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Nat. Register of Historic Places

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

_____ New Submission _____ x _____ Amended Submission

A. Name of Multiple Property Listing

Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 - 1965

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Central Business District Development in Cedar Rapids, 1880 - 1965

The Development of Industrial Corridors in Downtown Cedar Rapids, 1865 - 1965

The Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880 - 1965

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date August 2015

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Steve King
Signature of certifying official

DSHPO
Title

15 SEPT 2015
Date

State Historical Society of Iowa

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Anderson
Signature of the Keeper

11/2/2015
Date of Action

United States Department of the Interior
National Park Service

Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 - 1965

Name of Multiple Property Listing

Iowa

State

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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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 250 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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E: Statement of Historic Contexts

I. Introduction

This Multiple Property Documentation Form amendment, *Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965*, has been undertaken as partial fulfillment of a Memorandum of Agreement negotiated in compliance with Section 106 of the National Historic Preservation Act. The purpose of the agreement was to mitigate demolitions funded by the Federal Emergency Management Agency (FEMA) of buildings damaged by flooding in Cedar Rapids in 2008. The Multiple Property Documentation Form amendment, *Industrial Development of Cedar Rapids, Iowa, c. 1865 -1965*, is being prepared concurrently with this report, also as partial fulfillment of a Memorandum of Agreement.

This report amends and updates the National Register of Historic Places Multiple Property Documentation Form *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945* [MPDF 1997], and its associated historic contexts, *Central Business District Development in Cedar Rapids, 1889 – 1945*, *Industrial Corridors in Cedar Rapids, 1865 – 1945*, and *Bohemian Commercial and Social Life in Cedar Rapids, 1875 – 1925*.¹ This amended MPDF is based on an updated intensive level survey of the area of downtown Cedar Rapids bounded by A Avenue NE, 6th Street SE, Eighth Avenue SE, and the riverfront west of 1st Street SE. This area encompasses resources associated with the three historic contexts in MPDF 1997. This report expands the time period of the previously identified historic contexts, while focusing on a more concentrated geographic area (see H. Summary of Identification and Evaluation Methods). It follows the broad format of MPDF 1997 within the smaller geographic area. MPDF 1997 was based on a reconnaissance level architectural and historical survey of the Central Business District, related commercial neighborhoods, the riverfront corridor, and railroad corridors undertaken during 1996 and 1997.² As the result of the reconnaissance survey work, 59 individual properties within the boundaries of the current downtown study area were identified as potentially meeting individual eligibility criteria for the National Register of Historic Places (National Register). No potential historic districts were identified. Seven individual properties and one historic district had been listed on the National Register prior to 1997. Since 1997, one individually listed property has been demolished, and three individual properties within the boundaries of the current study area have been listed on the National Register.³

¹ Marlys A. Svendsen, *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945*, National Register of Historic Places Multiple Property Documentation Form [MPDF 1997] (Cedar Rapids: City of Cedar Rapids, 1997). This document has been accepted into the National Register and has been assigned National Register #64500150.

² Marlys A. Svendsen, *City of Cedar Rapids, Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors, c. 1865 – c. 1945* (Cedar Rapids: City of Cedar Rapids, 1997). The related commercial neighborhoods beyond the Central Business District are those associated with the Bohemian commercial district on both sides of the river and the commercial district along Third Avenue SW on the west side of the river.

³ Svendsen, MPDF 1997, also proposed eligible properties on 3rd Street SE and Fourteenth Avenue SE, in the Bohemian commercial district, and on Third Avenue SW on the west side of the Cedar River. These properties were subsequently included in the Bohemian Commercial Historic District (NRHP 2002, boundary increase 2012) and the West Side Third Avenue SW Commercial Historic District (NRHP 2014).

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N/A

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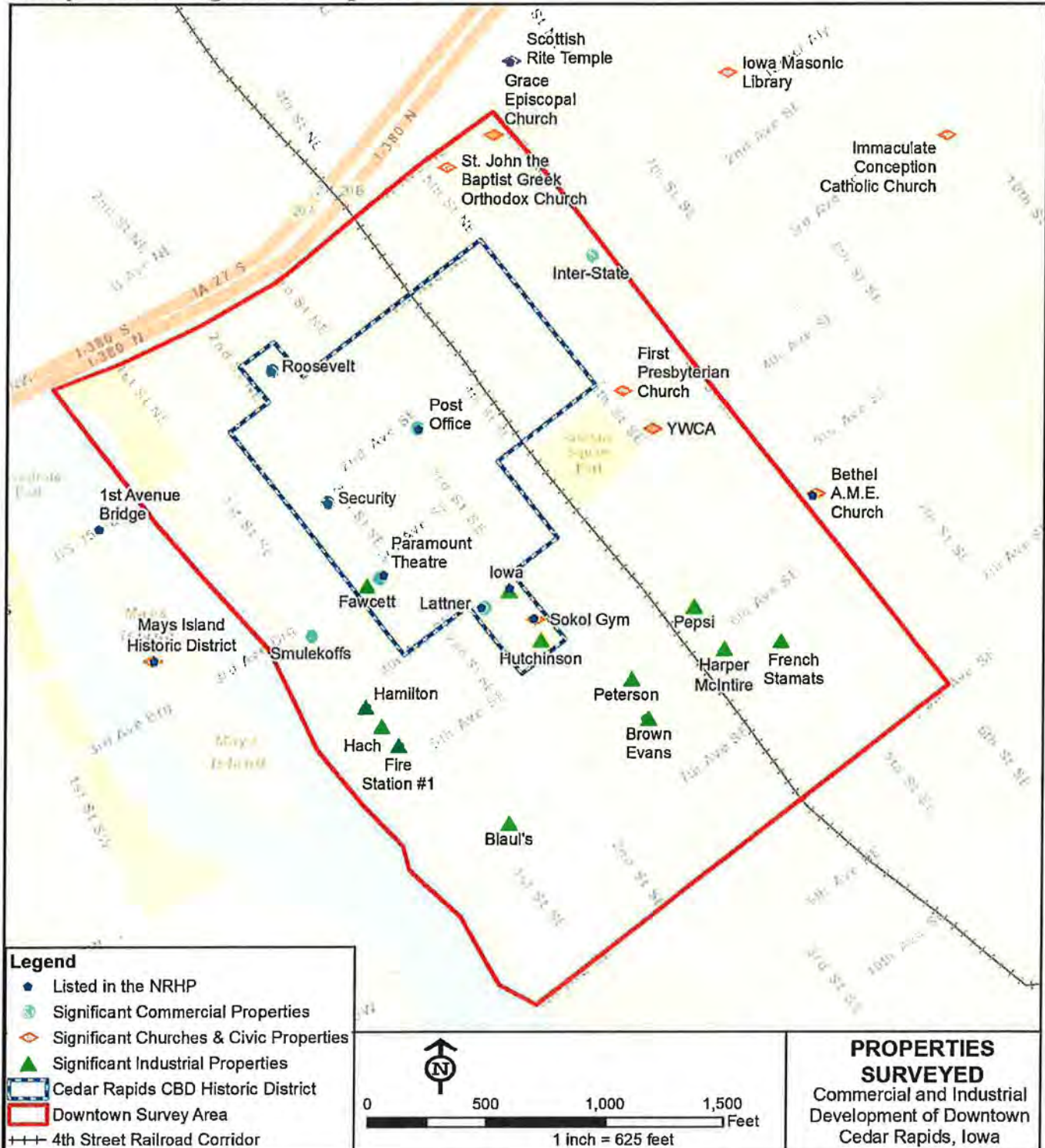
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Survey Area and Significant Properties



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II. Overview of the Settlement and Ongoing Development of Cedar Rapids

Cedar Rapids was initially platted as Rapids City in 1841 and then incorporated as a small settlement of some 300 people on the east bank of the Cedar River in 1849. Kingston, a settlement on the west bank of the river, was established in 1852. The two communities consolidated under the name of Cedar Rapids in 1870, giving the city a population of almost 6,000. The city boundaries were enlarged in 1884 and again in 1890, on both sides of the river. This last annexation established the city boundaries which were in force into the 1920s. The population was about 18,000 in 1890, 25,656 in 1900, and 32,870 in 1910. It had reached 45,566 in 1920.⁴

The expansion of the city and its population led the City Council to appoint a Zoning Commission in 1924 to regulate further growth and development. The commission hired Harlan Bartholomew, a city planning engineer from St. Louis, to develop the plan. The first land use district map was adopted in 1925 and continued to be updated to accommodate new property uses and ongoing annexation.⁵ The jurisdictions of Linn County held elections in 1925 and 1926 to approve annexation of Kenwood Park north of the city boundaries and other areas to the east, west, and south. Although a review by the District Court rejected portions of the annexed area, other city boundaries were fixed in 1929. The City also adopted the quadrant system in 1929 and changed the directions in the street names to the current system. The court decision gave Cedar Rapids an area of 28.11 square miles with the eastern boundary adjoining the city of Marion and the western boundary at the west edge of Cedar Township. The north and south boundaries coincided with railroad rights-of-way.⁶ These new boundaries were reflected in the *Map of Cedar Rapids, Iowa*, and the published *City Plan of Cedar Rapids*. They are also depicted in a revised land use district map adopted in 1942.⁷ Many of the areas within the expanded city boundaries were not developed until after World War II.

⁴ Svendsen, MPDF 1997, E:1-2; Luther A. Brewer and Barthinius L. Wick, *History of Linn County, Iowa: From the Earliest Settlement to the Present Time* (Chicago: Pioneer Publishing Company, 1911), I:417.

⁵ Janet Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (New York: Stratford House, 1950), 46-47; "Zoning Laws Are Submitted to the Public," *Cedar Rapids Tribune*, April 24, 1925, 3.

⁶ Svendsen, MPDF 1997, E:2; Marlys A. Svendsen, *Historic Resources of Cedar Rapids, Iowa*, National Register of Historic Places Multiple Property Documentation Form [MPDF 2000]: NRIS #64500147 (Cedar Rapids: City of Cedar Rapids, 2000), E:8.

⁷ City Engineer's Office, *Map of Cedar Rapids, Iowa* (Des Moines: American Lithographers and Printing Co., 1930); Harland Bartholomew and Associates, *A City Plan for Cedar Rapids* (Cedar Rapids: City Plan Commission, 1931); *Cedar Rapids, Iowa, Use District Map* (Cedar Rapids: City Plan and Zoning Commission, revised 1942).

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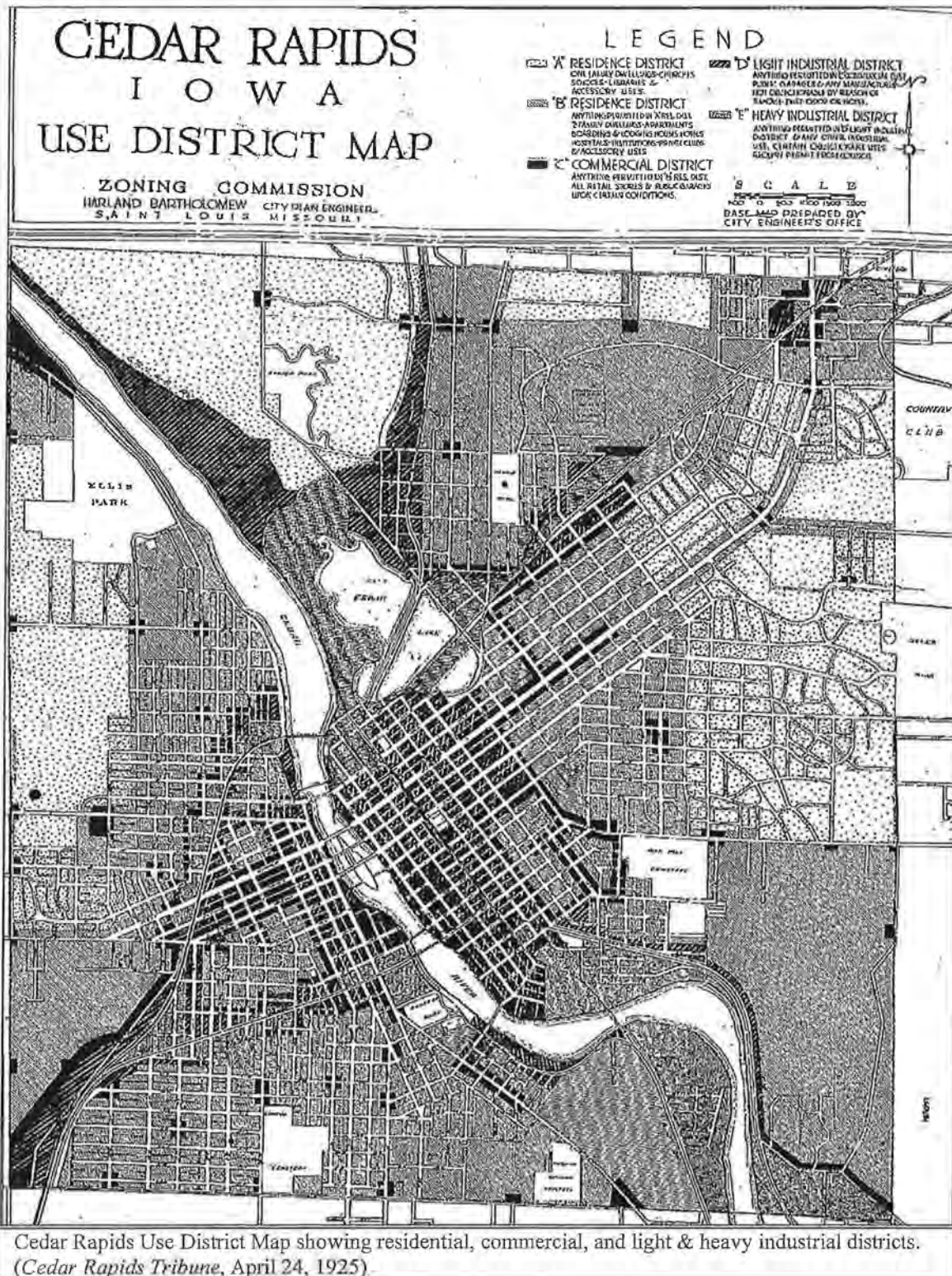
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In 1930, the population of Cedar Rapids was 52,000, increasing to 62,000 in 1940, 72,000 in 1950, 92,000 in 1960, and 110,000 in 1970, making it Iowa's second largest city. The city boundaries were also expanded during these years, from 28.36 square miles in 1939, to 29.26 square miles in 1957, to 45 square miles in 1962, to 48 square miles in 1967.⁸

The increase of more than 10,000 industrial jobs between 1939 and 1945 was accompanied by the construction of new residences. There were approximately 16,000 homes in 1939 and 21,644 in 1945. Growth continued as the city's industrial economy supplied employment to many World War II veterans. The number of dwelling units in the city reached 25,000 in 1954, 81% of which were owner-occupied. Growth of new residences continued at a slower pace into the next decade, reaching a total of 29,538 dwelling units in 1962; however, in just 4 years, nearly 10,000 new residences were constructed, and in 1966 there were 38,141 homes in the city. By that year, the population of the city was approximately 103,000, and the city corporate boundaries also expanded. The city had six banks with \$222.5 million in assets. The city had 224 manufacturing establishments, some downtown, but many spread across the city. Cedar Rapids business and industry supported a trade area that extended 140 miles north, 60 miles east, 100 miles south, and 60 miles west with wholesale operations in Iowa, Illinois, Missouri, and Minnesota. In 1939, the population of the trade area was 250,000; by 1965, it was close to 716,000.⁹

Between 1970 and 1990, the population of the city was essentially stable at approximately 110,000. It grew to 122,000 in 2000 and 127,000 in 2010. The current city boundaries encompass some 72 square miles.¹⁰

⁸ U.S. Census Bureau; "Cedar Rapids: Statistical Review," *Cedar Rapids City Directory* (St. Paul: R. L. Polk and Company, 1939, 1957, 1962, 1967).

⁹ "Cedar Rapids: Statistical Review," 1939, 1945, 1950, 1962, 1966.

¹⁰ U.S. Census Bureau.

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III. Central Business District Development in Cedar Rapids, 1880 – 1965

The Original Town plat of Cedar Rapids was laid out on the east bank of the Cedar River with streets perpendicular and parallel to the northwest-southeast course of the river. As depicted on the 1875 *Plan of Cedar Rapids*, the streets parallel to the river were named Commercial (1st Street), Washington (2nd Street), Adams (3rd Street), Jefferson Street (4th Street), Madison (5th Street), Monroe (6th Street), Jackson (7th Street), Van Buren (8th Street), Harrison (9th Street), and Polk (10th Street). Today's lettered and numbered avenues were named Linn (A Avenue), Iowa (First Avenue), Eagle (Second Avenue), Park (originally Market, later Third Avenue), Franklin (Fourth Avenue), Greene (Fifth Avenue), Brown (Sixth Avenue), Daniels (Seventh Avenue), and Sanford (Eighth Avenue).¹¹ The avenues in the latter group were named after some of the early founders of Cedar Rapids.



Plan of Cedar Rapids, 1875, showing original street names (Andreas, *Illustrated Historical Atlas*)

¹¹ A. T. Andreas, "Plan of Cedar Rapids, Linn County," in *Illustrated Historical Atlas of the State of Iowa* (Chicago: Lakeside Press, 1875).

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In 1875, the development of the central business district was well underway. By the time of the 1884 annexations, the streets had been renamed with the numeric naming system used today. The current address numbering system was implemented between 1893 and 1896. The city adopted the quadrant system in 1929 and appended the directionals of NE, SE, NW, and SW to the numbered street names. The central business district is encompassed by the southeast quadrant, with a small section north of First Avenue in the northeast quadrant. The address locations in this report use the current directional system.¹²

This report follows the format of MPDF 1997 in discussing the development of the central business district, focusing on four geographic areas:

- a. the riverfront and May's Island;
- b. the commercial core largely along 2nd and 3rd Streets SE between First Avenue and Fourth Avenue SE;
- c. the railroad corridor that coincides with 4th Street NE and SE; and
- d. the churches and civic institutions along the outer edge of downtown largely along 5th and 6th Streets NE and SE from A Avenue NE to Seventh Avenue SE.¹³

a. *The Riverfront and May's Island*

The Cedar River has been the defining element of the city since its founding. The rapids were harnessed as early as 1842 as a source of waterpower through dam building efforts north of May's Island, which is located in the middle of the river between today's First Avenue and Fifth Avenue. Industry located along the riverfront on both sides of the river to take advantage of the waterpower, and the Quaker Oats plant, north of downtown, remains an important presence on the river front. Downtown Cedar Rapids was established on the east bank of the river opposite May's Island. Early commerce was located close to the river on the east bank, as indicated by the name Commercial Street, predecessor of today's 1st Street. A business directory from 1856 locates the majority of the city's businesses on Commercial Street.¹⁴

Early dams on the river were constructed to provide water power, including the 1870 dam constructed by Nicholas Brown at the base of B Avenue NE. That timber and rock dam was repaired and strengthened after flooding in 1894. A new concrete dam was constructed between 1914 and 1918 to improve recreation on the river and to meet the manufacturing needs of the Quaker Oats cereal processing mills. This dam also was used as a flood control measure. It was removed in 1978 in conjunction with the construction of Interstate 380 and was replaced by the existing 5-in-1 dam that incorporates the dam on the lower level, the street level bridge in the mid-section, and the interstate

¹² Prior to the adoption of the current system, the numbered east-west avenues through downtown Cedar Rapids had no directionals, and the numbered north-south streets were identified by the directionals "south," south of First Avenue, and "north," north of First Avenue.

¹³ See Svendsen, MPDF 1997, E:3.

¹⁴ *Souvenir Program of the 50th Anniversary of the Incorporation of the City of Cedar Rapids, Iowa, June 10th to 16th* (Cedar Rapids: Semi-Centennial Executive Committee), 1906, n.p. See also, Donald A. Karr, Jr., *Images of Cedar Rapids* (Cedar Rapids: Prairie Valley Publishing Company, 1987), 72.

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highway bridge on the upper level. The Highwater Rock, in the east half of the river, just below the dam, remains visible when the river levels are low. This natural feature began to be used in the 1840s to judge river depths for the purpose of fording the rapids.¹⁵

Bridges that span the river were crucial to the development of Cedar Rapids on both sides of the river. Some accommodated both vehicular and pedestrian traffic while others were devoted to railroad traffic. The first permanent bridge was located at Third Avenue and was built in 1871. That bridge was replaced in 1911-1912 by the current Third Avenue Bridge, which was rehabilitated in 1966. The original First Avenue Bridge was built in 1885; the bridge that replaced it in 1920 was rehabilitated in 1964 and is listed on the National Register. The Second Avenue Bridge was built in 1906 and reconstructed in 1965. The original F Avenue NW/B Avenue NE bridge was built in 1875, then replaced in 1914 when the adjacent concrete dam was constructed. That bridge was removed in 1979 after the multi-level Interstate 380 Bridge opened the previous November.¹⁶ This group of bridges served the downtown commercial and industrial areas and upstream industry.

Another group of bridges downstream from downtown linked several industries and residential neighborhoods. The Eighth Avenue Bridge was built in 1938 and rehabilitated in 1987. The first Sixteenth Avenue Bridge was built in 1875. It was replaced in 1910 by a concrete arch bridge, which was replaced by the 1989 Czech Village Bridge, known as the Bridge of Lions. The Twelfth Avenue Bridge, built in 1974, is a late addition to these river crossings.

Two major railroad bridges crossed the Cedar River. The Burlington Cedar Rapids & Northern (BCR&N) bridge led from the Sinclair/Wilson meat packing plant on the east side south of downtown to the city sewage treatment plant on the west side. The bridge was abandoned after the plant closed in 1990, and only part of the span survives. The Chicago & Northwestern (CNW) bridge dates from 1898 and remains in use by Union Pacific, linking the west bank and the Quaker Oats plant on the east side.¹⁷

The Cedar Rapids and Iowa City Interurban Railroad (CRANDIC) had two bridges over the river that led from downtown. One at Fourth Avenue spanned May's Island; it no longer survives. The 1903 bridge at Ninth Avenue was largely destroyed by the 2008 flood. It was rebuilt the following year.¹⁸

May's Island, located in the middle of the river, originally covered six acres and was one-quarter mile long, extending between Second and Third Avenues. Three bridges crossed the island, linking the commercial areas on both sides of the river. Several commercial establishments, including Smulekoff's Furniture, were located on the island facing Third Avenue. May's Island became the heart of Cedar Rapids civic government in the early twentieth century, following the acquisition of the island based on

¹⁵ Svendsen, MPDF 2000, E:8-9. The location of the dam is shown on *Official Map of the City of Cedar Rapids, Iowa* (Des Moines: Midland Map and Engineering Co., 1921). See [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa), for further information on the 5-in-1 dam. The High Water Rock was listed on the National Register of Historic Places in 1977.

