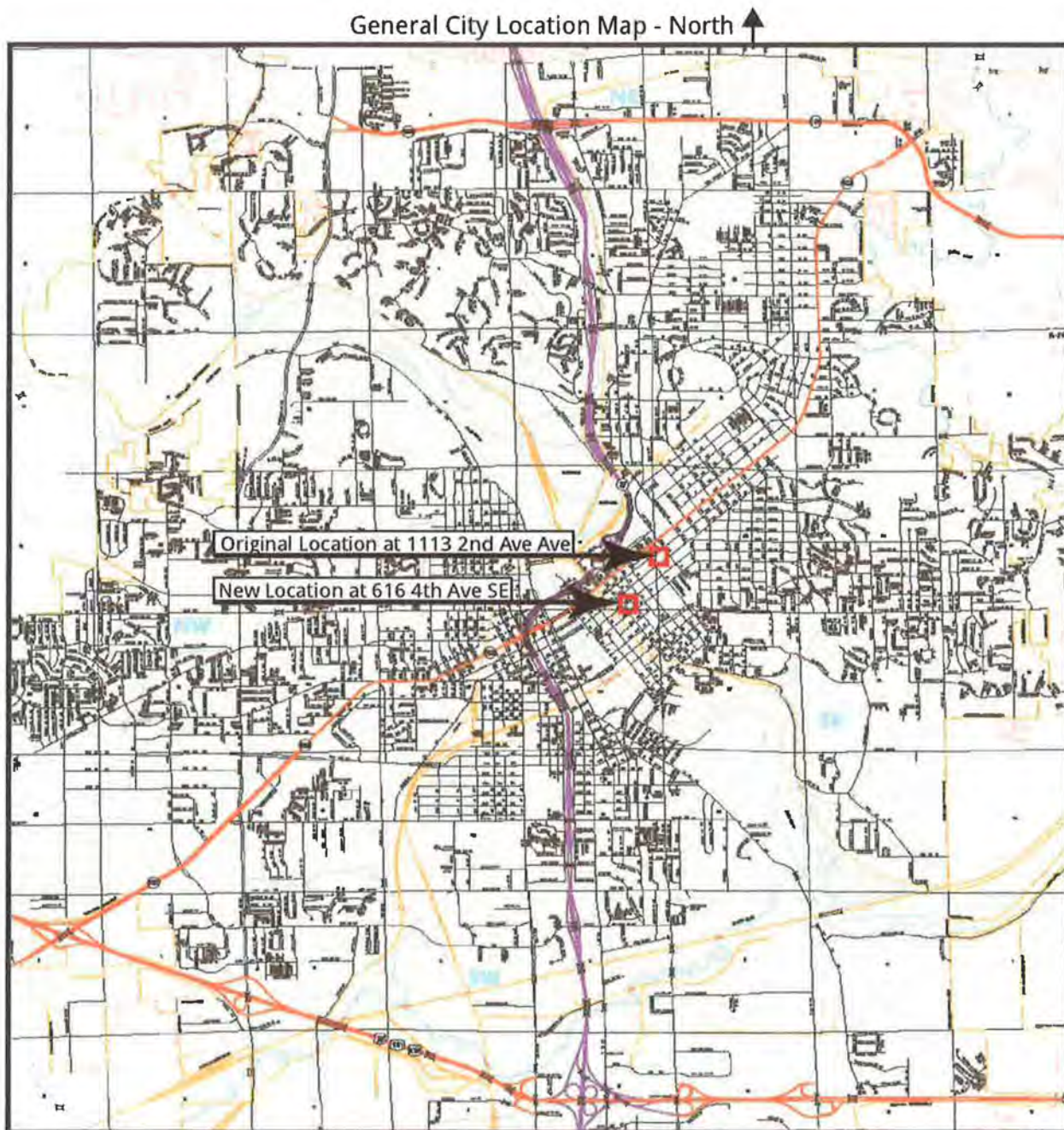
Description: Second Flr Service Stairs Looking SW

