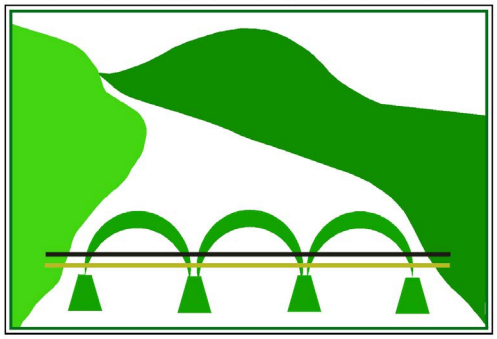
WAPSI VALLEY



ARCHAEOLOGY

Intensive-Level Architectural History Survey for the Bever Woods Area Project, Linn County, Iowa

Wapsi Valley Archaeology
Report No. 1096

Prepared for:
The City of Cedar Rapids, Iowa

By Maria Schmid, Principal Investigator

Wapsi Valley Archaeology, Inc.
126 East Main Street
Anamosa, IA 52205
(319) 462-4760

August 2020

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Abstract

Wapsi Valley Archaeology, Inc. completed an intensive-level architectural history survey for the Bever Woods area of Cedar Rapids, Linn County, Iowa. The Bever Woods area was previously examined during the Citywide Historic and Architectural Reconnaissance Survey, which was performed by Marjorie Pearson in 2014. That report recommended intensive survey to evaluate the potential for the Bever Woods area to be nominated to the National Register of Historic Places as a historic district. The goal of the current intensive-level architectural history survey is to evaluate the National Register eligibility of the Bever Woods area, to define the potential district's boundaries, and to identify contributing and non-contributing properties as well as individually eligible properties.

This project was completed for the City of Cedar Rapids with partial funding from a grant from the National Park Service. Volunteers were involved in the project as part of a match for the grant and helped with survey tasks and archival research.

The study concluded that the Bever Woods district (57-11394) encompasses 128 properties and is eligible for the National Register of Historic Places as a Historic District under Criteria A and C. This study also found that one hundred twenty-five (125) of the properties in the project area contribute to the Bever Woods Historic District. Three (3) properties in the project area are not National Register-eligible and are non-contributing to the historic district. Additionally, fourteen (14) properties were found to be potentially individually eligible resources that may be National Register-eligible under Criterion C for their significance as exceptional representations of their architectural design of single-family houses built in a residential area of Cedar Rapids during the early- to mid-1900s.

Based on the results of this architectural history study, it is recommended that the City of Cedar Rapids take steps to nominate the Bever Woods area to the National Register of Historic Places as a historic district. The addition of this neighborhood to the National Register will help to promote and bolster historic preservation in Cedar Rapids and will help the city tell the story of this distinctive residential area.

Introduction

The City of Cedar Rapids was awarded a grant by the National Park Service to conduct an intensive-level architectural history survey of the Bever Woods area of Cedar Rapids, Iowa. Wapsi Valley Archaeology, Inc. completed this survey in order to evaluate the potential for this area to be nominated to the National Register of Historic Places as a historic district.

This activity has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above or if you desire further information, please write to:

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National Park Service
1849 C Street, N. W.
Washington, D. C. 20204

The primary intent of the intensive-level architectural history survey was to evaluate the eligibility of the Bever Woods area for the National Register of Historic Places as a historic district. The goal of the project was to assess the historic potential of the Bever Woods area, define the potential district's boundaries, evaluate its significance, identify contributing and non-contributing properties, and identify individually eligible properties. All properties were given formal site inventory numbers; 128 Iowa site inventory forms were completed during the course of this study.

This report is intended as a useful resource to assist with a potential future National Register of Historic Places nomination. In the long term, the report is intended to provide the City with a historic preservation planning tool that can be used for future planning, protection, preservation, and educational efforts.

Maria L. Schmid conducted the architectural field assessment for this project on October 23, 24, and 25 of 2019. Maria L. Schmid served as Principal Investigator for this project and is the author of this report. Nurit G. Finn served as Project Manager. Jessica Klimesh assisted with the historic research and edited this report. Keith Young and Maria L. Schmid prepared the maps and figures for the report. Eleisha Barnett assisted with report formatting and production.

Special thanks are extended to the volunteers who helped with the field survey, coordination, documentation, photography, and independent archival research for this project, including Mollie Schlue, Jay Vavra, Abby Huff, Tim Klima, Ron Mussman, Donna Suchy, and Christopher Ellis. We also appreciate the help of staff of the City of Cedar Rapids in completing this project, including Sylvia Brueckert, Lauren Freeman, and Adam Lindenlaub. Paula Mohr, Architectural Historian with the Iowa State Historic Preservation Office, provided valuable feedback on the project and we are grateful for her assistance as well.

Project Area and Description

Project Location and Description

The project area is located in Section 23, Township 83N, Range 7W, Cedar Rapids, in southwest Linn County, Iowa (Figures 1 and 2). The project area is approximately 59 acres, extending east of 21st Street SE to the western boundary of Bever Park, with Bever Avenue SE as the southern boundary and Grande Avenue SE as the northern boundary (Figures 3 through 10).

The intensive-level architectural history survey involved examination of the properties of Bever Woods, documenting the exterior of the buildings. Properties were evaluated and photographed during field visits to the site on October 23, 24, and 25, 2019. Archival research was performed at the Cedar Rapids Library in 2019 and the History Center in July 2020. In addition, online research included examination of information from the Cedar Rapids City Assessor's website, the Cedar Rapids Historic Sites and Districts Identification System, Internet Archive Books, ArcGIS Maps, the Find A Grave website, Newspaper Archives, and the University of Iowa Online Digital Collections, among other sources.

Local Context

Bever Woods is a residential neighborhood with some commercial and religious buildings nearby within the urban setting of east Cedar Rapids, Iowa. The project area lies within the city of Cedar Rapids, with the majority of the buildings being single-family houses of middle- and upper-class residents.

The Bever Woods District is a 58.6-acre tract of land composed of one hundred twenty-eight (128) buildings in lots of various sizes within eight blocks made of irregular shapes and curved streets. The City Beautiful Movement for urban planning from the 1890s and 1900s inspired the neighborhood's design. The Movement's intent was to create beautiful cities by integrating parks, wooded areas, gardens, water, and other natural elements into harmonious architecture and landscapes. The Bever Woods neighborhood incorporates these City Beautiful Movement ideas with mature trees, gardens, manicured lawns, curved streets, and the adjacent Bever Park, all of which are meant to create a serene atmosphere ideal for a residential area.

Research Methods

Architectural History Survey Research Design

The goals of the intensive-level historical and architectural survey were to document and evaluate the properties in the project area. All buildings in the project area were examined to determine National Register eligibility. Wapsi Valley Archaeology, Inc. conducted historic research and intensive field examination to determine whether the extant resources in the project area are associated with important events in history, are connected to people of historical significance, are architecturally significant, or could contribute to an understanding of history at a local, state, or national level.

Resource evaluations were conducted according to the Secretary of the Interior's Standards and Guidelines for identification and evaluation of historic places and met recommendations for cultural resource management and historic preservation in the state of Iowa.

Background Research Methods

Maria L. Schmid, with assistance from Nurit Finn and Jessica Klimesh of Wapsi Valley Archaeology, Inc., conducted historical research for this project. Archival research was conducted on-site at the Cedar Rapids Public Library, the Iowa State Historic Preservation Office Library and Archives, and the History Center in Cedar Rapids. Online resources available for the City of Cedar Rapids, such as the Cedar Rapids Assessor's and the Iowa Land Recorders websites, provided additional data. Historical maps were gathered from various other online sources, such as the Cedar Rapids Historic Sites and Districts Identification System, Internet Archive Books, ArcGIS Maps, the Find A Grave website, Newspaper Archives, the Iowa GenWeb Project, Historicmapworks.com, and the University of Iowa Online Digital Collections. Items examined included local histories, previous survey reports, historical maps, photographs, and document collections.

Maria L. Schmid conducted field investigations on October 23, 24, and 25, 2019, with aid from volunteers Mollie Schlue, Jay Vavra, and Abby Huff. Digital photographs and detailed notes were taken in the field at the project site. Archival research for this project was conducted in September 2019 and July 2020. Maria L. Schmid led this project; volunteers Mollie Schlue, Jay Vavra, Abby Huff, Tim Klima, Ron Mussman, and Donna Suchy assisted under her

supervision. The volunteer work included supervised field survey, coordination, and photography, as well as independent archival research.

DISPOSITION OF RECORDS

All pertinent data collected during the survey will be held on file at Wapsi Valley Archaeology, Inc. facilities in Anamosa, Iowa.

Following the completion of this project, the final report will be shared with the public through the City of Cedar Rapids website and the Cedar Rapids Public Library.

Background Research Results: General History Overview

LINN COUNTY HISTORY

Before the State of Iowa was admitted to the Union in 1846, Linn County was considered part of the Territory of Wisconsin. By the 1870s, the land in the county was divided between Dubuque and territory given to Native Americans that had been forced to settle in the area. The eastern part of Linn County belonged to the original county of Dubuque, which had been organized in 1834. Some of the land, about one-third, had been acquired from the Sac and Fox during the Black Hawk Purchase of 1832. The remaining two-thirds of the western portion of Linn County was acquired by the Treaty of October 1837, in which the original county of Dubuque was divided into fourteen counties. Both treaties opened settlement to Euro-Americans in the region beyond the early communities that were on the Mississippi River and in eastern Iowa.[1]

Linn County was named after Dr. Lewis Fields Linn, a senator from Missouri who was born in Kentucky in 1796 and elected to the State Senate in 1827. Dr. Linn was later elected to the United States Senate in 1832 and served until his death in 1843. At the time when Linn County was platted and named, Dr. Linn was well respected for his contributions. He had served as a surgeon during the War of 1812 and had also played a substantial role in fighting two cholera epidemics in the Territory of Missouri.[2]

The first survey of Linn County was completed in 1838 and was advertised in newspapers, attracting many settlers to the area. Initial settlers followed the trails created by the trading posts of the region. For example, George Davenport had a trading post at the mouth of Rock Creek in 1831, and he opened another post at the eastern bank of the Cedar River shortly after. Rockingham was yet another trading point in the area, established in 1835. Two ferries were available to cross the Mississippi River; one was located at Rock Island and the other at Davenport. The ferry companies charged steep fares, so many people walked across the frozen river in early spring to avoid the ferry charges. One such person was

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[1] Barthinius Larson, Wick Luther, and Albertus Brewer, *History of Linn County Iowa: From Its Earliest Settlement to the Present Time* (Pioneer Pub. Co., 1911), p. 32.
[2] "LINN, Lewis Fields - Biographical Information," accessed July 26, 2019, http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000338.

William Abbe, who crossed the ice with his family and established a claim in Linn County.[3]

Ross McCloud was the County Surveyor and was responsible for determining the location for the county seat. An appointed Board of Commissioners established Marion as the county seat of Linn County in 1839. The first courthouse was a log structure built between 1840 and 1841 by the early settlers of the county, James and John Hunter, the Stambaugh brothers, and James and Elias Doty, who donated their labor. In 1840, the Board of Commissioners discussed Township organization. In 1841, Marion, Franklin, Washington, Fayette, Putnam, and Brown Townships were established. Linn and Rapids Townships followed in 1843.[4]

The Wapsipinicon and Cedar Rivers were significant factors in the settlement of Linn County. Small boats and watercraft were used to transport grains and other products downriver. People speculated that the steamboat could be used to navigate upriver as well, thereby increasing the commercial capacity of the region. John Crow had made one of the first claims in the county on a tract of land on the Wapsipinicon in 1838. John Mann followed and built the first cabin within the Linn County area in February of 1839. Mann also built a small flourmill on Upper Big Creek at that same time; the flourmill was in operation until 1851 when a spring flood destroyed the mill and killed its owner. Albert Henry opened the first store of the county in Westport in the fall of 1838. Colonel William H. Merritt opened the second store in Ivanhoe in the spring of 1839. Ivanhoe was not an ideal town for settlement, though, and was soon abandoned. The first member to be elected to the Linn County's General Assembly was George Greene in 1840.[5]

The development of large industry in Cedar Rapids accelerated urban growth to the point that the town became the commercial and manufacturing center of Linn

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[3] *The History of Linn County, Iowa, Containing a History of the County, Its Cities, Towns, &t., a Biographical Directory of Its Citizens, War Record of Its Volunteers in the Late Rebellion, General and Local Statistics ... History of the Northwest, History of Iowa, Map of Linn County, Constitution of the United States, Miscellaneous Matters, &c. ..* (Chicago : Western Historical Company, 1878), p. 344 - 362.

[4] *The History of Linn County, Iowa, Containing a History of the County, Its Cities, Towns, &t., a Biographical Directory of Its Citizens, War Record of Its Volunteers in the Late Rebellion, General and Local Statistics ... History of the Northwest, History of Iowa, Map of Linn County, Constitution of the United States, Miscellaneous Matters, &c. ..* (Chicago : Western Historical Company, 1878), p. 363 - 368.

[5] Linda Betsinger McCann, *Lost Linn County: Vanished Towns of the Cedar Valley* (The Iowan Books, 2013), p. 13.

County. Around 1855, with the reelection of the County Judge, talk of changing the county seat to Cedar Rapids was on the table. However, the situation remained unchanged and, during the Civil War, other issues took precedence. However, on June 6, 1871, a legislative body that succeeded the County Judge, named the Board of Supervisors, received petitions and protests related to the county seat change. There were more objections than petitions and the case was dropped.[6] Not until 1919 was it approved by voters to move the courthouse from Marion to Cedar Rapids, and a new courthouse building was constructed in 1925 on May's Island.[7]

CEDAR RAPIDS HISTORY

Cedar Rapids received its name from the outstanding rapids on that segment of the Cedar River. The town was first surveyed in 1843, although Euro-Americans had trading posts in the area a decade prior. Osgood Shepard is known as the first settler of the Cedar Rapids area, while William Stone was the original settler across the river on the west bank of the Cedar River. In 1838, William Stone was met by a young Robert Ellis, who mistook him for dead while he was napping on his claim on the west side of the stream. Robert Ellis returned to the region a few years later with a wife and children. During the year of 1840, the pioneers were occupied with preparing their homes and land for permanent settlement. Robert Ellis built three floats in 1841 in order to transport wheat downstream to the Mississippi River, and his was the first load transported from Cedar Rapids.[8]

The land title of the Cedar Rapids area passed from Osgood Shepard to Nicholas B. Brown, George Greene, and six others who divided the original Shepard land claim. By 1841, these men were the owners of an emerging Cedar Rapids village. That same year, N. B. Brown started construction of the first dam in the area across the Cedar River. A sawmill was built the following year and a gristmill the next. Eventually, Mr. Brown and George Greene bought the other men out and became the owners of the original town of Cedar Rapids. Frame dwellings were erected, and various stores soon appeared: a blacksmith shop, a

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[6] *The History of Linn County, Iowa, Containing a History of the County, Its Cities, Towns, etc., a Biographical Directory of Its Citizens, War Record of Its Volunteers in the Late Rebellion, General and Local Statistics ... History of the Northwest, History of Iowa, Map of Linn County, Constitution of the United States, Miscellaneous Matters, etc. ..*

[7] Henry, George and Mark Hunter, *Cedar Rapids Then and Now,* (Chicago: Arcadia Publishing, 2003), p. 8

[8] Western Historical Company, *History of Linn County, Iowa* (Chicago: Western Historical Company, 1878), pp. 486-488.

school building, a hotel, and a post office were some of the first wood-frame buildings in the town. In 1844, Porter W. Earl constructed the first brick building; it was located at the northwest corner of Iowa Avenue and Washington Street.[9]

The town of Cedar Rapids was originally named Rapids City in 1841 and, in 1849, was incorporated on the east side of the Cedar River. The town of Kingston, established in 1852, was the first settlement on the west banks of the Cedar River. David A. King was the first person to stake a claim on this area, so the town received his name. These two hamlets remained separated until 1870, which is when the towns annexed under the name of Cedar Rapids and the city boundaries were established.[10]

The potential waterpower of the county's largest river and its rapids drew in commercial enterprises to the Cedar Rapids area from an early date. The Cedar River provided the necessary power for the milling industry with a fourteen-foot drop that could be used to harness the water's energy. George Greene was one of the men who saw such potential. He lived in Marion but was very interested in building a proper dam on the rapids. Greene approached Alexander Ely, who was from Michigan, and asked him to consider a partnership for this venture. In 1847, Ely's sawmill and gristmill were doing good business. Woolen mills were added to the various gristmills and sawmills, and the town continued to grow around them. The fertile lands surrounding the town facilitated its development into a robust commercial and manufacturing center. With the arrival of railroads, the nascent industries flourished, and Cedar Rapids became a wealthy city.[11]

Railroad transportation accelerated the manufacturing and commercial opportunities as well as the city's urban expansion. In 1856, Congress passed laws providing public lands to railroad companies that pledged to build railroad lines. This Railroad Grant was designed to build lines east to west across Iowa. In Linn County, the first line constructed was the Chicago, Iowa, and Nebraska Railroad. This line reached Lisbon in December 1858 and Cedar Rapids by June 1859. With the arrival of the railroads, commercial riverboats lost relevance and eventually stopped navigating the Cedar. Additionally, the Cedar River has shallow areas and sandbars that made steamboat navigation treacherous.[12]

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[9] Western Historical Company, pp. 489-490.
[10] "Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (n.d.): 89.
[11] Janette Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (Stratford House, 1950), p. 3-5.
[12] McCann, *Lost Linn County: Vanished Towns of the Cedar Valley,* p. 16.

Rail transportation had the capacity to move passengers, manufactured goods, and agricultural products to and from the city, reaching farther than river transportation. For Cedar Rapids, the railroads further facilitated its expansion. During the decades of the 1860s and 1870s, Iowa had 2,683 miles of tracks. In 1860, the Cedar Rapids & Missouri River Railroad passed through Cedar Rapids' city center, crossed the Cedar River, and continued on to the Missouri River by 1867. This line was leased to the Chicago Northwestern Railroad. Three railroads completed their lines across Iowa by 1878: the Chicago, Milwaukee, St. Paul & Pacific Railroad; the Chicago, Burlington & Quincy Railroad; and the Illinois Central Railroad Company. All of these lines passed through the center of Cedar Rapids. To handle all the rail traffic, an impressive Union Station depot building at 4th Street, between 3rd and 5th Avenues, was completed in 1897. Interurban electric trains began running in 1904 with the Cedar Rapids and Iowa City Railway (CRANDIC). The trains were powered with electricity produced by the Cedar Rapids Power and Light Company. The routes went to Marion, Iowa City, Mount Vernon, and Lisbon. By 1914, the line connected Cedar Falls, Waterloo, and Waverly.[13]

Industries flourished in Cedar Rapids, producing successful large-scale industrial operations. The T. M. Sinclair Packing House was one of the more prominent industries in Cedar Rapids. It was established in 1871 as a slaughterhouse and meatpacking facility. Besides producing a variety of pork and beef products over the years, the plant also used the meat byproducts to make soaps, cosmetics, chewing gum, and pharmaceuticals. The Sinclair family had also had meatpacking companies in Ireland, England, and New York City. Economic depression and a fire in the Irish plant had prompted the Sinclairs to move to Cedar Rapids in 1871. The plant's Midwestern branch started small but grew to become one of the largest and more successful businesses of its type in the west by the turn of the twentieth century.[14]

The Quaker Oats Mill is another example of a successful company in Cedar Rapids. Father and son John and Robert Stuart had an oatmeal mill in Canada in 1873. They decided to expand operations to the United States and looked for an ideal place to locate. Iowa was producing good quality oats, so the Stuarts decided on Cedar Rapids for building their plant, the North Star Oatmeal Mill. They partnered with George B. Douglas in the 1880s and expanded their business by acquiring other mills throughout the country. In the 1960s, Cedar

[13] McCann, p. 16 -18.
[14] Eric Barr, *History of the Sinclair & Company Meatpacking Plant*, The Louis Berger Group, Inc. (Hiawatha: J& A Printing, 2009), p. 3-4.

Rapids' Quaker Oats was the largest cereal mill in the world, and it continues operation to this day.[15]

Cedar Rapids continued to expand, annexing more neighborhoods into the city boundaries as it grew in population. By 1890, about 18,000 people lived in the city. Urban expansion paralleled the commercial and industrial growth of the region. The development of residential neighborhoods in Cedar Rapids occurred at different periods, beginning with the city center and extending outward. Cedar Rapids' city center is adjacent to both the east and west banks of the Cedar River, as shown platted in the Andreas Map of 1875 (see Figure 4).

Neighborhoods of Cedar Rapids in the late 1800s included Mansfield's First Addition and James C. Young's Addition; both were already platted by 1883. The neighborhood surrounding St. Patrick's Church was consolidated as early as 1880. Other neighborhoods were added to the east bank of town, such as Greene's College Addition next to the county fairgrounds and north of Iowa Avenue. However, the area between Iowa Avenue and Mt. Vernon Road is not shown as platted in the 1875 Andreas map (see Figure 4). The area north of E Avenue NW, Brown's neighborhood, and west of the Chicago & Northwestern Railroad developed around this time and, by 1907, the blocks appear in the Cedar Rapids townships atlas of Linn County. By the 1920s, the city had reached its present limits and had a population of around 45,500 people.[16]

Bever Family History

Sampson C. Bever was one of Cedar Rapids' most prosperous entrepreneurs. He was born in Columbiana, Ohio, on July 31, 1808, the son of James B. Bever (1778 – 1811) and Euphemia Bever, both of whom were from Washington County, Pennsylvania. Sampson C. Bever was named after his grandfather, Sampson Bever, who came to the United States from Germany during the Revolutionary War and worked in agriculture. (Image 1.)

Sampson C. Bever's grandfather had three children, one of whom was James Bever. James moved to Ohio in 1810 and procured for himself 160 acres of land; he built a log cabin in that section of land and brought his family to live with him. James died at the age of twenty-seven and had two sons who survived him.

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[15] Ralf Clements, *Tales of the Town: Little-known Anecdotes of Life in Cedar Rapids*, (Cedar Rapids: Stamats Publishing Company, 1967), p. 45.
[16] Iowa Publishing Company, *Atlas of Linn County, Iowa* (Davenport, Iowa: Iowa Publishing Company, 1907).

Sampson C. Bever worked his father's farm until he was fifteen years old, at which time he secured a position as a store clerk for H. Sweitzer in Brownsville, Pennsylvania. Five years later he was employed at the glass factory of Bowman, Sweitzer & Bowman, where he was promoted to manager of the plant after just six months. Sampson bought the glass factory a year after starting employment there and reorganized the firm as S. C. Bever & Company. The business was prosperous and Sampson engaged in a series of successful business ventures that made him a wealthy man. Sampson C. Bever died on August 21, 1892, at the age of 84 and is buried at the Oak Hill Cemetery in Cedar Rapids.[17]

Sampson C. Bever had come to Cedar Rapids in 1852 with his family, which included his wife, Mary Blythe, and two sons and two daughters. They came by way of the Ohio and Mississippi Rivers. Mr. Bever was then forty-four years old and brought with him a $30,000 fortune. He bought a 400-acre farm adjacent to the original town of Cedar Rapids, which at the time was a settlement of 350 inhabitants. Sampson C. Bever tried farming but soon gave up on that endeavor. Farming was not Sampson's vocation, but business was: he opened a store, located on the city block of First Avenue and 5th Street. Mr. Bever later sold the store but kept the lot; there he built a private bank in 1859, operating it with his eldest son, James, as partner. They named the company S. C. Bever & Son. The corner of First Avenue and 5th Street also became the site for Sampson C. Bever's home; and on the other side of First Avenue, James L. Bever built his home.[18]

With Congress passing the 1864 National Banking Law, the Bever Bank, as it was commonly known, was renamed and organized as the City National Bank of Cedar Rapids. George and John later joined their father and brother at the bank, and the four of them became partners in the banking business, real estate, and railroad building in Cedar Rapids. They were also shareholders in the railroad and held stock in several manufacturing industries as well. The City National Bank remained under the same management for 28 years until Sampson C. Bever's death in 1892. The bank became the Citizen's National Bank in 1898 and was consolidated with the Merchant's National Bank in 1908.[19]

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[17] "Sampson C. Bever," Find A Grave, accessed October 2, 2019, https://www.findagrave.com/memorial/27448347/sampson-c_-bever.

[18] Janette Stevenson Murray and Frederick Gray Murray, *The Story of Cedar Rapids* (Stratford House, 1950), pp. 18-19.

[19] "Banks are Solid and Progressive, Reflect City's Commercial Stability," *Cedar Rapids Evening Gazette*, May 15, 1912, pp. 26-27.

James Lorenzo Bever, Sampson's son, was born in Ohio in 1838 and was twelve years old when his family moved to Cedar Rapids. (Image 1.) He continued his studies with Reverend William Jones, who founded a private school for boys that later became Coe College. James went on to Kenyon College in Ohio for his education. Upon returning to Cedar Rapids, he started working as a clerk with the banking house of Green, Merritt & Company and was later made cashier. These experiences led him and his father to establish their private bank in 1859. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and also became vice president of the Electric Light and Power Company.[20]

George Wolt Bever was born in Ohio in 1842 and was ten years old when he moved with the family to Cedar Rapids. (Image 1.) He completed his education at Kenyon College in Ohio and served as second lieutenant during the American Civil War. After the war, George Bever worked at the City National Bank of Cedar Rapids alongside his father, who was president, and his brothers, and later became vice president of the City National Bank, a position he then held for twenty years. George married Miss Ada E. Taylor of Marysville, Ohio. He became president of the American Trust & Savings Bank, as well as one of the directors of the Citizens National Bank.[21]

John B. Bever was born in Cedar Rapids in 1852 and went to public schools in the city for his primary education and to private school for his secondary education. (Image 1.) He later studied at Griswold College in Davenport, Iowa. He started his career as a messenger at the City National Bank in Cedar Rapids, where he assumed various positions until he was made cashier. John became vice president of the Bever Land Company upon his father's death, serving alongside his eldest brother James, who was then president. John Bever married Carlotte Morton of New York. He was one of the original stockholders of the American Trust and Savings Bank of Cedar Rapids and one of its directors. The Bever brothers were admired as enterprising citizens of Cedar Rapids, especially for the way they conducted their business so harmoniously, earning everyone's respect.[22]

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[20] *Biographical Records of Linn County, Iowa*. (Chicago, The S. J. Clarke Publishing Company, 1901), Web, https://lccn.loc.gov/04003622, pp. 46-49.
[21] *Biographical Records of Linn County, Iowa*. (Chicago, The S. J. Clarke Publishing Company, 1901), Web, https://lccn.loc.gov/04003622, pp. 56-59.
[22] *Biographical Records of Linn County, Iowa*. (Chicago, The S. J. Clarke Publishing Company, 1901), Web, https://lccn.loc.gov/04003622, pp. 67-69.

When Sampson C. Bever died in 1892, he left a value of one million dollars in property and assets to his children. James Bever received the equivalent value of $372,000; George received $272,000; and John received $168,000. All the money came from shares in the City National Bank, real property, and shares in the Chicago & Northwestern Railway Company. The three brothers received the Bever Farm property, part of which later became the Bever Woods Addition. Their sister Jane received $39,650, and their sister Ellen received $41,250 from shares in the City National Bank and real property. Part of the real property each of the siblings received were homes that their father had built for each of them.[23]

The Bever Land Company office was located at 106 South First Street, and an advertisement in the *Cedar Rapids Republican* newspaper of 1900 states that the "Proprietors of Bever Park Addition have some desirable lots unsold, selected and well located, which they will sell at reasonable prices and on easy terms".[24] (Image 2) The advertisement explains that the Bever Land Company only sells their own property. Another service provided by the company was the financing for the building of homes, with convenient monthly payments for buyers. There is mention of a fourth Bever addition located on Vernon Road as well as several other lots with or without houses for sale. James L., George W., and John B. Bever, were all prosperous businessmen and were highly regarded by the Cedar Rapids' society; their "financial ability is evidence of unbroken success."[25]

DEVELOPMENT OF BEVER WOODS DISTRICT

A map titled *Plat of Bever Woods Addition to the City of Cedar Rapids* (Figure 6) was prepared by civil engineer F. A. Greene for the Park Avenue Realty Company in January 1918. (Image 3) This same year, transaction entries for the Bever Woods Addition start to appear in the Town Lot Transfer Book of the Linn County Auditor's Office. Brothers James, George, and John Bever owned the Bever Land Company and developed the land, creating streets and infrastructure for the neighborhood addition. Individual lots were mapped and segregated to be sold for single-family residences. The Bever family also provided financial assistance for the construction of these houses through their family-run bank, the City National Bank of Cedar Rapids. The land had originally been the family farm and belonged to their father, Sampson C. Bever, until his death in 1892.

