

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

15229  
RECEIVED 2002  
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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**Name of Property**

historic name Bohemian Commercial Historic District

other names/site number \_\_\_\_\_

**2. Location**

street & number 1000 to 1300 Blocks of 3rd St. SE & 100 to 200 Blocks of 14<sup>th</sup> Ave. SE N/A  not for publication

city or town Cedar Rapids N/A  vicinity

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

Rowell J. Sotke October 31, 2002  
Signature of certifying official/Title Date

**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:  
 entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

*[Handwritten Signature]*

Signature of the Keeper

Date of Action

Edson W. Beall 12/20/02

5. Classification

<b>Ownership of Property</b> (Check as many boxes as apply)		<b>Category of Property</b> (Check only one box)		<b>Number of Resources within Property</b> (Do not include previously listed resources in the count.)		
<input checked="" type="checkbox"/> private	<input type="checkbox"/> public-local	<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> district	Contributing	Noncontributing	
<input type="checkbox"/> public-State	<input type="checkbox"/> public-Federal	<input type="checkbox"/> site	<input type="checkbox"/> structure	48	27	buildings
		<input type="checkbox"/> object				sites
						structures
						objects
				48	27	Total

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

**Number of contributing resources previously listed in the National Register**

Downtown & Industrial Corridors in Cedar Rapids, Iowa.

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6. Function or Use

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
COMMERCE/TRADE/Department Store	COMMERCE/TRADE/Department Store
COMMERCE/TRADE/Financial Institution	COMMERCE/TRADE/Financial Institution
DOMESTIC/Single Dwellings	DOMESTIC/Single Dwellings
RECREATION and CULTURE/Theater	COMMERCE/TRADE/business
COMMERCE/TRADE/Specialty Store	COMMERCE/TRADE/Specialty Store
SOCIAL/Meeting Hall	COMMERCE/TRADE/Restaurant
COMMERCE/TRADE/Restaurant	FUNERARY/Mortuary
FUNERARY/Mortuary	

7. Description

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
LATE VICTORIAN/Romanesque	foundation STONE/Limestone
LATE VICTORIAN/Italianate	walls WOOD/Weatherboard
LATE 19 <sup>th</sup> & 20 <sup>th</sup> CENTURY REVIVALS/Classical Revival	WOOD/Shingle
	roof ASPHALT
	other see continuation sheet

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

ETHNIC HERITAGE/European

**Period of Significance**

1880-1952

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Dennison & Hiron

**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 # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

10. Geographical Data

Acreeage of Property 19.9 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[115]	[61126710]	[464710810]	2	[115]	[611271510]	[4647101010]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[115]	[611291010]	[464681010]	4	[115]	[611291610]	[464681410]

[X] 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 Marlys A. Svendsen, Svendsen Tyler, Inc.

organization for City of Cedar Rapids date July, 2002

street & number N3834 Deep Lake Road telephone 715/469-3300

city or town Sarona state WI zip code 54870

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

Photographs

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

Additional Items

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

Property Owner

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

name Various - see continuation sheets

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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**Architectural Classification** (continued)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

**Materials** (continued)

foundation: CONCRETE

walls: BRICK

walls: TERRA COTTA

walls: STUCCO

walls: ASBESTOS

walls: ASPHALT

walls: SYNTHETICS

roof: TILE

**Architects** (continued)

Fulkerson, W.A.

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**Narrative Description:**

The Bohemian Commercial Historic District is an irregular shaped neighborhood containing approximately 9½ city blocks. Located on the east side of the Cedar River south of the downtown, the district is situated in the midst of a mixed residential, commercial and industrial area that is roughly bounded by three industrial and warehouse corridors that line the routes of the Chicago and Northwestern Railroad and the Chicago, Milwaukee, and St. Paul Railroad. These corridors serve as general boundaries to the neighborhood on the northwest, northeast, and east sides. The Cedar River extends along the west side. The district itself includes properties facing 3<sup>rd</sup> Street SE from 10<sup>th</sup> Avenue SE to 14<sup>th</sup> Avenue SE (1000 to 1300 blocks) including portions of intersecting streets in between (10<sup>th</sup> Avenue, 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue) and then turns southwest and continues along 14<sup>th</sup> Avenue SE until reaching the Cedar River. A half block of buildings along the northeast side of the 1300 block of 2<sup>nd</sup> Street SE is also included. Nearby landmarks include the 16<sup>th</sup> Avenue SW and 12<sup>th</sup> Avenue SE vehicular bridges that adjoin 14<sup>th</sup> Avenue SE and 12<sup>th</sup> Avenue SE, the former Witwer Grocery Company Building (NRHP) now rehabilitated as the Osada Apartments at 10<sup>th</sup> Avenue and 3<sup>rd</sup> Street SE, the multi-acre site of the former T.M. Sinclair and Company meat packing plant at the terminus of 3<sup>rd</sup> Street adjacent to the Cedar River, and St. Wenceslaus Catholic Church at 1224 5<sup>th</sup> Street several blocks east of the district. The Czech Village, a small retail shopping district, and the Czech and Slovak National Museum and Library are located along 16<sup>th</sup> Avenue SW on the west side of the Cedar River opposite the Bohemian Commercial Historic District.

Four blocks of 3<sup>rd</sup> Street SE and two blocks of 14<sup>th</sup> Avenue form an irregular linear route through the heart of the Bohemian Commercial Historic District. 3<sup>rd</sup> Street has a width of 80 feet and 14<sup>th</sup> Avenue a narrower width of 60 feet. Intersecting streets have widths of either 80 feet (10<sup>th</sup> Avenue and 12<sup>th</sup> Avenue) or 66 feet (11<sup>th</sup> Avenue and 13<sup>th</sup> Avenue). Commercial buildings along the 3<sup>rd</sup> Street-14<sup>th</sup> Avenue route are generally set along the front property lines with private residences setback approximately 10 feet. Although originally located throughout the district, dwellings are now mostly located in the 1000 and 1300 blocks of 3<sup>rd</sup> Street SE and the 1300 block of 2<sup>nd</sup> Street SE, all on narrow lots of 30 feet or less. Commercial building lots have a greater range in size with parcel widths of 30 to 60 feet. The smallest commercial buildings include narrow front buildings of 30 feet while the largest are the fraternal halls at the corners of 11<sup>th</sup> and 12<sup>th</sup> avenues and 3<sup>rd</sup> Street. The only industrial building in the district, the J.G. Cherry Company, occupies nearly a half block site along the 4<sup>th</sup> Street railroad corridor between 10<sup>th</sup> and 11<sup>th</sup> avenues. Alleys run from northwest to southeast, all measuring 20 feet. Blocks in the district mostly include regular 300 feet x 310 feet blocks along 3<sup>rd</sup> Street SE north of 12<sup>th</sup> Avenue. Blocks that touch the angular route of 14<sup>th</sup> Avenue have irregular block shapes with lengths ranging from 170 feet to 500 feet. All of the streets in the district are paved in asphalt or concrete.

The terrain of the Bohemian Commercial Historic District is largely flat with a gentle slope towards the Cedar River. Buildings are sited level with the street. When originally developed, the area consisted of largely treeless farmland. No tree planting plan was ever developed for the area leaving such efforts to the discretion of individual property owners. Today there are scattered examples of maple, linden, hackberry, sycamores, and ash in the district mostly confined to residential blocks.

A small section of the western edge of the district faces the Cedar River at the point where the 16<sup>th</sup> Avenue Bridge connects to 14<sup>th</sup> Avenue SE. The river edge has a rocky sloping levee beneath the bridge and both upstream and downstream from the bridge approach. The Cedar River itself has a width of approximately 600 feet at this point. River depths fluctuate considerably from low levels of 2 to 3 feet and flood stage at 13 feet. All of the district is located within the 100 year flood plain. The structural levee provides considerable protection to the neighborhood with damage restricted to basement flooding during the Flood of 1993 which saw an extended period where the 100 year flood crest was nearly reached.

There are no city parks within the district but Osborn Park is located downstream from the rear property lines of buildings facing 14<sup>th</sup> Avenue SE adjacent to the Cedar River. This facility is a small neighborhood park with playground equipment and no other major features.

Building stock in the Bohemian Commercial Historic District includes a mix of residential, commercial, and industrial buildings. The irregular shape of the district approximates that of the letter "J" with the lower edge following the route of 14<sup>th</sup> Avenue SE and the vertical stem extending along 3<sup>rd</sup> Street SE. When originally laid out and developed in the 1870s and 1880s nearly all

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of the neighborhood contained modest working class frame residences on narrow lots along the 100 and 200 blocks of 14<sup>th</sup> Avenue SE, the 1300 block of 2<sup>nd</sup> Street SE, and the 1000 to 1300 blocks of 3<sup>rd</sup> Street SE. Beginning in the 1890s, commercial buildings and factories began replacing many of these residences. Surviving dwellings range in scale from vernacular one-story Front Gable Roof, Side Gable Roof and Hipped Roof cottages built during the 1880s-1910s to two-story Gabled-Elis and American Four-Squares built in the 1890s to 1910s to a handful of Craftsman Style Bungalows built in the 1910s and 1920s. Most of the houses were of frame construction with a handful made of brick. Decorative elements on the otherwise simple dwellings included gable shingles in fish-scale, square-cut, diamond-cut, and saw-tooth patterns, modestly ornate porch posts and balustrades, and occasionally, a stained glass window. Many of the neighborhood's dwellings have been modified through the addition of wings, the enclosure of porches, or the installation of synthetic siding.

An example of a surviving residence that typifies the modest building stock constructed during the district's earliest years is the Joseph and Antonia Vavra House at 1019 3<sup>rd</sup> Street SE (Photo #1). This one-story Side-Gabled Roof dwelling was constructed in ca. 1885. This house form along with its cousin, the one-story Front-Gabled Roof dwelling, was favored in Cedar Rapids' earliest Bohemian residential neighborhoods established in the 1870s-1890s. As originally constructed the house had moderate width clapboard siding that is now covered with asphalt brick siding. The house has a low-pitched side-gable roof with a salt box extension on the rear. Like many dwellings in the neighborhood, changes were made to secure more space for growing families and to update appearances. The current hipped roof porch added in ca. 1900 was such a change. The hipped porch roof is supported by turned posts with small scroll-cut brackets positioned at each post. A row of dentils appears between each post. The porch is just one step up from the front walk and has no skirting or balustrade. The front door is centered between 1/1 front windows, and each opening has a low pedimented wood lintel. Other examples of similar house forms in the district include the Moses and Dora Pearlstein House at 1312 2<sup>nd</sup> Street (1889); the Joseph and Kate Kucera House at 1221 3<sup>rd</sup> Street SE (ca. 1880); the Vincent and Helen Kopecky House at 1230 3<sup>rd</sup> Street SE (ca. 1884); and the Funcke-Vishek House at 1305 3<sup>rd</sup> Street SE (ca. 1884). Dozens of similar houses are scattered through the residential blocks that surround the district and in the blocks abutting the west side of the Cedar River downstream of the 16<sup>th</sup> Avenue Bridge.

By the 1890s, some of the small houses in the district were beginning to be replaced by completely new buildings. In some instances the older cottage might be removed to the rear of the lot where it would serve as a rental unit. A new two-story house was then erected on the front half. In other cases, the small houses were razed and larger houses erected in their place. Among the better preserved examples of this second generation of slightly larger houses is the Vaclav and Antonia Novotny House at 1301 3<sup>rd</sup> Street SE (Photo #2). This one and a half-story frame dwelling was constructed in ca. 1900 and is an example of a vernacular form known as the Two-Story Front-Gabled Roof house form. The house has an irregular floor plan consisting of a rectangular front gabled roof section with a projecting gabled roof wing on the north. The first floor of the north wing has canted corners creating a bay window wall. Built on a stone foundation, the house is clad in weatherboard siding with corner board trim and three styles of decorative shingles in the gable ends. The house has paired and single 1/1 double-hung windows. Other well-preserved example of this vernacular house form include the William and Agnes Hach House at 1314 2<sup>nd</sup> Street SE (ca. 1910); the Frank and Anna Dostal House at 1000 3<sup>rd</sup> Street SE (ca. 1910); and the Rudolph and Mary Horak House at 1302 3<sup>rd</sup> Street SE (ca. 1884). As with the Novotny House, these houses replaced earlier, smaller dwellings.

Commercial buildings in the district range from corner blocks to narrow front retail buildings to corner fraternal halls. Industrial buildings include a former carriage factory, a half-block three-story dairy equipment manufacturing plant, and several warehouses. The oldest commercial buildings in the district date from the 1880s and have Italianate Style designs and decorative elements. In 1883 the Lesinger Block at 1313-1317 (Photo #3) was erected at the southwest corner of the intersection of 14<sup>th</sup> Avenue and 3<sup>rd</sup> Street. Its construction came in the wake of the construction of the first wagon bridge across the Cedar River at 14<sup>th</sup> Avenue SE in 1875. More than a dozen small-scale frame commercial buildings were erected along 14<sup>th</sup> Avenue SE by the mid-1880s but only the masonry Lesinger Block survives today from this era. The frame buildings were replaced between the 1890s and 1930s by a third generation of buildings.

The Lesinger Block (NRHP) consists of three adjoining commercial buildings maintained under single ownership. The two-story brick veneered corner building is the principal structure within the Lesinger Block. It has three separate shop spaces with a five-sided floor plan and a canted wall containing the entrance. The upper level of the corner building contains four 2/2 double-hung windows along the 14th Avenue SE facade, three on the 3rd Street SE facade and one in the canted wall. The windows are set in openings containing stone sills and segmental arched brick lintels. The unusual lintel design contains a

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double course of rowlocks topped by a corbeling course and a header course. One of the building's most distinguishing features is its wood cornice that extends along the full length of building's two principal sides. Decorative wood brackets are set at approximately six-foot intervals with pairs of brackets above the corner entrance. Decorative panels with raised moldings form a geometric design topped by a row of dentils and filling the frieze sections between the brackets.

At the opposite end of the district, another Italianate Style commercial building survives from the 1880s. Originally built as a one-story single-family dwelling by John Vavra at 1010 3<sup>rd</sup> Street SE (Photo #4), the building had taken on its commercial form by 1889 when a two-story addition was constructed across its front. The altered building became an example of a False Front vernacular building form. This building is evidence of yet another way that the district handled its transition from exclusive residential use to mixed residential and commercial use. At the turn of the 20<sup>th</sup> century, an historic view that appears on the following page shows the building had Italianate Style trim including pedimented second floor windows, a wide cornice with brackets, and wood quoins on the upper level. The walls were originally covered in moderate width clapboards that remain exposed on the side and rear facades today but have been covered on the upper half of the front façade. Three 1/1 double-hung windows remain on the second floor above the largely intact storefront. The first floor has a recessed entrance with a double door topped by a transom lined with a sawtooth molding along the top and bottom. The beltcourse separating the two levels has a wide molding with similar sawtooth trim and small brackets above fluted pilasters that outline the display windows. The pilasters have no capitals but instead have small floral medallions for decoration. The display windows originally had large four-light sash. The upper halves have been infilled with channel cut panels but the original lower halves of the windows remain intact. The display windows have lower bulkheads that have recessed panels with diagonal tongue and groove boards and plain framing. The rear portion of the building contains a one-story gabled ell house with an additional contiguous gable wing extending towards the rear. This portion of the building has several 6/6 double-hung windows extant, dating the residential portion of the building to the 1870s.