¹⁶ *Highways of Cedar Rapids*: <http://iowahighways.org/highways/cedar-rapids.html>. See also [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa); Karr, 68.

¹⁷ [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa); Karr, 73.

¹⁸ See [Bridgehunter.com/Cedar Rapids, Iowa](http://Bridgehunter.com/Cedar%20Rapids,%20Iowa), for further information on all bridges.

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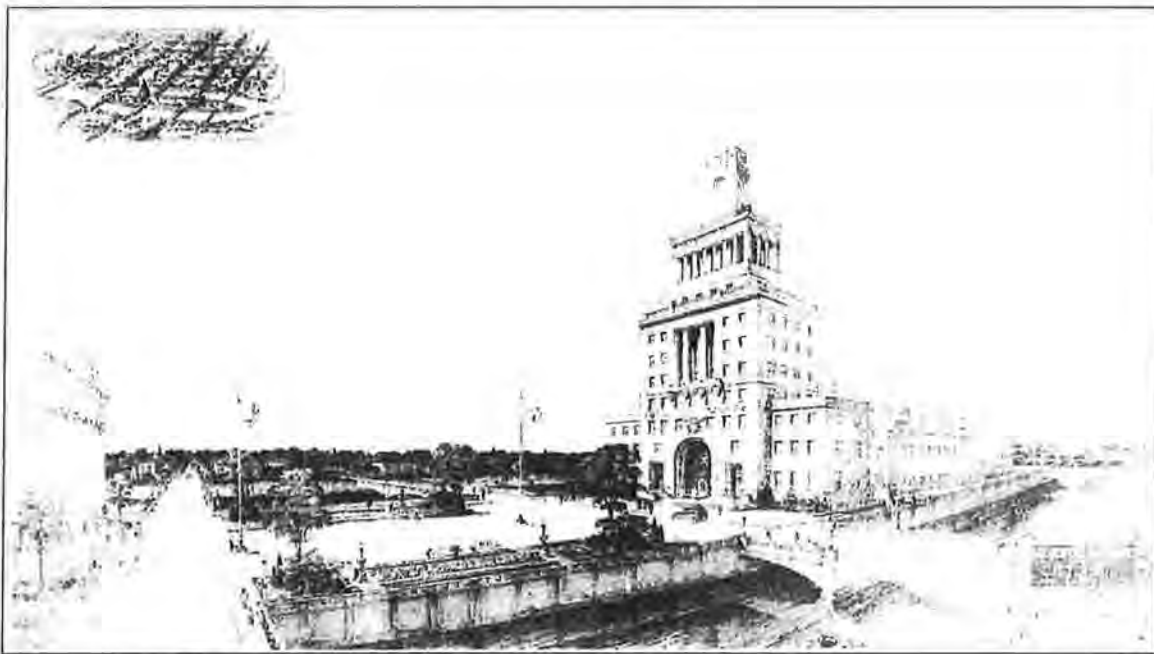
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a recommendation in an urban planning study by C. M. Robinson.¹⁹ A temporary city hall was set up in the Smulekoff's Furniture Building on the island, which was renamed Municipal Island and began to be extended by landfill. The city also began a campaign to relocate the Linn County seat from Marion to Cedar Rapids, which was approved by a countywide vote in 1919. The Veterans' Memorial Building/Coliseum (1927-1928), designed by New York architect Henry J. Hornbostel with local architect William J. Brown, became the home of City Hall, the Chamber of Commerce, and the National Guard Armory. The Linn County Courthouse (1925-1926), designed by Urbana, Illinois, architect Joseph W. Royer, was linked to the Memorial Building by a landscaped plaza. A third component of the new civic complex was the U.S. Post Office, Federal Building, and Courthouse on the east bank at Second Avenue SE and 1st Street SE. Built in 1931-1933, it was designed under the direction of James A. Wetmore, Supervising Architect of the U.S. Treasury.²⁰



Perspective of May's Island showing the Veterans' Memorial Building/Coliseum
 (May's Island Historic District National Register of Historic Places Nomination—Inventory Form)

The Cedar River has been a source of waterpower and recreation, and it has also been the source of periodic flooding, which in turn has altered the city's fabric. In the city's very early years, a 20-foot flood in 1851 washed out the ferry operation that connected Cedar Rapids and Kingston on the west side of the river. That 20-foot record was equaled in 1929, when many streets in the Kingston neighborhood

¹⁹ Charles Mumford Robinson, *With Regard to Civic Affairs in the City of Cedar Rapids, Iowa, with Recommendations for City Improvement and Beautification* (Cedar Rapids: Torch Press, 1908).

²⁰ David Gebhard and Gerald Mansheim, *Buildings of Iowa* (New York: Oxford University Press, 1993), 182-183. The May's Island Historic District was listed on the National Register of Historic Places in 1977. The former Post Office and Federal Building has housed Cedar Rapids City Hall since the flooding of 2008.

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were flooded. The next major flood record was set in 1933 with an 18.6 foot crest. Other records were 18.23 feet in 1947, 19.66 feet in 1961, 18.51 feet in 1965, 19.27 feet in 1993, 18.31 feet in 1999, and 18.30 feet in 2004. As a result of flooding, the city began to remove buildings from locations close to the river and build parkland. That effort intensified after the record-breaking 31.12 foot flood of 2008.²¹ The 2008 flood inundated May's Island and its buildings and much of downtown Cedar Rapids, in many areas as far east as 6th Street SE. The city has adopted a flood management system to build river walls, levees, and a 220-acre open space between the levees, floodwalls, and the river, to be called the Greenway. The system will help absorb flood waters and become a community recreational area. The city has created riverfront attractions including a city promenade on both sides of the river and a riverfront amphitheater on the west bank.²² After the flood, the Cedar Rapids City Hall relocated to the former Post Office and Federal Building on 1st Street SE. The Cedar Rapids Veterans Commission commissioned Alt Architecture to renovate the Veterans Memorial Building to house a military museum and a variety of veterans' services. The large stained glass window designed by Grant Wood was restored, and the building reopened in 2014. The Linn County Courthouse was also renovated and completely reopened in 2014.

b. Commercial Core

Cedar Rapids' first commercial buildings were log and frame structures clustered along today's 1st, 2nd, and 3rd Streets SE between First and Fourth Avenues SE. Buildings along 1st Street often suffered the effects of periodic floods which led to preferences for 2nd and 3rd Street addresses. The original plat gave Iowa or First Avenue an extra width of 120 feet in anticipation of a bridge being built across the Cedar River at this point at some future date. Iowa Avenue was also the principal route connecting Rapids City [Cedar Rapids] to neighboring Marion, the county seat of Linn County. The first generation of buildings succumbed to flooding, fires, and redevelopment, and were replaced by two and three-story brick and stone buildings. They housed a variety of merchants of goods and services, along with bakers, butchers, hotel keepers, restaurant owners and saloon keepers. Banks also opened to meet the community's financial needs.²³

Growth in the commercial core in the years after the Civil War was spurred by the location of railroad routes, the beginnings and expansion of the city's streetcar system, and the introduction of public utilities—gas, electricity, and telephone.

The Cedar Rapids and Marion Street Railway Co. was organized in 1879 to link the two cities along the Boulevard [First Avenue]. In 1880 steam-powered cars on First Avenue carried passengers from Marion to 12th Street. Horse-drawn cars extended the line downtown, and by 1882, a line extended from First Avenue along 3rd Street SE through downtown. An electrified system that replaced the steam-powered and horse-drawn streetcars was installed in 1891. Over 13 miles of track were in operation by 1910,

²¹ Stephen J. Lyons, *The 1,000-Year Flood* (Guilford, Conn.: Globe Pequot Press, 2010), 199.

²² City of Cedar Rapids, *Parks and Recreation Master Plan* (Cedar Rapids: Cedar Rapids Parks and Recreation, 2010), 21,

23.

²³ Svendsen, MPDF 1997, E:5, 6.

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promoting the development of outlying residential neighborhoods, while bringing business owners, workers, and customers downtown.²⁴

A gasification plant was installed downtown in 1871, followed by seven miles of gas mains serving 300 customers and 115 street lamps. Another plant was built to respond to increasing demand in the 1880s.²⁵ Electric lighting began to compete with gas lighting during that same decade. The Cedar Rapids Electric Light and Power Company was organized in 1882. By 1887, 70 arc lamps were set along the intersections of city streets, as can be seen in contemporary photographs. Although at first electric power was available only for certain hours of the day, in 1894 electricity was available 24 hours a day. The company was restructured as the Cedar Rapids and Iowa City Railway and Light Company in 1903 under W. G. Dows and continued to expand during the next three decades throughout Cedar Rapids and into Linn County.²⁶

Telephone service was introduced in 1879 by David Ogden and George B. Engle, Jr. Their system was purchased in 1880 by the Western Telephone Company and served 50 customers in Cedar Rapids and 13 in Marion. It soon proved to be indispensable to promoting business services in the city. The Cedar Rapids and Marion Telephone Co. consolidated with the Iowa Telephone Company in 1909. There were 11,194 subscribers by 1920, and 14,573 in 1925.²⁷

The streets and sidewalks of downtown Cedar Rapids were crisscrossed by power poles and electric and telephone wires, as well as the tracks of the streetcar lines and their overhead wires. Photographs from the late nineteenth century show unpaved streets—some with streetcar tracks—set below raised sidewalks. The introduction of the automobile led to the use of a variety of paving materials, including wood blocks and brick pavers, initially in the downtown area, then extending out to residential neighborhoods. Brick pavers survive downtown on Sixth Avenue SE and Seventh Avenue SE, east of 4th Street SE. In 1910, Charles D. Huston, superintendent of the Department of Streets and Public Improvements, reported on the miles of streets paved and repairs to existing pavement. The majority of paving was brick, with lesser use of asphalt and macadam. Huston commented that “Cedar Rapids is no longer a one-street town,” and that the city was prepared for “the greatly increased wheel traffic and the advent of the automobile, destined to be used in a short time for every conceivable purpose.”²⁸

In addition to improving the surfaces of the downtown streets, the city and the county also improved the road system leading into downtown Cedar Rapids. Cedar Rapids businessmen W.G. Haskell, owner of one of the first automobiles in the city, and Edward Killian, founder of Killian's Department Store, helped to promote the new cross-country Lincoln Highway and establish its route across Linn County in

²⁴ Svendsen, MPDF 2000, E:11; Brewer and Wick, I:344; Ernie Danek, *Cedar Rapids, Tall Corn and High Technology: A Pictorial History* (Woodland Hills, California: Windsor Publications, 1980), 51-53.

²⁵ Svendsen, MPDF 1997, E:6; Svendsen, MPDF 2000, E:12; Danek, 45-47.

²⁶ Svendsen, MPDF 2000, E:12; Danek, 49-51. Examples of contemporary photographs can be seen in Karr, 69, and George T. Henry, *Cedar Rapids, Iowa* (Chicago: Arcadia Publishing, 2001).

²⁷ Svendsen, MPDF 2000, E:12; Danek, 55-58.

²⁸ Svendsen, MPDF 2000, E:13, quoting Huston's observations in *Commission Plan of Government, City of Cedar Rapids, Iowa* (Cedar Rapids: City Council, 1910), 44. Paving and repair statistics are on pages 37-40.

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1915.²⁹ It originally followed First Avenue to Marion, then led southeast to Mount Vernon. When Marion lost its status as the county seat, the highway followed the route of today's Mount Vernon Road, which was paved in 1921. In 1928, it became part of U.S. Highway 30. Mount Vernon Road is a major route leading from downtown to the residential areas of the Southeast Quadrant. U.S. Highway 151 superseded U.S. 30 as the major highway route through Cedar Rapids coinciding with First Avenue, which divides the quadrants along much of its route. As a highway, it also supplanted the streetcars and interurban line that ran along First Avenue.³⁰

Downtown's commercial sectors reflect the changing patterns of the city's general economy. These include the financial sector—banks, insurance companies and real estate companies; the retail goods sector; the wholesale/jobbing sector; and the entertainment and lodging sector.³¹ Buildings associated with each of these sectors survive in the downtown commercial core.

Much of the city's commercial development, which continued well into the twentieth century, was fostered by members of several prominent families: the Elys, the Bevers, the Dowses, the Armstrongs, and the Higleys. They founded the early banks, established prominent businesses, and constructed major buildings that still bear their names. In addition, they promoted residential real estate development throughout the city.

Financial Sector

Cedar Rapids began to establish banks in the 1850s. They included private investment banks, national banks, state banks, savings banks, and building and loan associations. Several major banks established in the 1880s went on to build as their headquarters some of the most notable buildings in downtown Cedar Rapids.³²

The Merchants National Bank, established in 1881, was the first major tenant of the Ely Building, built on the site of the original Ely family home. Among the bank's founders were Thomas Sinclair of T. M. Sinclair and Company, George Douglas of North Star Oatmeal Company, contractor S. L. Dows, and Mortimer and Wellington Higley, merchants and real estate investors.³³

In 1908, the Citizens National Bank, an outgrowth of the City National Bank, founded in 1864 by Sampson Bever, merged with the Merchants National Bank and moved into the former banking space of the Cedar Rapids Savings Bank in the Kimball Block at the northwest corner of Second Avenue SE and 3rd Street SE. The Cedar Rapids Savings Bank had been established in 1883 by John T. and James E. Hamilton.³⁴

²⁹ Svendsen, MPDF 2000, E:13-14. See also, Leah D. Rogers and Clare L. Kernek, *The Lincoln Highway Association's "Object Lesson": The Seedling Mile in Linn County, Iowa* (Cedar Rapids: Linn County, 2004); Highways of Cedar Rapids.

³⁰ Highways of Cedar Rapids. "Historic Auto Trails: Iowa Registered Routes," Iowa Department of Transportation: http://iowadot.gov/autotrails/autoroutes_registered.htm.

³¹ Svendsen, MPDF 1997, E:6.

³² Svendsen, MPDF 1997, E:7-8. See Brewer and Wick, I: 442, for a list of banks and their founding dates. Security Bank, 445; Cedar Rapids Savings Bank, 446; Merchants National Bank, 446-447; American Trust and Savings, 447.

³³ Brewer and Wick, I:442, 446-447; Henry, 23; Karr, 53.

³⁴ Svendsen, MPDF 1997, E:7-8; Brewer and Wick, I:442, 446.

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The Security Savings Bank was founded in 1889. It was first located at 211 2nd Street SE, and in 1893, built a three-story brick building at 2nd Street SE and Second Avenue SE.³⁵

The American Trust and Savings Bank, headed by George W. Bever, was founded in 1898. It occupied space in the Masonic Temple Building at 1st Street NE and First Avenue. In 1908, the bank consolidated with the Fidelity Trust and Savings Bank, which had been formed in 1904.³⁶

Office Buildings for Banks

As each of the banks described above prospered, it constructed a large multi-story office building to house its banking spaces and rental office space. The first of these was the Cedar Rapids Savings Bank Building at the northeast corner of 3rd Street SE and Third Avenue SE, built in 1895-1896 and designed in the Romanesque Revival style by Cedar Rapids architects Josselyn and Taylor; it was fireproof and, at six stories, the tallest building in the city. It was further enlarged in 1909-1910.³⁷ The Cedar Rapids Savings Bank and the American Trust and Savings Bank merged to form the Guaranty Bank and Trust Company in 1934. The Guaranty Bank remains in its Josselyn and Taylor building on Third Avenue SE.



Left: Cedar Rapids Savings Bank, 1898 (Armstrong, *Glimpses of Cedar Rapids*)
 Right: Security Savings Bank, 1910 (www.cardcow.com).

³⁵ Charles B. Armstrong, *Glimpses of Cedar Rapids* (Cedar Rapids: Republican Printing Company, 1898), [12]; Brewer and Wick, I:445.

³⁶ Svendsen, MPDF 1997, E:7-8; Brewer and Wick, I:442, 447-448.

³⁷ Svendsen, MPDF 1997, E:9, cites *American Architect and Building News*, January 11, 1896, 22-23. See Armstrong, *Glimpses of Cedar Rapids*, [9]; Brewer and Wick, I:446; Henry, 18; Danek, 71; Karr, 58.

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The Security Savings Bank acquired additional property and built a new Chicago style eight-story office building on its site at 2nd Street SE and Second Avenue SE in 1907-1908. Designed by Josselyn and Taylor, it has a steel framework and reinforced concrete construction.³⁸

As a result of its consolidation and expansion in 1908, the American Trust and Savings Bank announced in 1912 that it would construct a new fireproof office building. It acquired a site on the south side of First Avenue at 2nd Street SE and retained the Des Moines architectural firm of Proudfoot, Bird and Rawson with William J. Brown as consulting architect to design the Neo-Classical Revival style ten-story building. The new banking spaces opened for business in 1914, while office tenants located in the upper floors of the building.³⁹

The Merchants National Bank expanded again into a new building located on the north side of Second Avenue SE at 3rd Street SE on the site of the Kimball Block, across the street from the Ely Building. Built in 1925-1926, the new twelve-story steel-frame, reinforced-concrete structure was designed in the Neo-Classical Revival style by the Chicago architectural firm of Weary and Alford, bank architects who were active throughout the Midwest. The new office building housed a wide variety of business and professional tenants. The bank expanded again in 1962-1964, constructing a three-story addition along Second Avenue SE, designed by Brown, Healy and Bock, and adding a multi-story parking ramp with drive-through banking facilities on the east side of 3rd Street SE.⁴⁰ Merchants National Bank was taken over by Firststar Bank in 1991 and then became part of the US Bank system which remains in the building.

A more recent bank in the downtown core at 320 3rd Street SE was built as a one-story building in 1963 by the Bohemian Savings and Loan Association and was enlarged in 1974. That institution was founded in 1892 as a building and loan association to finance home building and construction. It had offices in the original Merchants National Bank space in the Ely Building, then in the Sokol hall at 417 3rd Street SE. In 1948, it located in an earlier building at 320 3rd Street SE.⁴¹

Historically, banks, real estate firms, and insurance companies were often interrelated in Cedar Rapids because many of them had the same founders and sources of financing. In addition, insurance for the protection of businesses, homes, and automobiles was crucial for the long-term interests of the banks that financed those properties. Farmers Insurance, the oldest, was founded in 1860 and prospered until

³⁸ Svendsen, MPDF 1997, E:9; Brewer and Wick, I:445; Security Building National Register of Historic Places Nomination—Registration Form, NRIS #77000536.

³⁹ Svendsen, MPDF 1997, E:9; Camilla R. Deiber, American Trust Building, Iowa Site Inventory Form 57-09478, prepared for the City of Cedar Rapids, 2010; "Future Offers Real Course for Thanksgiving in Three Skyscrapers Beginning Early in New Year," *Cedar Rapids Tribune*, November 29, 1912, 1; "New Bank Will Be Ten Story Structure," *Cedar Rapids Gazette*, December 14, 1912, 1; "Plans for New Bank Call for 10 Story Building," *Cedar Rapids Gazette*, February 5, 1913, 1; "New American Trust and Savings Bank," *Cedar Rapids Gazette*, June 13, 1913, 18; "Two Monumental Buildings for Cedar Rapids for American Trust and Savings Building and Lyman Wholesale Millinery House," *Cedar Rapids Republican*, June 15, 1913, 13; "The New Bank Building and Some Points of Interest," *Cedar Rapids Republican*, August 9, 1914, 17.

⁴⁰ Svendsen, MPDF 1997, E:9; Henry, 23-24; Danek, 202-203.

⁴¹ Svendsen, MPDF 1997, E:7; "Bohemian Savings and Loan Assn. to Hold Open House," *Cedar Rapids Gazette*, November 23, 1963, 20.

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was sold in 1921 to the Continental Company of New York. The Automobile Owners Protective Association, an automobile insurance company which became the Iowa National Mutual Insurance Company, was a major local employer in downtown Cedar Rapids until the company failed in 1985.⁴²

The United Fire and Casualty Company is a prominent insurance firm in downtown Cedar Rapids. The current name, adopted in 1950, resulted from the consolidation of several mutual insurance companies and the organization of a new casualty company. While initially located at 810 First Avenue, the company acquired the former Newman's Department Store at 2nd Street SE and Second Avenue SE in 1963. It remodeled two earlier buildings on the site, added two more floors to one of the buildings to create a uniform height, and gave the building new façades. Retail space for the Woolworth Company was in the basement, first, and part of the second floor, with office space for the insurance company on the upper floors.⁴³

The Retail Goods Sector

Shopping was a major enterprise in the years following the Civil War. Retail merchants served local residents and a growing regional market. Easy rail connections enabled local merchants to respond to national styles and merchandising trends. Newspaper advertisements reminded patrons that they could find the latest styles in the shops and stores along First Avenue and 2nd and 3rd Streets. Downtown businesses were of two general types—specialty shops and larger department stores. Specialty businesses sold items that were often purchased seasonally or at regular shopping intervals. They included shoe stores, hardware stores, stationers, book stores, millinery shops, dress shops, drygoods stores, tobacco shops, and crockery stores. Some of the city's grocery stores and early supermarkets were also located downtown. Customers from throughout the city and surrounding countryside were attracted by a central downtown location.⁴⁴

Specialty Stores

Specialty businesses were located throughout the commercial core, typically in two- or three-story buildings (including some of the oldest surviving buildings downtown), in small office blocks, or in the ground-floor level of larger office buildings and commercial blocks. As some specialty businesses expanded, they either commissioned their own buildings or completely took over existing buildings. Three representative businesses were Smulekoff's Furniture, Kubias Hardware Company, and Smith, Mullin and Voorhees. Each business was associated with a building that survives in downtown Cedar Rapids.⁴⁵

⁴² Svendsen, MPDF 1997, E:10.

⁴³ Svendsen, MPDF 1997, E:10; George T. Henry and Mark W. Hunter, *Then and Now: Cedar Rapids Downtown and Beyond* (Chicago: Arcadia Publishing, 2005), 24-25; "Work Starts on New Building for Newmans," *Cedar Rapids Tribune*, June 12, 1931, 1; "To Remodel Newman Building," *Cedar Rapids Gazette*, August 15, 1963, 1, 10; "Woolworth Co. to Relocate in Downtown C.R.," *Cedar Rapids Gazette*, December 30, 1964, 1, 3.

⁴⁴ Svendsen, MPDF 1997, E:11.

⁴⁵ Svendsen, MPDF 1997, E:11-12.