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[23] "S. C. Bever's Will, Disposition of a Million Dollars Worth of Property," *Cedar Rapids Evening Gazette*, August, 26, 1892, p. 8.
[24] "Bever Land Company" advertisement, *Cedar Rapids Republican*, July 6, 1900, p. 6.
[25] "Banking Institutions of Cedar Rapids," *Cedar Rapids Evening Gazette*, January 9, 1904, p. 57.

The Bever Woods neighborhood was part of a 160-acre tract of land in the NW 1/4 of Section 23, Township 83, and Range 7 of Cedar Rapids that Sampson C. Bever bought from Samuel Davidson King in 1851. Mr. King had acquired the land by sale in 1848 from Thomas Reynolds, nephew and heir to William Reynolds. William Reynolds had been a private in Captain Paxton's 12th Regiment of Infantry in Matheros County, Virginia, and he obtained the claim to these 160 acres of land from The United States in 1846.[26] (Image 4.)

Sampson C. Bever turned the land over to the Bever Land Company in 1891, and it was recorded in Volume 177, Page 298, of the Records of Linn County, Iowa. Grande Avenue was part of the Bever farm, and the brothers James, George, and John segregated the 100-foot-wide avenue from the platted section for public use and donated this tract of land to the City of Cedar Rapids in 1891. The Park Avenue Realty Company was in charge of the survey and the subdivision of lots, drives, and avenues, as well as marking, naming, and numbering the land parcels as platted on the map by surveyor F. A. Greene.[27] An additional ten acres of land were donated to the City of Cedar Rapids for Bever Park. Another sixty acres belonging to John Weare were bought by the Bever family and donated to the City in order to complete the 70-acre Bever Park.[28]

The Bever Woods neighborhood is about 59 acres, divided into eight blocks and 129 lots of various sizes. The neighborhood was designed to contain somewhat irregular shapes along curved streets. At the time, a streetcar line traversed through Bever Avenue and Grande Avenue, serving the western neighborhoods of Cedar Rapids. The 1916 *Map of the City of Cedar Rapids* (Figure 5) shows the Bever Avenue and Grande Avenue CR & MC railway line ending at Bever Park. The Bever Woods neighborhood was conveniently connected to other rail lines because the streetcar line had downtown connections with both the Cedar Rapids & Marion Railway and the CRANDIC Railway. Since its construction in 1912, the interurban line had linked the towns of Urbana, Center Point, and Cedar Rapids.[29]

The Bever Woods neighborhood design was inspired by the City Beautiful Movement of North American urban planning, which thrived from the 1890s to

[26] Abstract of Title to Lot 18, Bever Woods Addition to Cedar Rapids, 2207 Grande Avenue, January 24, 1918, p. 1.
[27] Ibid., pp. 2-7.
[28] "Plan Commended, People Think the Parks should be Improved," *Cedar Rapids Evening Gazette*, May 25, 1898, p. 6.
[29] William H. Thompson, *Transportation in Iowa: A Historical Summary* (United States: Iowa Department of Transportation, 1994), pp. 124-125.

the 1900s. The World's Columbian Exposition in Chicago in 1893 influenced architecture and landscape design with the creation of the "White City," in which the exhibition's buildings were painted white. The Movement's philosophy encouraged civic pride through the creation of beautiful cities. The movement's intentions were to achieve beautiful cities by integrating parks, wooded areas, gardens, water, and other natural elements in order to create harmonious architecture and landscapes. The Bever Woods neighborhood incorporates these City Beautiful Movement ideas with its mature trees, gardens, manicured lawns, curved streets, and the adjacent Bever Park, all of which were meant to create a serene atmosphere ideal for a residential area.

The Bever Woods Addition in Cedar Rapids became a desirable area to live. At the time, the area would have been considered the city suburbs. The neighborhood was consolidated around the 1920s, which is when most of the houses were built. Homebuyers had the opportunity to purchase a lot and build a custom-designed house to their liking. Other individuals, like James L. Bever and Howard Hall, were speculators who purchased property and built houses as an investment opportunity. The people who bought lots to build houses in Bever Woods were merchants, businessmen, and professionals from middle- to upper-class backgrounds. The diversity of lot sizes and flexibility of allowable house size made for a fair variety of social classes to live in close proximity within the same neighborhood.

ARCHITECTS AND CONTRACTORS WORKING IN CEDAR RAPIDS

On January 2, 1917, the *Cedar Rapids REPUBLICAN* featured an article about the progress made with regards to the expansion of the city of Cedar Rapids from 1916 to 1917, and this included information on the progress of the Bever Woods Addition. The article claimed that when the 1916 improvements of Cedar Rapids were complete, the total amount spent would be approximately $3,000,000. This total included improvements to buildings, streets and walkways, parks, real estate developments, and public utilities. The building permits issued at City Hall for 1917 reached between $51,000 to $728,000, and that amount was nearly two-thirds of the total spent on improvements for the year 1916. Other infrastructure improvements during 1916 were a railway fill across the lake for the Chicago, Milwaukee, and St. Paul Railway; new tracks, paving, crossings, and other improvements for the C. R. & M. C. railway; a new power house for the Iowa Railway & Light Company; city improvements such as paving and sewers; real estate company improvements for roads, sewers, and walks; the city waterworks; a new double track rail line through the city for the C. & N. W.

railway and related improvements; new conduits for the Iowa Telephone Company; a new heating plant, new turntable, new shop, and sewer system for the C. H. I. & P. railway; and improvements to the city parks.[30]

The article remarks on the considerable change in residential building demands in Cedar Rapids during the year of 1916. Previous houses for resale had been built for no more than $5,000 in order to guarantee resale. To keep construction costs down, builders economized on materials and workmanship. However, several groups of builders in Cedar Rapids decided to employ top residential architects to design first-class speculation houses. These high-end houses were popular and most of them sold quickly. In 1916, there was the highest demand for high-priced houses than there had ever been before in the city. The article aptly notes that "the general public is beginning to want homes surrounded by the real comforts of life." This focus on comfort was an unprecedented indication that the city of Cedar Rapids was growing and prospering and that consumers also had more money to spend on more prestigious residences. A number of professionals in the construction field worked in Cedar Rapids and contributed to the development of the subdivisions surrounding the city center.[31]

Ossian Cole Simonds, Landscape Architect

Ossian Cole Simonds was born in 1855 in Grand Rapids, Michigan. He was educated as an architect and civil engineer at the University of Michigan. Simonds founded his landscape architecture firm in 1903 and authored many articles on gardening in popular magazines and professional journals. By the early 1900s, Simonds was a member of the American Association of Landscape Architects and the Western Society of Engineers. At that time, he was a consulting landscape gardener for Lincoln Park in Chicago; he had been in charge of the development of Graceland Cemetery in Chicago for twenty-nine years. His landscape work had included parks in Quincy and Madison, Wisconsin, and by then, Simonds had also worked designing subdivisions in Illinois, Tennessee, Maryland, Maine, Michigan, Minnesota, and Canada. By 1907, Simonds' landscape work spanned twenty-six states.[32]

An article in the *Cedar Rapids Republican* on April 27, 1917, announced that the beautiful Bever Woods Addition was in its final state of improvements for the new

[30] *Cedar Rapids Republican*, January 2, 1917, p. 8.
[31] *Cedar Rapids Republican*, January 2, 1917, p. 8.
[32] Landscape architect O. C. Simonds, https://www.brucemore.org/history/landscape/oc-simonds, accessed July 28, 2020.

houses to be built. It describes that large sums of money were invested into the development; that investment included asphalt paving and ornamental shrubbery. The article goes on to say that this tract of highly improved real estate was one of rare natural beauty. Ossian C. Simonds was hired to design the landscaping for the Bever Woods Addition, and it was stated that "Mr. O. C. Simonds, the well known Chicago landscape architect has done his best Cedar Rapids work in this beautiful area of woodland real estate."[33]

Mr. Simonds used the natural lay of the land for his designs. His work on other additions had provided good experience as to how best to handle the particular topography of Cedar Rapids. The overall impression of the residential area of the Bever Woods addition is one of artistic planning. The location of Bever Woods between two stately avenues and the neighborhood's limits were described as follows: "The Bever Woods Addition begins at Twenty-first Street and ends in Bever Park. It is bounded on the north by Grande Avenue and on the south by Bever Avenue; it lies, therefore, between Vernon Heights and Kenwood, its high points rising from the thoroughfares on either side with a beautiful view. Streetcar lines on Bever and Grande Avenues are readily accessible."[34]

Another article from the *Cedar Rapids Republican*, from January 2, 1917, describes Bever Woods as "one of the greatest additions, if not the finest, to the city." The new residential park addition was located between Bever and Grande Avenues and between Twenty-first Street and Bever Park. This ideal location was surrounded by other additions such as Ridgewood, Vernon Heights, and Bever Park, which was considered one of the most beautiful spots of the city. The latest infrastructure developments added to Bever Woods at that time included paving, curbing, and gutters to the long winding drives. Also, a system of sewers and water throughout the addition was completed and ready for service in 1917. The drives were designed to harmonize with the existing vegetation. It was stated that "Most of the drives have been brought to grade and are ready for paving. These drives, following the contour of the land, wind in and out among the trees, great care being taken to preserve the finest of these. In the laying out of its lots consideration was also taken to make each prospective home come where trees could be saved and to preserve the natural beauty of the addition."[35]

The article also announces that during the upcoming year, 1918, Washington Avenue, Park Avenue, Bever Avenue, and Twenty-First Street were going to be

[33] *Cedar Rapids Republican*, April 27, 1917, p. 12.
[34] *Cedar Rapids Republican*, April 27, 1917, p. 12.
[35] *Cedar Rapids Republican*, January 2, 1917, p. 8.

paved, and that Bever Woods would then be accessible from any direction. The Bever Woods Addition also had excellent streetcar service on three lines, that of the Bever, Grande Avenue, and Ridgewood car lines. Building restrictions for Bever Woods included only one house per lot, thereby giving ample space around each house. The size of the subdivision was described in the article as follows: “Many have been long waiting for the developments and landscaping of this beautiful wooded tract and have purchased their future home sites, setting an early selection of the 135 lots that are platted. These lots vary in size from 63 x 90, 60 x 140, 115 x 120, 130 x 95, on up to 210 x 243, which gives a good variety to choose from.”[36] Already in 1917, a beautiful home on Grande Avenue was noted as being almost complete and that many more would follow the next year. Bever Woods was expected to become "the heart of the exclusive residential district" once it was completed.

In an article in the *Cedar Rapids Evening Gazette* from August 28, 1907, titled “Famous Expert to Direct Work of Improving Grande Avenue Addition to City,” a beautiful tract of land was announced, to be opened for development by the Grande Avenue Land Company. This article was referring to the Ridgewood Addition to Cedar Rapids north of Bever Woods. It was in 1907 that Ossian Cole Simonds of Chicago was selected by the Grande Avenue Land Company to design plans for the development of this property north of Grande Avenue, extending from Nineteenth Street to Bever Park. This 120-acre property was purchased from Mrs. Blake and Mrs. Spangleian. The company employed Mr. Simonds for this work because of his reputation as one of the best landscape designers in the country. (Image 5.)

At the same time that Mr. Simonds was working in Ridgewood, he was preparing landscape plans for George B. Douglas’ home of "Brucemore" in Cedar Rapids. Simonds had also worked on the Bever Woods Addition. In the *Cedar Rapids Evening Gazette* of August 28, 1907, Simonds explained how he approached his designs for these neighborhoods. About the Grande Avenue Land Company property, Ridgewood, Mr. Simonds said, "It is delightfully undulating and wooded, and I have in mind treating it in such a way as will preserve all of the beauty which, it possesses. We are going to try and retain the beauty of the shrubs and the lay of the land by arranging the streets and lots so that the land will be attractively sub-divided.” Simonds also explained in this interview why the lots have different shapes and sizes. He stated, "Where the land is wooded, the lots will be large, with room enough for the improvements and an abundance of trees and shrubs. The higher land will have most attractive and extended views and

[36] *Cedar Rapids Republican*, January 2, 1917, p. 8.

will be sub-divided into large lots. The land lying a little lower and more nearly level, will be sub-divided into smaller lots. The streets generally will follow the valleys, leaving the lots high, with excellent drainage."[37]

The officers and directors of the Grande Avenue Land Company were as follows: G. B. Douglas, President; S. E. Sinclair, Vice President; V. Elton, Secretary; W. Flood; Treasurer; Col. W. G. Dows; Mrs. Ellen C. Blake; and W. L. Crissman. Malcolm V. Bolton & Company exclusively handled the properly sales for Ridgewood. The design and development of these additions with attractive streets, landscaping, and wooded areas was a great improvement to the city of Cedar Rapids. The reason for the great effort into the development was to make the properties very attractive to the discerning buyers of high-class residences.

Mark Anthony, Architect

Architect Mark Anthony graduated from the Lane Technical School in 1910 and from the School of Architecture at the University of Illinois in 1914. (Image 6.) His first job was as designer and draftsman for the office of Huehl & Schmidt in Chicago. Two of the projects he was involved in were the designs for the Chicago Boulevard System and Michigan Avenue. He also designed Masonic temples in various locations around the United States. Mr. Anthony married Ann Margaret Walsh in 1917 and came to Cedar Rapids while working with the Leonard Engineering Company in order to work on the Quaker Oats and the Douglas Starch Works plants. After a baby daughter was born in Cedar Rapids, he decided to stay and was soon employed by the architectural office of Charles A. Dieman. In 1922, he ventured on his own as Mark Anthony, Architects and Engineers. He designed large projects such as the Disbrow Sash and Door Company, the Hutchinson Ice Cream plant, the buildings at Penick and Ford, St. John's Lutheran Church, and various other residential projects.[38] Mark Anthony, Architect is listed in the Cedar Rapids Telephone Directories of May 1, 1927, as having offices located at 325 ORC Building in Cedar Rapids. He designed the brick Italianate style house at 348 Forest Drive SE in Bever Woods.

Charles A. Dieman, Architect

Charles Dieman was born in Wisconsin around 1873 and was the son of a carpenter of Prussian origins. The family was in Milwaukee at the time of the

[37] *Cedar Rapids Evening Gazette*, August 28, 1907, p. 5.
[38] *Cedar Rapids Republican*, Sept. 12, 1926, p. 8.

1880 U. S. Federal Census. According to the 1900 U. S. Federal Census, Charles and his wife Mabel were residing in Cedar Rapids. Charles had been practicing as an architect in Iowa since 1896.[39] An advertisement for house plan designs by Charles A. Dieman, Architect, appeared in the *Cedar Rapids Republican* on March 26, 1899. (Image 7.) Dieman's office was located in the Granby Building in Cedar Rapids. In the advertisement, Dieman advised that he had built houses in Cedar Rapids, Anamosa, Tipton, Grundy Center, Mt. Vernon, Williamsburg, and in Phoenix, Arizona.

In 1900, Charles A. Dieman partnered with architect Ferdinand Fiske to create Dieman & Fiske, Architects. Ferdinand Fiske worked from Lincoln, Nebraska, and Charles A. Dieman from Cedar Rapids. The Lincoln office of the partnership, under F. C. Fiske and Harry Meginnis, opened in 1901 and advertised itself as Fiske & Dieman from 1902 until 1910. The Iowa office was referred to as Dieman & Fiske, while the Nebraska office practiced under the name Fiske & Dieman. From 1910 to 1922, Dieman operated as C. A. Dieman & Co. in Cedar Rapids. He closed that firm in 1922 and moved to Denver, where he formed the firm Gardner-Perry-Dieman. Chas A. Dieman was the successor to the Dennstedt Land Co., taking over the Iowa business when Charles A. Dieman moved to Colorado.[40]

McKay Construction Company

Kenneth McKay was an architect and contractor who partnered with his brother John Bruce McKay in 1919 to form the McKay Construction Company. The Cedar Rapids-based company specialized in building fine homes. Some of the houses were featured in popular magazines such as *American Home*, *Better Homes and Gardens* (*Year Book*), *American Builder*, and *Art and Decorations*. In 1938, the firm was in charge of the reconstruction of former President Herbert Hoover's birthplace in West Branch, Iowa.[41] Kenneth McKay owned the house at 2314 Bever Avenue (57-11459), and another at 2626 Bever Avenue (57-11505). The McKay Construction Company likely built both houses.

[39] Nebraska State Historical Society, http://www.e-nebraskahistory.org, accessed July 24, 2020.
[40] Nebraska State Historical Society, http://www.e-nebraskahistory.org, accessed July 24, 2020.
[41] Petersen, William John, *The Story of Iowa: The Progress of an American State*, Lewis Historical Publication, 1952, p. 568.

O. F. Paulson Construction Company

O. F. Paulson Construction Company was featured in the *Cedar Rapids Tribune* on June 10, 1932. (Image 8.) The article mentions that one of the leaders in building construction in Cedar Rapids was the O. F. Paulson Construction Company and that their headquarters was located at the Iowa Theatre Building. The article states, "This enterprise is conducted by Oscar F. Paulson, who has had many years of experience in this difficult line of work and it is a well known fact that whatever he undertakes to do he puts every personal effort into giving the work that attention that always makes satisfactory results."[42] The company boasted that they had the confidence of the community because they did reliable work, used good materials, and followed plans as specified. Some of the projects completed by the O. F. Paulson Construction Company from 1927 to 1944 were the Roosevelt Hotel, the Ford Repair Shop, the Stewart Memorial Library, Voohrhees Hall, the Women's Gym at Coe College, St. Gorges Syrian Orthodox Church, St. Luke's Hospital, Trinity Methodist Church, Trinity Evangelical Lutheran Church, Trinity Lutheran School, Western Union Office, Wilson Jr. High School, and the power station at 6th Street. Oscar F. Paulson bought the original Bever Woods lots at 348 Garden Drive and 2249 Grande Avenue.

Stanley W. Reid

Stanley W. Reid was a designer and builder in Cedar Rapids. In 1918, he went to the war in Europe and returned in 1919. In the 1940 United States Census, he listed his occupation as a builder. Mr. Reid bought original Bever Woods lots at 364 Park Terrace, 2224 Bever Avenue, and 2114 Bever Avenue. It is very likely that he built the houses on these lots in Bever Woods.

Max Middlestein, Contractor

Max Middlestein was a local contractor in Cedar Rapids, and among his work, he built the St. John's Episcopal Church at Park Avenue and Nineteenth Street. The 88-by-100-foot stucco-covered frame building had several classrooms and a gymnasium; it was planned with Charles A. Dieman and Company as the architects for this project. The building committee included Frank Delinger, John T. Hamilton, and Robert Palmer.[43] Mr. Middlestein owned 2226 Bever Avenue in Bever Woods.

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[42] *Cedar Rapids Tribune*, June 10, 1932, p. 4.
[43] *Cedar Rapids Evening Gazette*, Newspaper Archives, May 3, 1919, p. 15.

Architectural History Survey Results

INTRODUCTION

The on-site visits for this project were conducted on October 23, 24, and 25, 2019. Properties within the survey area were photographed, sketch maps were drawn, and site inventory forms were completed with information about each residential building in the project area, including dates of construction, materials, and architectural styles.

The properties in the project area are single-family residential buildings associated with the urban development of the Bever Woods area of Cedar Rapids. This upper- and middle-class neighborhood was mostly developed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land and sold the individual lots for residential single-family buildings.

The Cedar Rapids Historic Sites and Districts Identification System classified most properties in the project area as recommended for intensive survey. The intensive-level architectural history survey is intended to identify architectural resources that are eligible for the National Register of Historic Places. Such resources would be considered “historic properties” under federal law. Evaluating the historic significance of architectural properties involves examining specific criteria defined by the National Park Service for determining eligibility of resources for listing on the National Register of Historic Places. The following criteria are used in all determinations of eligibility:

> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of significant persons in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in history or prehistory.[44]

In evaluating a resource, each of these criteria is considered. In addition, it is important to determine whether a property retains seven key aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

This study focused on the project area, which was defined as extending from the east of 21st Street SE to the western boundary of Bever Park, with Bever Avenue SE as the southern boundary and Grande Avenue SE as the northern boundary. There are 129 individual lots in the project area and 128 of them have buildings. The property of 368 Forest Drive SE is a vacant lot that is non-contributing to the district.

The project area defines the boundaries of a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the city of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. It should be noted that district boundaries may extend east to encompass Bever Park as well, which lies outside of the scope of the current investigation.

The survey found that all of the 128 properties in the project area are over 50 years old, with dates of construction ranging from 1912 to 1957. This study found that one hundred twenty-five (125) of the properties in the project area contribute to a potential Bever Woods Historic District. Three (3) properties are not National Register-eligible and are non-contributing to this potential historic district.

Additionally, fourteen (14) properties are identified as potentially individually eligible for listing on the National Register under Criterion C, pending interior examination, documentation, and comparisons with other similar properties in Cedar Rapids. These resources are considered significant as exceptional representations of their architectural design as single-family houses built in a residential area of Cedar Rapids during the early to mid-1900s. A summary of all properties found in the project area is detailed in Table 1 (page 123).

[44] National Park Service, “National Register Bulletin: How to Apply the National Register Criteria for Evaluation” (Washington, D.C.: United States Department of the Interior, National Park Service, 1997).

One Multiple Property Site Inventory Form (57-11394) was prepared for the potential Bever Woods Historic District. An additional 128 Site Inventory Forms were prepared for each residential property in the project area.

Table 2 below summarizes the fourteen (14) individually National Register-eligible properties. Please note that if the Bever Woods area is listed on the National Register of Historic Places as a historic district, no additional benefits would accrue by adding individual properties to the register. The National Park Service discourages individual listings within a district. However, if the City or others decide not to pursue a district nomination, then property owners may desire to list their properties individually.

Table 2. Summary of Individually Eligible Properties in the Bever Woods Neighborhood.

#	Address	Name	Site Number	Date Built	Architectural Style
1	2101 Grande Ave SE	Adolph Lenders House	57-04013	1931	Georgian
2	348 Garden Drive SE	Paulson, Flossie, House I	57-11417	1918	Craftsman
3	351 Pleasant Drive SE	Chase, Elisabeth, House	57-11428	1920	Craftsman
4	358 Pleasant Drive SE	Killian, James, House	57-11432	1919	Craftsman
5	2250 Washington Ave SE	Simmons House	57-11434	1923	Craftsman
6	361 Forest Drive SE	Chamberlain, William, House	57-11435	1931	English Tudor
7	345 Woodland Drive SE	Theodore, Louise Blaul House	57-11466	1927	English / Tudor
8	2343 Grande Ave SE	Neuzil, William, House	57-11467	1922	Neoclassical
9	2317 Grande Ave SE	Burton, Harrington, House	57-11479	1919	Italianate
10	348 Forest Drive SE	Houser House	57-11481	1925	Italianate
11	356 Forest Drive SE	Charles Schoen House	57-11483	1924	Georgian
12	2626 Bever Ave SE	McKay, Kenneth, House	57-11505	1919	Craftsman
13	2483 Grande Ave SE	Bever, James L., House I	57-11508	1922	Italianate
14	352 Park Terrace SE	Burnett House	57-11513	1922	Italianate

PREVIOUS ARCHITECTURAL HISTORY RESEARCH

The Bever Woods area was previously examined during the Citywide Historic and Architectural Reconnaissance Survey performed by Marjorie Pearson in 2014. That report recommended intensive survey to evaluate the potential for the Bever Woods area to be nominated to the National Register of Historic Places as a historic district. The boundaries selected by this study are based on the Architectural Reconnaissance Survey by Marjorie Pearson and defined by a Scope of Work provided by the City of Cedar Rapids for the current project.

One property had been previously surveyed in the project area: the residence at 2101 Grande Avenue SE (57-04013). Georgia Petersen had surveyed that property in February 1974; however, no opinion of National Register-eligibility was recorded at that time. The current intensive survey found the property to be individually eligible for the National Register of Historic Places.

BEVER WOODS DISTRICT, SITE INVENTORY NUMBER 57-11394

Location:
Bever Woods District is located in Section 23, Township 83N, Range 7W, Cedar Rapids, southwest Linn County, Iowa. The district extends east of 21st Street SE to the western boundary of Bever Park, with Bever Avenue SE as the southern boundary and Grande Avenue SE as the northern boundary.

Note that the survey area boundaries were defined under a scope of work based on the Bever Woods Addition boundaries, but it is possible that, upon further research, the historic district might be defined to include Bever Park, which lies immediately to the east.

Figures: 3 through 10

Description:
The Bever Woods District is a 58.6-acre tract of land composed of one hundred twenty-eight (128) buildings on lots of various sizes within eight blocks, designed with irregular shapes and curved streets. The City Beautiful Movement of urban planning from the 1890s to the 1900s inspired the neighborhood's design. The Movement's intention was to create beautiful cities by integrating parks, wooded areas, gardens, water, and other natural elements in order to create harmonious architecture and landscapes. The Bever Woods neighborhood incorporates these City Beautiful Movement ideas with its mature trees, gardens, manicured lawns, curved streets, and the adjacent Bever Park, all of which are meant to create a serene atmosphere ideal for a residential area.

Period of Significance: 1912 to 1957

Dates of Construction: 1912 to 1957

Integrity:
The neighborhood retains all seven aspects of integrity: location, design, materials, craftsmanship, setting, feeling, and association. Integrity of location,

setting, and feeling is maintained in Bever Woods since the overall 1917 street layout, mature trees, and front gardens remain. Moreover, the setting and feeling of this once suburban area is preserved by the surrounding cohesive residential neighborhoods and Bever Park at the east end. Integrity of design remains throughout the neighborhood because all the buildings are single-family residences representing the popular architectural styles of the early to mid-twentieth century, the period they were built. Most of the houses date from the early 1920s, and the predominant architectural styles are craftsman, colonial and gothic revival. Craftsmanship and integrity of materials of the houses remain for the most part, with few exterior alterations to the houses. The association to the period of significance of the Bever Woods neighborhood continues because, overall, the properties are well maintained and changes have been minimal, producing the feeling of a suburban neighborhood from early to mid-twentieth century.

National Register Eligibility:
The neighborhood is eligible for the National Register under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids, and under Criterion C for its architecture and design.

SIGNIFICANCE UNDER CRITERION A

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the city of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

Bever Woods had a mix of original owners who came from different nationalities such as Scotland, Norway, and Germany, for example. The sizes of lots and residences attracted both middle- and upper-class families to live within one neighborhood. Many businessmen, lawyers, doctors, and entrepreneurs bought the original lots in Bever Woods, whether to build houses intending to sell them, or to live in the neighborhood themselves. Also noteworthy is that some of the individuals who lived in the neighborhood, including Charles Schoen and A. L. Smulekoff, were of Jewish ancestry. The Bever Woods neighborhood lay within

walking distance of Temple Judah, a congregation of reformed Jews that was founded in the 1920s by members who decided to split from the Orthodox congregation. A temple was constructed near Bever Woods at 1947 Washington Avenue SE.