The decade of the 1890s saw several important buildings erected using the Romanesque Revival Style while others continued the use of what was by then a style of preference in the neighborhood – the Italianate Style. The C.S.P.S. Hall at 1101-1105-1107 3<sup>rd</sup> Street SE (Photo #5) was the largest building to be constructed in the Bohemian Commercial Historic District when its first section was completed in 1890-91. Separate additions followed in 1900 and 1907. The design for the C. S.P.S Hall is a good, albeit economical, example of the Romanesque Revival Style. It is constructed of tan brick with the contrast between body and trim accomplished using a darker colored brick and ashlar faced limestone for the trim. The main block has a semi-circular arch over the center entrance that leads to the upper levels and similar style arches over windows on the third floor. Jack arches are used over the paired second floor windows. A stone beltcourse separates the first and second floor. Stone is also used for the foundation, window sills, and the bases or caps of piers. Decorative brick corbeling is used along the cornice and for pattern work on panels in the center bay. Contemporary newspaper accounts credit Cedar Rapids architect J.C. Fulkerson for the design of this National Register listed building.

Construction of the first portion of the C.S.P.S. Hall was the likely catalyst for construction of the Matyk Block across the street at 1031 3<sup>rd</sup> Street SE (Photo #6) two years later in 1893. The Matyk Block is an excellent small-scale example of the Romanesque Revival Style. It is constructed of reddish brown brick, matching red mortar, and ashlar faced limestone, which has been painted. The three-bay front facade has an elaborate corbeled cornice with a row of small semi-circular arches topped by a row of dentils. The outer edges have decorative corbeled piers and the center of the cornice has a square pediment with a series of open contiguous semi-circular arches. The pediment tops a larger semi-circular brick arch that frames the building's name and date block – "Matyk" over "1893". The corbeling that continues along the 11<sup>th</sup> Avenue façade of the building contains three rows of brick dentils. Two beltcourses set off window openings on the second floor. On the front façade, a narrow ashlar limestone band and corbeled brick course serve as both beltcourse and window sill for the three of window openings. Stone is used to form a lintel for the outer openings. On the south side, the stone and corbeled brick courses serve as beltcourse between floors and as window sills while a corbeled brick course connects semicircular and segmental brick arches over the windows. This course also serves as an upper beltcourse. No beltcourses were installed on the north side in anticipation that another building would be constructed here although it never was. The storefront retains most of its original elements including fluted wood pilasters, double entrance doors with glass panels, a glass transom over the recessed doors, tall plate glass display windows and glass paneled lower bulkheads, all set beneath a decorative metal beam. Survival of a storefront in such an intact condition is rare.



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Historic View of John Vavra House-White Elephant Building, 1013 3<sup>rd</sup> Street SE, ca. 1900; from Czech and Slovak Historical Museum & Library Collection



While the Romanesque Revival Style was being experimented with at 3<sup>rd</sup> Street and 11<sup>th</sup> Avenue, the Italianate Style continued in vogue along 14<sup>th</sup> Avenue in the decades before and after 1900. The Wencil Martinek & Sons Hardware Store Building at 129-131 14<sup>th</sup> Avenue was built in ca. 1890 at a prominent corner location with its irregular footprint including angled exterior walls that conformed to the obtuse angle of the intersection. Although its original clapboard clad exterior is covered in Insul Brick™ siding, all of the metal trim and most of the wood millwork elements remain intact. Of special interest are the cornice, beltcourse, entrance architrave and storefront, portions of which were likely crafted by the building's initial owner and occupant, a tinner by the name of Wencil Martinek, Jr. The building's wide metal cornice has a crown molding at the upper edge with small modillions evenly spaced between large single and paired brackets. The south section of the storefront retains fluted wood pilasters that separate display windows and mark the recessed entrance.

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Historic View of the P. Hach Building, 1326 2<sup>nd</sup> Street SE, ca. 1905; from Czech and Slovak Historical Museum & Library Collection



Two other examples of Late Victorian Italianate Style Buildings were located nearby along 14<sup>th</sup> Avenue – the Peter Hach Building across the street at 1326 2<sup>nd</sup> Street and the Smid Hardware Store Building a half block away at 219 14<sup>th</sup> Avenue SE. The Peter Hach Building (Photo #7) was originally clad in narrow clapboard siding, a portion of which survives on the north wall of the building. The walls are currently clad in asbestos shingle siding likely installed in either 1934 according to building permits. The building's elaborate metal cornice has brackets at the corners and edges with modillions closely spaced in between. A curved cornice name and date block is set above the canted wall facing the intersection of 2<sup>nd</sup> Street and 14<sup>th</sup> Avenue. The cornice's six decorative finials also remain intact. In addition to the cornice, the second floor retains its original window locations and sash. These include a group of three 1/1 double-hung sash in the canted wall and narrow 1/1 double-hung windows in the west and south walls. A second section of metal trim separates the first and second levels above the west storefront and the entrance. This section has a crown molding with an embossed sawtooth design beneath it set between small brackets. The balance of the first floor storefront has been modified.

The Smid Hardware Store Building (Photo #8) replaced a frame livery stable along 14<sup>th</sup> Avenue in ca. 1905. A late example of the Italianate Style, physical evidence suggests that the building was built in two phases. The building has an irregular footprint that includes five angled exterior walls that conform to the angles of the alley and intersection. The building is constructed of dark red brick with matching reddish mortar. Ashlar limestone is used for window sills and for the foundation level of the storefront. The upper level has 1/1 double-hung windows with segmental brick arches with twelve windows facing the avenue and alley. A metal cornice extends along 14<sup>th</sup> Avenue SE and the alley with finial urns located at the outer points and separating the two building sections. Decorative brackets with embossed designs are widely spaced along the cornice with molded panels in between. The cornice turns at the angled entrance wall adjacent to the alley. A sheetmetal beltcourse consisting of a wide crown molding and keyhole trim band separates the first and second levels.

As the Smid Hardware Store was opening to customers, another building housing a long-time retail establishment, the Suchy Jewelry Store, was under construction at the north end of the district. The Suchy Building at 1006 3<sup>rd</sup> Street SE (Photo #9) was completed in 1907 on the front half of the lot. This mid-block commercial building is an example of a two-part building form with shop space on the lower level and two-flats above. This particular example has Romanesque Style trim elements. The front façade is veneered in dark red brick and matching mortar with lighter colored, reddish brown brick used for the side walls. Following a technique frequently seen in Romanesque Style designs, ashlar faced limestone is used for windowsills,

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cornice coping, and a contiguous flat arch that also forms a beltcourse between the upper level windows and the cornice. The cornice has a stepped pediment with a band of corbeled semi-circular arches, brick piers, and projecting crosses spanning the front. The original owner's name, "Suchy," is carved in limestone in the building name block, which is centered beneath the flat-topped pediment. The building's single storefront has been modified.

By 1910 two important landmarks in the district had been completed at the intersection of 3<sup>rd</sup> Street SE and 12<sup>th</sup> Avenue SE: the first Iowa State Savings Bank building at 1127 3<sup>rd</sup> Street SE constructed in 1906 and expanded in 1910 and the Z.C.B.J. Building diagonally across the intersection at 1200 3<sup>rd</sup> Street SE in 1908. The Iowa State Savings Bank (Photo #10) is an example of a Classical Revival Style commercial block. It is constructed of reddish brown brick and trimmed with dressed limestone. Simplified Classical features are confined to the storefront. Here dressed limestone is used for a semi-circular keystone arch above the north entrance and stone pilasters with paneled relief on each side. The arched transom above the door has been infilled with channel-cut wood panels. The display windows have been infilled and reduced-size windows installed, but the stone foundation and architrave survive. A narrow wood pilaster dividing the display windows for the two shop spaces remains.

The storefront's most striking feature is the corner entrance opening for the south retail space that was originally occupied as a bank. Dressed limestone elements matching those of the north entrance are used to create a 90-degree, double arched opening with a single, polished granite Ionic column at the corner. The canted entrance is recessed behind the open arches with a replacement plate glass door flanked by narrow sidelights. The arched transom opening above the door has been infilled. The balance of the building contains design elements more typical of vernacular Brick Front commercial buildings. Window openings have segmental brick arches with soldier brick fashioned to create raised keystones and stone used for the sills. The building's cornice is a simple corbeled brick design with a stone coping. There is no evidence of a cornice removal.

The three-story Z.C.B.J. Building (Photo #11) is simplified example of the Classical Revival Style. It is constructed of reddish-brown colored brick with dressed limestone used for trim. The front has limestone coping along its stepped parapet with a low pediment centered over the carved stone sign block that reads "Z.C.B.J." Limestone moldings serve as beltcourses between the first and second floor and third floor and parapet level. Classical brackets located along the upper beltcourse serve as keystones for the third floor's segmental arched window openings on the front as well as the two west window openings on the north façade. These third floor openings originally contained paired 1/1 double-hung windows with rectangular transoms and stone sills. Each of the openings now has been filled with fixed lights configured with one vertical muntin and one horizontal muntin. On the second level the stone beltcourse serves as a continuous window sill for the windows which are configured with flat tops and no arches. Paired 1/1 sash and single 1/1 sash have been replaced in these openings by fixed vertical lights.

The building has nine bays along the north façade with paired 1/1 double-hung sash on the upper levels now replaced by paired fixed lights. Three segmental arched entrances and a series of display windows are found along the first floor. Other masonry decoration on the building includes corbeled brick rectangles located in the outer wall sections on the upper level of the front and north façade, stone bracket/molding sections on the first floor brick piers that separate the storefront window sections, and the lavish stone entrance that leads to the third floor meeting hall space on the south end of the front façade. This Classical entrance design has a semi-circular divided light transom over the door with a carved stone sections radiating in the panel above the transom and along the sides of the opening. A decorative modillion serves as the keystone above the transom with a wide crown molding in place above the stone door surround.

New construction in the district continued at a brisk pace in the decades leading up to World War I with a dozen surviving from the 1910s. The new commercial designs were eclectic with several examples of vernacular Brick Front and Broad Front buildings constructed incorporating a mix of ornamentation. Several use-specific buildings were constructed including the sole civic building in the district, a fire station, another bank building, and a movie theater prior to World War I. The Jacobs Building at 1121 3<sup>rd</sup> Street SE (Photo #12) was constructed in 1914 replacing two small frame dwellings previously on the site. Like the Suchy Building, this mid-block commercial building is an example of a two-part building form with shop spaces on the lower level and four-flats above. Nominally described as a vernacular Brick Front form, the building has reddish brown brick walls that are now painted in a multi-color scheme that details the original masonry patternwork. Elements that are picked out include the stepped pedimented parapet, a dentiled molding that forms a narrow cornice, a series of rectangular and square patterns formed by raised header courses, and the window surrounds formed by courses of soldier and stretcher brick. The building is divided into three bays with entrances to the original two shop spaces and the upper level apartments

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grouped in the recessed center bay. The display windows have been infilled but window openings on the upper level retain their original 1/1 double-hung sash pairs.

The Ideal Theatre at 213 14<sup>th</sup> Avenue SE (Photo # 13) was completed the same year as the Jacobs Building replacing an earlier side-by-side frame dwelling and store. This freestanding, mid-block building is an example of a Broad Front vernacular commercial building form adapted for a new type of building use – the movie theater. Its front façade is constructed of brown brick with a matching mortar. A stepped parapet with a curved center pediment is trimmed with a cast-stone coping. Patternwork in the front façade includes a wide horizontal rectangular signboard area set beneath the parapet outlined in raised header brick. The entrance is recessed between a curved opening lined in header brick that is centered between display windows that are framed by a similar course of header brick. On either side of the opening, brick and cast-stone are used to form rectilinear piers. The display windows have square plate glass lights with three enamel-coated metal panels above. There are indications that the original marquee was centered over the curved opening. The ceramic tile in the recessed entrance area contains the name of the original theater – “Ideal.”

Two years later on the eve of the war, a new fire station was erected in the district replacing the earlier frame station on this site. The new two-story brick building constructed in 1916 at 1111 3<sup>rd</sup> Street SE (Photo #14) housed Hose Company No. 4. and is situated between a cluster of single-family dwellings and the C.S.P.S Hall. The building is an example of a blend of Classical Revival and Prairie School design elements. It is constructed of red brick with dressed limestone for the foundation and window trim. The building was built with a basement, main floor for the fire apparatus, and a second floor for sleeping quarters. It has a three-bay front facade and originally had a single vehicle entrance facing 3rd Street. Its Prairie School elements include a low-pitched hip roof with a semi-circular headed roof dormer (more Classical in design) centered on the front. The window originally had a fanlight configuration of divided lights but is covered with a wood panel in 2002. Deep eaves with widely spaced exposed rafter tails are present on all sides reflecting the Prairie School influence.

The original passage door remains in place with its 6-light window in the upper half and a 3-light transom overhead. A semi-circle of patterned brick over the transom includes a herringbone center section with a course of soldier brick and a stone keystone around the edge. This pattern is repeated above the short 1/1 double-hung window located to the right of the former fire truck opening and above the pair of windows on the south side of the building. The truck entrance originally had a carved stone lintel with a keystone. The area beneath the lintel has been infilled with red brick and a plate glass and metal door.

Openings on the upper level include three windows grouped above the truck entrance and single windows to either side. Other masonry patternwork on the building includes a course of soldier brick above the foundation stone. A similar course extends as a continuous band above the upper level windows on all sides. Small squares of herringbone brick appear to either side of the upper level windows.

One of the most important buildings in the district from an architectural perspective was completed as World War I was under way. The second Iowa State Savings Bank at 1201 3<sup>rd</sup> Street SE (Photo #15) was designed by New York architects Dennison & Hirons (1910-1929), a firm whose practice was distinguished by its bank designs. The two-story brick and terra cotta building was constructed in 1917 and is a well-preserved example of a Classical Revival Style bank. It is constructed of tan brick and trimmed with glazed terra cotta that the architectural firm was famous for adapting to its bank building designs. The front façade of the main building has an asymmetrical arrangement that includes a recessed center section dominated by two giant fluted Ionic columns clad in terra cotta panels. A plain entablature rests on the columns and continues around the north façade serving as both a beltcourse and continuous window lintel for the upper level offices. The original limestone beltcourse included the full name of the bank inscribed on both the east and front. This was later replaced with new stone panels containing the building's construction date in Roman numerals. The cornice is constructed of stone and includes a wide crown molding embellished with a series of lions' faces with a row of dentils beneath. The lion's head is a favored national symbol of the Bohemian culture and may have been incorporated into the design for this reason. Other masonry elements include a series of brick pilasters with terra cotta bases and Ionic capitals along the north façade dividing the wall into six bays. At the south end of the front façade, a recessed bay serves as secondary entrance to the upper level.

