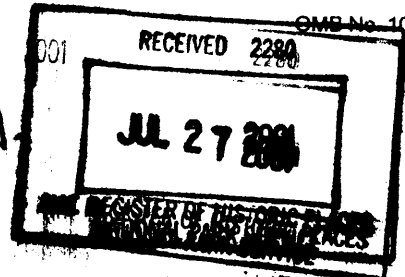


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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

Name of Property

historic name Redmond Park-Grande Avenue Historic District

other names/site number _____

2. Location

street & number Redmond Park & neighboring streets to east and northeast N/A not for publication

city or town Cedar Rapids N/A vicinity

state Iowa code IA county Linn code 113 zip code 54022

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).

Howell J. Sotke

June 26, 2001

Signature of certifying official/Title STATE HISTORICAL SOCIETY OF IOWA

Date

State or Federal agency and bureau

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

Signature of 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.

Signature of the Keeper

Date of Action

9/18/01

determined eligible for the National Register.
 See continuation sheet.

**Entered in the
National Register**

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

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

Contributing	Noncontributing	
193	2	buildings
1		sites
		structures
		objects
194	2	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

Architectural and Historical Resources of Residential Neighborhoods, 1870 - 1940

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwellings _____

DOMESTIC/Secondary Structures _____

RELIGION/Religious Facilities _____

EDUCATION/School _____

LANDSCAPE/Park _____

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwellings _____

DOMESTIC/Secondary Structures _____

RELIGION/Religious Facilities _____

EDUCATION/School _____

LANDSCAPE/Park _____

7. Description

Architectural Classification
(Enter categories from instructions)

Craftsman _____

Colonial Revival _____

Tudor Revival _____

Materials
(Enter categories from instructions)

foundation STONE/Limestone

walls WOOD/Weatherboard

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.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1900-1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

10. Geographical Data

Acreage of Property 40.75 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1][5]	[6][1][2][4][6][0]	[4][6][4][9][4][4][0]	2	[1][5]	[6][1][2][4][6][0]	[4][6][4][8][9][2][0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1][5]	[6][1][1][8][4][0]	[4][6][4][8][9][2][0]	4	[][]	[][][][]	[][][][]
					<input type="checkbox"/> 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 Cedar Rapids Historic Preservation Commission date January, 2001
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.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 1

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Architectural Classification (continued)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

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

Materials (continued)

foundation: CONCRETE

walls: BRICK

walls: STUCCO

roof: STONE/Slate

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 2

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Narrative Description:

The Redmond Park-Grande Avenue Historic District is a triangular shaped neighborhood containing approximately 9½ blocks. Located on the east side of the Cedar River south of First Avenue (U.S. Highway 151), the district is situated in the middle of a large residential section of the city. The district is bounded by Nineteenth Street SE on the east side, the alley between Park Avenue SE and Washington Avenue SE on the south side, and the rear property lines of lots facing Third Avenue SE on the west side. The district includes all of Redmond Park in the southwest corner of the district and the entire site of Johnson School (between Seventeenth and Eighteenth streets, Park Ave, and Washington Avenue). Third Avenue serves as a northbound one-way collector street while all other streets carry two-way traffic. The Second and Third Avenue Historic District (NRHP) is located immediately west and south of the Redmond Park-Grande Avenue Historic District.

Most of the Redmond Park-Grande Avenue Historic District is contained within sections of Bever Park (first) Addition laid out in 1892; Bever Park Second Addition laid out in 1905; Bever Park Third Addition laid out in ca. 1909; and Grande Avenue Place Addition laid out in ca. 1909. Grande Avenue is at the heart of the historic district with its wide public right-of-way set at 100' forming a grand west entrance route to present day Bever Park, a 70-acre park located two miles east of Third Avenue and north of Bever Avenue. Houses along Grande Avenue are some of the largest in the district with an average of eight or nine houses per facing block compared to ten or twelve along avenues to the south. Park Avenue, Blake Boulevard, and Ridgewood Terrace as well as the intersecting streets were laid out with standard 80' widths. All alleys measure 20'. Block size in the district ranges from 360' x 300' to 420' x 300' with 12 to 14 lots platted on the rectangular blocks in the east half of the district. Dimensions of the triangular shaped blocks along the west edge vary in size. The northeast/southwest direction of avenues that had been laid out perpendicular to the Cedar River in the Original Town Plat was reoriented to the compass points in this area of the city. All of the streets in the district are paved in asphalt except for short sections of Sixteenth Street and Park Avenue abutting Redmond Park. Here brick pavers are retained.

The terrain of the Redmond Park-Grande Avenue Historic District slopes gently from Redmond Park in the southwest corner of the district northeast along Third Avenue SE to Ridgewood Terrace rising only 10 feet. A more precipitous incline adds 25 feet in terrain change in the final block as Nineteenth Street SE is reached. Houses are sited level with the street or on slight upgrades in most of the district with retaining walls evidenced in only the northern and northeast blocks of the district. When originally developed at the turn of the 20th century, the area consisted of largely treeless farmland. Soon after the area was developed elm trees were planted in the parking strip and by the 1940s together with plantings of sycamore, sugar maple, and oak trees had grown to form an over arching shaded corridor. Dutch elm disease decimated the elm trees by the 1960s and in the 1970s the city removed the few surviving trees. In their place, maple, linden, hackberry, and ash were planted. There is a scattering throughout the area of larger and older examples of those same species, along with sycamores. Today, the avenues and side streets are lined by a mixture of 40 to 100 year old trees measuring 50 to 100 feet in height.¹

There are no natural water features within the district. One small city park – Redmond Park – contains 1.22 acres and is located at the intersection of Third Avenue SE, Park Avenue SE, and Sixteenth Street SE. Deciduous trees and shrubs dot Redmond Park. Mature maple and hackberry may represent original formal plantings in the park, a rarity in Cedar Rapids parks. The park also contains a restored cast iron water fountain, which was reassembled from pieces found at the City Water Works and in Ellis Park in ca. 1996.

Building stock in the Redmond Park-Grande Avenue Historic District includes a mix of single family dwellings, duplexes and small apartment buildings, several large apartment buildings, and two former churches. Buildings date from 1900 through the early 1930s.

Two smaller scale churches are also situated on the west and east edges of the district. They include the former Grande Avenue United Presbyterian Church (340 Sixteenth Street SE) constructed in 1914. It occupies a prominent site at the

¹ Memorandum from Eric Faaborg, City Forester for the City of Cedar Rapids, January, 2001.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 7

Page 3

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

intersection of Grande Avenue SE and Third Avenue SE. Its simplified Neoclassical Style was in marked contrast to architect Louis Sullivan's design for St. Paul Methodist Episcopal Church just three blocks away. It has a rectangular plan, a flat parapetted roof, a pedimented entrance facing Third Avenue, and no bell tower. The exterior of the building remains largely unaltered with its non-ecclesiastical design suited to its conversion to use as "Park View Apartments."

The second church in the district is the former St. John's Episcopal Church (357 Nineteenth Street SE). This Tudor Revival Style building was constructed in 1919-20 when the east end of the neighborhood was still largely vacant. During the 1920s dwellings were infilled around it. The building has a cross-gable roof and a T-plan with the long side paralleling Nineteenth Street. Half-timbering and pointed arched windows set off the stone foundation and stucco walls.

Several small apartment buildings and duplexes are scattered throughout the district. Two examples include the duplex at 1625-27 Grande Avenue SE and the Grande Apartments next door at 1633-35 Grande Avenue SE. Both properties were originally acquired by members of the Tapper family with the duplex and apartment building both constructed in ca. 1910. Common design elements including flat roofs, exposed rafter tails, knee-brace brackets, and multilight windows suggest that both buildings were designed by the same architect.

The balance of the Redmond Park-Grande Avenue Historic District contains well-preserved housing stock that dates from the turn-of-the-20th century through the 1930s. Approximately 63 percent of the houses are architecturally significant individually and another 26 per cent qualify as contributing structures within the district. Only two buildings including Johnson Elementary School are non-contributing due to their date of construction or significant alterations. The district exhibits a variety of early 20th century historic architectural styles including examples of the Colonial Revival and Craftsman styles. Most of the houses are examples of vernacular house forms commonly found in Cedar Rapids during that period and are described more fully in the historic context included in the Multiple Property Documentation Form for "Architectural and Historical Resources of Cedar Rapids Residential Neighborhoods, 1870 – 1940." The vernacular forms that appear most frequently in the Redmond Park-Grande Avenue Historic District include the Hipped Roof 2-Story or American Four-Square, Front-Gabled Roof 2-Story, Suburban Cottage, Side-Gabled Roof 2-Story, Bungalow and Bungalow Cottage, Clipped-Gable Cottage, 1½-Story Gabled Cottage, and Gambrel Cottage. Several late 1930s houses are examples of the Cape Cod house form.

Residential blocks in the district are distinguished by their large, densely spaced houses with uniform set back. Lots are deep except for corner lots where rear portions have been divided to provide housing sites facing onto the intersecting streets. The general uniformity in the neighborhood was a result of careful planning by the original developers of the neighborhood, James and George Bever through the Bever Land Company and the Park Avenue Realty Co., Malcolm V. Bolton through the real estate company that bore his name, and Mathew J. Miles.

The district's 1, 1½, 2, and 2½-story houses are constructed of frame, brick, and stucco with frame being the most popular. Wood cladding includes narrow, medium and wide width clapboard laid in various exposure patterns or decorative shingles (fish-scale, square-cut, saw-tooth, cove-cut, octagonal, or diamond-cut shapes laid in straight, staggered or wave rows). Masonry materials include dressed and ashlar stone on trim components, rusticated concrete block for foundations, and pressed brick. The most common architectural styles in the district are the Craftsman Style and the Colonial Revival Style with a wide variety of forms in evidence throughout the district.

Some of the better examples of the residential architectural styles and vernacular house forms in the Redmond Park-Grande Avenue Historic District are listed below.

Residential Architectural Styles

Shingle Style

Russell & Clara Mantz House, 1545 Park Avenue, SE (1900)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 4

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Colonial Revival

Edward & Hildur Killian House, 1700 Grande Avenue, SE (ca. 1909)
Martin & Amanda Hedin House, 1620 Park Avenue, SE (ca. 1909)
Rev. J.R. McCullough House, 1809 Ridgewood Terrace, SE (1929)

Craftsman

Joseph Wicke House, 1805 Blake Boulevard, SE (ca. 1912)
William & Alta Moehl House, 1821 Blake Boulevard, SE (ca. 1912)
Clarence & Jennie Sellye House, 1708 Grande Avenue, SE (ca. 1910)
Homer & Audrey Pitner House, 1815 Grande Avenue, SE (1910)
Weaver & Maude Fowler (first) House, 1820 Grande Avenue, SE (ca. 1915)
H.F. & Alice Jones House, 1630 Park Avenue, SE (ca. 1912)
Charles & Bess LeClear House, 337 Seventeenth Street, SE (ca. 1915)
Edward & Bess Misak House, 332 Eighteenth Street, SE (ca. 1915)
George & Minnie Beattie House, 315 Nineteenth Street, SE (ca. 1912)

Tudor Revival

St. John's Episcopal Church, 357 Nineteenth Street, SE (1919)

Prairie School

Myron & Fay Aubineau House, 1801 Grande Avenue, SE (ca. 1922)

Vernacular House Forms

Hipped Roof 2-Story or American Four-Square

Fay & Hanna Jones House, 1720 Blake Boulevard, SE (ca. 1915)
George & Bertha Doty House, 1800 Blake Boulevard, SE (ca. 1915)
Harry & Helen Ross House, 1824 Blake Boulevard, SE (ca. 1910)
Louis & Lillian Shepherd House, 1611 Grande Avenue, SE (ca. 1910)
Stanley & May Walker, 1615 Grande Avenue, SE (1909)
Fred & Clara Brink House, 1812 Grande Avenue, SE (ca. 1913)
David & Iva Orr House, 1834 Grande Avenue, SE (ca. 1920)
Herb & Florence Foster House, 1509 Park Avenue, SE (1910)
William & Minnie Madden House, 1601 Park Avenue, SE (ca. 1909)
Perry & Lizzie Mitchell House, 1609 Park Avenue, SE (ca. 1910)
John & Sarah Abbott House, 1611 Park Avenue, SE (ca. 1910)
Morden & Lenna Carter House, 1614 Park Avenue, SE (ca. 1912)
Walter & Metta Burd House, 1617 Park Avenue, SE (ca. 1909)
John & Nora Jackson House, 1625 Park Avenue, SE (ca. 1910)
Frank & Elizabeth Dance House, 1628 Park Avenue, SE (ca. 1916)
Sarah Bunker House, 1635 Park Avenue, SE (1909)
Benjamin & Leila Jones House, 1640 Park Avenue, SE (ca. 1910)
Delight Meader House, 1714 Park Avenue, SE (ca. 1910)
Howard & Belle Wilson House, 1730 Park Avenue, SE (ca. 1914)
Emmett & Maude Bolger House, 1804 Park Avenue, SE (1913)
William & Mattie Donnelly House, 336 Seventeenth Street, SE (ca. 1910)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 5

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Augustus & Pauline Stonebraker House, 349 Seventeenth Street, SE (ca. 1910)
Robert & Helene Hasher House, 350 Seventeenth Street, SE (ca. 1910)
William & Beatrice Hoag House, 344 Eighteenth Street, SE (ca. 1915)
Samuel & Grace Romey House, 345 Eighteenth Street, SE (ca. 1910)

Front-Gabled Roof 2-Story (note: most examples have Craftsman Style attributes)

Lumir & Libbie Vane House, 1726 Blake Boulevard, SE (ca. 1911)
Thomas & Grace Lynch, 1832 Blake Boulevard, SE (ca. 1912)
Frank & Nettie Anderson House, 1837 Blake Boulevard, SE (ca. 1915)
Frank & Carol McElhaney House, 1609 Grande Avenue, SE (ca. 1910)
Charles & Marie Novak House, 1616 Grande Avenue, SE (ca. 1913)
Burton House, 1716 Grande Avenue, SE (ca. 1910)
Archibald & Ada Stewart House, 1723 Grande Avenue, SE (ca. 1910)
Oswald & Minnie Pritchert House, 1725 Grande Avenue, SE (1910)
Theodore & Louisa Blaul House, 1824 Grande Avenue, SE (1915)
William & Anna Stillions House, 1829 Grande Avenue, SE (ca. 1916)
Weaver & Maude Fowler (second) House, 1830 Grande Avenue, SE (ca. 1912)
McHenry House, 1837 Grande Avenue, SE (ca. 1920)
Harry & Madge Hall House, 1505 Park Avenue, SE (ca. 1911)
Herbert & Laura Shafer House, 1606 Park Avenue, SE (ca. 1916)
Benjamin & Emma Currell House, 1627 Park Avenue, SE (ca. 1910)
Edwin & Byrde Furrow House, 1800 Park Avenue, SE (ca. 1914)
Lydia Cook House, 1809 Park Avenue, SE (1915)
Amelia Mackey House, 1811 Park Avenue, SE (1916)
George & Esther Johnson House, 1829 Ridgewood Terrace, SE (ca. 1920)
James & Jene McMasters House, 337 Eighteenth Street, SE (1910)
Albert & Dora Schultz House, 349 Eighteenth Street, SE (ca. 1910)
Edward & Clara Denny House, 329 Nineteenth Street, SE (1913)
Frank & Harriet Bowlus House, 337 Nineteenth Street, SE (ca. 1915)
David & Loretta Soles House, 345 Nineteenth Street, SE (ca. 1915)
Edwards House, 349 Nineteenth Street, SE (1915)

Suburban Cottage

Guy & Anna Mitchell House, 1721 Blake Boulevard, SE (ca. 1910)
Byron & Bell McKeeby House, 1828 Blake Boulevard, SE (ca. 1910)
Mary Irving House, 1610 Park Avenue, SE (ca. 1915)

Clipped-Gable Cottage

Louis & Gertrude Rosenbaum House, 1721 Grande Avenue, SE (ca. 1915)
Sarah Maier House, 1821 Grande Avenue, SE (ca. 1920)

Side-Gabled Roof 2-Story (note: most examples have Craftsman Style attributes)

George & Cleo Dorwart House, 1717 Blake Boulevard, SE (1909)
Benjamin & Evelyn Tait House, 1722 Blake Boulevard, SE (ca. 1915)
Selden & Jessie Hoaglan House, 1838 Blake Boulevard, SE (ca. 1920)
Newton & Pansy Parvin House, 1722 Grande Avenue, SE (1910)
Elmer & Gertrude Allen House, 1724 Grande Avenue, SE (1910)
George & Sarah Boyson House, 1802 Grande Avenue, SE (ca. 1914)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 & 8

Page 6

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Marien Carnegie House, 1722 Park Avenue, SE (ca. 1922)
Chris & Anna Regnet House, 1816 Park Avenue, SE (1916)
Lucian & Steele Wilcox House, 1810 Ridgewood Terrace, SE (ca. 1910)
Cornelius & Ella Crowley House, 1825 Ridgewood Terrace, SE (ca. 1915)
Edith Durin House, 308 Eighteenth Street, SE (ca. 1917)
LeRoy & Dorothy Gibson House, 315 Eighteenth Street, SE (1911)
Mathias & Henrietta Yakish House, 336 Eighteenth Street, SE (1910)
Frank & Myra Byers House, 309 Nineteenth Street, SE (ca. 1915)
Robert & Alice Taylor House, 335 Nineteenth Street, SE (1913)

Bungalow and Bungalow Cottage

Jennie Zigler House, 1723 Blake Boulevard, SE (ca. 1915)
Loretta Soles House, 1841 Grande Avenue, SE (ca. 1920)
Arvilla Stamp House, 1828 Park Avenue, SE (ca. 1920)
Charles & Della Harter House, 1834 Park Avenue, SE (ca. 1919)
Anthony Tschirgi House, 1801 Ridgewood Terrace, SE (ca. 1915)
Charles & Nettie Preussner House, 1828 Ridgewood Terrace, SE (1923)

Gambrel Cottage

Stanley & Bessie Cejka House, 1819 Grande Avenue, SE (ca. 1924)
James & Elizabeth Munger House, 321 Nineteenth Street, SE (ca. 1928)

Garlow

Glenn & Mabel McCollister House, 1815 Ridgewood Terrace, SE (ca. 1923)

The condition of houses in the Redmond Park-Grande Avenue Historic District ranges from fair to excellent with a majority well-preserved. A substantial number of residences continue as single family homes with subdivision into duplexes or apartments more common for large houses at the south or west end of the district. The most likely alteration to houses in the district is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. Other changes include the removal, alteration, or enclosure of porches with screening or fixed walls, the modification or addition of entrances, and the construction of rear wings and garages. The most egregious change was the lowering in roof pitch for one Front-Gabled Roof house (1805 Park Avenue, SE). Only one instance of demolition has occurred in order to create a small parking lot (356 Eighteenth Street, SE) opposite Johnson School. The most significant change in use has seen Grande View United Presbyterian Church (340 Sixteenth Street, SE) converted to the Parkview Apartments in ca. 1957 and St. John's Episcopal Church (357 Nineteenth Street, SE) become a day-care center during the past decade.