Most of the houses were constructed around the 1920s with a few 1930s, 1940s, and 1950s examples present, making this a very coherent district. The district has changed little through its period of significance. One significant change relating to the patterns of transportation was the elimination of the streetcar line from both Grande and Bever Avenues. The streetcar railway lines connected residents to the center of town and ended at Bever Park. The line was present at the time of platting in 1917 and lasted into the 1930s.

The development of Bever Woods coincided with an economic boom for businesses in Cedar Rapids. This boom included large-scale manufacturing, industrialization of agricultural products, and construction of infrastructure and buildings.[45] These important events in addition to the successful cast of characters who developed the lots and constructed homes in Bever Woods, including James L. Bever, Howard Hall, and others, using traditional architectural styles for the residences and associated outbuildings, helped shape the district's distinctive character.

SIGNIFICANCE UNDER CRITERION C

In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The 128 houses were built in a residential area during the early to mid-1900s.

Bever Woods' residential architectural styles of the 1910s, 1920s, and 1930s display popular high-style architecture designs and include Craftsman, Colonial Revival, Italianate, Georgian, and Tudor styles. The most frequent style found in Bever Woods is the Craftsman style, very popular during the initial period of development of the neighborhood around the 1920s and continuing through the 1940s. Few examples of 1950s ranch-style homes, split-level, or hipped two-story styles from this era are found in Bever Woods.

Regardless of their architectural style, most of the houses in the area are two stories high, and many have dormers of different sizes and configurations. First-

[45] "Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865-1965." National Register of Historic Places, Multiple Property Nomination (2015), p. 5.

level attached volumes are also common throughout the neighborhood. Separate or attached garages are a common occurrence as well. Many of the garages complement the houses' designs with similar details found in the homes. All of the individually-eligible properties have garages that complement the houses' designs, and these contribute to the significance of the properties. Most of the contributing properties also have garages that match the houses' styles. Separate garages that do not match the houses' designs are non-contributing to the properties.

Overall, the larger homes display more details and complex volumes than the smaller homes. Arrays of character-defining features representative of their distinctive architectural styles are found throughout. These include open front porches; carports supported by piers and columns; and hip, shed, and gable dormers. Nearly all of the houses have brick foundations, but there are some later examples of concrete foundations. There are examples of tile-, slate- and cedar-shingled roofs, but many have been replaced with asphalt shingles. Fenestrations often include decorative wood doors with glazing and many have sidelights or transoms, wood sash windows, and cottage windows. All of the homes' main entrances are defined in some way by the use of pediments, gables, or semicircular porticos. Ornamental details include fanciful wood designs, cornices, dentils, decorative brackets, and columns, typically enhancing the entrances and roofs. Overall, the Bever Woods district is stylistically homogeneous, maintaining the feeling of an early 1900s residential area in the city of Cedar Rapids.

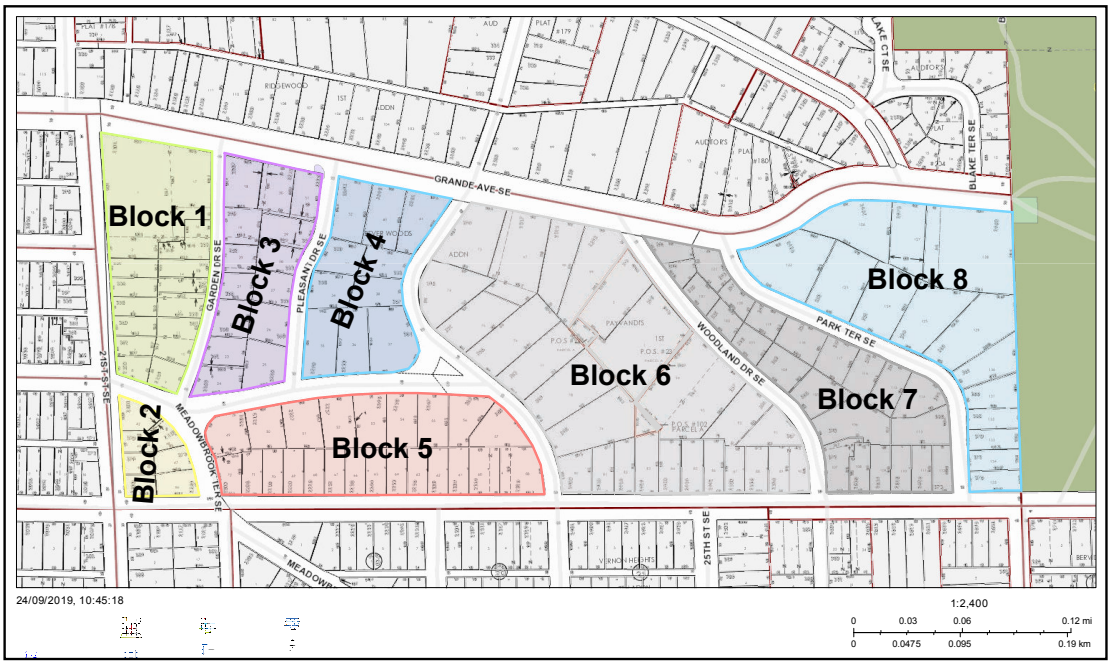
Architecture of the Proposed Bever Woods District

The proposed historic district encompasses eight blocks. As discussed previously, the neighborhood was platted in 1917, with the earliest residences constructed from 1918 to 1930. The majority of the houses were built during this period, followed by fewer houses built from the 1930s to the 1960s.

The first owners of the lots in the Bever Woods Addition of Cedar Rapids from 1918 onwards were recorded in the Town Lot Transfer Book from the Linn County Auditor's Office. The properties examined in this study are named after the individuals who occupied the house near the time it was built or by the people who bought the lots from the Park Avenue Realty Company. Some names are repeated for different lots because people speculated with real estate and resold the lots for profit or built houses and then sold the properties to other families. People such as Oskar F. Paulson, who was a contractor, and Howard Hall, a

well-known Cedar Rapids entrepreneur, businessman, philanthropist, and resident of the Brucemore Mansion, bought multiple lots. Members of the Bever family also owned multiple individual lots.

The following discussion presents a summary of each block and a description of each property found in the proposed historic district.



Reference Map Showing the Block Numbers for Bever Woods District.
Source: City of Cedar Rapids, Iowa (2017)

Block 1

Summary

This block has a total of thirteen lots with one potential individually-eligible property. One of the largest lots in the neighborhood is located at 2101 Grande Avenue SE. The property was a farmhouse owned by Adolph Lenders in 1910 and was altered in 1931 to its present design. The adjoining southeast lot was segregated from the property, and the house at 353 Garden Drive SE was originally the gardener's cottage. The property at 2101 Grande Avenue SE was previously surveyed in 1974 and is considered potentially individually eligible to the National Register for its distinctive architectural elements,

pending assessment of the interior's integrity. The remaining lots in this block are smaller in size and contain properties that contribute to a Bever Woods historic district.

Adolph W. H. Lenders House, 57-04013
2101 Grande Avenue SE, (Images 9 through 15), and (Figure 11)

Description:
This 1931 building is a two-story red brick house with a dentil-detail hipped roof in slate shingles. An attic on the third level has arched eyelash dormers on all sides. The front entrance porch has a cast iron canopy with decorative garlands. The entrance is a segmented arched wood and glass door flanked by two similarly shaped windows. The property has red brick walled gardens with geometric paver pattern designs in the separate courtyards, and it has dense vegetation, a rectangular stone shallow fountain, and a rectangular pool. A separate L-shaped red brick building that was used for stables with an attached coachman's house is currently used as a detached garage and guesthouse. These additional buildings are historically significant to the property. The house was extensively remodeled in 1931 from an original 1910 farmhouse. The Georgian Revival-style house from 1931 retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The immediate setting has changed with the addition of tall vegetation, which surrounds the house. The property is contributing to the Bever Woods District.

Historic Background:
The property belonged to Adolph W. H. Lenders, who was born in Germany in 1868. He was a general manager of wholesale corn products at Penick and Ford. Along with Paul W. Allen, Adolph Lenders applied for a patent in 1918 to extract and purify grain products such as maize and corn. The patent was filed by Penick and Ford Ltd. Inc. and was granted in 1922. Adolph's wife was Anne W. Lenders, and she sold the property in 1947, according to the Town Lot Transfer Book of Cedar Rapids.

A two-page article in the *Cedar Rapids Gazette* on April 17, 1960, featured the house on 2101 Grande Ave. The article was written by Ellen K. Howrey on the occasion of Dr. and Mrs. Frank R. Peterson's two-day open house in April of 1960. Howrey described the white-painted brick residence at 2101 Grande Avenue SE as having unusual construction. In 1960, the owners of the property were Dr. and Mrs. Frank R. Peterson. In April of that year, they had an open house at their home of 12 years to bid the house farewell since they were moving to an apartment. The next owners of the house were John Alberts and his family in 1960.

Howrey's article describes firsthand information about the early ownership and the components of the house at that time. It confirms that the history of the house dates from about 1914 and mentions that James L. Bever and Mrs. Bever originally built it as a second home after they were married. The house had at one time been a traditional wooden structure inside the Bever farm. Mr. and Mrs. Bever lived there for 12 years

before selling it to Mr. and Mrs. A. W. Lenders around 1926. Mr. Lenders was the general manager of the Penick and Ford plant, a large-scale starch factory founded in 1921 over the ashes of the Douglas Starchworks plant.[46]

The Lenders changed much of the original 1912 farmhouse; the "reminders of the original house are the long hallway with front and back doors, the kitchen and pantry." The rest of the rooms were extensions or additions to the original and "even the turn of the main stairway was changed." The author wrote that "Mr. Lenders' first remodeling project was the dining room." Additionally, according to second owner, Mrs. Peterson, "The dining room is a replica of one built by an Episcopal rector in Kent, England." The next remodeling project was the servants' quarters and then the main section of the house. Mr. L. L. Blahnik was project manager and Harry Hunter, a local architect, made the plans for the dining room and servants' quarters.[47]

The remodeling work was completed in the early 1930s, but by then, the house had lost its many porches and had a Georgian facade with painted white bricks instead. The original roof of the house was described as being metal and worked to resemble tile. The added roofing material was made of graduated and variegated slate. A 90-foot square courtyard, the gardener's house with one-car garage, a separate three-car garage, stable, and a riding ring and a kennel were also added to the property by Mr. Lenders. About the courtyard, Howrey wrote that a sundial was set into a rear wall and that "the rear courtyard is a copy of a French place the owner had seen and liked in Europe. Its surface is made of cut stone from Bedford, Indiana; and two and three-inch vari-colored pebbles from the Mississippi at Muscatine, all hand set. The long driveway is of the same construction. The courtyard and placement of the outdoor statuary completed the remodeling done by the Lender's." [48]

The house was described as having a half-bath in the basement, two first-floor powder rooms, four baths on the second floor, and one on the third floor. An additional bath was located in the stable. Interior descriptions included the floor being made "of solid oak planks with butterfly connections - all handwork. The walls are hand-carved oak and the windows, imported leaded glass. The living room is paneled in solid oak with hand carvings." The main staircase was made of solid beams of oak. There is also a mention of a chandelier and matching sconces that were made for the Lenders in Czechoslovakia. Additionally, Mr. Adolf W. H. Lenders' family's coat of arms appeared on the leaded and stained glass of the front door with the motto in German that read, "No rose without a thorn." The architectural firm of Tinsley, McBroom, and Higgins of Des Moines were in charge of the remodeling of the main house, library, and living room. The Kelly Company of Chicago made the interior woodwork for the dining room, living room, hall, main stairway, and basement bar in the style of a German Rathskeller.

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[46] Penick & Ford, Ltd., Cedar Rapids, Iowa, https://digital.grinnell.edu/islandora/object/grinnell:13536, accessed July 27, 2020.
[47] *Cedar Rapids Gazette*, Newspaper Archives, April 17, 1960, p. 11.
[48] *Cedar Rapids Gazette*, Newspaper Archives, April 17, 1960, p. 11.

According to the article, “The owner's Prussian heritage is evident in the basement rathskeller with its heavy German carvings, massive stone fireplace, and brick floor.”

Eligibility:
The property is contributing to the Bever Woods District. In addition, the property is potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity. The detached garage dates from 1931 and is contributing to the property.

Helen Ilten House, 57-11395
352 21st Street SE (Figure 12)

Description:
The 1923 building is a two-story hipped-roof house with a front-hipped dormer. The main materials are vinyl siding and asphalt roof. A first-level side volume is recessed from the main house volume. Wood rafters adorn the underside of the main roof’s hanging eaves and corbel details in the side volume’s hanging eaves. The entrance porch has two wood Doric columns and two pilasters supporting a shed roof. The windows and siding are replacements. A detached two-car garage from 1923 matches the house’s style. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Historic Background:
Miss Helen Elizabeth Ilten and Mr. August C. Keiper married in January 1919 at Trinity Lutheran Church, according to the December 13, 1919, *Cedar Rapids Gazette*. The bride’s sister, Mary Ilten, and the groom’s sister, Marie Keiper, were ushers. Miss Hilda Ilten was a bridesmaid, and Otto Keiper was the best man. The wedding reception took place in the home of the bride’s parents, Mr. and Mrs. George Ilten, 1425 Third Avenue West, where guests included sixty relatives and friends. It is stated that the couple were to live on a farm eight miles west of Cedar Rapids.[49] Helen Ilten was the owner of the original lot in Bever Woods at 352 21st Street. May T. and Olive Bromwell lived in the house in 1926, according to the *Cedar Rapids City Directories* of 1926, page 133.

Eligibility:
The property is contributing to the Bever Woods District. The 1923 garage is contributing to the property.

Ralph H. Meyers House, 57-11396
356 21st Street SE (Figure 13)

[49] *Cedar Rapids Gazette*, December 13, 1919, p. 10.

Description:
This 1913 building is a two-story hipped-roof house with a front shed roof dormer. The main materials are vinyl siding and asphalt roof. Wood rafters adorn the underside of the roof's hanging eaves and first-level shed awning. The entrance volume has simple wood brackets supporting a gable roof. The windows are replacements. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. The detached garage is from 2017.

Historic Background:
The earliest known occupant of 356 21st St SE was Mr. Ralph Meyers, who was a stamp cashier at the post office. As of January 1919, he was still listed in the *Cedar Rapids City Directories* as living at that address.[50]

Eligibility:
The property is contributing to the Bever Woods District. The 2017 garage is not contributing to the property.

Deane C. and Anna L. Adams House, 57-11367
358 21st Street SE (Figure 14)

Description:
This 1920 building is a one-and-a-half story side gambrel house with front shed roof dormer. The main materials are wood siding and asphalt roofing. Wood rafters adorn the underside of the dormer roof. The entrance door has two sidelights and is on the side of this small-scale house. The wood windows are original. The Craftsman-style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The earliest residents of 358 21st St. SE were Mr. Deane Adams, a manager at the Steel Basket Company of Cedar Rapids, and his wife, Anna L. Adams.[51]

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

Ulysses A. and Clara Leiter House, 57-11398
360 21st Street SE (Figure 15)

[50] *Cedar Rapids City Directories*, 1919, p. 252.
[51] *Cedar Rapids City Directories*, 1920, p. 148.

Description:
The 1918 building is a two-story side gable-roof house with front shed roof dormer. The main materials are wood siding and asphalt roofing. Simple wood brackets adorn the corners of the main roof's hanging eaves. The front porch has four tapered wood columns supporting a shed roof and carport. The upper-level wood windows are original, and the first-level windows are replacements. A 1965 detached two-car garage matches the house's style. The Craftsman-style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The earliest known occupants of 360 21st St. SE, Ulysses A. Leiter, his wife Clara, and daughter, Florence Leiter, are listed as residents of the home in January of 1929. Ulysses A. "Hadley" Leiter was born in 1871 and died in 1959. His father, Jacob Leiter, was one of Fulton County's (Illinois) pioneer settlers. Jacob Leiter had settled in Aubbeenaubbee Township around 1845 and helped found the community which took his name, Leiters Ford.[52]

Ulysses Leiter was a retired salesman and a member of the Grace Methodist church, Masonic Lodge of Rochester, and the Leiters Ford I.O.O.F. Lodge. One of his daughters, Miss Florence Leiter, a teacher at Franklin School, was living in Cedar Rapids in the 1950s. She is also listed at this address in the *Cedar Rapids City Directories* in 1929. Most of the rest of his family lived in and around Rochester and Leiters Ford, Illinois.[53]

Eligibility:
The property is contributing to the Bever Woods District. The 1965 garage is not contributing to the property.

Guy P. Linville House I, 57-11399
362 21st Street SE (Figure 16)

Description:
The 1920 building is a two-story hipped-roof house with front gable roof dormer. The main materials are wood siding and asphalt roofing. The entrance door has a wood Doric pilaster and pediment with a carved fan detail above the door. The windows and shutters appear to be original. A detached two-car garage matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, feeling, craftsmanship, materials, and association.

Historic Background:

[52] Ulysses Abraham Leiter, https://www.findagrave.com/memorial/27091981/ulysses-abraham-leiter, accessed July 15, 2020.
[53] *Cedar Rapids City Directories*, 1929, p. 296 and p. 622.

Guy P. Linville, the original occupant of 362 21st St. SE, was born in 1878 in Iowa. In 1917, he was a lawyer with Crissman & Linville at the Cedar Rapids National Bank. By 1926, he was a district attorney. (Image 16.)

According to the *Cedar Rapids City Directories*, by 1923 the house belonged to John and Hattie Blaine. John Blaine worked at Whilock and Blaine, where he handled real estate and general insurance.

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

John and Hattie Blaine House, 57-11400
2100 Washington Avenue SE (Figure 17)

Description:
The 1921 building is a two-story side gable-roof house with a first-level recessed side volume with a faux balcony on the second level. The main materials are wood siding and asphalt roofing. The entrance has a pitched roof awning and simple pilaster detail. The wood windows and shutters appear to be original. A 1921 attached two-car garage matches the house's design. The Colonial Revival-style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Mr. John Blaine and his wife owned the house at 2100 Washington Ave SE, in addition to the house at 362 21st Street SE. John Blaine worked at Whilock and Blaine, managing real estate and general insurance, according to the *Cedar Rapids City Directories* of 1922.

Eligibility:
The property is contributing to the Bever Woods District.

George Graner House, 57-11401
2114 Washington Avenue SE (Figure 18)

Description:
The 1918 building is a one-story, side-gambrel roofed house with a front gable roof dormer. The main materials are vinyl siding and an asphalt roof. A recessed entrance porch has a brick corner column and low wall. The wood windows and shutters appear to be replacements. A detached one-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by changes in siding material and the window replacements.

Historic Background:
Frank Merrick bought the original lot in 1917. Merrick was born in Bohemia in 1882. He was a manager at a tavern and, as of 1940, was living in the house with his wife Stella. George Graner also lived in the house in 1922, according to the *Cedar Rapids City Directories*.

Eligibility:
The property is contributing to the Bever Woods District. The 1918 garage also contributes to the property.

John A. and Mary Bollinger House, 57-11402
361 Garden Drive SE (Figure 19)

Description:
The 1919 building is a two-story cross-gabled roof house with a first-level pitched awning and side dormer. The main materials are stucco siding and an asphalt roof. A recessed entrance porch has a two-light entrance door. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
John Bollinger was an on-the-road shoe salesman for many years and, in 1912, he and Frank McDonnel opened the doors of the McDonnel & Bollinger Shoe Company at 107 South Second Street in Cedar Rapids. Their shoe store offered a complete line of fine quality shoes for men, women, and children, including the line of the Famous Selz Royal Blue shoes.[54]

Mr. Crowley owned the lot at 361 Garden Drive SE in 1917, but John Bollinger and his wife Mary bought it and built the house. The *Cedar Rapids City Directories* still lists John Bollinger and his wife Mary as the occupants of the house as of 1922.

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property.

Cleveland Dennstedt House, 57-11403
359 Garden Drive SE (Figure 20)

Description:
The 1919 building is a two-story house with a front-gabled roof and a side shed-roof dormer. The main materials are wood siding and an asphalt roof. A first-level volume

[54] *Cedar Rapids Tribune*, February 16, 1912, p. 5.

protrudes to the front next to the entrance door. The wood windows appear to be original. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of 359 Garden Drive SE was Mr. Cleveland Dennstedt, who was the president of the Dennstedt Land Co. The Dennstedt family also owned the Dennstedt Realty Company, according to the *Cedar Rapids City Directories* of 1920.

Eligibility:
The property is contributing to the Bever Woods District. The attached 2018 garage is not contributing to the property due to its recent age.

Daniel and Margaret McLeod House, 57-11404
357 Garden Drive SE (Figure 21)

Description:
The 1919 building is a two-story house with a front-gabled roof, front-gabled entrance and screened-in porch. The main materials are wood siding and the asphalt roof. The front porch has three wood tapered columns over brick bases and simple wood railings. The wood windows and shutters appear to be original. A detached one-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Daniel McLeod was a contractor and the first owner of the lot for 357 Garden Drive SE. The first owner and resident of the house was Albert Dennstedt, who was the President of Dennstedt Land Co. at that time. Albert Dennstedt was also a member of the Real Estate Board.[55]

Eligibility:
The property is contributing to the Bever Woods District. The 1980 garage is not contributing to the property.

Arthur L. and Mazie Albert House I, 57-11405
355 Garden Drive SE (Figure 22)

Description:
The 1925 building is a two-story hipped-roof house with a front hipped-roof dormer and a shed awning over the entrance door. The main materials are wood siding and the

[55] *Cedar Rapids City Directories*, 1922, p. 378, and 1920, p. 599.

asphalt roof. The open front porch has two brick bases and metal railings. The wood windows on the second level are replacements. A detached one-car garage does not match the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
Arthur L. and Mazie Albert were the owners of the property in 1925. Arthur was the owner of Alberts Dry Cleaning Co. In 1929, Charles H. Duster was listed as the owner of this property in the *Cedar Rapids City Directories*.

Eligibility:
The property is contributing to the Bever Woods District. The 2012 garage is not contributing to the property due to its recent age.

Arthur L. and Mazie Albert House II, 57-11406
353 Garden Drive SE (Figure 23)

Description:
The 1931 building is a one-story hipped-roof house with a front hipped-roof dormer. The main materials are brick and the asphalt roof. The façade has three brickwork arch details over the front door and side windows. A side volume in wood is recessed from the main house. The small-scale house was originally the gardener's cottage for the house at 2101 Grande Avenue SE (57-04013). A tall brick fence separates the gardens from what used to be the main house. The wood windows and shutters appear to be original. A detached two-car garage does not match the house's style. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Arthur L. and Mazie Albert owned the property of 353 Garden Drive SE in 1929. Arthur was the owner of Alberts Dry Cleaning Co. Mr. Dee W. Cook and his wife Edna owned the house in 1936. Dee Cook is listed as a groom and later as a caretaker.[56]

Eligibility:
The property is contributing to the Bever Woods District. The 2000s-era garage is not contributing to the property due to its recent age.

[56] *Cedar Rapids City Directories*, 1936, p. 690; 1938, p. 611; and 1939, p. 95.

Block 2

Summary

This block is the smallest block in the neighborhood with a total of seven lots of similar sizes. The lots in this block contain properties that contribute to a Bever Woods historic district.

Stanley W. Reid House I, 57-11407
2114 Bever Woods SE (Figure 24)

Description:
The 1921 building is a two-story side gable-roof house with a front gable-roof dormer and hipped awning on the first level. The main materials are vinyl siding and asphalt roof. The entrance porch has a gable-roof pediment supported by wood fluted Doric columns over brick bases. A first-level side volume has a hipped roof. The windows are replacements. A detached two-car garage matches the house's design and is historically significant to the property. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. (Image 17.)

Historic Background:
Stanley W. Reid was the original owner of the house at 2114 Bever Ave SE, along with his wife Marguerite. Stanley Reid was born in 1894 in Iowa and was a designer, builder, and owner of Deayner & Building Company in Cedar Rapids. The Reid family was living in the house in 1922, according to the *Cedar Rapids City Directories*. It is likely that Stanley Reid built this house.

Eligibility:
The property is contributing to the Bever Woods District. The 1921 garage is contributing to the property.

George P. Witwer and Lillian House, 57-11408
375 Meadowbrook Terrace SE (Figure 25)

Description:
The 1921 building is a one-story cross-gabled roof house with a semicircular entrance porch supported by double wood columns. The main materials are wood siding and asphalt roofing. The open entrance porch has simple wood railings. The wood windows appear to be original. A detached garden shed matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of the house at 375 Meadowbrook Terrace SE was George P. Witwer.[57] George Parson Witwer was born in Iowa in 1887, the son of Mrs. H. E. Witwer. He entered the army in July of 1918 with the 4th Training Regiment. He was a World War I veteran. He married Lillian Getts in 1920, and they had two sons, Henry and George. Mr. Witwer had a real estate business called George P. Witwer & Co. and was a member of the Cedar Rapids Real Estate Board. He started in the real estate business around 1912 and accepted the agency for the Casper Schaefer Land Company and the Fruitland Ranch Company, which he still represented as of 1926. He was also associated with Theodore Elcherly and Company (real estate) and the W. F. Hillock Company (insurance). He was a member of Immanuel Baptist Church and a member of the Crescent Masonic Lodge.[58]

Eligibility:
The property is contributing to the Bever Woods District. The 1921 garage is contributing to the property.

Edward and Grace Miller House, 57-11409
2101 Washington Avenue SE (Figure 26)

Description:
The 1923 building is a two-story hipped-roof house with hipped dormers in front and back. The main materials are brick and asphalt roofing. Decorative wood corbels adorn the underside of the hanging eaves. The entrance porch has four slim wood Doric columns and a faux balcony atop its shed roof. The entrance door has a segmented arch transom and two sidelights. A detached two-car garage matches the house's design and is accessed on the side of this corner lot. The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The *Cedar Rapids City Directories* lists Edward and Grace Miller as living on the property of 2101 Washington Ave SE in 1923. Edward was a contractor working in Cedar Rapids. Grace Anne Miller was born in 1887 and died in 1965. Her father, Alexander Lynott, was a pioneer railroad employee with the C. & N.W. Railroad, where he worked for 30 years. Lynott had been born in Ireland in 1853. He had three sons; Grace was his only daughter.

[57] *Cedar Rapids City Directories*, 1922, p. 573.
[58] *Cedar Rapids Republican*, February 21, 1926, p. 19; *Cedar Rapids Evening Gazette*, November 10, 1920, p. 8.

Eligibility:
The property is contributing to the Bever Woods District. The 1923 garage is contributing to the property.

Mrs. E. M. Evans House, 57-11410
370 21st Street SE (Figure 27)

Description:
The 1922 building is a two-story side gable-roof house with front entrance gable-roof pediment supported by wood corbel brackets. The main materials are vinyl siding and asphalt roof. A first-level side volume has a hipped roof. Some windows and the siding are replacements. An added attached two-car garage matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Historic Background:
Dr. Sveins was the original owner of the lot at 370 21st St SE, but the *Cedar Rapids City Directories* lists Mrs. E. M. Evans as living at this address in 1925.

Eligibility:
The property is contributing to the Bever Woods District.

R. L. Abbott House, 57-11411
374 21st Street SE (Figure 28)

Description:
The 1920 building is a one-story side gambrel-roof house with front gabled-roof entrance porch supported by double wood columns. The main materials are wood siding and asphalt roofing. A first-level side volume has a shed roof. The windows are replacements. A detached two-car garage matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
Dr. Sveins was the original owner of 374 21st St SE. R. L. Abbott was the resident listed in the *Cedar Rapids City Directories* in 1925.

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

Merle Owens House, 57-11412
2100 Bever Avenue SE (Figure 29)

Description:
The 1918 building is a two-story hipped-roof house with a front hipped-roof dormer with rafter details under the eaves. The main materials are wood siding and asphalt roofing. The entrance porch has a gable-roof pediment supported by simple wood brackets and a shed awning. The windows are replacements. An attached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. (Image 18.)