Fenestration for the main building is a mixture of original and replacement elements. On the front façade the original first floor multi-light windows and doors have been replaced by a combination of clear and tinted plate glass panels and plate glass entrance doors with configurations similar to the original openings. Original second-floor window openings have 1/1 double-hung sash with a group of three windows centered between the columns and single windows to either side. On the north side of the building each bay has two 1/1 double-hung windows on the second level. On the first floor, multilight replacement sash

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have been installed in the original window and transom openings with 16 lights in the main windows and 4 lights in each transom. Throughout the first floor, the configuration of replacement windows installed during the 2001-2002 rehabilitation of the building maintained that of the original sash. The original windows had been previously replaced with glass block.

After World War I concluded, a major new factory building was built at the northeast corner of the district. The J.G. Cherry Company Building at 320 11<sup>th</sup> Avenue SE (Photo #16) is a three-story brick factory that occupies nearly a half-block site between 10<sup>th</sup> and 11<sup>th</sup> avenues along the 4<sup>th</sup> Street railroad corridor. Constructed in 1919, its utilitarian design contains elements of both the Commercial Style and Prairie School Style. The building is constructed of reddish brown brick with pre-cast stone and dressed limestone used for foundation and trim. Nine bays face 10<sup>th</sup> Avenue (north façade) and 12 bays face the 4<sup>th</sup> Street railroad corridor and alley (east and west façades). Vertical brick piers that project slightly delineate each bay and geometric patterned trim elements are found at the top of the pier. Large openings in each bay originally contained multi-light metal sash with fixed and operable awning windows. These openings now contain reduced sized sliding windows and wood infill panels. Courses of header brick runs through the brickwork between the first and second floors and the second and third floors. The corner bays have a special brick pattern between the second and third levels that includes a rectangular course of headers framing brick laid in a herringbone pattern with a cast-stone diamond in the center and squares at the corners.

The most handsome masonry element of the building is the cornice and parapet. The parapet design includes a stone or cast-stone coping along a stepped edge with indentations at the tops of each of the piers. The corner bays have low pediments along the parapet with geometric patterns in the inset cast-stone panels. The signboard spans over three bays centered over the entrance in the fifth bay facing 10<sup>th</sup> Avenue and reads "J.G. Cherry Company." A very low pedimented coping is above the signboard. Above each of the other bays in the cornice, brick headers, and small cast-stone squares frame a cast-stone diamond. Additional rectangles of brick headers combine to form patterns along various sections of the parapet. The cornice is tied together by a band of cast stone that serves as a beltcourse between the third floor windows and the parapet and a contiguous flat window arch. This treatment appears on all four sides of the building.

The primary entrance to the building was originally through stairs and double-doors set in the fifth bay facing 10<sup>th</sup> Avenue. This bay was marked by a metal canopy (non-extant) and a repetition of the geometric patterns used at the tops of the piers to also frame the window above the entrance. A canvas awning is now in place above the entrance steps. Another entrance/loading dock has now been added in the third bay from the right. The smooth concrete block foundation retains its original six-light windows. The roof for this building contains a series of three large monitors that extend from north to south midway through the building to provide natural light to the third floor. Together they form a sawtooth pattern.

A covered catwalk or overpass (non-extant) across the railroad tracks originally linked this building to another three-story building (non-extant) owned by the same company. The original steam plant for the entire building complex was located in the present building with steam carried to the various buildings on the east side of the tracks through underground tunnels that have since been abandoned. This building now serves as a multi-tenant manufacturing and office building. Interior elements that survive include approximately 75,000 square feet of maple flooring supported by a structural system consisting of wood beams (11"x17"), joists (3"x 12") and tongue-and-groove flooring (2"x6").

The decades between World War I and World War II saw new construction drop off in the district with only six buildings originating during the 1920s and 1930s surviving in 2002. Two masonry buildings, a private residence and a meat market-sausage factory, were built by Frank and Katherine Kapoun at 1118 and 1120 2<sup>nd</sup> Street SE in 1928. The house is a well-preserved example of a Craftsman Style Front-Gable cottage and is the only brick residence in the district. The one-story meat market-sausage factory built next door has a simple Brick Front design with an intact storefront.

During the decade of the 1930s, a new type of building was added to the mix of commercial structures in the district – the filling station. Having been designated as the national Red Ball Route and later as U.S. Highway 218, the route of 3<sup>rd</sup> Street SE and 14<sup>th</sup> Avenue SE through the district was a likely choice for filling stations. The Friendly Service Station at 227 14<sup>th</sup> Avenue SE (Photo #17) was completed in 1936, and is a good example of an early service station built in the Mission Style. This painted brick building has a four-bay front with an irregular foot print. Corbeled brick bands extend along the roof edge between the brick piers that extend vertically through the sloping clay tile-clad parapet. The two bays at the south end of the building originally formed two service bays. An overhead garage door is currently present in one bay and a plate glass display window and entrance door fills the other bay. The center section of the building has a series of semicircular arched windows set in three distinct angled walls with a round arched Mission Style pediment above the center window. Each of the window

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arches has a divided light transom above a fixed single light. The two service bays and the center section are set well back from the intersection on a diagonal line. The fourth bay of the building on the west end faces directly onto 14<sup>th</sup> Avenue SE and projects forward from the balance of the building approximately 20'. Like the center section, it has *semicircular arched* openings above the windows and entrance. The building is visually held together by a projecting cast stone beltcourse located approximately three feet above ground level.

In summary, the buildings of the Bohemian Commercial Historic District can be described as a mix of residential, commercial and industrial structures built over approximately six decades from the 1880s through the 1930s. The residences are primarily vernacular frame structures with modest detailing. The commercial buildings range from one to three-stories in height and include retail shop buildings, banks, warehouses, a theater, two fraternal halls, and service stations. The factory buildings include a carriage factory, dairy equipment factory, and several warehouses. Architectural styles displayed in the residential and commercial buildings include the Italianate Style, Romanesque Revival Style, the Classical Revival Style, the Prairie School Style, the Craftsman Style and the Mission Style. Vernacular forms found in the district include Front-Gable cottages, Side-Gable Cottages, American Four-Squares, Gabled-Ells, and Brick Front and Broad Front commercial buildings.

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**Statement of Significance:**

***General:***

The Bohemian Commercial Historic District is locally significant under Criteria A and C.

Under Criterion A, the Bohemian Commercial Historic District derives significance under the categories "Commerce" and "Ethnic Heritage/European." The Bohemian Commercial Historic District is associated with nearly 60 years of commercial development in Cedar Rapids' Bohemian South Side from the 1880s through the 1930s. The development and redevelopment of the six blocks along the route of 3<sup>rd</sup> Street SE and 14<sup>th</sup> Avenue SE as they pass through this neighborhood highlight the settlement patterns of multiple generations of Bohemian-American commercial and civic leaders.

Under Criterion C the Bohemian Commercial Historic District is significant under the theme "Architecture" as a representative collection of the commercial architectural styles and vernacular building forms that appeared in Cedar Rapids from the 1880s through the 1930s. Examples of the work of an important Cedar Rapids architect and one nationally significant architect have been identified to date. In addition to narrow-front commercial buildings and corner blocks, the district contains an important railroad corridor factory building, a fire station, a movie theater, two banks, several filing stations, and two important fraternal halls.

The Bohemian Commercial Historic District was cited as a potential historic district in the Downtown & Industrial Corridors in Cedar Rapids, Iowa MPD that was listed on the National Register of Historic Places in 1997. In addition, two individual properties within the district are already listed on the National Register: the C.S.P.S. Hall (Photo #6 1101-1105-1107 3<sup>rd</sup> Street SE) and the Lesinger Block (Photo # 4, 1313-1317 3<sup>rd</sup> Street SE). No significance is asserted under Criterion D or Criterion B, although several buildings have strong associations with prominent local civic and business leaders.

The period of significance for the district is 1880-1952. These dates mark the date for the earliest known building in the district and the 50 year cut off period for buildings to be considered significant. Throughout this entire time period the Bohemian Commercial Historic District served as a commercial center for the Bohemian-American community of Cedar Rapids.

***The Historical Development of the Bohemian Commercial Historic District:***

The Bohemian Commercial Historic District is contained within sections of Carpenter's Third Addition, Hull's First Addition, J.C. May's Addition, J.M. May's First Addition, and Auditor's Plat 27. Carpenter's Third Addition was laid out in 1856 and included 155 lots, most of which saw no development until after the Civil War concluded. Those lots in Carpenter's Third Addition included in the Bohemian Commercial Historic District were located at the southeast end of the addition.

Other additions making up portions of the district were laid out in the 1870s at the south end of the district following the opening of the T.M. Sinclair and Company meat packing plant at the terminus of 3<sup>rd</sup> Street SE in 1871. The Sinclair packing plant was the earliest major industrial site established downstream from Cedar Rapids central business district. The company was founded by Irish immigrants John and Thomas M. Sinclair who settled on Cedar Rapids as a suitable community for their packing plant after considering a handful of other cities in Minnesota and Iowa. The Sinclair brothers acquired a 16-acre site about a mile downstream of the business district just outside of the city limits. The site was favored by proximity to both the route of the newly consolidated Burlington, Cedar Rapids and Northern Railroad and the Cedar River. Soon the company was slaughtering 2,500 hogs each day and employing 500 men.

At the time that the Sinclair packing plant opened the surrounding blocks to the north and east were sparsely populated by Bohemian families. Like most Midwest urban centers, Cedar Rapids saw much of its population growth during the nineteenth

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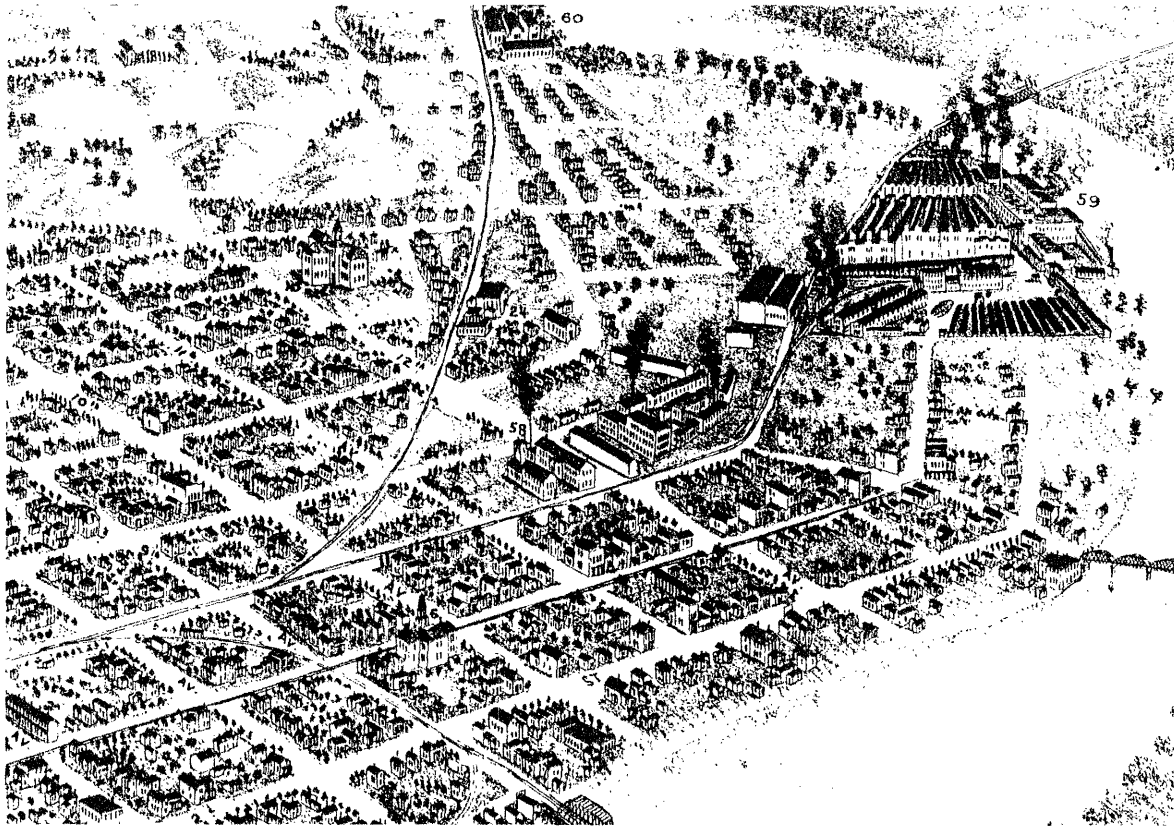
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century derive from immigrant groups. Bohemians or Czecho-Slovaks<sup>1</sup> eventually made up the city's largest immigrant group and were the only one to be associated with distinct areas of the city.

The first Bohemians arrived in Cedar Rapids in the early 1850s in the wake of revolutionary activities in central Europe. Even greater numbers arrived after the Civil War and the end of the Prussian War in Austria in 1880. By the turn-of-the-century, Bohemians had established dozens of social and cultural institutions, were well represented in elected positions in local government, and were active and successful participants in the city's bustling economy.

The city's first Bohemians populated a multi-block area that extended south of the downtown from 5th Avenue, SE to the city limits where the T.M. Sinclair and Company meat packing plant located. Beginning with the blocks closest to the river, the neighborhood eventually extended east several blocks beyond the 4th Street Railroad corridor. These level blocks were easily developed and hundreds of homes were built and occupied by Bohemian families here beginning in the 1870s and 1880s and continuing through the 1920s. The area appears below with the boundaries of the Bohemian Commercial Historic District superimposed.

1889 Bird's eye view of the South Side  
from "1889 Map of Cedar Rapids, Iowa" (Milwaukee: C.J. Pauli & Co., compiler), 1889.



<sup>1</sup>This central European ethnic description has changed as political boundaries have changed over time. The first immigrants to Cedar Rapids from this area referred to themselves as "Bohemian" and named their social organizations in this manner. The term Bohemian fell out of favor following World War I and the creation of the new European nation with the name "Czechoslovakia." Negative associations with the counter-culture lifestyle that came to be known as "bohemian" also discouraged use of this term. Because of its historic usage, however, the term appears throughout this nomination.