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Smulekoff's Furniture set up shop on May's Island in 1890 and advertised as the "Island Furniture Store, the largest stock west of Chicago." When the City of Cedar Rapids purchased the island in 1910 and converted Smulekoff's store to a temporary city hall, the business relocated to a new building immediately west of downtown at 109-115 Third Avenue SW, next to the new Peoples Savings Bank. Then in 1941, the company relocated again to 97 Third Avenue SE at 2nd Street SE, remodeling a 1904 five-story building as its new store. An addition was constructed on the south side of the building in 1972. Smulekoff's closed its store at the end of November 2014, after 125 years in business.⁴⁶



Current view of Smulekoff's Furniture building

The Kubias Hardware Company was established in 1884 as Kubias and Marinek, becoming Kubias Hardware in about 1900. It was at three different locations in downtown Cedar Rapids, most recently in the Cedar Rapids Supply Company Building (1902) at 307 Third Avenue SE, until the business closed in 1986.⁴⁷ The Kubias name remains on the building.

⁴⁶ Svendsen, MPDF 1997, E:11; Henry and Hunter (2005), 36, 74; "Island Furniture Store [advertisement]," [Cedar Rapids City Directory], reproduced in Robert Vogel, Smulekoff's Furniture Store, Iowa Site Inventory Form 57-10505, prepared for the City of Cedar Rapids, 2011.

⁴⁷ Svendsen, MPDF 1997, E:12.

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Current view of Cedar Rapids Supply Co. building, last home of Kubias Hardware

Smith, Mullin and Voorhees was established in 1896 as a book and stationery store. It became the George A. Mullin Company in 1902, then moved into a new five-story building, designed by Charles A. Dieman, at 219-225 2nd Street SE in 1912, with retail, warehouse, and office space for the growing book and stationery business. Morris Sanford took over the business in 1916, which relocated to the Wilcox Building (demolished 1988) at 213-215-217 Third Avenue in 1933. The Mullin Building remains on 2nd Street SE.⁴⁸

This "Most Interesting Store"

An unusual store, selling many and varied lines of specialties, among them—



OFFICE AND BANK EQUIPMENT
STEEL FIXTURES
WALL PAPER AND PAINTS
SCHOOL SUPPLIES

BOOKS
VICTROLAS
KODAKS
PICTURES AND FRAMES
GAMES AND TOYS
FINE STATIONERY

WHOLESALEERS OF STATIONERY, PAPERS, PAINTS

MORRIS SANFORD CO.

"THE MULLIN STORES"

Mullin Building advertisement, 1921(McCoy's City Directory)

⁴⁸ Svendsen, MPDF 1997, E:12. "New Mullin Building a Model of Convenience and Modern Equipment," *Cedar Rapids Evening Gazette*, October 26, 1912; "The New Mullin Building," *Cedar Rapids Evening Gazette*, January 1, 1913, 11.

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Besides the three buildings above, 17 additional relatively small-scale buildings designed to house specialty businesses survive in the commercial core. They range in date from 1880 to 1930 and have housed a wide range of retail and service businesses as listed on the following table.

Address	Name(s)	Specialty	Dates	Architect
203 First Ave SE	Cerny/Syndicate Clothing Company	Clothing store	1885	
207 First Ave SE	Stauffer, McCook & Cerny/Syndicate Clothing Company	Clothing store	1880	
213 First Ave SE	Reps Dry Goods/Neisner Store	Dry goods, clothing, photo studio	1897	
421 First Ave SE	Faulkes Building	Radio equipment shop	1923	
215-219 Second Ave SE	Martin Dry Goods	Dry goods	1881, 1901	
225 Second Ave SE	Jones & Luburger Furniture Company/Holly Shop	Furniture/clothing	1881	
325 Second Ave SE	Muskvaki Block	Grocery, restaurants, offices	1897	W. A. Fulkerson
320 Second Ave SE	Cedar Rapids Cornice Works	Cornice contractor, restaurants	1893	
419 Second Ave SE	Coffits Building	Confectioner, tavern, art engravers	1903-1904	
420 Second Ave SE	Canfield Hall	Steam dye works	1907	
427 Second Ave SE/ 205 5 th Street SE	Commercial building	2 nd floor bowling alley	1915	
116 Third Ave SE	Sindelar Saloon/Schneider's Lunch	Saloon, restaurant	1895	
303 Third Ave SE	Armstrong Development Co./Arco Building	Furniture, millinery, tailoring, barber shop	1930	
213-217 Fourth Ave SE	Lattner Building/Cedar Rapids Auto & Supply Co.	Auto sales, repair and storage; 3 rd floor dance hall	1910	Dieman & Fiske
110 2 nd Street SE	Kozlovsky Building	Shoe store, furrier	1911	
112 2 nd Street SE	The Pall Mall	Clothing store	1910	
215 3 rd Street SE	Ely Annex/Drew store building/ The Hub	Guns sales and repair; home furnishings	1900	

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Department Stores

Department stores began to become popular late in the nineteenth century. They were multi-story buildings with large floor areas with the floors organized into departments that included merchandise found in competing specialty shops such as dry goods, clothing, shoes, millinery, etc. Some department stores expanded from smaller specialty shops. Because of their size, they required a large staff and multi-layer management structure.⁴⁹

The first department store in downtown Cedar Rapids, was the Golden Eagle One Price Clothing House, which opened in 1885 and relocated the following year to a new Romanesque Revival building at the southeast corner of First Avenue and 2nd Street SE, on the first streetcar line. Charles Denecke established his store in 1886, locating it on the west side of 2nd Street SE in a building at 127 2nd Street SE that was replaced by a larger six-story building in 1909. Denecke's was sold to Newman's Department Store in 1927; Newman's remained in business until 1961.⁵⁰

Armstrong, Fletcher and Company opened as a clothing firm in 1890 at 120-124 2nd Street SE on the site of the Mansfield Block. It became Armstrong and McClenahan in 1892 and prospered sufficiently to expand its Commercial style three-story building to the corner of Second Avenue SE between 1910 and 1911 to designs by engineer H. J. Bishop. The enlarged store was also called the Warriner Building in at least one contemporary account. A fourth story was added in 1936 to what had become the Armstrong Company store, perhaps the most important department store in Cedar Rapids. Armstrong's relocated to a new modern department store building at the northwest corner of Third Avenue SE and 3rd Street SE in 1959, and expanded into the adjacent Granby Building to the west. It remained an anchor retailer in downtown Cedar Rapids until it closed in 1991.⁵¹

⁴⁹ See Svendsen, MPDF 1997, E:12.

⁵⁰ Svendsen, MPDF 1997, E:12. For the Golden Eagle, contemporary sources indicate that the Golden Eagle opened in 1885 in the Higley block (on First Avenue, west of 2nd Street SE), then relocated in 1886 or 1887 to the existing building; see Karr, 46-47. For Denecke and Newman's, see Henry and Hunter (2005), 24-25. Newman's remodeled the store in 1931; "Work Starts on New Building for Newmans," *Cedar Rapids Tribune*, June 12, 1931, 1.

⁵¹ Svendsen, MPDF 1997, E:13. Henry, 51-53; Henry and Hunter (2005), 26; Danek, 96, 165; James R. DeLong, *The Time of Our Lives: Cedar Rapids in the Good Old Days* (Cedar Rapids: Forestdale Publications, 1999), 138-139. "Armstrong-McClenahan Store One of the Notable Improvements of the Year," *Cedar Rapids Evening Gazette*, Dec. 30, 1911. This article contains the reference to the Warriner Building, after Cedar Rapids civil engineer, H. L. Warriner, who was investing in two buildings on Third Avenue SW at the same time. For the Mansfield Block, see Karr, 51.

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Armstrong's and Craemer Annex on Second Avenue SE in the 1950s.
 (www.facebook.com/CedarRapidsHistory)

Herman and Josephine Craemer opened a drygoods store on First Avenue in 1893. The store was expanded and remodeled after Herman's death in 1908. It expanded even further to the south across the alley into a new Art Moderne style building at 208 Second Avenue SE, which opened in 1937. Craemer's store closed in 1972.⁵²

Armstrong's major rival, the Killian Department Store, was established in 1911 on First Avenue. Two years later it moved into the new Commercial style Fidelity Building, also designed by H. J. Bishop, at the southeast corner of Third Avenue SE and 2nd Street SE, which had been partially financed by S. M. Armstrong, one of the owners of the Armstrong Store. This location marked a shift in the center of downtown retailing from First Avenue to Third Avenue SE, capitalizing on access provided by the new Third Avenue Bridge. The new store had five floors and 35 departments and grew rapidly. In 1964, it added a parking ramp to the south of the store building at 2nd Street SE and Fourth Avenue SE to cater to the needs of its shoppers. Killian's closed in 1982.⁵³

⁵² Svendsen, MPDF 1997, E:13; Henry, 55 (but misidentifies the date of the photo); Henry and Hunter (2005), 34-35; Danek, 214; DeLong, 138-139.

⁵³ Svendsen, MPDF 1997, E:13; Henry, 50; Henry and Hunter (2005), 26; Danek, 194; DeLong, 138-139.

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Killian's Department Store on Third Avenue SE in the 1930s.
 (www.facebook.com/CedarRapidsHistory)

J. C. Penney, a branch of the national department store chain, located in Cedar Rapids at 219 First Avenue SE in 1921, then moved to 109-111 2nd Street SE in 1930. The building was expanded to 113-115 2nd Street SE in 1940.⁵⁴ Montgomery Ward was located in the Mullin Building, 219 2nd Street SE, from 1933 to 1979. Sears Roebuck was in the Cedar Rapids Marble and Granite Works Building at 315 Third Avenue SE between 1928 and 1960.⁵⁵

The surviving buildings associated with the department stores in downtown Cedar Rapids have been altered to accommodate other uses. With the exception of the Penney store building, all retain enough architectural character to evoke their department store histories.

Commercial Blocks and Office Buildings

Small Office Blocks

Commercial blocks, usually three-story buildings, were constructed at prominent intersections. They had large plate-glass storefronts to display retailers' merchandise, angled corner entrances, and elaborate cornices often bearing the names of the local families that commissioned them. Double-hung windows at the upper floors lit offices and social halls.⁵⁶

⁵⁴ Henry and Hunter (2005), 24.

⁵⁵ *Insurance Maps of Cedar Rapids, Iowa* (New York: Sanborn Map Company, 1949), sheet 26.

⁵⁶ See Svendsen, MPDF 1997, E:13.

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Prominent early commercial blocks included the first Dows Building (1874) at 2nd Street SE and Second Avenue SE; the Weller and Dows Building (1885, Smith and Fulkerson, partially demolished) at 3rd Street SE and Third Avenue SE; the Calder Block (1882) at 2nd Street SE and Second Avenue SE, later part of the Newman's Department Store site; and the Ely Building (1881) at Second Avenue SE and 3rd Street SE, first home of the Merchants National Bank.⁵⁷



Granby Building with first Dows Building to the north on 2nd Street SE (www.ebay.com)

Two somewhat larger commercial blocks were designed by the local architectural firm of Josselyn and Taylor. The four-story Kimball Building was constructed in 1888, replacing the 1868 Blair Building, at the northwest corner of Second Avenue SE and 3rd Street SE. It was subsequently replaced by the current Merchants National Bank Building (1925-1926). The four-story Romanesque Revival style Granby Building (1891) at 230 2nd Street SE at Third Avenue SE was constructed by Elmer Higley, a prominent real estate investor. It contained retail stores at the first floor and many office tenants on the upper floors.⁵⁸

Somewhat further east of the heart of the commercial core, near or along 5th Street, were several other small office blocks. The three-story Neo-Classical Revival style Palmer Building (1905), namesake of

⁵⁷ Svendsen, MPDF 1997, E:14. The Union Hotel, later the Royal Hotel, was located in Weller and Dows Building. See Karr, 52-54.

⁵⁸ Svendsen, MPDF 1997, E:14; Henry 63; Danek, 73; Armstrong, *Glimpses of Cedar Rapids*, [15]. An earlier Higley Block was located on First Avenue, west of 2nd Street SE.

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the inventor of the Palmer Penmanship method, 117-123 5th Street SE at Second Avenue SE, was built to house the Cedar Rapids Business College, which had been in the first Dows Building. The new building contained publishing facilities and classrooms. Nearby at 526 Second Avenue SE is the two-story Neo-Classical Revival style Inter-State Building (1905), built with printing facilities for educational materials and classrooms for the business college. The two-story Neo-Classical Revival style Bever Building, 417 First Avenue, designed by local architect Harry E. Hunter, was built in 1923 to contain the offices of the Bever real estate business, as well as other offices. Among the tenants in 1925 were the engineering firm of Howard R. Green and the architect William J. Brown.⁵⁹

High Rise Office Buildings

Contrasting with the smaller commercial and office blocks are the high rise office buildings. High rise office buildings had a major impact on the commercial core. Some of them were sponsored by Cedar Rapids business families; others were the headquarters for banks. They were located at major intersections and often replaced earlier commercial blocks that were only twenty to thirty years old. They attracted a wide variety of tenants: medical and dental offices, insurance firms, real estate companies, architectural offices, photographic studios and business offices of many kinds.⁶⁰

Three modern office buildings with steel framework and reinforced-concrete construction housed three major banks in their lower stories: the Security Building (Josselyn and Taylor, 1908), 203 2nd Street SE; the American Building (Proudfoot, Bird and Rawson; William J. Brown, associate architect, 1913-1914), 101 2nd Street SE; and the Merchants National Bank Building (Weary and Alford, 1925-1926), 222 Second Avenue SE. The latter was heralded by the *Cedar Rapids Republican*: "The new building has raised the skyline of the city, and with it the visions, hopes and aspirations of its already progressive citizens."⁶¹ These buildings have been discussed in the "Financial Sector" section.

The eight-story Neo-Classical Revival style Higley Building, 120 Third Avenue SE/225 2nd Street SE, designed by Minneapolis architect Ernest Kennedy, was completed in 1918 for Elmer Higley who 25 years earlier had constructed the Granby Building across 2nd Street SE. Like the office buildings that housed the banks, it had retail space on the first floor and professional offices on the upper floors, including Higley's real estate offices on the second floor.⁶²

⁵⁹ Svendsen, MPDF 1997, E:14, F:64-65. *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 23; for the Palmer Building see Henry, 27. MPDF 1997 calls the Bever Building the Irvine Building. It replaced a large house that had been owned by a member of the Bever family. *McCoy's Cedar Rapids City Directory*, 1925.

⁶⁰ See Svendsen, MPDF 1997, E:15.

⁶¹ Svendsen, MPDF 1997, E:15-16. The quote is reproduced in Calvin Coquilllette, *A History of the Merchants National Bank of Cedar Rapids* (Cedar Rapids: Merchants National Bank, 1981).

⁶² Svendsen, MPDF 1997, E:15-16; *American Contractor* 38 (April 28, 1917): 74. Kennedy was a cousin of Elmer Higley's wife. He also designed several houses in Cedar Rapids for members of the Higley family, as well as houses in Higley-sponsored real estate developments.

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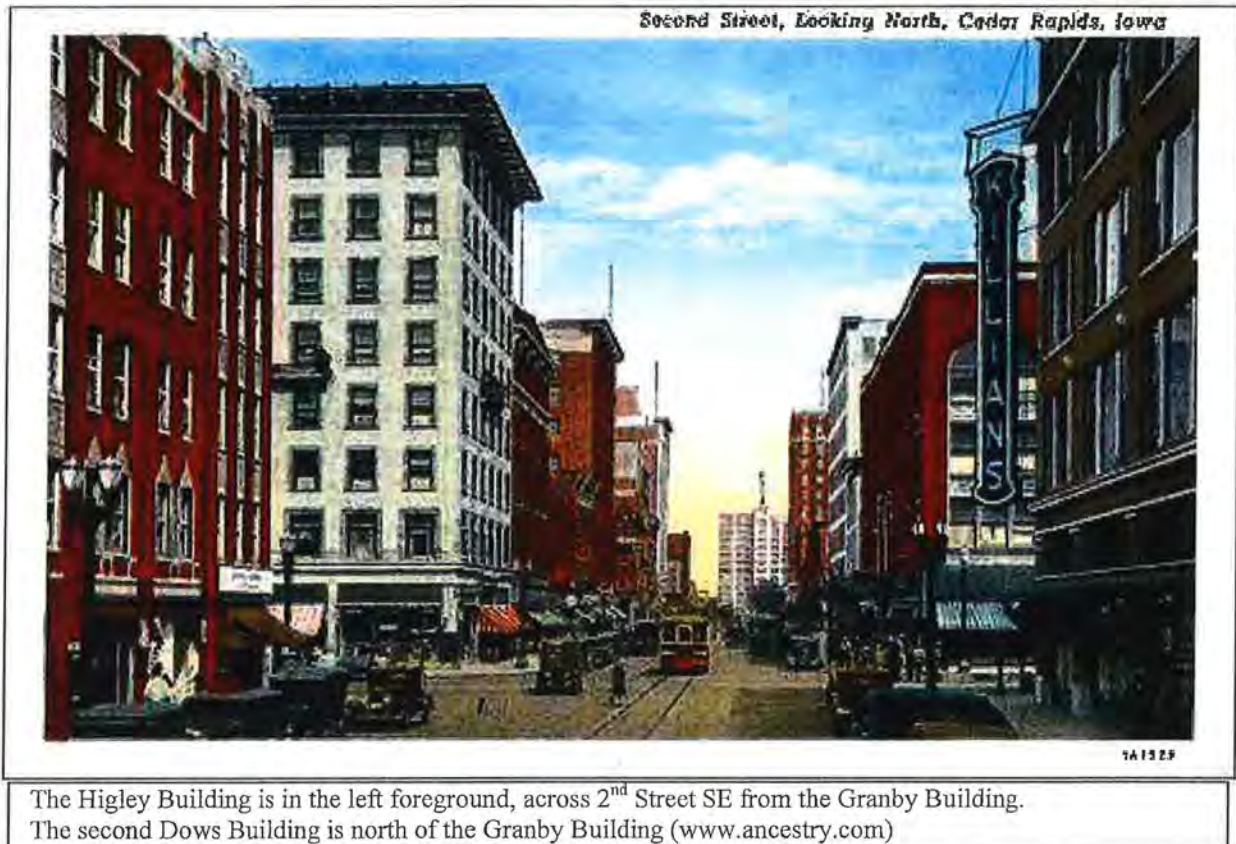
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The last major downtown office building constructed before World War II was the eight-story Dows Building, 200-212 2nd Street SE/201-203 and 205-213 Second Avenue SE, built in 1930 by the Dows Real Estate and Trust Company to replace the corner section of the first Dows Block. The site also incorporated several earlier store buildings that face Second Avenue SE and 2nd Street SE and were refaced to match the new building. The building housed several major public utility interests that were Dows family enterprises, including Cedar Rapids Electric Light and Power Company, Central Iowa Telephone Company, and CRANDIC, as well as many professional offices. Retail shops were retained at the ground floor in the earlier buildings that were incorporated into the complex.⁶³

Several downtown buildings are similar in appearance to office buildings on the exterior, but were actually constructed as warehouses and factories to serve wholesale and jobbing interests. The Welch-Cook Company, later Welch-Cook-Beals, was a wholesale dry goods and men's garment manufacturer that constructed a six-story building in 1909-1910. Located at 319-323 3rd Street SE at Fourth Avenue SE at the edge of the commercial core, the Prairie School style building was designed by architect

⁶³ Svendsen, MPDF 1997, E:16.

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Charles A. Dieman. The reinforced concrete structure uses the Turner flat slab system, ideal for open manufacturing spaces.⁶⁴



Welch-Cook Building in about 1915. The Montrose Hotel is to the north (www.union-made.blogspot.com)

The Iowa Building, 221 Fourth Avenue SE and 411 3rd Street SE, is across the street from the Welch-Cook Building. The seven-story Commercial style steel and reinforced concrete building was built in 1913-1914 to house the Lyman Company, millinery manufacturers, previously located at 213-217 Third Avenue SE. It was designed by Cedar Rapids architect Robert R. Mayberry with engineer H. J. Bishop. The building achieved notoriety for a partial collapse that killed seven workers during its construction in 1913.⁶⁵

The three-story Fawcett Building, 119 Third Avenue SE, is a smaller scale version of a Commercial style warehouse building, constructed in 1906. It was built by Charles E. Fawcett to house his jobbing

⁶⁴ Svendsen, MPDF 1997, E:15. "Dirt will Fly on Welch-Cook Company Building Tomorrow," *Cedar Rapids Evening Gazette*, June 2, 1909; *Insurance Maps of Cedar Rapids*, 1913, sheet 26.

⁶⁵ Svendsen, MPDF 1997, E:15. *Iowa Building*, National Register of Historic Places Nomination—Registration Form, NRIS #83000385. *Insurance Maps of Cedar Rapids*, 1913, sheet 26. "Two Monumental Buildings for Cedar Rapids, The American Trust and Savings Building and the Lyman Wholesale Millinery House," *Cedar Rapids Republican*, June 15, 1913, 13, says that J. H. [sic] Bishop was the architect. "Blames System of Construction for Collapse of Building," *Cedar Rapids Evening Gazette*, December 18, 1913, 15; Nancy Stevens, "The Lyman Building Collapse," *Cedar Rapids Gazette*, June 26, 1983, 20A.

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service for machine, mill, and electrical supplies. The store was on the first floor with a machine shop at the rear along the alley.⁶⁶

South of Welch-Cook is the Hutchinson Ice Cream Building located at 200 Fifth Avenue SE. The company was founded in 1905 and incorporated in 1911. It had been located on the west side of the river at H Street SW at Spring Street SW, south of Fifth Avenue SW. The two-story office and factory building, "designed and built to conform to the most rigid sanitary laws," was designed by Hatton, Holmes and Anthony and built in 1921 by the Lightner Construction Company.⁶⁷

Two additional buildings at the edges of the commercial core were constructed to house printing and publishing enterprises. The three-story Torch Press Building, 324 3rd Street SE, was designed by Josselyn and Taylor and built in 1908 to house the Republican Printing Company. It printed the *Cedar Rapids Republican* and *Evening Times* newspapers as well as limited edition specialized books.⁶⁸

The *Cedar Rapids Gazette* newspaper, founded in 1883 and originally located at 87-89 First Avenue SE, relocated in 1925 to a new two-story and basement office and press building, designed by architect Bert Rugh, 224 5th Street SE and 512 Third Avenue. The Gazette bought out the Republican in 1927. It is still at that location, although the 1925 building has been extensively altered and expanded to encompass much of the block.⁶⁹

Hotels and Theaters

The commercial core has been the center for hotels and entertainment in Cedar Rapids beginning with its earliest settlement. Hotels and entertainment venues have partially shifted further away from downtown since the 1990s, but physical evidence of those roles survive in several downtown buildings. A group of small hotels from the second half of the nineteenth century catered to early westward settlers, followed by hotels that attracted rail travelers. A small section of the Union Hotel, established in 1898 in the Weller and Dows Building, survives along 3rd Street SE, north of Third Avenue SE. The Allison Hotel (1905-1906) on First Avenue SE, east of the Iowa Theater, and the Magnus Hotel (1914) on Second Avenue SE, stood back to back just west of the 4th Street railroad tracks. Both were demolished in 1983.⁷⁰ A parking garage extending through the block is now on these sites.