Statement of Significance:

General:

The Redmond Park-Grande Avenue Historic District is locally significant under Criteria A and C. Under Criterion A it derives significance under the category "Community Planning and Development." The Redmond Park-Grande Avenue Historic District is associated with an important era of intense residential development in Cedar Rapids at the beginning of the 20th century. The blocks in the south half of the district included in the Bever Park (First) Addition and Bever Park Second Addition highlight the residential neighborhood planning efforts of James and George Bever, local land developers and bankers. Building on the real estate dynasty established by their father Sampson Bever, the brothers established a progressive model for integrating utility services, transportation services, civic improvements, and private landscaping

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 7

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

measures in residential development. The northern blocks included in the Grande Avenue Place Addition were developed by several real estate developers active during this period including Malcolm V. Bolton, Mathew J. Miles, and the Bever brothers through the successor firm to the Bever Land Company, the Park Avenue Realty Company. Development efforts in the original Bever Park Addition were integrally connected with the controversial trial and four-year legal battle that ensued following Sampson Bever's death in 1892.

Additional significance under Criterion A derives from the fact that the Redmond Park-Grande Avenue Historic District typified the development of streetcar suburbs in Cedar Rapids at the turn of the 20th century. Its occupants represented a cross section of middle and upper income households with prominent business and professional leaders living next door to commercial travelers and railroad workers. Individuals resided in the district who were leaders in the community and made significant contributions to local industry and commerce as well as the professional and cultural life of the community.

Under Criterion C the Redmond Park-Grande Avenue Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Cedar Rapids neighborhoods from the 1890s through the 1930s. The district retains an extraordinary percentage of its original buildings with only two non-contributing structures and one vacant lot. It is likely that the work of Cedar Rapids architects survives here as well but no specific examples have been identified. In addition to single family dwellings, the district contains several significant examples of church architecture.

No properties within the district are currently listed on the National Register of Historic Places. The Second and Third Avenue Historic District which is listed in the National Register adjoins the Redmond Park-Grande Avenue Historic District along its west edge. No significance is asserted under Criteria B or D.

The Development of Bever Park Additions and Grande Avenue Place Addition:

The Redmond Park-Grande Avenue Historic District includes a triangular shaped area made up of ten pairs of facing blocks extending along east/west streets of varying lengths. The first area of the neighborhood to be platted and settled was the first Bever Park Addition that included several blocks in the far southwest corner of the district. This addition was originally laid out in 1892 on former farmland owned by Sampson C. Bever. Bever had acquired the property in 1851-52 when he first settled in Cedar Rapids. During his lifetime he worked as a merchant, land agent, railroad promoter, banker, and real estate developer amassing a considerable fortune in real estate and stock holdings. In 1864 along with his sons Bever formed the City National Bank which came to be known as the "Bever Bank." In future years the efforts of the bank became closely tied to the family's real estate developments with hundreds of advertisements appearing in local newspapers jointly promoting the City National Bank and real estate for sale in various Bever owned residential additions.

By the 1880s with real estate development a booming business in Cedar Rapids, Sampson Bever moved towards retirement from active involvement in the family's various businesses leaving sons James, George, and John in charge. They continued to work in establishing residential additions along First, Second and Third Avenues SE. Lots sold briskly during the decade of the 1880s as Cedar Rapids experienced what was later described as a "town lot boom."²

By 1890 population in Cedar Rapids stood at 18,020 and the city saw its boundaries expand with a major annexation that same year. New manufacturing concerns, wholesale distributing operations, and brisk retail sales kept the local economy robust. With all signs pointing toward continued local prosperity, the three Bever brothers formed the Bever Land Company in 1891 for the purpose of subdividing portions of the "Beverly Farm" located southeast of First Avenue.

During this same period, the Bever brothers were involved with a group of local investors to acquire the Marion and Cedar Rapids Railway and the Cedar Rapids Street Railway. Both railways operated streetcars under horse drawn power. The

²Greene, C.G., "Comprehensive Review of Real Estate Conditions in Cedar Rapids," *The Cedar Rapids Evening Gazette*, (January 9, 1904).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 8

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

group's objectives were multifold. Some hoped to improve transportation within the city limits, others to provide for a better connection to the county seat town of Marion located several miles northeast of Cedar Rapids, and still others to spur real estate development on the east side of the Cedar River. The real estate holdings of the Bever family and the newly organized Bever Land Company in the southeast quadrant of the city would be especially benefited if the efforts of the group proved successful. After considerable negotiation, several reorganizations, and a franchise buy-out, the new street railway company installed electrified lines in 1891 with one of the routes extending along First Avenue. Other routes would eventually follow along several streets through the district including portions of Third Avenue, Grande Avenue, Blake Boulevard, and Eighteenth Street.

Formation of the Bever Land Company had been well-timed to coincide with the 1890 annexation and the completion of the electric street car lines in 1891. The next year, in 1892, the company initiated its first project when it platted 323 acres of the former Beverly Farm into 167 lots as part of the first Bever Park Addition. The addition was so named for a triangular shaped park located along Third Avenue SE between Park Avenue SE and Sixteenth Street SE.

The Bevers also saw the importance in aggressively supporting public infrastructure improvements in order to promote their real estate developments as well as the community as a whole. As with their efforts to extend streetcar lines, they promoted efforts to extend city water service and sewer lines and to build parks. In addition, the Bevers undertook private improvements on land they developed. That their work was considered progressive in their day and held in high regard by their contemporaries is evident in the following description of the first Bever Park Addition.

Probably the most notable addition to Cedar Rapids which was laid out between 1880 and 1900 was Bever Park addition, platted in 1892...The plat contains 167 lots. The lots are 60 feet in width and 140 feet in depth with a 20 foot alley at the rear. Before any of the lots in this addition were sold or offered for sale the streets and alleys were brought to grade, the lots also graded as to take off all storm water and make the whole plat uniform; and sewerage and gas were put in. These preparations relieved buyers from much inconvenience. Prior to the platting of Bever Park addition no such pains had been taken by those who laid out additions to put them into attractive shape. The splendid results which followed the methods pursued by the Bever Land Company attest to the wisdom of such a course. The lots in their addition were not handled for speculation, but were sold directly to parties desiring permanent homes. Nearly all of the lots have been sold and there are now about as many attractive homes in the addition as there were originally vacant lots for a few of the lots have been divided into forty foot lots. The prices realized from lots have varied according to the location and time of sale, the minimum figure being about \$500 and the maximum figure being about \$1,300. Bever Park addition is one of the many monuments of the energy, enterprise, discernment and taste of George W. Bever.³ (Italics added for emphasis)

The Bevers used these progressive development measures for a marketing advantage. An advertisement placed by the Bever Land Company in August 1892 appears below. The ad noted the ready availability of both city water and sewer service, proper drainage, and the added convenience of electric streetcar service.

As the advertisement indicates, the Bever Land Company laid sanitary sewers in the new Bever Park Addition before they sold any lots. City Engineering Department records show that the portion of the Bever Park Addition included in the Redmond Park-Grande Avenue Historic District (one block west of Sixteenth Street SE along Park Avenue) saw sanitary sewers installed in 1894 by M.S. Jackson. No individual sewer taps were made during the next several years, however, due to pending litigation that affected the lots within the addition.

The litigation referred to above came in the wake of Sampson Bever's death in August 1892. For the next four years, two of Bever's five children contested Sampson's will because they believed that it transferred a disproportionate amount of real estate assets to brothers James, George, and John through their holdings in the Bever Land Company. Their sisters, Jane Spangler and Ellen Blake, contended that the Bever Land Company had been established fraudulently because their father was not of sound mind in 1891. They claimed that the effect of creating the company had been to divide Sampson Bever's holdings in a disproportionate manner in contrast with his wishes expressed throughout his life.

³*Ibid.*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 9

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

The Bever will case was brought to trial in January 1893 with spectators filling the courtroom each day to hear the sisters make their case and the brothers defend their actions. Local real estate experts were called to testify about the value of the estate including platted lots owned by the Bever Land Company, undeveloped land, and buildings owned by Sampson Bever including residences of each of his five children. More than sixty detailed newspaper accounts traced the three-week trial and the appeal of the verdict to the Iowa Supreme Court. In January 1896 with the five children agreeing to divide the estate equally, the will was set aside.

During the four years the Bever estate was litigated, it appears that land sales in the Bever Park Addition were suspended. In March 1896 two months after the settlement an advertisement appeared in the *Gazette* stating that Bever Park lots "are on the market again. Nothing finer or more desirable in this city. Drainage is perfect; sewerage system complete; water

Advertisement for the Bever Park Addition⁴

THE IMPROVEMENTS IN
BEVER PARK
ADDITION
Are nearly completed.

THE STREETS ARE ALL GRADED
Surface drainage is perfect, the Water Pipes are laid, the Sewers are nearly finished, the Sidewalks are being built and we are now able to show the

FINEST RESIDENCE LOTS IN THE CITY
In the best located addition in Cedar Rapids. Electric cars pass the addition every few minutes and all modern conveniences are provided. All persons who contemplate building a home this fall should call upon or address us at once.

OUR TERMS ARE REASONABLE
BEVER LAND CO.
ATTN: W. N. BERRY

BEVER PARK ADDITION.
Cedar Rapids, IOWA.

Map labels: 15th ST., 16th ST., PARK AVENUE, 17th ST., 18th ST., 19th ST., 20th ST., 21st ST., 22nd ST., 23rd ST., 24th ST., 25th ST., 26th ST., 27th ST., 28th ST., 29th ST., 30th ST., 31st ST., 32nd ST., 33rd ST., 34th ST., 35th ST., 36th ST., 37th ST., 38th ST., 39th ST., 40th ST., 41st ST., 42nd ST., 43rd ST., 44th ST., 45th ST., 46th ST., 47th ST., 48th ST., 49th ST., 50th ST., 51st ST., 52nd ST., 53rd ST., 54th ST., 55th ST., 56th ST., 57th ST., 58th ST., 59th ST., 60th ST., 61st ST., 62nd ST., 63rd ST., 64th ST., 65th ST., 66th ST., 67th ST., 68th ST., 69th ST., 70th ST., 71st ST., 72nd ST., 73rd ST., 74th ST., 75th ST., 76th ST., 77th ST., 78th ST., 79th ST., 80th ST., 81st ST., 82nd ST., 83rd ST., 84th ST., 85th ST., 86th ST., 87th ST., 88th ST., 89th ST., 90th ST., 91st ST., 92nd ST., 93rd ST., 94th ST., 95th ST., 96th ST., 97th ST., 98th ST., 99th ST., 100th ST.

pipes and sidewalks are laid. TERMS REASONABLE.⁵ However, when an advertisement appeared three years later on

⁴Advertisement for Bever Park Addition, *Cedar Rapids Evening Gazette*, August 20, 1892, p. 7.

⁵Advertisement for Bever Park Addition, *Cedar Rapids Evening Gazette*, March 18, 1896, p. 6.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 10

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

April 1, 1899 showing "sold" lots, no lots in the Redmond Park-Grande Avenue District were labeled as such.⁶ Later that summer, sewer and water tap records show construction of the first house in the district began at 1545 Park Avenue, SE.

When earlier residential additions sponsored by Sampson Bever and others were laid out south of First Avenue in the 1870s and 1880s, the Cedar Rapids' grid street/avenue system was continued. This system had numbered streets parallel to the Cedar River and avenues perpendicular to the river but on a northeast/southwest compass axis. When the Bever and Higley family farms were platted into residential parcels in the 1890s and 1900s, city planners took advantage of the opportunity to reorient some of the extended streets and avenues to the north/south and east/west points of the compass. Third Avenue SE continued in a diagonal fashion as far as Nineteenth Street SE and the numbered avenues from Fourth Avenue SE through Eighth Avenue SE were turned 45 degrees and continued with east/west orientations. This decision left a predicament for street names in the triangular area north of Fourth Avenue.

As a result of this change in street and avenue direction, new non-numerical names were required for the east/west avenues north of Fourth Avenue SE. The 1892 plat for Bever Park Addition gave the prominent "Bever" name to the avenue located one block north of Fourth Avenue and "Oakland" to the next street to the north. When Bever Park Second Addition was platted in 1905, Oakland Avenue was renamed "Washington Avenue." The next avenues to the north were Park Avenue that ran along the south edge of Bever Park (later Redmond Park) and then Grande Avenue. The third and last plat included in the Redmond Park-Grande Avenue Historic District was Grande Avenue Place Addition. Located north of the Bever Park Second Addition, it contained two east/west avenues - "Blake" (named for Ellen Bever Blake) and "Ridgewood Terrace." The new intersecting north/south streets in the district were laid out in grid form continuing east from Sixteenth Street SE through Nineteenth Street SE.

As noted above, the second area platted in the Redmond Park-Grande Avenue Historic District was the Bever Park Second Addition in 1905. The responsible parties included brothers John and James Bever working through the Park Avenue Realty Company. Advertisements promoting sale of lots in this addition noted that it was "in the center of the most desirable residence district in the city" and that shade trees were located in front of each lot.⁷ Like their earlier residential development efforts, the Bever Park Second Addition had city water mains and sewers installed and both lots and streets graded. Their ads noted that Park Avenue Realty Company was prepared to build houses on monthly payments. Records show that the Bever brothers were willing to speculate in this addition themselves. More than a dozen properties list the Park Avenue Realty Co. as the responsible for securing water and/or sewer connections. This role of developer continued with the platting of the Bever Park Third Addition located south of Grande Avenue and east of Seventeenth Street SE. The development pattern in this addition which was laid out in ca. 1909 saw the Park Avenue Realty Co. initiate home construction along the more valuable lots such as those along the south side of Grande Avenue while selling off less valued lots along Park Avenue to private buyers for purposes of construction.

The last addition laid out in the Redmond Park-Grande Avenue Historic District was the Grande Avenue Place Addition in ca. 1909. After the settlement of Sampson Bever's estate in 1896, Ellen Bever Blake took on Malcolm Bolton, a local real estate developer, as a partner. Their first project was Sampson Heights Addition in 1902 located west of the Redmond Park-Grande Avenue Historic District. This partnership apparently proved satisfactory to both parties with Bolton's real estate company handling the advertisement and sales of lots. Later, Jane Bever Spangler joined Bolton and her sister Ellen in co-sponsoring the development of first the Grande Avenue Place Addition which included those blocks north of Grande Avenue between Third Avenue and Nineteenth Street and later the Ridgewood Addition that included the blocks north of Grande Avenue and east of Nineteenth Street SE.

It is not surprising that the names of "Bolton & Co.," "Barton & Bolton" or "M.V. Bolton" appeared on more than dozen properties in the Redmond Park-Grande Avenue Historic District as the responsible party for securing water and/or sewer

⁶ Bever Land Co. advertisement, *Cedar Rapids Evening Gazette*, April 1, 1899, p. 23.

⁷ Park Avenue Realty Company advertisement, *Cedar Rapids Evening Gazette*, 1905.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 11

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

connection records. In other cases they sold off entire blocks to individual real estate developers who either resold separate lots, sponsored the further subdivision or replatting of lots, or built and sold individual houses.

One of those developers, Mathew Miles, provides an interesting case in point. Like many other real estate developers during this period, Miles was involved in civic activities. He was elected to the first city council after Cedar Rapids adopted the commission form of city government in 1908. The following year he acquired an ownership interest in a block in the new Grande Avenue Place Addition. In May 1909 following the death of Mayor John Carmody, Miles was elected mayor by the City Council. He continued in this capacity through 1912 during which time he continued his real estate business as well. During 1909 he took out frequent advertisements touting the advantages of the Grande Avenue Place neighborhood including a half-page promotional advertisement that encouraged individuals to speculate on the potential increase in value of lots in August 1909. His advertisement cited Grande Avenue Place as "the finest subdivision in the city of Cedar Rapids in point of improvements, transportation surroundings, class of buildings, location and price." The ad went on to suggest "why not make payment now and take advantage of increase in value during next five years."⁸

Miles' role as a developer in the Grande Avenue Place Addition involved more than advertising and promotion, however. Water connection records maintained by the City of Cedar Rapids show that during 1909 and 1910 Miles was responsible for securing water taps for 16 separate properties in the 1800 blocks of Grande Avenue and Blake Boulevard. Sewer tap connections and construction dates suggest that Miles may have been responsible for initiating construction on several houses in these blocks as well.

Ownership, water, and sewer records show that several other individuals were actively involved in the Grande Avenue Place Addition. They included Herbert R. Shafer (336 Seventeenth Street, SE; 1609, 1701, 1712, 1725, 1727 Grande Avenue, SE; and 1606 Park Avenue, SE), Frank Buser (1611 and 1615 Grande Avenue, SE), B. and D. Tapper (1625, 1633, and 1635, Grande Avenue, SE), H.L. Marshall (357 and 359 Sixteenth Street, SE; 356 and 358 Seventeenth Street, SE), and Mrs. I.C. Woodruff (1730, 1840 Park Avenue, SE). The names of these individuals also frequently appeared on sewer tap records though specific addresses are difficult to identify.