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Urban amenities began appearing in the Bohemian Commercial Historic District in the 1880s and 1890s. Cedar Rapids' second streetcar line was installed along 3<sup>rd</sup> Street SE as far as 14<sup>th</sup> Avenue in 1882. Though largely for the convenience of packing plant workers, the line served to tie the South Side to the rest of the city. The first sewer in the neighborhood was installed along 2<sup>nd</sup> Street SE between 10<sup>th</sup> Avenue and 14<sup>th</sup> Avenue in 1887 with other lines laid in 1894 along 3<sup>rd</sup> Street and in 1897 in the alleys between 2<sup>nd</sup> and 3<sup>rd</sup> streets and between 3<sup>rd</sup> and 4<sup>th</sup> streets. Water mains were not installed until the 1890s with taps made to existing residences and commercial buildings during that decade. Most buildings in the district had water service by 1900 with newer lines installed when new buildings replaced earlier structures.<sup>2</sup>

An examination of the 1889 bird's eye view map that appears on the previous page and the fire insurance maps published by the Sanborn Map Company for 1884, 1889, and 1895 suggests an early pattern of development for the Bohemian Commercial Historic District. The 1884 map only depicts the blocks of 3<sup>rd</sup> Street SE south of 12<sup>th</sup> Avenue and along 14<sup>th</sup> Avenue between 3<sup>rd</sup> Street and the 16<sup>th</sup> Avenue Bridge. The fact that blocks to the north are not shown is a likely indication that buildings of substantial value, including commercial properties, are not present here. A few commercial buildings line 14<sup>th</sup> Avenue with small houses scattered along 3<sup>rd</sup> Street and neighboring blocks. A large lumberyard is located at the southwest corner of 11<sup>th</sup> Avenue and 3<sup>rd</sup> Street.

By 1889 both the fire insurance map for that year and the bird's eye view map show the Bohemian Commercial Historic District to be a nearly fully developed neighborhood. The streetcar line is in place, Monroe School (non-extant) at the corner of 10<sup>th</sup> Avenue and 3<sup>rd</sup> Street just outside of the district is in place, and scattered two-story commercial buildings are beginning to appear along 3<sup>rd</sup> Street intermixed among dwellings. The lumberyard has been discontinued and the vacant site stands out as a virtual beacon for a future development. Six years later in 1895 the fire insurance map reveals major new commercial buildings. Residences have wings and porches added and few vacant lots remain in the district.

The same flat land that attracted residential development provided level routes for several trunk line railroads that eventually crisscrossed it. The Chicago and North Western Railroad and the Chicago, Rock Island and Pacific Railroad followed along the right-of-way of 4th Street, SE. The Rock Island line and the Chicago, Milwaukee and St. Paul Railroad also followed routes that connected to bridges across the Cedar River. When constructed after the Civil War, the Milwaukee Railroad crossed the Cedar River at 9th Avenue, SE and the Rock Island Railroad at the south edge of Sinclair and Company and Burlington Street SE. The first wagon bridge over the river connected 14th Avenue SE and 16th Avenue SW in 1875.

As the fire insurance maps suggest, the decades leading up to the turn of the 20<sup>th</sup> century saw Cedar Rapids' Bohemian commercial and social center locate in the heart of the residential neighborhood that was gradually becoming known as the "South Side." The area was occasionally referred to as "Little Bohemia." The commercial district that anchored this ethnic neighborhood grew up principally along 3rd Street south of 10th Avenue and along 14th Avenue SE between 3<sup>rd</sup> Street and the Cedar River. This "L" shaped commercial district became the "Main Street" for the city-dwelling Bohemian-Americans who made Cedar Rapids their home as well as the Czech-speaking residents of rural Linn County.

The earliest industrial development in the Bohemian neighborhood involved a handful of concerns scattered throughout the neighborhood. The good transportation connections to and through the Bohemian neighborhood made the area attractive for manufacturing and warehousing sites. For example, the G. M. Olmstead Soap Factory (non-extant) occupied a series of single and multi-story frame buildings at the foot of 14th Avenue and the Cedar River by the 1880s. Location of the company at this site just a few blocks away from the T.M. Sinclair and Company meat packing plant was a logical choice for a processor of a slaughter house by-product. The pungent smelling operation was abandoned by the mid-1890s, however. In 2002 this site contains a parking lot and is outside of the Bohemian Commercial Historic District.

Among the larger concerns to grow up in the Bohemian South Side from the 1870s to the 1920s were the T.M. Sinclair and Company meat packing plant; the J.G. Cherry Company, a dairy equipment company; the Star Wagon Works; the Cedar Rapids Carriage Works; the Churchill Drug Company; and the Carmody Foundry, later known as the Iowa Steel and Iron Works. The companies provided welcome employment opportunities for newly arriving immigrants as well as second and third generation Bohemian-Americans.

<sup>2</sup>City of Cedar Rapids Engineering Department, sewer location maps and sewer location tap book records and City of Cedar Rapids Water Department, tap date record files.

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During the 1880s the Bohemian residential neighborhood began to see new commercial concerns displace dwellings at key intersections along 3rd Street and 14th Avenue. They included the Lesinger Block at 1317 3rd Street, SE (Photo #3, NRHP) built in 1883 at the northwest corner of 14th Avenue and 3rd Street, SE and the Petrovitskys Block (nonextant) at the southwest corner of the same intersection. These buildings and others at this intersection were the most significant cluster of commercial buildings in the neighborhood housing three grocers (one in the Lesinger Block), a tin shop, a drygoods store, a billiard parlor, a bakery and a meat market by 1889. Two saloons and a grocer were located at the intersection of 14th Avenue and 2nd Street, SE while a barber shop, meat market, saloon,<sup>3</sup> cigar shop, grocery and drygoods store were scattered along 3rd Street, SE between 14th Avenue and 11th Avenue by 1889.

The most important new construction to take place during the decade of the 1890s in the Bohemian neighborhood was the Cesko-Slovanska Podporujici Spolku Hall or C.S.P.S. Hall (Photo #5, NRHP), built in 1891 at 1101-1105-1107 3rd Street, SE. Its location three blocks north of the earlier center of commercial life of the South Side neighborhood at the intersection of 14th Avenue and 3rd Street SE, marked an expansion of Bohemian commercial enterprise along 3rd Street. The substantial scale and monumental design of the building was testimony to the coming of age of the commercial as well as social institutions of the Bohemian community.

The Cesko-Slovanska Podporujici Spolku or "C.S.P.S." was a fraternal benevolent society founded in St. Louis in 1854. Cedar Rapids' first chapter, the Prokop Velky Lodge, was established in 1879, with two more lodges organized by 1882. C.S.P.S., like many immigrant societies of its time, offered an insurance program to its members and supported a variety of social activities, including bazaars, plays, lectures, and dances for the entire Czech community. The popularity and extent of these programs is indirectly suggested in the building of the C.S.P.S. lodge hall. In 1881 the Prokop Velky Lodge secured two lots at the corner of 11<sup>th</sup> Avenue and 3<sup>rd</sup> Street formerly used as a lumber storage area on which to erect a building. A decade later when the land was paid for the group hired architect J.C. Fulkerson to design the building. The cornerstone was laid in October 1890 before the largest gathering of Bohemian-Americans to that date in Cedar Rapids. Two additions would later be required to accommodate all who would use its ballroom, auditorium, stage, and meeting facilities.

Completion of the C.S.P.S. Hall in 1891 coincided with the hosting of the national convention of the organization that same year. Through the years various Bohemian-owned businesses including a furniture store, drug store, barbershop, and a mortuary occupied the building's first floor commercial spaces. By the mid-1920s, the Iowa Printing Co. was located at 1101 3<sup>rd</sup> Street SE under the ownership of Frank Hradecky. Hradecky published the Bohemian language newspaper known as the *Cedar Rapids Listy*. The newspaper continued publication from this site until World War II. After the war, the space was taken over by the Service Press Company, which continues, from this site in 2002.

Shortly after the C.S.P.S. Hall was built, the importance of the 11th Avenue and 3rd Street, SE intersection was solidified when The Matyk Block was built by Peter Matyk and his son Anton to house their dry goods business at 1029 3rd Street, SE (Photo # 6) in 1893. The business operated under the style "P. Matyk & Son" and was founded in 1880 when Peter turned his attention from the manufacture of hosiery and mittens to merchandising. Anton became a partner at that time. In 1893 the two decided to erect a new building in the center of what they believed would be an important commercial center in the heart of the Bohemian-American residential section of Cedar Rapids. Peter Matyk retired in 1895 and Anton continued its operation as sole proprietor. By this time Anton was a recognized leader in the Bohemian community having served a two-year term as alderman from the Third Ward beginning in 1887. By 1900, P. Matyk & Son was one of three dry goods businesses in the neighborhood and 14 citywide.

The development pattern that saw new retail buildings replacing dwellings or additions being added to the fronts of small houses continued during the 1890s and after the turn of the 20<sup>th</sup> century. Commercial vitality in the Bohemian district continued as well. A number of new brick and frame two-story commercial buildings were constructed along 14th Avenue between the bridge and 3rd Street by 1910. Three businesses that stand out in particular during this period include the Wencil Martinek & Sons Hardware Store at 129-131 14<sup>th</sup> Avenue, the Peter Hach Bottling Works at 1326 2<sup>nd</sup> Street, and Smid's Hardware Store at 219 14<sup>th</sup> Avenue SE. When constructed in ca. 1890, the building at 129-131 14<sup>th</sup> Avenue SE housed Wencil Martinek and Sons, a hardware store owned and managed by Wencil Martinek and his son Wencil, Jr. Wencil, Jr. also worked as a tinner and is credited with the sheet metal work on portions of the building. The building housed

<sup>3</sup>Sanborn Map for Cedar Rapids, Iowa, August, 1889, p. 16.

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apartments on the upper level with both Martineks residing here for several years prior to 1910. Successive Bohemian owned businesses occupied the retail spaces in later years. Throughout this period, apartments for working class families were located on the upper level with many of the Bohemian-American tenants working in nearby businesses and factories.

Diagonally across the intersection Peter Hach constructed a new saloon and bottling works (Photo #7) in 1901. The building replaced an earlier building that held a shoe store. The Hach Building originally housed a saloon and bottling works on the first floor and a residence for Peter and his wife, Frances, and their family on the upper level. Three of the Hach sons eventually joined the family business including Edward, Peter, Jr., and William. After the establishment of state prohibition, the business became a bottler of soft drinks and incorporated a bowling alley into the former saloon. William Hach eventually built a residence next door for his family at 1314 2<sup>nd</sup> Street SE. During the 1930s after national prohibition ended, the business returned to operation as a tavern. The business continued through the early 1940s with members of the Hach family serving in leadership positions in the South Side Commercial Club, an organization that promoted civic and commercial betterment efforts.

A half-block away a new building housed the Smid Hardware Store (Photo #8) when it opened in 1905. The business was owned and managed by Frank J. Smid and he and his wife Anna lived in the second floor flat. Smid operated his hardware business here until the 1930s when he relocated it to another building he owned on the block, the former Ideal Theatre. Thereafter, the space was occupied by a series of taverns. Retail space in the other half of the building held a variety of businesses beginning with a confectionery shop before World War I followed by several taverns, a barbershop, an appliance repair shop, and a thrift shop.

Important changes took place after the turn-of-the-century along 3rd Street, SE as well. At the north end of 3rd Street Frank Suchy constructed a two-story brick building at 1006 3rd Street SE (Photo #9) in 1907. Suchy operated a jewelry store on the first floor and resided with his wife Theresa on the second floor. The business had previously been located in the shop space next door at 1010 3<sup>rd</sup> Street SE. Suchy advertised himself as a watchmaker and jeweler continuing at this location until the mid-1930s. As a sign of the times, in 1937 the shop space went from "riches to rags" when it was taken over by Catherine Rouse who sold used clothing here.

At about the same time that Suchy's building was going up, the grocery and dry goods business in the Lesinger Block at 3rd Street and 14<sup>th</sup> Avenue was closing and the building changing hands. In c. 1907 Louis Pazdernik opened a saloon in the building but state prohibition laws in 1915 soon brought soft drink sales and a restaurant to this site. Little Bohemia, a tavern, was reintroduced to this active intersection in 1936 and continues in 2002.

1907 marked the year that the South End Business Men's Club organized. It was formed to boost businesses on the east side of the river in the area extending along 3<sup>rd</sup> Street SE south of 9<sup>th</sup> Avenue to 14<sup>th</sup> Avenue and then on 14<sup>th</sup> Avenue to the Cedar River bridge. Its model was the Commercial Club, which sought to promote Cedar Rapids in general. By 1912 it had 60 members. The organization continued until ca. 1935 and became a proponent of the development of better country roads for the convenience of farmers, many of whom patronized South End businesses. In ca. 1912 the organization reorganized as the South Side Commercial Club. By 1917 the South Side Commercial Club erected a club house at 1213 2<sup>nd</sup> Street SE outside of the historic district. Difficult economic times forced the club to sell their building in 1934. The following year a different commercial organization known at the South Side Civic Club was organized by some of the same individuals previously involved with the South Side Commercial Club. This organization took over promotional responsibility for the businesses located in the Bohemian Commercial Historic District, holding its regular meetings and special events at the C.S.P.S. Hall.

By 1910 two important buildings tied to growth and change in the Bohemian South Side were completed at the intersection of 3<sup>rd</sup> Street and 12<sup>th</sup> Avenue. Four years earlier the Iowa State Savings Bank was founded by a group of Bohemian-American business and civic leaders. They included Frank Mitvalsky (a furrier and realtor), Joseph Simon, Edward Hach (a saloon/bottling works manager), Anton Tomec, V.O. Hasek (a dentist), J.W. Lesinger (cashier), L.L. Blahnik (a building contractor), F.J. Dvorak (assistant cashier), John C. Petrovitsky (a physician), and J.W. Pichner. Within a year of its founding, the bank advertised capital of \$50,000. Tomec was the bank's first president and Hasek served as vice-president. In 1906 the bank selected a 3rd Street location at 1127 3rd Street SE (Photo #10) midway between the C.S.P.S. Hall and the earliest center of commercial activity along 14th Avenue, SE to build its first building. The Iowa State Savings Bank likely organized as a savings bank structure in order to have the capacity to transact nearly all of the banking services required in the growing Bohemian-American business community with the least amount of capital.

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Business at the Iowa State Savings Bank appears to have been brisk from the start. Frugal Bohemian families sought the services of the bank for home mortgages and businesses benefited from having a neighborhood banker for their commercial account needs. The bank also generated street traffic and brought potential customers to the growing number of businesses along 3<sup>rd</sup> Street and 14<sup>th</sup> Avenue. As a sign of success, the corner building was doubled in size by 1910 and within a decade, business had grown to the point where an even larger facility was needed. In 1917 the lot at the southwest corner of the intersection was acquired and the home of Frank and Katherine Nemecek was razed to make way for a new building. V. O. Hasek held the position of president at the time of the move. After the bank removed to new quarters across 12<sup>th</sup> Avenue, 1127 3<sup>rd</sup> Street SE was converted to use as the Globe Store, a grocery and meat market. Otto and Leo Lzicar were the proprietors. During the 1930s the business advertised that they offered "The Best Foods for Less."