Historic Background:
Mr. Thomas Kalpin was the original owner of the lot at 2100 Bever Ave SE. The listed owner as of 1925, according to the *Cedar Rapids City Directories*, was Mr. Merle Owens, who worked at the Scharpenberg Market.

Eligibility:
The property is contributing to the Bever Woods District. The 1918 garage is contributing to the property.

Wellington W. and Nellie Richards House, 57-11413
2117 Washington Avenue SE (Figure 30)

Description:
The 1919 building is a two-story hipped-roof house with front hipped-roof dormer and hipped awning on entrance porch. The main materials are wood siding and asphalt roofing. Wood curved brackets support the entrance awning. The wood windows appear to be original. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original residents of 2117 Washington Ave SE were Wellington W. Richards and his wife, Nellie, who lived in the house in 1920, according to the *Cedar Rapids City Directories*. An article in the *Cedar Rapids Republican* on April 19, 1926, features Wellington Richards' pharmacy business. Wellington Richards was born in 1874 in Des Moines. He was a pharmacist who was educated at the National Institute of Pharmacy in Chicago. He first worked for T. J. E. Brown and, later, for W. L. Weller, both of whom were pioneers in the Cedar Rapids drug business. Richards opened his first drugstore around 1896. As of 1940, he and his wife were still living in the house on Washington Ave SE, along with their daughter, Luicellia, and son-in-law Edwin.

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property.

Block 3

Summary

Block 3 has a total of 14 lots, and two of them are potential individually National Register-eligible properties. These two large-scale properties are in the northern part of the block. The remaining twelve properties on this block contain elements that contribute to a Bever Woods historic district.

Among the notable people who lived on this block is Oskar F. Paulson, who built a house at 348 Garden Drive SE. He was a general contractor in the building industry and founder of O. F. Paulson Construction Co. He worked on projects such as the Johnson School, the Magnus Hotel, the Roosevelt Hotel, and the Iowa Theater in Cedar Rapids. Another businessman named Albert J. Diebold lived at 2207 Grande Avenue SE. He opened the Palace Theater with business partner Mike Ford.

Arthur E. and Elizabeth Chase House I, 57-11414
2225 Grande Avenue SE (Figure 31)

Description:
The 1919 building is a two-story, hipped-roof house with a front center dormer and recessed side volume. The main materials are wood siding and asphalt roofing. The entrance porch has a hipped roof and sidewalls with windows. A bay window above the entrance has carved wood details underneath. A detached two-car garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owners of 351 Pleasant Dr. SE were Arthur E. and Elisabeth Chase. Arthur Chase was the secretary and treasurer of the Cedar Rapids Foundry & Machine Co. and was president of Troy Soft Water Laundry & Dry Cleaning Works. Elisabeth Chase was born in 1878 and married Arthur in 1902.[59]

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property.

[59] *Cedar Rapids Republican*, January 17, 1926, p. 8.

Charles and Marie Simon House, 57-11415
2219 Grande Avenue SE (Figure 32)

Description:
The 1915 building is a two-story, hipped-roof, wood-frame house with a front dormer. The main materials are wood siding and asphalt roofing. The entrance porch has two simple wood columns, a segmented arch beam, and a hipped roof. A brick apron on the first level surrounds the house, and the entrance has a segmented arch transom and two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The building is a Craftsman-style house that retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 19.)

Historic Background:
The original owner of 2219 Grande Ave SE was Charles Simon. The *Cedar Rapids City Directories* of 1920 confirms that he lived there with his wife Marie and their son Charles Jr. The senior Charles Simon was the owner of Simon & Son. His son worked with him as a bill clerk.

Eligibility:
The property is contributing to the Bever Woods District. The 1915 garage is contributing to the property.

Albert Diebold House, 57-11416
2207 Grande Avenue SE (Figure 33)

Description:
The 1915 building is a two-story, hipped-roof, wood-frame and stucco house with hipped-roof front dormer. The main materials are wood and stucco siding with an asphalt roof. The front porch has double tapered-wood columns on each side and a hipped roof. All hanging eaves have simple wood rafter details. The wood windows and copper gutters are original. A two-car detached garage with dormer matches the house's design and is historically significant to the property. A back garden gazebo has a hipped roof, intricate wood details, and copper gutters. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Albert Diebold was the original owner of 2207 Grande Ave SE. He and his wife Grace had a daughter, Bonnie. Albert J. Diebold was born in 1883 in New York. In 1912, Albert, along with business partner Mike Ford, opened the Palace Theater at 310 Second Ave SE. It was Cedar Rapids' largest theater and showed first-run movies and had seating for 730 people. Ford and Diebold built another theater in 1919 in Waterloo. The contract for demolition of the brick church where the new theater was to be constructed and the

building of its foundation was let to Joseph Hradek of Cedar Rapids in 1919, for which he paid $6,000. The architect for the theater company was M. B. Cleveland. The new theater was called the Strand. Ford and Deibold owned several other theaters as well.[60]

Eligibility:
The property is contributing to the Bever Woods District. The 1915 garage is contributing to the property.

Oscar & Flossie Paulson House I, 57-11417
348 Garden Drive SE (Figure 34)

Description:
The 1918 building is a three-story Craftsman-style house with side gable-roof and double front gables on each side. The main materials are wood and stucco siding with an asphalt roof. A center dormer has an awning roof over the front entrance. The entrance door has a rectangular transom and sidelights. A brick apron surrounds the house on the first level, and the façade has intricate wood and stucco detailing throughout. Most windows appear original. A two-car detached garage with front dormer matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 20.)

Historic Background:
Oskar Fridjof Paulson was born in Norway in 1885. He was a general contractor in the building industry, according to the 1940 Census, and was living in the house with his wife Flossie. Oskar F. Paulson arrived in Cedar Rapids from Minneapolis in 1908. He worked for contractor H. F. Jones, building homes and businesses in Cedar Rapids. Among the contractor's projects was the Johnson School and the Magnus Hotel. Paulson married Jones' daughter, Flossie, in 1909, and in 1913, set out on his own, founding the O. F. Paulson Construction Co. His company already had worked on the Roosevelt Hotel and the new coliseum when he won the contract in February 1927 for one of two theaters being built in Cedar Rapids. Paulson built the Iowa Theater on the corner at First Avenue and Third Street East in September 1927. Paulson Electric Company has been in business for 80 years and still has offices in Cedar Rapids, recently in Dubuque and Waterloo. It is likely that Mr. Paulson built this house.

Eligibility:
The property is contributing to the Bever Woods District. The 1918 garage is contributing to the property. The property may be potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

[60] *Cedar Rapids Evening Gazette*, Newspaper Archives, November 12, 1919, p. 8; *Cedar Rapids Sunday Gazette and Republican*, April 17, 1932, p. 12.

Alfred and Gertrude Torgueson House I, 57-11418
352 Garden Drive SE (Figure 35)

Description:
The 1918 building is a two-story, side gable-roof house with gable-roof pediment entrance. The main materials are wood and stucco siding with an asphalt roof. The entrance porch has a segmented arch under the pediment and three wood Doric columns and two pilasters on each side to support it. A first-level side volume has a faux balcony on the second level. The windows and shutters are replacements. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Eligibility:
The property is contributing to the Bever Woods District. The 1978 garage is not contributing to the property.

Clare and Myrna Marshall House, 57-11419
356 Garden Drive SE (Figure 36)

Description:
The 1920 building is a two-story, side gable-roof house with front-gable entrance porch supported by tapered vinyl-clad columns over vinyl-clad bases. The main materials are vinyl siding and asphalt roof. The wood windows appear to be original. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and entrance porch replacements.

Historic Background:
The original owners of 356 Garden Dr. SE were Clare R. Marshall and his wife Myrna. Clare was the president and general manager of Tru-Art Corporation and of the Marshall Wallace Advertising Agency, according to the *Cedar Rapids City Directories* of 1929.

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

Edward R. and Daisy Pratt House, 57-11420
358 Garden Drive SE (Figure 37)

Description:
The 1920 building is a two-story cross-gabled roof house with front-gable entrance porch and a curved dormer. The main materials are stucco, vinyl siding, and asphalt roof. The front porch has double semicircular stucco arches with a wood beam and dentil detail under a gable roof. The windows are replacements. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Historic Background:
The original owners of 358 Garden Dr. SE were Edward R. Pratt and his wife Daisy; and they were living in the house in 1922, according to the *Cedar Rapids City Directories*. Edward was born in Vinton, Iowa, in 1871. He was the vice president of Jones Luberger Pratt Co., a retail store that opened in 1882 and sold furniture, rugs, and appliances such as refrigerators. According to an article in the *Cedar Rapids Tribune*, the Jones Luberger Pratt Co. store was the oldest furniture store in Cedar Rapids. Around 1928, after almost 50 years, the name changed to the Luberger Company when Pratt retired.[61] As of 1940, Edward and Daisy were still living in the Garden Dr. SE home.

Eligibility:
The property is contributing to the Bever Woods District. The 2017 garage is not contributing to the property.

Edward and Olga Harms House, 57-11421
362 Garden Drive SE (Figure 38)

Description:
The 1923 building is a two-story side gable-roof house with cross-gable center volume. The main materials are wood siding and asphalt roofing. The entrance porch has a gable roof with segmented arch pediment supported by wood Doric columns and detailed corbel brackets. A first-level side volume has a shed roof. The wood windows appear to be original. A detached two-car garage matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of the property was Florence Kromas, but by 1926, Edward and Olga Harms were the owners of 362 Garden Dr. SE, as listed in the *Cedar Rapids City Directories*. Edward's brother Benjamin died in 1917.

[61] *Cedar Rapids Tribune*, January, 6, 1928, p. 4.

Eligibility:
The property is contributing to the Bever Woods District. The 1923 garage is contributing to the property.

William P. and Clara S. Kerchmar House, 57-11422
2200 Washington Avenue SE (Figure 39)

Description:
The 1917 building is a one-and-a-half-story side gable-roof house with front gable-roof dormers in front and back. The main materials are wood, stucco siding, and asphalt roof. The roofs have simple wood rafter details. The entrance porch is screened-in and has stuccoed tapered columns. A side bay window has an awning roof and rafter details. The windows are replacements. An attached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
The original residents of 2200 Washington Ave. SE, as recorded in 1922, were William P. and Clara S. Kerchmar. Dr. Xavier was the original owner of the lot.

Eligibility:
The property is contributing to the Bever Woods District.

J. E. Katz House, 57-11423
2220 Washington Avenue SE (Figure 40)

Description:
The 1949 building is a two-story, hipped-roof house with a protruding front volume. The main materials are stone, wood siding, and asphalt roofing. The entrance has a shed roof awning, and the volume has stone on the first level. The windows appear to be original. The two-story, hipped-roof style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

According to the Cedar Rapids Gazette of June 18, 1962 J. E. Katz was the owner of the house.

Eligibility:
The property is contributing to the Bever Woods District. The 1950 garage is contributing to the property.

Charles E. and Georgia A. Pollins House I, 57-11424
359 Pleasant Drive SE (Figure 41)

Description:
The 1916 building is a two-story, side gable-roof house with front shed-roof dormer and shed awnings on the first level. The main materials are wood siding and asphalt roofing. The roofs have simple wood rafter details. The entrance porch has a front gable supported by simple wood columns. The wood windows appear to be original. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials has been compromised by the changes in siding material and window replacements.

Historic Background:
The original owners of 359 Pleasant Dr SE listed in the *Cedar Rapids City Directories* of 1917 were Charles E. and Georgia A. Pollins. Charles Pollins was the secretary of the Cedar Rapids Building and Loan Association.

Eligibility:
The property is contributing to the Bever Woods District. The 1916 garage is contributing to the property.

Alfred and Bonnie Towne House I, 57-11425
355 Pleasant Drive SE (Figure 42)

Description:
The 1912 building is a two-story, side gambrel-roof house with center front shed roof. The roofs have simple wood rafter details. The main materials are wood siding and asphalt roofing. The recessed entrance porch has simple wood pilasters with cornice detail. The wood windows appear to be original. A detached three-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of this property was Alfred Towne, along with his wife Bonnie, according to *Cedar Rapids City Directories* of 1916. Alfred Towne was in the real estate business and was associated with James L. and Ren Bever, but he went into business for himself in 1919 under the name of the Towne Realty Company. He was well-liked in the realty business.[62]

Eligibility:

[62] *Cedar Rapids Evening Gazette*, May 3, 1919, p. 15.

The property is contributing to the Bever Woods District. The 2012 garage is not contributing to the property due to its recent age.

Whitaker House, 57-11426
353 Pleasant Drive SE (Figure 43)

Description:
The 1923 building is a two-story, side gable-roof house with a front-gable entrance porch. The main materials are brick and asphalt roof. The entrance porch has a segmented arch pediment supported by double Doric wood columns on each side. The wood windows appear to be original. An attached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Dow, Della M. Taylor, and Belle Taylor are listed as owners in the *Cedar Rapids City Directories* of 1929.

Eligibility:
The property is contributing to the Bever Woods District.

Alfred E. and Elizabeth Chase House II, 57-11427
351 Pleasant Drive SE (Figure 44)

Description:
The 1920 building is a two-story, hipped-roof, and wood-frame house with a front-hipped dormer. The main materials are wood, stucco siding, and asphalt roofing. The front covered porch has six square wood columns atop brick columns that support a hipped roof and side pergola. The entrance porch has a gabled roof and simple wood railings. The wood windows appear to be original. A two-car detached garage matches the house design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 21.)

Historic Background:
Elizabeth Chase was born in 1878 and in 1902 she married to Arthur E. Chase, who was a manager in the laundry business, according to the 1940 Census.

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property. The property may be potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

Block 4

Summary

This block has ten properties in total, with lots that are larger than the previous blocks. Three of the properties are potentially individually eligible for the National Register, as they are excellent examples of their particular architectural style: Craftsman and Tudor Revival. The remaining seven properties in this block contain resources that contribute to a Bever Woods historic district.

This block had many notable residents living in the houses. James Killian, one of the founders of Killian's Department Store in Cedar Rapids, lived at 358 Pleasant Drive SE. James' brother, John Killian, lived at 357 Forest Drive SE and also worked in the renowned store. Mr. Claire William Bloomhall, President and Founder of Diamond V. Mills Company, lived at 2240 Washington Avenue SE (57-11433). William Chamberlain, a civil lawyer and council member of the United Light and Railway Co., lived at 361 Forest Drive SE. Contractor Oskar F. Paulson also owned a house on this block at 2249 Grande Avenue SE.

Fred E. Bellamy House, 57-11428
2261 Grande Avenue SE (Figure 45)

Description:
The 1950 building is a one-story, cross-gable roof house with front-gable entrance and two gable dormers in front. The main materials are stone, wood siding, and asphalt roofing. The entrance portico is stone clad with an arched solid door and wood front gable supported by thin metal columns. The windows appear to be original. An attached two-car garage on back matches the house's design. The English Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 22.)

Cedar Rapids Gazette of October 4, 1955 lists Fred E. Bellamy as this owner of the property.

Eligibility:
The property is contributing to the Bever Woods District.

Oscar and Flossie Paulson House II, 57-11429
2249 Grande Avenue SE (Figure 46)

Description:
The 1920 building is a two-story, tile-hipped-roof, red brick house with front dormer. The main materials are brick and asphalt roof. The front entrance porch has a metal railing

and no roof. Two bay windows are prominent in the façade, and a brick side carport has a second-level open terrace. The entrance has a segmented arch awning with corbelled brackets, and the front door has two sidelights. The wood windows appear to be replacements. A two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Oskar Fridjof Paulson was born in Norway in 1885. He was a general contractor in the building industry, according to the 1940 Census, and was living in the house with his wife, Flossie. Oskar F. Paulson arrived in Cedar Rapids from Minneapolis in 1908. He worked for contractor H. F. Jones, building homes and businesses in Cedar Rapids. Among the contractor's projects was the Johnson school and the Magnus Hotel. Paulson married Jones' daughter, Flossie, in 1909, and in 1913, he set out on his own, founding the O. F. Paulson Construction Co. His company had already worked on the Roosevelt Hotel and the new coliseum when he won the contract in February 1927 for one of two theaters being built in Cedar Rapids. Paulson built the Iowa Theater on the corner of First Avenue and Third Street East in September 1927. Paulson Electric Company has been in business for 80 years and has offices in Cedar Rapids, Dubuque, and Waterloo. It is likely that O.F. Paulson Construction Co. built this house.

Eligibility:
The property is contributing to the Bever Woods District. The 1999 garage is not contributing to the property.

Agnes McElvania House I, 57-11430
2241 Grande Avenue SE (Figure 47)

Description:
The 1922 building is a two-story, hipped-roof, wood-frame house with front dormer. The main materials are brick, stucco siding, and asphalt roof. The entrance porch has two simple wood columns, a segmented arch beam, and a hipped roof. A brick apron on the first level surrounds the house, and the entrance has a segmented arch transom and two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 23.)

Historic Background:
The original owner of 2261 Grande Ave SE appears to be Agnes M. McElvania, and she was also the owner of 350 Pleasant Drive in Bever Woods. She was the mother of Harriet; Harriet married Clyde W. Kuhn in 1919. There seems to be quite a bit of society page news regarding Mrs. Kuhn and her mother. For example, it is noted in 1920 that

"Miss Margaret Denamore of Chicago and Mrs. Klyde Kuhn of Tipton are guests of Mrs. Kuhn's mother Mrs. Agnes McElvania, in Bever Woods."[63]

Although the house was built by Agnes McElvania, it appears that she sold it to Charles C. Kuning, who lived in the residence with his wife in the 1920s.[64] [65]

Eligibility:
The property is contributing to the Bever Woods District. The 2014 garage is not contributing to the property due to its early age.

Agnes McElvania House II, 57-11431
350 Pleasant Drive SE (Figure 48)

Description:
The 1918 building is a two-story, hipped-roof, wood-frame house with two front dormers. The main materials are brick, wood siding, and asphalt roofing. The entrance porch has two wood detailed columns and pilasters supporting an open pediment roof. The entrance door has a rectangular transom and two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 24.)

Historic Background:
The original owner of 2261 Grande Ave SE appears to be Agnes M. McElvania, and she was also the owner of 350 Pleasant Drive in Bever Woods. She was the mother of Harriet; Harriet married Clyde W. Kuhn in 1919. There seems to be quite a bit of society page news regarding Mrs. Kuhn and her mother. For example, it is noted in 1920 that "Miss Margaret Denamore of Chicago and Mrs. Klyde Kuhn of Tipton are guests of Mrs. Kuhn's mother Mrs. Agnes McElvania, in Bever Woods."[66]

According to the 1919 McCoy Directory of the City of Cedar Rapids, this house was the residence of Agnes McElvania (widow of James).[67]

Eligibility:
The property is contributing to the Bever Woods District. The 1963 garage is not contributing to the property.

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[63] *Cedar Rapids Evening Gazette*, October 30, 1920, p. 8.
[64] *McCoy's Cedar Rapids Street Directory*, 1926, page 613.
[65] *Evening Gazette and Republican*, 1928, page 10.
[66] *Cedar Rapids Evening Gazette*, October 30, 1920, p. 8.
[67] *McCoy's Cedar Rapids City Directory*, 1919, page 492.

James Killian House, 57-11432
358 Pleasant Drive SE (Figure 49)

Description:
The 1919 building is a two-story, hipped-roofed house with a front-hipped dormer. The main materials are stucco siding and asphalt roofing. The entrance portico has two detailed square wood columns over brick bases supporting a pediment-style roof. A brick apron on the first level surrounds the house. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
James Killian was born in Nebraska in 1883. (Images 25 and 26.) He was the treasurer and one of the founders of the Killian's Department Store in Cedar Rapids. Killian's Department Store was one of the largest department stores in Iowa in 1921 with a five-story building on 3rd Avenue employing 320 workers. The store opened in 1910 and before that, it was known as the John H. Taft Dry Goods General Store. James Killian's wife was Mary Killian, and they had a daughter, Jean, and a son, Robert. [68]

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property. The property may be potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

Claire and Marie Bloomhall House, 57-11433
2240 Washington Avenue SE (Figure 50)

Description:
The 1919 building is a two-story, hipped-roof house with hipped-roof dormer. The main materials are wood siding and asphalt roofing. Decorative wood corbel brackets support the front-gable entrance portico. The wood windows appear to be original. A 1919 detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Marie Bloomhall was born in 1888 and was married to Mr. Claire William Bloomhall who founded and was president and general manager of the Diamond V. Mills Company. They had a daughter named Barbara and a son named William. Mr. Bloomhall was born in South Dakota in 1886 and had worked as a farmer in the corn production industry for

[68] *Cedar Rapids Evening Gazette*, August 15, 1912, p. 2.

four decades before he founded Diamond V. Mills on November 1, 1943. The company is a global enterprise today that specializes in optimal animal feed products.

On May 3, 1919, the *Cedar Rapids Evening Gazette* mentioned the construction of a $10,000 residence for Claire W. Bloomhall that was soon to be built in Bever Woods.

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property.

Richard Brown House, 57-11434
2250 Washington Avenue SE (Figure 51)

Description:
The 1923 building is a one-and-a-half-story wood-frame house with a side gable-roof and two front gables. The main materials are wood siding and asphalt roofing. The entrance porch has an awning roof and a curved bay window above. A brick apron on the first level surrounds the house, and the entrance door has two side windows. The wood windows appear to be original. A two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 27.)

Historic Background:
Mr. Simmons is the original owner of the lot; the name listed in the *Cedar Rapids City Directories* of 1922 for this address is Richard Brown.

Eligibility:
The property is contributing to the Bever Woods District. The 1923 garage is contributing to the property. The property may be potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

William Chamberlain House, 57-11435
361 Forest Drive SE (Figure 52)

Description:
The 1931 building is a two-story, side-gable, yellow brick house with four front dormers. The main materials are brick, stone, and asphalt roof. The protruding entrance volume has a composed awning and crossed-gable roof. A stone-detailed entrance has a segmented arched door and side windows. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The English Tudor-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
William Chamberlain, born in 1878, was a lawyer of civil practice admitted to the bar in 1901 and a general council member of the United Light and Railway and Co. and all other subsidiary corporations operating the street and interurban railways in Linn County.[69]

Eligibility:
The property is contributing to the Bever Woods District. The 1931 garage is contributing to the property. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

John Killian House, 57-11436
357 Forest Drive SE (Figure 53)

Description:
The 1924 building is a two-story, side-gable house with a recessed side volume. The main materials are wood siding and asphalt roofing. The roof has simple wood rafter details on the eaves. The entrance portico has four pilasters and a cornice above, with two lights at either side of the door. The wood windows appear to be original. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
John Killian was born in 1938 and was the son of Richard and Ann Killian. Robert was born in Nebraska and was a secretary with Killian's Department Store in Cedar Rapids. Killian's Department Store was one of the largest department stores in Iowa in 1921, with a five-story building on 3rd Avenue employing 320 workers. The store opened in 1910, and before that, it was known as the John H. Taft Dry Goods General Store.[70]

Eligibility:
The property is contributing to the Bever Woods District. The 1953 garage is not contributing to the property.

Alfred Towne House II, 57-11437
353 Forest Drive SE (Figure 54)

[69] The American Bar. United States: J.C. Fifield Company, 1921.
[70] *Cedar Rapids Evening Gazette*, August 15, 1921, p. 2.

Description:
The 1917 building is a two-story, wood-frame house with a side gambrel roof and rafter detail. The main materials are wood siding and asphalt roofing. A side first-level volume has a terrace with metal railing on the second level. The entrance portico has three simple wood columns and segmented arch pediment. The entrance has a segmented arch transom and two narrow sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Colonial Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 28.)

Historic Background:
The original owner of this property was Alfred Towne, along with his wife Bonnie, according to *Cedar Rapids City Directories* of 1916. Alfred Towne was in the real estate business and was associated with James L. and Ren Bever, but he went into business for himself in 1919 under the name of the Towne Realty Company. He was well-liked in the realty business.[71]

By 1936, D. M. Taylor and his wife were living at the house at 353 Forest Dr SE. They had a son named Bill and a daughter, Della, who was a teacher in the schools of Valley City, North Dakota.[72]

Eligibility:
The property is contributing to the Bever Woods District. The 1941 garage is not contributing to the property.

Block 5

Block 5 has a total of twenty-three lots of smaller size on the south side along Bever Avenue that contribute to a Bever Woods historic district. Doctors, businessmen, and contractors lived on this block. Paul Lattner was the owner of the Cedar Rapids Auto and Supply Company; he had originally purchased three lots on this block: 2201 Washington Avenue SE, 2200 Bever Avenue SE, and 2232 Bever Avenue SE. Kenneth McKay was a contractor, builder, and designer who founded McKay Construction Company and lived at 2314 Bever Avenue SE.

Sofes House, 57-11438
369 Forest Drive SE (Figure 55)

[71] *Cedar Rapids Evening Gazette*, May 3, 1919, p. 15.
[72] *Cedar Rapids Gazette*, December 20, 1936, p. 71.

Description:
The 1923 building is a two-story side-gable house with a front-protruding side and three front dormers. The main materials are brick and asphalt roofing. The entrance has two sidelights and a transom lite. The wood windows appear to be original. A detached three-car garage does not match the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1991 garage is not contributing to the property.

Charles and Georgia Pollins House II, 57-11439
365 Forest Drive SE (Figure 56)

Description:
The 1917 building is a two-story side-gable house with a front awning and roofed dormer. The main materials are wood and stucco siding with an asphalt roof. The entrance portico has two tapered columns supporting a segmented arch beam and roof. A brick foundation surrounds the house, and the entrance door has two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 29.)

Historic Background:
The original owner of 365 Forest Dr SE was Albert J. Barth.[73] The *Cedar Rapids City Directories* from both 1925 and 1935 list him as still being the owner of the property. From 1904 to 1910, A. J. Barth was the manager of the Gurler-Barth Company, a position he resigned from in November 1910 due to "failing health," according to the *Cedar Rapids Evening Gazette*.[74]

Eligibility:
The property is contributing to the Bever Woods District. The 1999 garage is not contributing to the property.

Isabel Harbert House I, 57-11440
2267 Washington Avenue SE (Figure 57)

[73] *Cedar Rapids City Directories*, January 1, 1923, p. 130.
[74] "Personal and Local," *Cedar Rapids Evening Gazette*, November 4, 1910, p. 8.

Description:
The 1922 building is a two-story side-gable brick house with a front pediment entrance portico supported by double Doric columns. The main materials are brick and asphalt roof. A first-level side volume recedes from the main volume. Contrasting keystones are in the first-level windows. The wood windows appear to be original. A detached two-car garage does not match the house. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property.

Dr. Rudolph Vorpahl House, 57-11441
2259 Washington Avenue SE (Figure 58)

Description:
The 1922 building is a two-story side-gable wood house with a first-level recessed side volume and a side carport with two Doric columns. The main materials are wood siding and asphalt roofing. Brackets support a front pediment entrance portico and the front door has a glass transom and sidelights. The windows are replacements. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
Dr. Rudolph Vorpahl was born in Wisconsin in 1883. He was a doctor with a private practice in Cedar Rapids, and he lived in the house with his wife Florence in 1940.

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property.

Jackson House, 57-11442
2249 Washington Avenue SE (Figure 59)

Description:
The 1929 building is a two-story side-gable house with a first-level side volume and shed-roof entrance. The main materials are vinyl siding and asphalt roofing. The windows are replacements. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Eligibility:
The property is contributing to the Bever Woods District. The 1929 garage is contributing to the property.

Laurie Bever House, 57-11443
2237 Washington Avenue SE (Figure 60)

Description:
The 1917 building is a two-story, hipped-roof wood house with front hipped-roof dormer. The main materials are wood siding and asphalt roofing. Two Doric columns and two pilasters support an open pediment entrance portico. The front door has a glass transom and sidelights. The wood windows are original. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1917 garage is contributing to the property.