Real estate development was a boom industry in Cedar Rapids between 1900 and 1930 – the period when growth was highest in the residential sections southeast of First Avenue. Population soared 119% in three decades from 25,656 in 1900 to 32,811 in 1910, 45,566 in 1920, and 56,097 in 1930. The building of new houses in the Redmond Park-Grande Avenue Historic District paralleled the increases in population citywide. The first decade after 1900 saw the first houses to be built under the new city ordinance that required building permits for new construction and major remodeling projects. Before World War I, another regulation adopted by the City gave protection to residential neighborhoods through the zoning provisions.

Municipal parks were the other important ingredients that made the Redmond Park-Grande Avenue Historic District successful. Today's Redmond Park located immediately adjacent to the district along Third Avenue SE was originally named "Bever Park." This triangular shaped parcel includes 1.22 acres and measures 465 feet along Third Avenue, 356 feet along Park Avenue, and 300 feet along Sixteenth Street SE. It was deeded to the City in 1892 by the Bever Land Company as part of the first Bever Park Addition.

Bever Park was destined to bear the name of the Bever family only briefly, however. In 1898 a larger 70-acre park located further east on land once owned by Sampson Bever was named in his memory by the City Council. The park located at Third Avenue, Sixteenth Street, and Park Avenue was later renamed for John Redmond, the mayor and key leader in the effort to adopt the commission form of government. The park had an ornate horse-watering fountain that was removed to the Cedar Rapids waterworks site for a time and reinstalled in 1995.

Another appealing feature of the Redmond Park-Grande Avenue Historic District for prospective residents before World

⁸Advertisement for Grande Avenue Place, *Cedar Rapids Evening Gazette*, July 31, 1909.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 12

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

War I was the presence of several churches within easy walking distance or a short streetcar commute. Two small churches were built within the Redmond Park-Grande Avenue Historic District itself during this period as well. Both were organized as mission churches with parent congregations located in other sections of the city. The Grande Avenue United Presbyterian Church was established in 1914 at a prime location opposite Redmond Park - 340 Sixteenth Street SE. The Neo-Classical Style church was established as a mission of First United Presbyterian Church. Its founding pastor was H.H. Brownell. The congregation continued from this location for more than 40 years. In the late 1950s the building was abandoned for church use and converted into the Parkview Apartments.

The second mission church founded in the neighborhood was St. John's Episcopal Church. Originally established as a mission or outpost of Grace Episcopal Church in 1910, St. John's was founded at the behest of James Bever, senior warden at Grace Episcopal Church. To facilitate its construction, Bever gave the new congregation a lot at 357 Nineteenth Street, SE. In 1919-20 a Tudor Revival Style church was erected. The residential neighborhood filled in around the church during the 1920s. Its first pastor was Johnson Campbell who had formerly served as a chaplain at Ellis Island in New York City.

A number of other Cedar Rapids' churches selected suburban residential neighborhoods when they outgrew downtown sites at the turn of the 20th century. Members of the Second Presbyterian Church selected a site several blocks to the south at Third Avenue and Bever Avenue SE in 1903 and changed their name to Westminster Presbyterian Church when they relocated out of the downtown the following year. St. Paul Methodist Episcopal Church began plans for their move in 1909 and finished construction of their new building by 1914. Both new locations were along the route of the streetcar line that connected the new Bever and Wellington additions in southeast Cedar Rapids to the downtown via a line along Third Avenue. As residential development continued in the neighborhood after World War I, the First Congregational Church acquired several lots at the northwest corner of Washington Avenue and Seventeenth Street SE. In 1928 they erected a new church just west of Johnson Elementary School. Still other churches built new buildings to the south along Second Avenue and Third Avenue before World War I. They included the First Church of Christian Science (1910), the English Lutheran Church (1911), the First Christian Church (1913), the Immaculate Conception Roman Catholic Church (1913), and the First Baptist Church (1917).

Construction of new homes in the Redmond Park-Grande Avenue Historic District as well as adjoining neighborhoods to the west and south was accompanied by the call for completion of a new elementary school. As a result in 1909 a school referendum was held in which construction of new grade school building was proposed on a parcel owned by the school district on Washington Avenue between Seventeenth and Eighteenth streets. The measure failed by approximately 50 votes on its initial vote and plans for a new elementary school were put off until the measure received approval 1910. Architects Dieman and Fiske were retained to design the new building and construction began in late 1910 on lots the district already owned. General contractor for the job was H.F. Jones. Charles Dieman and Ferdinand Fiske lived a few blocks from the new school site and H.F. Jones and his wife Alice would build a new house in the district at 1630 Park Avenue, SE (Photo #1) soon after the school project was completed.

Construction of Johnson School proceeded ahead of schedule during 1910 and 1911 with classes opening there in September 1911. Newspaper accounts had promised that the new school would be an "ornament to Washington Avenue" and as its opening neared reports described the progressive nature of the building's design in great detail. It was favorably compared with buildings around the country in terms of modern layout, sanitation features, ventilation, effective use of natural light, and moderate construction expense (approximately \$30,000).⁹ Completion of the school became an important neighborhood asset as building lots continued to attract new families and the school population grew. As if anticipating voter concerns, newspaper reports assured taxpayers that Johnson School had been designed to grow incrementally without new additions compromising the original design or efficiency.

⁹"New Ideas in Sanitation," *Cedar Rapids Evening Gazette*, June 8, 1910; "Plans are Completed for Johnson Building," *Cedar Rapids Evening Gazette*, July 27, 1910; and "No Shades on School Windows, Johnson Building Presents New Lighting Feature," *Cedar Rapids Evening Gazette*, July 15, 1911.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 13

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

An examination of Sanborn maps for Cedar Rapids for the years 1913, 1931, and 1963 sheds light on the general development patterns and growth of the Redmond Park-Grande Avenue Historic District. The 1895 Sanborn map did not show building in the district. By 1913 when the first map was completed depicting this section of Cedar Rapids, all four of the additions contained within the district had been platted and more than half of the district had seen buildings erected. The most intense development appeared along the western and southern edges of the district within a block and a half of Third Avenue SE. All but three of the houses that would be built immediately south of Redmond Park were in place and approximately 75% of the houses that would be built in the 1600 blocks of Park Avenue and Grande Avenue were already in place. Nearly all of the houses facing Seventeenth Street SE were constructed and most of the houses along Eighteenth Street SE were built. The balance of the neighborhood ranged from vacant to scattered development: the 1700 block of Park Avenue – 30% developed; the 1800 block of Park Avenue – 10% developed; the 1700 block of Grande Avenue – 70% developed; the 1800 block of Grande Avenue – 20% developed; the 1700 block of Blake Boulevard – 50% developed; the 1800 block of Blake Boulevard – 30% developed; and the 1800 block of Ridgewood Terrace – 10% developed. Further north scattered houses had been built facing onto Third Avenue just outside the district.

The 1913 Sanborn map confirms the completion of Johnson School in the south half of Block 18 of Bever Park Third Addition. Four houses were constructed on the northwest corner of this block with three facing Seventeenth Street. The balance of the block remained vacant and was used as a school playground. The only other public building in the neighborhood in 1913 was a small chapel – Grace Episcopal Chapel (357 Nineteenth Street, SE). This small 1-story stucco building was later incorporated into the northeast section of St. John's Episcopal Church.

By 1931 when the next Sanborn map was produced, the neighborhood had seen a major transformation. Two new public buildings – Grande Avenue United Presbyterian Church (1601 Grande Avenue, SE/340 Sixteenth Street, SE) and St. John's Episcopal Church (357 Nineteenth Street, SE) – were completed. Only a handful of house lots remained vacant in the neighborhood and all but one of these would see houses constructed during the late 1930s. More than half of the houses also saw construction of freestanding garages along rear alley property lines.

By 1931 Sanborn maps show important changes in the surrounding neighborhoods as well. To the west, First Avenue saw its prime residential sites gradually being replaced by a mix of multi-story apartment buildings and retail businesses. Along Second and Third avenues all but a few residential lots saw construction of large-scale residences. The blocks to the south of the Redmond Park-Grande Avenue Historic District had few vacant lots remaining by 1931. To the east and northeast, the irregular curving streets of Dow's Addition and the Ridgewood Addition were beginning to fill up with somewhat larger houses set on spacious lots.

The contrasts between the streetscapes of the Redmond Park-Grande Avenue Historic District and the Second and Third Avenue Historic District adjoining it to the west had become readily apparent by 1931. The housing stock in the Second and Third Avenue Historic District included a buildings erected over a longer time period (four decades) and beginning in the 1890s. Nearly all of the dwellings in the Redmond Park-Grande Avenue Historic District, on the other hand, were constructed in less than three decades beginning shortly after the turn of the 20th century. Given this different time frame for development it is not surprising that the older housing stock of the Second & Third Avenue Historic District had more examples of Neo-Classical Style residences. These included Colonial Revival houses, Georgian Style residences, and vernacular house forms such as the American Four-Square that freely borrowed Neo-Classical elements, detailing, and proportions. Although Neo-Classical features were occasionally found in dwellings in the Redmond Park-Grande Avenue Historic District, these instances were less frequent and less dramatic than along Second and Third avenues.

The opposite was true for the Craftsman Style. Dozens of well-preserved examples of this style rendered in various vernacular house forms are present in the Redmond Park-Grande Avenue Historic District. In some cases, every house along a block face has aspects of the Craftsman Style. The district's houses were predominantly built in variations of the Hipped Cottage or American Four-Square, the Front-Gable Cottage, Suburban Cottage, and Side-Gable house form with a few examples of the Gambrel Cottage, Bungalow Cottage, and Bungalow. Though several outstanding Craftsman Style examples are found in the Second and Third Avenue Historic District, this style was far less evident.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 14

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

The Craftsman Style dominated the designs of a large majority of the houses in the Redmond Park-Grande Avenue Historic District. This resulted from the fact that the era of the style's popularity roughly paralleled the development years for Grande Avenue Place between ca. 1900 and 1925. The Craftsman Style is seen in such features as porch detailing, eaves treatment, window configuration and grouping, and cladding. The form most frequently used was the American Four-Square with its low hipped roof and attic dormers in the full cube shape or narrower version suited for smaller lots. The second common form for the Craftsman Style was the Front-Gable with its moderate-pitched front-gable roof and rectangular floor plan. The closed-gable version, the Suburban Cottage, was a variation of this form. The Side-Gable with its rectangular plan and long side facing the street was also popular.

Contrasting finishes for each level were common and porches usually extended across the full front with either a shed, hipped, or low-pitched front-gable roof. Simple straight or battered piers with narrow or wide board balusters in the balustrades and porch skirting finished out the porch detailing. Square-cut shingles, sometimes laid in alternating thin and wide bands, were placed in gable ends, on dormers, on upper levels of the houses, or all three locations. The integrity of the houses of this district is higher than would ordinarily be expected for buildings that are 70 to 90 years old.

In other ways, the two historic districts share visual attributes. Both districts demonstrate a preference for frame buildings and wood ornamentation over stucco and brick structures. Builders in the two neighborhoods shared an affection for front porches as well as a fondness for large windows, attic dormers, and changes in cladding on various levels of a house. Both neighborhoods had members of the Bever family as their initial developers and as a result, the neighborhoods share a similar approach to building set back and landscaping. In general the lot sizes are somewhat smaller in the Redmond Park-Grande Avenue Historic District and the houses were slightly more modest.

The Redmond Park-Grande Avenue Historic District saw full development shortly after the 1931 map was completed and relatively little change has occurred within the district since then. The next Sanborn map available dates from 1963 and is useful in tracking the type of changes made. Some of the larger houses along the west side the district were converted to duplex and apartment use. The Grande Avenue United Presbyterian Church was discontinued in ca. 1957 and the building was converted into a six-unit apartment building. A number of new garages appeared along the alleys. Relatively few houses saw building additions though some saw the enclosure of all or part of their front porches.

Streetcar lines along Bever Avenue, Third Avenue, Grande Avenue, and Eighteenth Street offered convenient connections to employment centers and shopping in the downtown. They also linked other parts of the city with the newly Bever Park located east of the Redmond Park-Grande Avenue Historic District. Real estate promoters such as James L. Bever eagerly sought brick street paving. Several streets retain brick pavers today including Sixteenth Street between Third Avenue and Bever Avenue and Park Avenue between Third Avenue and Seventeenth Street. These streets include the blocks facing Redmond Park.

The Redmond Park-Grande Avenue Historic District was occupied by a mixture of socioeconomic groups including a number of economically and socially mobile, second-generation Czech households. Families in the district were a mixture of middle and upper-income households. They were headed by railroad workers (clerks, conductors, engineers, and machinists), commercial travelers or traveling salesmen, downtown business owners and managers, industrial owners and plant managers, lawyers, doctors (physicians, osteopaths, and dentists), bank officers and cashiers, real estate agents, and teachers. A sampling of households from several blocks along Park Avenue, Grande Avenue, Blake Boulevard and Ridgewood Terrace during the period between 1900 and 1930 follows:

Park Avenue

Herb & Florence Foster, traffic manager, Sinclair Co. - 1509 Park Avenue, SE

George & Mae Evans, commercial traveler - 1515 Park Avenue, SE

Ingram & Clare Bixler, vice-president, Midland Mortgage Co. - 1519 Park Avenue, SE

Dr. Russell & Clara Mantz, physician, Battle Creek Sanitarium - 1545 Park Avenue, SE

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 15

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Clyde & Eleanor Stephens, teacher, Coe College - 1557 Park Avenue, SE
Herman & Marie Fuchs, real estate - 1602 Park Avenue, SE
Herbert & Laura Shafer, Shafer Auto Livery - 1606 Park Avenue, SE
Perry & Lizzie Mitchell, barber - 1609 Park Avenue, SE
John & Sarah Abbott, hog buyer, Sinclair Co. - Park Avenue, SE
Drs. Walter & Metta Burd, both osteopaths - 1617 Park Avenue, SE
Martin & Amanda Hedin, superintendent, Metropolitan Life Insurance Co. - 1620 Park Avenue, SE
H.F. & Alice Jones, general contractor - 1630 Park Avenue, SE
Arthur & Laura Holbrook, manager, F.W. Woolworth - 1631 Park Avenue, SE
Benjamin & Leila Jones, commercial traveler - 1640 Park Avenue, SE

Grande Avenue

Frank & Carol McElhaney, commercial traveler - 1609 Grande Avenue, SE
James & Anna York, baggage agent, Union Station - 1610 Grande Avenue, SE
Louis & Lillian Shepherd, mgr., Chambens Inskeep Co., who./retail optical goods - 1611 Grande Avenue, SE
Frank Drew, sporting goods and talking machines - 1615 Grande Avenue, SE
Charles & Marie Novak, Jr., clerk, Jones-Luberger-Pratt, furniture & rugs - 1616 Grande Avenue, SE
Charles & Roxie Hale, Douglas Co., starchworks - 1620 Grande Avenue, SE
Harry & Anna Levin, secretary/treasurer, Syndicate Clothing Co - 1635 Grande Avenue, SE
Edward & Hildur Killian, president, Killian Co., department store - 1700 Grande Avenue, SE
John & Callie Conley, commercial traveler - 1720 Grande Avenue, SE
Louis & Gertrude Rosenbaum, Louie's Clothes Shop - 1721 Grande Avenue, SE
Newton & Pansy Parvin, librarian, Iowa Masonic Library - 1722 Grande Avenue, SE
Elmer & Gertrude Allen, general manager, Cedar Rapids & Marion City Railway - 1724 Grande Avenue, SE
Betty Pritchert, librarian, Coe College - 1725 Grande Avenue, SE
Dr. Truman & Edith Griffin, dentist - 1727 Grande Avenue, SE

Blake Boulevard

Barton & Paula Arnett, salesman - 1714 Blake Boulevard, SE
George & Cleo Dorwart, commercial traveler - 1717 Blake Boulevard, SE
Fay & Hanna Jones, druggist - 1720 Blake Boulevard, SE
Guy & Anna Mitchell, loans - 1721 Blake Boulevard, SE
Benjamin & Evelyn Tait, Tait & Wagner Co., realtors - 1722 Blake Boulevard, SE
Dr. Lumir & Libbie Vane, dentist - 1726 Blake Boulevard, SE
Ernest & Lillian Counsell, commercial traveler - 1732 Blake Boulevard, SE
Dr. David & Georgia Beardsley, physician - 1737 Blake Boulevard, SE
George & Bertha Foy, secretary/treasurer, Foy Supply Co., auto supplies - 1800 Blake Boulevard, SE
Joseph Wicke, automobile salesman - 1805 Blake Boulevard, SE
Alvin & Ann Shafer, commercial traveler - 1807 Blake Boulevard, SE
James & Emma Roe, Roe Hardware - 1812 Blake Boulevard, SE
William & Alta Moehl, Armstrong Moel Grocery - 1821 Blake Boulevard, SE
Joseph & Minnie Kushner, junk dealer - 1822 Blake Boulevard, SE
Dr. Byron & Bell McKeeby, dentist - 1828 Blake Boulevard, SE
Daniel & Margaret McGinn, yardmaster, Rock Island RR - 1829 Blake Boulevard, SE
Frank & Nettie Anderson, contractor - 1838 Blake Boulevard, SE

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 16

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Ridgewood Terrace

Joseph & Christina Svoboda, commercial traveler - 1800 Ridgewood Terrace, SE
Anthony Tschirgi, president & general manager, Russell's Railway Guide Co. - 1803 Ridgewood Terrace, SE
Rev. J.R. McCullough - 1809 Ridgewood Terrace, SE
Glenn & Mable McCollister, switchman, Rock Island RR - 1815 Ridgewood Terrace, SE
Orrin & Lottie Dickeson, insurance agent - 1821 Ridgewood Terrace, SE
Cornelius & Ella Crowley, contractor - 1825 Ridgewood Terrace, SE
Charles & Nettie Preussner, patrolman - 1828 Ridgewood Terrace, SE
George & Esther Johnson, credit manager, Chandler Pump Co. - 1829 Ridgewood Terrace, SE

The Architecture of the Redmond Park-Grande Avenue Historic District:

The architecture of the Redmond Park-Grande Avenue Historic District represents a range of building type, style, and form typical of early 20th century residential neighborhoods in Cedar Rapids. Two churches, one apartment building, several double-houses, and eleven different single-family house forms appear in the district. Although it is likely that several Cedar Rapids architects were involved in designing buildings in the neighborhood, no specific commissions have been identified.

