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NPS Form 10-900
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OMB No. 10024-0018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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

1. Name of Property

historic name Brown Apartments

other names/site number

2. Location

street & number 1234 4th Avenue SE

[N/A] not for publication

city or town Cedar Rapids

[N/A] vicinity

state Iowa code IA county Linn code 113 zip code 52403

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

Brian A. Mitchell DSHPO January 27 2010
STATE HISTORICAL SOCIETY OF IOWA
 State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Edson H. Beall
3.17.10

Brown Apartments
County, Iowa
Name of Property
County and State

Linn

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

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

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Multiple Dwelling/Apartment building

Current Functions

(Enter categories from instructions)

Domestic/Multiple Dwelling/Apartment building

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American Movements/
Bungalow/Craftsman

Materials

(Enter categories from instructions)

	foundation	<u>Terra Cotta</u>
walls	<u>Brick</u>	
roof		<u>Asphalt</u>
other		

Narrative Description

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

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Brown Apartments

Cedar Rapids, Linn County, Iowa

7. Narrative Description:

This four-story brick apartment building is located to the northeast of Cedar Rapid's main downtown area (Figure 27). The surrounding neighborhood, while primarily residential, with some commercial and religious properties being interspersed within it, has gained a hospital complex to the southwest of this building. Other early apartment houses are located in this same general area, to the north of this building. Fourth Avenue S.E. is one of a number of long streets that are aligned southwest to the northeast. While Fifth Avenue, a block to the north, is a one-way higher-traffic thoroughfare, this street retains its neighborhood feel. The building is somewhat more prominent today because of demolitions to the west and across the street to the south. A number of mature trees shade and to a limited extent, visually obstruct the frontage of the building.

The building was originally classified in the local architectural survey as a four-story bay-front apartment building with no other discussion of a specific style. The building design appears to combine a number of stylistic elements. The tile entry porches with their heavy wooden brackets might be classified as a Prairie/Craftsman style-influence. The use of stone inserts on the façade evokes a Gothic Revival/Collegiate Gothic stylistic feel, while the ornately bracketed front porch parapet overhangs seem to be purely late Victorian in their treatment.

The symmetrical façade, consisting of three equally-sized projecting solarium bays that are set in front of twin intervening entrances, is distinguished from the overall four-story building by design and the use of special building materials. The complicated building footprint is of interest as a apartment building design goes inasmuch as it utilizes a "U" plan with an open rear court. The rearmost part of the court features twin wooden four-story porches. The core building has a rectangular footprint overall (68 feet in width, 53 feet in depth) with sidewalls that project out four feet on either side of the plan. Each of the rear wings that project from this core measures 13 feet in width. On the front of the core plan, a rectangle, measuring 64 feet in width and 13 feet in depth, is veneered with a dark rough-surfaced face brick and contains the façade elements, the most important of which are the identical four-story high square-cut bays. The intervening front main wall plane contains the twin entrances. The façade face brick veneer covers the frontage of each projecting sidewall and the cornice also wraps around each front corner (Figure 14, architect's façade elevation).

The front bays have a solarium feel in their generous fenestration on front and both sides. These are capped with very distinctive wood parapets, broadly projected and supported by angled heavy timber brackets. The roof elements on these bays, like the entry canopies set between the three bays, have red tile hip roofs. The front rectangular section that backs up the bays has a slightly higher front parapet wall, but it actually is of equal height with the bay roof ridges. A white painted wood cornice line is set just below the parapet that has a slight projection but otherwise functions as a capping feature.

The ground floor level on the façade is distinguished by the use of a purple colored brick and a broad cut stone belt course or water table that runs at the second floor sill level. Large stone keystones, with angled sides, are centered above each bay ground level window opening, with two stones set into each bay frontage and sidewall. On the ground floor, brick sills formed using rowlock brick courses have an angled sill coating of concrete that is original or of an early date. The concrete directs rainwater away from the window frames. On the upper floors, cut stone sills continue slightly beyond the superimposed window frame and square stone "spring stones" inserts anchor each end of the soldier brick course flat lintel above the window opening.. The brickwork above the ground floor is a dark browner brick with a deeply recessed red-colored mortar joint. There are stone diamond inserts centered between the floors on each bay. The whole design imparts a tri-partite division; the first floor being the base, the upper floors the shaft and the eaves/tile roofs the capitals.

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There are two broad front entrances, each being centered between front bays. A distinctive landscaping feature is the use of a brick or concrete retaining wall, approximately two feet in height that runs across the entire frontage.

The overall building foundation employs the same purplish colored brick used on the first story façade. A mottled brownish brick is used on the other exterior walls. Fenestration is roughly symmetrical, being aligned in seven bays. The rearmost three vertical lines are more closely clustered than are those to the front. The third line of vertical windows, being smaller in size, are certainly bathroom windows. The rear wings have only rear single windows on each floor.

The courtyard is 34 feet deep and broadens from 17 feet on the south end to about 25 feet at the rear. There are two wood full-height porch systems, that to the east being three times the length of that on the west (a simple rectangle, 7 feet by 13 feet).

The property is open to the back of the plan where two garages (one known as the annex in the north corner) have been removed. The northeasterly 50 feet of Lot 25, a playground area, is now part of the property parcel but it was only recently acquired and has no historical association with the Brown Apartments (Figure 22).

Interior Arrangement:

The original plans indicate that the building was planned in its present configuration, with three suites per floor above the ground level (two units, laundry and storage, see Figure 18). The front section comprised a row of three living rooms for the first floor units and the three front bays were labeled sunrooms. The rearmost wings contained the suite kitchens and the south rear exterior stairway was largely stairs with very little landing area. The inequality of the two side walls is due to the presence of the chimney on the north side wall. The plans indicate no lobby or public areas whatever and there is no public hall. The design is of particular interest given that it was one of suites and not traditional apartments.

The building has been renovated and many of its surviving original ornamental features have been restored or replicated. The entry halls in both entrances have interior glass security vestibule doors. The floors are tiled with a six-inch square brown tile. The walls are covered with the same tile, painted. Metal mailboxes, dating from c.1970 adorn each sidewall within the entry vestibules.

The original wood floors have been refinished in the hallways. The original wood stairs (Figures 7-8), with square-cut balusters and a carved railing has been refinished. The living units retain their hardwood floors (two-inch wide boards). The original baseboard was a four-inch pine with a simple angled cap (Figure 5). It survives throughout most of the building and has been uniformly painted. The owner's suite, located on the second floor, in the center of the plan, had all cherry trim work, and has been refinished and re-varnished. It has a thin ceiling molding that has been painted. The original doorframes have been restored and refinished. Only two doors are original, and both are located in the former owner's suite. The only built in components; a sideboard (Figure 6) and a small recessed set of cabinets are located in the same area and have been restored. The dining room in the same suite has an exposed timber Tudor-like design on its four walls. The east basement unit had pine trim but all of the others had oak trim, and matching dining room wall and ceiling treatments as found in the Brown Suite. These features do not otherwise survive apart from the Brown Suite. The ground level unit on the east side of the plan has been made compliant with the Americans With Disabilities Act and has gained an at-grade rear entrance off of the rear courtyard. The ground units within the plan all step down a few steps from grade at their hallway entrances. Replica metal and art glass light fixtures, appropriate to the building's original time period, have been installed in all of the units. The walkout-solarium

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rooms have sidelights that flank their interior entrances. Baseboard heat has been installed around the perimeter of each bay interior. No original heating plant or other system components survive.

Figures 1-9 depict interior and exterior trim work or other details. Figures 10-13 present the current post-renovation floor plans, while Figures 14-20 present the original architect's plans.

Alterations:

The building was built as a single unit in 1914. The architect's plans are dated March 28, 1914 and construction was begun at the start of the construction season, the following month, in April 1914. The building is a single unit despite the fact that it always had two separate street addresses. Sometime after 1925 the suites were broken up at least in part into a total of 17 apartments by 1974, the units being lettered A-P with one unit above the rear annex, apparently the square garage that was in the north corner of the rear lot. Currently there are 16 units in the building, the "Annex", a garage with some living units upstairs, and an attached single-story garage (Figure 22) that were located along the alley immediately behind the building, having been demolished.

Known historical changes are few in number and are insignificant relative to the nomination's focus on exterior architectural merit and integrity. The most severe alteration, prior to the building renovation in 2008-09, was the complete replacement of historic windows and the two front doors. The replacement windows are a dark metal casement design. The original plans indicate that the original windows were casement interior opening windows. It would appear that this was a fairly early use of windows of that type in a residential design. The replacement front doors read like c.1950 remodeling, with a centered door flanked by columns of four sidelights, but the original plans had the same openings and arrangement. When the rear attached frame garage was built two windows on the adjacent rear wing were bricked in. A single centered window opening on the opposite (north) wing has also been infilled. An angled flashing scar on the south wing indicates that the garage had a shed roof form. The garage and annex, depicted on the 1949 Sanborn Map, have been removed. The entry canopies have also gained wrought iron angled supports. Recent building permits involved unspecified siding (September 12, 2003), soffit and fascia repair or replacement (November 11, 2003), general exterior remodeling (January 17, 2006), and the replacement of the rear decks and stairways (August 15, 2006) (Appraisal Summary).

One change to the neighborhood, possibly since 1995, is the demolition of the houses to the south of the subject building. The current Google.Earth image indicates that the subject building survives pretty much within a small island of surviving houses. Parking lots, commercial and institutional land uses surround this enclave in all directions.

The just-completed building renovation has, as noted, refurbished a number of building components and replicated others. Virtually every interior door was damaged or replaced. All apartment doors now match those, a three-paneled door, as was specified in the original plans. All other apartment doors are appropriate five-panel doors. All of the original doorframes have been resurfaced (Figures 4-5) and varnished and all of the trim work in the Brown Suite, save for the ceiling molding, has similarly been refinished (the dining room molding has been restored but also shifted east to make way for a chase, Figure 3). The built-in units in the Brown Suite were carefully restored (Figure 6). All hardwood floors were refinished (Figure 5). The windows were completely replaced with an appropriate casement window system. The existing floor plan, with sixteen apartments was retained, the only change being the addition of a third exit for the ADA-compliant ground level living unit.

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On the building exterior, the building lettering was cleaned and polished and the twin entry brackets were restored with heavy wooden brackets being replicated to match the originals (Figure 9). The brickwork was tuck pointed and the building exterior completely restored. A new roof was installed. The only substantive change was the bricking in of four bathroom windows on each of the sidewalls. The building received completely new electrical, plumbing and heating/cooling systems and a few exterior vents were placed along the rear of the ground level sidewalls. The deck and stair tread surfaces of the twin wooden porches and staircase systems were replaced, while the structural system (doubtless a replacement itself) was retained and refurbished. All historic fire escapes were retained. A walled-in cooling unit now occupies the south end of the rear courtyard. An exterior metal chase, formerly located on the west sidewall was removed.

The wooden playground equipment that stood west of the building has been removed and was replaced with a landscaped garden and open grassed area.

The apartment building maintains a high degree of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The largely residential setting of the building remains intact. The original design, reflected in its massing, materials, window openings, survives virtually intact. Workmanship, reflected in both the exterior and some interior detailing and trim, is also retained. The overall form of the building has remained unchanged once it assumed its intended scale in 1914. All the original architectural materials and detailing, including cornice, window openings, and ornament remain as built. The key interior trim components also survive, as do the original built-in components. The recent renovation has restored the appearance of original apartment doors and interior doors.

Brown Apartments
Name of Property

Linn County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1914

Significant Dates

1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Brown, William J.

Primary location of additional data:

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

Name of repository: #

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Brown Apartments

Cedar Rapids, Linn County, Iowa

8. Significance Statement:

The Arthur and Elizabeth Brown Apartment Building is locally significant as an early Cedar Rapids example of the apartment suites building type. Cities in Iowa favored single family housing over duplexes or apartment blocks and the modern apartment building was a relative late-comer compared with cities in states to the East. Flats and duplexes ("double-houses") comprised a fraction of the housing stock. The Brown Apartments was a local innovation inasmuch as it was one of the cities largest apartment blocks and it was the first "English Basement" example of the modern apartment house, wherein the ground level living units were slightly recessed below grade but otherwise comprised the buildings lowest level. As such there was no basement underground. Other innovations included a janitor's living quarters, a common laundry room and tenant storage areas. The building was designed by the notable Cedar Rapids architect William J. Brown. It is quite likely that a significant Criterion B association could be developed. Arthur Brown was a successful manufacturer and marketer of ice cream and confectionaries in the city. Given that other buildings associated with his career survive, no such argument is offered as a part of this nomination.