Doubrasky House, 57-11444
2227 Washington Avenue SE (Figure 61)

Description:
The 1935 building is a two-story cross-gambrel house with front gambrel-roof volume and a shed-roof entrance volume and awning. The main materials are wood siding and cedar shingle roof. A first-level bay window is on the side volume. The windows are replacements. A detached two-car garage matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Eligibility:
The property is contributing to the Bever Woods District. The 1936 garage is contributing to the property.

Peter L. Topic House, 57-11445
2215 Washington Avenue SE (Figure 62)

Description:
The 1948 building is a two-story hipped-roof house with first-level side volume. The main materials are stone, board siding, and asphalt roof. The second-level volume overhangs from the first level, which is stone clad. The entrance door has a glass transom and sidelights. The metal windows appear to be original. A detached two-car garage does

not match the house's design. The hipped-roof-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1981 garage is not contributing to the property.

Paul Lattner House I, 57-11446
2201 Washington Avenue SE (Figure 63)

Description:
The 1919 building is a two-story hipped-roof house with front curved-roof dormer. The main materials are vinyl siding and asphalt roof. Two brick columns support an open entrance porch and two additional columns support a side pergola. The front door has sidelights. Some wood windows are original. A detached two-car garage on back does not match the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the siding and window replacements.

Historic Background:
Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children: Bedford, Amanda, and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909 and 1910 by Paul Lattner.

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property.

Paul Lattner House II, 57-11447
2200 Bever Avenue SE (Figure 64)

Description:
The 1948 building is a one-and-a-half-story cross-gable house with additional stone front-gable volume. The main materials are stone, wood siding, and asphalt roofing. The front door has a glass transom and sidelights. The wood windows are original. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 30.)

Historic Background:
Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children: Bedford, Amanda, and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909 and 1910 by Paul Lattner.

Eligibility:
The property is contributing to the Bever Woods District. The 1948 garage is contributing to the property.

Dr. Pfeiffer House I, 57-11448
2208 Bever Avenue SE (Figure 65)

Description:
The 1923 building is a one-story, hipped-roof brick house with a front gable-roof volume and side gable-roof dormer. The main materials are brick and asphalt roof. Two brick columns over a low wall support an open entrance porch. The wood windows are original. A detached two-car garage matches the house's style. The Bungalow Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1923 garage is contributing to the property.

Weston Ralston House, 57-11449
2216 Bever Avenue SE (Figure 66)

Description:
The 1938 building is a two-story side-gable house with front pediment-entrance portico. The main materials are vinyl siding and asphalt roof. Three Doric columns on each side and two pilasters support the pediment with segmented arch detail. A first-level bay window is on the house's side. The windows are replacements. A detached two-car garage does not match the house's style. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised because of the siding and window replacements. (Image 31.)

Historic Background:
Weston D. Ralston was born in Iowa in 1890. He was an insurance salesman in Cedar Rapids and lived in the house in 1940 with his wife Geraldine and sons James and Weston.

Eligibility:
The property is contributing to the Bever Woods District. The 1938 garage is not contributing to the property.

Homer Evans House, 57-11450
2220 Bever Avenue SE (Figure 67)

Description:
The 1921 building is a one-story cross-gable house with front-gable open porch supported by three Doric columns. The main materials are wood siding and asphalt roof. A fanlight window is in the center gable, and stick-style details appear on the rafters and between the front columns. Filigree wood-carved details adorn the porch's three sides. Simple wood railings enclose the front porch. Most of the windows are replacements. A detached two-car garage matches the house's design. The Bungalow Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding and window replacements. (Image 32.)

Eligibility:
The property is contributing to the Bever Woods District. The 1921 garage is contributing to the property.

Max Mildenstein House, 57-11451
2226 Bever Avenue SE (Figure 68)

Description:
The 1919 building is a two-story gable-roof wood house with front gable-roof open porch. The main materials are wood siding and asphalt roofing. Two simple wood columns support the open-entrance porch. Cornices and dentil details adorn the roof. The wood windows are original. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 33.)

Historic Background:
Max Mildenstein was born in 1886 in Clinton, Iowa. He was a building contractor and lived in the house in 1940 with his wife Dallen and son Wallace.

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property.

Paul Lattner House III, 57-11452
2232 Bever Avenue SE (Figure 69)

Description:
The 1923 building is a two-story gambrel-roof wood house with first-level awning. The main materials are wood siding and asphalt roofing. Two Doric columns support an open, curved-roof entrance portico. The front door has a curved transom and sidelights. The wood windows appear to be original. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 34.)

Historic Background:
Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children: Bedford, Amanda, and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909 and 1910 by Paul Lattner.

Eligibility:
The property is contributing to the Bever Woods District. The 1923 garage is contributing to the property.

Victor Svoboda House, 57-11453
2238 Bever Avenue SE (Figure 70)

Description:
The 1931 building is a two-story gambrel-roof brick house with pediment-entrance portico supported by wood brackets. The main materials are brick and asphalt roofing. The wood windows are original. A detached two-car garage does not match the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 35.)

Historic Background:
Victor F Svoboda was born in Iowa in 1896. He worked as a millwright in a cereal mill in Cedar Rapids. He was living in the house in 1940 with his wife Emma and daughters Bernice and Yvonne.

Eligibility:
The property is contributing to the Bever Woods District. The 2004 garage is not contributing to the property due to its early age.

James Porter House, 57-11454
2244 Bever Avenue SE (Figure 71)

Description:
The 1921 building is a two-story hipped-roof stucco house with a brick apron around the main volume. The main materials are wood, stucco siding, and asphalt roof. Three Doric wood columns and two pilasters on each side support an open pediment-entrance portico. The front door has a glass transom. The wood windows are original. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 36.)

Eligibility:
The property is contributing to the Bever Woods District. The 1921 garage is contributing to the property.

James Daubs House, 57-11455
2250 Bever Avenue SE (Figure 72)

Description:
The 1922 building is a two-story wood house with side-gabled roof, front dormer, and a shed-roofed entrance porch. The main materials are wood siding and asphalt roofing. Two Doric columns, with one pilaster on each side, support the entrance porch. The wood windows are original. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 37.)

Historic Background:
James Daubs was born in 1876 in Iowa. He was a bookkeeper at an oil company and in 1940 he was living in the house with his wife Emma.

Eligibility:
The property is contributing to the Bever Woods District. The 2006 garage is not contributing to the property.

Isabel Harbert House II, 57-11456
2256 Bever Avenue SE (Figure 73)

Description:
The 1923 building is a two-story, hipped-roof stucco house with front hipped-roof dormer. The main materials are wood, stucco siding, and asphalt roof. Two stucco columns over low walls support a hipped-roof entrance porch. The windows are replacements. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 38.)

Eligibility:
The property is contributing to the Bever Woods District. The 2005 garage is not contributing to the property.

Wayne Burkholder House, 57-11457
2300 Bever Avenue SE (Figure 74)

Description:
The 1918 building is a two-story, side-gabled, stucco-clad wood-frame house with a front gable-roof dormer. The main materials are wood, stucco siding, and asphalt roof. The entrance portico has two tapered wood columns over a stucco low wall base. A first-level side volume protrudes from the main volume of the house. A brick foundation on the first level surrounds the house. The wood windows appear to be original. A two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 39.)

Historic Background

Wayne Burkholder was the original owner of the home at 2300 Bever Ave SE,[75] and the *Cedar Rapids City Directories* still list him as the resident there in 1925. Wayne Burkholder may have been a jeweler, as there are many ads in the newspapers of the time for McAllister Burkholder Jewelers, though it's not confirmed whether Wayne Burkholder was the same Burkholder. There appear to have been two other owners of the Burkholder house from the 1920s and 1930s. One is Karl P. Blaise, listed as being the asst. sec. of Inter Ocean Reinsurance Co.[76] Blaise also appears to have been an avid golfer, participating in a number of country club tournaments.[77] By 1932, a third owner, W. S. King, was at this address.[78] King previously lived at 2615 Bever Ave SE. A reference to "Dr W. S. King" in the *Evening Gazette and Republican* points to his likely profession.[79]

Eligibility:
The property is contributing to the Bever Woods District. The garage from the year 2000 is not contributing to the property due to its early age.

[75] *Cedar Rapids City Directories*, January 1, 1920, p. 193.
[76] *Cedar Rapids City Directories*, January 1, 1932, p. 491.
[77] "John Vavra's 71 Gives Him Qualifying Honors," *Cedar Rapids Gazette*, July 5, 1938, p. 8.
[78] *Cedar Rapids Phonebooks*, January 1, 1933, p. 52.
[79] "In the Gazette 10, 20 And 30 Years Ago," *Evening Gazette and Republican*, January 28, 1929, p. 10.

Carl Neitzel House, 57-11458
2304 Bever Avenue SE (Figure 75)

Description:
The 1924 building is a two-story side-gabled wood house with an entrance portico. The main materials are wood siding and asphalt roofing. Two Doric columns and cornices on each side support an open pediment-entrance portico. The wood windows are original. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Carl H. Neitzel was born in 1891 in Iowa. He was a sales manager in an electric company. He lived with his wife, Edna, in the house in 1940.

Eligibility:
The property is contributing to the Bever Woods District. The 1924 garage is contributing to the property.

Kenneth McKay House I, 57-11459
2314 Bever Avenue SE (Figure 76)

Description:
The 1924 building is a two-story side-gable wood house with front entrance portico. The main materials are wood siding and asphalt roofing. Two fluted Doric columns and two pilasters support the portico roof, which has cornices and a faux balcony. A first-level side volume has dentil details, as does the roof, and is recessed from the main house. Some wood windows are original and two first-level windows have been replaced. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by some window replacements. (Image 40.)

Historic Background:
Kenneth McKay was born in 1888 in Scotland and was married to Anna. He was a contractor, builder, and designer. Together with his brother Bruce, they formed the McKay Construction Company and built houses in Cedar Rapids. It is likely that the McKay Construction Co. built this house and that Kenneth designed it.

Eligibility:
The property is contributing to the Bever Woods District. The 1924 garage is contributing to the property.

Herbert Pelton House, 57-11460
2326 Bever Avenue SE (Figure 77)

Description:
The 1921 building is a two-story wood house with side-gambrel roof and two front shed-roof dormers. The main materials are vinyl siding and asphalt roof. A side volume is recessed from the back of the main house. Two fluted Doric columns support a shed-roof entrance portico. The front door has sidelights. The wood windows are original. A detached one-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the change in siding material. (Image 41.)

Eligibility:
The property is contributing to the Bever Woods District. The 1921 garage is contributing to the property.

Block 6

This block has a total of twenty-four lots, some of which are the largest lots in the neighborhood apart from the ones along Grande Avenue. It also has the largest number of potentially individually eligible properties of any block, with five in total. Having bigger lots allows the houses to also be larger and exhibit additional architectural features representative of the Neoclassical, Italianate, Tudor, and Georgian revivals. The remaining nineteen properties contribute to a Bever Woods historic district. Notable people who lived on this block include Dr. William Neuzil, who was a surgeon with a private practice and lived at 2343 Grande Avenue SE (57-11467), and dentist Edward L. Moravec at 2325 Grande Avenue SE. Business owner Theodore Blaul, of John Blaul's Sons & Company, lived at 345 Woodland Drive SE.

Davis Auten House, 57-11461
2520 Bever Avenue SE (Figure 78)

Description:
The 1922 building is a two-story hipped-roof wood house with a front hipped-roof dormer. The main materials are wood siding and asphalt roofing. Three Doric columns and a pilaster support each side of an open-pediment entrance portico. The entrance door has a wood fan detail above. The wood windows are original. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property.

Myers House, 57-11462
367 Woodland Drive SE (Figure 79)

Description:
The 1920 building is a two-story side-gabled house with a front-gable entrance and two front awning dormers. The main materials are vinyl siding and asphalt roof. The front entrance door has a pediment detail. A recessed side volume is an attached two-car garage that matches the house. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and the window replacements.

Eligibility:
The property is contributing to the Bever Woods District. The 1960 garage is not contributing to the property, though, as it postdates the period of significance of the historic district.

Arnold Tuttle House, 57-11463
361 Woodland Drive SE (Figure 80)

Description:
The 1919 building is a two-story side-gabled house with two gable-roof dormers. The main materials are wood, stucco siding, and asphalt roofing. Rafter details adorn the roof eaves. Two Doric columns and four pilasters support an open pediment entrance portico. The front door has a segmented arch glass transom and sidelights. The windows are replacements. An attached two-car garage is on the back of the house. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Eligibility:
The property is contributing to the Bever Woods District. The 1970 garage is not contributing to the property.

Beatrice Ivins House, 57-11464
357 Woodland Drive SE (Figure 81)

Description:
The 1927 building is a two-story, side-gabled brick house with a front entrance gable and double-gable roof dormer. The main materials are stone, brick, and asphalt roof. The entrance volume has stone quoin details on the arched door and on the two side windows. A first-level side volume has an additional front gable. A stone foundation surrounds the house. The wood windows appear to be original. A two-car detached

garage matches the house's design. The front yard has a stone retaining wall. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District.

Alfred and Gertrude Torgueson House II, 57-11465
349 Woodland Drive SE (Figure 82)

Description:
The 1932 building is a two-story, side-gabled brick house with a front-gable entrance volume. The main materials are brick and cedar shingle roofing. The recessed entrance portico has two wood columns under a simple frieze. The entrance volume protrudes from the main volume of the house and has a semicircular transom window in the center. The wood windows and shutters appear to be original. A 1994 attached carriage / guesthouse matching the house's design is on the back of the property. The Colonial / Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 42.)

Historic Background
The original owner of 349 Woodland Dr. SE was Nicholas Craemer,[80] and as of 1935, was still listed as the resident. Craemer was clearly a man of wealth and high society; in a September 1926 issue in the *Republican*, it is noted that a Craemer Club Dinner was hosted by the Craemer Co-Operative club at the Commonwealth tea room, and Nicholas Craemer is listed as having given a short talk.[81]

Eligibility:
The property is contributing to the Bever Woods District. The 1994 garage is not contributing to the property.

Theodore and Louise Blaul House, 57-11466
345 Woodland Drive SE (Figure 83)

Description:
The 1927 building is a two-story, side-gabled stone and brick house with two stacked front gables for the entrance and side volume. The main materials are stone, brick, and asphalt roofing. The entrance volume has a detailed stone relief segmented arch portico with a faux balcony on the second level. A front-gabled side volume protrudes from the main volume of the house. A stone foundation on the first level surrounds the house.

[80] *Cedar Rapids City Directories*, January 1, 1934, p. 76.
[81] "Craemer Club Dinner," *Republican*, September 14, 1926, p. 2.

The wood windows and detailed copper gutters are original. A two-car detached garage matches the house's design and is historically significant to the property. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 43.)

Historic Background:
Theodore Blaul was born in Burlington, Iowa, in 1890 and was a wholesale grocery store manager in Cedar Rapids. His father, Theodore, was one of the sons of John Blaul's Sons Company from Burlington, Iowa. The company was incorporated in 1903 and was a family-run wholesale grocery store and canning factory. Theodore Jr. became president of the company's branch house in Cedar Rapids after his father died in 1926. He was the original owner of 345 Woodland Dr. SE and is still listed as the resident of the property in the 1935 edition of the *Cedar Rapids City Directories*. He lived in the house with his wife, Louise, and their four daughters. There were numerous society page mentions of the Blaul family from the 1920s and 1930s. Some of the mentions from 1928 include the headings "Guests from Burlington Visit in Blaul Home"[82] and "Mrs. Blaul Honors Mrs. A. C. Torgeson."[83]

Eligibility:
The property is contributing to the Bever Woods District. The 1927 garage is contributing to the property. The property may be potentially individually eligible for the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

William Neuzil House, 57-11467
2343 Grande Avenue SE (Figure 84)

Description:
The 1922 building is a two-story brick house with hipped-tile roof and three front-hipped tile dormers. The main materials are brick and tile roof. The entrance portico is semicircular with two Doric columns and pilasters and a faux balcony on the second level. A side volume is recessed from the main volume of the house. The wood windows appear to be original. A two-car detached garage matches the house's design. The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The Neuzil family were the original occupants of 2343 Grande Ave SE. Dr. William Neuzil was born in 1886 in Iowa City and was a surgeon with a private practice. He was the assistant to Dr. Murphy and had offices in a building at 601-605 Third Avenue in Cedar Rapids. He married Alice Dobry in 1916 and had a daughter named Betty. In

[82] *Evening Gazette and Republican*, July 26, 1928, p. 6.
[83] *Gazette and Republican*, September 9, 1928, p. 23.

1920, Dr. Neuzil was named a Knights of Columbus officer (Faithful Admiral) for the upcoming year.[84] In May 1928, along with Dr. R. A. Vorphal, Dr. Neuzil was appointed a physician in charge for upcoming holiday events.[85] The Neuzils were still living in the house in 1940.

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property. The property may be potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

Edward Moravec House, 57-11468
2325 Grande Avenue SE (Figure 85)

Description:
The 1919 building is a two-story, hipped-roof brick and stucco house with front curved roof dormer. The main materials are wood, stucco siding, and asphalt roofing. The entrance portico has brick columns and wood capital details supporting a segmented arched roof. The first level is brick and the second level is stucco. Brick columns support a first-level side wood pergola. The wood windows appear to be original. A two-car attached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Edward L. Moravec, the original owner of the house, was born in 1881 in Iowa and was an exodontist/dentist with a private practice in Cedar Rapids. Like many of these homes' owners, Dr. Moravec and his wife, Gertrude, have many mentions on the society pages. In 1929, their son, Marvin Moravec, is noted as a "prominent" member of the Shattuck School senior class, where he excelled at, among other things, academics and swimming.[86] The Moravecs still lived in the house in 1940.

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property.

[84] "Local K.C's Plan for Des Moines Ceremonial," *Cedar Rapids Evening Gazette*, September 24, 1920, p. 17.
[85] "Officials Named for Holiday Events," *Evening Gazette and Republican*, May 28, 1928, p. 9.
[86] "Two Local Youths Are Prominent in Shattuck School Senior Class," *Evening Gazette and Republican*, June 7, 1929, p. 17.

Gerald Ovel House, 57-11469
364 Forest Drive SE (Figure 86)

Description:
The 1931 building is a two-story, side-gable brick and stone house with a front curved gable. The main materials are wood, stucco siding, and asphalt roofing. The stone entrance volume has a Tudor arched front door and side window. A first-level side volume has a gable dormer. Three of the wood windows are replacements and three appear original. A two-car detached garage matches the house's style. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Burton M. Harrington, the president of the Home Lumber Co., was the original owner of 364 Forest Dr. SE.[87] The Harringtons' son was Dr. Arlen F. Harrington who, in 1936, graduated from the College of Medicine at the University of Iowa, where he had been a member of the Alpha Kappa Kappa medical fraternity; Arlen married Miss Beulah Gillham, daughter of Mr. and Mrs. Bert Gillham, shortly after his medical school graduation.[88]

Eligibility:
The property is contributing to the Bever Woods District.

Cook House, 57-11470
2400 Bever Avenue SE (Figure 87)

Description:
The 1917 building is a one-and-a-half-story side-gabled house with a front gable-roof dormer. The main materials are vinyl siding and asphalt roof. Rafter details adorn the eaves. Two tapered columns support a front porch, and two additional tapered columns support a side carport. The wood windows are original. An attached two-car garage matches the house's style. A stone retaining wall is in the side yard. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding replacement. (Image 44.)

Eligibility:
The property is contributing to the Bever Woods District. The 1999 garage is not contributing to the property.

[87] *Cedar Rapids City Directories*, January 1, 1932, p. 133.
[88] "Beulah Gillham And Dr. Harrington Wed," *Cedar Rapids Gazette*, June 9, 1936, p. 8.

McIntosh House, 57-11471
2410 Bever Avenue SE (Figure 88)

Description:
The 1926 building is a one-story cross-gable house with a brick open porch with metal railing. The main materials are wood, stucco siding, and asphalt roof. The front gable is adorned with a diamond-shaped window in the center, wood inlay details, and a segmented arch window. The wood windows are original. A detached two-car garage matches the house's style. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1926 garage is contributing to the property.

James Du Bois House, 57-11472
2416 Bever Avenue SE (Figure 89)

Description:
The 1920 building is a one-story cross-gable house with an open front gable-roofed porch. The main materials are wood, stucco siding, and asphalt roofing. The main materials are wood, stucco siding, and asphalt roof. Wood columns over brick bases support the entrance porch. Exposed double rafters and brackets support the roof. An additional recent front porch is lower than the roofline and attached with metal elements from the roof. Wood columns support a side pergola over brick bases. The windows are replacements. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the out of proportion and inauthentic Craftsman elements such as the front porch, side pergola, and by the window replacements. (Image 45.)

Historic Background:
James A. Du Bois was born in 1876 in Ohio. He was an insurance salesman and was living in the house with his wife Elizabeth in 1940.

Eligibility:
The property is contributing to the Bever Woods District. The 1958 garage is not contributing to the property.

Stanley W. Reid House II, 57-11473
2424 Bever Avenue SE (Figure 90)

Description:
The 1926 building is a two-story side-gable house with front gable-roof entrance volume. The main materials are stucco siding and asphalt roof. Two Doric columns support a curved-roof entrance portico. The wood windows are original. A detached two-car garage does not match the house's style. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 46.)

Historic Background:
Stanley Reid was born in 1894 in Iowa. He was the owner of Deayner & Building Company in Cedar Rapids. His wife's name was Ruth. It is likely that Stanley Reid's building company built this house.

Eligibility:
The property is contributing to the Bever Woods District. The 1926 garage is contributing to the property.

Shrader House, 57-11474
2430 Bever Avenue SE (Figure 91)

Description:
The 1922 building is a one-story side-gabled house with a front gable-roof dormer. The main materials are vinyl siding and asphalt roof. Four Doric columns support an open porch with flat roof in the center and pergolas on each side. Wood rafters and brackets adorn the eaves. The wood windows are original. A detached two-car garage does not match the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 47.)

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property.

Porter House, 57-11475
2434 Bever Avenue SE (Figure 92)

Description:
The 1940 building is a two-story hipped-roof brick house with front entrance portico and a faux balcony above. The main materials are brick and asphalt roofing. Three Doric columns and a pilaster support each side of the shed-roof portico, and dentil details adorn the cornices. The front door has an arched glass transom and sidelights. The wood windows are original. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District. The 1940 garage is contributing to the property.

Fredk F. and Hellen Stark House, 57-11476
2442 Bever Avenue SE (Figure 93)

Description:
The 1927 building is a one-and-a-half-story, cross-gable stucco house with hexagonal front entrance turret. The main materials are stucco siding and asphalt roof. A first-level bay window has a front gable. A brick foundation on the first level surrounds the house. Some of the wood windows appear to be original. A two-car detached garage matches the house's style. The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 48.)

Historic Background

Fredk F. Stark and his wife, Helen, were the original occupants of 2442 Bever Ave SE.[89] Fredk Stark was a general contractor. It seems that construction was a family business, as Carl G. Stark is listed as a builder.[90] In 1926, Fredk Stark was president and one of the directors for the Cedar Rapids Kennel Association.[91] Milvoy Unzeitig of Unzeitig Motor Co. was the owner of the property as of January 1932.[92] Milvoy's wife's name was Julia. Milvoy Unzeitig is still noted as the resident of the property in 1935. In 1936, Unzeitig sold his Cedar Rapids Pontiac dealership. He sold everything, "including all stock and fixtures, to William C. Culver of Cedar Rapids, a traveling representative for the Chevrolet company."[93] At that point in time, Unzeitig had been in the automobile business in Cedar Rapids for 18 years, including 15 years as a dealer, always selling Pontiacs. It was stated that he would "continue to operate his dealership in Iowa City" but had no other immediate plans except "to rest for a year or so."[94]

Eligibility:
The property is contributing to the Bever Woods District. The 1985 garage is not contributing to the property.

[89] *Cedar Rapids City Directories*, January 1, 1931, p. 349.
[90] "Home Builder's Directory," *Republican*, April 8, 1923, p. 9.
[91] *Republican*, January 31, 1926, p. 29.
[92] *Cedar Rapids City Directories*, January 1, 1932, p. 342.
[93] "Milvoy Unzeitig Sells Pontiac Dealership; Other Auto News," *Cedar Rapids Gazette*, September 6, 1936, p. 21.
[94] Ibid.

Mary Nunemaker House, 57-11477
2500 Bever Avenue SE (Figure 94)

Description:
The 1926 building is a two-story hipped-roof wood house with two front hipped-roof dormers. The main materials are brick and asphalt roof. Two Doric columns and two pilasters support a shed-roof entrance porch with dentil details on the cornices. The front door has sidelights. The windows are replacements. A detached two-car garage matches the house's style. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. (Image 49.)

Eligibility:
The property is contributing to the Bever Woods District. The 1926 garage is contributing to the property.

Herbert Ring House, 57-11478
2508 Bever Avenue SE (Figure 95)

Description:
The 1922 building is a one-story cross-gable house with a front gable-roof entrance portico and side hipped-roof dormer. The main materials are brick and asphalt roofing. The first-level wood windows are original, and the second-level gable windows are replacements. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 50.)

Historic Background:
Herbert Clarence Ring was born in 1870 in Center Point, Iowa. Mr. Ring received a law degree in 1893 from the State University of Iowa. He served as a clerk in the Linn County District Court from 1904 to 1908. He then moved to Cedar Rapids for private practice and in 1929 was elected to the 18th Judicial District Court as a Judge. He was living in the house in 1940 with his wife Maud and two sons David and Dean. He was still serving as a district court judge when he died a year later.

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property.

Edward W. and Laura La Plant House I, 57-11479
2317 Grande Avenue SE (Figure 96)

Description:
The 1919 building is a two-story stucco-clad house with large-scale hipped-roof and front hipped-roof dormers. The main materials are stucco siding and tile roof. The entrance portico has double tapered wood columns on each side. The entrance volume protrudes from the main volume of the house towards one side. An integrated carport to the side of the house forms an arched entrance. A brick foundation on the first level surrounds the house. The wood windows appear to be original. A two-car attached garage on back of the property matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owner of 2317 Grande Ave SE was Edward W. La Plant, along with his wife Laura.[95] La Plant was the president of La Plant-Choate Mfg Co., which manufactured a variety of articles in Cedar Rapids, including house moving machinery, jacks, stump pulling machinery, and windlasses.[96] The company was previously La Plant Virden Company.[97] La Plant seems to have received some negative press over the years. A 1916 article headline states "La Plant Signs Agreement with Building Trades" and implies that he was previously opposed to union labor but eventually came around.[98] In a 1919 article, he is blamed for damaging trees while housemoving.[99]

In 1915, La Plant traveled to Nicaragua to investigate property, as well as survey the management at the Central America Land and Development Company's El Banco Plantation and general living conditions. He donated a tiger and a monkey from Central America to the Bever Park zoo.[100] A real estate transfer of several Daniels Park lots is made to La Plant in 1917.[101]

As of January 1, 1923, Edward J. Carey was the owner of this property.[102] Carey is still noted as the resident in 1935. E. J. Carey was the president and treasurer of the Martin

[95] *Cedar Rapids City Directories*, January 1, 1920, p. 363.
[96] "List of Articles Manufactured in Cedar Rapids," *Cedar Rapids Evening Gazette*, October 18, 1919, p. 20.
[97] "Mr. E. W. La Plant of La Plant Virden Company," *Cedar Rapids Evening Gazette*, August 5, 1911, p. 2.
[98] "La Plant Signs Agreement with Building Trades," *Cedar Rapids Tribune*, March 10, 1916, p. 1.
[99] "Damage to Trees May Be Collected Says Mayor Rall: Property Owners Have Right to File Claims at City Hall He Declares; Blames Mr. La Plant; Says Housemover Failed to Apply for Routing—even That Would Not Permit Him to Out the Trees—Every Tree Damaged Must be Paid For," *Republican*, October 5, 1919, p. 4.
[100] "Tiger and Monkey Now at Park Zoo," *Republican*, March 9, 1915, p. 2.
[101] "Real Estate Transfers," *Republican*, September 30, 1917, p. 3.
[102] *Cedar Rapids City Directories*, January 1, 1923, p. 167.