The seven-story Montrose Hotel (1906, Josselyn and Taylor) at the southwest corner of Third Avenue SE and 3rd Street SE, was described as "the first modern hotel built in the downtown" and was heavily

⁶⁶ Svendsen, MPDF 1997, F:64. "Will Erect a 3-Story Block," *Cedar Rapids Evening Gazette*, August 9, 1905; *Iowa State Register and Farmer*, April 1906; *Insurance Maps of Cedar Rapids*, 1913, sheet 26.

⁶⁷ *Insurance Maps of Cedar Rapids*, 1913, sheet 86; 1949, sheet 26; Camilla R. Deiber, Hutchinson Ice Cream Building, Iowa Site Inventory Form, 57-10464, 2010; "Ice Cream Plant Under Way," *Cedar Rapids Gazette*, April 2, 1921; "Hutchinson Company Plant, Office, Thoroughly Modern," *Cedar Rapids Republican*, March 22, 1925, 1; George T. Hunter and Mark W. Hunter, *Cedar Rapids Then and Now* (Chicago: Arcadia Publishing, 2003), 41.

⁶⁸ Rod Scott, Torch Press Office Building, Iowa Site Inventory Form 57-09926, 2009; *Insurance Maps of Cedar Rapids*, 1913, sheet 26; "One of the Fine Improvements for 1907," *Cedar Rapids Evening Gazette*, January 1, 1908.

⁶⁹ Henry, 29; Danek, 133-135, 184. Plans have been announced to remove all the additions, leaving the original structure.

⁷⁰ Svendsen, MPDF 1997, E:17; Henry and Hunter (2005), 13, 16, 17.

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promoted by the Cedar Rapids Commercial Club. It became part of the Eppley hotel chain, and its owner Eugene C. Eppley commissioned a series of murals by Grant Wood for several of his Iowa hotels. When the ownership of the Montrose changed in 1956, the Wood murals, *Fruits of Iowa*, were moved to the Stewart Memorial Library at Coe College. The Eppley Foundation donated the murals to Coe College in 1976.⁷¹ The Montrose was demolished in 1988, and the site is now incorporated into the Town Center complex.

The Lincoln Hotel was established in about 1914 on Second Avenue SE, just east of the 4th Street railroad tracks; the name anticipated the new Lincoln Highway while the location made it convenient for rail travelers. It became the Taft in 1940 and was demolished in 1977.⁷²

During the rapid expansion of Cedar Rapids in the 1920s, the twelve-story Georgian Revival style Roosevelt Hotel was built in 1926-1927 on the north side of First Avenue at 2nd Street NE. Designed by Chicago architects Krenn and Dato, the Roosevelt was financed by the Chicago heiress Edith Rockefeller McCormick, and incorporated public restaurants, private dining rooms, a ballroom, and a two-story lobby. The hotel was remodeled after World War II and is now residential apartments.⁷³

Cedar Rapids was attractive for touring performers because it was a centrally located railroad center within one day's travel between Chicago and Omaha, and between St. Louis and Minneapolis. Greene's Opera House on 2nd Street NE, north of First Avenue, was built in 1880 and attracted a wide range of performances to its 1,500 seat auditorium.⁷⁴ The City Auditorium and the adjacent People's Theater, was built in 1899 on the west side of 1st Street NE at A Avenue NE. By 1949, the theater section had been converted to a parking garage, while the auditorium section was converted to a dance hall. The Majestic Theater, a major vaudeville house that also featured silent films, was designed by Chicago theater architects Rapp and Rapp and built in 1908 on A Avenue NE, west of 3rd Street NE. None of these buildings survive.⁷⁵

The rise of motion pictures led to the construction of small nickelodeon moving picture theaters downtown on First and Second Avenues SE. Some of the moving picture theater names that appear in newspaper advertisements are the Delphus Theater, later the Crystal, then the Rialto, 310 First Avenue NE; Isis Theater, 315 Second Avenue SE; Princess Theater, 321 Second Avenue SE; Columbia Theater,

⁷¹ Svendsen, MPDF 1997, E:17-18; Federal Writers' Project of the Works Progress Administration, *Guide to Cedar Rapids and Northeast Iowa* (Cedar Rapids: Cedar Rapids Chamber of Commerce/Laurance Press, 1937), 36; Wende Elliott and William Balthazar Rose, *Grant Wood's Iowa* (Woodstock, Vt.: Countryman Press, 2013), 35, 38; Coe College Permanent Collection: Grant Wood, see <http://picovado.aws.af.cm/jrogers/#-h4-grant-wood-h4->.

⁷² Svendsen, MPDF 1997, E:18; Henry and Hunter (2005), 13, 18.

⁷³ Svendsen, MPDF 1997, E:18; Henry and Hunter (2005), 22-23. The Roosevelt name, in honor of President Theodore S. Roosevelt, was a popular name for hotels in the 1920s.

⁷⁴ Svendsen, MPDF 1997, E:18; Henry and Hunter (2005), 84-85; *Insurance Maps of Cedar Rapids*, 1889, sheet 5, 1913, sheet 11; Karr, 47; Danek, 121; DeLong, 36-38. The theater closed in 1922, and the building was converted for parking. It was demolished in 1969.

⁷⁵ Svendsen, MPDF 1997, E:18; Henry and Hunter (2005), 88-89; DeLong, 80-83; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheets 11, 12. The Majestic was demolished after a fire in 1934.

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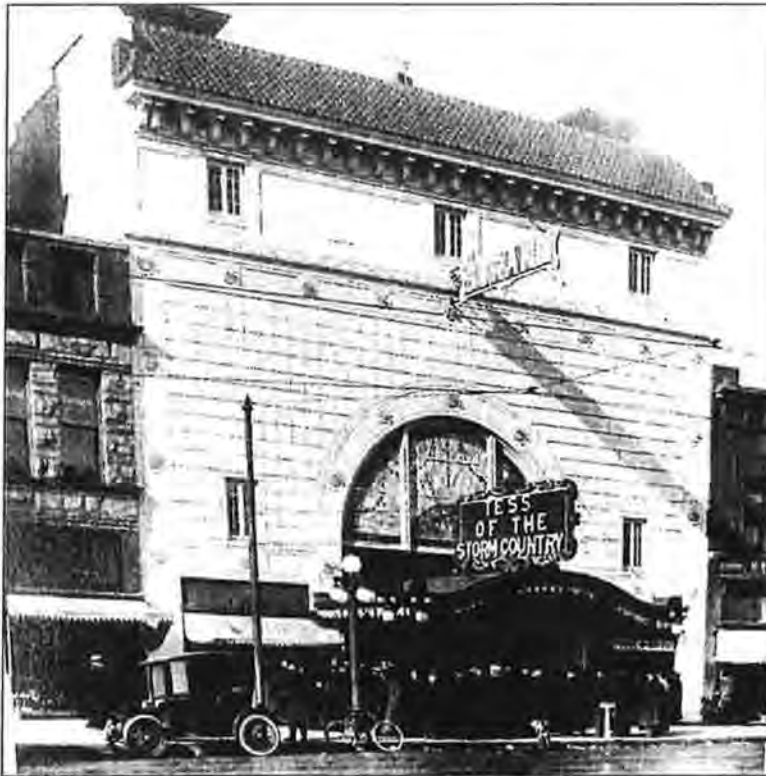
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313 First Avenue SE; Palace Theater, 310 Second Avenue SE; Lyric, later Grand, Theater, 306 First Avenue NE; and Olympia Theater, 1124 3rd Street SE.⁷⁶

Cedar Rapids also had several large theaters with facilities for stage and vaudeville productions and motion picture showings. The 1,300-seat Beaux-Arts style Strand Theater at 314-318 Third Avenue SE opened on October 18, 1915, with stage facilities for the Strand Players, a stock acting company, and traveling vaudeville companies. Like the Majestic, it also showed silent motion pictures. The Strand became the State Theater in 1929 and the New World Playhouse in 1960. After the World closed in 1981, the building was incorporated into the Guaranty Bank complex.⁷⁷



The Strand Theater, ca 1922 (Henry, Cedar Rapids, Iowa)

⁷⁶ The Delphus opened in 1906 according to Henry, 96. Advertisements for the other theaters are in the *Cedar Rapids Gazette*, January 3, 1914. *Insurance Maps of Cedar Rapids*, 1913, sheet 22, shows moving picture theaters at 313 First Avenue, 308 Second Avenue, and 321 Second Avenue.

⁷⁷ Svendsen, MPDF 1997, E:19; Henry, 96; DeLong, 84-85. Gebhard and Mansheim, 184, state that the architect was William J. Brown and give a 1923 date. Brown may have done work on the building that year or he may have worked on the building prior to its opening in 1915. The exterior appearance of the Strand appears to be very similar to the Majestic, designed by Rapp and Rapp.

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The Paramount Theater, ca 1930 (www.ancestry.com)

Two movie palaces that combined retail and office space with stage and motion picture projection facilities opened in Cedar Rapids in 1928. The Iowa Theater at 301 First Avenue SE at 3rd Street SE was designed in a Neo-Classical Revival style by Omaha architect George L. Fisher, a specialist in theater and office building design. It was part of the RKO motion picture studio chain. It closed as a movie theater on April 24, 1983. In the fall of 1983, the Iowa Theater became the home of Theatre Cedar Rapids, originally the Cedar Rapids Community Theater, which was founded in 1929 and first performed in Killian's Tea Room.⁷⁸

The Capitol Theater, renamed the Paramount in 1929, at 123 Third Avenue SE at 2nd Street SE was designed in a Mediterranean Revival style by the Milwaukee architects Peacock and Frank. While the initial presentations combined vaudeville and motion pictures, the theater soon shifted to all motion pictures and was affiliated with the Paramount Studios. It became the home of the Cedar Rapids Symphony Orchestra, now Orchestra Iowa, in the 1970s. The theater was renovated in 1986 and in 2004-2007, with an addition for backstage facilities and user amenities, and again after the 2008 flood by OPN Architects.⁷⁹

⁷⁸ MPDF 1997, E:19; Henry and Hunter (2005), 82-83; DeLong, 128; <http://www.theatreocr.org/history/>.

⁷⁹ MPDF 1997, E:19; Henry and Hunter (2005), 82-83; Danek, 121-123; Gebhard and Mansheim, 184; <http://www.paramounttheatreocr.com/Content/About-Us/History.aspx>.

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c. *The Fourth Street Railroad Corridor*

In the 1850s Cedar Rapids began to recruit railroads to the city. To offer easy access the city guaranteed railroad interests the exclusive use of the 4th Street public right-of-way as shown on the Original Town plat. The Chicago, Iowa and Nebraska Railroad completed its line to Cedar Rapids in 1859, following the 4th Street route and establishing a railroad corridor along the eastern edge of the commercial core.⁸⁰

Other railroad lines followed and all constructed facilities along and near the tracks, both to service the railroads and the businesses and travelers that depended on the railroads. Facilities included depots, freight houses, freight yards, warehouses, and hotels. The Burlington, Cedar Rapids and Northern Railway built a three-story Romanesque Revival style headquarters building along the south side of First Avenue, east of the tracks in 1885. Designed by Josselyn and Taylor, the building was enlarged with a fourth story in 1898 and is extant, although the First Avenue façade has been altered. The railroad was acquired by the Chicago, Rock Island and Pacific Railway (Rock Island Lines) in 1903. A commemorative plaque to George Greene, on the occasion of the 70th anniversary (1852-1922) of the Rock Island Lines, has been installed on the sidewalk.⁸¹



Current view of BCR & N Railway Building, west elevation.

⁸⁰Svendsen, MPDF 1997, E:19.

⁸¹Svendsen, MPDF 1997, E:20; Murray and Murray, 9-10; Henry and Hunter (2005), 15; Karr, 55. Brewer and Wick, I:337-339, gives a brief overview of railroads in Cedar Rapids.

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The most important railroad facility in the corridor was the Union Station, located to the west of and parallel to the tracks between Third Avenue SE and Fifth Avenue SE. The center of the station spanned Fourth Avenue SE in the former right-of-way facing Washington/Greene Square. Built in 1896-1897 and designed by Charles S. Frost of Chicago, the station was a joint project of the Chicago and North Western Railway and the Burlington, Cedar Rapids and Northern. The rival line, the Chicago, Milwaukee and St. Paul Railroad (Milwaukee Road), built its own passenger station, designed by Frost, just east of the tracks between First and Second Avenues SE, in 1898. The station was also used by the Illinois Central. Union Station was demolished in 1961, a few years after the Milwaukee Road station.⁸²

Several railroad lines crossed the Cedar River on steel truss bridges at the upper and lower ends of the central business district. These routes effectively contained the growth of the central business district and the related industrial and commercial developments.⁸³ These rail lines are still in place and remain in active use to reinforce the commercial core of Cedar Rapids. A portion of the 4th Street right-of-way along the tracks has been incorporated into the Cedar River Recreational Trail under the jurisdiction of Linn County.

d. *Churches and Civic Facilities*

Churches and civic facilities were built throughout downtown Cedar Rapids based on the availability of land, the gifts of benefactors, and the individual needs of a building project. As real estate increased in value in the central business district, these facilities began to move to the outer edge of the downtown mainly along 5th and 6th Streets from A Avenue NE to Seventh Avenue SE.⁸⁴ This area was in part a residential neighborhood so churches relocated to be close to their congregations. A handful of residential buildings still survive along Fifth Avenue SE and 5th and 6th Streets SE. As the population increased and congregations expanded, they built larger and more substantial buildings, east of the 4th Street railroad corridor or even further away from the downtown.⁸⁵

Churches

A separate Multiple Property Documentation Form has been prepared for the churches and other religious institutions of Cedar Rapids.⁸⁶ The following is a brief account of the surviving churches in the downtown survey area. They are arranged in chronological order.

Although St. Paul's Methodist Episcopal Church is credited with being the first to hold services in Cedar Rapids in 1844, the Presbyterians were the first to build their own church building in 1850-1851 at the southeast corner of Second Avenue SE and 3rd Street SE. The church was located on the site of the

⁸² Svendsen, MPDF 1997, E:20-21; Brewer and Wick, I:339; Henry and Hunter (2005), 9-10, 15, 22; DeLong, 54-55.

⁸³ Svendsen, MPDF 1997, E:21.

⁸⁴ Svendsen, MPDF 1997, E:21.

⁸⁵ Svendsen, MPDF 1997, E:21-23.

⁸⁶ Eric Barr, *Religious Properties of Cedar Rapids, Development of Religious Institutions in Cedar Rapids, 1838-1966*, Multiple Property Documentation Form (Marion, Iowa: Louis Berger Group, 2015).

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Cedar Rapids Post Office and Federal Building, built in 1895 and rebuilt in 1908. A plaque commemorating the original church was placed on the building in 1947. After the congregation outgrew the building, it chose a new site at Third Avenue SE and 5th Street SE, east of the railroad tracks. The new Gothic Revival building, constructed in 1869, was enlarged in 1876, 1886, 1897, and 1962. The 1886 addition was designed by Josselyn and Taylor, while the 1962 addition was by Brown, Healy, and Bock. The First Presbyterian Church remains an active presence at this location.⁸⁷



Current view of First Presbyterian Church facing 5th Street SE.

The Episcopalians were the third church to organize in Cedar Rapids in 1850. Judge George Greene donated a lot at A Avenue (originally Linn Street) and 6th Street (originally Monroe), and the cornerstone of a church building was laid in 1851. The new Grace Episcopal Church building was dedicated in 1856. The Gothic Revival church was enlarged and rebuilt in 1890 with the main sanctuary and an adjoining chapel, both designed by Josselyn and Taylor. The larger sanctuary section was demolished in 1948, due to structural problems, while the chapel was retained, and a new addition constructed in 1962.⁸⁸ The church remains at this location.

The Catholics established the Immaculate Conception parish in 1858 and built their first church at Third Avenue SE and 7th Street SE. It was enlarged at that location in 1870. As the Catholic population grew,

⁸⁷ Svendsen, MPDF 1997, E:22; Murray and Murray, 262; Brewer and Wick, I:395, 397; Henry, 77; Danek, 62; Camilla R. Deiber, First Presbyterian Church, Iowa Site Inventory Form, 57-01856, 2010.

⁸⁸ Svendsen, MPDF 1997, E:23; Brewer and Wick, I:396-397; Armstrong, *Glimpses of Cedar Rapids*, [24-25]; Karr, 39; Camilla A. Deiber, Grace Episcopal Church, Iowa Site Inventory Form, 57-02687, 2010.

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the parish relocated again to a site at Third Avenue SE and 10th Street SE, joining several other churches in the neighborhood. The building, designed by St. Paul architect Emmanuel Masqueray, opened in 1914, and remains an active presence there.⁸⁹

The Universalist society was organized in 1869 and built the First Universalist Church at 600 Third Avenue SE in 1875-1878. This site was well removed from the downtown core at that time. The church survived as the Peoples Church Unitarian Universalist, but it was demolished in 2011 and replaced by a three-story commercial office building.⁹⁰

The small African-American community of Cedar Rapids organized the Bethel African Methodist Episcopal Church in 1870. In 1874, it built a church at 512 6th Street SE and later replaced the building at the same location in 1931 where it remains.⁹¹

St. John the Baptist Greek Orthodox Church is located at 501 A Avenue NE, on the same block as Grace Episcopal Church. Founded in 1938 as the Hellenic Orthodox Church of St. John by a growing Greek-American population in Cedar Rapids, the congregation built the Georgian Revival style church in 1940.⁹²

⁸⁹ Brewer and Wick, I:395-396, 398; Federal Writers' Project of the Works Progress Administration, *The WPA Guide to 1930s Iowa* (1938; Ames, Iowa: Iowa State University Press, 1986), 196; Gebhard and Mansheim, 174-175; Henry, 78; <http://immconcr.com/history.html>.

⁹⁰ Svendsen, MPDF 1997, E:23; Brewer and Wick, I: 398. <http://www.kcrg.com/news/local/Peoples-Church-Building-Demolished-Because-of-Mold-and-Structural-Problems-132501683.html>. The church had been listed on the National Register of Historic Places since 1978.

⁹¹ Brewer and Wick, I:398; Jan Olive Full, *Bethel African Methodist Episcopal Church*, National Register of Historic Places Registration Form, NRIS #13000927 (Des Moines: Iowa State Historic Preservation Office, 2013).

⁹² Murray and Murray, 66; The Greek Community in Iowa, <http://stgeorge.ia.goarch.org/history.htm>.

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Current view of St. John the Baptist Greek Orthodox Church

Washington/Greene Square and Civic Institutions

Washington Square is located between Third and Fourth Avenues SE and the 4th Street railroad corridor and 5th Street SE. From 1843 when it was platted until 1892, it was the city's only public park. Its location just east of the downtown core and the railroad corridor made it an attractive site for civic development. The Washington School was constructed on the south side of the square in 1855 to serve all grades. By 1886, the school was exclusively a high school that was replaced by a new building in 1891, which remained in use until 1946.⁹³

Three churches were built on 5th Street SE on the east side of the square between 1869 and 1881: First Presbyterian, St. Paul's Methodist Episcopal, and First Christian. The First Presbyterian Church, discussed above, is the only one that remains. The square itself was redesigned in 1891 and several times since then. The most recent redesign by OPN Architects is to be implemented in 2015. The 1891 redesign helped to make the park an attractive "forecourt" for the new Union Station when it opened in 1897. In June 1906, as part of the city's semi-centennial celebration, it was renamed Greene Square to honor Judge George Greene who donated the park to the city.⁹⁴

⁹³ Svendsen, MPDF 1997, E: 23-25; Henry, 74-75; Danek, 108.

⁹⁴ Svendsen, MPDF 1997, E: 24. Armstrong, *Glimpses of Cedar Rapids*, [26], depicts the "Square opposite Union Station" in 1898. Henry, 117, provides an early twentieth-century view titled George Green [sic] Square. Karr, 9, illustrates the churches on the square. Brewer and Wick, I:photo insert between 368 and 369, illustrates George Greene Square on the occasion of the Cedar Rapids Semi-Centennial in 1906.

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Cedar Rapids' public library came relatively late to the city. It opened in 1897 on the second floor of the Granby Building, and then relocated to larger space in the Dows Auditorium Building at 300 Second Avenue SE. In 1901, the city sought and received funding from Andrew Carnegie for a public library building. The initial proposal was to build on May's Island but flooding in 1902 led to reconsideration of that plan. Instead a site further from the river on Third Avenue SE and 5th Street SE, on the north side of Greene Square, was acquired in 1903. The firm of Josselyn and Taylor was awarded the design commission; the library opened in 1905. The library eventually outgrew the space and moved into a new building at 500 1st Street SE in 1985. Following severe damage to its 1st Street building in the 2008 flood, the library relocated again in 2013 to a new building designed by OPN Architects at 430 Fifth Avenue SE on the south side of the square.⁹⁵

The public library building on Greene Square is intrinsically linked to the Cedar Rapids Museum of Art. The museum had its beginning as the Cedar Rapids Art Association, which was formed in 1905 and given exhibition space on the second floor of the library building. Among the active members of the association were artists Grant Wood and Marvin Cone. In 1965, the association, which changed its name to the Cedar Rapids Art Center, acquired and remodeled the Torch Press Building, 324 3rd Street SE, according to the designs of Brown, Healey and Bock. When the art center was accredited by the American Association of Museums in 1981, it became the Cedar Rapids Museum of Art and was outgrowing its Torch Press space. Once the public library relocated to 1st Street SE, the art museum took over the Carnegie Library building and hired the architecture firm of Charles W. Moore and Centerbrook Architects and Planners of Centerbrook, Connecticut, to renovate the library building and design a new addition. The museum opened at this location in its expanded building in 1989.⁹⁶

⁹⁵ Svendsen, MPDF 1997, E:24-25; Henry, 30, 70; Henry and Hunter (2005), 77.