Marlys Svendsen determined this building to be individually National Register eligible in 1995. Her survey evaluation was largely based upon the overall rarity of this building form in the city, given that she stated "this apartment building is one of only a few surviving multi-family buildings from before 1925 remaining in Cedar Rapids." Her several survey reports do not discuss the apartment building as a property type but she does identify just this building and the nearby (Gerolamy Flats, 616 4th Avenue S.E.) as being apartment buildings that warranted individual eligibility ratings. The apartment building form tended to appear later and to a lesser extent in Iowa cities. Duplexes or double houses are much more common. It is also possible that if there were more early apartment buildings in Cedar Rapids, that these have fallen victim to downtown and arterial expansion. Marlys' statement hints that this might be true. The historical research undertaken as a part of this building study indicates that apartments are apparently more common, or certainly were so at the time this building was constructed.

It is consequently recommended that the more solid ground for finding individual significance based on architecture rests with the notable design, particularly its design as a apartment suite building as opposed to a simple apartment building, and its association with a notable local architect, William J. Brown. Brown was the antecedent of Brown Healy Bock, Architects and Engineers, the oldest Cedar Rapids design firm. Brown employed the "English Basement" design concept in his design and as a result the building lacks a basement per se and its footings terminate at grade level (Shank, p. 34).

Svendsen ventured that there was a possibility that the building had been enlarged c.1925 given the presence a year later of nine living units in the building. The original plans dispel this possibility, the whole building having been designed up front. The original façade would have consisted of the two south bays and a single centered entrance and the building as a whole would have had an "ell" footprint. Aerial photos dated to the 1930s show the current building already extant (<http://ortho.gis.iastate.edu>).

Brown Family History:

Arthur G. Brown (1876-1955) was the son of New Yorker Dr. Benjamin Franklin Brown, and was born at Oneida, Illinois. He and his wife Jennie, had six children. Both parents were dead by 1880 and daughter Jennie, aged 22, was caring for her own infant daughter and her siblings as of that year. Arthur was trained as a baker and established his own business in Steven's Point, Wisconsin, where he resided from 1898-1901. The census shows him with his first wife Edna, the couple having married within a year's time (this first marriage is not mentioned in any biography or obituary) (Brewer, p. 132-33; 1880 Census, T9, R220, p. 287; 1900 Census, T623, R1812, p. 235).

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Arthur relocated to Cedar Rapids, arriving on February 15, 1901 and he established a candy and ice cream manufacturing and sales business called the "Palace of Sweets." In 1904 he married Elizabeth Parrott of Waverly, Iowa. He built a substantial brick storefront and a backyard factory at 515-17 Fourth Avenue S. E. c.1908-09. Figure #2 locates these buildings (subject buildings have been shaded). The building contained what appears to be a double storefront with twin apartments upstairs. The 1910 census placed the Brown family in one of these units along with three other boarders (Sanborn Map, 1910 Federal Census, T624, R411, p. 173; Brewer, p. 133).

The 1911 county history was expected enthusiastic about Mr. Brown and his new business but it is worth noting that within a decade of reaching the city, he merited attention as a valued entrepreneur. Author Luther Brewer observed:

Arthur G. Brown is the proprietor of one of the leading confectionery establishments of Cedar Rapids, known as the Palace of Sweets, and during the period of his residence here he has built up a substantial business in the manufacture and sales of candies and ice cream and also as a caterer...His establishment...has become one of the popular resorts of this character in this city and its trade is constantly growing. Its manufactured products are of the highest grade, tempting the most capricious palate, and as a caterer Mr. Brown is also doing a successful business, his services being constantly in demand by the people of Cedar Rapids and vicinity. His business, too, is carefully and systematically managed and his store is thoroughly equipped with all accessories needed in making the goods which he handles. He has recently erected a splendid brick business block on one of the prominent streets and entertains optimistic views concerning the future of Cedar Rapids....Dependent on his own resources from the age of eighteen years, he has made continuous advancement in business and as the architect of his own fortune has builded [sic] wisely and well, recognizing the fact that there is no excellence without labor and that close application and energy constitute the most substantial foundation for success (Brewer, pp. 132-33).

Surprisingly, Mr. Brown's storefront still survives with an undetermined state of integrity. His factory building is gone however. Naturally any historical association with his successful business would prioritize a link with this surviving commercial building before the Brown Apartments would be considered as an associated property.¹

The Architectural/Historical Context for Apartment Buildings in Cedar Rapids:

Two challenges are immediately encountered in an attempt to make contextual sense of how the modern apartment building appeared and displaced the earlier "flat." The first problem is just that, of making a sharp definitional and temporal separation between the two building types, assuming there is such a distinction. The second problem is a commonplace one, that of determining how surviving examples represent the larger population of apartment buildings that once existed.

The most ready historical distinctions between a flat and a modern apartment is price (\$10 a month, compared with \$40-50 a month) and the terminology itself. Flats were almost always simple two-story blocks that might combine lower level retail storefronts with living units above. A flat layout reflected its fairly early architectural roots. It offered few amenities, perhaps a light well at the rear of the plan to supplement light and ventilation. The plan consisted of a linear straight side hall and a series of rooms were reached from that hall. A few public rooms such as the parlor or dining-room kitchen had additional direct doorway connections. The parlor might feature a bay. Wooden open porches with interlinked stairwells were located at the

¹ The closing date for the business has not been determined but likely pre-dated 1920 given the lack of reference to it in the census record for Arthur Brown that year. The 1949 Sanborn Map showed the former ice cream factory in use as contractor's storage.

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Brown Apartments

Cedar Rapids, Linn County, Iowa

back of the plan and served as the porch, laundry room, and playground. The differences between the flat and the modern apartment were noted in this 1910 account:

...Compare the flat of yesterday with the apartment of today, which has changed its character completely, with its name. With the passing of the parlor has gone the pretentious mantel with its fireless hearth, and the elegantly hideous console. Fireplaces and book shelves have taken their place. The long narrow halls, which ran like a spinal cord through the old-time flats, has undergone such a curvature that one no longer recognizes it upon entering the vestibule of the modern apartment, which discloses a roomy vista of adjoining rooms ("1910 Aspects of the Modern Home," by Rene Mansfield, printed in the Cedar Rapids *Evening Gazette*, March 15, 1911).

The apartment transformation reflected, in part, the influence of the Craftsman/bungalow architectural movement, where in simplicity was a celebrated virtue, being exemplified by the "butler-less house." All were not enamored by this change, seeing it for what it was in part, simply a down-sizing. Writer Ruth Cameron termed it "The Age of Condensation" and wrote:

...Of course our modern apartment houses are the most striking example of condensation. Probably they are at the root of the whole business. When a scrap of space that would have been a "jog" or an entryway in an old-fashioned house, passes for a room; when the stately and spacious old-fashioned kitchen with its attendant wash room and ice room and pantries and sheds is shriveled altogether; what wonder that we are obliged to compress all our belongings to fit into these curtained dwelling places... (Cedar Rapids *Evening Gazette*, March 4, 1914).

The modern apartment, in contrast, replaced the staid parlor with a living room, commonly augmented that room with a sun-room or solarium at the front of the plan, offered larger rooms than did the flat, and eliminated the straight hall as a component. A large light court allowed every room to be a perimeter room with windows. The higher rent made possible higher quality built-ins, better grade trim work, doors, and light fixtures; and building systems as a whole were of a higher quality. The fireplace as an amenity replaced the stove as a source of heat. Steam heat and janitor service (a live-in janitor at that), on-site storage and a central laundry room, and a garage for an automobile, commonly were included as well. The apartment building commonly had a jaunty name and in the very best buildings, the owner/builder was living in one of the units. Tenants were long-term and were carefully selected up-front by the owner or a realty company. The higher monthly rent rate also screened one's potential neighbors.

The Ausadie Apartment building was successfully listed on the National Register of historic places in 2004 and in preparing that nomination, historical consultant Leah Rogers surveyed surviving city apartment buildings (her data is incorporated into the table presented below). Rogers found that just six of eleven surviving apartment buildings retained a "good" level of architectural integrity. Curiously, the Brown Apartment was awarded a "fair" level of integrity.

Surviving Cedar Rapids Apartment Buildings:

Address	Date	Name	Integrity	Other Information
340 16 th St. SE	1900		Fair to good exterior integrity	Classical Revival style
616 4 th Avenue S.E.	1906-08	Gerolamy Flats	Fair to good exterior integrity	"modern in every sense of the word...seven rooms ...steam heat" recommended as being individually National Register-eligible. Not included in Leah Rogers list (Cedar Rapids <i>Evening Gazette</i> , February 29, 1908)

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1040 3 rd Ave. SE	1910		Good exterior integrity	Prairie/Craftsman style, modern flat, nine rooms, \$45/month (Cedar Rapids <i>Evening Gazette</i> , October 10, 1910; January 4, 1915)
614 1 st Avenue SE	1910	Irvalda?	Presumed demolished.	"strictly modern...nine rooms...steam heat...\$40/month," the "Irvalda" as of 1914 was on 1 st Ave. opposite Coe College (Cedar Rapids <i>Evening Gazette</i> , October 10, 1910)
4 th Ave. and 7 th St.	1913	The Cail	Presumed demolished.	Described as nearly new in 1914, "modern in every respect...five room flats for \$40" (Cedar Rapids <i>Evening Gazette</i> , January 4, 1915)
1234 4 th Ave. SE	1914	Brown Apts.	Good to excellent exterior integrity	Designed by architect William J. Brown, the first "English Basement" design.
1007-09 A Avenue	1914	Cedar Lake	Presumed demolished.	Craftsman/Mission style, "brand new...\$37.50..This is a very low rental for high class apartments close in" (Cedar Rapids <i>Evening Gazette</i> , January 4, 1915)
1263-5 1 st Ave. SE	1914		Good exterior integrity	Mission Style (first building), architect R. R. Mayberry, built by J. I. Merrit.
1263-5 1 st Ave. SE	1914		Fair to good exterior integrity	Prairie/Craftsman style (second building), architect R. R. Mayberry, , built by J. I. Merrit.
106 2 nd Ave. SW	1915		Fair to good exterior integrity	Prairie/Craftsman style
1018 A Avenue	1914		Presumed demolished.	Built by George Redmond as a "high class apartment house." Reported as ready in mid-October 1914, \$45/month, locally rated as "one of the handsomest apartment buildings in the city" (Cedar Rapids <i>Evening Gazette</i> , January 26, October 12, 1914; January 16, 1915)
A Avenue between 10 th and 11 Streets	1915		Presumed demolished.	Building permit issued to A. W. Boyd/ for "the only modern apartment building" on this street block, (Cedar Rapids <i>Republican</i> , May 16, 1915)
2 nd Ave. and 12 th St.	1915		Presumed demolished.	Permit issued to P. W. Tourtolott for \$6,000 apt. bldg. (Cedar Rapids <i>Republican</i> , April 1, 1915)
1407 3 rd Ave. SE	1920		Poor to fair exterior integrity	Mission style
845 1 st Ave. SE	1923	Ausadie	Good exterior integrity	Style not identified (NRHP listed April 12, 2004), also designed by architect William J. Brown. Listed under Criterion C as being "representative of a well-preserved early twentieth century apartment building" and under Criterion B for its substantial and direct historical association with Austin Palmer, who introduced the "Palmer Method" of handwriting nationally.
1115 2 nd Ave. SE	1930	Roman	Good exterior integrity	Colonial Revival style
205 14 th St. SE	1936		Fair to good exterior integrity	Tudor Revival style
1339 2 nd Ave. SE	1940		Good exterior integrity	Tudor Revival style

Key: Surviving buildings are bolded in the address column. Construction dates are in most instances estimated (per Leah Rogers).