The single-family residential building stock in the district includes examples of the Colonial Revival Style, the Craftsman Style, the Tudor Revival Style, and features adapted from the Prairie School Style. The single-family houses include common vernacular building forms popular locally and around the United States from the turn of the 20th century through the 1930s. They include the Hipped Roof 2-Story or American Four-Square, the Front-Gabled Roof 2-Story and its variations – the Suburban Cottage and the Clipped-Gable Cottage, the Side-Gabled Roof 2-Story, the Bungalow and Bungalow Cottage, the Gambrel Cottage, and the English Cottage. The most common house form in the district is the American Four-Square and the styles that appear the most frequently are the Craftsman and the Colonial Revival. Some of the examples of vernacular architecture may be the product of pre-cut housing manufacturers such as the Gordon-Van Tine Company of Davenport.

It appears that at least one architect – Charles Dieman of the Cedar Rapids firm of Dieman and Fiske – may have played the role of designer/builder in the Redmond Park-Grande Avenue Historic District. Dieman's name is listed on sewer connection records for 12 separate lots in the district between 1908 and 1928. Examples of individual buildings that can be identified in this group are 1705 and 1834 Grande Avenue, SE (1908 and 1919); 1829 Blake Boulevard, SE (1913); and 1809 Ridgewood Terrace, SE (1928). Sewer connection records for blocks in nearby neighborhoods frequently show Dieman's name during this period as well. He and his family lived in two houses located in the Second and Third Avenue Historic District further affirming his interest in the neighborhood.

Dieman worked for Josselyn and Taylor prior to setting up his own office in ca. 1899. His earliest design in the neighborhood after forming his own firm is just west and slightly south of the Redmond Park-Grande Avenue Historic District at 1560 Third Avenue SE, a house that he and his wife occupied briefly after its completion in 1899. Three years later Dieman designed a second house several blocks away at 1800 Second Avenue. A more mainstream design, this Four-Square form incorporated elaborate dormers in the steep hipped roof and several styles of projecting window forms.

One of the houses attributed to Dieman in the Redmond Park-Grande Avenue Historic District continued to adapt the Four-Square form. Built for David and Iva Orr at 1834 Grande Avenue (Photo #2), this example had a low-pitched bell-cast hipped roof with a raised first floor clad in wide clapboard siding and square-cut shingles laid in alternating narrow and wide bands on the upper level. The off set oversized entrance portico was atypical for Four-Square houses in the district. David Orr was one of the owners of Orr Brothers Supply Co., an agricultural implement company.

As was noted above, it is likely that local architectural firms designed other houses in the district but poor records make it impossible to identify them. As a result, the significance of these buildings is discussed in more general terms below.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 17

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Residential Architectural Styles

The Redmond Park-Grande Avenue Historic District provides a sampler of architectural styles and decorative elements that were popular among American house builders from the turn of the 20th century through the 1930s. The earliest residential style to appear in the district is the Shingle Style. The house occupied by Russell and Clara Mantz, a physician, at 1545 Park Avenue, SE (Photo #3) is a well-preserved example of this style. Built in 1899-1900 the house has an asymmetrical front façade. The side-gable roof is extended to form the roof of the front porch and a multi-sided tower is positioned at one corner of the house. The house is clad in medium width siding with corner board and a belt course between levels. Vertical skirting boards and closely spaced square balusters in the porch balustrade finish off the porch trim. Though not clad in shingles, the low tower and dominant sloping roof mark this house as an example of the Shingle Style.

At the turn of the 20th century the architectural vocabulary of the Neo-Classical styles was being established in both commercial and residential buildings in Cedar Rapids. Four-Square houses were frequently embellished with rich Classical ornamentation to achieve a Colonial Revival Style appearance. The Edward and Hildur Killian House (Photo #4) at 1700 Grande Avenue, SE is one such example. Constructed in ca. 1908 by the president of Killian Co., an important Cedar Rapids department store, this house occupies a prominent corner lot in Redmond Park-Grande Avenue Historic District. Its symmetrical plan included a low-pitched hipped roof, gabled roof dormers on the sides, and a flat roof porch extending across the full front. The most important Classical feature is the two-storied projecting portico centered on the front façade. Fluted Ionic columns extend two stories to support a closed gable or pediment.

The Martin and Amanda Hedin House at 1620 Park Avenue, SE (Photo #5) incorporates Classical features in a different vernacular house form – the Suburban Cottage. Built in ca. 1909 this 2½-story house has a closed front-gable with a pent roof. The gable end features a Palladian window group and square-cut shingle cladding. Other Classical ornamentation includes the keystone in the semi-circular arched window and second floor oval window, the fluted porch columns and the simple balustrade and porch skirting.

The most popular architectural style in the Redmond Park-Grande Avenue Historic District was the Craftsman Style. More than 60% of the district's residences evidence forms and features frequently used in this style. The Craftsman Style grew out of the Arts and Crafts Movement in America and was strongly promoted by native Wisconsin architect and furniture designer Gustav Stickley in his magazine *The Craftsman* published between 1903 and 1916. The Craftsman Style was predisposed towards simple, utilitarian forms, and straight or geometric lines. The Craftsman Style developed a multiplicity of forms but the American Four-Square, the Front-Gabled Roof 2-Story, and the Side-Gabled Roof 2-Story were the most common to appear in the Redmond Park-Grande Avenue Historic District.

One of the best-preserved examples of a Craftsman Style house in the district is the H.F. and Alice Jones House (Photo #1) located at 1630 Park Avenue, SE. As was noted earlier, this house was built in ca. 1912 soon after Jones' construction company completed work on the new Johnson School. The Jones House is an example of the Front-Gable 2-Story form. Its broad front-gable roof has gable attic dormers with a combination of exposed rafter tails, knee-braced brackets, and purlins typical of Craftsman designs. The shed roofed front porch extends across the full front with similar roof patterns used for the fixed awning above the second floor window group and the side entranceway. The wide vertical boards closely spaced in the porch skirting and balustrade are typical of Craftsman designs in this and other Cedar Rapids neighborhoods from the period. The house's simple cladding – medium width clapboard with corner board trim – differs somewhat from most other Craftsman designs in the neighborhood. More often they featured alternating finishes between various levels.

Other examples of the Craftsman Style include the Joseph Wicke House (Photo #6), 1805 Blake Boulevard, SE (ca. 1912) which features many of the same elements as the Jones House; the William and Alta Moehl House, 1821 Blake Boulevard, SE (ca. 1912); the Clarence and Jennie Sellye House, 1708 Grande Avenue, SE (ca. 1910); the Homer and Audrey Pitner House (Photo #7), 1815 Grande Avenue, SE (1910); the Weaver and Maude Fowler (first) House, 1820 Grande Avenue, SE (ca. 1915); the Charles and Bess LeClear House, 337 Seventeenth Street, SE (ca. 1915); the Edward

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 18

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

and Bess Misak House (Photo #8), 332 Eighteenth Street, SE (ca. 1915); and the George and Minnie Beattie House, 315 Nineteenth Street, SE (ca. 1912). Many of the examples of the Four-Square, Front-Gabled Roof 2-Story, and Side-Gabled Roof 2-Story forms discussed below also feature Craftsman elements.

Although a number of buildings in the Redmond Park-Grande Avenue Historic District have features common to the Prairie School Style, the only house to fully embody the style is the Myron and Fay Aubineau House at 1801 Grande Avenue, SE (Photo #9). Prairie School residences are typified by their horizontal massing, low-pitched roofs which are frequently punctured by projecting gables, ribbon groupings windows, and horizontal beltcourses separating differing materials. The house built in ca. 1922 by Myron Aubineau, a sales manager for the Quaker Oats Company, and his wife Fay, occupies a prominent corner lot in the district. It is an example of a Prairie School variation of the American-Four Square house form with an unusually low-pitched hipped roof that extends over the 2-story sleeping porch. This roof form combines with several other features including the variation in cladding between levels and the bands of window groups on the upper level, to give the house a strong horizontal feeling. The use of a raised first level separated by a belt course with bands of narrow and wide square-cut shingles on the upper level in the Aubineau House adds to the Prairie School design of the house.

At the same time that homebuilders were constructing Colonial Revival, Craftsman, and Prairie School houses elsewhere in Cedar Rapids, they were also building Tudor Revival Style single-family houses. No such houses were built in the Redmond Park-Grande Avenue Historic District, however. The only example of this style is the St. John's Episcopal Church (Photo #10) at 357 Nineteenth Street, SE. This church occupies two residential lots along a busy north-south street. Its modest scale allows it to blend in with the surrounding domestic building stock rather than stand out as an institutional building. It has a complex plan consisting of a series of intersecting gable sections superimposed on a T-plan. Like many Tudor Revival Style buildings from this period it has a stone foundation with stucco walls and half-timbering trim. Tall, pointed arched stained glass windows are inset in a rectangular window opening with another group of windows set beneath a segmental arch. The building has no steeple and its modest size reflects its early role as a neighborhood based church initiated as a mission of a larger church.

Vernacular House Forms:

Although many of the houses that were constructed in the Redmond Park-Grande Avenue Historic District drew inspiration from architectural styles sweeping the country from 1900 through the 1930s, most were built without benefit of custom designs. Buildings of this type generally fall into the category of "vernacular housing" and for purposes of discussion are grouped by building form and/or type rather than style. The major vernacular house forms that appeared within the Redmond Park-Grande Avenue Historic District were, in descending frequency, the 2-story hipped roof house form commonly referred to as the American Four-Square (33%), the Front-Gabled Roof 2-Story (28%), the Side-Gabled Roof 2-Story (18%), and the 1 or 1½-Story Bungalow or Bungalow Cottage (6%). The remaining houses (approximately 15%) included one or more examples of the 1½-Story Gabled Cottage form, Gambrel Cottage, Clipped-Gable Cottage, and the Cape Cod Cottage.

Homebuilders for these houses turned to pattern books and design catalogues available from local lumber companies such as the Limback & Jeffrey Lumber Co. or to local planing mills such as Williams & Hunting Co. After the turn of the 20th century, residents may have turned to manufacturers of pre-cut or "kit houses" such as those offered by a number of Midwest manufacturers. Kit houses included materials for the entire house with numbered parts and instruction booklets as well as paint and nails. Among the companies offering homes in the Midwest were three Bay City, Michigan manufacturers – the Aladdin Company began in 1906 and offered 450 models between 1910 and 1940; Lewis Homes/Liberty Homes; and Sterling Homes/International Mill and Timber.

Three Chicago firms included Sears Roebuck and Company, Montgomery Ward Company, and Harris Brothers. The best known of these was Sears, the nation's premier merchandiser at the turn of the 20th century. The company began offering house plans in 1895 and by 1908 had begun operations of a "Modern Homes" division that supplied building plans, materials, and kit houses that were shipped by rail around the United States. The first catalogue was limited to several dozen plans for medium size houses but by 1916 the first Sears kit-houses with numbered parts were available.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 19

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Incomplete records make the total output of kit homes difficult to estimate, however, it is likely that by World War II, Sears had sold more than 100,000 homes nationally.

Soon after Aladdin and Sears began manufacturing homes, an Iowa company joined their ranks. Located just 85 miles southeast of Cedar Rapids in Davenport, the Gordon-Van Tine Company advertised nationally selling construction materials to builders beginning in 1906. By 1910 they offered house designs and were among the first companies in the country to offer fully pre-cut houses. The company's catalogues allowed the homebuyer to select from among dozens of floor plans, finishes, design features, and equipment choices. The Gordon-Van Tine Company likely knew of the brisk market for residential construction in Cedar Rapids during this period. Their advertisements regularly appeared in the *Cedar Rapids Gazette* and contained copy intended to appeal to homeowners, carpenters, and contractors.¹⁰

As noted above, the American Four-Square was the most common house form in the Redmond Park-Grande Avenue Historic District. A total of 65 houses were built in the district between ca. 1910 and ca. 1930 in variations of this form. Common characteristics included a 2-story, 3-bay configuration; hipped roof of various pitches; centrally placed, hipped or gable roof dormer(s) on one or more facades; porches across entire front façade or off-set entrance porticos; asymmetrically placed entrance door (common); a cottage window on first floor (common); double-hung windows or groups of windows on upper floors and secondary facades with either 1/1, 4/1, 5/1 or 6/1 configurations; and beltcourses separating first and second floors. Four-Squares are distributed evenly throughout the district. Its national popularity during the years immediately preceding World War I was consistent with the substantial period of growth of the neighborhood during the same period.

The Gordon-Van Tine Company included 18 separate plans in the Four-Square house form in its 1923 catalogue seeking to capture the interest of homebuilders with such descriptive phrases as "An Impressive Colonial Home," "A Big 6 Room House at a Low Price," "A Big Square Home – Four Bed Rooms," "Substantial Two-Story Home," "An Every Popular Home of Fine Proportions," "Impressive Home – A Space and Money Saver," "A Substantial Seven Room House," and "A Square House with Big Comfortable Rooms."¹¹

The typical plan for a Gordon-Van Tine Four-Square featured all of the elements noted in the preceding paragraph. The four rooms on the first floor usually contained an entrance hall with stairs to the second floor, a "cased opening" (one featuring pillars, shelving or other trim) between the living room and dining room, and a spacious kitchen. The upper level contained a bathroom and either three or four bedrooms. Examples in the 1923 catalogue were sized for a range of budgets with the smallest examples containing less than 700 square feet per floor, moderate examples sized from 800 to 900 square feet, and one large house containing 1,100 square feet per floor. Although no specific examples of Gordon-Van Tine Co. houses have been identified within the district, the designs and floor plans included in the company's catalogue shed light on both the aesthetic and practical preferences of the day.

¹⁰ Gordon, Van Tine & Co. advertisement, *Cedar Rapids Evening Gazette*, March 4, 1907.

¹¹ *117 House Designs of the Twenties, Gordon-Van Tine Co.* (New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia), 1992. (reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923), pp. 37, 52, 66, 81, 82, 86, 87, and 99.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 20

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Gordon-Van Tine Home No. 562¹²



Gordon-Van Tine Homes

Page 52



The Four-Squares within the Redmond Park-Grande Avenue Historic District can be grouped within several sub-types. The "narrow front" Four-Square had a slightly narrower front façade and was most often used in mid-block locations where building lots had been subdivided. Examples include the Fay and Hanna Jones House, 1720 Blake Boulevard, SE (ca. 1915); the Harry and Helen Ross House, 1824 Blake Boulevard, SE (ca. 1910); the David and Iva Orr House, 1834 Grande Avenue, SE (Photo #2); the Sarah Bunker House, 1635 Park Avenue, SE; the Howard and Belle Wilson House, 1730 Park Avenue, SE; and the Emmett and Maude Bolger House (Photo #11), 1804 Park Avenue, SE. The Bolger House was built in ca. 1914 and is an especially good example of the sub-type. It measures just 24' across the front, has about 20% less square footage than the full-size Four-Square houses in the neighborhood as a result, but fits comfortably on a narrow 35' lot. Its verticality is diminished by the use of a bell-cast hipped roof and a change in cladding between levels. Emmett Bolger worked as a typewriter salesman.

Another group of Four-Squares in the district might be described as the "classic" or "basic" form. They have a single style of cladding on lower and upper levels, a full-width porch across the front, simple porch trim, and uncomplicated window treatment. Examples include the Fred and Clara Brink House (Photo # 12), 1812 Grande Avenue, SE; the William and Minnie Madden House, 1601 Park Avenue, SE (ca. 1909); Morden and Lenna Carter House, 1614 Park Avenue, SE (ca. 1912); Walter and Metta Burd House, 1617 Park Avenue, SE (ca. 1909); John and Nora Jackson House, 1625 Park

¹²*Ibid.*, p. 52.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 21

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Avenue, SE (ca. 1910); Delight Meader House, 1714 Park Avenue, SE (ca. 1910); and William and Beatrice Hoag House, 344 Eighteenth Street, SE (ca. 1915); and Samuel and Grace Romey House, 345 Eighteenth Street, SE (ca. 1910). The Brink House was built in ca. 1913 and has narrow clapboard siding, wide eaves, hipped roof attic dormers, and a low-pitched hipped roof extending across the full front. Brink worked as a manager for the Fawcett Company, jobbers of electrical, mechanical, and automobile supplies.

The third group of Four-Squares is distinguished by a change in cladding between levels. This practice was common among all of the Craftsman Style house forms in the district. Well-preserved examples include the Four-Squares at Louis and Lillian Shepherd House, 1611 Grande Avenue, SE (ca. 1910); the David and Iva Orr House, 1834 Grande Avenue, SE (Photo #2); Perry and Lizzie Mitchell House, 1609 Park Avenue, SE (ca. 1910); Frank and Elizabeth Dance House, 1628 Park Avenue, SE (ca. 1916); Benjamin and Leila Jones House, 1640 Park Avenue, SE (ca. 1910); Emmett and Maude Bolger House (Photo #11), 1804 Park Avenue, SE (1913); Augustus and Pauline Stonebraker House, 349 Seventeenth Street, SE (ca. 1910); and Robert and Helene Hasher House, 350 Seventeenth Street, SE (ca. 1910). The change in cladding between levels was often accompanied by a change in paint color or raising of the belt-course position. Together these three elements accentuated the horizontal feeling of this sub-type of the Four-Square form.