⁹⁶ Federal Writers' Project, *Guide to Cedar Rapids*, 23-24, 31-32; Federal Writers' Project, *WPA Guide to 1930s Iowa*, 194; Gebhard and Mansheim, 185; Henry, 30; Henry and Hunter (2005), 19; Danek, 120-121; <http://www.crma.org/Content/About/History-of-CRMA.aspx>. The museum contains an extensive collection of the works of Grant Wood and Marvin Cone. Elliott and Rose, 20-26.

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Current view of Cedar Rapids Public Library with Museum of Art addition to the left.

The local chapter of the Young Women's Christian Association (YWCA) was formed in 1894 as an outgrowth of the Bohemian Young Women's Union, which had been established in 1891. After occupying various downtown sites, the YWCA acquired the parsonage of St. Paul Methodist Episcopal Church on 318 5th Street SE facing Greene Square and constructed a new three-story building (James E. Ware and Sons, 1911-1912) on the site to provide education and fitness classes and other services to "business and factory women" in Cedar Rapids. A large one-story wing (Leo C. Peiffer, 1962) expanded the original Mediterranean Revival style building to the south onto the site of the Methodist church. In 2001, the YWCA changed its name to Waypoint Services for Women, Children and Families to better reflect its local, diverse mission. While the building was heavily damaged by the 2008 flood, it was renovated and remains an important presence on Greene Square.⁹⁷

⁹⁷ Svendsen, MPDF 1997, E:25; Henry, 32; Jill A. Funcke, Young Women's Christian Association, Iowa Site Inventory Form 57-06443, 1991; <http://www.waypointservices.org/Content/About-Us/History.aspx>.

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Current view of YWCA Building with 1962 addition on right.

Other Civic Facilities

The Young Men's Christian Association (YMCA) was established in Cedar Rapids in 1867 and rented rooms in the Mansfield Block on 2nd Street SE at Second Avenue SE. In 1888, it constructed a building at the northwest corner of First Avenue and 1st Street NE. Then in 1919, it relocated further to the east on First Avenue at 5th Street NE to a building that contained a gymnasium, a theater, and a dormitory with 93 rooms for working men. It was expanded in the same location in 1971-1973 with a new building annex, designed by the Cedar Rapids firm of Crites and McConnell and intended to accompany other redevelopment along the north side of First Avenue. The exterior of the older building was remodeled to match the new extension in 1980. The YMCA relocated again in 2002 to a new facility, the Helen G. Nassif YMCA, at 207 Seventh Avenue SE. The First Avenue location is now the site of the Cedar Rapids Bank and Trust Building (2005).⁹⁸

The Freemasons have been a prominent presence in Cedar Rapids since 1850, and they are the city's oldest and longest lasting fraternal organization. The Cedar Rapids Masons occupied several downtown locations before moving into the Masonic Temple Building (later the Order of Railroad Conductors & Brakemen Building) at First Avenue and 1st Street NE. In 1910, the Cedar Rapids lodges joined to build a new Lodge Hall and Consistory at 6th Street NE and A Avenue NE adjacent to the old George Bever mansion. The Bever mansion and two other residences to the east were demolished in 1927 to construct the Scottish Rite Temple/Consistory No. 2, a massive Grecian-inspired temple with a Doric portico, linked to the 1910 Lodge Hall. The building was designed by New York architect Henry J. Hornbostel

⁹⁸ Svendsen, MPDF 1997, E:25; Henry, 31; Gebhard and Mansheim, 184.

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in association with Cedar Rapids architect William J. Brown. It contains a large auditorium and performance space and still occupies a prominent site on the north side of A Avenue NE. The Shriners, an offshoot of the Masons, built the Shriners Temple in 1927 on the west side of 6th Street NE and A Avenue NE. Like the Consistory, the Shriners Temple contained a large auditorium. The Shriners' occupancy was short-lived due to financial pressures during the Depression. The building was demolished in 1968 in conjunction with the construction of Interstate Highway 380.⁹⁹



Current view of Scottish Rite Temple/Consistory No. 2 on A Avenue NE

The Iowa Masonic Library was established in Cedar Rapids in 1883, and is the most prominent Masonic Library in the United States. Its first building was at First Avenue and 8th Street SE and housed a collection of Masonic and non-Masonic books including a local Iowa history collection and a museum of the history of Masonry. In 1953-1955, a modern library and museum building, designed by Mason City architects Hansen and Waggoner and architect William L. Perkins of Chariton, Iowa, was built on the same site.¹⁰⁰

⁹⁹ Henry and Hunter (2005), 72-73; Danek, 72; Brewer and Wick, I:396; Armstrong, *Glimpses of Cedar Rapids*, [17]; Federal Writers' Project, *Guide to Cedar Rapids*, 32; Murray and Murray, 166. The 1927 buildings were constructed by the O.F. Paulson Construction Company; Danek, 209.

¹⁰⁰ Henry, 70; Henry and Hunter (2005), 78; Carr, 42-43; Armstrong, *Glimpses of Cedar Rapids*, [31-33]; Federal Writers' Project, *Guide to Cedar Rapids*, 35-36; Federal Writers' Project, *WPA Guide to 1930s Iowa*, 195-196; Murray and Murray, 163-166; Gebhard and Mansheim, 185-186. The current building was constructed by the O.F. Paulson Construction Company; Danek, 209.

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Current view of Iowa Masonic Library on First Avenue SE.

Government Institutions

The Cedar Rapids Fire Department was established in 1894, superseding earlier volunteer fire companies. The first permanent Central Fire Station was at 214 3rd Street NE and supported horse-drawn vehicles. The City embarked on a fire station expansion campaign in the early years of the twentieth century to replace earlier deteriorated wood-frame fire houses and to meet the needs of the growing city. The new stations were located near industrial sites and in expanding residential neighborhoods. Like the Central Fire Station, the stations accommodated horse-drawn engines and hose wagons, but the city had shifted to all motorized vehicles by 1918. In 1917-1918, a new Central Fire Station, designed by Charles A. Dieman, was built at 427 1st Street SE with four bays for motorized vehicles: a pump engine, two hook-and-ladder trucks, and the fire chief's car. The second floor had dormitory space for 25 crew members. The station was in use until 1985. The building was then converted for use as the Science Station museum, with additions to the north and south of the historic building. It has been vacant since the 2008 flood but is undergoing rehabilitation and is scheduled to reopen as office space. The current Central Fire Station (2013) is at 713 First Avenue at 7th Street SE.¹⁰¹

¹⁰¹ Svendsen, MPDF 1997, E:25-26, 41; Brewer and Wick, I:335; Henry, 88; Henry and Hunter (2005), 37; Douglas J. Steinmetz and Louis Berger Group, Inc., *Former Cedar Rapids Hose Co. No. 2 Historic Structure Report* (Cedar Rapids: City of Cedar Rapids, 2012), 10-11. Jan Olive Full, *Cedar Rapids Central Fire Station*, National Register of Historic Places Registration Form, NRIS #14000175 (Iowa City: Tallgrass Historians LC, 2014); <http://www.cedar-rapids.org/government/departments/fire/pages/central-fire-station.aspx>

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The United States Post Office has always been prominently located in downtown Cedar Rapids. It was initially in rented space in the first Dows Building. The first U.S. Post Office and Federal Building at Second Avenue SE and 3rd Street SE, constructed in 1892-1895, was designed in the office of the Supervising Architect of the U.S. Treasury, William Martin Aiken. A little over a decade later, that building was replaced by a new, larger, and more structurally sound post office and federal building on the same site. The second building, completed in 1909, was also designed in the office of the Supervising Architect of the U.S. Treasury, by then James Knox Taylor. A third larger post office and federal building was constructed in 1931-1933 as part of the civic center complex on 1st Street SE and Second Avenue SE, as described above.¹⁰²

e. Changes in the Central Business District between 1945 and 1965

Following World War II, Cedar Rapids and its downtown continued to grow, accompanied by major impacts on the central business district. The streetcars had been discontinued in 1937, and were replaced by buses that ran along similar routes. Tracks were removed from the streets or covered over, and overhead trolley lines were dismantled. Changes also occurred in the inter-urban commuter CRANDIC system between Cedar Rapids and Iowa City. The CRANDIC passenger station was at 2nd Street SE and Fourth Avenue SE; the line led from the station to a bridge over May's Island. Increased competition from private automobiles led the company to reduce the number of daily trains. The last passenger run was on May 30, 1953, although the tracks remain in use for freight service. Interurban rail service between Cedar Rapids and Waterloo-Cedar Falls did not end until 1954.¹⁰³

Fourth Avenue SE has been a location for automobile-related businesses, beginning with the Lattner Building, 213-217 Fourth Avenue SE, in 1910. It housed an auto showroom on the first floor and auto storage on the second floor. Several auto garages for parking and servicing, as well as filling stations, were also located on Fourth Avenue SE, as depicted on the 1949 Sanborn Insurance Map. East of the 4th Street rail corridor, auto sales and service stations were located on First Avenue, a major highway route, and Second Avenue SE.¹⁰⁴

With the increased number of automobiles coming into downtown Cedar Rapids, the city and downtown business needed to accommodate parking. In 1961, the Merchants National Bank constructed a five-story parking garage, designed by Brown, Healey and Bock, on the east side of 3rd Street SE, opposite its bank building. The bank commissioned the same architects to design an annex along Second Avenue to house data-processing operations. In 1964, Killian's Department Store met the needs of its downtown shoppers by constructing a parking garage next to its store on 2nd Street SE at Fourth Avenue SE on the site of the CRANDIC station.¹⁰⁵

¹⁰² Henry, 22; Armstrong, *Glimpses of Cedar Rapids*, [7]; Ralph Christian, *Cedar Rapids Post Office and Public Building*, National Register of Historic Places Inventory—Nomination Form, NRIS #82000413, 1982; James E. Jacobsen, *Cedar Rapids Post Office and Public Building Revision*, 1983; Federal Writers' Project, *Guide to Cedar Rapids*, 30-31. The current downtown Cedar Rapids Post Office is at 615 Sixth Avenue SE.

¹⁰³ Danek, 53-55.

¹⁰⁴ *Insurance Maps of Cedar Rapids*, 1913, 1949, sheets 23, 26.

¹⁰⁵ *Cedar Rapids Gazette*, Aug. 7, 1961; Danek, 202-203; *Cedar Rapids Gazette*, Jan. 19, 1964.

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During the 1950s and 1960s, architects and planners, exemplified by Victor Gruen and Raymond Loewy, espoused a new type of department store that was climate-controlled and windowless to maximize the use of the perimeter walls for interior flexibility and to focus attention on the merchandise.¹⁰⁶ The Armstrong Department Store adapted these principles in commissioning its new store that opened in 1959 at Third Avenue SE and 3rd Street SE. It was designed by David J. Griswold and Associates with interior design by Alvin L. Weidt Associates, both of Minneapolis. Alvin L. Weidt Associates was also involved in the redesign of Newmans Department Store into the home office building of United Fire and Casualty Company in 1963-1964 and the incorporation of a new Woolworth store (1965) into the space at 2nd Street SE and Second Avenue SE.



Woolworth's in the United Fire and Casualty Building on 2nd Street SE, 1960s
 (www.facebook.com/CedarRapidsHistory)

Banking remained an important enterprise downtown, as has been discussed previously. The Bohemian Savings and Loan Association asserted its status when it constructed a new bank building at 320 3rd Street SE in 1963. Continuing success led the bank to add another floor in 1974.

¹⁰⁶ For general background on Victor Gruen and his principles of department store design see: M. Jeffrey Hardwick, *Mall Maker: Victor Gruen, Architect of the American Dream* (Philadelphia: University of Pennsylvania Press, 2004). See also, Richard Longstreth, *The American Department Store Transformed, 1920-1960* (New Haven: Yale University Press, 2010). "Armstrong to Build April 1," *Cedar Rapids Gazette*, January 3, 1958; "Armstrong's New Store to Be Opened Aug. 13," *Cedar Rapids Gazette*, August 2, 1959.

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As has been discussed, the Cedar Rapids Art Center assumed a more prominent identity when it remodeled the Torch Press Building, located at 324 3rd Street, next door to the Bohemian bank in 1965 as the home of its new exhibition galleries.

f. Architects and Architectural Styles

The architectural character of downtown Cedar Rapids has been shaped by several prominent Cedar Rapids architects, active between the 1880s and the 1960s, as well as out-of-town architects and architectural firms who specialized in office buildings, department stores, theaters, and civic buildings.

Cedar Rapids architects:¹⁰⁷

H[arry]. J. Bishop (engineer)

Warriner Building/Armstrong Department Store, 1910-1911, 206 Second Avenue SE
 Lyman Building/Iowa Building, 1913-1914, 221 Fourth Avenue SE
 Fidelity Building/Killian's Department Store, 1912, 201-211 Third Avenue SE

William J. Brown (1878-1970). Graduate of the University of Illinois Architecture School, 1900; trained with firms of Holabird and Roche, Chicago; Kenneth M. Murchison and John Russell Pope of New York. President of Iowa AIA, 1927, 1928. Local architect for design of Veterans Memorial Building and City Hall, Cedar Rapids (1928), Scottish Rite Consistory Building No. 2, Cedar Rapids (1928), both with Henry J. Hornbostel. Supervising architect for the Eby Gymnasium (1939) and Sinclair Memorial Chapel (1950), Coe College, Cedar Rapids. Ten public schools for Cedar Rapids with Perkins and Will (1953 on). Formed a partnership with Edward Healey (1953).

American Trust and Savings Bank Building, 1913-1914, 101 2nd Street SE
 Veterans' Memorial Building/Coliseum/City Hall, 1927-1928, Mays Island
 Scottish Rite Temple/Consistory No. 2, 1927-1928, 616 A Avenue NE

Brown, Healy and Bock

Edward Hopkins Healey (b. 1925), FAIA, 1979. Graduate of the University of Illinois School of Architecture, 1950. Joined the firm of W. J. Brown in 1953. Known for public school designs with Perkins and Will in Cedar Rapids, buildings at Mount Mercy University.

Torch Press Building/Cedar Rapids Art Center, 1965, 324 3rd Street SE
 Merchants National Bank Annex, 1964, 216 Second Avenue SE
 Merchants National Bank parking garage, 1962, 114 3rd Street SE
 First Presbyterian Church addition, 1962, 310 5th Street SE

Charles A. Dieman/ Dieman and Fiske

Charles A. Dieman (1873-1937). Member of the American Institute of Architects, 1917-1931, president of Iowa AIA, 1921. Began his architectural career in Milwaukee, came to Cedar Rapids in

¹⁰⁷ Architects' information has been compiled from: *American Architects Directory*, 1956, 1962, 1970; AIA Historical Directory of American Architects; Shank; Withey and Withey.

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about 1892 and worked for Josselyn and Taylor until 1896. In about 1901, he formed a partnership with **Ferdinand C. Fiske** (dates undetermined), which lasted until about 1910. He remained in practice in Cedar Rapids until 1922, subsequently practicing in Denver, Houston, and Santa Fe, New Mexico. Dieman's Cedar Rapids work was widely varied, ranging from residences to commercial buildings, warehouses, public schools, churches, and fraternal buildings like the Sokol Gymnasium.

Lattner Building, 1910, 213-217 Fourth Avenue SE

Welch-Cook Building, 1910, 319-323 3rd Street SE

Sokol Gymnasium, 1908-1909, 417 3rd Street SE

Mullin Building 1914, 219-225 2nd Street SE

Cedar Rapids Central Fire Station, 1917-1918, 427 1st Street SE

W[illiam]. A. Fulkerson (d.1910?). Member of the American Institute of Architects, 1884. Came to Cedar Rapids in about 1881 and practiced with J. A. Smith until 1886. The partners were founding members in 1885 of the Architectural Association of Iowa. Fulkerson retired in 1909.

Muskvaki Block, 1897, 325 Second Avenue SE

Hatton, Holmes and Anthony

Charles Becht Anthony (dates undetermined). Member of the American Institute of Architects, 1923-1929. Listed in 1922 *McCoy's Cedar Rapids City Directory* as part of the firm of Hatton, Holmes and Anthony, architects and engineers. The office was in the Masonic Temple Building. He is credited with the design of the Peterson Baking Company (1921) and the Hutchinson Ice Cream building (1921).

Norman Hatton (1885-1962?). Member of the American Institute of Architects, 1945-1957. Born in England, immigrated to Canada, then worked in New York and Chicago. He came to Cedar Rapids in 1919 and formed the firm of Hatton, Klein and Holmes. In 1921, it became Hatton, Holmes and Anthony, architects and engineers, with offices in the Masonic Temple Building. He later maintained an office in the Higley Building in downtown Cedar Rapids, working for two years (1924-1925) with H.E. Hunter. Hatton and Hunter seem to have specialized in residential architecture.

Hutchinson Ice Cream Building, 1921, 200 Fifth Avenue SE

H[arry] Edgar Hunter (dates undetermined). Member of AIA 1917-1943. Listed in 1922 *McCoy's Cedar Rapids City Directory*. He maintained an office in the Security Bank Building. He was associated in 1924-1925 with Norman Hatton and was known for his residential architecture.

Bever Building, 1923, 417 First Avenue SE

Josselyn and Taylor

Henry S. Josselyn (1845-1934), FAIA. Studied architecture at the Massachusetts Institute of Technology, then worked in architects' offices in Chicago and Des Moines. He moved to Cedar Rapids in 1882 and formed a partnership with Eugene H. Taylor. They were the best-known architects in the city in the late nineteenth and early twentieth centuries and designed many of the city's churches, office buildings, civic buildings, as well as residences for well-to-do citizens. Among them were the Carnegie Library, the Security Trust and Savings Bank, the Cedar Rapids Savings Bank, and Brucemore for Caroline S. Sinclair.

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Eugene H. Taylor (1855-1924), FAIA. Received preliminary training in architecture at Grinnell College and then studied architecture at the Massachusetts Institute of Technology. He formed a partnership with Henry S. Josselyn in 1882. He served as president of the Iowa AIA in 1903 and 1904 and was a member of the Cedar Rapids Zoning Commission.

Granby Building, 1891, 218-230 2nd Street SE

Security Building, 1907-1908, 119 Second Avenue SE

Cedar Rapids Savings Bank/Guaranty Bank Building, 1895, 1909, 216-222 3rd Street SE

Torch Press Building, 1908, 324 3rd Street SE

Grace Episcopal Church, 1890, 525 A Avenue NE

First Presbyterian Church, 1886, 310 5th Street SE

Cedar Rapids Public Library, 1905, 420 Third Avenue SE

Burlington, Cedar Rapids and Northern Building, 1885, 1898, 411 First Avenue SE

Robert R. Mayberry (dates undetermined). Mayberry has been described as a builder-architect. In 1906, he was a superintendent with Williams and Hunting Co., a sash and door manufacturer. By 1911, he was practicing as an architect. He remained listed as an architect in the city directories until at least 1942.

Lyman Building/Iowa Building, 1913-1914, 221 Fourth Avenue SE

Leo C. Peiffer (b. 1928). Member of the AIA 1959-1978. Born in Cedar Rapids; received a B.S. (1950) and M.S. (1952) in architectural engineering from Iowa State University. After serving two years in the U.S. Chemical Corps, he returned to Cedar Rapids to enter the firm of Crites and McConnell. He established his own firm in 1959. He became known for work for churches and institutions as well as school buildings.

YWCA Addition, 1962, 318 5th Street SE

J. A. Smith/ Smith and Fulkerson

J. A. Smith (d. 1886?). Began practicing with William A. Fulkerson in about 1881 until 1886. The two partners were founding members in 1885 of the Architectural Association of Iowa.

Ely Building, 1881, 209-227 3rd Street SE

Weller and Dows Building, 1885, 217 3rd Street SE (surviving section)

Other architects

George L. Fisher, Omaha

Iowa Theater, 1927, 102-106 3rd Street SE

David J. Griswold and Associates, Minneapolis

Armstrong Department Store, 1959, 210-230 Third Avenue SE

Hansen and Waggoner, Mason City

Iowa Masonic Library, 1953-1955, 813 First Avenue SE

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Henry J. Hornbostel, New York

Veterans Memorial Building/Coliseum, 1927-1928, Mays Island
 Scottish Rite Temple/Consistory No. 2, 1927, 616 A Avenue NE

Ernest Kennedy, Minneapolis

Higley Building, 1918, 120 Third Avenue SE

Krenn and Dato, Chicago

Roosevelt Hotel, 1927, 200 First Avenue NE

Emmanuel Masqueray, St. Paul

Immaculate Conception Catholic Church, 1914, 857 Third Avenue SE

Peacock and Frank, Milwaukee

Paramount Theater, 1927-1928, 123 Third Avenue SE/305-321 2nd Street SE

William L. Perkins, Chariton, Iowa

Iowa Masonic Library, 1953-1955, 813 First Avenue SE

Proudfoot, Bird, and Rawson, Des Moines

American Trust and Savings Bank Building, 1913-1914, 101 2nd Street SE

Joseph W. Royer, Urbana

Linn County Courthouse, 1925-1926, Mays Island

James E. Ware and Sons, New York

YWCA Building, 1911-1912, 318 5th Street SE

Weary and Alford, Chicago

Merchants National Bank, 1926, 222-226 Second Avenue

Alvin Weidt Associates, Minneapolis

United Fire and Casualty Company Building, 1963-1965, 118 Second Avenue SE
 Armstrong Department Store, 1959, 210-230 Third Avenue SE

Office of the Supervising Architect of the U.S. Treasury:

William Martin Aiken, U.S. Post Office and Federal Building, 1895, Second Avenue and 3rd Street

James Knox Taylor, U.S. Post Office and Federal Building, 1908, 303-305 Second Avenue SE

James A. Wetmore, U.S. Post Office, Federal Building and Courthouse, 1931-1933, 101 1st Street SE

A variety of architectural styles are seen in the central business district ranging from simplified examples of architectural styles of the late nineteenth and early twentieth centuries to the Richardsonian Romanesque, the Renaissance Revival, the Neo-Classical Revival, and the Commercial Style. The

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Gothic Revival, Mediterranean Revival, and Georgian Revival styles were also skillfully employed in the design of religious and civic buildings.

The architectural styles seen in downtown Cedar Rapids were prevalent for commercial, civic, and religious buildings in American cities in the late nineteenth and early twentieth centuries. The local architects were schooled in the design of commercial and civic buildings in such styles, while building owners commissioned more specialized buildings, such as large theaters and tall office buildings from non-local architects. As an aspiring and prosperous city, Cedar Rapids gave expression to this prosperity through its downtown architecture.