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Cedar Rapids, Linn County, Iowa

The time period of the subject building's construction was an exciting one in terms of new construction. Many new municipal building projects began even in November 1913, and the achievement of winter-long construction was celebrated. The city had enjoyed record growth for four consecutive years, but the previous year had broken all records. The most notable downtown buildings included the nine-story reinforced concrete American Trust Bank Building and the infamous Stark-Lyman Building, also of reinforced concrete, made famous for its catastrophic partial collapse on November 15, 1913 with the loss of seven lives. The Third Avenue Bridge was finished on December 12, 1913, and served as the impetus for many new building projects in the vicinity of the subject building. The Quaker Oats Company fulfilled its commitment to expend \$500,000 in improvements during 1913-14 and the massive St. Paul's Methodist Church was dedicated in April 1914. The year 1914 promised a continuation of the same level of new construction (Cedar Rapids *Daily Republican*, November 12, 15-16; December 12, 21; 1913; January 11, 18, 1914).

With respect to other and contemporary apartments, a number received mention. The Nye Apartments, 1007-1009 A Avenue, was scheduled to open in mid-January 1914 and was described as the city's "most distinctive apartment house." It was designed as an enlarged bungalow. Cedar Rapids architect R. R. Mayberry designed a three-story \$22,000 six-suite apartment house at 1263-1265 1st Avenue, for J. I. Merrit. The hollow tile brick veneered design had rear sleeping porches, built-in refrigerators, electric stoves and a basement laundry facility. George Redmond had plans drawn up for a modern \$15,000 flat at 1018 A Avenue near 11th street. All three designs featured one or more front solarium bays. The bungalow apartment building plan had a centered two-story bay, while the others each had two flanking a front entrance. Only the Mayberry design is extant today and it most closely approximated the subject building's design (Cedar Rapids *Daily Republican*, November 15, 1913; January 23, 1914; 1949 Sanborn Map, Google Earth).

An event of special interest building design interest was an Arts and Crafts Exhibit that was being held at the public library during November 1913. The exhibits included a large number of drawings produce by local architects Josselyn & Taylor, Henry E. Hunter, R. R. Mayberry, W. J. Brown, Don Barber, J. M. Gardner and A. V. Alden (ibid., November 12, 27, 1913).

In summation, the emergence of the modern apartment building form eclipsed the flat in virtually every aspect. Most measurable of the distinctions are sheer scale, architectural ornamentation, and social class as it relates to historic occupancy. While the Brown Apartments were not the first modern apartment to be built in Cedar Rapids, the building was an early, innovative and very substantial representative of a respectable number of second-phase apartment buildings that were built in 1913-15. Rising labor and materials costs, associated with the approach of World War One, ended any additional apartment building until the early 1920s.

Brown Apartments History:

It is striking that all of the apartment buildings discussed previously were built in close proximity to each other within the "East Side" of the city. All were located within what would have been the "walking city" and in proximity to streetcar lines. The substantial middle class nature of the tenants of these buildings very likely meant that the automobile was their mode of transportation.

Outlot 16 was one of 29 lots that were part of the original city plat (platted April 2, 1849) and, which were located northeast of the immediate downtown that developed along the north bank of the Cedar River. D. J. Solos platted a subdivision of Outlot 16 on June 25, 1884, presumably setting up the lot units on the elongated block. He reserved one lot as his home place. By 1913, the Sanborn Map (Figure 21) depicts a fully-developed block, infilled with individual houses, a few duplexes

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Brown Apartments

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and a church, with the stark exception of the subject lots. Arnold and Elizabeth Brown purchased the property from the Denning family on November 17, 1913. The final plans for the building are dated March 28, 1914 and construction began when the construction season began in late April 1914. The owners took out a \$10,000 mortgage from Perpetual Savings & Loan Association on July 15, 1914. Such an amount could have covered the total building costs of this building, but no direct link has been found between the start of construction and the taking out of the mortgage. Indeed, it might be that the mortgage could be taken at that amount only after the lot was being developed. The Sanborn Map of the previous year shows no building or any references for plans for a building (Figure 21). A search of local newspapers between November 1913 and early April 1914 failed to find any references to announcements of intentions to build, although these would likely have appeared in the weeks or months following the purchase (Cedar Rapids *Evening Gazette*, April 25, 1914).

Building permits for forty homes and apartment buildings were issued during June 1914 with a total value of \$113,000, compared to \$72,000 in July 1913. As labor and materials costs inflated it became more costly to build. The *Gazette* observed "Cedar Rapids is one of the comparatively few cities in the country which is forging ahead and making each month's business [building permits] a little better than the last" (Cedar Rapids *Evening Gazette*, July 2, 1914).

An excellent descriptive announcement of the planned new apartment building appeared in late April 1914. The Cedar Rapids *Evening Gazette* described the plans as being like those of the "latest city apartment houses, known as the English basement type, the ground floor being practically on a level with the finished grade outside the building." The building project was important in comparison to other new buildings for that year because the apartments would "be the largest apartment building in the city [and would] represent the latest ideas in this line of construction, and will be thoroughly modern in every respect." Two living units were located in the "basement" or ground level (the architect used the European floor numbering system, so the plans had three stories and the basement level), one of which was to be occupied by the building janitor. Behind the western living unit was the building laundry, available for use by the tenants and in the center part of the plan, were storage closets for each tenant. Given the use of pine trim in the eastern lower unit, that one was for the janitor. Every room was afforded direct light and ventilation. Special attention was given to deadening the transmission of sound between the units. The building's location was "most desirable" being within easy reach of several streetcar lines as well as being within easy walking distance of the business district" (Cedar Rapids *Evening Gazette*, April 25, 1914).

The 1920 census lists the Brown's and Elizabeth's mother, living at 1238 4th Avenue. Arthur Brown is listed as "overseer" and the property owner with no reference to his confectionery business. Two other families are listed at the same address. Edward Hungerford was a division superintendent for the railroad (wife Edna) and Claude Wienne was a wholesale coal dealer. S. S. Brotherson, a dentist (wife Malvina) was the sole occupant at 1234 4th Avenue. This gives just four occupants for the entire building (1920 Federal Census, T625, R500, p. 159).

In 1943 the Brown's transferred the property to the Sisters of Mercy and negotiated a life tenancy agreement. The couple would continue to reside in Apartment B, and had a parking stall and a storage area under the "annex" for their use. They would receive \$300 monthly from the building rental and they were guaranteed a private room and medical care at Mercy Hospital. The Sisters took responsibility for the building effective January 1, 1944. They were enjoined by the agreement "to keep them [the apartments] at all times rented by the best and most desirable class of tenants" and they were also to retain the building name during the lifetime of the Brown's. The Sisters prepared a separate agreement relative to the private personal property of the Brown's that was in use in the various apartments (Property abstract).

Marvin D. Cone (1891-1965) was a noted Cedar Rapids painter who was a long-term friend of Grant Wood, was a co-founder of the Stone City Art Colony, and a professor of painting at Coe College for 40 years. While not as famous as Grant

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Wood, his contemporaries admired his work. Following service in France during World War I, Cone returned there in 1920 and he produced a "stunning series of impressionistic" works. He was a tenant of the Brown Apartments from 1920-23 and the two oil paintings (Figure 26) were dedicated to the Brown's in lieu of rent. These images came up for private sale in 2003 but most of Cone's works are at the Cedar Rapids Museum of Art (<http://crma.org/collection/cone/cone.html>).

Arthur Brown died March 19, 1955. His obituary recounted his company, the several buildings that he built, and noted the arrangement with the Sisters of Mercy. The curious thing was that the Browns were Methodists. Elizabeth Brown died February 4, 1957. Her obituary noted her support for St. Paul's Methodist Church and repeated the historical notes mentioned in the preceding obituary (Cedar Rapids *Gazette*, March 19, 1955; February 6, 1957).

Following the death of Elizabeth Brown, the Sisters of Mercy had to establish title of ownership despite the warrant deed that was issued to them on December 20, 1943. George J. Nazera Sr. et al negotiated a contract purchase of the apartments in 1958 and became owners May 14, 1962. Sevara Realty Company was the next owner, effective February 28, 1974. One of the documents of interest was an inventory of the furnishings in each unit in the apartments, 16 (lettered A to P) and an Annex Apartment. Most of the units had stoves and refrigerators but two apartments were fully furnished. Sevara Realty had a three-year legal battle over a mechanics lien from Valenta Plumbing & Heating (1982-1985) but it was finally satisfied. First Avenue Investors and Erin Leasing Company were unsuccessful contract purchasers and Sevara Realty re-emerged as the property owner in 1984. Another contract sale failed in 1986. A series of later owners held the property but these transactions are not reflected in the property abstract (Property Abstract).

The Architect:

William J. Brown (1878-1970) was born in Urbana, Illinois. He received a B.S. in architecture at the University of Illinois (1900) and served as draughtsman for three notable architects, Holabird & Roche (Chicago, 1901), Kenneth M. Murcheson (New York, 1902-03), and John Russell Pope (New York, 1904-06). The Brown Apartment commission falls very early in Brown's private practice, just predating a year of service with the army's Construction Division, 1914-15. Brown was partnered with his brother, Frederick G. Brown, as early as 1909 and the brothers published a book of bungalow designs that emphasized low profile true California bungalows. William Brown had traveled in Europe in 1907 and then did a rather early Bungalow stint in California after that. Brother Frederick was called to Cedar Rapids to design the Cedar Rapids Candy Company (A Avenue N.E.) in 1909 and William joined him there a year later. It is certainly a question whether Arthur Brown had become acquainted with the architect through some association with that firm or simply a knowledge of the new building design. Another question of course is whether the two were related, both families sharing Illinois roots. Brother Frederick died in 1911 and William entered into a single practice that would continue to 1953. He married in Cedar Rapids in 1914 so his work with Brown Apartments coincided with a very busy and early phase of his new and developing private practice. Brown served two years as the president of the Iowa Chapter of the American Institute of Architects (1926-27). In 1953 he partnered with Edward H. Healey and that firm is now Brown Healey Bock, Architects and Engineers, the oldest continuous architectural firm in Cedar Rapids. Architectural historian Wesley I. Shank rated William J. Brown as "a competent professional, respected for his integrity and his involvement with the community" (Shank, pp. 33-34).²

² Actually, both brothers appear in the 1910 Federal Census, boarding with the family of lawyer Rolland Shaw on 7th Street. Frederick G. was four years older than his brother. Curiously, Frederick's birth state is given as California, William's as Oregon, although both state their parents came from Illinois (1910 Federal Census, T624, R411, p. 182).

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Brown Apartments

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9. Major Bibliographic References:

Brewer, Luther A. History of Linn County, Iowa. Chicago: The Pioneer Company, 1911

Brown Apartments, property abstract (Iowa Title Company, Cedar Rapids)

Brown, William J. "Apartment Building For Mr. A. G. Brown, Cedar Rapids, Iowa. Plans dated March 28, 1914 (Copies provided by OPN Architects, Cedar Rapids)

Federal Census Records as cited in the report text

Linn County Assessor, property appraisal summary

Rogers, Leah "National Register of Historic Places Nomination, The Ausadie Apartment Building, 845 First Avenue S.E., Cedar Rapids, Linn County, Iowa." Iowa City: 2004

Sanborn Fire Insurance Map Company, 1913, 1949 Maps

Shank, Wesley I. Iowa's Historic Architects. Iowa City: University of Iowa Press, 1999

Internet Sites:

<http://crma.org/collection/cone/cone.html> (accessed June 10, 2007)

Newspapers:

Cedar Rapids *Daily Republican*, November 12, 15-16; December 12, 21; 1913; January 11, 18, 23, 1914

Cedar Rapids *Evening Gazette*, March 15, 1911; March 4, April 25, July 2, 1914

Cedar Rapids *Gazette*, March 19, 1955; February 6, 1957

Acreage of Property less than one acre

(Place additional UTM references on a continuation sheet.)