Dry Goods company. His father, Edward Carey, was a pioneer resident of Sioux City and died at age 87 in 1930.[103]

Eligibility:
The property is contributing to the Bever Woods District. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

Edward W. and Laura La Plant House II, 57-11480
344 Forest Drive SE (Figure 97)

Description:
The 1957 building is a two-story split-level wood house with a side-gable roof on the main level and a hipped roof on the second level. The main materials are wood siding and asphalt roofing. Four metal columns support an open entrance porch. The windows appear to be original. An integrated two-car garage is under the second level. The Split-Level-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District.

Benjamin O. Tapper House, 57-11481
348 Forest Drive SE (Figure 98)

Description:
The 1925 building is a two-story red brick house with a wood-rafter hipped roof and a receded side volume. The main materials are wood siding and tile roof. The receded entrance portico has semicircular arch and detailed terracotta lion medallions at each side. A first-level side volume protrudes from the main volume of the house. The wood windows and copper gutters are original. A two-car detached garage matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 51.)

Historic Background:
Benjamin O. Tapper was the original occupant of 348 Forest Dr. SE. He was the president and treasurer of the Cedar Rapids Construction Co. and was married to Emelic.[104] They had three daughters, Bertha, Inga, and Olga. Bertha was a pianist and

[103] "E. J. Carey's Father Dies At Sioux City; Was Pioneer There," *Evening Gazette and Republican*, July 21, 1930, p. 1.
[104] *Cedar Rapids City Directories*, January 1, 1929, p. 449.

instructor of piano at Coe College and a member of the Beethoven Club. There are a number of newspaper clippings about her performances and concerts. She married James M. Skinner on Thanksgiving Day in 1928.[105] Inga was the principal of Polk school, and Olga was a teacher at Fillmore school.[106] This house was designed by architect Mark Anthony and featured in the *Cedar Rapids Republican* newspaper on page 24 in September 12, 1929.

Eligibility:
The property is contributing to the Bever Woods District. The 1925 garage is contributing to the property. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

John M. Costas House, 57-11482
352 Forest Drive SE (Figure 99)

Description:
The 1952 building is a one-and-a-half story house with side-gable roof and a recessed entrance porch supported by one corner wood column over a stone base. The main materials are stone, vinyl siding, and asphalt roof. A stone veneer apron detail is in the facade. The windows appear to be original. An attached two-car garage matches the house's design. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District.

Charles Schoen House, 57-11483
356 Forest Drive SE (Figure 100)

Description:
The 1924 building is a two-story, dentil-detailed, brick house with side-gambrel roof and two front awning roof dormers. The main materials are brick and asphalt roof. The entrance portico has two Doric columns and pilasters supporting a faux balcony on the second level. A first-level side volume recedes from the main volume of the house. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 52.)

[105] "Honor Bertha Tapper," *Evening Gazette and Republican*, November 26, 1928, p. 3.
[106] *Cedar Rapids City Directories*, January 1, 1928, p. 458.

Historic Background:
Charles (Chas) Schoen was born in New York City in 1879. He was the owner of Schoen Exclusive Furrier. As of 1925, the Schoen family had been in the fur business for 168 years, according to an article in the *Republican*.[107] In 1940 he was still living in the house with his wife Emma. They had moved from 1609 Washington Avenue to this house in 1925. Mr. Schoen probably worked at or owned Ohsman & Sons, which is a Cedar Rapids' company that still sells cattle hides to tanneries for the manufacturing of leather products. Schoen was elected the first President of Temple Judah when the liberal Jewish congregation was initially formed in the early 1920s.[108] This house was designed by McKay Bros. Construction Co Architects & Builders located in the Granby Building, according to original blueprints of the house.

Eligibility:
The property is contributing to the Bever Woods District. The 1924 garage is contributing to the property. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

Mann House, 57-11484
360 Forest Drive SE (Figure 101)

Description:
The 1923 building is a two-story brick house with side-gable roof and first-level side volume. The main materials are brick and asphalt roof. Two Doric columns support an open pediment entrance portico. The front door has an arched wood fan detail above the door and sidelights. The wood windows are original. A detached two-car garage matches the house's style. The Georgian-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. (Image 57.)

Eligibility:
The property is contributing to the Bever Woods District. The 1923 garage is contributing to the property.

Block 7

Summary

This block has a total of twenty-three lots of smaller size than the previous blocks. One of the properties is potentially individually National Register-eligible, three of the

[107] "Schoen Family Has Been Engaged in Fur Business 168 Years," *Republican*, May 17, 1925, p. 17.
[108] History of Temple Judah. https://templejudah.org/about/optional-drill-down-example/, 2020.

properties are not eligible, and the remaining 19 properties are properties that contribute to a Bever Woods historic district. Howard Hall was co-founder and president of the Iowa Steel and Iron Works Company and Iowa Manufacturing Company in Cedar Rapids. He was married to Margaret Douglas, the oldest daughter of George and Irene, owners of the Brucemore Estate. Hall bought three original lots in Bever Woods: 357 Park Terrace SE, 353 Park Terrace SE, and 2618 Bever Avenue SE. Andrew McKinnon, a conductor of steam railways, also bought three original lots in Bever Woods: 370 Woodland Drive SE, 372 Woodland Drive SE, and 2608 Bever Avenue SE. James L. Bever, Jr., the son of Sampson C. Bever, one of the original landowners of Bever Woods, owned 349 Park Terrace SE. He worked in the family banking and real estate businesses.

Abraham Lincoln Smulekoff House, 57-11485
365 Park Terrace SE (Figure 102)

Description:
The 1921 building is a two-story house with side-gable roof and an added side volume that is recessed from the main house. The main materials are vinyl siding and asphalt roof. Double Doric columns support a pediment entrance portico on each side. The wood windows are original on the main volume of the house and new on the side addition. An integrated two-car garage is part of the addition. The Neoclassical-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the side addition and siding replacement.

Historic Background:
Guy P. Linville, who owned and transferred this property initially, was born in 1878 in Iowa. He was an attorney with a private practice in Cedar Rapids.

The original occupant of this house was A. L. (Abraham Lincoln) Smulekoff.[109] (Image 53 and 54.) Called Mr. A. L. by his employees, Smulekoff was the president of the Smulekoff Furniture company, a business that was started by his father, Henry Smulekoff.[110] Henry Smulekoff fled Russia under Alexander III's persecution of the Jews and came to the United States when he was 20. He had a rough start initially but was able to buy a small shop on Mays Island in Cedar Rapids in 1894. By 1910, he had built a larger store at First St. and Third Avenue. His sons learned the business from him.

A. L. Smulekoff was born February 12, 1900. He attended the University of Iowa and the Wharton School of Business at the University of Pennsylvania. His brother, called Mr.

[109] *Cedar Rapids City Directories*, January 1, 1925, p. 631.
[110] "Mr. A.L. & Mr. Leo: The Smulekoff brothers carry on retail tradition," *The Gazette*, September 19, 1984.

Leo by their employees, also graduated from the Wharton School of Business.[111] In 1984, A. L. and Leo had worked 62 and 55 years, respectively, at Smulekoff Furniture.[112]

A.L. Smulekoff married Cecelia Atlas in 1923, and they had two children, Elaine and Sue. Smulekoff's obituary stated that he played a "prime role in his family's retail furniture business." That and his "extensive real estate investing contributed immensely to the longtime strength and health of downtown Cedar Rapids."[113]

Eligibility:
The property is contributing to the Bever Woods District.

Weaver House, 57-11486
361 Park Terrace SE (Figure 103)

Description:
The 1921 building is a two-story hipped-roof wood house with front hipped-roof dormer. The main materials are stucco siding and asphalt roof. Two metal brackets support the entrance awning. A brick apron surrounds the house. The front door has sidelights. The windows are replacements. An attached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the side garage addition and the window replacements.

This property was vacant in 1925. In 1931, the owner was Horton Bailey.[114]

Eligibility:
The property is contributing to the Bever Woods District. The 1984 garage is not contributing to the property.

Henry Kadghin House, 57-11487
359 Park Terrace SE (Figure 104)

Description:
The 1924 building is a two-story brick house with cross-gable roof and two front shed-roof dormers. The main materials are brick and asphalt roof. An entrance volume protrudes from the main volume. The wood windows are original. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

[111] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971.
[112] *Cedar Rapids Gazette*, September 19, 1984, p. 6a.
[113] *Cedar Rapids Gazette*, June 23, 1988, p. 1a.
[114] *Cedar Rapids City Directories*, January 1, 1931, p. 676.

Historic Background:
Photographer Henry Kadgihn was the original owner of 359 Park Terrace SE.[115] (Image 55.) He had offices in Granby Building. According to "Why's Why in Cedar Rapids" (1928), he was born in Bloomington, Illinois, on January 8, 1865, and came to Cedar Rapids in 1892 because it was a good environment for his photography.

Eligibility:
The property is contributing to the Bever Woods District. The 1935 garage is not contributing to the property.

Howard Hall House I, 57-11488
357 Park Terrace SE (Figure 105)

Description:
The 1919 building is a two-story, hipped roof house with front shed dormer. The main materials are stucco siding and asphalt roof. The entrance portico has two columns over brick columns supporting a shed roof. A first-level side carport has the same column design of the portico, and a brick apron surrounds the house. Some windows are original, but the first-level windows appear to be replacements. A one-car detached garage that matches the house's style is at the back of the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Howard Hall was born in 1894 in Onslow, Iowa. (Image 56.) In 1909, his family moved to Cedar Rapids and he began working as a delivery boy for the Commercial National Bank and later worked as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Mr. Hall was co-founder and president of Iowa Steel and Iron Works Company and Iowa Manufacturing Company in Cedar Rapids, two of the major employers in the region. In 1923 he met Margaret, the eldest daughter of George and Irene Douglas, who were the owners of the Brucemore Estate. Howard and Margaret married that same year and moved to the Brucemore Estate.

According to the 1922 Cedar Rapids City Directory, Howard W. Hall, Secretary and Treasurer of Iowa Steel and Iron Works and Vice President and Treasurer of Iowa Manufacturing Company, lived in this house in 1922, along with his mother, Margaret (widow of H.D.).[116]

One legacy of the Halls was the Hall Foundation, which began in 1953 with a gift of 20 shares of stock worth $3,080. The foundation's assets had grown to $9 million by 1976.

[115] *Cedar Rapids City Directories*, January 1, 1925, p. 631.
[116] *McCoy's Cedar Rapids City Directory*, 1922, page 276.

The initial gift came from Margaret Lamey Hall, Howard's mother, who gave the shares in the Iowa Manufacturing Co.[117] The family's foundation benefitted hospitals, medical facilities, non-profit groups, civic and community groups, every college in Cedar Rapids, and arts and culture groups.

Howard, known as an industrialist and philanthropist, gave many other gifts to the foundation during his life and left most of his $17 million fortune to the foundation when he died in 1971. Through this charitable foundation, he gave back to the community of Cedar Rapids.[118] Howard Hall was friends with former Presidents Herbert Hoover and Harry Truman.[119]

Eligibility:
The property is contributing to the Bever Woods District. The 2008 garage is not contributing to the property.

Howard Hall House II, 57-11489
353 Park Terrace SE (Figure 106)

Description:
The 1920 building is a two-story, side-gable wood-frame house with front gable dormer. The main materials are wood siding and asphalt roofing. The entrance portico has two wood Doric columns supporting an open pediment roof. A first-level side volume recedes from the main volume of the house. Doric columns support a carport and loggia on the opposite side, with a balcony on the second level. A brick foundation surrounds the house. The wood windows and wood shutters appear to be original. A one-car detached garage that matches the house's style is at the back of the property. The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The 1922 City Directory shows that Wm. E. Lamey lived in this house with his wife, Anna.[120] He is also listed in the 1925 directory.[121] This property was originally owned by Howard Hall.

Howard Hall was born in 1894 in Onslow, Iowa. (Image 56.) In 1909, his family moved to Cedar Rapids and he began working as a delivery boy for the Commercial National Bank and later worked as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned

[117] *Des Moines Register*, July 27, 1981, p. 3A.
[118] History Center Archives, Cedar Rapids.
[119] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.
[120] *McCoy's Cedar Rapids City Directory*, 1922, p. 350.
[121] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

the company into a manufacturing business. Mr. Hall was co-founder and president of Iowa Steel and Iron Works Company and Iowa Manufacturing Company in Cedar Rapids, two of the major employers in the region. In 1923 he met Margaret, the eldest daughter of George and Irene Douglas, who were the owners of the Brucemore Estate. Howard and Margaret married that same year and moved to the Brucemore Estate.

According to the 1922 Cedar Rapids City Directory, Howard W. Hall, Secretary and Treasurer of Iowa Steel and Iron Works and Vice President and Treasurer of Iowa Manufacturing Company, lived in this house in 1922, along with his mother, Margaret (widow of H.D.).[122]

One legacy of the Halls was the Hall Foundation, which began in 1953 with a gift of 20 shares of stock worth $3,080. The foundation's assets had grown to $9 million by 1976. The initial gift came from Margaret Lamey Hall, Howard's mother, who gave the shares in the Iowa Manufacturing Co.[123] The family's foundation benefitted hospitals, medical facilities, non-profit groups, civic and community groups, every college in Cedar Rapids, and arts and culture groups.

Howard, known as an industrialist and philanthropist, gave many other gifts to the foundation during his life and left most of his $17 million fortune to the foundation when he died in 1971. Through this charitable foundation, he gave back to the community of Cedar Rapids.[124] Howard Hall was friends with former Presidents Herbert Hoover and Harry Truman.[125]

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

James L. Bever Jr. House, 57-11490
349 Park Terrace SE (Figure 107)

Description:
The 1915 building is a two-story, hipped-roof, brick and wood-frame house with a front hipped-roof dormer. The main materials are wood siding and asphalt roofing. The entrance portico has two brick columns over low brick wall bases. A first-level side volume protrudes from the main volume of the house. A brick apron on the first level surrounds the house. Second-level wood windows appear to be original, and the first-level windows are replacements. A two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains

[122] *McCoy's Cedar Rapids City Directory*, 1922, page 276.
[123] *Des Moines Register*, July 27, 1981, p. 3A.
[124] History Center Archives, Cedar Rapids.
[125] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.

all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 58.)

Historic Background:
James L. Bever, Jr. was born in 1874, the son of James L. Bever, one of the original landowners of Bever Woods. Bever worked in the family business of banking and real estate.

In 1925, W. K. Roth was living in this house.[126] As of 1940, Walter Roth was still living in this house with his wife Elisabeth. Roth was a manager at a wholesale grocery.

Eligibility:
The property is contributing to the Bever Woods District. The 1915 garage is contributing to the property.

George Martinek House, 57-11491
347 Park Terrace SE (Figure 108)

Description:
The 1924 building is a two-story wood house with side-gambrel roof and first-level side volume. The main materials are wood siding and asphalt roofing. Two detailed wood corbel brackets support an open pediment entrance portico. The windows are replacements. A detached two-car garage matches the house's style. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Historic Background:
According to the 1925 *Cedar Rapids City Directories*, G. F. Martinek lived in the house at 347 Park Terrace SE. George Martinek was born in 1899 in Iowa. He was an assistant manager at an electric supply company. In 1940, he and his wife Melvina were still living in the house.

Eligibility:
The property is contributing to the Bever Woods District. The 2001 garage is not contributing to the property.

Guy P. Linville House II, 57-11492
345 Park Terrace SE (Figure 109)

[126] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

Description:
The 1924 building is a two-story hipped-roof house with front hipped-roof dormer and a first-level side volume. The main materials are stucco siding and asphalt roof. Two metal columns support a shed-roof entrance porch that was added later. The windows are replacements. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials has been compromised by the porch and window replacements.

Historic Background:
Guy P. Linville was born in 1878 in Iowa. In 1917, he was a lawyer with Crissman & Linville at the Cedar Rapids National Bank. By 1926, he was a district attorney. (Image 16.)

The owner of 345 Park Terrace SE is listed as Mrs. Belle Butterfield, as of 1931.[127]

Eligibility:
The property is contributing to the Bever Woods District. The 1924 garage is contributing to the property.

Charles and Mary Simpson House I, 57-11493
342 Woodland Drive SE (Figure 110)

Description:
The 1939 building is a one-and-a-half-story house with gable roof and dormer. The main materials are wood siding and asphalt roofing. There are two entrance porches to the single-family house. The building has many recent additions, including a 1997 three-car attached garage. The house shows various styles and recent additions that do not represent the architectural characteristics of the time of construction. The house's attached volumes create unharmonious rooflines that undermine the original style of the building. The house has integrity of location and setting. However, integrity of design, materials, workmanship, feeling, and association has been lost due to the changes to the house and property. (Image 59.)

Historic Background:
The original owner of 342 Woodland Dr. SE was Charles E. Simpson, along with his wife Mary. Charles E. Simpson was born in Cedar Falls, Iowa, in 1874 and was a doctor with a private practice in Cedar Rapids. In 1940, his son Ferris, an attorney with a private practice, also lived in the house.

Eligibility:
This house does not contribute to the Bever Woods District.

[127] *Cedar Rapids City Directories*, January 1, 1931, p. 676.

Charles and Mary Simpson House II, 57-11494
346 Woodland Drive SE (Figure 111)

Description:
The 1938 building is a two-story house with side-gable roof, front hipped-roof dormer, and front-gable volume. The main materials are vinyl siding and asphalt roof. Decorative wood columns support a shed-roof entrance portico. The windows are replacements. An attached one-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding and window replacements.

Historic Background:
The original owner of this property was Charles E. Simpson, who was a doctor with a private practice in Cedar Rapids. In 1925, H. L. Snowdon is listed as living in this house.[128] Snowdon was born in Pennsylvania in 1878. In 1940, Clark Chandler was living in the house with his wife Virginia. Chandler was a heating engineer at a wholesale plumbing company.

Eligibility:
The property is contributing to the Bever Woods District.

A. A. Taylor House, 57-11495
350 Woodland Drive SE (Figure 112)

Description:
The 1922 building is a two-level, side-gable, single-family house from 1922. The main materials are vinyl siding and asphalt roof. A separate 1922 one-car garage is at the back of the property. The house has a new roof with wide overhanging eaves that do not represent the architectural characteristics of a Colonial Revival-style home. Additions to the front entrance porch and canopy roof in front of the one-car garage are also incongruous with the architectural style. The house has integrity of location and setting. However, integrity of design, materials, workmanship, feeling, and association has been lost due to the changes to the house and property. (Image 60.)

Historic Background:
A. A. Taylor is listed as living at 350 Woodland Dr. SE in 1926.[129] H. L. Snowdon was living in the house in 1940. H. L. Snowdon was born in Pennsylvania in 1878.

Eligibility:
This house does not contribute to the Bever Woods District.

[128] *Cedar Rapids City Directories*, January 1, 1925, p. 633.
[129] *Cedar Rapids City Directories*, January 1, 1926, p. 625.

D. W. and Bertha Taylor House I, 57-11496
352 Woodland Drive SE (Figure 113)

Description:
The 1924 building is a two-story wood house with side-gambrel roof and two front curved-roof dormers. The main materials are stucco siding and asphalt roof. Two square columns and two pilasters support a shed-roof entrance portico. Wood details adorn the façade and portico. The windows are replacements. An attached two-car garage has a roof terrace that matches the house's style. The Craftsman-style house retains integrity of location, setting, craftsmanship, feeling, and association. Integrity of design and materials is compromised by the window replacements and garage addition.

Eligibility:
The property is contributing to the Bever Woods District. The 1924 garage is contributing to the property.

Frank Witters House, 57-11497
358 Woodland Drive SE (Figure 114)

Description:
The 1939 building is a two-story house with crossed-gable roof, two front gable volumes, and a shed-roof entrance portico. The main materials are wood, stucco siding, and asphalt roof. Wood inlay details adorn the façade, and a first-level side volume has a shed roof. The wood windows are original. A detached two-car garage matches the house's design. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

J. E. Lowry is listed as living in this house in 1925.[130]

Eligibility:
The property is contributing to the Bever Woods District. The 1939 garage is contributing to the property.

D. W. and Bertha Warren House II, 57-11498
360 Woodland Drive SE (Figure 115)

Description:
The 1923 building is a two-story house with side-gable roof and an open pediment entrance portico. The main materials are wood, stucco siding, and asphalt roof. Two Doric fluted columns and two pilasters support the pediment. Two bay windows flank the entrance portico. The front door has a glass curved transom and sidelights. The wood

[130] *Cedar Rapids City Directories*, January 1, 1925, p. 633.

windows are original. An attached two-car garage on back matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

In 1925, D. W. Warren is listed as living in this house.[131] Blanch M. Krebs is listed in the 1945 directory.[132]

Eligibility:
The property is contributing to the Bever Woods District.

Ward Baker House, 57-11499
366 Woodland Drive SE (Figure 116)

Description:
The 1919 building is a two-story, hipped-roofed brick and stucco house. The main materials are stucco siding and asphalt roof. The entrance portico has a segmented arch roof with rectilinear sides and bay window above. A first-level side volume recedes from the main volume of the house. A brick first level surrounds the house, and the second level is stucco. Some of the wood windows appear to be original, and some are replacements. A two-car detached garage with breezeway is on back of the house. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 61.)

S. J. Van Kuren is listed as living in this house in 1925.[133]

Eligibility:
The property is contributing to the Bever Woods District. The 1978 garage is not contributing to the property.

Andrew McKinnon House I, 57-11500
370 Woodland Drive SE (Figure 117)

Description:
The 1940 building is a two-story side gable-roof house with a side addition. The main materials are wood siding and asphalt roofing. The second level protrudes from the first level. Two pilasters adorn the entrance portico. The front door has sidelights. The wood windows appear to be original. An attached two-car garage is accessed by a breezeway and matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

[131] *Cedar Rapids City Directories*, January 1, 1925, p. 633.
[132] *Cedar Rapids City Directories*, January 1, 1945, p. 247.
[133] *Cedar Rapids City Directories*, January 1, 1925, p. 633.

Historic Background:
Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula; she was born in Scotland.

Eligibility:
The property is contributing to the Bever Woods District.

Andrew McKinnon House II, 57-11501
372 Woodland Drive SE (Figure 118)

Description:
The 1925 building is a one-and-a-half-story side-gable house with attached garage, recent additions, and a new façade. The main materials are vinyl siding and asphalt roof. A gazebo is a prominent feature in the front yard. The house has various styles and recent additions that do not represent the architectural characteristics of the time of construction. New windows, additional architectural features, and a different siding have substantially affected the original building's style. A 2017 attached two-car garage is prominent in the façade. The house has integrity of location and setting. However, integrity of design, materials, workmanship, feeling, and association has been lost due to the changes to the house and property. (Image 62.)

Historic Background:
Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula; she was born in Scotland.

Eligibility:
This house does not contribute to the Bever Woods District.

Andrew McKinnon House III, 57-11502
2608 Bever Avenue SE (Figure 119)

Description:
The 1937 building is a one-and-a-half-story wood house with cross-gable roof, entrance gable-roof volume, and a front shed portico. The main materials are wood siding and asphalt roofing. Two wood columns support the entrance portico. The windows appear to be replacements. A detached one-car garage matches the house's design. The Cottage-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula; she was born in Scotland.

Eligibility:
The property is contributing to the Bever Woods District. The 1978 garage is not contributing to the property.

Frank Volak House, 57-11503
2614 Bever Avenue SE (Figure 120)

Description:
The 1920 building is a two-story cross-gable-roof house with front gable-roof entrance portico. The main materials are stucco siding and asphalt roof. Two wood decorative brackets support the portico. Wood inlay details adorn the façade and portico. The wood windows are original. A detached one-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Frank Volack was born in Bohemia in 1887. He was a printer and worked for a printing house in Cedar Rapids. His wife was Anna; his sons were Frank and Charles, and his daughter was Mamie.

E. H. Lyon is listed as living in this house in 1925.[134] E. R. Kapuke and M. M. Kaupke are listed as living in the house in 1931.[135]

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

Howard Hall House III, 57-11504
2618 Bever Avenue SE (Figure 121)

Description:
The 1920 building is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roofing. Two brackets support a pediment entrance portico, and a shed awning is on the first level. A first-level side volume has a hipped roof. The wood windows are original. A detached two-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

[134] *Cedar Rapids City Directories*, January 1, 1925, p. 611.
[135] *Cedar Rapids City Directories*, January 1, 1931, p. 648.

Historic Background:
Howard Hall was born on December 31, 1895, in Onslow, Iowa. (Image 56.) He came to Cedar Rapids at the age of 15 to work as a bookkeeper at a bank. He worked for the commercial National Bank and then later as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Hall founded and was the president of Iowa Steel & Iron Works in 1919, and he founded the Iowa Manufacturing Company in 1923 and became president of it in 1929. These two businesses were major employers of the region. Howard Hall was part of a group of investors who acquired Amana Refrigeration from the Amana Society.

Howard married Margaret Douglas in 1924. Margaret was the eldest daughter of George and Irene Douglas, who were the owners of the Brucemore Estate, which is where the newlywed Halls lived.

According to the *Cedar Rapids City Directories*, in 1922, Howard W. Hall lived in the house at 357 Park Terrace SE along with his mother, Margaret, who is also listed as the resident of the house in 1925.[136]

One legacy of the Halls was the Hall Foundation, which began in 1953 with a gift of 20 shares of stock worth $3,080. The foundation's assets had grown to $9 million by 1976. The initial gift came from Margaret Lamey Hall, Howard's mother, who gave the shares in the Iowa Manufacturing Co.[137] The family's foundation benefitted hospitals, medical facilities, non-profit groups, civic and community groups, every college in Cedar Rapids, and arts and culture groups (Image 56).

Howard, known as an industrialist and philanthropist, gave many other gifts to the foundation during his life and left most of his $17 million fortune to the foundation when he died in 1971. Through this charitable foundation, he gave back to the community of Cedar Rapids.[138] Howard Hall was friends with former Presidents Herbert Hoover and Harry Truman.[139]

W. G. Witwer is listed as living in the house at 2618 Bever Ave SE in 1925.[140]

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

[136] *Cedar Rapids City Directories*, January 1, 1925, p. 631.
[137] *Des Moines Register*, July 27, 1981, p. 3A.
[138] History Center Archives, Cedar Rapids.
[139] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.
[140] *Cedar Rapids City Directories*, January 1, 1925, p. 611.

Kenneth McKay House II, 57-11505
2626 Bever Avenue SE (Figure 122)

Description:
The 1919 building is a one-and-a-half-story stucco-clad wood-frame house with side-gable roof and two front gable volumes on each side. The main materials are stucco siding and asphalt roof. The recessed entrance portico has two simple wood columns over a brick base. A brick foundation surrounds the house, and wood inlay detail on the stucco reflects the Tudor style. The wood windows appear to be original. A one-car detached garage matches the house's style. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Kenneth McKay was born in 1888 in Scotland and was married to Anna. He was a contractor, builder, and designer. Together with his brother Bruce, they formed the McKay Construction Company and built houses in Cedar Rapids. It is likely that the McKay Construction Co. built this house and that Kenneth designed it.

An early owner of 2626 Bever Ave SE was A. M. Solvie, listed as living at the house in 1925.[141]

Eligibility:
The property is contributing to the Bever Woods District. The 1919 garage is contributing to the property. The property may be potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

Harold Rikhoff House, 57-11506
375 Park Terrace SE (Figure 123)

Description:
The 1938 building is a two-story side-gable-roof wood house with two front gable-roof dormers. The main materials are wood siding and asphalt roofing. A first-level side volume has a gable roof. The wood windows are original. An attached one-car garage has a gable-roof dormer and matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District.