The last sub-type of the Four-Square house form is generally larger in scale (a 28' width and more 900 to 1,100 s.f. per floor) with a steeper roof pitch and an asymmetrical appearance. They generally have pronounced wall dormers or projecting window bays that are set off-center. Porch and house entrances are usually located beneath these dominant dormers adding to the overall asymmetry of their design. One noteworthy example is the John and Sarah Abbott House (Photo #13) built in ca. 1910 at 1611 Park Avenue, SE. John worked as a hog buyer for the Sinclair Co., an important local meat packer at the time the house was built. The house's steeply pitched hipped roof has a flared gable wall dormer on the left side and wide eaves with exposed rafters. Cladding varies between floors with narrow and wide clapboards on the lower level, narrow siding on the upper level, and square-cut shingles in the gable dormer. Wide paneled porch columns rest on ashlar concrete block pedestals and the porch balustrade and skirting have an unusual scroll-cut pattern. The entrance is set off-center beneath a bay window and an oval window in the dormer.

These large, asymmetrical Four-Squares frequently occupied prominent corner lots. The George and Bertha Doty House (Photo #14) at 1800 Blake Boulevard, SE built in ca. 1915 is such an example. George was the secretary-treasurer for the Foy Supply Co., an auto supplier when the house was finished. It has prominent attic gables with pent roofs placed in an asymmetrical fashion along the corner facing facades. Large paneled porch pillars and a paneled balustrade created a substantial, weighty look. The offset entrance and porch steps finish off the asymmetrical appearance. Other examples of the asymmetrical Four-Square sub-type include the houses at Stanley and May Walker, 1615 Grande Avenue, SE (1909); Weaver and Maude Fowler House, 1820 Grande Avenue, SE, (ca. 1915); John and Sarah Abbott House, 1611 Park Avenue, SE (ca. 1910); William and Mattie Donnelly House, 336 Seventeenth Street, SE (ca. 1910); and Edward and Bess Misak House (Photo #8), 332 Eighteenth Street, SE (ca. 1915).

Although research in the Redmond Park-Grande Avenue Historic District has not identified specific houses attributable to the Gordon-Van Tine Company, an examination of the company's 1923 catalogue finds a number of designs typical of the Front-Gabled Roof 2-Story houses built before and World War I. This popular house form is depicted in Gordon-Van Tine Home Nos. 501, 534 and 577, which are similar to examples from the district. Like the catalogue houses these local examples frequently featured varied cladding between levels, had either a hipped or broad gabled porch across the full front, had two or three square pillars resting on concrete block pedestals, and used Craftsman Style windows with multiple vertical lights in double-hung sash. Approximately 55 houses or 28% of the houses in the district are examples of the Front-Gabled Roof 2-Story house form.

A good example of the Front-Gabled Roof 2-Story house form from the district is the Theodore and Louisa Blaul House constructed at 1824 Grande Avenue, SE (Photo #15) shortly before World War I. Like the Gordon-Van Tine Houses of the next decade it featured "simple straight lines" in its balustrade, porch skirting, and battered columns. Cladding changed from narrow clapboard on the first floor to narrow and wide bands of square-cut shingles on the second floor, and regular coursed square-cut shingles in the gable end. Paired windows appear in the gable peak with all double-hung sash having a vertical light configuration in the upper sash (4/1 or 5/1).

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 22

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Numerous variations of the Front-Gabled Roof 2-Story are found in the district. The Byron and Bell McKeeby House (Photo #16) at 1828 Blake Boulevard was built in ca. 1910. It's front façade is wider by 4' than most examples in the neighborhood (28' rather than 24' allowing for a wider spacing of second floor windows and the use of three sash in the gable end rather than two. The gable end is cantilevered over the second floor slightly but like most other examples it has a broad gabled porch with closely spaced balusters and an off-set entrance. McKeeby was a dentist.

The Max and Alma Busler House (Photo #17) at 349 Nineteenth Street SE was built a few years later in ca. 1915. Its Front-Gabled Roof 2-Story design is distinguished by a slight flaring of the roofline, decorative rafter tails on cornice, and a bracketed awning and sill for the paired 6/1 windows in the gable peak. The use of a simple but distinct balustrade and porch skirting pattern sets this example apart from others. A pair of thin closely spaced square balusters is altered with a wide board. Though cladding is the same at each of the three levels, beltcourses and alternating paint colors were probably originally used to accomplish the same effect as alternating materials.

Dozens of well-preserved examples of Front-Gabled Roof 2-Story house form were built during the ten years from ca. 1910 through ca. 1920. They are found in every block and with each example containing a distinguishing feature or

Gordon-Van Tine Home No. 501¹³

Guaranteed Prices-No Extras



Page 61



Gordon-Van Tine Home No. 501

combination of features setting it apart from a similar example next door or across the street. A comprehensive list of

¹³*ibid.*, p. 61.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 23

Redmond Park-Grande Avenue Historic District

Name of Property

Linn County, IA

County and State

examples begins on page 5.

A slightly earlier and more elaborate variation of the Front-Gabled Roof 2-Story house form was the Suburban Cottage. The Suburban Cottage term was first applied to variations of this house form by Iowa architectural historians Herbert Gottfried and Jan Jennings in their book *American Vernacular Design 1870-1940: An Illustrated Glossary* in 1985. It applies to a number of houses built in Cedar Rapids shortly before and after the turn of the 20th century but is relatively rare within the district. The form is set apart from other examples of the Front-Gabled Roof 2-Story house form by the presence of a slightly wider front façade and most importantly, the use of a closed front-gable. Other common elements include wall dormers on the side facades, bay windows on one or both levels of the front façade, and full front porches. Examples include the Martin and Amanda Hedin House (Photo #5) built in 1909, the Guy and Anna Mitchell House at 1721 Blake Boulevard SE built in ca. 1910, and the Mary Irving House (Photo #18) at 1610 Park Avenue SE built in ca. 1915.

The Hedin House described previously features Colonial Revival window treatments and porch millwork. The Irving House has a flared roofline. Its narrow clapboard siding is flared above the belt course that divides the two levels and square-cut shingles fill the closed gable end and the porch gable. The balustrade and porch skirting do not match in this example with narrow balusters used on the porch and wide boards on the skirting. Mary Irving was a widow at the time she built this house.

Gottfried and Jennings named another variation of the Front-Gabled Roof 2-Story house form for its defining feature – the Clipped-Gable Cottage. A pair of particularly well-preserved examples of this form are the Louis and Gertrude Rosenbaum House (Photo #19) built in ca. 1915 at 1721 Grande Avenue SE and the Sarah Maier House (Photo #20) built a few years later a block away at 1821 Grande Avenue SE. Louis Rosenbaum owned a downtown clothing store at the time he and his wife moved into their Grande Avenue house. In addition to the house's distinctive clipped gable, it had a combination of narrow clapboard siding on the lower level and narrow and wide bands of square cut shingles on the upper level. The windows had a 10/1 configuration with a combination of Craftsman Style elements finishing of the design including knee-braced brackets along the cornice, narrow and wide porch balusters, and a bracketed sill beneath the gable peak windows. The Maier House matches the Rosenbaum House in most details except that the windows have a 5/1 or 6/1 configuration and the front porch has a hipped roof line with three battered columns rather than a gable form with square columns.

After the Four-Square and Front-Gabled Roof 2-Story house forms, the Side-Gabled Roof 2-Story form is the next most common vernacular form in the Redmond Park-Grande Avenue Historic District. As its name suggests, its roof form distinguishes this house form. Examples within the district were similar to Gordon-Van Tine Home No. 505. They generally have a symmetrical front or included 1 or 2-story porches positioned at the gable ends. Attic dormers were frequently used and front porches or entrance hoods were usually centered on the front façade. Fenestration included individual or grouped double-hung windows with 1/1, 4/1, 5/1 or 6/1 configurations. Beltcourses frequently separated first and second floors with cladding differing between levels.

The house built for Selden and Jessie Hoaglan at 1838 Blake Boulevard SE (Photo #21) is an especially well-preserved example of the Side-Gabled 2-Story house form. Constructed in ca. 1920, the Hoaglan House contains the requisite features of this form. It is clad in narrow clapboard siding on the lower level with bands of narrow and wide square-cut shingles above the raised beltcourse. A low shed roofed attic dormer has exposed rafter tails and knee braced brackets. The front façade has a flared gable roof over the entrance, a combination of 5/1 and 6/1 double-hung windows, and a 2-story sleeping porch at the gable end. Such porches became especially popular as a means for discouraging contagious diseases such as tuberculosis and influenza.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 24

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Gordon-Van Tine Home No. 505¹⁴

Guaranteed Prices-No Extras  *Page 39*



Gordon-Van Tine Home No. 505

More than 35 examples of the Side-Gabled 2-Story house form, most with Craftsman Style detailing, appear in the Redmond Park-Grande Avenue Historic District. This form was frequently used for slightly wide lots because of its horizontal form, an appearance that was accentuated by the fact that its roof pitch and overall height were lower than most of the Front-Gabled 2-Story houses in the neighborhood. A list of the better preserved examples of this form is included on page 6.

Less than a dozen examples of the Bungalow and Bungalow Cottage appear in the Redmond Park-Grande Avenue Historic District. Examples were constructed from shortly before World War I through the early 1920s. The Bungalows to appear in this district were generally modest 1½-story residences with broad front-gable roofs for both the main house and the front porch. In the Bungalow Cottage, the gable faced the side with a shed or gable dormer facing the street. Craftsman detailing was frequently used for porch trim, eaves, brackets, and interior finishes.

The modest size of many of the Bungalows made them popular for single occupants. The Arvilla Stamp House built in ca. 1920 at 1828 Park Avenue SE (Photo #22) is a good example of the Bungalow form. Mrs. Stamp built the house after she became a widow. Located on a narrow 40' wide lot, it was clad in narrow clapboard siding on the first floor with square-cut shingles in the gable end. The building was given extra height by the use of tall clapboard clad porch pedestals and short

¹⁴*Ibid.*, p. 39.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 25

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

battered columns. The balustrade had a diagonal patterned balustrade and the porch was just large enough to hold a porch swing.

Another well-preserved Bungalow is located several blocks north along Ridgewood Terrace. The Charles and Nettie Preussner House (Photo #23) located at 1828 Ridgewood Terrace SE was completed in ca. 1923 for a cost of \$5,000. Charles worked as a Cedar Rapids patrolman at the time the house was completed. This Bungalow is a well-executed example of the Craftsman Style. It uses square-cut shingles on the foundation level, narrow clapboard siding on the first floor walls, and square-cut shingles in the gable ends. Battered piers support the broad gable roof of the porch and the balustrade is composed of narrowly spaced square balusters. A matching vertical board design in the porch skirting and 6/1 double-hung windows round out the Craftsman features.

The Bungalow and Bungalow Cottage house forms are neither rare nor commonplace within the Redmond Park-Grande Avenue Historic District. Other well-preserved examples to survive in the district include the Jennie Zigler House, 1723 Blake Boulevard, SE (ca. 1915); the Loretta Soles House, 1841 Grande Avenue, SE (ca. 1920); Charles and Della Harter House, 1834 Park Avenue, SE (ca. 1919); and the Anthony Tschirgi House, 1801 Ridgewood Terrace, SE (ca. 1915).

The Gambrel Cottage is another house term used by architectural historians Gottfried and Jennings. It describes the group of houses built from before World War I through the 1930s in Cedar Rapids. These houses were distinguished by their gambrel roofs oriented with the gambrel end facing the street or as is more often the case in the Redmond Park-Grande Avenue Historic District, to the side. The house built by Stanley and Bessie Cejka (Photo #24) at 1819 Grande Avenue is one of four examples of this form within the district. Stanley worked as a clerk for the Chicago, Rock Island & Pacific Railroad when the couple moved into the house in ca. 1924. The combination of a gambrel roof with a wide shed roof dormer gave the house nearly 1,000 s.f. on each level. Like most of the other houses in the district, the Gambrel Cottages such as the Cejka House varied cladding between levels. The symmetrical front had groups of double-hung sash flanking an entrance portico with a small balcony. A new feature found in this house is the use of a brick foundation rather than concrete block. Another intact example of the Gambrel Cottage form in the district is the James and Elizabeth Munger House at 321 Nineteenth Street, SE (ca. 1928).

The last vernacular house form found in the Redmond Park-Grande Avenue Historic District may be a form unique to Cedar Rapids. Known locally as the "Garlow," these small houses or bungalows were built near the rear of the lot as starter homes for the owners. Over time larger houses built to conform to traditional setbacks replaced them and the original small houses were converted to garages, hence the name Garlows. Few examples survive of garlows that were not converted to garages. One example is the Glenn and Mabel McCollister House built in ca. 1923 at 1815 Ridgewood Terrace SE. Glenn worked as a switchman for the Chicago, Rock Island & Pacific Railroad at the time the couple moved into this house. This small 1-story house has a side-gable roof, no porch, and a scarcity of windows. The construction of Garlows was probably in keeping with the house lot boom that affected a number of east side neighborhoods after the turn of the century. Advertisements encouraged the speculative purchase of lots and the construction of Garlows appears to have been a related outcome.

Contributing and Non-Contributing Properties:

The Redmond Park-Grande Avenue Historic District contains a total of 196 properties with 193 contributing buildings of which 124 are key or individually significant. The balance of the district is composed of one contributing city park, 2 non-contributing buildings and 3 parcels containing parking lots or vacant land. No buildings are listed on the National Register. Garages are not included in the number count. Although many houses have garages, none have carriage houses and the remainder are less than 50 years old or have received major alterations through the years (changes in garage or passage doors, windows, siding, etc.).

Integrity requirements used to determine contributing and non-contributing designation were drawn from discussion included under "Section F. Associated Property Types" of the Multiple Property Documentation Form for "Architectural and Historical Resources of Cedar Rapids Residential Neighborhoods, 1870 – 1940" approved by the National Park Service on

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 26

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

August 10, 2000. The Redmond Park-Grande Avenue Historic District was one of nine potential historic districts identified in a survey of older residential neighborhoods completed in 1993-1995 by the City of Cedar Rapids. Buildings included in these residential districts are expected to be minimally altered with the most change expected in the earliest buildings. For a building to be designated as "contributing," its integrity will be considered sufficient if principal facades remain relatively intact, window and door openings appear intact, decorative trim survives, and roof lines are unaltered. Synthetic siding will not automatically preclude designation of a building as contributing if its scale and massing remain, its placement is critical to maintain a sense of streetscape, it is felt the installation of the siding is reversible, and the balance of the building meets the other integrity tests. In a similar fashion, the addition of later porches, unobtrusive additions on non-principal facades, and modern roofing materials will not automatically disallow a building from consideration.

As was noted in the MPDF, integrity standards for churches located within historic districts are somewhat higher than for residential buildings. Churches are expected to retain their original shape and proportions with original window openings, doors, spires, and other architectural features preserved. Construction materials for foundations, walls, and windows should be original. The use of modern roofing materials is an acceptable alteration. In general, modifications made more than 50 years ago will be accepted as part of the historic appearance of a church. New additions or wings will be accepted if they are located along a non-principal façade, have sympathetic design elements, and are constructed of compatible building materials.

The third building type in the Redmond Park-Grande Avenue Historic District is the apartment building. For these buildings, the integrity standards require retention of basic form, materials, and design elements. Minor changes made more than 50 years ago will be accepted as part of the historic appearance of the apartment building. New additions will be accepted if they are located along a non-principal façade, have sympathetic design features, and are constructed of compatible building materials. The issue of replacement windows will be treated on a case-by-case basis.

A list of buildings within the Redmond Park-Grande Avenue Historic District follows with their designation as contributing or non-contributing noted. "Key" buildings (those that would be considered individually significant if located outside of the Redmond Park-Grande Avenue Historic District) are marked with an ☉. Non-contributing properties are so designated because they contain buildings that were built outside of the period of significance for the Redmond Park-Grande Avenue Historic District, alterations to the building are of a substantial nature, or the building has been moved to the present site.