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[] See continuation sheet

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

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

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date December 10, 2009

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town	Des Moines	state	IA	zip code	50312-2415
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Submit the following items with the complete form:

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.

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

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

name James Ernst, Affordable Housing Network

street & number 5406 Kirkwood Blvd. SW telephone (319) 365-6247

city or town Cedar Rapids state Iowa zip code 52404

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

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

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Brown Apartments

Cedar Rapids, Linn County, Iowa

10. Geographical Data:

Verbal Boundary Description:

Southwesterly 20 feet of Lot 23, all of Lot 24, excluding the rear 10 feet of Lots 23-24, Subdivision of Outlot 16, Cedar Rapids, Iowa.

Boundary Justification:

The area included in the nomination is the same that has historically been associated with this apartment building. The boundary includes the historical frontage, side yards, rear court and the area along the alley where the garage building was located.

Map:

[refer to Figure 27, page 31]

Photographs:

Name of Photographer: Matt Hoetken, Hatch Development, Inc.,

Date of Photographs: September 2007 [new photos taken June 8, 2009]

Location of Original Negatives: Property owner

Description of views:

Photo 1: East wall, view north

Photo 2: South façade, view northwest

Photo 3: South façade, overview, view north

Photo 4: South façade, view northeast

Photo 5: West wall, view northeast

Photo 6: West and north/rear walls, view southeast

Photo 7: West wall, view south

Photo 8: East and north/rear walls, view southwest

Photo 9: East side of courtyard, elevated view from porch, view southeast

Photo 10: South end of courtyard, view south

Photo 11: South façade, upper level cornice, wall and window detail, east half of plan, view northeast

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Brown Apartments

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Imbedded Images:



Figure 1: Basement/first floor solarium entrance, view south
(Photo by James Jacobsen, June 2009)



Figure 2: Solarium entrance, second floor, view southwest

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Brown Apartments

Cedar Rapids, Linn County, Iowa

(Photo by James Jacobsen, June 2009)



Figure 3: Ceiling molding (moved east for chase), view south
(Photo by James Jacobsen, June 2009)



Figure 4: Door frame detail, arrow denotes mortised joint and 45-degree angle that is in line with the door jamb, etc.

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Brown Apartments

Cedar Rapids, Linn County, Iowa

(Photo by James Jacobsen, June 2009)



Figure 5: Door frame base block treatment and refinished original baseboard, third floor
(Photo by James Jacobsen, June 2009)



Figure 6: Sideboard, dining room, note timbered paneling visible to the right, third floor

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Brown Apartments

Cedar Rapids, Linn County, Iowa

(Photo by James Jacobsen, June 2009)



Figure 7: base of east stairway, inside of entrance, view north
(Photo by James Jacobsen, June 2009)

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Brown Apartments

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Figure 8: View up east stairway (Photo by James Jacobsen, June 2009)

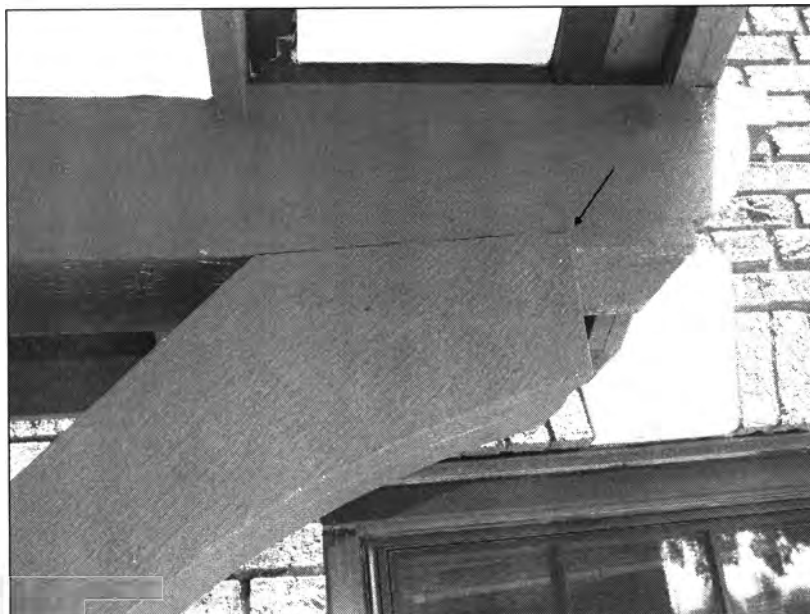


Figure 9: Restored east entry canopy bracket, arrow denotes mortised joint (same treatment is used at the bracket base), view east (Photo by James Jacobsen, June 2009)

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Brown Apartments

Cedar Rapids, Linn County, Iowa

Current Floor Plans:

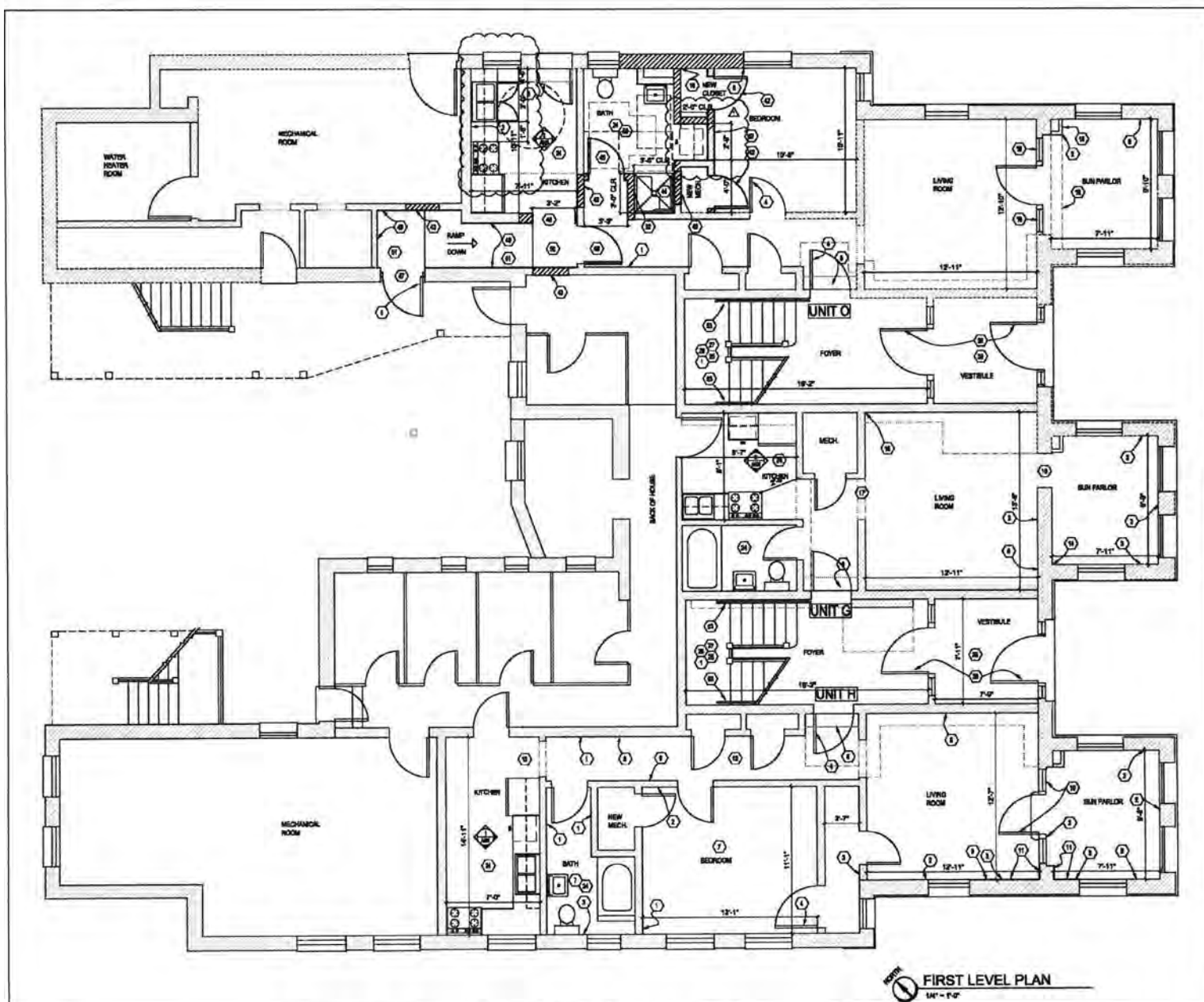


Figure 10: "Basement"/first floor plan (OPN Architects, Cedar Rapids)

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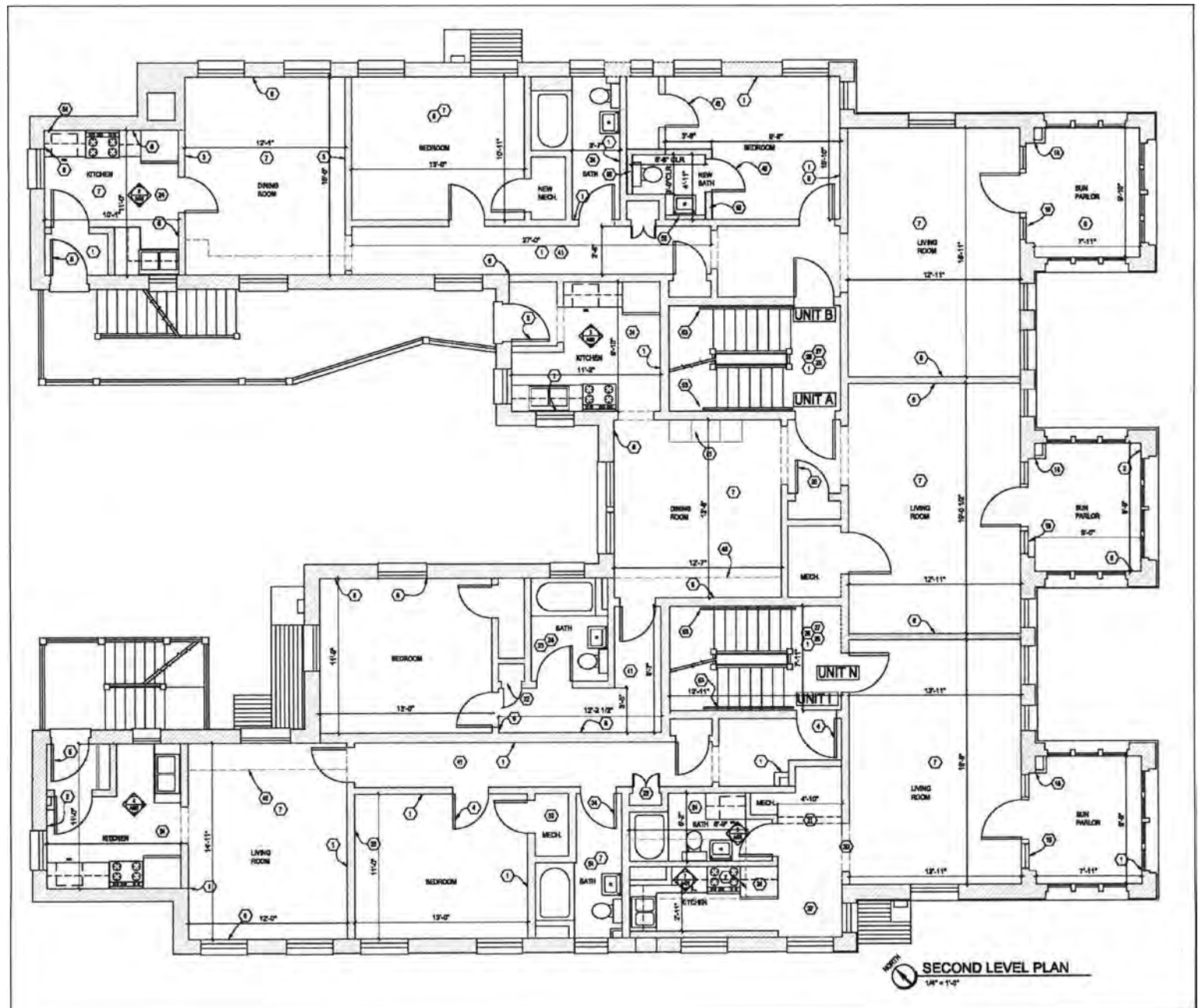