[141] *Cedar Rapids City Directories*, January 1, 1925, p. 611.

Isaac Shaver House, 57-11507
369 Park Terrace SE (Figure 124)

Description:
The 1925 building is a one-and-a-half story side gable-roof wood house with a front gable-roof dormer. The main materials are wood siding and asphalt roofing. The windows and door are replacements. An attached one-car garage matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
M. D. Bagley is listed as living in the house in 1925.[142]

Eligibility:
The property is contributing to the Bever Woods District.

Block 8

Summary

Block 8 abuts Bever Park to the east and has a total of 14 lots, some of which are the largest lots in the neighborhood towards its northern end. There are two properties that are potentially individually National Register-eligible, and the remaining ten contribute to a Bever Woods historic district. James L. Bever was the original owner of 2483 Grande Avenue SE, 2475 Grande Avenue SE, and 366 Park Terrace SE. He inherited the land from his father, Sampson C. Bever. He worked in the family business in banking, investments, and real estate. Stanley W. Reid, owner of Deayner & Building Company, also had a house in this block: 364 Park Terrace SE.

James L. Bever House I, 57-11508
2483 Grande Avenue SE (Figure 125)

Description:
The 1922 building is a two-story brick house with gable roof and hipped corner volume. The main materials are brick and tile roof. A front dormer is on the hipped volume. The arched entrance door is detailed with a quoined brick detail. The rectangular wood windows appear to be original, and the two square windows are replacements. A two-level three-car detached carriage-style garage in back of the property matches the house's design and is contributing to the property. An additional non-contributing garage from 2000 is in the back of the property. The Italianate-style house retains all seven

[142] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 63.)

Historic Background:
The original owner of 2483 Grande Ave SE is James L. Bever.[143] James L. Bever was born in Ohio in 1838. The son of Sampson C. Bever, he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business of banking and real estate. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and also became vice president for the Electric Light and Power Company.

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property. The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

James L. Bever House II, 57-11509
2475 Grande Avenue SE (Figure 126)

Description:
The 1952 building is a one-story cross-gable-roof wood house with front pinnacle on the side volume. The main materials are stone, wood siding, and asphalt roof. The entrance has stone veneer. The windows are replacements. An attached two-car garage on back matches the house's design. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
James L. Bever was born in Ohio in 1838. The son of Sampson C. Bever, he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business in banking and real estate. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and became vice-president as well for the Electric Light and Power Company.

Eligibility:
The property is contributing to the Bever Woods District.

Dr. Pfeiffer House II, 57-11510
2451 Grande Avenue SE (Figure 127)

[143] *Cedar Rapids City Directories*, January 1, 1925, p. 621.

Description:
The 1951 building is a one-story, hipped-roof wood house with front gable-roof side volume. The main materials are vinyl siding and asphalt roof. A rectangular stone chimney is prominent in the facade. The front door has one sidelight. The windows are original. An attached two-car garage on back matches the house's design. The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District.

Henry Benson House, 57-11511
2435 Grande Avenue SE (Figure 128)

Description:
The 1922 building is a two-story stucco house with hipped roof with rafter detail and three hipped-roofed front dormers. The main materials are stucco siding and asphalt roof. The recessed entrance portico has a surrounding arched stone detail with Doric pilasters. First-level side volumes have flat roofs and dentil details. A brick foundation surrounds the house. The wood windows appear to be original. A two-car detached garage with dormers matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

The earliest residents of 2435 Grande Ave SE are listed as H. C. Benson, E. A. Benson, and Mrs. S. L. Grant.[144]

Eligibility:
The property is contributing to the Bever Woods District. The 1953 garage is not contributing to the property.

F.D. Hutchinson House, 57-11512
350 Park Terrace SE (Figure 129)

Description:
The 1930 building is a one-and-a-half-story, side-gable brick and stone house with front gable and roof dormer. The main materials are brick and asphalt roof. The entrance volume has a quoin-detailed arched door. A bay window is in the side volume. The front and side gable dormers are cedar wood. The wood windows appear to be original. A two-car detached garage matches the house's design. The Tudor Revival-style house

[144] *Cedar Rapids City Directories*, January 1, 1925, p. 621.

retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. (Image 64.)

The original resident of 350 Park Terrace SE is listed as F. D. Hutchinson, owner of the Hutchinson Ice Cream Company.[145]

Eligibility:
The property is contributing to the Bever Woods District. The 1968 garage is not contributing to the property.

Burnett House, 57-11513
352 Park Terrace SE (Figure 130)

Description:
The 1922 building is a two-story, hipped-roof brick house with front-hipped roof dormer. The main materials are brick and tile roof. The entrance volume has a curved roof and semicircular transom above door. Three first-level windows have semicircular transoms, and a side bay window on the first level has a hipped roof. A first-level side volume protrudes from the main volume of the house. The wood windows and shutters appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The property is contributing to the Bever Woods District.

A. C. Stewart is listed as living in the house in 1925.[146]

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property. The property may be potentially individually eligible to the National Register under Criterion C for its distinctive architectural elements, pending documentation and assessment of the interior's integrity.

Knolk House, 57-11514
356 Park Terrace SE (Figure 131)

Description:
The 1934 building is a two-story wood house with side-gable roof and first-level stone veneer. The main materials are stone, wood siding, and asphalt roof. Two pilasters support the entrance portico. The front door has a glass transom and sidelights. The windows are replacements. An attached two-car garage on back matches the house's

[145] *Cedar Rapids City Directories*, January 1, 1931, p. 676.
[146] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

design. The Side Gable-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Geo Corey is listed as living in the house in 1938.[147]

Eligibility:
The property is contributing to the Bever Woods District.

Grace and Frances Swab House, 57-11515
360 Park Terrace SE (Figure 132)

Description:
The 1938 building is a two-story cross-gable-roof house with a front gable-roof entrance volume. The main materials are wood siding and asphalt roofing. Two pilasters adorn the entrance door. The front door has sidelights. The windows are replacements. An attached two-car garage on back matches the house's design. The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Eligibility:
The property is contributing to the Bever Woods District.

Stanley W. Reid House III, 57-11516
364 Park Terrace SE (Figure 133)

Description:
The 1922 building is a two-story wood house with side-gable roof, front gable-roof volume, and an entrance portico supported by two columns. The main materials are wood siding and asphalt roofing. A first-level side volume has a gable roof. The roofs have dentil details. The front door has sidelights. The windows are replacements. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Historic Background:
Stanley Reid was born in 1894 in Iowa and was the owner of Deayner & Building Company in Cedar Rapids and it is likely that he built this house. His wife was Ruth. An early resident of the house was named J. E. Rogers.

[147] *Cedar Rapids City Directories*, January 1, 1938, p. 625.

Eligibility:
The property is contributing to the Bever Woods District. The 1922 garage is contributing to the property.

James L. Bever House III, 57-11517
366 Park Terrace SE (Figure 134)

Description:
The 1915 building is a two-story wood house with gambrel roof and front shed-roof dormer. The main materials are wood siding and asphalt roofing. Two pilasters adorn the front entrance. The first-level wood windows are original, and the second-level windows are replacements. A detached one-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
This property originally belonged to James L. Bever, who was born in Ohio in 1838. He was the son of Sampson C. Bever; he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business of banking and real estate. He and his wife Lavinia had four children. James L. Bever was one of the founders of the Cedar Rapids Water Company and also became the vice president of the Electric Light and Power Company. In 1925, Mrs. Agnes Lemon is listed as living at this address.[148] The house was vacant in 1931.

Eligibility:
The property is contributing to the Bever Woods District. The 1915 garage is contributing to the property.

Ralph Evans House, 57-11518
368 Park Terrace SE (Figure 135)

Description:
The 1937 building is a one-and-a-half-story house with cross-gable roof and an additional front gable-roof entrance volume. The main materials are wood siding and asphalt roofing. The front door has a pointed arch design. The wood windows are original. A detached two-car garage matches the house's style. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

[148] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

Historic Background:
Ralph Evans is the original owner of this house.[149]

Eligibility:
The property is contributing to the Bever Woods District. The 1968 garage is not contributing to the property.

Sarah North House, 57-11519
370 Park Terrace SE (Figure 136)

Description:
The 1925 building is a two-story wood house with side-gable roof and front pediment entrance portico supported by two Doric columns. The main materials are wood siding and asphalt roofing. Simple columns support a side carport pergola. The windows are replacements. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Mrs. Sarah North and E. C. Hoyt are listed as residents of this house in 1931.[150]

Eligibility:
The property is contributing to the Bever Woods District. The 1973 garage is not contributing to the property.

Nora Nelson House, 57-11520
372 Park Terrace SE (Figure 137)

Description:
The 1924 building is a one-story, hipped-roof brick house with front gambrel-roof dormer and a recessed gable roof arched entrance portico. The main materials are brick and asphalt roof. The front door has an arched top. The wood windows are original. A detached two-car garage does not match the house's design. The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
F. S. White is listed as living in this house in 1925.[151]

[149] *Cedar Rapids City Directories*, January 1, 1938, p. 625.
[150] *Cedar Rapids City Directories*, January 1, 1931, p. 676.
[151] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

Eligibility:
The property is contributing to the Bever Woods District. The 1924 garage is contributing to the property.

Sam Christensen House, 57-11521
376 Park Terrace SE (Figure 138)

Description:
The 1920 building is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roofing. Two Doric columns support the entrance porch with faux balcony on the second level. A first-level side volume also has a faux balcony. The windows are replacements. A detached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements.

Historic Background:
H. J. Achter is listed as living in this house in 1925.[152]

Eligibility:
The property is contributing to the Bever Woods District. The 1920 garage is contributing to the property.

SUMMARY OF SURVEY FINDINGS

In summary, the Bever Woods District consists of eight blocks with residences that exhibit exceptional examples of Craftsman, Colonial, and other revival styles popular during the 1920s to 1950s. The area is eligible for listing on the National Register of Historic Places as a historic district under both Criteria A and C, for its association with the development of the Bever Woods Addition to the city of Cedar Rapids and for its distinctive architectural characteristics of traditional styles common during the early to mid-twentieth century.

[152] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

Conclusions and Recommendations

Wapsi Valley Archaeology completed this study for the City of Cedar Rapids. The project was completed through funding provided by the National Park Service.

This activity has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under the Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above or if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, N. W.
Washington, D. C. 20204

Background research indicated that one property in the project area had been previously surveyed, a house at 2101 Grande Avenue SE (57-04013). This property had no previous determination of eligibility, but this study found that the property is likely individually National Register-eligible under Criterion C. An additional thirteen (13) properties in the project area are identified as potentially individually eligible for listing on the National Register under Criterion C, pending interior examination, documentation, and comparisons with other similar properties in Cedar Rapids. In total, this intensive architectural history study found that, pending documentation and assessment of interior integrity, fourteen (14) resources are individually eligible for the National Register of Historic Places under Criterion C for their significance as exceptional representations of their architectural design.

This study also identified a Bever Woods District that is eligible for the National Register of Historic Places as a historic district under Criteria A and C, with one hundred twenty-five (125) contributing properties and three (3) non-contributing

properties. The Bever Woods District is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The one hundred twenty-eight (128) houses were built in a residential area during the early to mid-1900s.

Based on the results of this architectural history study, it is recommended that the City of Cedar Rapids take steps to nominate the Bever Woods area to the National Register of Historic Places as a historic district. The addition of this neighborhood to the National Register will help to promote and bolster historic preservation in Cedar Rapids, will assist property owners with appropriate maintenance and renovations through historic tax credit and grant opportunities, and will help the City tell the story of this distinctive residential area.

Nominating an individual property or a historic district for inclusion on the National Register of Historic Places requires research, documentation, preparation, and multiple reviews. The individual property or historic district should be evaluated using the National Park Service's Criteria for Evaluation. In Iowa, the State Historic Preservation Office reviews nomination packets several times each year. During this process, the office works with applicants and consultants to provide feedback to improve the submitted nomination. The nomination is sent for final review to the State Nominations Review Committee (SNRC), which is made up of professionals in architecture, archaeology, architectural history, and interested citizens. Each nomination is presented to the committee, which meets three times each year. Pending approval by the State Nominations Review Committee, a nomination is then submitted to the National Park Service for final review and listing. [153]

Property owners may also be interested in pursuing a local historic district or local historic landmark designation, which are defined under City code. In either case, an application may be submitted to the City of Cedar Rapids Community Development Department. The nomination will be reviewed by the Historic Preservation Commission, the State Historic Preservation Office, and the City Planning Commission, and will then be the topic of a City Council Public Hearing prior to approval.

[153] State Historical Society of Iowa website, https://iowaculture.gov/history/preservation.

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Tables

Buildings in the Project Area - Bever Woods, City of Cedar Rapids - WVA 1096 - HADB 57-164

Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Use/Function	Building Type	Levels	Materials	Architectural Style	Date Built	Older than 50 years	NRHP Eligibility	Bever Woods Historic District
142325600100000	57-04013	2101 GRANDE AVE SE	1	1,2 & 17	Adolph W. H. Lenders House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, slate roof	Georgian	1931	Y	Individually Eligible	Contributing
142325600200000	57-11395	352 21ST ST SE	1	3	Helen Ilten House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Colonial	1923	Y		Contributing
142325600300000	57-11396	356 21ST ST SE	1	4	Ralph H. Meyers House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Craftsman	1913	Y		Contributing
142325600400000	57-11397	358 21ST ST SE	1	5	Deane C. and Anna L. Adams House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Craftsman	1920	Y		Contributing
142325600500000	57-11398	360 21ST ST SE	1	6	Ulyses A. and Clara Leiter	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Craftsman	1918	Y		Contributing
142325600600000	57-11399	362 21ST ST SE	1	7	Guy P. Linville House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1920	Y		Contributing
142325600700000	57-11400	2100 WASHINGTON	1	8	John and Hattie Blaine House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1921	Y		Contributing
142325600800000	57-11401	2114 WASHINGTON	1	9	George Graner House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, vinyl siding, asphalt	Craftsman	1918	Y		Contributing
142325600900000	57-11402	361 GARDEN DR SE	1	11, 12	John A. and Mary Bollinger House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Craftsman	1919	Y		Contributing
142325601000000	57-11403	359 GARDEN DR SE	1	13	Cleveland Dennstedt House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Craftsman	1919	Y		Contributing
142325601100000	57-11404	357 GARDEN DR SE	1	14	Daniel C.and Margaret McLeod	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1919	Y		Contributing
142325601200000	57-11405	355 GARDEN DR SE	1	15	Arthur L. and Mazie Albert House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1925	Y		Contributing
142325601300000	57-11406	353 GARDEN DR SE	1	16	Arthur L. and Mazie Albert House II	RESIDENTIAL	Single-family House	1 Story Brick	Brick, asphalt roof	Colonial	1931	Y		Contributing
142325800100000	57-11407	2114 BEVER AVE SE	2	46	Stanley W. Reid House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Colonial	1921	Y		Contributing
142325800200000	57-11408	375 MEADOWBROOK	2	47	George P. and Lillian Witwer House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, wood siding, asphalt	Colonial	1921	Y		Contributing
142325800400000	57-11409	2101 WASHINGTON	2	42	Edward and Grace Miller House	RESIDENTIAL	Single-family House	2 Story Brick	Concrete, brick, asphalt	Neoclassical	1923	Y		Contributing
142325800500000	57-11410	370 21ST ST SE	2	43	Mrs. E. M. Evans House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Colonial	1922	Y		Contributing
142325800600000	57-11411	374 21ST ST SE	2	44	R L Abbott House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, wood siding, asphalt	Colonial	1920	Y		Contributing
142325800700000	57-11412	2100 BEVER AVE SE	2	45	Merle Owens House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Craftsman	1918	Y		Contributing
142325800300000	57-11413	2117 WASHINGTON	2	48	Wellington and Nellie Richards	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1919	Y		Contributing
142325500100000	57-11414	2225 GRANDE AVE SE	3	31	Arthur E. and Elizabeth Chase	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1919	Y		Contributing
142325500200000	57-11415	2219 GRANDE AVE SE	3	30	Charles and Marie Simon House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Craftsman	1915	Y		Contributing
142325500300000	57-11416	2207 GRANDE AVE SE	3	18	Albert Diebold House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1915	Y		Contributing

Table 1. Building Descriptions in the Project Area

Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Use/Function	Building Type	Levels	Materials	Architectural Style	Date Built	Older than 50 years	NRHP Eligibility	Bever Woods Historic District
142325500400000	57-11417	348 GARDEN DR SE	3	19	Oscar and Flossie Paulson House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1918	Y	Individually Eligible	Contributing
142325500500000	57-11418	352 GARDEN DR SE	3	20	Alfred and Gertrude Torgeson House I	RESIDENTIAL	Single-family House	2 Story Frame	Concrete, vinyl siding, asphalt	Craftsman	1918	Y		Contributing
142325500600000	57-11419	356 GARDEN DR SE	3	21	Clare and Myrna Marshall House	RESIDENTIAL	Single-family House	2 Story Frame	Concrete, vinyl siding, asphalt	Craftsman	1920	Y		Contributing
142325500700000	57-11420	358 GARDEN DR SE	3	22	Edward R. and Daisy Pratt House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl & stucco siding,	Craftsman	1920	Y		Contributing
142325500800000	57-11421	362 GARDEN DR SE	3	23	Edward and Olga Harms	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1923	Y		Contributing
142325500900000	57-11422	2200 WASHINGTON	3	24	William P, Clara S. Kerchmar House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood, stucco siding,	Craftsman	1917	Y		Contributing
142325501000000	57-11423	2220 WASHINGTON	3	25	J. E. Katz House	RESIDENTIAL	Single-family House	2 Story Frame	Concrete, stone, wood	Hipped roof	1949	Y		Contributing
142325501100000	57-11424	359 PLEASANT DR SE	3	26	Charles E. and Georgia Pollins	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Craftsman	1916	Y		Contributing
142325501200000	57-11425	355 PLEASANT DR SE	3	27	Alfred and Bonnie Towne House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1912	Y		Contributing
142325501300000	57-11426	353 PLEASANT DR SE	3	28	Whitaker House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Neoclassical	1923	Y		Contributing
142325501400000	57-11427	351 PLEASANT DR SE	3	29	Arthur E. and Elizabeth Chase	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1920	Y	Individually Eligible	Contributing
142325400100000	57-11428	2261 GRANDE AVE SE	4	41	Fred. E. Bellamy House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, stone, wood siding,	English / Tudor	1950	Y		Contributing
142325400200000	57-11429	2249 GRANDE AVE SE	4	40	Oscar and Flossie Paulson House II	RESIDENTIAL	Single-family House	2 Story Brick	Brick, tile roof	Neoclassical	1920	Y		Contributing
142325400300000	57-11430	2241 GRANDE AVE SE	4	32	Agnes McElvania House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick & stucco siding, asphalt	Craftsman	1922	Y		Contributing
142325400400000	57-11431	350 PLEASANT DR SE	4	33	Agnes McElvania House II	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1918	Y		Contributing
142325400500000	57-11432	358 PLEASANT DR SE	4	34	James Killian House	RESIDENTIAL	Single-family House	2 Story Frame	Brick & stucco siding, asphalt	Craftsman	1919	Y	Individually Eligible	Contributing
142325400600000	57-11433	2240 WASHINGTON	4	35	Claire W. and Marie Bloomhall House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1919	Y		Contributing
142325400700000	57-11434	2250 WASHINGTON	4	36	Richard Brown House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Craftsman	1923	Y	Individually Eligible	Contributing
142325400800000	57-11435	361 FOREST DR SE	4	37	William Chamberlain House	RESIDENTIAL	Single-family House	2 Story Brick	Brick & stone siding, asphalt	English / Tudor	1931	Y	Individually Eligible	Contributing
142325400900000	57-11436	357 FOREST DR SE	4	38	John Killian House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1924	Y		Contributing
142325401000000	57-11437	353 FOREST DR SE	4	39	Alfred Towne House II	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1917	Y		Contributing
142325700100000	57-11438	369 FOREST DR SE	5	57	Sofes House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Colonial	1923	Y		Contributing
142325700200000	57-11439	365 FOREST DR SE	5	56	Charles and Georgia Pollins	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1917	Y		Contributing
142325700300000	57-11440	2267 WASHINGTON	5	55	Isabel Harbert House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Colonial	1922	Y		Contributing
142325700400000	57-11441	2259 WASHINGTON	5	54	Dr Rudolph Verpahl House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1922	Y		Contributing

Table 1. Building Descriptions in the Project Area

Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Use/Function	Building Type	Levels	Materials	Architectural Style	Date Built	Older than 50 years	NRHP Eligibility	Bever Woods Historic District
142325700500000	57-11442	2249 WASHINGTON	5	53	Jackson House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Colonial	1929	Y		Contributing
142325700600000	57-11443	2237 WASHINGTON	5	52	Laurie Bever House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Neoclassical	1917	Y		Contributing
142325700700000	57-11444	2227 WASHINGTON	5	51	Doubrasky House	RESIDENTIAL	Single-family House	2 Story Frame	Concrete, wood siding,	Colonial	1935	Y		Contributing
142325700800000	57-11445	2215 WASHINGTON	5	50	Peter L. Topic House	RESIDENTIAL	Single-family House	2 Story Frame	Concrete, stone, board	Hipped roof	1948	Y		Contributing
142325700900000	57-11446	2201 WASHINGTON	5	49	Paul Lattner House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, tile roof	Craftsman	1919	Y		Contributing
142325701000000	57-11447	2200 BEVER AVE SE	5	72	Paul Lattner House II	RESIDENTIAL	Single-family House	1 Story Brick	Brick, stone, wood siding,	Craftsman	1948	Y		Contributing
142325701100000	57-11448	2208 BEVER AVE SE	5	71	Dr Pfeiffer House	RESIDENTIAL	Single-family House	1 Story Brick	Brick, asphalt roof	Bungalow Craftsman	1923	Y		Contributing
142325701200000	57-11449	2216 BEVER AVE SE	5	70	Weston Ralston House	RESIDENTIAL	Single-family House	2 Story Frame	Vinyl siding, asphalt roof	Colonial	1938	Y		Contributing
142325701300000	57-11450	2220 BEVER AVE SE	5	69	Homer Evans House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, wood siding, asphalt	Bungalow Craftsman	1921	Y		Contributing
142325701400000	57-11451	2226 BEVER AVE SE	5	68	Max Mildenstein House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1919	Y		Contributing
142325701500000	57-11452	2232 BEVER AVE SE	5	67	Paul Lattner House III	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1923	Y		Contributing
142325701600000	57-11453	2238 BEVER AVE SE	5	66	Victor Svobda House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Neoclassical	1931	Y		Contributing
142325701700000	57-11454	2244 BEVER AVE SE	5	65	James Porter House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1921	Y		Contributing
142325701800000	57-11455	2250 BEVER AVE SE	5	64	James Daubs House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1922	Y		Contributing
142325701900000	57-11456	2256 BEVER AVE SE	5	63	Isabel Harbert House II	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1923	Y		Contributing
142325702000000	57-11457	2300 BEVER AVE SE	5	62	Wayne Burkholder House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1918	Y		Contributing
142325702100000	57-11458	2304 BEVER AVE SE	5	61	Carl Neitzel House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Dutch Colonial	1924	Y		Contributing
142325702200000	57-11459	2314 BEVER AVE SE	5	60	Kenneth McKay House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Neoclassical	1924	Y		Contributing
142325702300000	57-11460	2326 BEVER AVE SE	5	58,59	Herbert Pelton House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, vinyl siding, asphalt	Colonial	1921	Y		Contributing
142328100100000	57-11461n	2520 BEVER AVE SE	6	89,90	Davis Auten House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Neoclassical	1922	Y		Contributing
142328100200000	57-11462	367 WOODLAND DR SE	6	91	Myers House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Colonial	1920	Y		Contributing
142328100300000	57-11463	361 WOODLAND DR SE	6	92	Arnold Tuttle House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Neoclassical	1919	Y		Contributing
142328100400000	57-11464	357 WOODLAND DR SE	6	93,94	Beatrice Ivins House	RESIDENTIAL	Single-family House	Unique	Stone, brick, slate tile roof	English / Tudor	1927	Y		Contributing
142328100500000	57-11465	349 WOODLAND DR SE	6		Alfred and Gertrude Torgueson House II	RESIDENTIAL	Single-family House	2 Story Brick	Brick, cedar shingle roof	Colonial / Neoclassical	1932	Y		Contributing
142328100600000	57-11466	345 WOODLAND DR SE	6		Theodore and Louise Blaul House	RESIDENTIAL	Single-family House	2 Story Brick	Stone, brick, asphalt roof	English / Tudor	1927	Y	Individually Eligible	Contributing

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Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Use/Function	Building Type	Levels	Materials	Architectural Style	Date Built	Older than 50 years	NRHP Eligibility	Bever Woods Historic District
142328100700000	57-11467	2343 GRANDE AVE SE	6	99	William Neuzil House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, tile roof	Neoclassical	1922	Y	Individually Eligible	Contributing
142328100800000	57-11468	2325 GRANDE AVE SE	6	98	Edward Moravec House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Craftsman	1919	Y		Contributing
142328100900000	57-11469	364 FOREST DR SE	6	78	Gerald Ovel House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, wood, stucco siding,	Tudor	1931	Y		Contributing
142328101100000	57-11470	2400 BEVER AVE SE	6	80	Cook House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, vinyl siding, asphalt	Craftsman	1917	Y		Contributing
142328101200000	57-11471	2410 BEVER AVE SE	6	81	McIntosh House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, wood, stucco siding,	Tudor	1926	Y		Contributing
142328101300000	57-11472	2416 BEVER AVE SE	6	82	James Du Bois House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, wood, stucco siding,	Craftsman	1920	Y		Contributing
142328101400000	57-11473	2424 BEVER AVE SE	6	83	Stanley W. Reid House II	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Neoclassical	1926	Y		Contributing
142328101500000	57-11474	2430 BEVER AVE SE	6	84	Shrader House	RESIDENTIAL	Single-family House	1 Story Frame	Brick, vinyl siding, asphalt	Craftsman	1922	Y		Contributing
142328101600000	57-11475	2434 BEVER AVE SE	6	85	Porter House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Neoclassical	1940	Y		Contributing
142328101700000	57-11476	2442 BEVER AVE SE	6	86	Fredk F. and Hellen Stark House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, stucco siding, asphalt	Tudor	1927	Y		Contributing
142328101800000	57-11477	2500 BEVER AVE SE	6	87	Mary Nunemaker House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Neoclassical	1926	Y		Contributing
142328101900000	57-11478	2508 BEVER AVE SE	6	88	Herbert Ring House	RESIDENTIAL	Single-family House	1 Story Brick	Brick, asphalt roof	Craftsman	1922	Y		Contributing
142325300100000	57-11479	2317 GRANDE AVE SE	6	97	Edward W. and Laura La Plant	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, tile roof	Italianate	1919	Y	Individually Eligible	Contributing
142325300200000	57-11480	344 FOREST DR SE	6	73	Edward W. and Laura La Plant	RESIDENTIAL	Single-family House	Split Level	Brick, wood siding, asphalt	Split-level	1957	Y		Contributing
142325300300000	57-11481	348 FOREST DR SE	6	74	Benjamin O. Tapper House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, wood, copper	Italianate	1925	Y	Individually Eligible	Contributing
142325300400000	57-11482	352 FOREST DR SE	6	75	John M. Costas House	RESIDENTIAL	Single-family House	1 1/2 Story	concrete, stone, vinyl	Ranch	1952	Y		Contributing
142325300500000	57-11483	356 FOREST DR SE	6	76	Charles Schoen House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Georgian	1924	Y	Individually Eligible	Contributing
142325300600000	57-11484	360 FOREST DR SE	6	77	Mann House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, asphalt roof	Georgian	1923	Y		Contributing
142328000100000	57-11485	365 PARK TER SE	7	114	Abraham Lincoln Smulekoff House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Colonial / Neoclassical	1921	Y		Contributing
142328000200000	57-11486	361 PARK TER SE	7	115	Weaver House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Craftsman	1921	Y		Contributing
142328000300000	57-11487	359 PARK TER SE	7	116	Henry Kadghin House	RESIDENTIAL	Single-family House	1 Story Brick	Brick, asphalt roof	Colonial	1924	Y		Contributing
142328000400000	57-11488	357 PARK TER SE	7	117	Howard Hall House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Craftsman	1919	Y		Contributing
142328000500000	57-11489	353 PARK TER SE	7	118	Howard Hall House II	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial / Neoclassical	1920	Y		Contributing
142328000600000	57-11490	349 PARK TER SE	7		James L. Bever Jr. House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Craftsman	1915	Y		Contributing
142328000700000	57-11491	347 PARK TER SE	7		George Martineck House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Dutch colonial	1924	Y		Contributing