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 27

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



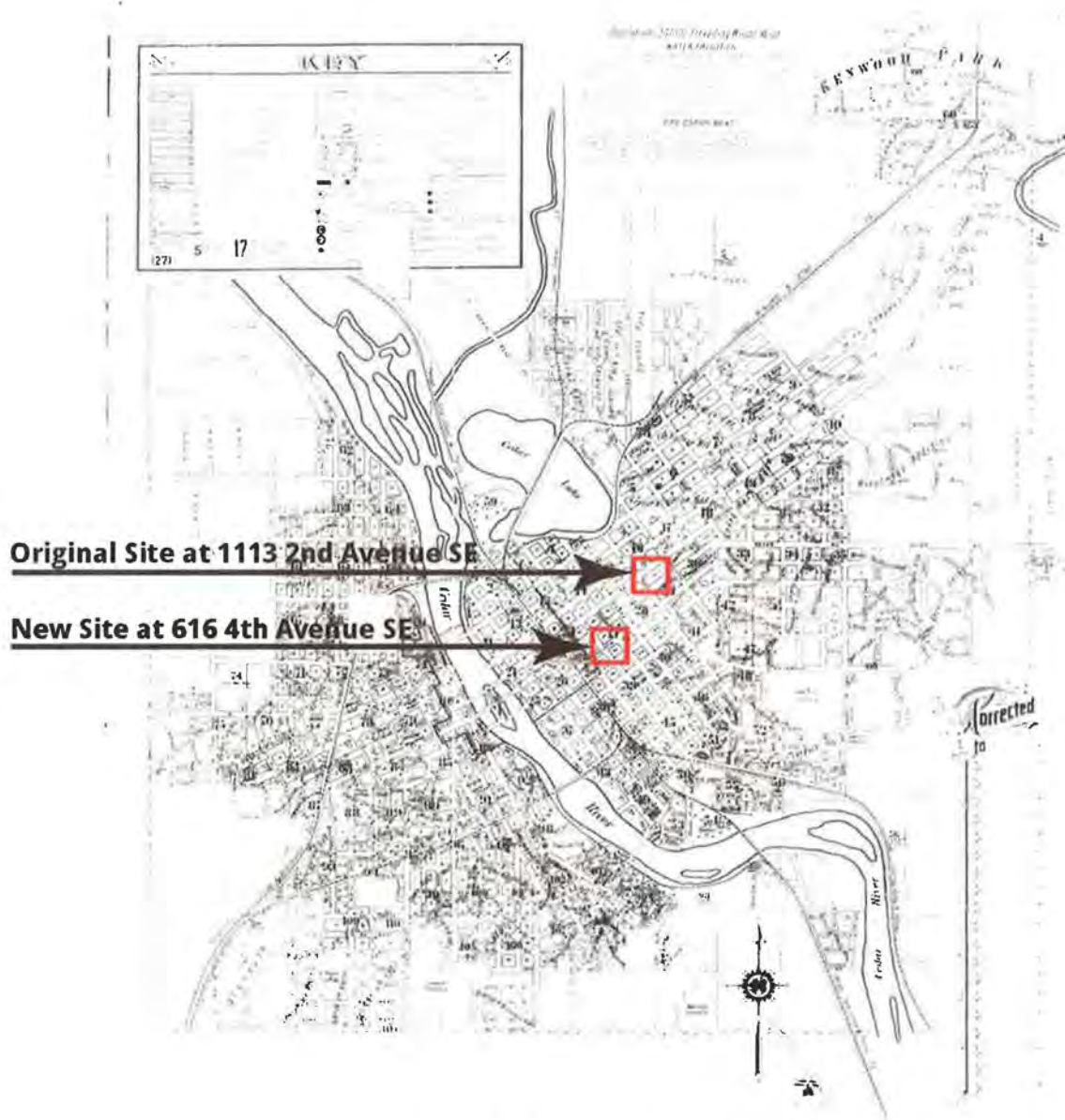
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 28