Figure 11: “First”/second floor plan (OPN Architects, Cedar Rapids)

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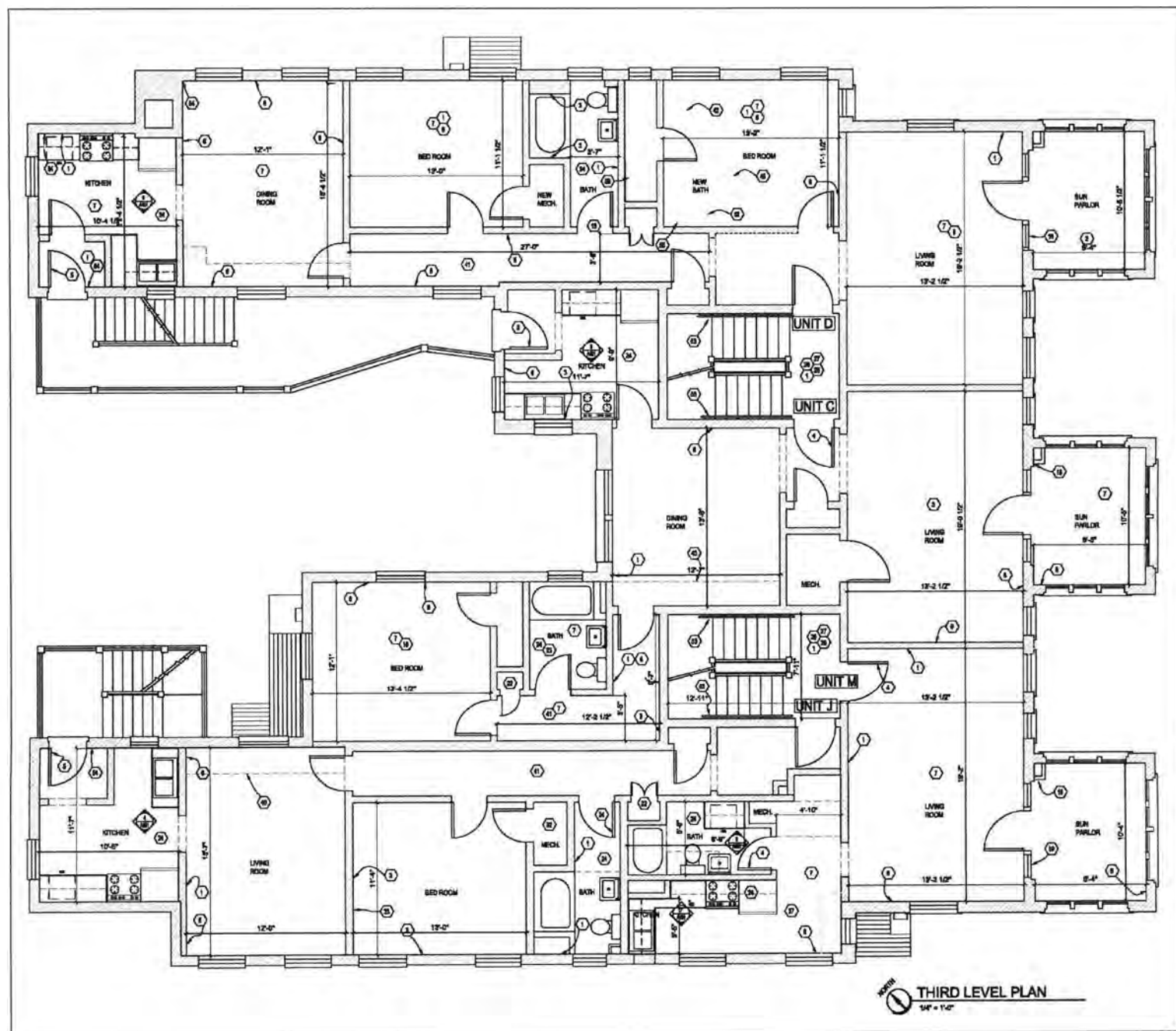


Figure 12: "Second"/third floor plan (OPN Architects, Cedar Rapids)

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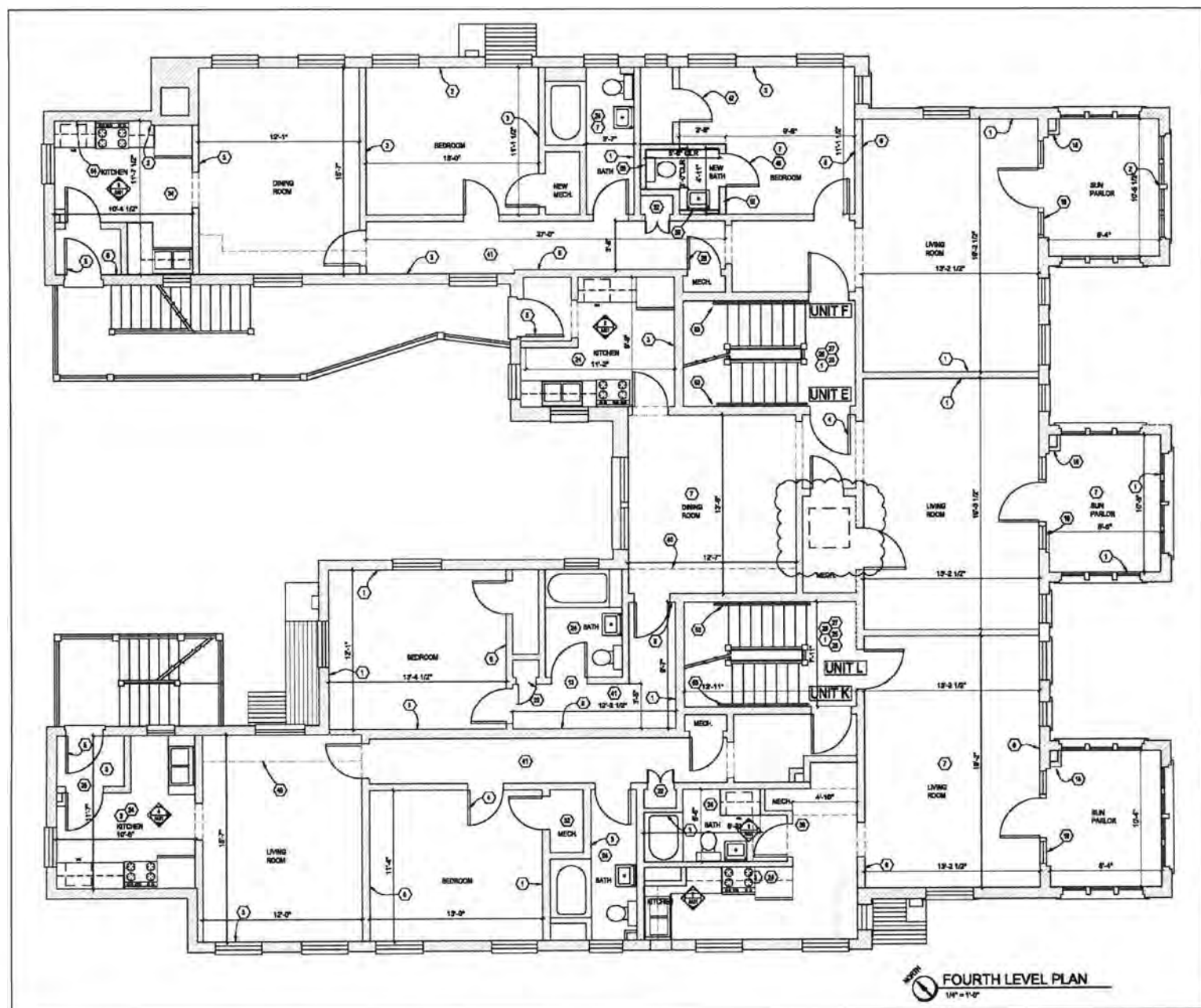


Figure 13: "Third"/fourth floor plan (OPN Architects, Cedar Rapids)

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Original Architect's Plans:

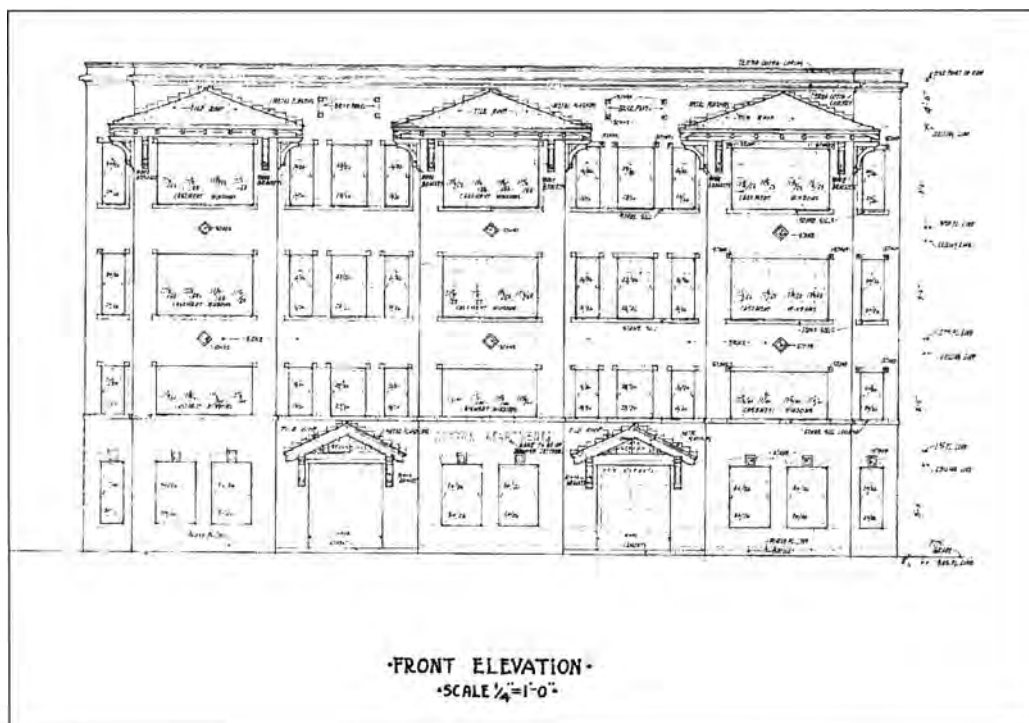
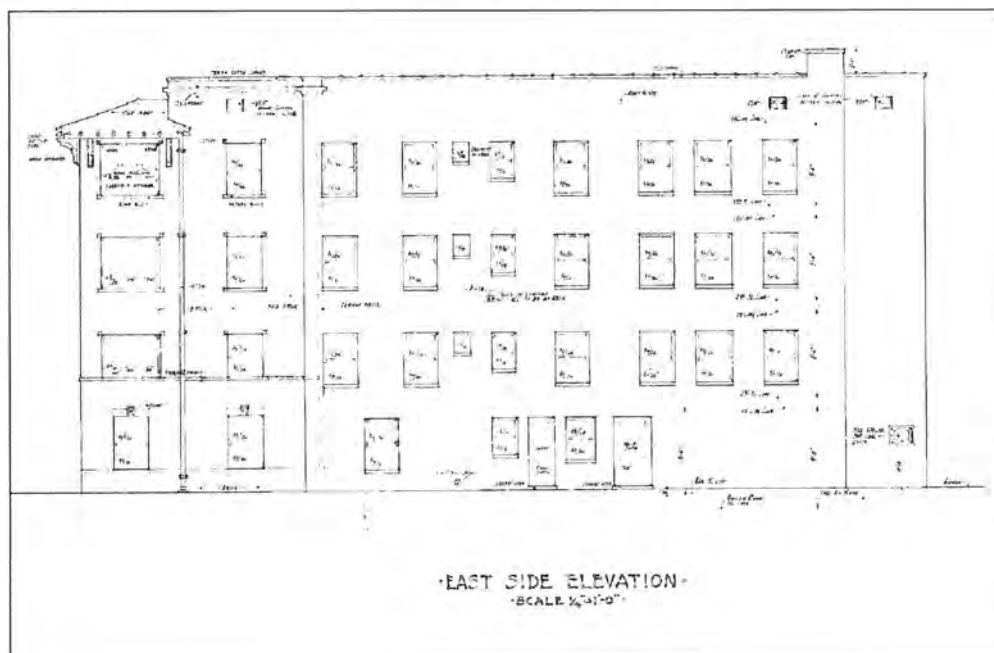