A sign of the vitality of the neighborhood at the time the first bank building was being constructed was visible diagonally across the intersection. Here the new three-story Z.C.B.J. Building (Photo #11) was being erected at 1200 3<sup>rd</sup> Street SE by several local lodges affiliated with the Zapadni Cesko Bratske Jednoty or Western Bohemian Fraternal Association. This national fraternal benevolent society was founded in Omaha in 1897. Its founding members were lodges within the C.S.P.S. who sought to reform the life insurance provisions of the older Bohemian fraternal organization as well as several other lodge provisions. When the C.S.P.S. declined to make the changes requested by the petitioning lodges, the breakaway group incorporated the new society in Iowa. When the Articles of Incorporation were filed on July 4, 1897, the new fraternal society included 39 lodges with 939 members from the states of Nebraska, Minnesota, North Dakota, Iowa, and Wisconsin. Among the changes in the Z.C.B.J. was the provision that women could become full-fledged members although the amount of life insurance available to them remained half that of men. By 1900, the Z.C.B.J. counted 3,450 members including 865 women. The organization continued to grow at a good pace and within a decade of its founding had in excess of 10,000 members.

From its earliest days the home office of the Z.C.B.J. had been in the home of the supreme secretary of the organization, Alois Blaha, of Cedar Rapids. In 1907-1908 the three local lodges formed a group to construct a new lodge hall that would also serve as headquarters for the national organization. In October 1908 the Z.C.B.J. Building was completed in the heart of the expanding Bohemian commercial district, one block away from the older fraternal hall of the C.S.P.S. The new building included several retail spaces on the first floor to offset the building costs for the local lodges. The prime corner space was leased to the Severa Clothing Co., a men's clothing store owned and managed by George A. Severa. His son Leo joined Severa in later years. The business continued in operation at this corner until the mid-1930s.

From the beginning the three lodges who undertook the building retained the third floor as the Z.C.B.J. lodge hall. Two others eventually joined these lodges. The balance of the building was built to house the operations of the national headquarters for the Z.C.B.J. In 1929 a disastrous flood along the Cedar River brought water as far east on 12<sup>th</sup> Avenue as this building, flooding the basement. Four years later the rear fifth of the building was added to provide additional office space for the insurance operations of the Z.C.B.J.

As a fraternal organization and provider of life insurance, the Z.C.B.J. organization changed through the years. One of the most important changes included gradual professionalizing of the insurance aspects of the association through the retention of a professional manager beginning in 1910. The society established provisions for youth clubs in 1913. In 1917, a move to relocate the headquarters for the Z.C.B.J. to Omaha was resisted when delegates from 202 lodges voted unanimously at the 5<sup>th</sup> National Convention held at the Z.C.B.J. Building in Cedar Rapids to keep the headquarters here. By 1927 with the number of native Bohemian speakers declining, the Z.C.B.J. opened membership to English speakers. In 1929 the Czechoslovakian Workmen's Benevolent Association of St. Paul, Minnesota was merged into the Z.C.B.J. bringing over a 1,000 members to the combined group.

During World War II, a successful war bond drive among its members saw the Z.C.B.J. succeeded in raising over a \$1 million to aid in the procurement of war equipment. As a result three bombers were purchased with one named the "Spirit of Czech Nebraskans" and another the "Spirit of Iowa Czechs." Sidewalks along 3<sup>rd</sup> Street in front of the building continue to bear the names of neighborhood businesses. The sidewalk advertisements helped to pay for new sidewalks in the area.

As the decade leading up to World War I progressed, more buildings appeared in the district. A handful appeared by the time

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the fire insurance map for 1913 was published. Along 3<sup>rd</sup> Street SE, a one-story brick building first occupied by John Krejci's grocery store was erected next to the Iowa State Savings Bank at 1125 3<sup>rd</sup> Street SE in 1911. In later years the Globe Grocery & Market and the Red Mill Ice Cream Company occupied it. Next door at 1121 a more substantial structure, the Jacobs Building (Photo #12), appeared in 1914. Its spacious first floor was occupied by businesses headed by the district's only female merchants. Anna Jacobs and Anna Kurik operated Jacobs & Kurik Drygoods store and, for a time, leased space to a third "Anna," Anna Lesinger who worked as an undertaker from this address. During the early 1920s the south half of the building was leased to the Iowa Printing Company which published the *Cedar Rapidske Listy*, a Czech-language newspaper, from this location for several years before moving to the first floor of the C.S.P.S. Hall.

Other businesses to appear in existing or remodeled shop spaces along 3rd Street and 14th Avenue before World War I included a pharmacy, two shoe stores, a furniture store, print shop, and several restaurants. Three theaters opened for what turned out to be short runs before World War I. The Ideal Theatre opened in 1914 at 21314th Avenue SE (Photo #13), the Praha Theatre (non-extant) just a few doors away at 227 14th Avenue SE, and the Strand Theatre at 1124 3<sup>rd</sup> Street SE. The Ideal Theatre was built and initially operated by Frank J. Smid, proprietor of Smid's Hardware Store located just across the alley at 219 14<sup>th</sup> Avenue SE. The theater included Bohemian language films of special interest to residents of Cedar Rapids' South Side. An advertisement from the *Cedar Rapids Gazette* for January 1, 1915 announced "The greatest Bohemian motion play ever produced. PRODANA NEVESTA. Played 100 nights in the National Theatre Prague Bohemia. Shown for the first time west of New York." The ad also mentioned that a news reel would be shown relating news "from the seat of war." Ticket prices were 5¢ and 10¢. By 1917 W.M. Griffen was the proprietor for the Ideal Theatre, which was one of 12 theaters in Cedar Rapids and the only one located outside of the downtown. The concept for a neighborhood theater appears to have been ahead of its time, however, as the building was vacant by 1920. The theater building was converted to a box factory in the 1920s and Smid eventually relocated his hardware store here during the 1930s.

The only civic building to appear in the Bohemian Commercial Historic District, Hose Station No. 4 at 1111 3<sup>rd</sup> Street SE (Photo # 14), was constructed shortly before World War I. The tradition of a fire company in the neighborhood extended back nearly four decades, however. The Bohemian-American Hose Company formed as a volunteer group in 1882. When the C.S.P.S. Hall was constructed at the corner of 11<sup>th</sup> Avenue and 3<sup>rd</sup> Street SE in 1891, an area at the rear facing 11<sup>th</sup> Avenue was reserved to quarter the hose company's fire apparatus. The company remained here until 1899 when a new frame station was built on the site of the current station. The hose company remained here until the fire station went from a volunteer unit to a professional crew. Fire Station No. 4 was built in 1916 replacing the earlier frame station. The new station had six firemen housed here including two crews, each with a captain and two firemen.

Hose Station No. 4 is one of four surviving fire stations in Cedar Rapids built between 1908 and 1925 as part of a general upgrading of fire protection capacity following several major conflagrations. Station No. 1, the former Central Station, is used as the Science Station Museum; Station No. 2 built in 1908 now serves as offices for the Cedar Rapids Transit Department; Station No. 3 (1424 B Avenue NE), built in 1925, continues in use as a fire station; and Station No. 6 (4th Avenue and 17th Street, SE) is used as a neighborhood center.

Another reflection of solid economic growth in the Bohemian Commercial Historic District and the South Side in general was the plan announced by the Iowa State Savings Bank in 1916 to construct an enlarged facility the following year. The lot at the southwest corner of 12<sup>th</sup> Avenue SE and 3<sup>rd</sup> Street SE was acquired and the residence razed to make way for a new bank building. After a national search, the bank officers' choice for an architectural firm was Dennison & Hiron of New York City, a firm whose national experience in bank design is discussed in greater detail below. The new bank was completed at 1201 3<sup>rd</sup> Street SE (Photo #15).

The 1920s began as a boom period for Cedar Rapids banks. The local manufacturing economy was proceeding to expand and the growth of financial institutions paralleled this expansion with nearly a dozen institutions soon in place. Two other banks served the Bohemian-American community during this decade. They included the Bohemian Savings and Loan Association established in 1892, which specialized primarily in home mortgages, and the United State Bank established in 1922 by Bohemian business owners along 16<sup>th</sup> Avenue SW on the west side of the river. Following the stock market crash in 1929 and continuing troubles in Iowa's farm economy, a banking crisis for state-chartered banks loomed on the horizon. On January 24, 1933 the State Bank Stabilization Act was passed allowing "troubled banks to place themselves under the

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protective supervision of the State Department of Banks.<sup>4</sup> Iowa State Savings Bank was one of four of the six remaining local banks to seek relief through protection provided by the law. Two months later following the National Bank Holiday, Iowa State Savings Bank reopened.

Troubles at the bank persisted, however, and the bank was eventually forced to close, reorganize and solicit new investors. Need for a neighborhood bank remained evident to South Side business owners who were among the first to purchase stock in the reorganized bank. On November 5, 1934, the First Trust and Savings Bank reopened in the former Iowa State Savings Bank building. Many of the new bank's directors and officers came from the ranks of the former bank. Confidence was restored in the new institution when a partial payment of 45 cents on a dollar was paid to former investors.<sup>5</sup>

The J.G. Cherry Company was among the South Side industries to thrive in the decades immediately following the turn of the 20<sup>th</sup> century. The company originally began operations in 1880 specializing in the manufacture of cream cans, dairy machinery, butter churns, and ice cream freezers. By the 1930s it had become the largest exclusive manufacturer of equipment for the handling of milk and milk products in the world. The company began with the invention by J.G. Cherry of a jacketed cream can designed to withstand both heat and cold temperatures. The product proved exceptionally popular and the company soon developed a variety of machinery for processing ice cream and butter including coil pasteurization machines, and continuous ice cream freezers. In 1898 Cherry perfected the invention of an automatic egg case filler machine. The Cherry Company was incorporated the following year. The company grew during the next three decades to include manufacturing facilities in Peoria, Illinois and Tama and branch distribution houses in Sioux Falls, South Dakota and St. Paul, Minnesota. Other equipment manufactured for the dairy industry included hydraulic butter cutters, butter wrappers, brine and direct expansion freezers, churns and butterworkers, and pressure cream filters.

The J.G. Cherry Company Building at 320 11<sup>th</sup> Avenue SE (Photo # 16) was constructed in 1919 replacing seven single-family dwellings and a creamery in the half block site located between 10<sup>th</sup> Avenue and 11<sup>th</sup> Avenue along the 4<sup>th</sup> Street railroad corridor. Through the years this facility gave employment to hundreds of Bohemian residents in the surrounding neighborhoods. In 1928 the Cherry-Burrell Corporation was formed as a merger of the J.G. Cherry Company and seven other regional dairy equipment manufacturing and distribution companies. The 1000 block of the 4<sup>th</sup> Street railroad corridor was flanked on both sides by the Cedar Rapids plant.<sup>6</sup> Continued growth of the company at the end of World War II saw the transfer of its Cedar Rapids' operation to a new nine-acre site in 1945 in southwest Cedar Rapids. Manufacture broadened at this time to include processing and packaging equipment for the food, beverage, brewing, pharmaceutical, cosmetic, candy, chemical and paint industries. Administrative Headquarters for the company was moved in Chicago after the 1928 merger.

Expansion of the Bohemian Commercial Historic District ebbed following World War I. Several factors contributed to the slow down. The first involved increased competition from the commercial neighborhood established along 16<sup>th</sup> Avenue SW on the opposite side of the Cedar River and the corresponding growth of west side residential neighborhoods following completion of the new 16<sup>th</sup> Avenue Bridge in 1910. Other factors were the disastrous Cedar River flood of 1929 that affected properties on the east side of the river more adversely than the west side and the generally bad economic times associated with the Great Depression years.

Despite these negative factors, businesses in the district continued to be favored by the proximity to an important transportation route through Cedar Rapids. 14<sup>th</sup> Avenue had been established as a wagon route into the South End beginning in 1875 when the first iron bowstring bridge was completed across the Cedar River at 14<sup>th</sup> Avenue SE. This bridge was replaced in 1910 by a reinforced concrete structure. Five years later this crossing was selected to carry the route of the Red Ball Highway, a major north-south route through Iowa extending 600 miles from Minneapolis, Minnesota to St. Louis, Missouri. In 1926 when the system of named national highways was replaced by numbered Federal routes the Red Ball Highway became U. S. Highway 218.

<sup>4</sup>Harold F. Ewoldt, *Cedar Rapids: the Magnificent Century* (Northridge, California: Windosr Publications), 1988, p. 61.

<sup>5</sup>Ibid.

<sup>6</sup>In 1925 Cedar Rapids-born artist Grant Wood completed an oil-on-composition board painting of this J.G. Cherry Company Building and the adjacent buildings of the Cherry Company operation at the request of the company. The painting is now part of the Cedar Rapids Museum of Art's Cherry Burrell Charitable Foundation Collection.

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Location of U.S. Highway 218 through the district prompted the construction of service stations at three locations. The Friendly Service Station (Photo # 17) opened in 1936 in a fully modern facility including several auto repair bays at 227 14<sup>th</sup> Avenue SE/1401 3<sup>rd</sup> Street SE at the corner of 14<sup>th</sup> Avenue SE and 3<sup>rd</sup> Street SE. The station eventually had Texaco and Phillips '66 franchises. A second station, the Park Fulton Filling Station, opened diagonally across the intersection at 310 14<sup>th</sup> Avenue SE in ca. 1939. When constructed in ca. 1939 this two-bay service station was operated by Park J. Fulton. It later handled Skelly Oil products. A third station (non-extant) located at 203 14<sup>th</sup> Avenue SE was also established in 1936. This short-lived building was replaced in 1959 by the Montague Brothers Service Station, which operated as a Sinclair Company franchise.

<b>Bohemian Commercial Historic District Buildings by Decade</b>	
<b>Decade</b>	<b>Date of Original Construction</b>
1860-1869	0
1870-1879	1
1880-1889	12
1890-1899	8
1900-1909	10
1910-1919	12
1920-1929	3
1930-1939	3
1940-1949	3
1950-1959	2
1960-1969	1
1970-1979	1

***The Architecture of the Bohemian Commercial Historic District***

The Bohemian Commercial Historic District is architecturally significant because its buildings collectively reflect the architectural styles and vernacular commercial building forms popular locally and across the United States during the six decades from 1880 through 1939. The district contains several good examples of the Italianate Style and Romanesque Revival dating from the 1880s through the 1890s. The buildings include narrow front and double width commercial buildings in scattered mid-block locations as well as several prominent corner blocks. Variations of the Classical Revival Style were adopted for another group of commercial buildings including several banks, a fraternal hall, and a fire station. One good example of a Mission Style building was built during the 1930s.