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Sanborn Map 1913



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 29

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

2014 Aerial Pictometry Photograph Illustrating Property Locations & Surrounding Areas



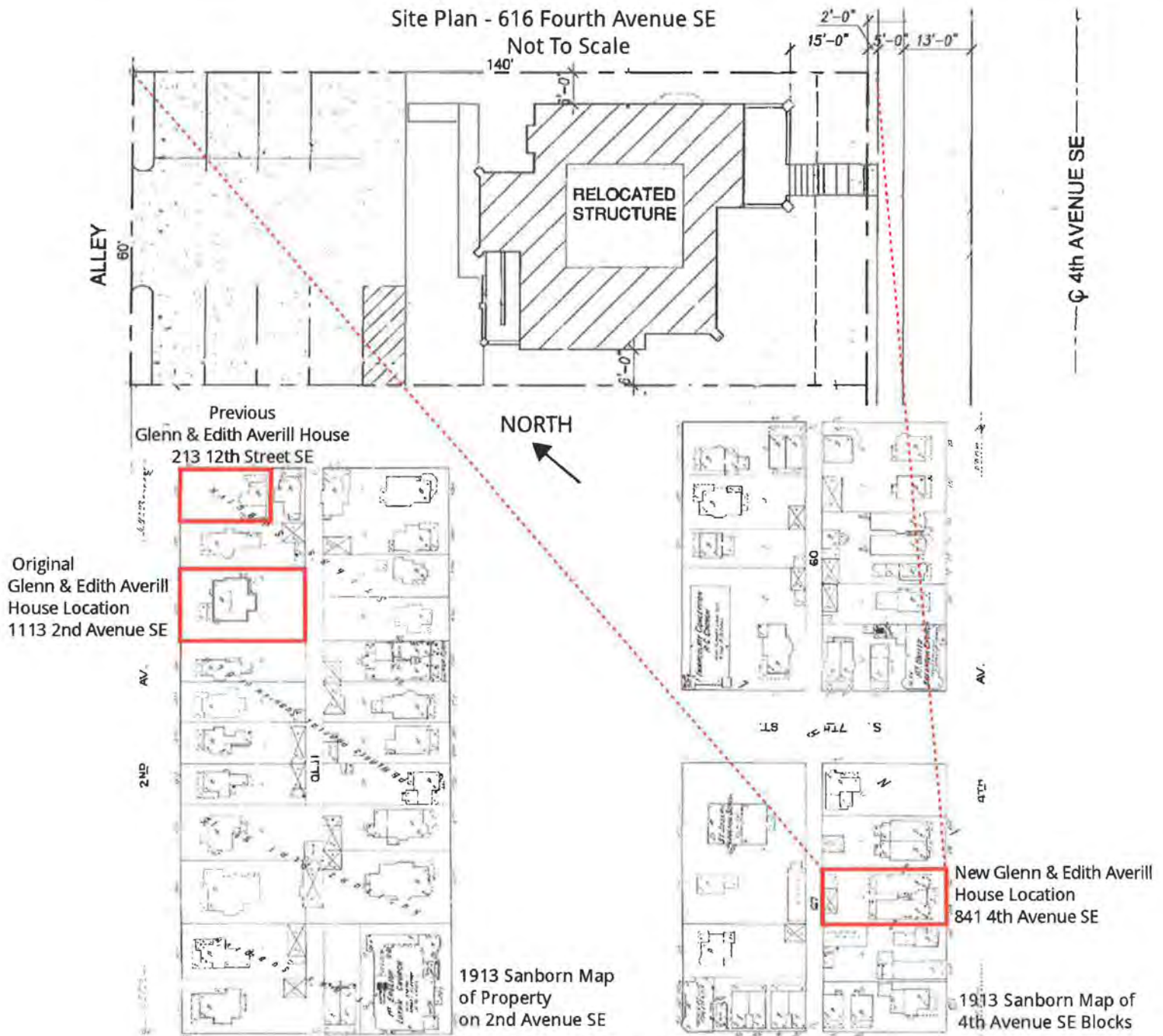
Cedar Rapids City GIS Web Site
<http://crgis.cedar-rapids.org/efs/php/>
Accessed February 15, 2014

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 30

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



State of Iowa Library Web Site

<http://www.statelibraryofiaowa.org/services/online-resources/resources>

Accessed February 10, 2013

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 31

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Building Exteriors & Area Photographs
Key Plan