Figure 14: South façade elevation drawing, original plans by W. J. Brown, dated March 28, 1914



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Figure 15: East side elevation drawing, original plans by W. J. Brown, dated March 28, 1914

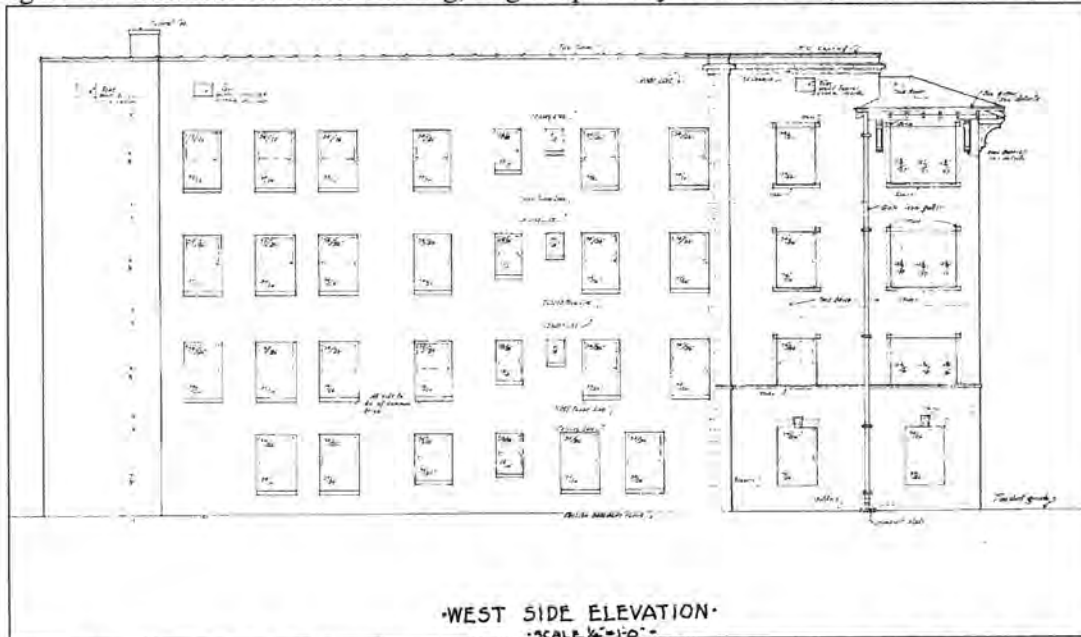
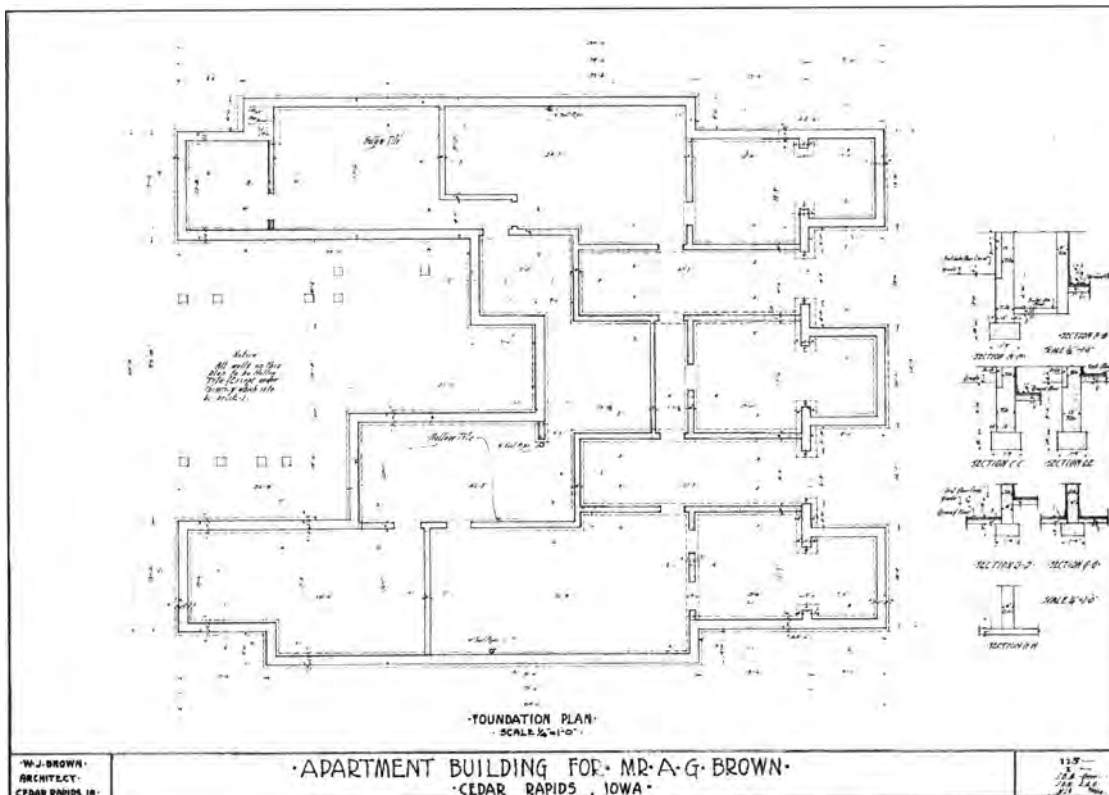


Figure 16: West side elevation drawing, original plans by W. J. Brown, dated March 28, 1914



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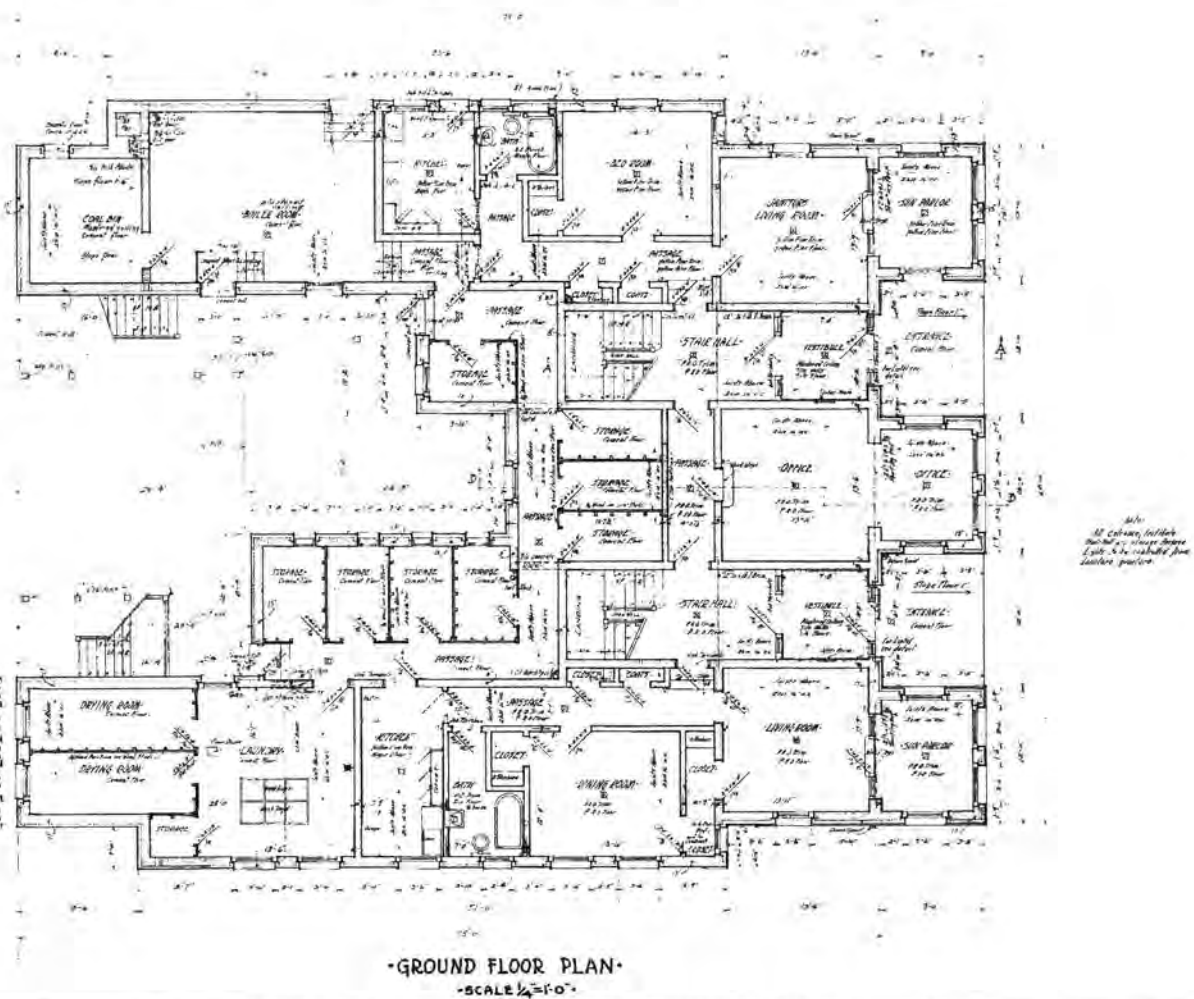
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Brown Apartments

Cedar Rapids, Linn County, Iowa

Figure 17: Foundation plan, original plans by W. J. Brown, dated March 28, 1914



W. J. BROWN
ARCHITECT
CEDAR RAPIDS, IA

•APARTMENT BUILDING FOR MR. A. G. BROWN •
•CEDAR RAPIDS IOWA •

113
5
113
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Figure 18: "Basement"/first floor plan, original plans by W. J. Brown, dated March 28, 1914