The Redmond Park-Grande Avenue Historic District contains an unusually high level of physical integrity. Several dwellings have been razed from lots located at the northwest corner of Block 18 of Bever Park Second Addition. These lots are now part of the playground for Johnson Elementary School. Several other houses have been razed at the northwest corner of Block 21 of Bever Park Third Addition for use as a parking lot for Johnson School. No other demolitions have occurred in the neighborhood.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 27

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Contributing and Non-Contributing Properties			
Iowa Inventory #	Address	Name	Status [C=Cont. NC=Non-Cont. ☺=Key]
57-02904	1705 Blake Blvd., SE	Unnamed House	C
57-02905	1711 Blake Blvd., SE	F.L. Ingalls House	C
57-02906	1714 Blake Blvd., SE	Barton & Paula Arnett House	C
57-02907	1717 Blake Blvd., SE	George & Cleo Dorwart House	C☺
57-02908	1720 Blake Blvd., SE	Fay & Hanna Jones House	C☺
57-02909	1721 Blake Blvd., SE	Guy & Anna Mitchell House	C☺
57-02910	1722 Blake Blvd., SE	Benjamin & Evelyn Tait House	C☺
57-02911	1723 Blake Blvd., SE	Jennie Zigler House	C☺
57-02912	1726 Blake Blvd., SE	Lumir & Libbie Vane House	C☺
57-02913	1732 Blake Blvd., SE	Hirst-Counsell House	C
57-02914	1737 Blake Blvd., SE	David & Georgia Beardsley House	C
57-02915	1800 Blake Blvd., SE	George & Bertha Doty House	C☺
57-02916	1801 Blake Blvd., SE	Unnamed House	C
57-02917	1805 Blake Blvd., SE	Joseph Wicke House	C☺
57-02918	1807 Blake Blvd., SE	Unnamed House	C☺
57-02919	1808 Blake Blvd., SE	Charles & Dorothy Hedberg House	C
57-02920	1810 Blake Blvd., SE	Joseph & Frieda Sinaiko House	C
57-02921	1812 Blake Blvd., SE	James & Emma Roe House	C☺
57-02922	1814 Blake Blvd., SE	John & Barbara Rompot House	C
57-02923	1815 Blake Blvd., SE	Edward & Agnes Jessup House	C
57-02924	1821 Blake Blvd., SE	William & Alta Moehl House	C☺
57-02925	1822 Blake Blvd., SE	Joseph & Minnie Kushner House	C☺
57-02926	1824 Blake Blvd., SE	Harry & Helen Ross House	C☺
57-02927	1825 Blake Blvd., SE	Albert & Anna Griswold House	C
57-02928	1828 Blake Blvd., SE	Byron & Bell McKeeby House	C☺
57-02929	1829 Blake Blvd., SE	Daniel & Margaret McGinn House	C
57-02930	1831 Blake Blvd., SE	Holdine Dellit House	C☺
57-02931	1832 Blake Blvd., SE	Thomas & Grace Lynch House	C☺
57-02932	1837 Blake Blvd., SE	Frank & Nettie Anderson House	C☺
57-02933	1838 Blake Blvd., SE	Selden & Jessie Hoaglan House	C☺
57-02964	1609 Grande Ave., SE	Frank & Carol McElhaney House	C☺
57-02965	1610 Grande Ave., SE	James & Anna York House	C
57-02966	1611 Grande Ave., SE	Louis & Lillian Shepherd House	C☺
57-02967	1612 Grande Ave., SE	Mary Buchanan House	C
57-02968	1615 Grande Ave., SE	Stanley & Mary Walker House	C☺
57-02969	1616 Grande Ave., SE	Charles & Marie Novak House	C☺
57-02970	1619 Grande Ave., SE	Frank & Anna Salda House	C
57-02971	1620 Grande Ave., SE	Charles & Roxie Hale House	C
57-02972	1625 Grande Ave., SE	Tapper Double-House	C☺
57-02973	1634 Grande Ave., SE	Eugene & Carrie Barnes House	C
57-02974	1635 Grande Ave., SE	Grande Apartment Building	C☺
57-02975	1700 Grande Ave., SE	Edward & Hildur Killian House	C☺
57-02976	1701 Grande Ave., SE	Herbert & Laura Shafer House	C
57-02977	1705 Grande Ave., SE	Ray & Marie Murrel, Jr. House	C
57-02978	1706 Grande Ave., SE	Adam & Addie Groeltz House	C
57-02979	1708 Grande Ave., SE	Clarence & Jennie Seelye House	C☺

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 28

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Iowa Inventory #	Address	Name	Status [C=Cont. NC=Non-Cont. ☐=Key]
57-02980	1711 Grande Ave., SE	Charles & Mary Svoboda House	C
57-02981	1712 Grande Ave., SE	Harry & Lydia Harned House	C
57-02982	1715 Grande Ave., SE	Malcus & Lillie Wies House	C
57-02983	1716 Grande Ave., SE	Burton House	C☺
57-02984	1719 Grande Ave., SE	Herbert & Adeline Miller House	C
57-02985	1720 Grande Ave., SE	John & Callie Conley House	C☺
57-02986	1721 Grande Ave., SE	Louis & Gertrude Rosenbaum House	C☺
57-02987	1722 Grande Ave., SE	Newton & Pansy Parvin House	C☺
57-02988	1723 Grande Ave., SE	Archibald & Ada Stewart House	C☺
57-02989	1724 Grande Ave., SE	Elmer & Gertrude Allen House	C☺
57-02990	1725 Grande Ave., SE	Oswald & Minnie Pritchert House	C☺
57-03092	1727 Grande Ave., SE	Truman & Edith Griffin House	C☺
57-03093	1801 Grande Ave., SE	Myron & Fay Aubineau House	C☺
57-03094	1802 Grande Ave., SE	George & Sarah Boyson House	C☺
57-03095	1806 Grande Ave., SE	Robert & Edith McClenahan House	C☺
57-03096	1807 Grande Ave., SE	Anna Machacek House	C
57-03097	1811 Grande Ave., SE	Myer & Ruth Avedoveck House	C
57-03098	1812 Grande Ave., SE	Fred & Clara Brink House	C☺
57-03099	1815 Grande Ave., SE	Homer & Audrey Pitner House	C☺
57-04000	1816 Grande Ave., SE	Edwin & Florence Robinson House	C☺
57-04001	1819 Grande Ave., SE	Stanley & Bessie Cejka House	C☺
57-04002	1820 Grande Ave., SE	Weaver & Maude Fowler (first) House	C☺
57-04003	1821 Grande Ave., SE	Sarah Maier House	C☺
57-04004	1824 Grande Ave., SE	Theodore & Louisa Blaul House	C☺
57-04005	1829 Grande Ave., SE	William & Anna Stillions House	C☺
57-04006	1830 Grande Ave., SE	Weaver & Maude Fowler (second) House	C☺
57-04007	1831 Grande Ave., SE	Emily Hoyt House	C☺
57-04008	1834 Grande Ave., SE	David & Iva Orr House	C☺
57-04009	1837 Grande Ave., SE	McHenry House	C☺
57-04010	1840 Grande Ave., SE	Mark & Maye Myers House	C
57-04011	1841 Grande Ave., SE	Loretta Soles House	C☺
57-04079	1505 Park Ave., SE	Harry & Madge Hall House	C☺
57-04080	1509 Park Ave., SE	Herb & Florence Foster House	C☺
57-04081	1515 Park Ave., SE	Thomas & Mary Ryan House	C
57-04082	1519 Park Ave., SE	Ingram & Clare Bixler House	C
57-04083	1545 Park Ave., SE	Russell & Clara Mantz House	C☺
57-04084	1549 Park Ave., SE	Ralph & Dora Meyers House	C
57-04085	1551 Park Ave., SE	C.B. Taylor House	C
57-04086	1555 Park Ave., SE	Eli & Ruth Penny House	C
57-04087	1557 Park Ave., SE	Weikel-Stephens Double House	C
57-04088	1559 Park Ave., SE	Harbert-Porter Double House	C☺
57-04089	1601 Park Ave., SE	William & Minnie Madden House	C☺
57-04090	1602 Park Ave., SE	Herman & Marie Fuchs House	C☺
57-04091	1606 Park Ave., SE	Herbert & Laura Shafer House	C☺
57-04092	1609 Park Ave., SE	Perry & Lizzie Mitchell House	C☺
57-04093	1610 Park Ave., SE	Mary Irving House	C☺

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 29

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Iowa Inventory #	Address	Name	Status [C=Cont. NC=Non-Cont. □=Key]
57-04094	1611 Park Ave., SE	John & Sarah Abbott House	C☺
57-04095	1614 Park Ave., SE	Morden & Lenna Carter House	C☺
57-04096	1617 Park Ave., SE	Walter & Metta Burd House	C☺
57-04097	1620 Park Ave., SE	Martin & Amanda Hedin House	C☺
57-04098	1625 Park Ave., SE	John & Nora Jackson House	C☺
57-04099	1627 Park Ave., SE	Benjamin & Emma Currell House	C☺
57-04100	1628 Park Ave., SE	Frank & Elizabeth Dance House	C☺
57-04101	1630 Park Ave., SE	H.F. & Alice Jones House	C☺
57-04102	1631 Park Ave., SE	Arthur & Laura Holbrook House	C☺
57-04103	1635 Park Ave., SE	Sarah Bunker House	C☺
57-04104	1640 Park Ave., SE	Benjamin & Leila Jones House	C☺
57-04105	1700 Park Ave., SE	Unnamed House	C☺
57-04106	1704 Park Ave., SE	Chester & Annie Davis House	C
57-04107	1708 Park Ave., SE	John & Stella Dvorak House	C
57-04108	1710 Park Ave., SE	Edward & Madge Winter House	C
57-04109	1714 Park Ave., SE	Delight Meader House	C☺
57-04110	1718 Park Ave., SE	Lyman McIntyre House	C
57-04111	1722 Park Ave., SE	Marien Carnegie House	C☺
57-04112	1726 Park Ave., SE	David & Lena Wiley House	C☺
57-04113	1730 Park Ave., SE	Howard & Belle Wilson House	C☺
57-04114	1734 Park Ave., SE	Earl & Mary Stansby House	C☺
57-04115	1800 Park Ave., SE	Edwin & Byrde Furrow House	C☺
57-04116	1801 Park Ave., SE	Charles & Minnie Gates House	C
57-04117	1804 Park Ave., SE	Emmett & Maude Bolger House	C☺
57-04118	1805 Park Ave., SE	Arthur & Irene McLeod House	NC
57-04119	1809 Park Ave., SE	Lydia Cook House	C☺
57-04120	1810 Park Ave., SE	Stanley & Olga Vesely House	C
57-04121	1811 Park Ave., SE	Amelia Mackey House	C☺
57-04122	1812 Park Ave., SE	Wesley & Emma Chenak House	C
57-04123	1816 Park Ave., SE	Chris & Anna Regnet House	C☺
57-04124	1817 Park Ave., SE	Claude & Annette Hicks House	C☺
57-04125	1818 Park Ave., SE	Claude & Margaret McCalley House	C
57-04126	1819 Park Ave., SE	Ray & Emily Mason House	C
57-04127	1821 Park Ave., SE	Frank & Anna Moravec House	C☺
57-04128	1822 Park Ave., SE	Alfred & Lillian Fuller House	C
57-04129	1828 Park Ave., SE	Arvilla Stamp House	C☺
57-04130	1831 Park Ave., SE	Rudolph & Emma Pohl House	C
57-04131	1834 Park Ave., SE	Charles & Della Harter House	C☺
57-04132	1835 Park Ave., SE	St. John's Rectory	C
57-04133	1836 Park Ave., SE	Vern & Harriet Clements House	C
57-04134	1840 Park Ave., SE	Clarence & Clara Jenkins House	C
57-04143	1800 Ridgewood Ter., SE	Joseph & Christina Svoboda House	C
57-04144	1801 Ridgewood Ter., SE	Anthony Tschirgi House	C☺
57-04145	1809 Ridgewood Ter., SE	Rev. J.R. McCullough House	C☺
57-04146	1810 Ridgewood Ter., SE	Lucian & Steele Wilcox House	C
57-04147	1815 Ridgewood Ter., SE	Glenn & Mabel McCollister House	C☺
57-04148	1818 Ridgewood Ter., SE	Unnamed house	C

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 30

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Iowa Inventory #	Address	Name	Status [C=Cont. NC=Non-Cont. □=Key]
57-04149	1821 Ridgewood Ter., SE	Orrin & Lottie Dickeson House	C☺
57-04150	1825 Ridgewood Ter., SE	Cornelius & Ella Crowley House	C☺
57-04151	1828 Ridgewood Ter., SE	Charles & Nettie Preussner House	C☺
57-04152	1829 Ridgewood Ter., SE	George & Esther Johnson House	C☺
57-04153	1831 Ridgewood Ter., SE	John & Martha Shaver House	C
57-02357	340 16th St., SE	Grande Ave. United Presbyterian Church	C☺
57-02418	344 16th St., SE	John & Hattie Messner House	C☺
57-02419	348 16th St., SE	Benjamin & Abbie Sheldon House	C☺
57-02420	356 16th St., SE	Fred & Caroline Damon House	C
57-02421	357 16th St., SE	Ernst & Jessie Ruge House	C☺
57-02422	358 16th St., SE	William & Maude Ashford House	C
57-02423	359 16th St., SE	Matthew & Sophia Morehead House	C
57-02489	330 17th St., SE	Avery & Nellie Miller House	C
57-02490	333 17th St., SE	Grace Shields House	C☺
57-02491	334 17th St., SE	Mary Cockfield House	C
57-02492	336 17th St., SE	William & Mattie Donnelly House	C☺
57-02493	337 17th St., SE	Charles & Bess LeClear House	C☺
57-02494	344 17th St., SE	Glenn & Marguerite Tathwell House	C
57-02495	345 17th St., SE	Unnamed house	C
57-02496	346 17th St., SE	Frank & Anna House	C
57-02497	348 17th St., SE	Albert & Lida Collins House	C
57-02498	349 17th St., SE	Augustus & Pauline Stonebraker House	C☺
57-02499	350 17th St., SE	Robert & Helene Hasher House	C☺
57-02500	351 17th St., SE	Charles & Mae Mahaffy House	C
57-02501	357 17th St., SE	Harry & Mae Watton House	C☺
57-02502	359 17th St., SE	Herbert & Tena Ring House	C☺
57-02548	305 18th St., SE	Walter & Flora Gribble House	C
57-02549	308 18th St., SE	Edith Durin House	C☺
57-02550	314 18th St., SE	Ray & Cecilia Hyland House	C
57-02551	315 18th St., SE	LeRoy & Dorothy Gibson House	C☺
57-02552	332 18th St., SE	Edward & Bess Misak House	C☺
57-02553	335 18th St., SE	Robert & Hattie Shuey House	C☺
57-02554	336 18th St., SE	Mathias & Henrietta Yakish House	C☺
57-02555	337 18th St., SE	James & Jene McMasters House	C☺
57-02556	344 18th St., SE	William & Beatrice Hoag House	C☺
57-02557	345 18th St., SE	Samuel & Grace Romey House	C☺
57-02558	346 18th St., SE	Emil & Alice Petranek House	C
57-02559	347 18th St., SE	Arthur & Clara Poole House	C
57-02560	348 18th St., SE	Walter & Jennie Potts House	C
57-02561	349 18th St., SE	Albert & Dora Schultz House	C☺
57-02562	350 18th St., SE	William & Rose Vesely House	C
57-02563	351 18th St., SE	William & Asenath Walker House	C
57-02564	355 18th St., SE	Johnson Public School	NC
57-02566	358 18th St., SE	Leo & Lillian Ulch House	C☺

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 31

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Iowa Inventory #	Address	Name	Status [C=Cont. NC=Non-Cont. □=Key]
57-02619	309 19th St., SE	Frank & Myra Byers House	C☺
57-02620	311 19th St., SE	Lemel & Lela Owen House	C
57-02621	315 19th St., SE	George & Minnie Beattie House	C☺
57-02622	321 19th St., SE	James & Elizabeth Munger House	C☺
57-02623	325 19th St., SE	Virginia & Frank Listenwalter House	C
57-02624	329 19th St., SE	Edward & Clara Denny House	C☺
57-02625	335 19th St., SE	Robert & Alice Taylor House	C☺
57-02626	337 19th St., SE	Frank & Harriet Bowlus House	C☺
57-02627	345 19th St., SE	David & Loretta Soles House	C☺
57-02628	347 19th St., SE	Julia & William Boren House	C
57-02629	349 19th St., SE	Edwards House	C☺
57-02630	351 19th St., SE	Harry & Loshia Tisher House	C
57-02631	357 19th St., SE	St. John's Episcopal Church	C☺
Bounded by 3 rd Ave. SE, Park Ave. SE & 16 th St. SE		Redmond Park	C

Summary:

In summary, the Redmond Park-Grande Avenue Historic District is locally significant under Criteria A and C. Under Criterion A it derives significance from its association with an important era of residential development in Cedar Rapids at the beginning of the 20th century. The real estate prowess of brothers James and George Bever is evident in their development of three Bever Park Additions beginning at the turn of the century. Later efforts saw the Grande Avenue Place Addition developed by their sister Ellen Bever Blake in partnership with local realtor/developer Malcolm Bolton. Additional significance under Criterion A derives from the district's development as a streetcar suburb in Cedar Rapids at the turn of the 20th century with its occupants representing a cross section of middle and upper income families. A number of these individuals were leaders in the community and made significant contributions to local industry and commerce.

Under Criterion C the Redmond Park-Grande Avenue Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Cedar Rapids neighborhoods from 1900 through the 1920s. The district has an extremely high level of physical integrity. The combination of visual qualities and historical associations gives the Redmond Park-Grande Avenue Historic District its neighborhood identity and significance.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 9

Page 32

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Major Bibliographical References:

- 117 House Designs of the Twenties*, Gordon-Van Tine Co. New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia, 1992. (reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923).
- Baylis, William. *Souvenir of Cedar Rapids, Iowa*. Cedar Rapids: Baylis Photo Co., 1907.
- Biographical Sketches of Cedar Rapids and Marion, Iowa Business People Before 1938. Cedar Rapids Chapter, Citizens Historical Association (headquartered in Indianapolis, Indiana), 1938. Linn County Genealogical Society Collection.
- Burkhalter, Edward Read. *History of the Early Churches of Cedar Rapids, Iowa*. Cedar Rapids: Ashley Chapter, Daughters of the American Revolution, 1923.
- Cedar Rapids Historical Archives Collection. Miscellaneous vertical files including personal collections of Harold F. Ewoldt.
- Cedar Rapids Centennial, 1856 - 1956. Miscellaneous clippings.
- Cedar Rapids*. Cedar Rapids: Cedar Rapids Chamber of Commerce, 1928.
- Cedar Rapids-Marion, Iowa: Area of Five Seasons*. Cedar Rapids-Marion Chamber of Commerce. Woodland Hills, California: Windsor Publications, 1973.
- "Cedar Rapids, A Model City." The Commercial Club of Cedar Rapids. Cedar Rapids: The Torch Press, 1915.
- "Cedar Rapids Area Association of REALTORS® (CRAAR) History," undated history provided by the Cedar Rapids Area Association of REALTORS®, November 1999.
- Cedar Rapids on the Banks of the Cedar and in the State Where the Corn Grows*. Cedar Rapids: Hanford Post, American Legion, 1924.
- "Cedar Rapids, Iowa Map - 1930." Linn County Genealogical Society Collection.
- "Cedar Rapids Republican Semi-Centennial Magazine Edition, 1856 - 1906." Cedar Rapids: The Republican, 1906.
- Cedar Rapids Savings Bank and Trust Co*. Cedar Rapids: Cedar Rapids Savings Bank and Trust Co., 1926.
- Cedar Rapids, Iowa, USA, A.D. 1891*. Cedar Rapids: Flower and Wilstach, 1891.
- Cedar Rapids of To-Day, 1904*. Columbus, Ohio: Bucher Engineering Co., 1904.
- Cedar Rapids City Directories. 1880-81, 1881, 1885, 1890-91, 1892, 1893, 1895, 1896, 1898, 1899-1900, 1900, 1901, 1910, annually: 1912 - 1936.
- City of Cedar Rapids Engineering Department aerial topographic maps prepared by Aero-Metric, Inc, Sheboygan, Wisconsin for the Second and Third Avenue Historic District.
- City of Cedar Rapids Engineering Department sewer location maps for the Second and Third Avenue Historic District.
- City of Cedar Rapids Engineering Department sewer location tap book (individual property tap records) for the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9

Page 33

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Second and Third Avenue Historic District.