Vernacular commercial buildings are among the more common architectural examples in the district. Several vernacular Brick Front buildings dating from the 1910s through the 1920s are scattered through the district. They exhibit a range of masonry techniques and design elements. In some instances these buildings employed simple geometric patterns and multi-colored brick to achieve well-proportioned building facades. In other cases, complex brick pattern work was combined with tinted mortars, contrasting colored brick, and cast stone or terra cotta elements to achieve greater ornamentation.

The work of two architects has been documented in the Bohemian Commercial Historic District. The first building was the C.S.P.S. Hall at 1101-1105-1107 3<sup>rd</sup> Street SE (Photo #5). The first of three sections of this Romanesque Revival fraternal hall was constructed in 1891. Architect for the project was William A. Fulkerson of Cedar Rapids. Fulkerson's local practice extended from the 1880s through ca. 1910 and for a time included fellow architect J.A. Smith. Fulkerson designed numerous residences and commercial buildings as well as public buildings. Other Romanesque Revival designed buildings among his commissions were Taylor School (1889) and the Cedar Rapids Auditorium (ca. 1903), both in Cedar Rapids, and the

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Armstrong Public School (1895) in Emmet County, Iowa. Two buildings in Iowa designed by Fulkerson that are currently listed on the National Register of Historic Places are Central Hall on the campus of the University of Northern Iowa in Cedar Falls, Iowa and the A.T. Averill House at 1120 2<sup>nd</sup> Avenue SE in Cedar Rapids. The success of Fulkerson's design for the C.S.P.S. Hall is attested to by the fact that successive additions built in 1900 and 1907 were readily integrated into the original design, using similar materials, proportions, and aesthetic elements.

Another work by a professional architect in the district is the Iowa State Savings Bank (second building) at 1201 3<sup>rd</sup> Street SE (Photo #15). The New York City architectural firm of Dennison & Hiron completed the Classical Revival design for the bank in 1916-1917. Both Ethan A. Dennison (1881-1954) and Frederic C. Hiron (1883-1942) studied at the Ecole des Beaux Arts in Paris before establishing their partnership in 1910. During the next two decades, their work included designs for banks and office buildings throughout the Northeast. Important commissions included the 22-story Art Deco Style Home Savings Bank (1927) in Albany, New York; the Beaux-Arts Style Delaware Trust Building (1921-1930) in Wilmington, Delaware; the Romanesque Style Erie Trust Company Building (1926) in Erie, Pennsylvania; the Art Deco Style Federal Trust Company Building in Newark, New Jersey; the City National Bank in Bridgeport, Connecticut; the Beaux Arts Institute of Design in New York, a New York City Landmark; and the Suffolk Title and Guarantee Company Building in Queens, New York, also a New York City Landmark.

Dennison and Hiron were well known for their use of terra cotta ornament in the designs of their skyscrapers and bank buildings. Although the manufacturer of terra cotta elements used in the Iowa State Savings Bank is unknown, Dennison and Hiron frequently worked with the Atlantic Terra Cotta Company with headquarters in Staten Island, New York and manufacturing plants in Georgia, New Jersey and New York. The company even dedicated an entire volume of its trade journal to descriptions of Dennison & Hiron's work and the techniques they used for securing optimal results for their terra cotta design.<sup>7</sup>

The decision to use a nationally known architect to design what was conceived by some as a neighborhood bank was not as surprising as one might think. Six years earlier, Peoples Bank had retained Chicago architect Louis Sullivan to design a new bank for its West Side location. The resulting bank design was a success and Sullivan's design brought praise to the bank. Whether or not the directors of Iowa State Savings Bank sought a similar success by selecting a firm nationally known for its bank designs remains a matter of speculation.

Together, the buildings of the Bohemian Commercial Historic District tell the story of architectural styles adopted for buildings from 1880 through the Great Depression. A list of significant examples of various architectural styles and vernacular residential and commercial building forms follows.

**Residential and Commercial Architectural Styles**

Late Victorian Italianate Style:

Lesinger Block 1313-1317 3<sup>rd</sup> Street SE (NRHP, 1883)  
John Vavra House-White Elephant Building, 1010 3<sup>rd</sup> Street SE (ca. 1889)  
Wencil Martinek & Sons Hardware Store, 129-131 14<sup>th</sup> Avenue SE (ca. 1890)  
Peter Hach Building, 1326 2<sup>nd</sup> Street SE (1901)  
Smid Hardware Store Building, 219 14<sup>th</sup> Avenue SE (ca. 1905)

Late Victorian Romanesque Style:

C.S.P.S. Hall, 1101-1105-1107 3<sup>rd</sup> Street SE (NRHP, 1891, 1900 & 1907)  
Matyk Block, 1031 3<sup>rd</sup> Street SE (1893)  
Suchy Building, 1006 3<sup>rd</sup> Street SE (1906)

<sup>7</sup>"Terra Cotta Work of Dennison & Hiron." *Atlantic Terra Cotta Company*, Vol. 9, no. 9 (June 1928).



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Classical Revival Style:

Z.C.B.J. Building, 1200 3<sup>rd</sup> Street (1908)  
Iowa State Savings Bank (first building), 1127 3<sup>rd</sup> Street SE (1908)  
Iowa State Savings Bank (second building), 1201 3<sup>rd</sup> Street SE (1908)  
Hose Station No. 4, 1111 3<sup>rd</sup> Street SE, (1916)

Mission Style:

Friendly Service Station, 227 14<sup>th</sup> Avenue SE (1936)

Craftsman Style:

Kapoun, Frank and Katherine House, 1118 2<sup>nd</sup> Street SE (1928)

**Residential and Commercial Vernacular Forms**

Brick Front

Krejci Building, 1125 3<sup>rd</sup> Street SE (1911)  
Jacobs Building, 1121 3<sup>rd</sup> Street SE (1914)  
Frank Kapoun Meat Market, 1120 2<sup>nd</sup> Street SE (1928)

Side-Gable One-Story

Kucera, Joseph and Kate House, 1221 3<sup>rd</sup> Street SE (ca. 1880)  
Vavra, Joseph and Antonia House, 1019 3<sup>rd</sup> Street SE (ca. 1885)

Front-Gable Two-Story

Novotny, Vaclav and Antonia House, 1301 3<sup>rd</sup> Street SE (ca. 1885)  
Dostal, Frank & Anna House, 1000 3<sup>rd</sup> Street SE (ca. 1910)  
Hach, William & Agnes House, 1314 2<sup>nd</sup> Street SE (ca. 1910)

Broad Front

Ideal Theatre, 213 14<sup>th</sup> Avenue SE (1914)  
National Quality Products Co. Building, 121 14<sup>th</sup> Avenue SE (ca. 1920)  
Riverside Auto & Machine Building, 123 14<sup>th</sup> Avenue SE (ca. 1917)  
Filipi and Stodola Meat Market, 1223 3<sup>rd</sup> Street SE (ca. 1915)

**Contributing and Non-Contributing Properties:**

By definition, a historic district is a collection of buildings, that when considered as a group rather than individually, possesses a sense of time and place. They may share a common building type, style, form, or material. They have a common period of significance that may extend through a few years or several decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings, as well as the their setting, should be high.

Buildings within historic districts are divided into two categories: non-contributing and contributing resources. Non-contributing resources are those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. Non-contributing buildings are generally considered to be intrusive in nature and would not be missed if removed from the district. Buildings less than 50 years old are considered non-contributing.

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The category of contributing resources can be further divided by definition into key buildings and supportive buildings. Key buildings within historic districts are those buildings that are individually eligible for the National Register of Historic Places. Integrity standards for these properties should be the same as those established for individually eligible buildings outside of historic districts. Architectural integrity of supportive buildings may be somewhat less. For example, changes in window and door openings, cornice, and beltcourse trim, or storefront changes may be acceptable. The addition of fixed awnings and changes in signage would also be acceptable for most key buildings and all supportive buildings.

The Bohemian Commercial Historic District contains a total of 75 resources including 48 contributing buildings of which 22 are key or individually significant. The balance of the district is composed of 27 non-contributing buildings including 10 primary structures and 17 secondary buildings (garages). Another 9 parcels contain parking lots or vacant land and are not included in the number count of contributing and non-contributing resources. Two buildings within the district are currently listed on the National Register.

The evaluation of contributing and non-contributing status of buildings within the Bohemian Commercial Historic District was done using a set of standards that were consistent with National Register requirements and, at the same time, reflected the organic development experienced by buildings in Cedar Rapids' South Side from the 1880s through the 1940s. It is understood that contributing buildings in commercial historic districts are frequently more likely to have been altered than contributing properties in residential districts. The fact that the Bohemian Commercial Historic District has been a neighborhood in transition from an exclusively residential neighborhood to a mixed residential, commercial, and industrial area beginning shortly after it was established has meant that alterations have been commonplace.

Within the district, it was expected that all contributing public buildings and commercial buildings including retail buildings, warehouses, theaters, fraternal buildings, banks, office buildings, filling stations, auto showrooms, and fire stations retain either their *original* appearance in terms of basic shape, proportions, rooflines and important architectural features, or the appearance acquired during a subsequent *historic alteration* (one that is at least 50 years old). In both cases, the upper levels of their principal façade(s) were expected to remain relatively unchanged in terms of placement and size of window openings, masonry detailing such as corbeling and cornice design. Easily reversible alterations, such as the addition of fire escape ladders or the temporary closure of windows with shutters or boards, were not considered significant. The replacement of multi-pane sash with reconfigured windows was acceptable (e.g. 6/6 double-hung sash replaced by 1/1 double-hung sash), but changes in the shape or type of windows were considered a more significant change (e.g. segmental arched double-hung sash by smaller, casement windows). The impact of installing fixed single-light, plate glass windows in place of operable double-hung windows was evaluated on a case-by-case basis to determine the impact.

Greater change was considered acceptable for storefront levels on commercial buildings since these areas typically experience considerable change, due to the fact that the average life of a storefront in the United States is only about ten years. The manner in which important storefront elements were treated was evaluated individually. Such elements included the shop and/or upper level entrances, transoms, shop windows, beltcourses, ornamentation, and awnings. In general, modifications made to storefronts in commercial buildings more than 50 years ago were likely to be considered significant in their own right if they were preserved relatively intact. Alterations made within the past 50 years did not automatically preclude a building from being eligible for the NRHP. These more recent alterations were assessed on a case-by-case basis to determine if they supported or detracted from a building's important design elements.

Alterations made to convert the use of commercial buildings were also commonplace in neighborhood commercial districts. These changes were considered insignificant unless they resulted in the loss of important interior public spaces. In summary, integrity standards for commercial buildings in the Bohemian Commercial Historic District assumed that buildings have, by necessity, evolved and changed through time. This organic quality of business districts provided the set of integrity expectations used for evaluating the district's buildings.

There are 23 dwellings within the Bohemian Commercial Historic District. Nearly all of these buildings were determined to be contributing structures because they retain their original forms and testify to the transitory history of this neighborhood

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from the 1880s through the 1930s. Four dwellings were determined to be key contributing structures because of the high level of integrity they possess as well as the proximity of the houses to the businesses owned by their original occupants. These key contributing structures retained their original appearance in terms of basic shape, porch configuration, overall proportions, rooflines and important features. Principal façades remained relatively unchanged with placement and size of window openings and primary entrances consistent with the original design.

A list of buildings within the Bohemian Commercial Historic District follows with their designation as contributing or non-contributing noted. In the future it is possible that several of the non-contributing buildings might become contributing if rehabilitations of their exteriors are completed that either remove or reverse major alterations. Some may also move into the category of "key" buildings.

**Contributing and Non-Contributing Properties**

ADDRESS	STREET	ORIGINAL OWNER/ BUSINESS	DATE BUILT	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS	
				Contributing	Key	Non-Contributing	Contributing	Non-Contributing
320	11th Ave SE	J.G. Cherry Company Building	1919	X	Key			
204	12th Ave SE	Pilsener Distributing Co. Warehouse	1949	X				
212-214	12th Ave SE	Cedar Rapids Carriage Works	ca. 1897	X				
216	12th Ave SE	Flidr Brothers Automotive Repair Shop	1945			X		
211-213	13th Ave SE	Lunak, Jarislav & Rose House & Golden Razor Barber Shop	ca. 1915, 1971	X				X
119	14 <sup>th</sup> Ave SE	F. J. Krejci Blacksmith Shop	ca. 1893	X				
121	14th Ave SE	National Quality Products Co. Building (Iowa Air Filter)	ca. 1920	X	Key			
123	14th Ave SE	Riverside Auto & Machine Building (Iowa Air Filter)	ca. 1917	X				X
129-131	14 <sup>th</sup> Ave SE (124 15th Ave SE)	Wencil Martinek & Sons Hardware Store	ca. 1890	X	Key			
203	14th Ave SE	Montague Brothers Service Station (Novak-Miller Monuments)	1959			X		
213	14th Ave SE	Ideal Theatre	1914	X	Key			
219	14th Ave SE	Smid Hardware Store Building	ca. 1905	X	Key			
227	14th Ave SE (1401 3rd St. SE)	Friendly Service Station (Porky's)	1936	X	Key			
310	14th Ave SE (1318 3rd Street)	Park Fulton Filling Station	1939	X	Key			
315	14th Ave SE	John Vampola Meat Market	ca. 1914	X				
1118	2nd St SE	Kapoun, Frank & Katherine House	1928	X	Key			
1120	2nd St SE	Frank Kapoun Meat Shop	1928	X	Key			
1300	2nd St SE	Vacant Lot						
1304	2nd St SE	(Papich-Kuba Funeral Home Annex)	ca. 1930			X		
1308	2nd St SE	Bonsall, Frederick & Sarah House	ca. 1900	X				X
1312	2nd St SE	Pearlstein, Moses & Dora House	ca. 1889	X				X
1314	2nd St SE	Hach, William & Agnes House	ca. 1910	X				X
1324	2nd St SE	Vobejda Shoe Store	ca. 1900			X		