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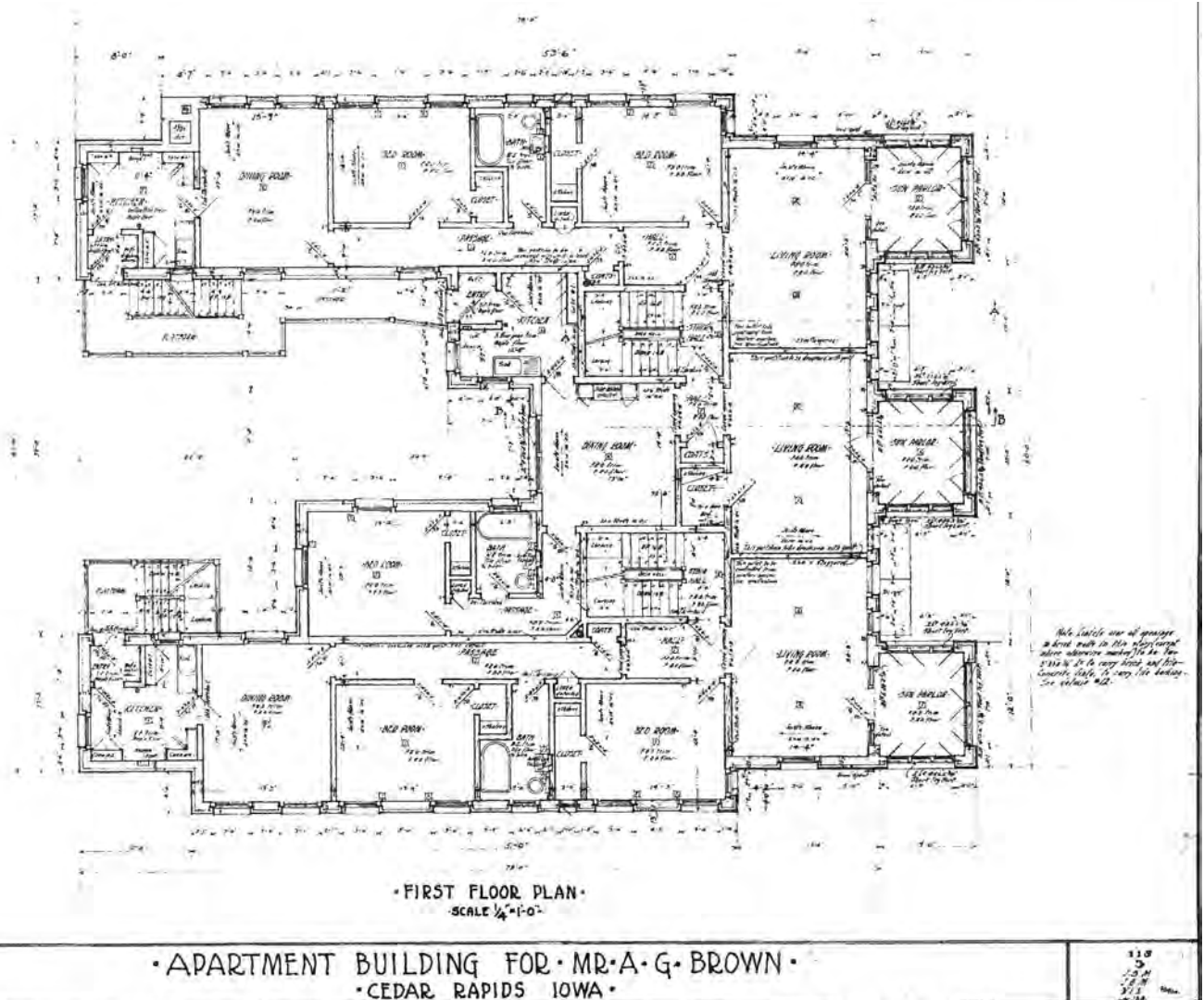


Figure 19: "First"/second floor plan, original plans by W. J. Brown, dated March 28, 1914

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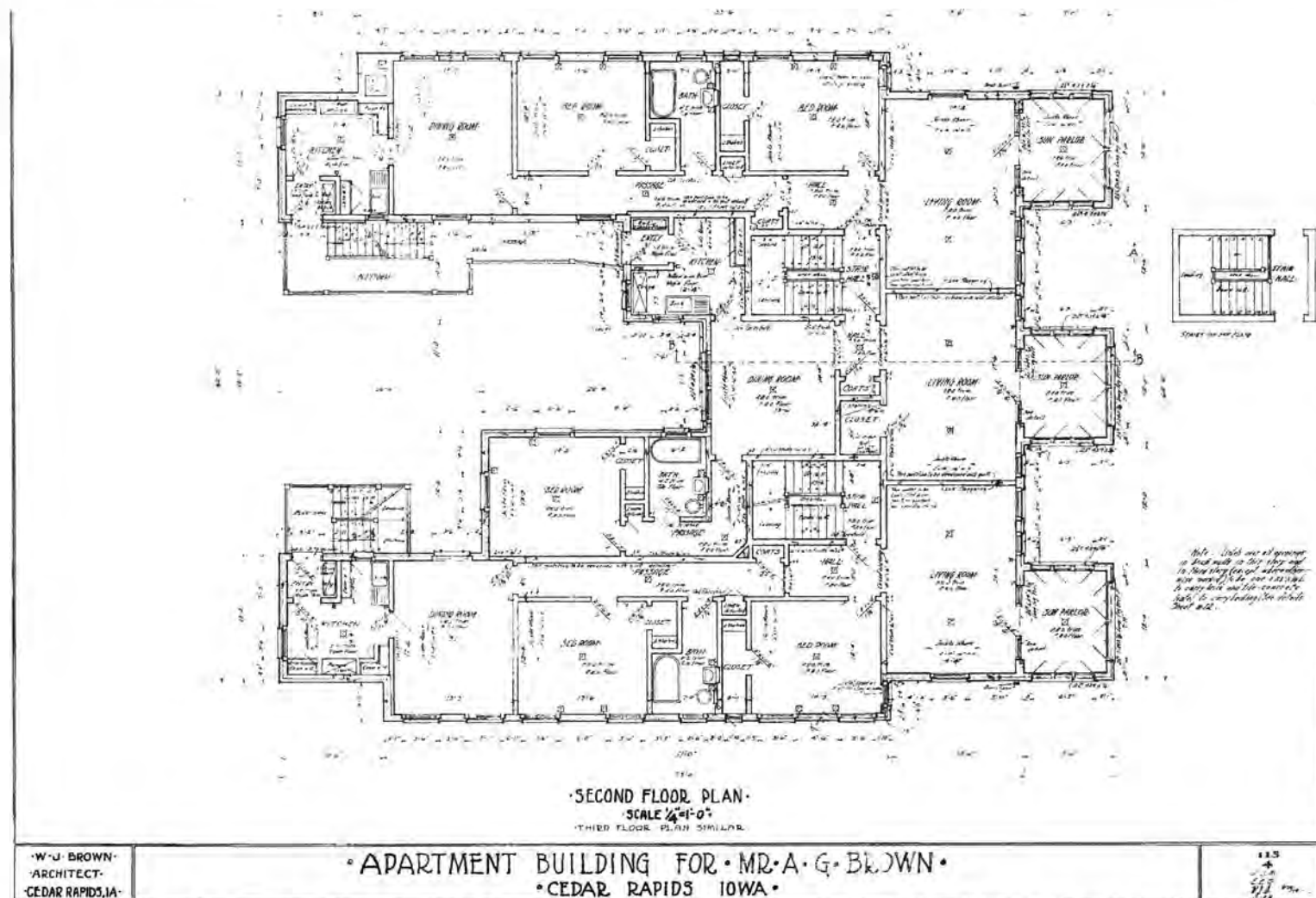


Figure 20: "Second"/third floor plan, original plans by W. J. Brown, dated March 28, 1914
(the fourth floor plan was identical to the third)

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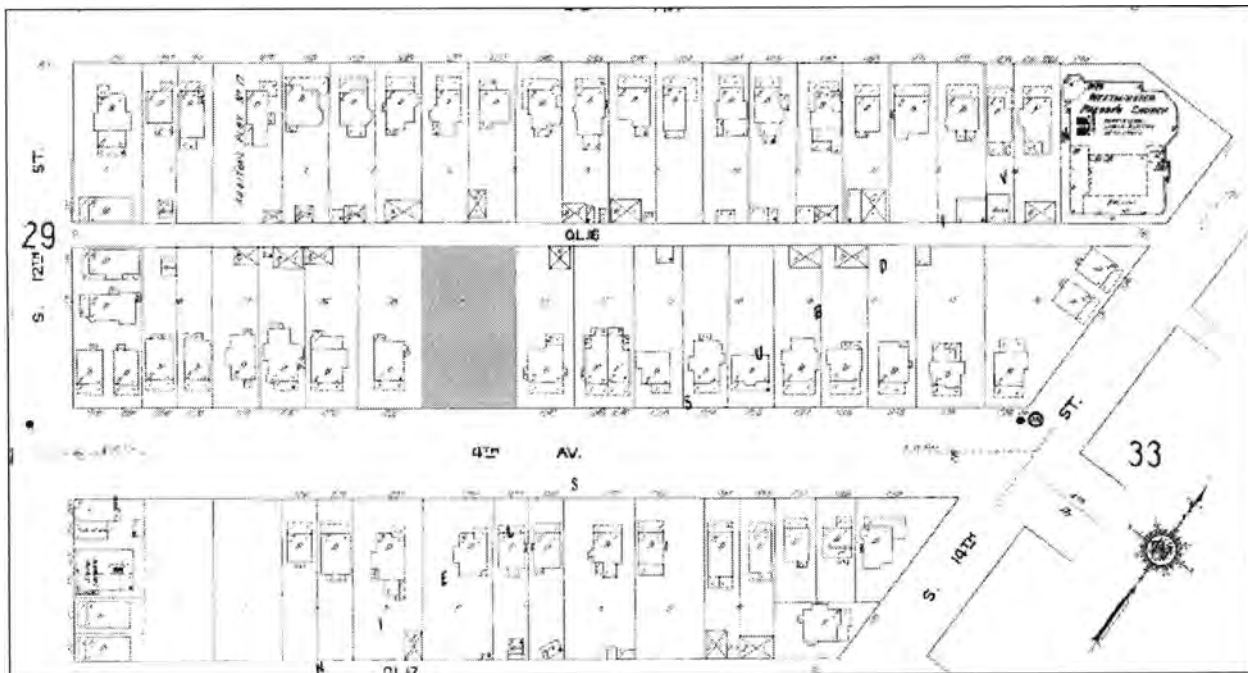


Figure 21: 1913 Sanborn Map, subject building site shaded

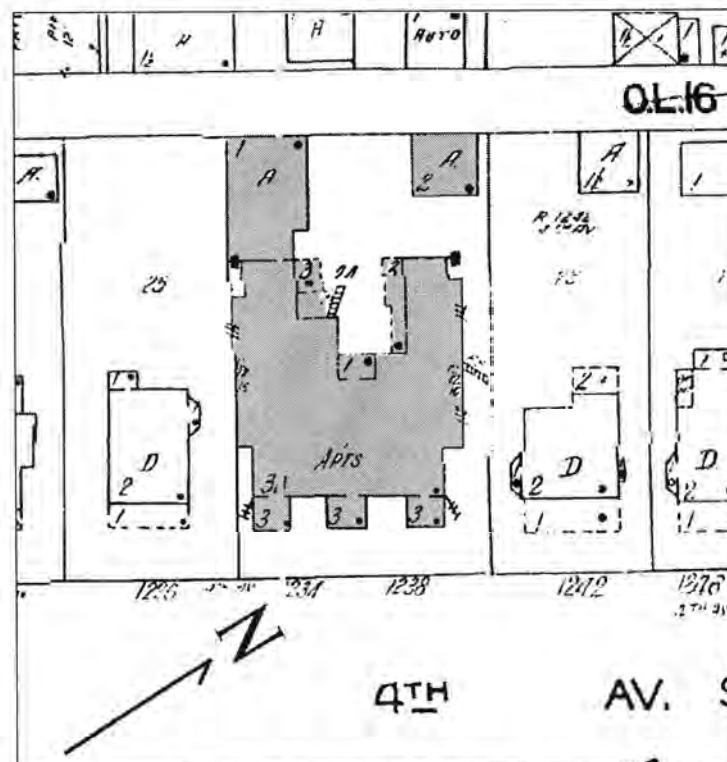


Figure 22: Detail, 1949 Sanborn Map (building shaded, the two-story separate garage was the Annex)

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Brown Apartments

Cedar Rapids, Linn County, Iowa

The Brown Apartments
FOR DISCRIMINATING PEOPLE
A FLAT THAT'S A REAL HOME

Location: On 4th Avenue near 12th Street. Only eight blocks from downtown; one block to Bever Park and Grand Avenue lines; one block to Ridgewood line and M.L. Vernon Interurban; one block to Vernon Heights line and Waterloo Interurban.

Building constructed of brick and concrete; 3 stories and English basement; nine apartments—three four-room, and six five-room apartments.

Every Room an Outside Room

Some of the features: Spacious living room, airy bedrooms, convenient kitchen—well equipped, tile bathroom, SUN PARLOR, enclosed rear stairs, oak finish, fine electrical fixtures, rough finish tiled walls, gas stoves, hot water summer and winter, janitor service, vacuum cleaning system, heat and water furnished. Many other attractive features.

WILL BE READY FOR OCCUPANCY ABOUT NOVEMBER 1ST.
ENGAGE ONE OF THESE HANDSOME NEW APARTMENTS NOW —

For further particulars and prices call, or phone our rental men.

Geo. T. Hedges & Co.
The Live Real Estate Firm.
Corner 2nd Avenue and 2nd Street. Phone 216.