City of Cedar Rapids Water Department tap date records for all properties within the Second and Third Avenue Historic District.

City of Cedar Rapids, Iowa. Boston: Artistic Publishing Co., no date. 94 plates.

Clements, Ralph. *Tales of the Town: Little Known Anecdotes of Life in Cedar Rapids.* Cedar Rapids: Stamats Publishing Co., 1967.

Clements, Ralph. *Why's Why in Cedar Rapids.* Cedar Rapids: The Rapid Press, 1927. (A compilation of 364 interviews with leading business and professional men of Cedar Rapids, published daily in the *Evening Gazette and Republican* from April, 1926 - June, 1927)

Commercial Club Bulletin: Some Facts About Cedar Rapids. Cedar Rapids: Laurance Press Co., 1903.

Commission Plan of Government, City of Cedar Rapids, Iowa. Cedar Rapids: City Council, 1910. (Copy of Iowa law providing for Municipal Government under Commission plan and amendments, including reports of the heads of the departments, April, 1908 - January 1, 1910)

Danek, Ernie. *Cedar Rapids: Tall Corn and High Technology: A Pictorial History.* Woodland Hills, California: Windsor Publications, 1980.

The Developer Illustrated. "Cedar Rapids, Iowa." Southwest Publishing Co., December, 1902.

Dows, Sutherland. *Seven Ages of a City.* Cedar Rapids: Iowa Electric Light and Power Co., 1957.

Ewoldt, Harold F. *Cedar Rapids: the Magnificent Century.* Northridge, California: Windosr Publications, 1988.

Glimpses of Cedar Rapids. Cedar Rapids: C.B. Armstrong, 1898.

Gottfried, Herbert and Jan Jennings. *American Vernacular Design 1870-1940: An Illustrated Glossary.* New York: Van Nostrand Company, 1985.

Greene, C.G. "Comprehensive Review of Real Estate Conditions in Cedar Rapids," *Cedar Rapids Evening Gazette.* January 9, 1904.

Griffith, Martha E. *The History of Czechs in Cedar Rapids.* Cedar Rapids: Czech Heritage Foundation, 1970. (Reprinted from *Iowa Journal of History and Politics*, April and July, 1944)

Guide to Cedar Rapids and Northeast Iowa. Federal Writers' Project, Works Progress Administration, State of Iowa. Cedar Rapids: Laurance Press, 1937.

The History of Czechs in Cedar Rapids, Vol. II, 1942-1982. Ed. by Czech Heritage Foundation. Cedar Rapids: Lilly Printing Co., 1982.

Interview with Eric Faaborg by Marlys Svendsen, City Forester for the City of Cedar Rapids, February 28, 2000.

Karr, Donald A. *Images of Cedar Rapids.* Cedar Rapids: Prairie Valley Publishing Co., 1987.

The Illustrated Review Devoted to Manufacturing, Commercial and Financial Interests: Descriptive of and Illustrating Cedar

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 9

Page 34

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Rapids, Iowa." Cedar Rapids: Clark-MacDaniel Co., 1900.

Liffring-Zug, Joan. "Transitional Georgian." *The Iowan*, February/March, 1958, p. 30.

Linn County Genealogical Collection. Miscellaneous vertical files.

Lockwood, E.J., W.A. Rall, & T.H. Simmons. "St. Paul Methodist Episcopal Church, Cedar Rapids, Iowa.", May 31, 1914 (dedication program).

"Mayor's Message." Cedar Rapids, Iowa. 1902 and 1903.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A Knopf, 1992.

Murray, Janet Stevenson and Frederick Gray Murray. *The Story of Cedar Rapids*. New York: Stratford House, 1950.

National Register of Historic Places Nomination for William and Sue Damour House, 1844 Second Avenue SE, Cedar Rapids, Iowa.

National Register of Historic Places Nomination for St. Paul Methodist Episcopal Church, 1340 Third Avenue SE, Cedar Rapids, Iowa.

Pearson, Natalie. "Dieman's Dream Houses." *The Iowan*. Spring, 1998, pp. 15-20.

Robinson, Charles Mulford. *Report of Charles Mulford Robinson with Regard to Civic Affairs in the City of Cedar Rapids, Iowa, with Recommendations for City Improvement and Beautification.*" Cedar Rapids: The Torch Press, 1908.

Scenic Cedar Rapids. Cedar Rapids: Republican Printing, 1912.

Smith, Henry Atterbury. *500 Small Houses of the Twenties*. New York: Dover Publications, Inc., 1990 (originally published as Volume 1 of *The Books of a Thousand Homes*. New York: Home Owners Service Institute, 1923).

Souvenir of Cedar Rapids, Iowa, 1892. Cedar Rapids: Laurance & Carr, 1892.

Stevenson, Katherine Cole and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. Washington, D.C.: The Preservation Press, 1986.

Stepanek, William Henry. *History of the Municipal Affairs of Cedar Rapids*. 1936.

Svendsen, Marlys. "Historical and Architectural Survey Report for Community Development Block Grant Neighborhoods Cedar Rapids, Iowa." City of Cedar Rapids, September 1995.

Svendsen, Marlys. "Historical and Architectural Reconnaissance Survey Report for the Downtown and Industrial Corridors in Cedar Rapids, Iowa," City of Cedar Rapids, April 1997.

Tatman, Sandra L. and Roger Moss. *Biographical Dictionary of Philadelphia Architects*. Boston: AG.K. Hall, 1985.

Taylor, Ruth Gosh. *Cedar Rapids Trivia*. Columbus, Georgia: Brentwood University Press, 1986.

Views in the Parlor City and Its Vicinity. Cedar Rapids: William Baylis, 1899.

Views of Cedar Rapids, Iowa through a Camera. Cedar Rapids: Cedar Rapids Business College, 1899.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9

Page 35

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, Mass.: M.I.T. Press, 1985.

Newspaper Articles from the Cedar Rapids Gazette unless noted:

Bever Park Addition advertisement, August 20, 1892.

"The Summons Came. Death Last Evening of the Venerable Sampson C. Bever," August 23, 1892.

"Wants It Nullified. Another Move by the Contestants in the Bever Will Case," October 3, 1892.

"S.C. Bever's Will. Disposition of a Million Dollars Worth of Property," August 26, 1892.

"Bever's Bones. The Grave of the Dead Banker Opened in Court Today," January 12, 1893.

"Bone of Contention. Second Day of the Trial of the Bever Will Case," January 13, 1893.

"Set Aside. The Will of Sampson C. Bever Temporarily Declared Invalid," February 17, 1893.

"Over Five Hundred. That is the Number of New Houses for 1893," June 27, 1893.

"Bever Will Case Settled," January 20, 1896

Bever Park Lots advertisement, March 18, 1896.

"A Bright Outlook. Reasons for Believing in Future of Cedar Rapids," November 17, 1897.

"Will Be Improved. Riverside & Bever Park to Have Attention," May 12, 1898.

"Big Park is Named. Memory of Sampson C. Bever Honored by Council," November 19, 1898.

Bever Land Co. advertisement, April 1, 1899.

"Get Your Permits-All Prospective Builders Should Note the Law," April 19, 1899.

"An Enormous Expenditure. Improvements Made in Cedar Rapids for the current Year Above One and One-half Millions of Dollars," January 1, 1901.

"Building for Year, Partial List of Realty Improvements in 1901," January 10, 1902.

"Much Building in Prospect," January 2, 1905.

"Two and One-Half Millions Expended in 1905 Improvements," January 1, 1906.

"Nomenclature for City Parks," May 20, 1905.

"Half Million for Residences," January 1, 1906.

"Mayor of Cedar Rapids, 1898-1902, John M. Redmond," June 9, 1906.

"Improvements Reach Nearly Two Million. Many Hundreds of New Residences Were Built, January 1, 1907.

"Development of Parks of City," August 24, 1907.

George T. Hedges & Co. advertisement, December 31, 1907.

Gordon, Van Tine & Co. advertisement, March 4, 1907.

"Famous Expert to Direct Work of Improving Grande Avenue Addition to City," August 28, 1907

"Improvements of 1907. New Residences Built by Hundreds in 1907," January 1, 1908.

"Typical Homes in Cedar Rapids," January 1, 1908.

"Work of Beautifying City Parks Has Begun," April 11, 1908.

"Improvement Possibilities of Cedar Rapids as Seen by Expert. Charles M. Robinson's Report," September 19, 1908

"Improvements of 1908 New. Residences Built by Hundreds in 1907," December 31, 1908.

Grande Avenue Place advertisement, Matt J. Miles, Proprietor, July 31, 1909.

"Cedar Rapids' Great Progress for Past Year," January 1, 1910.

"1910, year of Prosperity; Next Year Greater," December 31, 1910.

"Real Estate Men See Bright Outlook During Coming Year," December 30, 1911.

"James L. Bever of Cedar Rapids is Dean of the Iowa Bankers," June 5, 1912.

"Big Increase in Number of New Houses," July 2, 1912.

"City Parks Are Being Extended and Beautified," January 1, 1913.

Malcolm v. Bolton & Co. advertisement, May 8, 1913.

"Amount of Building Improvements in Cedar Rapids, From 1906 to 1912 Inclusive," January 1, 1913.

George T. Hedges & Co. advertisement, January 1, 1915.

"Realtor Malcolm Bolton Returns to Visit City He Helped Build," October 4, 1953.

"East Iowa Church - at Cedar Rapids," (Grand Avenue United Presbyterian Church) undated article, ca. 1954.

"Hedges Celebrates 100th anniversary," undated article, ca. 1987.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 10

Page 36

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Verbal Boundary Description:

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

Beginning at the intersection of C/L of 3rd Avenue SE and the C/L of 19th Street SE; thence south along the C/L of 19th Street SE to the extended C/L of the alley in Block 21, Bever Park 3rd Addition; thence west along said extended C/L of the alley to the C/L of 18th Street SE; thence south along said C/L of 18th Street SE to the C/L of Washington Avenue SE; thence west along the C/L of Washington Avenue SE to the C/L of 17th Street SE; thence north along the C/L of 17th Street SE to the C/L of the alley (extended east) in Block 15, Bever Park 2nd Addition; thence west along said extended alley C/L to the east line (extended south) of Lot 8, Block 10, Bever Park 1st Addition; thence northerly to the southeasterly line of 3rd Avenue S.E right-of-way line (extended northeasterly); thence northeasterly to a point which is 71.5' northeasterly of the northwest corner Lot 2, Block 1, Grande Avenue Place Addition; thence southeasterly to a point being 50' west of and 72.2' south of the northeast corner of Lot 2, Block 1, Grande Avenue Place Addition; thence east 50' to the east line of said Lot 2; thence north on said east line of Lot 2 to a point 52.2' south of the northeast corner of said Lot 2; thence east 60' to the east line of Lot 3, Block 1, Grande Avenue Place Addition; thence north 90' on said east line of said Lot 3 (extended north) to the south line of Lot 1, Block 1, Grande Avenue Place Addition; thence east along said south line to a point being 25' from southeast corner of said Lot 1; thence northwesterly to the southeasterly line of 3rd Avenue SE to a point which is 68' southwesterly of the northeast corner of Lot 1, Block 1, Grande Avenue Place Addition; thence northeasterly along the southeasterly line of 3rd Avenue SE (extended northeasterly) to the C/L of Blake Boulevard SE; thence east along said C/L to the intersection of the west line of Lot 2, Auditor's Plat # 125 (extended south); thence north along said west line of said Lot 2 to northwest corner of said Lot 2; thence northeasterly to southeast corner of Lot 3, Auditor's Plat # 125; thence north on the east line of said Lot 3 to a point which is 48.35' south of northeast corner of said Lot 3; thence east 40' to a point which is 77' south of the north line of Lot 3, Block 3, Grande Avenue Place Addition; thence north to southeasterly line of 3rd Avenue SE (extended northeasterly); thence northeasterly to the southwest corner of Lot 1, Block 3, Grande Avenue Place Addition; thence east along the south line of said Lot 1 to a point 46' west of the southeast corner of said Lot 1; thence north 35' to a point which is 46' west of the east line of said Lot 1; thence east 46' to east line of said Lot 1; thence north to the southeasterly line of 3rd Avenue SE; thence northeasterly along the southeasterly line of 3rd Avenue SE (extended northeasterly) to a point 65' northeast of the northwest corner of Lot 3, Block 6, Grande Avenue Place Addition; thence southeasterly on a line perpendicular to 3rd Avenue SE to a point which is 43.8' west of the east line of said Lot 3; thence southerly to a point 32' north of the south line of said Lot 3; thence east 12.8'; thence northeasterly parallel to 3rd Avenue SE 63.3'; thence east to the east line of Lot 4, Block 6, Grande Avenue Place Addition; thence north along said east line to the southeasterly line of 3rd Avenue SE (extended northeasterly); thence northeasterly to the southwest corner of Lot 2, Block 6, Grande Avenue Place Addition; thence east to the southeast corner of said Lot 2; thence north to the C/L of 3rd Avenue SE; thence northeasterly along said C/L to the intersection of the C/L of 19th Street SE to point of beginning.

Boundary Justification:

Because of the triangular shape of this historic district, it has three edges. The western boundary (from southwest to northeast) for the Redmond Park-Grande Avenue Historic District is the rear property line of houses facing Third Avenue SE. Third Avenue is a wide, one-way street that is the last of the diagonal avenues in this part of Cedar Rapids. Nearly all of the houses facing Third Avenue were built before the adjoining lots to the east within the Redmond Park-Grande Avenue Historic District were developed.

The east boundary for the district extends along the center line of Nineteenth Street SE. Nineteenth Street is a busy two-way collector street that marks a transition point between the streets and avenues laid out in a regular grid pattern within the Redmond Park-Grande Avenue Historic District and the longer blocks and meandering streets northeast of Nineteenth Street SE.

The south boundary runs along the east-west alley between Park Avenue SE and Washington Avenue SE. Redmond

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 10

Page 37

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Park is located near the east end of this boundary where it joins Third Avenue SE. The only variation in this boundary is between Eighteenth Street and Nineteenth Street where the boundary drops to the south in order to include all of Block 18 of Bever Park Second Addition. This block is now fully occupied by Johnson School and although the school is a non-contributing structure within the district, a school at this site has served as an important neighborhood institution since its establishment here in 1910-11. The boundaries of a the locally designated historic district include the school property for planning and neighborhood preservation purposes reinforcing its inclusion in the National Register District as well.

The Redmond Park-Grande Avenue Historic District is the second of four contiguous residential historic neighborhoods in southeast Cedar Rapids. They are more fully described in the Multiple Property Documentation Form prepared for "Architectural and Historical Resources of Residential Neighborhoods, 1870 – 1940."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Photographs _____

Page 38

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Photograph Key for Redmond Park-Grande Avenue Historic District: (See Photo Map, page 50)
Marlys A. Svendsen, photographer

1. H.F. & Alice Jones House - 1630 Park Avenue SE
2. David & Iva Orr House - 1834 Grande Avenue SE
3. Russell & Clara Mantz House – 1545 Park Avenue SE
4. Edward & Hildur Killian House – 1700 Grande Avenue SE
5. Martin & Amanda Hedin House – 1620 Park Avenue SE
6. Joseph Wicke House – 1805 Blake Boulevard SE
7. Homer & Audrey Pitner House- 1815 Grande Avenue SE
8. Edward & Bess Misak House – 332 Eighteenth Street SE
9. Myron & Fay Aubineau House – 1801 Grande Avenue SE
10. St. John's Episcopal Church – 357 Nineteenth Street SE
11. Emmett & Maude Bolger House – 1804 Park Avenue SE
12. Fred & Clara Brink House – 1812 Grande Avenue SE
13. John & Sarah Abbott House – 1611 Park Avenue SE
14. George & Bertha Doty House- 1800 Blake Boulevard SE
15. Theodore & Louisa Blaul House – 1824 Grande Avenue SE
16. Byron & Bell McKeeby House – 1828 Blake Boulevard SE
17. Max & Alma Busler House – 349 Nineteenth Street SE
18. Mary Irving House – 1610 Park Avenue SE
19. Louis & Gertrude Rosenbaum House – 1721 Grande Avenue SE
20. Sarah Maier House – 1821 Grande Avenue SE
21. Seldon & Jessie Hoaglan House – 1838 Blake Boulevard SE
22. Arvilla Stamp House – 1828 Park Avenue SE
23. Charles & Nettie Preussner House – 1828 Ridgewood Terrace SE
24. Stanley & Bessie Cejka House – 1819 Grande Avenue SE
25. Glenn & Mabel McCollister House – 1815 Ridgewood Terrace SE

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ Property Owners _____

Page 39

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Property Owners within the Redmond Park-Grande Avenue Historic District