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				Contributing	Key	Non-Contributing	Contributing	Non-Contributing
1326	2nd St SE	P. Hach Building	1901	X				
1000	3rd St SE	Dostal, Frank and Anna House	ca. 1910	X	Key			
1006	3rd St SE	Suchy Building	1906	X	Key			
1009	3rd St SE	Hovorka, Albert and Katherine House	ca. 1870	X				X
1010	3rd St SE	John Vavra House-White Elephant Building	ca. 1889	X	Key			
1012	3rd St SE	Corn State Laboratories Building	1959			X		
1013	3rd St SE	Hovorka, Edward and Emma House	ca. 1895	X				X
1015	3rd St SE	Hurka, Frank and Tena House	1906	X				
1019	3rd St SE	Vavra, Joseph and Antonia House	ca. 1885	X				X
1021	3rd St SE	Moravec, Emanuel and Katie House	ca. 1892	X				X
1028	3rd St SE	Denver-Chicago Trucking Co. (Brosh Chapel Building.)	1942			X		
1029	3rd St SE	Unnamed Building	ca. 1965			X		
1031	3rd St SE	Matyk Block	1893	X	Key			
1101	3rd St SE	C.S.P.S. Hall (NRHP)	1891, 1900, and 1907	X	Key			
1111	3rd St SE	Hose Station No. 4	1916	X	Key			
1113	3rd St SE	Herda, Albert and Anna House	ca. 1880	X				X
1117	3rd St SE	Blazej, John and Effie House	ca. 1900	X				
1121	3rd St SE	Jacobs Building	1914	X	Key			X
1125	3rd St SE	Krejci Building	1911	X				
1127	3rd St SE	Iowa State Savings Bank (first building)	1906, 1910	X	Key			
1200	3rd St SE (307 12th Ave SE)	Z.C.B.J. Building	1908	X	Key			
1201	3rd St SE	Iowa State Savings Bank (second building)	1917, 1966, and 1979	X	Key			
1221	3rd St SE	Kucera, Joseph and Kate House	ca. 1880	X				X
1223	3rd St SE	Filipi and Stodola Meat Market	ca. 1915	X	Key			
1227	3rd St SE	J V Truck Shine	1971			X		
1228	3rd St SE	Fiedler, Frank and Agnes House	ca. 1900	X				X
1230	3rd St SE	Kopecky, Vincent and Helen House	ca. 1884	X				
1301	3rd St SE	Novotny, Vaclav and Antonia House	ca. 1900	X	Key		X	
1302	3rd St SE	Horak, Rudolph and Mary House	ca. 1884	X				
1305	3rd St SE	Funcke-Vishek House	ca. 1884	X				X
1306	3rd St SE	Bartos, Joseph and Annie House	ca. 1895			X		X

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				Contributing	Key	Non-Contributing	Contributing	Non-Contributing
1310	3rd St SE	Lenicek, Frank and Marie House	ca. 1885	X				X
1311	3rd St SE	Unnamed House	ca. 1884			X		
1313-17	3rd St SE	Lesinger Block (NRHP, Little Bohemia)	1883, 1911	X	Key		X	
1214	3rd St SE	Vacant Lot						
1220	3rd St SE	Vacant Lot & Garage						X
1222	3rd St SE	Vacant Lot						
1307	3rd St SE	Vacant Lot						
313	10th Ave SE	Vacant Lot						
220	14th Ave SE	Vacant Lot						
223	14th Ave SE	Vacant Lot						
South of 1213	2nd St SE	Vacant Lot						

*Summary:*

In summary, the Bohemian Commercial Historic District is locally significant under Criteria A and C. Under Criterion A, it derives significance from its association with an important era of ethnic settlement and the development of businesses and social institutions by Bohemian-Americans in Cedar Rapids in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. The district continues to have a strong association with Czecho-Slovaks at the turn of the 21<sup>st</sup> century.

Under Criterion C, the Bohemian Commercial Historic District is significant as a representative collection of the commercial architectural styles and vernacular house forms that appeared in Cedar Rapids' neighborhoods from 1880 through the 1930s. The combination of visual qualities and historical associations gives the Bohemian Commercial Historic District its neighborhood identity and significance.

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UTM Reference (continued)

5	[1]5	[6]111870	[4]646900
	Zone	Easting	Northing
6	[1]5	[6]111040	[4]647160
	Zone	Easting	Northing
7	[1]5	[6]111020	[4]647290
	Zone	Easting	Northing
8	[1]5	[6]112940	[4]647340
	Zone	Easting	Northing
9	[1]5	[6]112880	[4]647260
	Zone	Easting	Northing

Verbal Boundary Description:

Within the City of Cedar Rapids, Linn County, Iowa:

Beginning at the intersection of C/L of 10<sup>th</sup> Avenue SE and the C/L of 4<sup>th</sup> Street SE; thence southeasterly along the C/L of 4<sup>th</sup> Street SE (ROW of the Chicago and North Western Railroad) to the C/L of 11<sup>th</sup> Avenue SE; thence southwesterly along the C/L of 11<sup>th</sup> Avenue SE to the C/L of 3<sup>rd</sup> Street SE; thence southeasterly along said C/L of 3<sup>rd</sup> Street SE to the C/L of 12<sup>th</sup> Avenue SE; thence northeasterly along the C/L of 12<sup>th</sup> Avenue SE to the C/L of alley extended northeast in Block 39 of Hull's First Addition; thence southeasterly along the C/L of said alley to the C/L of 14<sup>th</sup> Avenue SE; thence east southeasterly along the C/L of the alley extended northeast in Block 38 of J.C. May's Addition; thence east southeasterly along the C/L of said alley to the east property line extended of Lot 1 in Block 38 of J.C. May's Addition; thence southwest along the lot line to the C/L of 3<sup>rd</sup> Street SE; thence west northwesterly along the C/L of 3<sup>rd</sup> Street SE to the east property line extended of Lot 19, Block 33 of J.C. May's Addition; thence southwesterly along the rear (east) property lines of the lots facing 14<sup>th</sup> Avenue SE to the C/L of 2<sup>nd</sup> Street SE; thence west northwesterly along the C/L of 2<sup>nd</sup> Street to the C/L of 15<sup>th</sup> Avenue SE; thence southwesterly along the C/L of said avenue to the Cedar River; thence west northwesterly along the river edge to the C/L of 14<sup>th</sup> Avenue SE; thence northeasterly along the C/L of 14<sup>th</sup> Avenue SE to the C/L of 2<sup>nd</sup> Street SE; thence northwesterly along the C/L of 2<sup>nd</sup> Street SE to the C/L of 13<sup>th</sup> Avenue SE; thence northeasterly along the C/L of 13<sup>th</sup> Avenue SE to the C/L extended northwest of the alley in Block 31 of Carpenter's Third Addition; thence northwesterly along the C/L of said alley extended to the C/L of 12<sup>th</sup> Avenue SE; thence southwesterly along the C/L of 12<sup>th</sup> Avenue SE to the C/L of 2<sup>nd</sup> Street SE; thence northwesterly along the C/L of 2<sup>nd</sup> Street SE to the west property line extended for Lot 4, Block 22, Carpenter's Third Addition; then northeasterly along the lot line to the C/L of the alley in Block 22, Carpenter's Third Addition; thence northwesterly along the C/L of said alley extended across 11<sup>th</sup> Avenue SE and along the C/L of the alley in Block 21, Carpenter's Third Addition to the southeast corner of Lot 9, Block 21, Carpenter's Third Addition extended; thence northwesterly 30 feet; thence northeasterly along the lot line to the C/L of 3<sup>rd</sup> Street SE; thence northwesterly along the C/L of 3<sup>rd</sup> Street SE to the C/L of 10<sup>th</sup> Avenue SE; thence northeasterly along the C/L of 10<sup>th</sup> Avenue SE to the point of beginning.

Boundary Justification:

The boundaries for this historic district form an irregular L-shape comprising the collection of commercial, residential, and industrial properties that formed the heart of Cedar Rapids' oldest Bohemian-American neighborhood. The neighborhood follows the six-block route of 3<sup>rd</sup> Street SE and 14<sup>th</sup> Avenue SE along the east side of the Cedar River. This route also formed a section of the Red Ball Highway/U.S. Highway 218 through Cedar Rapids. Sections of intersecting streets along 3<sup>rd</sup> Street SE and 14<sup>th</sup> Avenue SE have been included where historically related properties with sufficient integrity to merit inclusion survive. The district includes facing blocks except for two instances where all buildings had been razed (the northwest side of 100 block of 14<sup>th</sup> Avenue SE) or substantially altered (northeast side of the 1100 block of 3<sup>rd</sup> Street SE). Since the historical significance of this neighborhood includes the story of change from a residential neighborhood to a mixed commercial, industrial and residential neighborhood the historic district's pattern of mixed land use is to be expected.

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**Photograph Key for Bohemian Commercial Historic District:** (See Photo Map, page 37)

Marlys A. Svendsen, photographer

1. Joseph and Antonia Vavra House – 1019 3<sup>rd</sup> Street SE
2. Vaclav and Antonia Novotny House – 1301 3<sup>rd</sup> Street SE
3. Lesinger Block - 1313-1317 3<sup>rd</sup> Street SE
4. John Vavra House-White Elephant Building - 1010 3<sup>rd</sup> Street SE
5. C.S.P.S. Hall – 1101-1105-1107 3<sup>rd</sup> Street SE
6. Matyk Block – 1031 3<sup>rd</sup> Street SE
7. P. Hach Building – 1326 2<sup>nd</sup> Street SE
8. Smid Hardware Store Building – 219 14<sup>th</sup> Avenue SE
9. Suchy Building – 1006 3<sup>rd</sup> Street SE
10. Iowa State Savings Bank (first building) - 1127 3<sup>rd</sup> Street SE
11. Z.C.B.J. Building – 1200 3<sup>rd</sup> Street SE/307 12<sup>th</sup> Avenue SE
12. Jacobs Building – 1121 3<sup>rd</sup> Street SE
13. Ideal Theatre – 213 14<sup>th</sup> Avenue SE
14. Hose Station No. 4 – 1111 3<sup>rd</sup> Street SE
15. Iowa State Savings Bank (second building) - 1201 3<sup>rd</sup> Street SE
16. J.G. Cherry Company Building – 320 11<sup>th</sup> Avenue SE
17. Friendly Service Station - 227 14<sup>th</sup> Avenue SE

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Property Owners within the Bohemian Commercial Historic District

HOUSE NUMBER	STREET	TITLEHOLDER/DEED OWNER	CONTRACT OWNER (In <i>ITALIC</i> )	ADDRESS (If Contract Owner, in <i>ITALIC</i> )
313	10TH AVE SE	O'CONNELL JOHN J WHOLESALE LUMBER COMPANY		311 9TH AVE SE CEDAR RAPIDS IA 52401
320	11TH AVE SE	KACENA COMPANY INC		329 10TH AVE SE CEDAR RAPIDS IA 52401
208	12TH AVE SE	CEDAR RAPIDS MERCHANDISING INC		204 12TH AVE SE CEDAR RAPIDS IA 52401
216	12TH AVE SE	CEDAR RAPIDS MERCHANDISING INC		204 12TH AVE SE CEDAR RAPIDS IA 52401
307	12TH AVE SE	PBJ HOLDINGS		1411 3RD ST SE CEDAR RAPIDS IA 52403
213	13TH AVE SE	VONDRACEK JOSEPH R JR & JEAN M		213 13TH AVE SE CEDAR RAPIDS IA 52401
123	14TH AVE SE	LARIMORE DAMON G		1815 D AVE NE CEDAR RAPIDS IA 52402
203	14TH AVE SE	MILLER RANDY M		4707 CANTERBURY CT IOWA CITY IA 52245
213	14TH AVE SE	BORGENSON BETTY A		1420 COUNTRY CLUB DR MARION IA 52302
219	14TH AVE SE	TREIBER PATRICIA		1515 4 <sup>TH</sup> AVE SE CEDAR RAPIDS IA 52403
227	14TH AVE SE	LONG GERALD F & ALMA V		1935 MT VERNON RD SE CEDAR RAPIDS IA 52403
310	14TH AVE SE	ZITEK LUMIR J & JAYNE F	<i>PRICE JAY A &amp; DENISE L</i>	1727 CHAMBERS AVE AMANA IA 52203
315	14TH AVE SE	JELLY-OLM HOLDING L C		1411 3RD ST SE CEDAR RAPIDS IA 52401
124	15TH AVE SE	THOMAS DAVID E & DIANE M W		2946 STONE RD SPRINGVILLE IA 52336
1118	2ND ST SE	LEONARD JAMES M & BARBARA A	<i>RODRIGUEZ VALARI A</i>	1118 2ND ST SE CEDAR RAPIDS IA 52403
1300	2ND ST SE	PAPICH MICHAEL D		1228 SECOND STREET SE CEDAR RAPIDS IA 52403
1306	2ND ST SE	PAPICH MICHAEL D		1228 2ND ST SE CEDAR RAPIDS IA 52403
1308	2ND ST SE	MID-OHIO SECURITIES CORP	<i>WATSON JIMMIE D ET AL</i>	1308 2ND ST SE CEDAR RAPIDS IA 52403
1312	2ND ST SE	MID-OHIO SECURITIES CORP	<i>MAIN JERRY L</i>	1312 2ND ST SE CEDAR RAPIDS IA 52403
1314	2ND ST SE	HUMPHREY SUSAN K		1314 2ND ST SE CEDAR RAPIDS IA 52403
1318	2ND ST SE	JAROSH STANLEY L & RUBEY E	<i>RAGONA CHARLES J JR &amp; JEAN A</i>	3010 BOWLING ST SW CEDAR RAPIDS IA 52404
1414	2ND ST SE	BORGENSON BETTY A		1420 COUNTRY CLUB DR CEDAR RAPIDS IA 52402
1000	3RD ST SE	O'CONNELL JOHN J WHOLESALE LUMBER COMPANY		311 9TH AVE SE CEDAR RAPIDS IA 52401
1006	3RD ST SE	THORLAND CO		329 10TH AVE SE CEDAR RAPIDS IA 52401
1009	3RD ST SE	NEW OWNER		1009 3RD STREET CEDAR RAPIDS IA 52401
1010	3RD ST SE	HULL VIRGINIA L & STEPHEN G	<i>SAYLOR ROSALIE J &amp;</i>	1010 3RD ST SE