Two-Story Brick Shops and Business Building



The Averill House and Two-Story Houses Beyond



Two Early 20th-Century Two-Story Houses

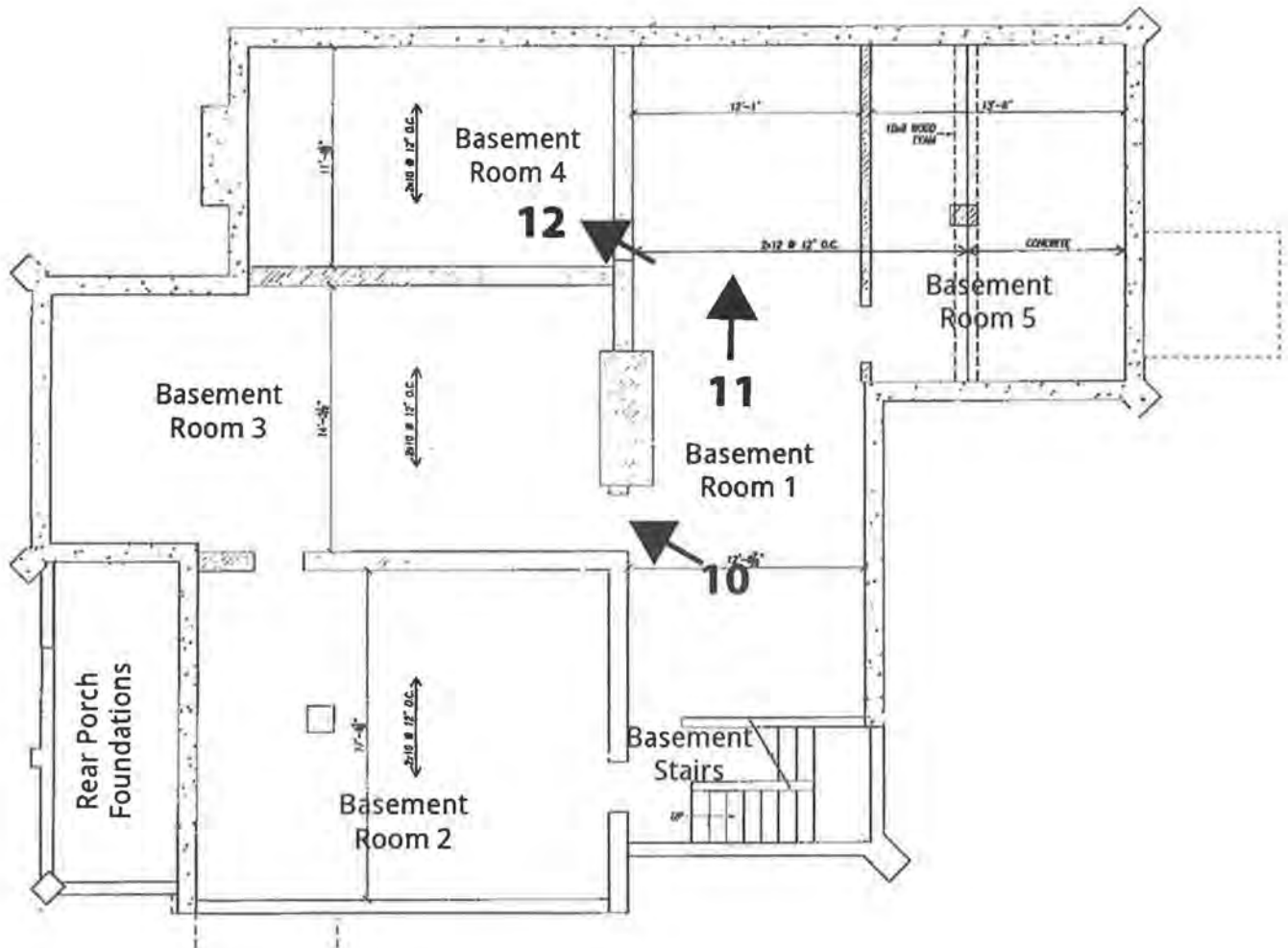
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 32

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Basement Key Plan - North
Not To Scale