#	Street	Deed Name & Address	Contract Name & Address
1705	Blake Blvd SE	Fowler, James A.	
1711	Blake Blvd SE	Hull, Aaron R & Carrie A	
1714	Blake Blvd SE	Maddy, Tina M.	
1717	Blake Blvd SE	Martwig, Jerry W	
1720	Blake Blvd SE	Schroeder, David C & Michelle A	
1721	Blake Blvd SE	Whitehead, Jimmy & Penney L	
1722	Blake Blvd SE	Maas, Michael E et al	
1723	Blake Blvd SE	Burke, Viola M	
1726	Blake Blvd SE	Edwards, Mark S & Fresia R	
1732	Blake Blvd SE	Seeley, William C. & Jody L.	
1737	Blake Blvd SE	Falt, Robert B & Suzanne	
1800	Blake Blvd SE	Mills, Richard I & Kathryn	
1801	Blake Blvd SE	Elliott-Bryan, Susan	
1805	Blake Blvd SE	Fisher, Wendy J	
1807	Blake Blvd SE	Conrad, Mary K. & Klingenberger, Donald W.	
1808	Blake Blvd SE	Chacey, Elizabeth T	
1810	Blake Blvd SE	Raher, Betty J	
1812	Blake Blvd SE	Coutentos, Gary J & Ferron M	
1814	Blake Blvd SE	Aiels, Franklin J Jr & Janice A	
1815	Blake Blvd SE	Breitbach, Daniel J. & Katherine A.	
1821	Blake Blvd SE	Hampton, Lance & Abra	
1822	Blake Blvd SE	Williams, Dion & Laurel	
1824	Blake Blvd SE	Coffman, Garth W & Celene G	
1825	Blake Blvd SE	Wenndt, Alex L & Mary M	
1828	Blake Blvd SE	De Sousa, Joel D & Susan M S	
1829	Blake Blvd SE	Nixon, William R & Linda J	
1831	Blake Blvd SE	Wagner-Hecht, Susan E & Christine E	
1832	Blake Blvd SE	Jones, Julie L.	
1837	Blake Blvd SE	Bierbaum, Richard L	
1838	Blake Blvd SE	Ennis, Gregory T & Erin L	
1609	Grande Ave SE	Cox, Shirley C	
1610	Grande Ave SE	Ament, Patricia A	Wauters, Donald D et al 4633 Northwood Dr. NE, C. R., IA 52402
1611	Grande Ave SE	Mayfield, Raymond N & Kristen R	
1612	Grande Ave SE	Hernandez, Herlindo S & Maria	
1615	Grande Ave SE	Kalous, Steve & Alyce J 615 36th St SE	
1616	Grande Ave SE	Moes, James W & Patricia L	
1619	Grande Ave SE	Foy, Arthur D & Geraldine C	
1620	Grande Ave SE	Streuber, Mark & Arlene	
1625-7	Grande Ave SE	Slowey, Lon D & Rhonda J	
1634	Grande Ave SE	Humphreys, James C 3994 Club House Rd. Lompoc, CA 93436	
1700	Grande Ave SE	Milos, Roger J Jr	
1701	Grande Ave SE	Kohn, Jeffrey D & Stefanie M R	

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ **Property Owners** _____

Page 40

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

#	Street	Deed Name & Address	Contract Name & Address
1705	Grande Ave SE	Covington, Lyle J	Cadogan-Allum, Alice L 1705 Grande Ave SE, C. R., IA 52403
1706	Grande Ave SE	Smith, Kacy D	
1708	Grande Ave SE	Rassler, Douglas L et al	
1711	Grande Ave SE	Valardo, Christine	
1712	Grande Ave SE	Hart, Mary E & Naomi E Potter	
1715	Grande Ave SE	Tait & Wagner Co	Ellison William C & Marilyn G % Herbert L Reff 13107 Ventura Blvd. Ste 202, Studio City, CA 91604
1716	Grande Ave SE	Carpenter, Cyril C & Barbara J	
1719	Grande Ave SE	Ong, Hien Thi	
1720	Grande Ave SE	Matt, Kevin A. & Betty A	
1721	Grande Ave SE	Berberich, Stanton L & Debra A	
1722	Grande Ave SE	Johnson, Donald L & Marilyn J	
1723	Grande Ave SE	Walker, Benjamin L & Sharon L	
1724	Grande Ave SE	Mc Callum, Duncan H & Patricia A	
1725	Grande Ave SE	Cable, Kenneth R & Maurene A	
1727	Grande Ave SE	Ferry, Dennis M & Karen L	
1801-3	Grande Ave SE	Erusha, Vernon E & Rose M 153 Guildford SE Cedar Rapids, IA 52403	
1802	Grande Ave SE	Pilcher, Larry W & Keri J	
1806	Grande Ave SE	Johnson, Daniel M	
1807	Grande Ave SE	Sharpe, Lori L	
1811	Grande Ave SE	Nguyen, Vu & Dao A	
1812	Grande Ave SE	Schmitz, Denise M	
1815	Grande Ave SE	Carson, Timothy K & Christine L	
1816	Grande Ave SE	Mc Artor, Jack R & Katheryn F	
1819	Grande Ave SE	Peters, H Claire & Roberta M	
1820	Grande Ave SE	Vagher, Michael R & Kathy R	
1821	Grande Ave SE	Todd, Sara S & R Dale	
1824	Grande Ave SE	Gebran, Assad A	Khairallah, John & Randa 1824 Grande Ave SE, C. R., IA 52403
1829	Grande Ave SE	Henecke, Gregory W et al	
1830	Grande Ave SE	Takes, Steven R	
1831	Grande Ave SE	Kane, Stephen E & Robin L	
1834	Grande Ave SE	Schulte, John C & Elizabeth A	
1837	Grande Ave SE	Great Plains Company %Wasker, Dorr, Wimmer & Marcouiller 801 Grand Ave Suite 3100 Des Moines, IA 50309	
1840	Grande Ave SE	Bankers Trust Co Trustee (American Housing Trust V)	Duffy, Anne C 1840 Grande Ave SE, C. R., IA 52403
1841	Grande Ave SE	(owner same as 1837 Grande Ave SE)	
1505	Park Ave SE	Houser, James W & Ella C	De Marrais, Gerard F 1505 Park Ave SE, Cedar Rapids, IA 52403
1509	Park Ave SE	Hippert, Gregory R & Susan K	
1515	Park Ave SE	Rowley, Sally J	

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ Property Owners _____

Page 41

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

#	Street	Deed Name & Address	Contract Name & Address
1519	Park Ave SE	Kieler, David L	
1545	Park Ave SE	Browne, Christopher & Sills, Duane, Jr.	
1549	Park Ave SE	Terry, Timothy F	
1551	Park Ave SE	Terry, Timothy F P.O. Box 75006, Cedar Rapids, IA 52407	
1555	Park Ave SE	Needham, William R & Denise C	
1557	Park Ave SE	Mc Guire, David F & Ruth a	Stutzman, Brian & Renee 1557 Park Ave SE, Cedar Rapids, IA 52403
1559	Park Ave SE	Welch, Doran A & Beverly M	Medberry, William T & Judy A % Doran A Welch 1063 5 th Ave SE, C.R., IA 52403
1601	Park Ave SE	Staab, Len D	
1602	Park Ave SE	Kephart, Arthur C & Emma H	
1606	Park Ave SE	Tubbs, Leanore M & Charles E	
1609	Park Ave SE	Staab, Len D & Kay E	
1610	Park Ave SE	Vavra, Timothy J & Brooke M	
1611	Park Ave SE	Davis, Stephen E & Kathleen M	
1614	Park Ave SE	Reynolds, Mark E	
1617	Park Ave SE	Johnson, Susan I	
1620	Park Ave SE	Young, Gregory T & Dawn Stephens	
1625	Park Ave SE	Green, Aaron G & Wynetta	
1627	Park Ave SE	Oettinger, Robert J & Juletta	
1628	Park Ave SE	Ohrt, Carmen E	
1630	Park Ave SE	Brose, Marilyn J	
1631	Park Ave SE	Rowland, Lewis C & Lela G	
1635	Park Ave SE	Taylor, Linda R	
1640	Park Ave SE	Haley, Mary B	
1700	Park Ave SE	Buresh, Raymond P	Frese, Jeffrey W 2320 E Ave. NE, Cedar Rapids, IA 52402
1704	Park Ave SE	Binger, Penelope	
1708	Park Ave SE	Campbell, Tyree L	
1710	Park Ave SE	Sommers, Rena S et al	Huberty, Nicholas J 1710 Park Ave SE, Cedar Rapids, IA 52403
1714	Park Ave SE	Woodhouse, Raymond E & Diana C	Woodhouse, Raymond S & Donna L 1714 Park Ave SE, Cedar Rapids, IA 52403
1718	Park Ave SE	Houlahan, James P	Fairlie, Anthony & Elizabeth 1718 Park Ave SE, Cedar Rapids, Ia 52403
1722	Park Ave SE	Griffen, Gene R.	
1726	Park Ave SE	Thompson, William J & Roberta Y	Pesek, Terrence J & Debora F 200 Lincoln Heights Dr., C.R., IA 52403
1730	Park Ave SE	J St Partnership	Wenger, Vernon J & Susan M 1730 Park Ave SE, Cedar Rapids, IA 52403
1734	Park Ave SE	Riha, Richard L & Angelica M	
1800	Park Ave SE	Jayne, Mark E & Joann Collins	
1801	Park Ave SE	Kuennen, Dennis J & Janet R	
1804	Park Ave SE	Arndt, Harold A & Lori S	
1805	Park Ave SE	Vogt, Betty J & Sue E Trustees (Vogt) 1240 Vogt Rd. Robins, IA 52328	
1809	Park Ave SE	Mally, Teresa M	

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ Property Owners _____

Page 42

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

#	Street	Deed Name & Address	Contract Name & Address
1810	Park Ave SE	Banks Kenneth E & Jeanne M	Perkinson, Jean M 272 Thunderbird Rd., Cedar Rapids, IA 52403
1811	Park Ave SE	Johnson, Eric N & Stacie R	
1812	Park Ave SE	Perry, Kenneth L Jr & Donna J	
1816	Park Ave SE	Blaine, Russell K	
1817	Park Ave SE	Nemer, Boulos G et al	
1818	Park Ave SE	Brady, Deanna L	
1819	Park Ave SE	Bys, Gerald G & Christine R	
1821	Park Ave SE	Cook, Alvin O & Betty J	
1822	Park Ave SE	Sackett, William A & Christine G	
1828	Park Ave SE	Cohenour, Todd A	
1831	Park Ave SE	Lammers, William P & Patricia J	
1834	Park Ave SE	Mercer, James M & Jacqueline M	
1836	Park Ave SE	Metro Area Housing Program Inc 3351 Square D Dr, Cedar Rapids, IA 52404	
1840	Park Ave SE	Meyers Michael J	
1800	Ridgewood Terr SE	Wallace, William C & Mary E	
1803	Ridgewood Terr SE	Harper, Donald A & Joan J	
1809	Ridgewood Terr SE	Naujoks, Mary B	
1810	Ridgewood Terr SE	Schulte, Elaine A	
1815	Ridgewood Terr SE	Reilly, Melissa S	
1818	Ridgewood Terr SE	Paul, Carol A	
1821	Ridgewood Terr SE	Perkins, Jean A & James C	
1825	Ridgewood Terr SE	Anderson, David A & Susan K	
1828	Ridgewood Terr SE	Tichy, Lynn M	
1829	Ridgewood Terr SE	Heinrich, Mark D. & Michelle R.	
1831	Ridgewood Terr SE	Scott, Craig D. & Lansle	
340	16th St. SE	Gilbert, Gary D Jr 1015 Berry's Run, Marion, IA 52302	
344	16th St. SE	G G Properties No 2, LC 1015 Berry's Run, Marion, IA 52402	
348	16th St. SE	Schaul, Peter A	
356	16th St. SE	Staab, Len D & Kay E 1609 Park Ave SE	
357	16th St. SE	King, John 190 N. 18th Ave., Hiawatha, IA 52233	
358	16th St. SE	Staab, Len D & Kay E 1609 Park Ave SE	
359	16th St. SE	Bohr, Susan M et al	Kollie, Albertha B. 359 16th St. SE, Cedar Rapids, IA 52403
330	17th St. SE	Saba, Eva et al 330 17th St. SE, Cedar Rapids, IA 52403	
333	17th St. SE	Hughes, Gregory J & Teresa M 1202 36th St. SE, Cedar Rapids, IA 52403	
334	17th St. SE	Bedford, Ronald L 1625 J Ave NE, Cedar Rapids, IA 52402	
336	17th St. SE	Shireman, Cindy L	

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ Property Owners _____

Page 43

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

#	Street	Deed Name & Address	Contract Name & Address
337	17th St. SE	Moes, James W & Patricia L	
344	17th St. SE	Kohn, Jeffrey D & Stefanie M R 1701 Grande Ave SE, Cedar Rapids, IA 52403	
345	17th St. SE	Centurion Properties % Heritage Property Management, P.O. Box 74050, Cedar Rapids, IA 52407	
346	17th St. SE	Mc Guire, David F & Ruth A	Tam, Quang T & Tran T Thuan 346 17th St. SE, Cedar Rapids, IA 2403
348	17th St. SE	Omer, Mohammed I	
349	17th St. SE	Kohn, Jeffrey 1701 Grande Ave SE, Cedar Rapids, IA 52403	
350	17th St. SE	Dorman, S Todd 4409 Lucre Rd., Marion, IA 52302	
351	17th St. SE	Willis, Michael P & Nicole J	
357	17th St. SE	Property Holders Ltd Accounting Dept P.O. Box 1214, Cedar Rapids, IA 52406	
359	17th St. SE	Pilsner, Victor H & Delores M 2801 B Ave NE, Cedar Rapids, IA 52402	
305	18th St. SE	Walter, Jerry L & Geri S	
308	18th St. SE	Ertzinger, Kristin A	
314	18th St. SE	Tuchel, Peter J	
315	18th St. SE	Else, John T and Jacquelyn M Trust	
332	18th St. SE	Jurgensen, James R & Nancy K	
335	18th St. SE	Fries, Rosemary	
336	18th St. SE	Northwest Federal Savings Bank	Blair, David L & Sandra L Nelms 336 18th St SE, Cedar Rapids, IA 52403
337	18th St. SE	Tatro, Douglas D & Marjorie E	
344	18th St. SE	Taggart, Eilene J.	
345	18th St. SE	Dobbe, Gary A	
346	18th St. SE	Karns, Lisa R	
347	18th St. SE	Kanellis, Mary P	
348	18th St. SE	Ingles, William E & Marlys D	
349	18th St. SE	Hinds, Steven J & Dawn M Ginther	
350	18th St. SE	Berryman, William L. & Kelly K.	
351	18th St. SE	Takes, Francis P & Mary L	Mosher, Marvin A Jr & Colleen S 18th St SE, Cedar Rapids, IA 52403
355	18th St. SE	C R Community School District 346 2nd Ave SW Cedar Rapids, IA 52404	
358	18th St. SE	Chapa, Carlos M & Marlene	
309	19th St. SE	Mugan, Marilyn M	
311	19th St. SE	Vaverka, James E	
315	19th St. SE	Duggan, Michael L & Susan S	
321	19th St. SE	Reilly, Thomas F Jr & Joyce S	
325	19th St. SE	Bredl, Gregory J & Lori M	
329	19th St. SE	Dwyer, James E & Donna K	Schminkey, Martin J & Jaleda M 329 19th St SE, Cedar Rapids, IA 52403
335	19th St. SE	Kacher, De Vere J & Arlene M	
337	19th St. SE	Jinkins, Richard D et al	

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ **Property Owners** _____

Page 44

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

#	Street	Deed Name & Address	Contract Name & Address
345	19th St. SE	Great Plains Company %Wasker, Dorr, Wimmer & Marcouiller 801 Grand Ave Suite 3100 Des Moines, IA 50309	
347	19th St. SE	Jones, Jeanna N.	
349	19th St. SE	Kohl, David R	
351	19th St. SE	Taylor, Laura K & Lori J Hollingshead	
355	19th St. SE	St. Johns Protestant Episcopal Church	(parish house)
357	19th St. SE	St. Johns Protestant Episcopal Church Christ Holiness Apostolic Temple	(church)
	Vacant Land SE	Mc Callum, Duncan H & Patricia a	(vacant land next to 1724 Grande Ave SE)
	Vacant Land SE	Whitters, William E & Ruth M % Whitters/Whitters Enterprises 5270 North Park PI NE, Ste 114 Cedar Rapids, IA 52402	(vacant land behind 1812 Blake Blvd)
	Vacant Land SE	Cedar Rapids Comm. School District 346 2 nd Avenue SW Cedar Rapids, IA 52404	(vacant land across from Johnson School on 18 th Street SE)

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

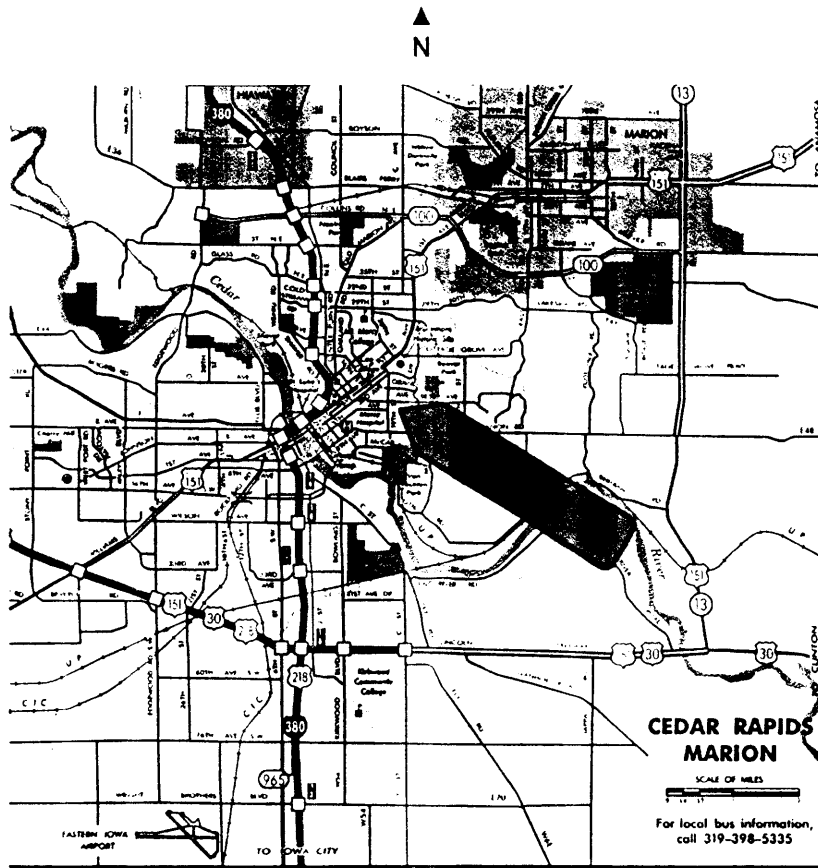
Section Number _____ Maps _____

Page 45

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Map Showing Location of Redmond Park-Grande Avenue Historic District
(*Transportation Map, Iowa Department of Transportation, 2000*)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Maps _____

Page 46

Redmond Park-Grande Avenue Historic District
Name of Property

Linn County, IA
County and State

Sketch Map of Redmond Park-Grande Avenue Historic District