Figure 23: Brown Apartments near completion, advertisement (Cedar Rapids *Republican*, October 15, 1914)

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Brown Apartments

Cedar Rapids, Linn County, Iowa

Apartments.
APARTMENTS FOR RENT

Irvida, First ave. opposite Coe college, \$55.
Cedar Lake, A avenue and Twelfth street, \$37.50.
Brown, 4th ave. and 12th st., \$45 and \$50.
Richards, 3rd ave. and 6th st., \$32.50.
Cail, 4th ave. and 7th st., \$40.
Gerolamy, 4th ave. and 7th st., \$45.
Dr. Costello, 5th ave. and 7th st., \$32.50. **BOLTON & CO.**

FOR RENT—Brown apartments, four and five rooms, with sun parlors; new building, all modern, and janitor service. Inquire 1238 4th ave., or Phone 4703.

Figure 24: Advertisements for newly-completed Brown Apartments (Cedar Rapids *Evening Gazette*, December 12, 1914)

**Heated Apartments
For Rent**

<p>THE IRVIDA—First avenue opposite Coe college. One of these fine apartments—a house—is vacant, 5 rooms, sleeping and sun porches. The best word in convenience and up-to-date arrangement. Rental \$55.</p> <p>THE BROWN—Fourth avenue and Twelfth street. There is nothing finer in the city than these at the price: 5 and 6 room apartments at \$38 and \$45.</p>	<p>THE CEDAR LAKE—A avenue and Tenth street. These brand new apartments rent for \$27.50. This is a very low rental for high class apartments close in. You should see these.</p> <p>THE CAIL—Fourth avenue and Seventh street. Newly new and modern in every respect. Fine location. A five room flat rents for \$40.</p>
--	--

We have many other apartments in the best locations.
Houses for rent of almost any size and rental in all parts of the city.
Our list of business properties for rent is very complete.

Bolton & Co.

Figure 25: Apartment advertisements (Cedar Rapids *Evening Gazette*, January 5, 1915)

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

**National Register of Historic Places
Continuation Sheet**

Section number imbedded imaged **Page** 31

Brown Apartments

Cedar Rapids, Linn County, Iowa



Figure 26: Oil paintings by Marvin D. Cone, left *October Afternoon* circa 1923, right *Express Clouds*, circa 1922
(http://www.jacksonsauction.com/Mar04_catalog/MAR04_artistList.php#B)

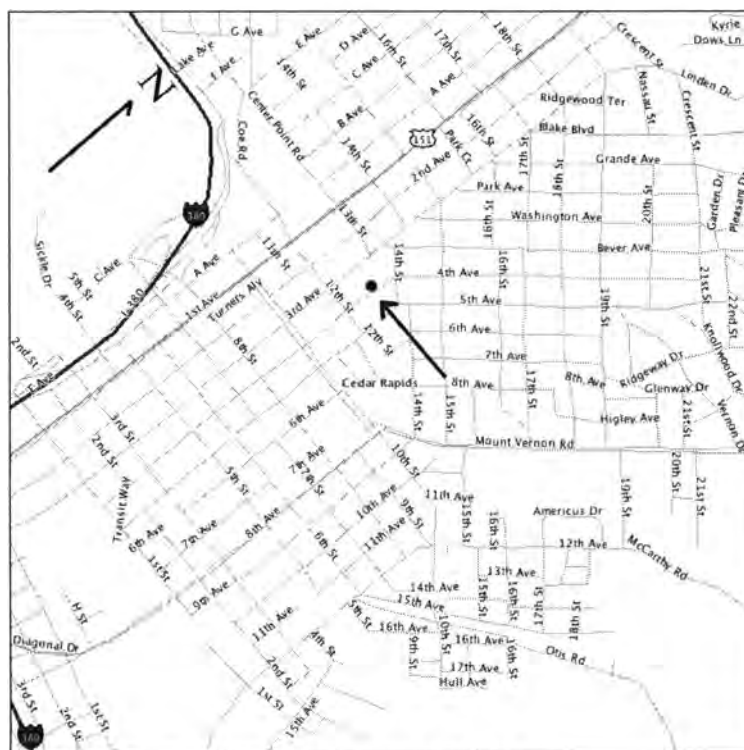


Figure 27: Locational Map

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Brown Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Linn

DATE RECEIVED: 2/05/10 DATE OF PENDING LIST: 2/24/10
DATE OF 16TH DAY: 3/11/10 DATE OF 45TH DAY: 3/22/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000075

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3-17-10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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

OCT 26 2009

CLG NATIONAL REGISTER REVIEW

CLG Name Cedar Rapids Date of Public Meeting Sept. 24th, 2009 (Agenda attached)

Property Name Arthur and Elizabeth Brown Apartments, 1234 4th Avenue, Cedar Rapids, Linn County

1. For Historic Preservation Commission:

- ☒ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature 

Date 10/22/09

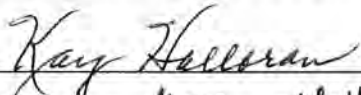
Print Name Maurs Pilcher

Title HPC Chair

Reason(s) for recommendation:

2. For Chief Elected Local Official:

- ☒ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature 

Date 1 Oct 2009

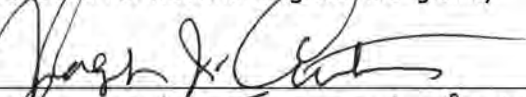
Print Name Kay Halloran

Title Mayor, City of Cedar Rapids

Reason(s) for recommendation:

3. Professional Evaluation:

- ☒ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature 

Date 10/22/09

Print Name Ralph J. Christman

Title Historian SHPO

Reason(s) for recommendation:



Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

Photo #1

TCS <No. 2 >029 BN

*2c-604J 045 H N N+3 40 9217 06.12.09 AC-02 GR03 2073.4/ 100.0



Arthur and Elizabeth Brown Apartments, Cedar Rapids
Linn County, Iowa

Photo #2



Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

Photo #3



Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

Photo #4



Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

Photo #5



Burthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County. Iowa

Photo #6

TCS < No. 9 > 019 BN
*2C-604D045 N H N+1-13 9217 06J2.09 AC-02 GR03 Z073.4/ 100.0



Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

Photo # 7



Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

Photo #8



Arthur and Elizabeth Brown Apartments, Cedar Rapids
Linn County, Iowa

Photo #9

TCS <No. 16 >011 BH

*2c-604d045 N N N+7-31 9217 06.12.09 AC+02 GR03 Z073.4/ 100.0



Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

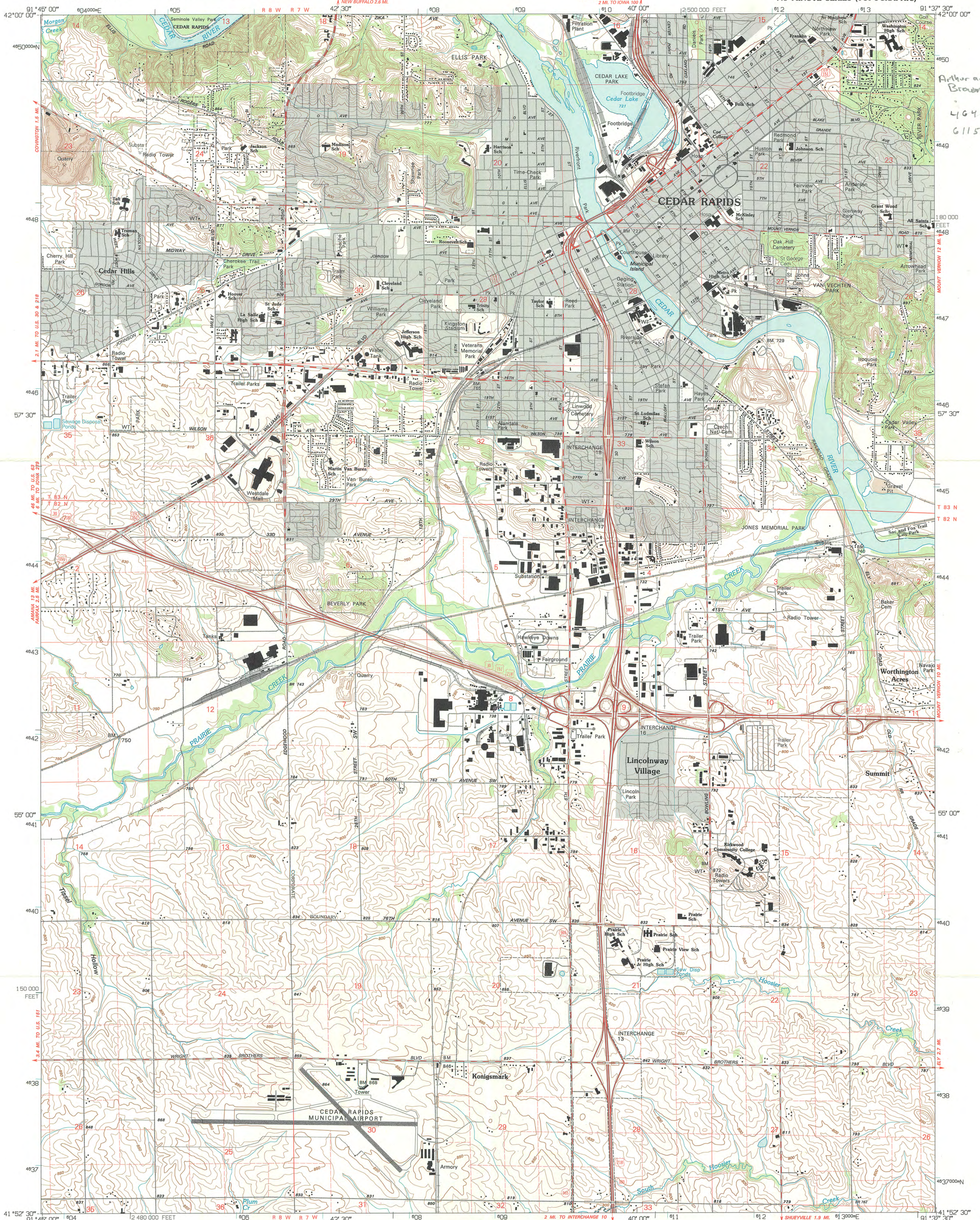
Photo # 10

TCS <No. 21 >003 BN
*2c-604d 045 N N N+1 34 9217 06.12.09 GR03 2073.4/100.0



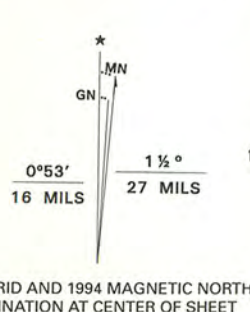
Arthur and Elizabeth Brown Apartments, Cedar Rapids,
Linn County, Iowa

Photo # ~~11~~ 11



Arthur and Elizabeth
Brown Apartment House
4648550
611530

Produced by the United States Geological Survey
in cooperation with State of Iowa agencies
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1965. Field checked 1967. Revised from aerial photographs
taken 1990. Field checked 1992. Map edited 1994
Universal Transverse Mercator projection
10,000-foot grid ticks: Iowa coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are given in USGS Bulletin 1875
Gray tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



SCALE 1:24000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

1	2	3	1	Shellsburg
4	5	6	2	Cedar Rapids North
7	8	9	3	Marion
			4	Fairfax
			5	Bertram
			6	Amama
			7	Swisher
			8	Ely

CEDAR RAPIDS SOUTH, IOWA
41091-H6-TF-024

1994

DMA 7667 1 NW - SERIES Y876

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENTON, COLORADO 80925 OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





January 26, 2010

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

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

- Roshek Brothers Department Store, 250 West 8th Street, Dubuque, Dubuque County
- Brown Apartments, 1234 4th Avenue SE, Cedar Rapids, Linn County
- Younkers Brothers Department Store, 713 Walnut Street, Des Moines, Polk County
- Hawkeye Transfer Company Warehouse, 702 Elm Street, Des Moines, Polk County
- Schmitt and Henry Manufacturing Company, 309 Southwest 8th Street, Des Moines, Polk County

Sincerely,

Elizabeth Foster Hill

Elizabeth Foster Hill
Tax Incentive Programs Manager/
National Register Coordinator