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HOUSE NUMBER	STREET	TITLEHOLDER/DEED OWNER	CONTRACT OWNER (In <i>ITALIC</i> )	ADDRESS (If Contract Owner, in <i>ITALIC</i> )
			<i>HOWARD S</i>	<i>CEDAR RAPIDS IA 52401</i>
1012	3RD ST SE	THORLAND CO		320 11TH AVE SE CEDAR RAPIDS IA 52401
1013	3RD ST SE			1013 3RD STREET CEDAR RAPIDS IA 52401
1015	3RD ST SE	HARNISH WM B		1240 3RD AVE SE CEDAR RAPIDS IA 52403
1019	3RD ST SE	OSBORN JOHN H & MARY A	<i>OSBORN JOHN G</i>	1019 3RD ST SE CEDAR RAPIDS IA 52403
1020	3RD ST SE	PETERSON DONALD W	<i>BROSH CHAPEL INC</i>	1028 3RD STREET SE CEDAR RAPIDS IA 52403
1021	3RD ST SE	ERNST ROBERT V & DELORES G		1021 3RD ST SE CEDAR RAPIDS IA 52401
1028	3RD ST SE	KELTY JAMES J & JOAN H	<i>BROSH CHAPEL INC</i>	1028 3RD ST SE CEDAR RAPIDS IA 52401
1029	3RD ST SE	POCKRANDT LILY I & RAYMOND A	<i>PHYTO GENESIS INC</i>	1029 3RD ST SE CEDAR RAPIDS IA 52403
1101	3RD ST SE	PRUCHA ROBERT G JR		1105 3RD ST SE CEDAR RAPIDS IA 52401
1111	3RD ST SE	PRUCHA ROBERT G JR		1105 3RD ST SE CEDAR RAPIDS IA 52401
1113	3RD ST SE	MRAZEK GARY L		1117 3RD ST SE CEDAR RAPIDS IA 52401
1117	3RD ST SE	MRAZEK GARY L		1117 3RD ST SE CEDAR RAPIDS IA 52401
1121	3RD ST SE	NEW OWNER		3003 KENWAY BLVD. SW CEDAR RAPIDS IA 52404
1125	3RD ST SE	MC GOWAN RICHARD L & JOYCE E		1125 3RD ST SE CEDAR RAPIDS IA 52403
1201	3RD ST SE	HAWKEYE LAND CO ET AL		500 STICKLE DR PO BOX 5399 CEDAR RAPIDS IA 52411
1214	3RD ST SE	PBJ HOLDINGS L C		1204 3RD ST SE CEDAR RAPIDS IA 52403
1220	3RD ST SE	BARTUNEK BERNADENE J & RICHARD C		1704 14TH AVE SW CEDAR RAPIDS IA 52404
1221	3RD ST SE	VONDRACEK JOSEPH F & JEAN M		1228 3RD ST SE CEDAR RAPIDS IA 52401
1227	3RD ST SE	VONDRACEK JOSEPH R JR & JEAN M		1227 3RD ST SE CEDAR RAPIDS IA 52401
1228	3RD ST SE	VONDRACEK JOE R & JEAN M		1228 3RD ST SE CEDAR RAPIDS IA 52401
1230	3RD ST SE	HECKEL JOHN M TRUSTEE (HARTMAN)		229 NORTHLAND CT NE, STE B CEDAR RAPIDS IA 52402
1301	3RD ST SE	VONDRACEK JEAN M		1301 3 <sup>RD</sup> ST SE CEDAR RAPIDS IA 52401
1302	3RD ST SE	OSBORN MARY A & JOHN H		NO PROVISION MADE FOR MAIL
1305	3RD ST SE	VONDRACEK JOSEPH R & JEAN M		1228 3RD ST SE CEDAR RAPIDS IA 52401
1306	3RD ST SE	STURGEON RAMZA		1306 3RD ST SE

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HOUSE NUMBER	STREET	TITLEHOLDER/DEED OWNER	CONTRACT OWNER (In <i>ITALIC</i> )	ADDRESS (If Contract Owner, in <i>ITALIC</i> )
				CEDAR RAPIDS IA 52403
1307	3RD ST SE	MELSHA LEON G & DIANE L		7101 MT VERNON RD SE CEDAR RAPIDS IA 52403
1310	3RD ST SE	PANEK MARION F		1310 3RD ST SE CEDAR RAPIDS IA 52401
1311	3RD ST SE	MENTZER LARRY L		1311 3RD ST SE CEDAR RAPIDS IA 52401
1313	3RD ST SE	MELSHA LEON G & DIANE L		1317 3RD ST SE CEDAR RAPIDS IA 52401
1222	3RD ST SE	BARTUNEK RICHARD C & CHERRYL A		2709 PRIMROSE LN SW CEDAR RAPIDS IA 52404
220	14TH AVE SE	MELSHA LEON G & DIANE L		1317 3RD ST SE CEDAR RAPIDS IA 52401
223	14TH AVE SE	LONG GERALD F & ALMA V	<i>REILLY SCOTT</i>	3620 21ST ST SW CEDAR RAPIDS IA 52404
South of 1213	2ND ST SE	CITY OF CEDAR RAPIDS		CITY HALL CEDAR RAPIDS IA 52401

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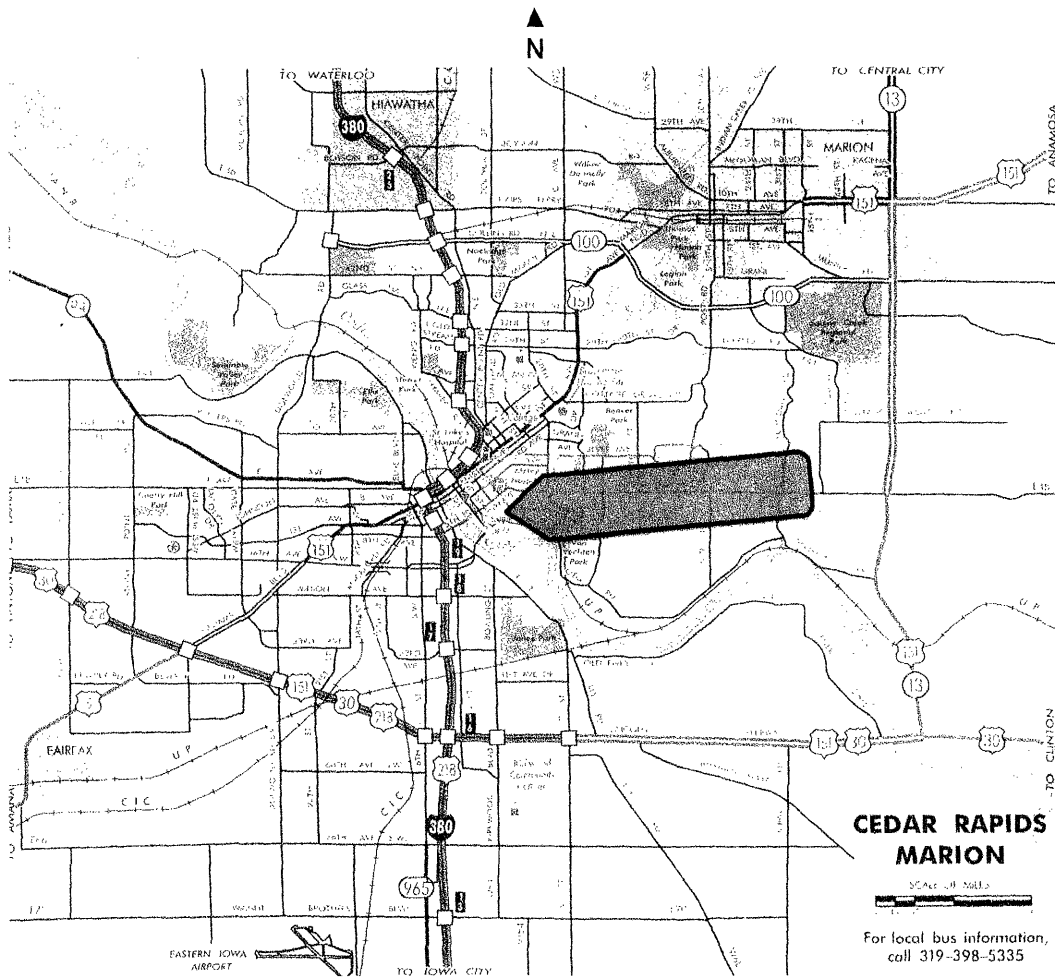
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Bohemian Commercial Historic District  
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**Map Showing Location of Bohemian Commercial Historic District**  
(Transportation Map, Iowa Department of Transportation, 2000)



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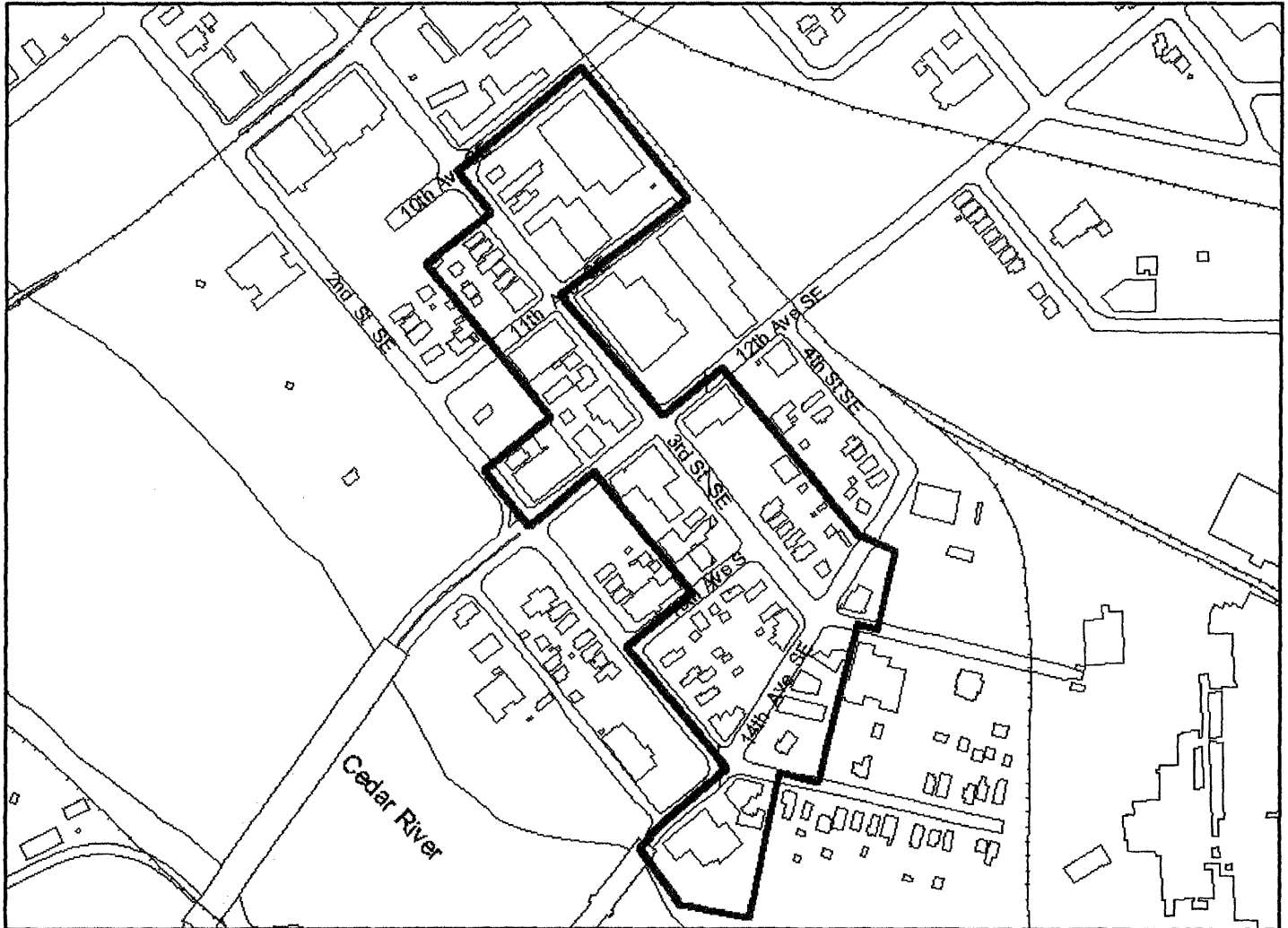
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Sketch Map of Bohemian Commercial Historic District



Bohemian Commercial Historic District  
Cedar Rapids, Iowa





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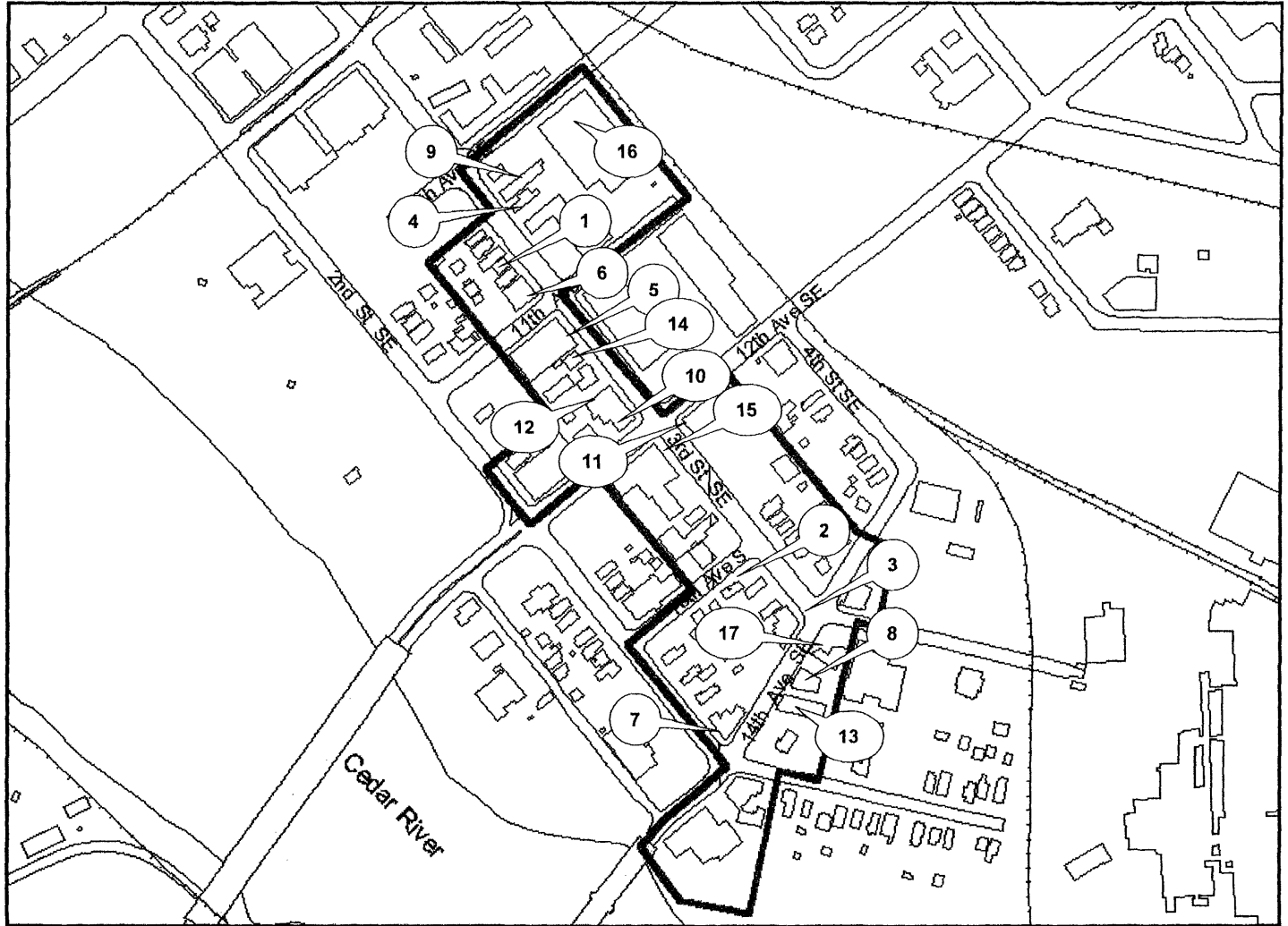
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Photo Map of Bohemian Commercial Historic District



Bohemian Commercial Historic District  
Cedar Rapids, Iowa