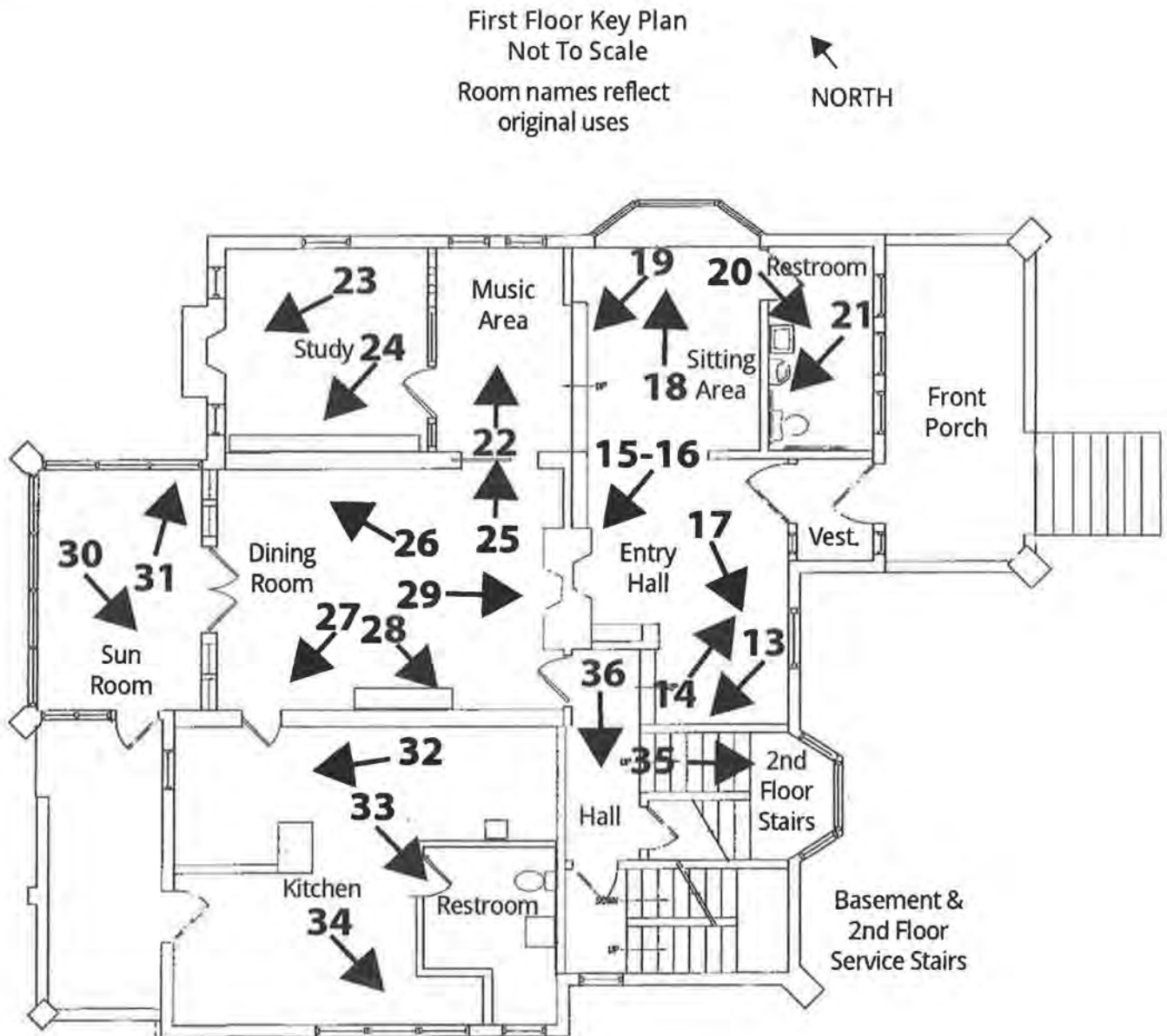


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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 33