As architectural styles shifted towards modernism in the 1930s, Cedar Rapids also saw this shift in its new downtown office buildings and additions to older buildings. This shift continued in the design of retail stores and department stores into the 1960s. The Armstrong Department Store (1959) in particular was designed in accordance with contemporary principles of retailing. With the demise of the streetcar lines, the increase of automobile traffic placed pressures on downtown to accommodate parking. Consequently, several major parking garages were constructed to support downtown business and commerce. While utilitarian in purpose, the parking garages were designed to fit into their context.

IV. The Development of Industrial Corridors in Downtown Cedar Rapids, 1865-1965

Downtown Cedar Rapids is located on the east bank of the Cedar River. In the city's early years, the differentiation between commercial and industrial buildings was a fluid one. Many of them incorporated a variety of uses, often with sales, both wholesale and retail, as well as office space on the ground level, and offices, warehousing, and manufacturing on the upper floors. By the twentieth century, buildings for warehouse and factory use were becoming more specialized although not necessarily differentiated in appearance from office buildings.

In Cedar Rapids, industrial development first occurred on the banks of the Cedar River. Industrial sites fronted on the river and Commercial or 1st Street. Flour milling operations were among the first industries to locate along the river banks. Other industrial sites along the east bank were located up and downstream of the commercial core, often close to railroad lines and bridges. The earliest major industrial site downstream from the commercial district was the meat packing plant of T. M. Sinclair and Company established in 1871.¹⁰⁸

The location of the 4th Street Railroad Corridor helped to establish the boundaries of the commercial core, while the presence of the railroad lines attracted hotels and railroad support facilities. Factories and warehouses were located along the 1-1/2 mile corridor, along with multiple tracks, switch yards, sidings and private spurs. Several railroads had downtown freight depots along spur tracks at 1st Street and 2nd Street: the Chicago, Milwaukee and St. Paul (circa 1885) at 1st Street SE north of Sixth Avenue SE; the Illinois Central (circa 1900) at 2nd Street SE south of Fifth Avenue SE; and the Chicago, Rock Island and Pacific (circa 1900) at 2nd Street SE between Fifth Avenue SE and Sixth Avenue SE. The Chicago

¹⁰⁸ Svendsen, MPDF 1997, E:28, 30.

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and Northwestern built at freight depot (c.1899) at 324 First Avenue NE just west of the 4th street railroad corridor, on the site of the first Union passenger depot. The tracks, yards, spurs, and related buildings are now largely gone.¹⁰⁹

The tracks of the Chicago, Milwaukee and St. Paul railroad crossed the river and extended along Ninth Avenue SE to connect to the tracks along 4th Street. North of the bridge approach, the Chicago, Milwaukee and St. Paul railroad, Illinois Central railroad, and Chicago, Rock Island and Pacific railroad extended spur lines and sidings into the southwestern section of the downtown. In the late 1880s the Milwaukee railroad built a freight house and ice house between the river and 1st Street SE between Fifth Avenue SE and Sixth Avenue SE. Milwaukee sidings were added along the rear of the 1st Street buildings, as far as Third Avenue SE and down the middle of 1st Street SE as far as Fifth Avenue SE. The Illinois Central and the Chicago, Rock Island and Pacific operated spur lines along the west and east sides of 2nd Street SE between Eighth Avenue SE and Fifth Avenue SE. Both companies built new freight houses shortly after 1900. Together the spur lines of the three railroads promoted the delivery of railroad freight and the manufacturing, jobbing, and retailing businesses that located along them.¹¹⁰

A variety of businesses were served by the spur lines along 1st Street. Wholesale warehouses in the 500 and 600 block of 1st Street SE dealt in products ranging from farm machinery, paper products and electrical supplies to groceries and household wares. The lumber and coal companies included the Linn County Lumber and Coal Company (1906-1909), Cedar Rapids Lumber Company (1909-1922), and Hatch and Brookman's Lumber Company (1923-1966).¹¹¹

Some of the businesses constructed larger buildings closer to the commercial core, such as the Hamilton Brothers Warehouse, 401-411 1st Street SE. The company, organized in 1868, was a wholesale dealership in farm machinery, wagons, buggies, seeds and coal. The four-story warehouse was designed by Dieman and Fiske and built in 1899. Hamilton Brothers was succeeded in 1911 by the Warfield-Pratt-Howell Company, the largest wholesale grocery firm in Iowa, which remained in the building until 1928. Its distribution system was aided by the docks on the west side of the building for loading and unloading into rail cars. Then American Transfer and Storage operated the building as a warehouse until it was acquired in 1971 by the Hach Brothers for storage and distribution of janitorial and paper products as they expanded their business from the adjacent property. In the mid-1990s the building was converted for retail, restaurant, and office space, and it remains in that use after it was restored after the 2008 flood.¹¹²

Immediately to the south of the Hamilton Brothers warehouse at 415 1st Street SE is a 1923 warehouse building, now in use as a restaurant. By 1931, the Hach Brothers were operating their wholesale paper business out of the building, branching out into beer distribution after the repeal of Prohibition. Their

¹⁰⁹ Svendsen, MPDF 1997, E:36-37; *Insurance Maps of Cedar Rapids*, 1913, sheet 37.

¹¹⁰ Svendsen, MPDF 1997, E:39.

¹¹¹ Svendsen, MPDF 1997, E:40. It is not clear if these are successive companies at the same location; they do not show up under those names on the *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 37.

¹¹² Svendsen, MPDF, 1997, E:40; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 25; J. Edward Sauter, *Hamilton Brothers Building*, National Register of Historic Places Registration Form, NRIS #94001098.

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father, Peter Hach, had established a saloon and bottling works at Fourteenth Avenue SE and 2nd Street SE in 1901. His sons expanded into the paper business. In 1949, the building is identified as a warehouse for wholesale paper products.¹¹³ Also on this block is the Central Fire Station, described above. It was strategically located for access to nearby industrial sites.

The John Blaul's Sons Company, a wholesale grocery competitor of Warfield-Pratt-Howell, built its own four-story warehouse, designed by Cedar Rapids architect William J. Brown, in 1914-1915 at 600-608 1st Street SE on the east side of the street. The company, which had been founded in Burlington, Iowa, in the 1860s, relocated to Cedar Rapids when this building was constructed. The company was succeeded in the late 1950s by Midwest Food Distributors, which remained in the building until 1994. It was then occupied by a furniture store, the Great Furniture Mart, for about ten years. The building was vacant in 2008 when it was flooded. It is being rehabilitated for a new use.¹¹⁴

Other buildings on the same block as the Blaul's Building were built during the same decade: Orr Brothers Supply Company (1912), 610-612 1st Street SE, suppliers for mills, grain elevator machinery and agricultural implements; J. P. Grissel Cornice Company (1912), 614 1st Street SE, manufacturers of metal cornices, window caps, ceilings, and roofing; and the Baker Paper Company (1909 and 1914), 616-618 1st Street SE. All could take advantage of the spur tracks on 1st Street SE and mid-block between 1st and 2nd Streets SE. These buildings were demolished in 1998, and their sites remain vacant.¹¹⁵

While the railroad spur lines served businesses close to the river, the main line tracks along the 4th Street railroad corridor between Ninth Avenue SE and Fifth Avenue SE provided factory sites and "excellent warehouse locations." The buildings of two industrial businesses that were close to the 4th Street railroad corridor gradually expanded over the years. The Cedar Rapids Marble and Granite Works, 313-315, 317 Third Avenue SE, also known as the Searles and Baxter Company, is located west of the corridor. Its first building was constructed in 1893 and doubled in size in 1905, as depicted in date panels above the upper floor windows. The extensive use of varied stone on the façades was an advertisement for the original business.¹¹⁶

The Parlor Furniture Manufacturing Company, established in 1899, was located at 319 Seventh Avenue SE in 1907. Initially a three-story building, it gained a fourth floor to meet the needs of the expanding furniture manufacturing business sometime before 1928. The furniture company remained at this location until 1956. The building was demolished in 2003. The site and parcels on either side were

¹¹³ *Insurance Maps of Cedar Rapids*, 1949, sheet 25; Robert C. Vogel, Commercial Building, Iowa Site Inventory Form, 57-10511, 2012, gives the date as 1923. George T. Henry and Mark W. Hunter, *Cedar Rapids Then and Now* (Chicago: Arcadia Publishing, 2003), 42, date the building to c. 1931 and describe the Hach Brothers history.

¹¹⁴ Svendsen, MPDF 1997, E:40; *Insurance Maps of Cedar Rapids*, 1949, sheet 37; Emily Ryan, John Blaul's Sons Company Warehouse, Iowa Site Inventory Form, 57-09621, 2009; "Contract Let for Grocery Warehouse to Cost \$55,000," *Cedar Rapids Evening Gazette*, July 23, 1914, 11.

¹¹⁵ Svendsen, MPDF 1997, E:41; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 37; Henry and Hunter (2005), 47; Danek, 187, discusses the Grissel company.

¹¹⁶ Svendsen, MPDF 1997, E:42; *Insurance Maps of Cedar Rapids*, 1913, sheet 26; "Searles & Baxter, the Marble Dealers," *Cedar Rapids Evening Gazette*, December 15, 1894.

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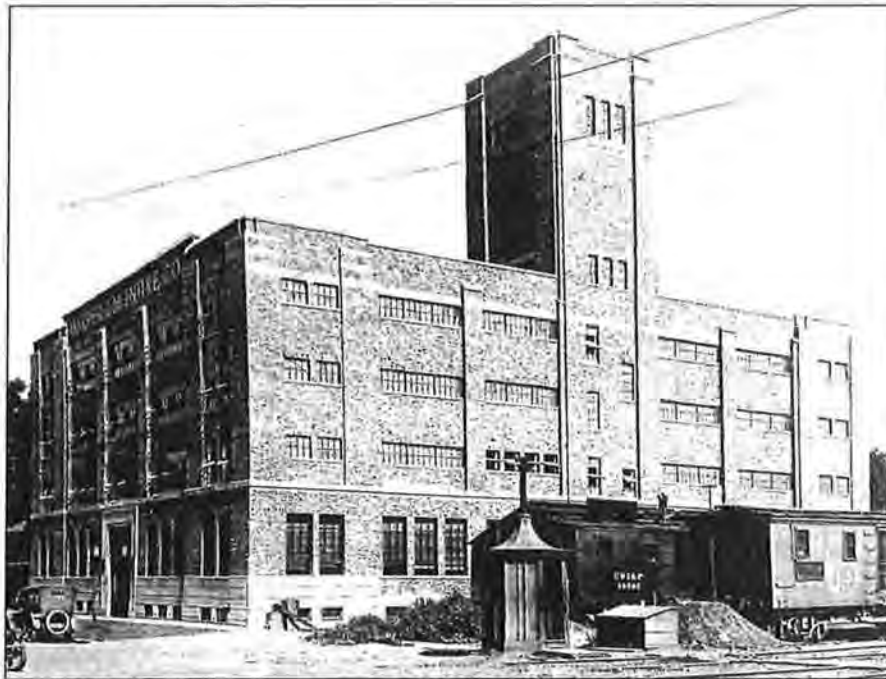
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combined as the location of the Human Services Campus, sponsored by the United Way of East Central Iowa. The new building, designed by OPN Architects, opened in 2011.¹¹⁷

Several large wholesale businesses constructed new buildings along the 4th Street railroad corridor in the years after World War I. One of the most prominent was the warehouse of Harper and McIntire Company of Ottumwa, Iowa, designed by the Minneapolis firm of Croft and Boerner and built in 1921-1922 at 411 Sixth Avenue SE. The company specialized in supplying wholesale hardware throughout the state of Iowa, and it chose to build in Cedar Rapids because of the advantageous railroad connections. The location was close to Union Station, and the 4th Street tracks and a spur line to the west of the building facilitated shipping. The four-story reinforced concrete structure is faced with brick and accentuated by a two-story tower that conceals a water tank. In 1981 Harper and McIntire transferred the property to Smulekoff's Furniture Company which used it as a warehouse until November 2014.¹¹⁸



Harper-McIntire Building from the 4th Street railroad corridor
(*American Architect and Architectural Review*, July 18, 1923)

¹¹⁷ Svendsen, MPDF 1997, E:42; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 38;
<http://www.opnarchitects.com/work/human-services-campus/>

¹¹⁸ Svendsen, MPDF 1997, E:42-43; *Insurance Maps of Cedar Rapids*, 1949, sheet 38; "Close Deal to Build for Hardware Plant," *Cedar Rapids Gazette*, August 13, 1921, 15; "Big Structure to Go Up This Winter," *Cedar Rapids Gazette*, September 9, 1921, 15; "Careful Courteous, Earnest Service Their Motto," *Hardware World* 17 (February 1922): 108; "Enlarged Facilities for Their Customers' Service," *Hardware World* 17 (July 1922): 107; "Harper & McIntire Warehouse Building," *American Architect* 124 (July 18, 1923): insert after 60. Smulekoff's acquired this building after it sold its previous warehouse building at 508-519 1st Street SE to make way for the new Cedar Rapids Public Library; see Henry and Hunter (2005), 42.

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The Brown-Evans Manufacturing Company built a two-story factory and warehouse building to fabricate overalls and work clothes at 600 3rd Street SE in 1919. In 1937, it was taken over by the Metropolitan Supply Company, which used the upper floor for printing and binding and the lower floor for storage of supplies. The building was converted to office and studio space in about 1999 and is known as the Warehouse on Third.¹¹⁹

A block south of Harper and McIntire, the Terry-Durin Company built a two-story brick warehouse at 409-411 Seventh Avenue SE in the late 1910s. The company, which had been founded in 1908, is a wholesale dealer in electrical supplies. A one-story warehouse wing was added in the 1950s or 1960s.¹²⁰

The north side of Sixth Avenue SE between 3rd and 4th Streets SE is occupied by the Peterson Baking Company complex. The first section of the building, at 308 Sixth Avenue SE, was built in 1910 for the Pure Baking Company. Peterson Baking, an Omaha-based wholesale bakery, acquired the business in 1920 and built two large additions to the east, designed by Hatton, Holmes and Anthony, in 1921. The contractors, Lightner Construction Company, often worked with that architectural firm. The location was attractive because of the access to "adequate railway facilities." The company occupied the entire blockfront by 1939. The section of the building at the corner of 3rd Street SE was built in about 1950. Bakery operations were closed in 1965, and the building has been converted to a variety of office and retail shop uses.¹²¹



Current view of Peterson Baking Company complex facing Sixth Avenue SE

¹¹⁹ Svendsen, MPDF 1997, E:43; *Insurance Maps of Cedar Rapids*, 1949, sheet 38; *Evans Manufacturing Company Building*, National Register of Historic Places Inventory-Nomination Form, NRIS #99000450; Henry, 46.

¹²⁰ Svendsen, MPDF 1997, E:43; *Insurance Maps of Cedar Rapids*, 1949, sheet 38; http://www.terry-durin.com/contactus_history.asp.

¹²¹ Svendsen, MPDF 1997, E:43; *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 38; "Wholesale Bakery to Operate Plant in City Soon," *Cedar Rapids Gazette*, January 20, 1920; "Peterson Baking Company to Double Its Capacity," *Cedar Rapids Gazette*, January 7, 1921; "Work on Baking Plant," *Cedar Rapids Gazette*, July 22, 1921.

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On the east side of the railroad tracks north of Sixth Avenue SE is the Pepsi-Cola Bottling Company complex. The earliest section is a two-story warehouse, built in 1910 for the National Biscuit Company. The warehouse was purchased in 1921 by William Tehel, a soft drink manufacturer and distributor. Tehel acquired a Pepsi-Cola franchise in 1936 and expanded the facility to the east towards 5th Street SE. Tehel Bottling officially became the Pepsi-Cola Bottling Company of Cedar Rapids in 1959. Bottling operations stopped in 1995, but the complex remains a distribution facility.¹²²

The French-Stamats Company was established in 1923 as a promotions and advertising agency for Midwest retail stores. In 1933 the company acquired a national magazine and realized that it needed more space for printing and distribution. It acquired a site on the south side of Sixth Avenue SE at 5th Street SE and constructed a new building in 1935 that accommodated offices, printing and photo engraving facilities, a bindery, and storage and shipping space. The company was renamed Stamats Publishing Company after French's death in 1934 and Stamats Communications in 1960. The company continued to expand. When the printing plant was converted to office space in 1998, another main entrance was added at 615 5th Street SE. The company remains in the building.¹²³

Another group of industrial/warehouse buildings in the downtown core is located on or near 3rd Street SE between Fourth Avenue SE and Fifth Avenue SE. This location is just north of the Rock Island railroad spur. The buildings have been discussed above under the commercial and office blocks section.

The six-story Welch-Cook Company Building was built in 1909-1910 for the Welch-Cook Company, a wholesale drygoods and men's garments manufacturer. Located at 319-323 3rd Street SE at Fourth Avenue SE at the edge of the commercial core, the building was designed by architect Charles A. Dieman. The reinforced-concrete structure uses the Turner flat slab system, ideal for open manufacturing spaces that carry heavy loads. The Collins Radio Company, predecessor of Rockwell Collins, took a ten-year lease on the building in 1945, when it was expanding its operations during World War II. It used the space as a warehouse and for light manufacturing.¹²⁴

The Iowa Building, 221 Fourth Avenue and 411 3rd Street, is across the street from the Welch-Cook Building. The seven-story steel and reinforced concrete building was built in 1913-1914 to house the

¹²² *Insurance Maps of Cedar Rapids*, 1913, 1949, sheet 38; "Tehel Buys Storage Plant," *Cedar Rapids Gazette*, July 13, 1921, 8; "Soda Waters Prepared at Tehel Plant," *Cedar Rapids Republican*, April 12, 1925, 3; "Bottling To End at C. R. Pepsi Plant," *Cedar Rapids Gazette*, Nov. 18, 1995, 1E; Henry and Hunter (2005), 46; Camilla R. Deiber, William Tehel Bottling Co., Iowa Site Inventory Form, 57-09483, 2009.

¹²³ *Insurance Maps of Cedar Rapids*, 1949, sheet 38; "Back to Its Roots," *Cedar Rapids Gazette*, March 15, 1998, 1C; Danek, 220.

¹²⁴ Svendsen, MPDF 1997, E:15. "To Occupy New Building," *Collins Column*, July 1945, 30. Collins Radio occupied space in several other downtown buildings during World War II, including the Iowa Theater for its purchasing and accounting departments and the credit union; the Shriners Temple for an assembly plant; Smulekoff's Furniture for spare parts storage; and the Arco Building for its instruction book, maintenance, and accounting departments. *Collins Column*, May 1945, [8-13].

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Lyman Company, millinery manufacturers. It was designed by Cedar Rapids architect Robert R. Mayberry and engineer H. J. Bishop.¹²⁵

The three-story Fawcett Building, 119 Third Avenue SE between 1st and 2nd Streets SE, is a smaller scale version of a warehouse building, constructed in 1906. It was built by Charles E. Fawcett to house his jobbing service for machine, mill, and electrical supplies. The store was on the first floor with a machine shop at the rear along the alley.¹²⁶

The Hutchinson Ice Cream Building is located at 200 Fifth Avenue SE. The company was founded in 1905 and incorporated in 1911. It had been located on the west side of the river at H Street SW at Spring Street SW, south of Fifth Avenue SW. The two-story office and factory building, "designed and built to conform to the most rigid sanitary laws," was designed by Hatton, Holmes and Anthony and built in 1921 by the Lightner Construction Company. It was purchased by the Borden Company in 1945 and operated as the Borden Company-Hutchinson Ice Cream Division until 1956. The building has been converted for office use and is the home of OPN Architects.¹²⁷

As discussed above, industrial and warehousing activity remained an important aspect of downtown Cedar Rapids following World War II, which is reflected by the expanded period of significance ending in 1965. Although most of this activity occurred in existing buildings or in buildings that were expanded to meet new industrial needs, many older buildings were demolished, to be replaced by newer buildings or parking lots.

The 4th Street corridor between Fifth Avenue SE and E Avenue NE was intensely used for railroad purposes, with freight depots, separate and combined passenger stations, engine houses, coal and sand tipples, and water tanks along the route. Their disappearance during the 1960s and 1970s, marked an abrupt end to the importance of the 4th Street Railroad Corridor as a major transportation route.¹²⁸

Nonetheless, the presence of the railroad tracks is a reminder of the importance of the railroads to downtown business and industry. A portion of the 4th Street right-of-way along the tracks has been incorporated into the Cedar River Recreational Trail under the jurisdiction of Linn County.

Architects and Architectural Styles

Some of the properties associated with industrial development were designed by prominent Cedar Rapids architects. All Cedar Rapids architects have been discussed above.

H. J. Bishop

Lyman Building/Iowa Building, 1913-1914, 221 Fourth Avenue SE

¹²⁵ Svendsen, MPDF 1997, E:15.

¹²⁶ Svendsen, MPDF 1997, F:64. "Will Erect a 3-Story Block," *Cedar Rapids Gazette*, August 9, 1905.

¹²⁷ *Insurance Maps of Cedar Rapids*, 1913, sheet 86; 1949, sheet 26; Camilla R. Deiber, Hutchinson Ice Cream Building, Iowa Site Inventory Form, 57-10464, 2010; "Ice Cream Plant Under Way," *Cedar Rapids Gazette*, April 2, 1921; "Hutchinson Company Plant, Office, Thoroughly Modern," *Cedar Rapids Republican*, March 22, 1925, 1; Henry and Hunter (2003), 41.

¹²⁸ Svendsen, MPDF 1997, E: 43.

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William J. Brown

John Blaul's Sons Warehouse, 1914-1915, 600 1st Street SE

Croft and Boehner, Minneapolis

Ernest Croft (1889-1959) and Francis Boehner (1889-1936)

Harper-McIntire Warehouse Building, 1921-1922, 407 Sixth Avenue SE

Charles A. Dieman/ Dieman and Fiske

Hamilton Brothers Warehouse Building, 1899, 401-411 1st Street SE

Welch-Cook Building, 1909-1910, 319-323 3rd Street SE

Cedar Rapids Central Fire Station, 1917-1918, 427 1st Street SE

Hatton, Holmes and Anthony

Peterson Baking Company Building, 1921, 308 Sixth Avenue SE

Hutchinson Ice Cream Company Building, 1921, 200 Fifth Avenue SE

Robert R. Mayberry

Lyman Building/Iowa Building, 1913-1914, 221 Fourth Avenue SE

Surviving buildings that are associated with the development of the industrial corridors in downtown Cedar Rapids are not readily classified by architectural style. Most have substantial brick walls with contrasting detail, sometimes with minimal ornament that references style, in stone or terra cotta. Interior construction with heavy timbers, iron columns, or reinforced concrete columns and flat floor slabs was designed to accommodate the weight of machinery for manufacturing and of goods and products for storage and shipping.