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



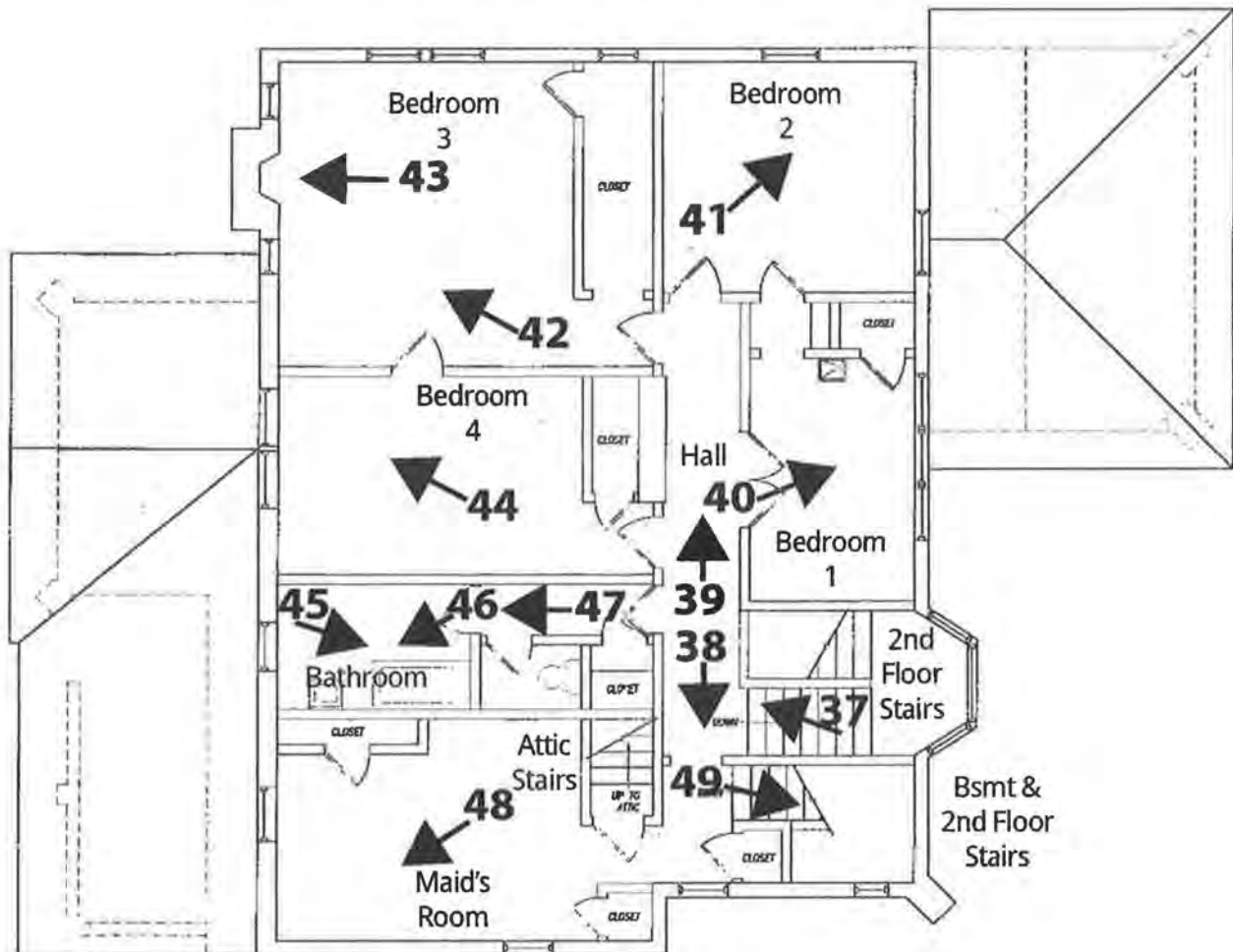
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 34

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Second Floor Plan
Not To Scale
Room names reflect
original uses



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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 35

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Exterior and Block Photograph
Coe College Yearbook, The Acorn, 1928
Phi Alpha Pi Fraternity House - The Averill House



Entry Area Fireplace, Boodcase and Seat
Coe College Yearbook, The Acorn, 1927
Phi Alpha Pi Fraternity House - The Averill House



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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 36

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

At Original Property at
1113 2nd Avenue SE



Front and Right Side (9/2011)

At New Property
616 4th Avenue SE



Front and Right Side (10/09/2013)



Rear and Left Side (9/2011)



Rear (10/09/2013)

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 37

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

Prior to Rehabilitation



Entry Hall (9/2011)

Post Rehabilitation



Entry Hall (10/09/2013)



Platform/Music Room (9/2011)



Platform/Music Room (10/09/2013)



Dining Room (9/2011)



Dining Room (10/09/2013)

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 38

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



Left Elevation Looking North East (12/2013)

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 39

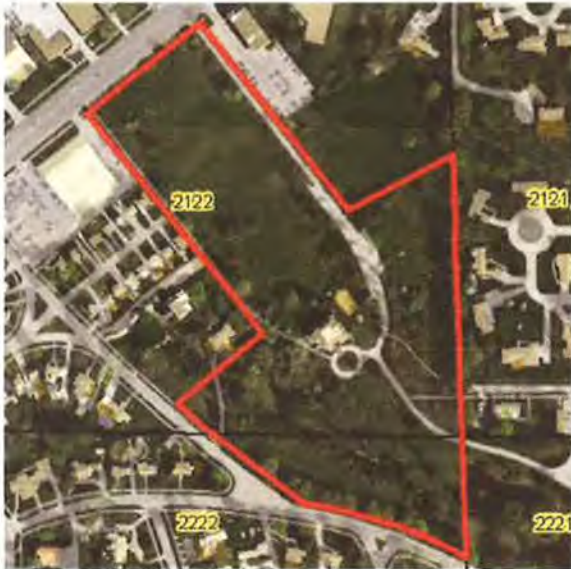
Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



Josselyn & Taylor, Brucemore - 1884
2160 Linden Drive SE, Cedar Rapids, IA
From www.brucemore.org/history/architecture
Accessed February 10, 2013



Josselyn & Taylor, The Seeley House - 1914
1903 2nd Avenue SE, Cedar Rapids, IA
From City of Cedar Rapids Assessors Web Site
Accessed February 10, 2013



Josselyn & Taylor, Brucemore - 1884
2160 Linden Drive SE, Cedar Rapids, IA 1884
From City of Cedar Rapids Assessors Web Site
Accessed February 10, 2013



Henry Josselyn House - 1880 - Extant
841 4th Avenue SE, Cedar Rapids, IA
Karr, Images of Cedar Rapids

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 40

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa

From Ruth Fox Personal Collection



Josselyn & Taylor, A.H. Connor House -1885
1300 O-Avenue NW, Cedar Rapids, IA
From City of Cedar Rapids Assessors Web Site
Accessed February 15, 2014



Josselyn & Taylor, W.E. Severa House 1912
2315 Linden Drive SE, Cedar Rapids, IA
From City of Cedar Rapids Assessors Web Site
Accessed February 15, 2014



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Imbedded Images Page 41

Property name Averill, Glenn M. and Edith, House
County and state Linn County, Iowa



John H. Hager House, Waukon, Iowa
George W. Maher Architect, 1914
From <http://www.prairieschooltraveler.com/html/ia/waukon/maher.html>



J. W. Forester House
Charles Francis Annesley Voysey Architect, 1889-1891
From <http://www.english-heritage.org.uk/professional/archives-and-collections/nmr/archives>









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PUDO. FINE







MERCY
A Division of Mercy Health Services

6TH ST SE

W 10TH AVE

Coopscabana
SPORTS BAR

Wendy's

SPEED
LIMIT
20

SPEED
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20

W 10TH AVE



















































































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Averill, Glenn M. and Edith, House

MULTIPLE NAME:

STATE & COUNTY: IOWA, Linn

DATE RECEIVED: 6/12/15 DATE OF PENDING LIST: 7/07/15
DATE OF 16TH DAY: 7/22/15 DATE OF 45TH DAY: 7/28/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000472

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7-27-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

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

RECEIVED 2280

JUN 12 2015

Nat. Register of Historic Places
National Park Service

June 10, 2015

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

Dear Mr. Loether:

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

- Averill, Glenn M. and Edith, House, 616 4th Avenue SE, Cedar Rapids, Linn County

Thank you for your consideration.

Sincerely,

Elizabeth Foster Hill

Elizabeth Foster Hill
National Register