V. The Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880 – 1965

Bohemians or Czecho-Slovaks made up the city's largest immigrant group and were the only one associated with distinct areas of the city. They began to arrive in the 1850s with increasing numbers in the 1870s and 1880s. By the late nineteenth century, the Bohemians had established many social and cultural institutions, held elected positions in local government, and were active and successful participants in the city's growing economy. The city's first Bohemians populated a multi-block area that extended south of the downtown from Fifth Avenue SE to the city limits where the T.M. Sinclair and Company meat packing plant was located in 1871.¹²⁹

The heart of the Bohemian business and social community was situated along 3rd Street SE, south of the downtown core beginning at Tenth Avenue SE and extending to the Sinclair plant at Sixteenth Avenue SE. However, several important institutions were established in the downtown area. The Cedar Rapids

¹²⁹ Svendsen, MPDF 1997, E: 52.

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Sokol Association founded in 1873 as a branch of the Ctenarsky Spolek or Bohemian Reading Society had several locations along 3rd Street SE. Similar to the German turnvereins, the Sokol Association was a gymnastic organization dedicated to educating its members on physical fitness and moral conduct. The group adapted a residence near the corner of 3rd Street and Seventh Avenue SE, which they acquired in 1896 and added onto in 1901. In 1908-1909 a three-story building was constructed at the south edge of the downtown at 417 3rd Street SE. Retail tenants, including the Bohemian Savings and Loan Association, helped to defray the construction cost and operating expenses of the new building.¹³⁰ The new Sokol Building was designed by the prominent Cedar Rapids architect Charles A. Dieman and incorporated spaces for a swimming pool, a large gymnasium, meeting rooms, and an auditorium, all of which were important to the activities of the Sokol.¹³¹



Current view of Sokol Gymnasium Building on 3rd Street SE.

The Cedar Rapids YWCA, which has been discussed above, had its origins in the Bohemian Young Women's Union, founded in 1891.

¹³⁰ Svendsen, MPDF 1997, E: 58.

¹³¹ Henry and Hunter (2005), 39; Jan Olive Full, *Sokol Gymnasium*, National Register of Historic Places Registration Form, NRIS #13000274 (Cedar Rapids: Linn County Historical Society, 2013).

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Bohemian Savings and Loan, founded in 1891, was influential in the growth of the Bohemian neighborhood, financing 955 homes during the first forty years of its existence. In 1963, it built a new bank building at 320 3rd Street SE, up the street from the Sokol Building. The building was enlarged with an additional story in 1974.¹³²

Members of the local Bohemian-Czech community were active in downtown businesses. Several of these businesses have been discussed in the Central Business District context above. They include the following:

The Kubias Hardware Company, whose family members were Czech immigrants, was located in three different buildings downtown, most recently at 307 Third Avenue SE, before the company went out of business. The Hach Brothers, whose family business had begun in the Bohemian commercial district, expanded their operations in the 1930s, first into a warehouse at 415 1st Street SE, and then into the adjacent Hamilton Brothers warehouse at 401-411 1st Street SE in 1971. Other members of the Bohemian community operated saloons, restaurants, and cafes throughout the downtown core. The Sindelar saloon building at 116 Third Avenue SE is one that survives.



Current view of Sindelar Saloon Building, 116 Third Avenue SE

¹³² "Bohemian Savings and Loan Association To Hold Open House," *Cedar Rapids Gazette*, November 28, 1963, 20.

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F: Associated Property Types

I. Name of Property Type: Districts, Buildings, Structures, Sites and Features
Associated with Central Business District Development in Cedar Rapids, 1880 – 1965

a. Properties Associated with Riverfront Development and May's Island

Description

Historic resources in this property type are located on May's Island and the east bank of the Cedar River. They date from the period 1898 (the oldest surviving bridge) to 1935, when the civic center on the island and east bank was largely completed.

Eligible resources consist of government buildings, public open space, and bridges. The three government buildings, constructed between 1925 and 1933, are imposing examples of classically inspired Beaux-Arts architecture that helped to define a new governmental center for Cedar Rapids and Linn County. Historically the buildings were linked by landscaped public open space on the island and the river bank. The three concrete-arch bridges for automobiles and pedestrian traffic that span the island were crucial to the development of the city on both side of the river. The steel-truss railroad bridge spans the river north of the island. The CRANDIC bridge that spanned the island no longer survives, while the 1903 CRANDIC bridge south of Eighth Avenue was largely destroyed by the 2008 flood and replaced the following year.

Significance

May's Island is significant for its association with the growth of Cedar Rapids in the early twentieth century and the establishment of a new governmental center that created a link between the two sides of the river. It is associated with the National Register areas of significance *Community Planning and Development* and *Government*. The three governmental buildings are significant as distinguished examples of Beaux-Arts inspired architecture. Its significance has been recognized by listing as a historic district on the National Register in 1978.

The concrete-arch bridges spanning the island and the river and steel-truss railroad bridge spanning the river have been crucial to the ongoing development of the city and are associated with the National Register areas of significance *Community Planning and Development* and *Transportation*. The significance of the First Avenue Bridge has been recognized by listing on the National Register in 1998.

Registration Requirements
Areas of Significance

A property on May's Island and the east bank of the Cedar River may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

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Criterion A

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to the establishment of a governmental center and related development on both sides of the river. To contribute to a historic district, a property must have been built during the period of significance (1898 to 1935) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development on May's Island and the adjacent east bank during the period of significance.

Criterion B

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' history during the period of significance. Such properties must be associated with the productive life of such persons.

Criterion C

To meet Criterion C, a property will be a contributing resource to historic district or meet Criterion C individually. The buildings in this area are notable examples of Beaux-Arts inspired architecture designed by distinguished architects. The bridges are notable engineering structures.

To meet Criterion C individually, a property must be a distinctive example of Beaux-Arts inspired architecture or be designed by a distinguished architect or be a notable engineering structure.

To meet Criterion C as a district, a group of properties must be a cohesive concentration of properties that, considered collectively, is a significant expression of Beaux-Arts inspired architecture.

Criterion D

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown Cedar Rapids. It is known from the history of May's Island that several commercial buildings and earlier bridge structures were located on the island.

Integrity Considerations

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic

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even or person and a historic property.¹³³ Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

To retain integrity, buildings must generally retain architectural composition, ornamental treatments, and materials of the exterior elevations. Retention of original massing and scale, roof form, and patterns of window and door openings is required. Because of the location and susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building's integrity. An addition that is on the side or rear elevation of a building and that is subservient to the appearance of the building would not compromise the building's integrity. Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other. In the case of historic bridge structures, they must generally retain enough physical features and historic or appropriate replacement materials to effectively convey the significance of its engineering design.

b. Properties Associated with the Commercial Core of Downtown Cedar Rapids

Description

The historic resources in this property type are located within the commercial core of downtown Cedar Rapids, which extends from A Avenue NE to Sixth Avenue SE between 1st Street SE and 6th Street SE. They span a period from 1880 (the date of the oldest surviving buildings) to 1965 (the 50-year cutoff for National Register listing). Eligible resources consist of properties associated with the financial sector (banks and insurance companies), retail goods sector, commercial blocks and office buildings, and hotels and theater buildings. Period parking garages are associated with several of these resources.

While the properties associated with the financial sector have played a major role in the commercial core, the buildings themselves are classified as commercial blocks and office buildings. These buildings are divided among: a) relatively small scale buildings of two or three stories; and b) large high rise office buildings that range in height from eight to twelve stories. The buildings reflect a range of architectural styles, including Romanesque Revival, Renaissance Revival, Neo-Classical Revival, Early Twentieth Century commercial, Art Deco, Art Moderne, and Modern. They range in date from the 1880s to the 1960s. Most employ fireproof construction and are faced with brick, stone, and/or terra cotta. Most have ground floor-level storefronts for retail or office use. Facades above the ground floor level are articulated by regularly spaced window openings.

Properties associated with the retail goods sector are divided among: a) buildings devoted to specialty businesses; and b) department stores. Buildings devoted to specialty businesses are usually two or three stories in height and are faced with brick, stone, and/or terra cotta above ground-level storefronts with large display windows. The buildings display a variety of stylistic features, but many are examples of the early twentieth-century commercial style. They range in date from the 1880s to the 1930s.

¹³³ *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1997), 44-45.

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Department stores are usually larger in scale than specialty business buildings. They range in height from three to five stories and are faced with brick, stone, and/or terra cotta above ground-level storefronts with large display windows. Large window openings also light the upper floors in many cases. They range in date from the 1880s to the 1960s.

Both hotels and theater buildings supported entertainment activities in downtown Cedar Rapids. The surviving buildings reflect the city's development boom of the 1920s. They are large in scale, display ornate stylistic features based on Renaissance Revival, Mediterranean Revival, and Georgian Revival sources, and were designed by architects who specialized in those types of buildings.

Significance

The commercial core is significant for its association with the commercial development of downtown Cedar Rapids from the 1880s to the 1960s. Historic resources are significant for the development of the central business district and its architectural character and are associated with the National Register areas of significance *Commerce*, *Entertainment/Recreation*, and *Architecture*.

Registration Requirements

Areas of Significance

A property in the commercial core may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

Criterion A

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it reflects the development of the commercial core. To contribute to a historic district, a property must have been built during the period of significance (1880 to 1965) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development in the commercial core during the period of significance.

Criterion B

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' history during the period of significance. Such properties must be associated with the productive life of such persons. Within the commercial core, such persons may be associated with the financial sector, the retail goods sector, or other aspects of Cedar Rapids commerce.

Criterion C

To meet Criterion C, a property will be a contributing resource to historic district or meet Criterion C individually. Many of the buildings in the commercial core are notable examples of major late

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nineteenth- and early to mid twentieth-century architectural styles designed by distinguished architects. Some buildings are notable for their use of materials and flat-slab construction methods employing Turner or similar interior columns. Others may represent transitional styles and embody distinctive characteristics of a type, period, or method of construction.

To meet Criterion C individually, a property must be a distinctive example of one of the architectural styles or structural methods described above or be designed by a distinguished architect or be a notable engineering structure. Its size, form, and design treatment reflects late nineteenth and twentieth-century commercial development in Cedar Rapids.

To meet Criterion C as a district, a group of properties must be a cohesive concentration of properties that, considered collectively, is a significant expression of the architectural styles described above. To contribute to a historic district, a property does not need to represent a distinctive design, but it must demonstrate, at least, the influence of one of the architectural styles described above.

Criterion D

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown. The commercial core of Cedar Rapids has been the site of many earlier buildings. Because of demolition due to urban redevelopment and damage following the flooding in 2008, sites with the potential to meet Criterion D may survive.

Integrity Considerations

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.¹³⁴ Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

This report builds on the integrity considerations set forth in MPDF 1997. These stated that a property should be considered individually eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the central business district during all or part of the period

¹³⁴ *How to Apply*, 44-45.

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covered by this historic context. "If a building no longer has the ability to provide information with respect to building type, construction technique or other related subject matter of scholarly interest within this context, it should be considered ineligible. Modifications of storefronts including changes in windows, transoms, doors, and exterior finishes are to be expected in surviving commercial neighborhoods such as those in the commercial core. If the modifications do not detract from the overall design and proportions of the building, the building should be considered eligible."¹³⁵

Integrity can be further refined to differentiate among buildings of smaller and larger scale. Almost every building in this property type has a ground-level storefront. Regardless of size, a building generally must retain the architectural composition, ornamental treatments, and materials of the exterior elevations. Retention of the original massing and scale, roof form, and pattern of window openings above the ground-floor level is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Easily reversible alterations, such as the addition of fire escapes or covering of windows, will not be defined as significant. Major changes to storefronts are more likely to compromise integrity of smaller scale buildings than larger buildings. The manner in which important storefront elements are treated will be evaluated. Such elements include entrances, transoms, shop windows, ornamentation, and awnings. In general, modifications made to storefronts more than 50 years ago will likely be considered significant in their own right if they have been preserved relatively intact. Because of the location of the commercial core and its susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building's integrity. An addition that is on the side or rear elevation of a building and that is subservient to the appearance of the building will not compromise the building's integrity. The installation of skywalks within existing window openings or between buildings on side and rear elevations will not compromise a building's integrity.¹³⁶ Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other.

¹³⁵ Svendsen, MPDF 1997, F:63.

¹³⁶ The downtown skywalk system was introduced in 1980 to link two major parking garages to the downtown area at the second floor level. Gregg Pospisil, "Skywalks Begin to Link Downtown Cedar Rapids," Archive Attic, November 21, 2008, <http://archiveattic.files.wordpress.com/2008/11/skywalks-begin-to-link-downtown-cedar-rapids/>. The system has expanded throughout downtown.

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c. Properties Associated with the Fourth Street Railroad Corridor

Description

Historic resources in this property type are located along or on the Fourth Street Railroad Corridor along the eastern edge of the central business district. They date from the 1850s to the 1960s.

Eligible resources consist of the railroad corridor itself, railroad support buildings, and other buildings, such as hotels, that were located adjacent to the railroad corridor. The main surviving element of the railroad corridor is the railroad roadway. Most of the railroad support buildings and related facilities have been removed; however, the Burlington, Cedar Rapids and Northern headquarters building survives.

Significance

The Fourth Street railroad corridor is significant for its association with the commercial development of downtown Cedar Rapids from the 1850s, when it was first established, to 1965. Historic resources are significant for the development of the railroads as they supported the development of the central business district and are associated with the National Register areas of significance *Commerce* and *Transportation*.

Registration Requirements

Areas of Significance

A property associated with the Fourth Street Railroad Corridor may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

Criterion A

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to the development of commerce or transportation along the railroad corridor. To contribute to a historic district, a property must have been built during the period of significance (1850s to 1965) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development along or on the Fourth Street Railroad Corridor during the period of significance.

Criterion B

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' history during the period of significance. Such properties must be associated with the productive life of such persons. Along the Fourth Street railroad corridor, such persons will be associated with the railroads.

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Section number F Page 63**Criterion C**

To meet Criterion C, a property must individually embody distinctive architectural design or construction methods, particularly if they are associated with significant railroad lines, or represent the work of a master.

Criterion D

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown. The Fourth Street Railroad Corridor of Cedar Rapids has been the site of many earlier buildings and structures. Because of demolition due to urban redevelopment and damage following the flooding in 2008, sites with the potential to meet Criterion D may survive.

Integrity Considerations

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.¹³⁷ Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

To retain integrity, a railroad building must retain architectural composition, ornamental treatments (if so designed), and materials of the exterior elevations. Retention of original massing and scale, roof form, and patterns of window and door openings is required. An addition that is on the side or rear elevation of a building and that is subservient to the appearance of the building would not compromise the building's integrity. Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other. In the case of the historic railroad roadway, which evolves over time, it must generally retain its location, tracks, pattern of cuts and fills, and materials.

¹³⁷ *How to Apply*, 44-45.

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d. Properties Associated with Religious and Civic Organizations

Description

The historic resources in this property type are located throughout the Central Business District and are connected to various religious groups, civic and fraternal organizations, and government entities. Significant resources date from 1851 (the oldest surviving section of the First Episcopal Church) to the 1960s, when additions were made to several older buildings. Eligible resources consist of public open spaces, churches, public library/art museum, fire station, post offices, civic and fraternal buildings containing public halls, meeting rooms, and athletic facilities.

Many of these buildings were designed by distinguished local and national architects. They display a variety of period architectural styles, including Gothic Revival, Renaissance Revival, Romanesque Revival, and Neo-Classical Revival. They are substantial buildings of masonry construction, usually fireproof.

Significance

While the Central Business District is significant for its association with business, commerce, and the growth of Cedar Rapids, the area has always included religious and civic organizations and institutions that both benefited from their location in the Central Business District and have in turn provided support for the business owners, workers, customers, patrons, and visitors in the Central Business District. Many of the buildings represent the work of distinguished architects or are examples of notable architectural styles. They are associated with the National Register areas of significance *Architecture*, *Social History*, *Entertainment/Recreation*, and *Government*.

Registration Requirements

Areas of Significance

A property associated with religious and civic organizations and institutions may be eligible for listing in the National Register as a contributor to a historic district or as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

Criterion A

To meet Criterion A, a property will be a contributing resource to historic district or meet Criterion A individually. To do so, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to a religious and/or civic organization. To contribute to a historic district, a property must have been built during the period of significance (1851 to 1965) and must retain historic integrity. The property must also be part of a concentration of properties that collectively reflect the pattern of development in the Central Business District during the period of significance.

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Criterion B

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' religious and/or civic organizations during the period of significance. Such properties must be associated with the productive life of such persons.

Criterion C

To meet Criterion C, a property will be a contributing resource to historic district or meet Criterion C individually. The religious and civic buildings in the Central Business District are notable examples of late nineteenth and early twentieth-century architecture designed by distinguished architects.

To meet Criterion C individually, a property must be a distinctive example of one of the architectural styles described above and whose size, form, and design treatment reflect the development of these buildings in Cedar Rapids architecture or be designed by a distinguished architect.

To meet Criterion C as a district, a group of properties must be a cohesive concentration of properties that, considered collectively, are a significant expression of the architectural styles listed above.

Criterion D

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of downtown. The religious and civic buildings in the Central Business District have been built on the sites of earlier buildings and structures. Because of demolition due to urban redevelopment and damage following the flooding in 2008, sites with the potential to meet Criterion D may survive.

Integrity Considerations

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.¹³⁸ Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects. Integrity considerations will also be applied to a historic district.

¹³⁸ *How to Apply*, 44-45.

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To retain integrity, buildings of this property type generally must retain the architectural composition, ornamental treatments, and materials of its exterior elevations. Retention of original massing and scale, roof form, and patterns of window and door openings is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Because of the location of some of these buildings and their susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building's integrity. Some buildings have additions that fall within the period of significance. An addition that postdates the period of significance, is located on the side or rear elevation of a building, and complements or is subservient to the appearance of the building would not compromise the building's integrity. Within a historic district, contributing buildings must retain historic elements as well as their spatial relationship to each other.

e. Historic Districts and Individually Eligible Properties

Eligible Properties in the Central Business District

The Central Business District Survey Area contains 236 properties in 2015. Within this area, MPDF 1997 identified 59 eligible and potentially eligible properties. Of those, 52 survive, while seven have been demolished since 1997. All properties are individual with the exception of the May's Island Historic District. Prior to 1997, eight of the identified properties, including the May's Island Historic District, were listed on the National Register of Historic Places. Subsequently, three additional properties were listed on the National Register.

The majority of the properties, including seven of the National Register listed properties, are proposed for inclusion in the boundary of the Cedar Rapids Central Business District Commercial Historic District. The Cedar Rapids Central Business District Commercial Historic District National Register of Historic Places Registration Form is being submitted along with this MPDF.

Central Business District Commercial Historic District Properties

Address	Name	Date	Status/ 2015 recommendation
121 First Ave SE	Commercial Building	ca. 1970	NC
200 First Ave NE	Roosevelt Hotel	1927	C, NRHP 1990
203 First Ave SE	Cerny/Syndicate Clothing Co.	1885	C
207 First Ave SE	Stauffacher, McCook & Cerny/Syndicate Clothing Co.	1880 and later	C
211 First Ave SE	Craemer's Dept. Store	1880, 1917	C
213 First Ave SE	Reps Dry Goods/Neisner's Store	1897, 2014	NC

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Address	Name	Date	Status/ 2015 recommendation
231 First Ave SE	Parking lot		
323-325 First Ave SE/ 322-330 Second Ave SE	Parking garage	2013	NC
411 First Ave SE	BCR&N Building	1885, 1898	C
417 First Ave SE	Bever Building	1923	C
421 First Ave SE	Faulkes Building	1923	C
427 First Ave SE	Albert Auto	1927, 1950	NC
118 Second Ave SE/ 125 2 nd Street SE	United Fire & Casualty Building	1923, 1963-1965	C
115 Second Ave SE	Parking lot		
119 Second Ave SE/ 203 2 nd Street SE	Security Bank Building	1907-1908	C, NRHP 1977
206 Second Ave SE/ 118-124 2 nd Street SE	Warriner Building/Armstrong Department Store	1890, 1911, 1936	C
208 Second Ave SE	Craemer's Dept. Store Annex	1936	C
216, 222-226 Second Ave SE	Merchants National Bank and Annex	1926, 1964, 1980	C
201-213 Second Ave SE/200-212 2 nd Street SE	Dows Building	1875, 1900, 1930	C
215-219 Second Ave SE	Martin Dry Goods Building	1881, 1901	C
225 Second Ave SE	Jones & Luberger Furniture Building	1881	NC
320 Second Ave SE	Cedar Rapids Cornice Works Building	1893	C
303-305 Second Ave SE	Cedar Rapids Post Office and Federal Building	1908	C, NRHP
315 Second Ave SE	Vacant site (building demolished in 2014)		
317 Second Ave SE	Parking Lot		
325 Second Ave SE	Muskvaki Block	1897	C
402 Second Ave SE	Goodyear Tire	1961	C

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Address	Name	Date	Status/ 2015 recommendation
419-421 Second Ave SE	Coffits Building	1903-1904	C
420 Second Ave SE	Canfield Hall	1907	C
427 Second Ave SE	Commercial Building	1915	C
116 Third Ave SE	Sindelar Saloon	1895	C
120 Third Ave SE/ 225 2 nd Street SE	Higley Building	1918	C
117 Third Ave SE	Commercial Building	1890, 2012	NC
119 Third Ave SE	Fawcett Building	1906	C
123 Third Ave SE/ 305-321 2 nd Street SE	Paramount Theater Building	1927-1928	C; NRHP 1976
210-230 Third Ave SE/ 221 3 rd Street SE	Armstrong Dept. Store Building	1959, 1966	C
201-211 Third Ave SE/300-316 3 rd Street SE	Fidelity Building/Killian's Department Store	1913	C
223 Third Ave	Town Center	1991	NC
302-308 Third Ave SE/ 216-224 3 rd Street SE	Cedar Rapids Savings Bank/Guaranty Bank and Trust	1896, 1910	C
316 Third Ave SE	Strand Theater	1915	C
320 Third Ave SE	Bank parking structure		NC
303 Third Ave/302-308 3 rd Street SE	Armstrong Development Company/Arco Building	1930	C
307 Third Ave SE	Cedar Rapids Supply Co. Building	1902	C
313-317 Third Ave SE	Cedar Rapids Marble & Granite Works	1893, 1905	C
410-428 Third Ave SE	Cedar Rapids Public Library and Cedar Rapids Museum of Art	1905, 1989	C
213-217 Fourth Ave SE	Lattner Auditorium Building	1910	C; NRHP 1983
219 Fourth Ave SE	Parking lot		
221 Fourth Ave SE	Lyman/Iowa Building	1914	C; NRHP 1983

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Address	Name	Date	Status/ 2015 recommendation
200 Fifth Ave SE/419 3 rd Street SE	Hutchinson Ice Cream Building	1921, later addition	C
101 2 nd Street SE	American Trust and Savings Bank Building	1914	C
107 2 nd Street SE	Commercial Building	1970	NC
109-113 2 nd Street SE	J.C. Penney	1930, 1940 and later	NC
100 2 nd Street SE	Golden Eagle Building	1886	C
110 2 nd Street SE	Kozlovsky Building	1911	C
112 2 nd Street SE	The Pall Mall	1910	C
209 2 nd Street SE	Commercial Building	1967	NC
213 2 nd Street SE	Commercial Building	1900, and later	NC
219-225 2 nd Street SE	Mullin Building	1912	C
218-230 2 nd Street/200 Third Ave SE	Granby Building	1891	C
324 2 nd Street SE	Killian's parking garage	1964	C
102-106 3 rd Street SE	Iowa Theater	1928	C
114 3 rd Street SE	Merchants National Bank parking garage	1961	C
209 3 rd Street SE	Ely Building	1881	C
215 3 rd Street SE	Ely Annex/Drew/The Hub Store	1900	C
217 3 rd Street SE	Weller & Dows/Union Hotel	1885	C
319-323 3 rd Street SE	Welch-Cook Building	1909- 1910	C
320 3 rd Street SE	Bohemian Savings & Loan Association	1963, 1974	NC
324 3 rd Street SE	Torch Press Building/Cedar Rapids Art Museum	1908, 1964	C
417 3 rd Street SE	Sokol Gymnasium	1909	C; NRHP 2013
117 5 th Street SE	Palmer Building	1905	C

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Address	Name	Date	Status/ 2015 recommendation
4 th Street SE between First Avenue SE and Third Avenue SE	Fourth Street Railroad Corridor tracks	1850s and later	C

The 12 properties in the following table are outside the proposed historic district boundary. Three are already listed on the National Register. One National Register listed property has been demolished. Seven are eligible. One is not eligible.

Address	Name	Date	Status/2015 recommendation
813 First Ave SE	Iowa Masonic Library	1955	Eligible
526 Second Ave SE	Inter-State Building	1905	Eligible
97 Third Ave SE	Smulekoff's Furniture	1904, 1941	Eligible
600 Third Ave SE	First Universalist Church	1878	NRHP; Demolished 2011
857 Third Ave SE	Immaculate Conception Catholic Church	1914	Eligible
501 A Ave NE	St. John the Baptist Greek Orthodox Church	1940	Eligible
525 A Ave NE	Grace Episcopal Church	1873, 1890, 1962	Not eligible
616 A Ave NE	Scottish Rite Temple/Consistory No. 2	1910, 1927	NRHP 1999
427 1 st Street SE	Central Fire Station (No. 1)	1917-1918	NRHP 2014
310 5 th Street SE	First Presbyterian Church	1886, 1962	Eligible
312 5 th Street SE	YWCA	1912	Eligible
512 6 th Street SE	Bethel African Methodist Episcopal Church	1931	NRHP 2013

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**II. Name of Property Type: Buildings, Structures, Sites and Features Associated with
Development of Industrial Corridors in Downtown Cedar Rapids, 1865 – 1965**

Description

The historic resources in this property type are related to rights-of-way along major trunk line railroads that pass through downtown Cedar Rapids. While railroad structures have been removed from the rights-of-way, the historic railroad alignments, related spur lines, and some sidings remain. The resources date from 1865, when the railroad alignments were established, to 1965. Eligible resources consist of warehouses, factories, office buildings that incorporate warehouse and/or manufacturing facilities, food processing and production facilities, printing plants, and a fire station.

These properties include two- and three-story utilitarian brick buildings that incorporated a variety of uses, often with sales, both wholesale and retail, as well as office space on the ground level, and offices, warehousing, and manufacturing on the upper floors. The ground level contained storefronts and loading docks that opened onto the railroad spurs and sidings, while large window openings provided natural light to the warehouse and manufacturing floors. By the twentieth century, buildings for warehouse and factory use were becoming larger, both in height and footprint, and more specialized. Many use reinforced-concrete construction with brick curtain walls and large window openings. Loading bays and loading docks are typically found at the ground floor level. Some incorporate minimal stylistic details that often evoke the business of the original building owner.

Significance

The industrial corridors are significant for their association with the development of downtown Cedar Rapids from 1865 to 1965. Historic resources are significant for the development of the downtown industrial corridors and are associated with the National Register areas of significance *Commerce*, *Industry*, and *Transportation*. Buildings are largely oriented to the railroad spur lines and the Fourth Street Railroad Corridor. Historically, many focused on food processing and distribution, clothing manufacturing, printing and publishing, and warehousing, jobbing, and distribution. Many of these businesses had statewide distribution and impact.

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Registration Requirements
Areas of Significance

A property associated with the development of industrial corridors in downtown Cedar Rapids may be eligible for individual listing in the National Register. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

Criterion A

To meet Criterion A, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to commerce and/or industry.

Criterion B

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' history during the period of significance. Such properties must be associated with the productive life of such persons. They may include those who established the businesses located in such buildings or those who invented or introduced significant processes and products associated with such buildings.

Criterion C

To meet Criterion C, a property must be a distinctive example of one of the major late nineteenth- or early twentieth-century architectural styles used in Cedar Rapids or be representative of a transitional style or embody distinctive characteristics of a type, period, or method of construction or employ notable materials and innovative flat-slab construction methods or be designed by a distinguished architect or be a notable engineering structure.

Criterion D

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of industrial corridors in downtown Cedar Rapids. Such sites survive along the railroad rights-of-way. Because of demolition due to urban redevelopment and damage following the flooding in 2008, additional sites with the potential to meet Criterion D may survive.

Integrity Considerations

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to

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form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.¹³⁹ Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects.

This report builds on the integrity considerations set forth in MPDF 1997. These stated that a property should be considered eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the industrial corridors during all or part of the period covered by this historic context. Due to changes in manufacturing technology and industrial use, it is expected that buildings significant under this context will have experienced minor and major alterations. If a building can no longer provide information with respect to building type, construction technique or other related subject matter of scholarly interest within this context or if its interpretive potential has been lost or severely diminished due to alteration, it should be considered ineligible.¹⁴⁰

Integrity can be further refined to differentiate among buildings of smaller and larger scale. Almost every building in this property type has a ground-level storefront, loading bays and/or loading docks. Regardless of size, a building generally must retain the architectural composition and materials of the exterior elevations. Retention of the original massing and scale, roof form, and pattern of window openings above the ground floor level is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Major changes to ground-floor elements are more likely to compromise integrity of smaller scale buildings than larger buildings. The manner in which important ground-level elements are treated will be evaluated. Such elements include entrances, storefront windows, loading docks, and awnings. In general, modifications made to ground-level features more than 50 years ago will likely be considered significant in their own right if they have been preserved relatively intact. Because of the location of many of these buildings and their susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building's integrity. An addition postdating the period of significance that is on the side or rear elevation of a building and that is subservient to the appearance of the building will not compromise the building's integrity.

Individually Eligible Properties outside the Central Business District Commercial Historic District

Downtown Cedar Rapids within the survey study area contains 236 properties. MPDF 1997 identified two National Register listed and 11 potentially eligible properties associated with the industrial corridors within the area of downtown Cedar Rapids covered by this study. Nine of these properties were also identified within the area of the central business district. Of the 13 identified, eight survive; five have been demolished since 1997. Prior to 1997, two of the properties were listed on the National Register of Historic Places. Subsequently, two additional properties were listed on the National Register.

¹³⁹ *How to Apply*, 44-45.

¹⁴⁰ Svendsen, MPDF 1997, F:69.

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National Register of Historic Places
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N/A
Name of Property
Linn, Iowa
County and State
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Section number F Page 74

Five properties are included in the Central Business District (CBD) Commercial Historic District. The Cedar Rapids Central Business District Commercial Historic District National Register of Historic Places Registration Form is being submitted along with this MPDF.

Address	Name	Date	Status/ 2015 recommendation
119 Third Ave SE	Fawcett Building	1906	C to CBD HD
221 Fourth Ave SE	Lyman/Iowa Building	1913-1914	NRHP; C to CBD HD
200 Fifth Ave SE	Hutchinson Ice Cream Building	1921	C to CBD HD
308 Sixth Ave SE	Peterson Baking Company	1910, 1921, 1939	Eligible
409-411 Sixth Ave SE	Harper and McIntire Company	1922	Eligible
427 Sixth Ave SE	Stamats Publishing Company	1935	Eligible
317 Seventh Ave SE	Parlor Furniture Manufacturing Company	1907	Demolished 2003-2004
401-411 1 st Street SE	Hamilton Brothers Building	1899	NRHP 1994
415 1 st Street SE	Hach Brothers Warehouse	1923	Not individually eligible
427 1 st Street SE	Central (No.1) Fire Station	1917-1918	NRHP 2014
600-608 1 st Street SE	John Blaul's Sons Company	1914	Eligible
610-612 1 st Street SE	Orr-Newell Building	1912	Demolished 1998
614 1 st Street SE	Grissel Company Building	1913	Demolished 1998
616 1 st Street SE	Baker Paper Company Building	1914	Demolished 1998
618 1 st Street SE	Baker Paper Company Building	1909	Demolished 1998
321 3 rd Street SE	Welch-Cook Company	1910	C to CBD HD
600 3 rd Street SE	Brown-Evans Manufacturing Company	1919	NRHP 1999

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N/A

Name of Property

Linn, Iowa

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Section number F Page 75

**III. Name of Property Type: Buildings, Structures, Sites and Features Associated with the
 Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids, 1880 –
 1965**

Description

Resources directly associated with the development of Bohemian commercial and social life in southeast Cedar Rapids represent various aspects of the commercial life of the Bohemian-American community. They included Bohemian-owned retail establishments, banks, saloons and fraternal lodges all developed during the decades following the Civil War through the years immediately following World War I. The area of downtown Cedar Rapids covered by this study is north of the Bohemian neighborhood identified in the 1997 MPDF.¹⁴¹

A variety of resources are associated with the development of Bohemian commercial and social life in the central business district/downtown study area. Among them are several properties on 3rd Street SE, including the Sokol Gymnasium and the Bohemian National Bank, both of which were designed by Cedar Rapids architects. Other properties are located in the commercial core and along the railroad spurs associated with the industrial corridor.

Significance

Historic resources are considered significant under this context based on their association with commercial establishments, fraternal and social centers, and business leaders who gave definition to the Bohemian-American experience in southeast Cedar Rapids during the four decades (1880 – c. 1925) that Cedar Rapids' Bohemian community grew to a significant force in the economy, local politics and social life. Some buildings derive significance from the architectural styles they embody or the construction methods and materials used.¹⁴²

Several of these aspects of significance are discussed in the National Register of Historic Places registration form for the Sokol Gymnasium, which cites the "long and direct association with this important ethnic-based gymnastic and social organization, with roots deep in nineteenth-century Europe" and characterize it as "a well preserved example of a Classical Revival commercial building within the body of work by master architect, Charles A. Dieman."¹⁴³

Historic resources in this context are associated with the National Register areas of significance *Commerce, Ethnic Heritage, Entertainment/Recreation, and Architecture.*

¹⁴¹ Svendsen, MPDF 1997, F:71.

¹⁴² Svendsen, MPDF 1997, F:71.

¹⁴³ Full, *Sokol Gymnasium*, 8:6.

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N/A

Name of Property
Linn, IowaCounty and State
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Section number F Page 76

Registration Requirements
Areas of Significance

A property associated with the development of Bohemian commercial and social life in downtown Cedar Rapids may be eligible for listing in the National Register as an individual listing. To be eligible for listing in the National Register within the MPD Form *Commercial and Industrial Development of Downtown Cedar Rapids, 1865 – 1965*, a property must meet one of the following significance criteria, and it must retain historic integrity.

Criterion A

To meet Criterion A, a property must be individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to commerce and social life involving the Bohemian community in Cedar Rapids.

Criterion B

To meet Criterion B, a property must be individually associated with a person who played a leading, pivotal, or important role in shaping the development of Cedar Rapids' Bohemian community during the period of significance. Such properties must be associated with the productive life of such persons. They may include those who established the businesses located in such buildings or those who were influential in establishing the institutions located in such buildings.

Criterion C

To meet Criterion C, a property must be a distinctive example of one of the major late nineteenth- or early twentieth-century architectural styles used in Cedar Rapids or be representative of a transitional style and embody distinctive characteristics of a type, period, or method of construction or be designed by a distinguished architect.

Criterion D

To meet Criterion D, a property must be the site of non-extant buildings or structures which contain intact subsurface deposits with the potential to provide information concerning the history of the development of Bohemian commercial and social life in downtown Cedar Rapids. These may include industrial and residential sites that preceded later commercial buildings. Because of demolition due to urban redevelopment and damage following the flooding in 2008, additional sites with the potential to meet Criterion D may survive.

Integrity Considerations

To be eligible for listing in the National Register, a building or structure must not only meet one of the criteria, it must also retain sufficient architectural integrity and historic physical characteristics to convey associations with the contexts described in Section E. To retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity. These are: location—the place where the historic property was constructed or the place where the historic event occurred; design—the combination of elements that create the form, plan, space, structure, and style of a property; setting—the physical environment of a historic property; materials—the physical elements that were

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N/A

Name of Property

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combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; workmanship—the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; feeling—a property's expression of the aesthetic or historic sense of a particular period of time; association—the direct link between an important historic event or person and a historic property.¹⁴⁴ Individual properties that are potentially eligible for National Register listing will be evaluated in relation to these seven aspects.

This report builds on the integrity considerations set forth in MPDF 1997. These stated that a property should be considered eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the Bohemian business district during all or part of the period covered by this historic context. If a building no longer has the ability to provide information with respect to building type, construction technique or other related subject matter of scholarly interest within this context, it should be considered ineligible. Modifications of storefronts including changes in windows, transoms, doors, and exterior finishes are to be expected in surviving commercial neighborhoods. If the modifications do not detract from the overall design and proportions of the building, the building should be considered eligible.¹⁴⁵

A building generally must retain the architectural composition and materials of the exterior elevations. Retention of the original massing and scale, roof form, and pattern of window openings above the ground floor level is required. Changes in window openings that are more than 50 years old will be evaluated on a case-by-case basis to determine their impact. Major changes to ground-floor elements are more likely to compromise integrity of smaller scale buildings than larger buildings. The manner in which important storefront elements are treated will be evaluated. Such elements include entrances, transoms, shop windows, ornamentation, and awnings. In general, modifications made to storefronts more than 50 years ago will likely be considered significant in their own right if they have been preserved relatively intact. Because of the location of many of these buildings and their susceptibility to flooding, some historic materials have deteriorated or have been replaced. The use of appropriate replacement materials will not compromise the building's integrity. An addition postdating the period of significance that is on the side or rear elevation of a building and that is subservient to the appearance of the building will not compromise the building's integrity.

Eligible Properties Associated with the Development of Bohemian Commercial and Social Life in Downtown Cedar Rapids

MPDF 1997 identified 20 eligible and potentially eligible properties. All are located outside the boundaries of the area of downtown Cedar Rapids covered by this study.

Several properties associated with the development of Bohemian commercial and social life community have been identified in the downtown study area.

¹⁴⁴ *How to Apply*, 44-45.

¹⁴⁵ Svendsen, MPDF 1997, F:72.

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N/A

Name of Property

Linn, Iowa

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Properties listed on the National Register:

Sokol Gymnasium, 417 3rd Street SE, NRHP 2013, also in the Central Business District Commercial Historic District

Hamilton Brothers, later Hach Brothers, 401-411 1st Street SE, NRHP 1994

Properties in the Central Business District Commercial Historic District:

Bohemian Savings and Loan, 320 3rd Street

Kubias Hardware, in several locations, most recently C.R. Supply Company Building, 307 Third Avenue SE

Sindelar Saloon, 116 Third Avenue SE

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N/A

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G. Geographical Data

This study encompasses the area of downtown Cedar Rapids bounded by A Avenue NE on the north, Sixth Street SE on the east, Eighth Avenue SE on the south, and the east bank of the Cedar Avenue riverfront west of 1st Street SE on the west. The area is within the corporate limits of Cedar Rapids, Linn County, Iowa.

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N/A

Name of Property

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H. Identification and Evaluation Methods

In June 2008, Cedar Rapids experienced massive flooding that affected many historic properties that had been identified as eligible for National Register listing or previously listed. As a result of receiving FEMA funding for flood recovery, the City of Cedar Rapids entered into a Memorandum of Agreement under Section 106 of the National Historic Preservation Act to mitigate losses. One provision called for an updated survey of downtown Cedar Rapids within the area detailed below and the preparation of an amended and updated Multiple Property Documentation Form *Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 - 1965*. The City retained Summit Envirosolutions, Inc. of St. Paul, Minnesota, to undertake this work. The Multiple Property Documentation Form amendment, *Industrial Development of Cedar Rapids, Iowa, c. 1865 - 1965*, is being prepared concurrently with this report, also as partial fulfillment of a Memorandum of Agreement.

In the fall of 2012, Summit acquired copies of *City of Cedar Rapids Architectural and Historical Survey of the Central Business District and Associated Industrial Corridors c. 1865 – c. 1945* and the National Register of Historic Places Multiple Property Documentation Form *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945*.

In December 2012, Andrew Schmidt, Marjorie Pearson, and Sara Nelson made a preliminary field assessment of downtown Cedar Rapids within the area bounded by A Avenue NE, 6th Street SE, Eighth Avenue SE, and the east bank of the Cedar River west of 1st Street SE. In 2013, Sara Nelson began to collect inventory forms, National Register forms, and other survey reports pertaining to downtown Cedar Rapids. She also undertook more detailed building research, including GIS data, aerial photographs, historical accounts, newspaper records, city directories, and similar sources, using among others, the online research resources of the Cedar Rapids Public Library. Marjorie Pearson and Sara Nelson made another field assessment of downtown Cedar Rapids in April 2013 and also carried out research at the Carl and Mary Koehler History Center of the Linn County Historical Society. In June 2013, they carried out a building-by-building field survey in the identified area of downtown Cedar Rapids.

All properties within the survey area were photographed. Updated inventory forms have been prepared for previously inventoried properties, and new inventory forms have been prepared for additional properties. The intensive survey and related research form the basis for preparing this amended and updated MPDF dealing with the commercial and industrial development of downtown Cedar Rapids with material organized according to the historic contexts identified in the 1997 MPDF: the development of the central business district; the development of downtown industrial corridors; the development of Bohemian commercial and social life. The report recommends a Central Business District Commercial Historic District, as well as 11 properties eligible for individual National Register listing outside the boundaries of the proposed historic district.

In March 2014, Marjorie Pearson and Sara Nelson presented the preliminary survey results and recommendations to the Cedar Rapids Historic Preservation Commission. They made a second

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presentation on the results of the survey and the proposed historic district to the Cedar Rapids Historic Preservation Commission in October 2014.

This report has benefited from the review and comments by members of the Cedar Rapids Historic Preservation Commission, especially Mark Stouffer Hunter, and Cedar Rapids Community Development Department staff, including Tom Smith, Anne M. Russett, and Jeff P. Hintz.

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"Dirt will Fly on Welch-Cook Company Building Tomorrow." June 2, 1909.

"Fine New Building for Cedar Rapids Auto Company." October 16, 1910, 11.

"New Mullin Building a Model of Convenience and Modern Equipment." October 26, 1912.

"New Bank Will Be Ten Story Structure." December 14, 1912, 1.

"The New Mullin Building." January 1, 1913, 11.

"Plans for New Bank Call for 10 Story Building." February 5, 1913, 1.

"New American Trust and Savings Bank." June 13, 1913, 18.

"Blames System of Construction for Collapse of Building." December 18, 1913, 15.

"Contract Let for Grocery Warehouse to Cost \$55,000." July 23, 1914, 11.

"Wholesale Bakery to Operate Plant in City Soon." January 20, 1920.

"Peterson Baking Company to Double Its Capacity." January 7, 1921.

"Ice Cream Plant Under Way." April 2, 1921.

"Work on Baking Plant." July 22, 1921.

"Close Deal to Build for Hardware Plant." August 13, 1921, 15.

"Big Structure to Go Up This Winter." September 9, 1921, 15.

"Tehel Buys Storage Plant." July 13, 1921, 8.

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N/A

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"Armstrong to Build April 1." January 3, 1958.

"Armstrong's New Store to Be Opened Aug. 13." August 2, 1959.

"Bank-Parking Building to Be 5 Stories." Cedar Rapids Gazette, Aug. 7, 1961, 1.

"To Remodel Newman Building." August 15, 1963, 1, 10.

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"Merchants National Bank Completes 3-Year Project." Jan. 19, 1964, 10A-12A.

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Nancy Stevens. "The Lyman Building Collapse." June 26, 1983, 20A.

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Section number 1 Page 84*Collins Column*

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"To Occupy New Building." July 1945, 30.

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N/A

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N/A

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL COVER DOCUMENTATION

MULTIPLE Commercial & Industrial Development of Cedar Rapids c. 1865-1965
NAME:

STATE & COUNTY: IOWA, Linn

DATE RECEIVED: 09/18/15

DATE OF PENDING LIST:

DATE OF 16th DAY:

DATE OF 45th DAY: 11/03/15

REFERENCE NUMBER: 64501250

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

Accept Additional Documentation

REVIEWER

Patrick Anderson

DISCIPLINE

Historian

TELEPHONE

DATE

11/2/2015

DOCUMENTATION see attsched comments Y/N

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

IOWA DEPARTMENT OF CULTURAL AFFAIRS

MARY COWIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

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

RECEIVED 2280

SEP 18 2015

Nat. Register of Historic Places
National Park Service

September 15, 2015

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

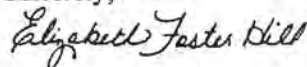
Dear Mr. Loether:

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

- Industrial Development of Cedar Rapids, Iowa, c. 1865 – 1965, MPD
- Harper and McIntire Company Warehouse, 411 Sixth Avenue SE, Cedar Rapids, Linn County
- Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865 – 1965, MPD
- Cedar Rapids Central Business District Commercial Historic District, Roughly bounded by First Avenue, 5th Street SE, Fifth Avenue SE, and 2nd Street SE, Cedar Rapids, Linn County

Thank you for your consideration.

Sincerely,



Elizabeth Foster Hill
National Register