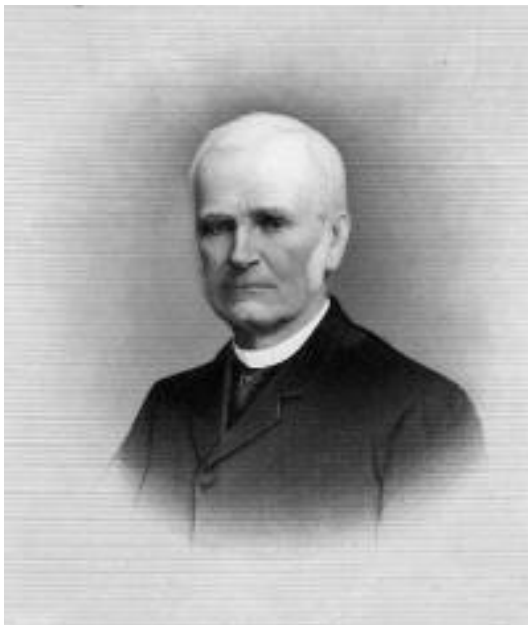
Table 1. Building Descriptions in the Project Area

Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Use/Function	Building Type	Levels	Materials	Architectural Style	Date Built	Older than 50 years	NRHP Eligibility	Bever Woods Historic District
142328000800000	57-11492	345 PARK TER SE	7	121	Guy P. Linville House II	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Craftsman	1924	Y		Contributing
142328000900000	57-11493	342 WOODLAND DR SE	7	100	Charles and Mary Simpson House I	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Mixed styles	1939	Y	Not eligible	Not contributing
142328001000000	57-11494	346 WOODLAND DR SE	7	100	Charles and Mary Simpson House II	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, vinyl siding, asphalt	Colonial	1938	Y		Contributing
142328001100000	57-11495	350 WOODLAND DR SE	7	101	A. A.Taylor House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, vinyl siding, asphalt	Colonial	1922	Y	Not eligible	Not contributing
142328001200000	57-11496	352 WOODLAND DR SE	7	102	D. W. and Bertha Taylor House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Craftsman	1924	Y		Contributing
142328001300000	57-11497	358 WOODLAND DR SE	7	103	Frank Witters Hosue	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood, stucco siding,	Tudor / English	1939	Y		Contributing
142328001400000	57-11498	360 WOODLAND DR SE	7	104	D. W. and Bertha Warren House II	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Neoclassical	1923	Y		Contributing
142328001500000	57-11499	366 WOODLAND DR SE	7	105	Ward Baker House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Craftsman	1919	Y		Contributing
142328001600000	57-11500	370 WOODLAND DR SE	7	106	Andrew McKinnon House I	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1940	Y		Contributing
142328001700000	57-11501	372 WOODLAND DR SE	7	######	Andrew McKinnon House II	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, vinyl siding, asphalt	Post-modern	1925	Y	Not eligible	Not contributing
142328001800000	57-11502	2608 BEVER AVE SE	7	######	Andrew McKinnon House III	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Cottage	1937	Y		Contributing
142328001900000	57-11503	2614 BEVER AVE SE	7	109	Frank Volak House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, asphalt	Craftsman	1920	Y		Contributing
142328002000000	57-11504	2618 BEVER AVE SE	7	110	Howard Hall House III	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1920	Y		Contributing
142328002100000	57-11505	2626 BEVER AVE SE	7	111	Kenneth McKay House II	RESIDENTIAL	Single-family House	1 Story Frame	Brick, stucco siding, asphalt	Craftsman	1919	Y	Individually Eligible	Contributing
142328002200000	57-11506	375 PARK TER SE	7	112	Harold Rikhoff House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Colonial	1938	Y		Contributing
142328002300000	57-11507	369 PARK TER SE	7	113	Isaac Shaver House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Colonial	1925	Y		Contributing
142327900100000	57-11508	2483 GRANDE AVE SE	8	128	James L. Bever House I	RESIDENTIAL	Single-family House	1 Story Brick	Brick, tile roof	Italianate	1922	Y	Individually Eligible	Contributing
142327900200000	57-11509	2475 GRANDE AVE SE	8	127	James L. Bever House II	RESIDENTIAL	Single-family House	1 Story Frame	Concrete, Stone, wood	Ranch	1952	Y		Contributing
142327900300000	57-11510	2451 GRANDE AVE SE	8	126	Dr Pfeiffer House II	RESIDENTIAL	Single-family House	1 Story Frame	Concrete, vinyl siding, asphalt	Ranch	1951	Y		Contributing
142327900400000	57-11511	2435 GRANDE AVE SE	8	122	Henry Benson House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, stucco siding, tile roof	Italianate	1922	Y		Contributing
142327900500000	57-11512	350 PARK TER SE	8	123	F.D. Hutchinson House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, asphalt roof	Tudor	1930	Y		Contributing
142327900600000	57-11513	352 PARK TER SE	8	124	Burnett House	RESIDENTIAL	Single-family House	2 Story Brick	Brick, tile roof	Italianate	1922	Y	Individually Eligible	Contributing
142327900700000	57-11514	356 PARK TER SE	8	125	Knolk House	RESIDENTIAL	Single-family House	2 Story Frame	Concrete, stone, wood	Ranch	1934	Y		Contributing
142327900800000	57-11515	360 PARK TER SE	8	129	Grace & Frances Swab House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Colonial	1938	Y		Contributing
142327900900000	57-11516	364 PARK TER SE	8	130	Stanley W. Reid House III	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood & siding, asphalt	Neoclassical	1922	Y		Contributing

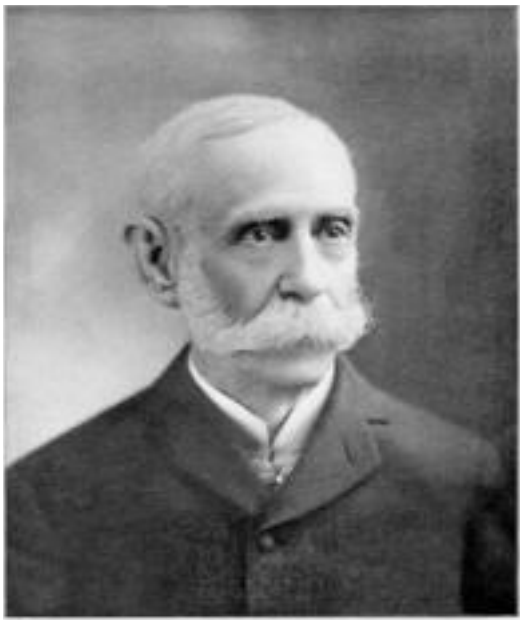
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Parcel Number	Inventory Number	Address	Block	Lot No.	Name	Use/Function	Building Type	Levels	Materials	Architectural Style	Date Built	Older than 50 years	NRHP Eligibility	Bever Woods Historic District
142327901000000	57-11517	366 PARK TER SE	8	131	James L. Bever House III	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Neoclassical	1915	Y		Contributing
142327901100000	57-11518	368 PARK TER SE	8	132	Ralph Evans House	RESIDENTIAL	Single-family House	1 1/2 Story	Brick, wood siding, asphalt	Tudor	1937	Y		Contributing
142327901200000	57-11519	370 PARK TER SE	8	133	Sarah North House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Neoclassical	1925	Y		Contributing
142327901300000	57-11520	372 PARK TER SE	8	134	Nora Nelson House	RESIDENTIAL	Single-family House	1 Story Brick	Brick, asphalt roof	Tudor	1924	Y		Contributing
142327901400000	57-11521	376 PARK TER SE	8	135	Sam Christensen House	RESIDENTIAL	Single-family House	2 Story Frame	Brick, wood siding, asphalt	Neoclassical	1920	Y		Contributing

Historic Images



Sampson C. Bever



James L. Bever



John B. Bever



George W. Bever

Image 1. Portraits of the Bevers; father and sons.
Sources: The History Center, Cedar Rapids, Iowa.



Image 2. Cedar Rapids Republican January 2, 1917.
Source: The History Center, Cedar Rapids, Iowa.

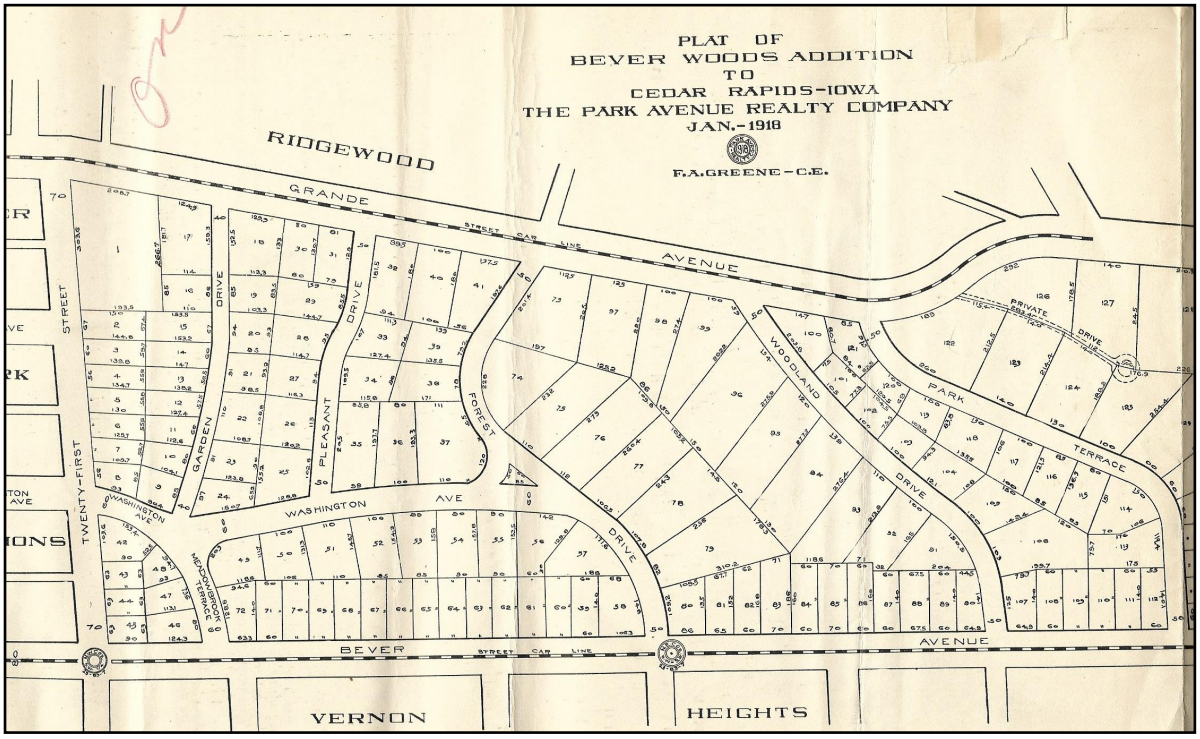
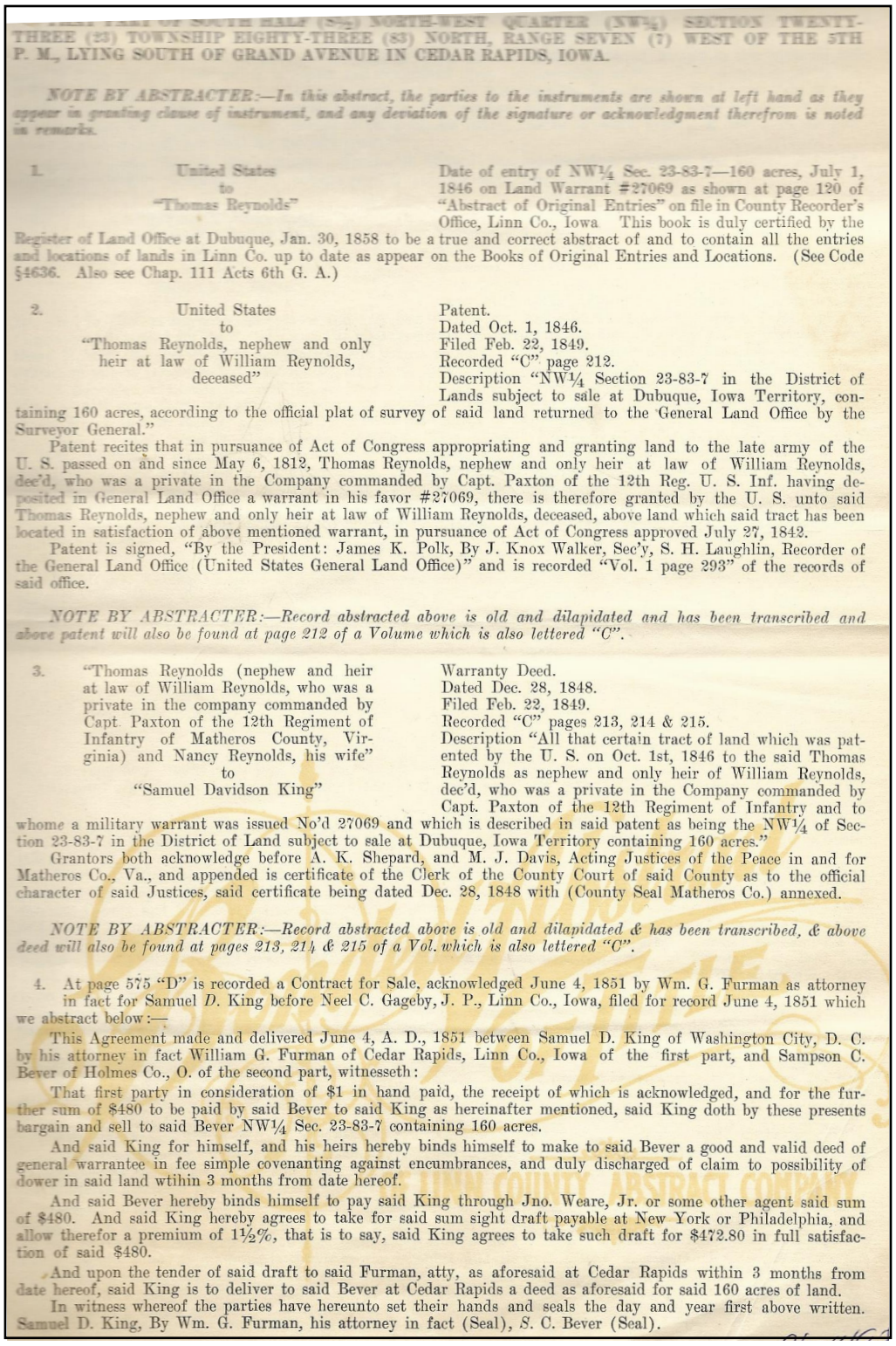


Image 3. 1918 *Plat of Bever Woods Addition to the City of Cedar Rapids.*
Source: 2207 Grande Avenue SE abstract (Site Inventory No. 57-11416).



THREE (23) TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE SEVEN (7) WEST OF THE 5TH P. M., LYING SOUTH OF GRAND AVENUE IN CEDAR RAPIDS, IOWA.

NOTE BY ABSTRACTER:—In this abstract, the parties to the instruments are shown at left hand as they appear in granting clause of instrument, and any deviation of the signature or acknowledgment therefrom is noted as remarks.

1. United States to "Thomas Reynolds" — Date of entry of NW¼ Sec. 23-83-7—160 acres, July 1, 1846 on Land Warrant #27069 as shown at page 120 of "Abstract of Original Entries" on file in County Recorder's Office, Linn Co., Iowa. This book is duly certified by the Register of Land Office at Dubuque, Jan. 30, 1858 to be a true and correct abstract of and to contain all the entries and locations of lands in Linn Co. up to date as appear on the Books of Original Entries and Locations. (See Code §4636. Also see Chap. 111 Acts 6th G. A.)

2. United States to "Thomas Reynolds, nephew and only heir at law of William Reynolds, deceased" — Patent. Dated Oct. 1, 1846. Filed Feb. 22, 1849. Recorded "C" page 212. Description "NW¼ Section 23-83-7 in the District of Lands subject to sale at Dubuque, Iowa Territory, containing 160 acres, according to the official plat of survey of said land returned to the General Land Office by the Surveyor General."

Patent recites that in pursuance of Act of Congress appropriating and granting land to the late army of the U. S. passed on and since May 6, 1812, Thomas Reynolds, nephew and only heir at law of William Reynolds, dec'd, who was a private in the Company commanded by Capt. Paxton of the 12th Reg. U. S. Inf. having deposited in General Land Office a warrant in his favor #27069, there is therefore granted by the U. S. unto said Thomas Reynolds, nephew and only heir at law of William Reynolds, deceased, above land which said tract has been located in satisfaction of above mentioned warrant, in pursuance of Act of Congress approved July 27, 1842.

Patent is signed, "By the President: James K. Polk, By J. Knox Walker, Sec'y, S. H. Laughlin, Recorder of the General Land Office (United States General Land Office)" and is recorded "Vol. 1 page 293" of the records of said office.

NOTE BY ABSTRACTER:—Record abstracted above is old and dilapidated and has been transcribed and above patent will also be found at page 212 of a Volume which is also lettered "C".

3. "Thomas Reynolds (nephew and heir at law of William Reynolds, who was a private in the company commanded by Capt. Paxton of the 12th Regiment of Infantry of Matheros County, Virginia) and Nancy Reynolds, his wife" to "Samuel Davidson King" — Warranty Deed. Dated Dec. 28, 1848. Filed Feb. 22, 1849. Recorded "C" pages 213, 214 & 215. Description "All that certain tract of land which was patented by the U. S. on Oct. 1st, 1846 to the said Thomas Reynolds as nephew and only heir of William Reynolds, dec'd, who was a private in the Company commanded by Capt. Paxton of the 12th Regiment of Infantry and to whome a military warrant was issued No'd 27069 and which is described in said patent as being the NW¼ of Section 23-83-7 in the District of Land subject to sale at Dubuque, Iowa Territory containing 160 acres."

Grantors both acknowledge before A. K. Shepard, and M. J. Davis, Acting Justices of the Peace in and for Matheros Co., Va., and appended is certificate of the Clerk of the County Court of said County as to the official character of said Justices, said certificate being dated Dec. 28, 1848 with (County Seal Matheros Co.) annexed.

NOTE BY ABSTRACTER:—Record abstracted above is old and dilapidated & has been transcribed, & above deed will also be found at pages 213, 214 & 215 of a Vol. which is also lettered "C".

4. At page 575 "D" is recorded a Contract for Sale, acknowledged June 4, 1851 by Wm. G. Furman as attorney in fact for Samuel *D.* King before Neel C. Gageby, J. P., Linn Co., Iowa, filed for record June 4, 1851 which we abstract below:—

This Agreement made and delivered June 4, A. D., 1851 between Samuel D. King of Washington City, D. C. by his attorney in fact William G. Furman of Cedar Rapids, Linn Co., Iowa of the first part, and Sampson C. Bever of Holmes Co., O. of the second part, witnesseth:

That first party in consideration of $1 in hand paid, the receipt of which is acknowledged, and for the further sum of $480 to be paid by said Bever to said King as hereinafter mentioned, said King doth by these presents bargain and sell to said Bever NW¼ Sec. 23-83-7 containing 160 acres.

And said King for himself, and his heirs hereby binds himself to make to said Bever a good and valid deed of general warrantee in fee simple covenanting against encumbrances, and duly discharged of claim to possibility of dower in said land wtihin 3 months from date hereof.

And said Bever hereby binds himself to pay said King through Jno. Weare, Jr. or some other agent said sum of $480. And said King hereby agrees to take for said sum sight draft payable at New York or Philadelphia, and allow therefor a premium of 1½%, that is to say, said King agrees to take such draft for $472.80 in full satisfaction of said $480.

And upon the tender of said draft to said Furman, atty, as aforesaid at Cedar Rapids within 3 months from date hereof, said King is to deliver to said Bever at Cedar Rapids a deed as aforesaid for said 160 acres of land.

In witness whereof the parties have hereunto set their hands and seals the day and year first above written. Samuel D. King, By Wm. G. Furman, his attorney in fact (Seal), *S.* C. Bever (Seal).

Image 4. 1917 original abstract, first page. *Source: 2207 Grande Avenue SE (Site Inventory No. 57-11416) abstract.*

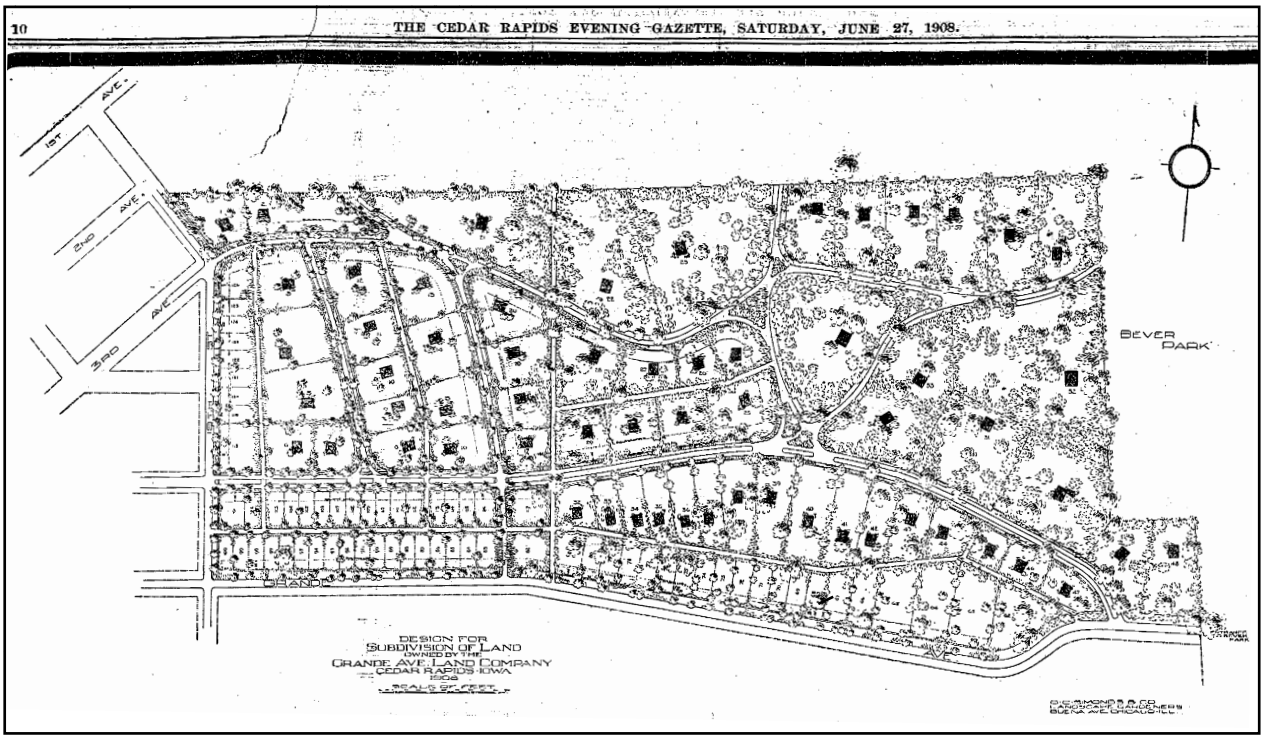
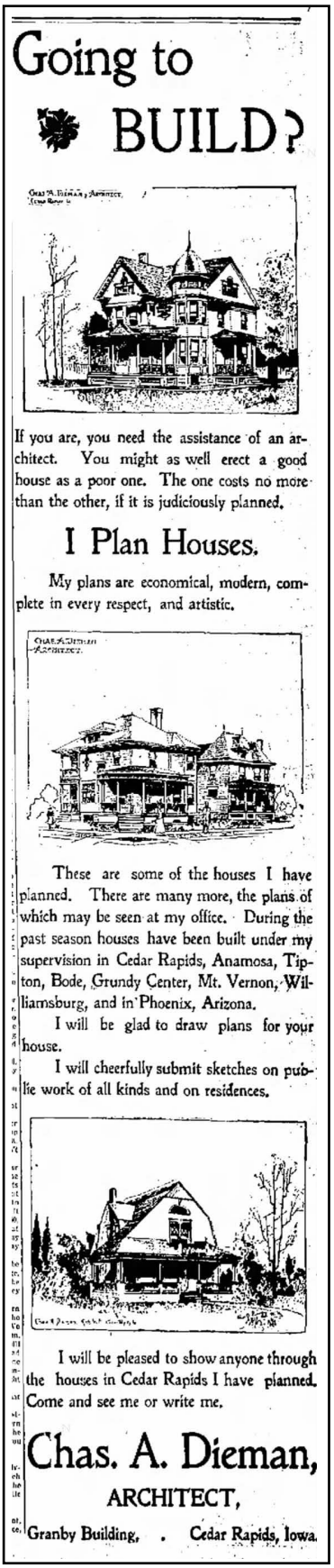


Image 5. Cedar Rapids Gazette June 27, 1908. *Source: The History Center, Cedar Rapids, Iowa.*



Image 6. Mark Anthony, Architect. *Sources: Cedar Rapids Republican, p. 26, September 12, 1926; The History Center, Cedar Rapids, Iowa.*



Going to BUILD?

If you are, you need the assistance of an architect. You might as well erect a good house as a poor one. The one costs no more than the other, if it is judiciously planned.

I Plan Houses.

My plans are economical, modern, complete in every respect, and artistic.

These are some of the houses I have planned. There are many more, the plans of which may be seen at my office. During the past season houses have been built under my supervision in Cedar Rapids, Anamosa, Tipton, Bode, Grundy Center, Mt. Vernon, Williamsburg, and in Phoenix, Arizona.

I will be glad to draw plans for your house.

I will cheerfully submit sketches on public work of all kinds and on residences.

I will be pleased to show anyone through the houses in Cedar Rapids I have planned. Come and see me or write me.

Chas. A. Dieman,
ARCHITECT,
Granby Building, . Cedar Rapids, Iowa.

Image 7. Charles A. Dieman , Architect advertisement in the Cedar Rapids Republican on March 26, 1899. *Source: The History Center, Cedar Rapids, Iowa.*



Image 8. 1927 photograph of the Roosevelt Hotel construction, D. F. Paulson Construction Company. *Source: The History Center, Cedar Rapids, Iowa.*



Image 9. 1931 photograph of 2101 Grande Ave SE (Site Inventory No. 57-04013) facade. *Source: The History Center, Cedar Rapids, Iowa.*



Image 10. 1967 photograph of 2101 Grande Ave SE (Site Inventory No. 57-04013). *Sources: Luce & Company; The History Center, Cedar Rapids, Iowa.*



Image 11. Cedar Rapids Evening Gazette April 17, 1960. *Source: The History Center, Cedar Rapids, Iowa.*



Image 12. 1931 photograph of 2101 Grande Ave SE (Site Inventory No. 57-04013) exterior. *Source: The History Center, Cedar Rapids, Iowa.*



Image 13. 1931 photograph of 2101 Grande Ave SE (Site Inventory No. 57-04013) staircase. *Source: The History Center, Cedar Rapids, Iowa.*



Image 14. 1931 photograph of 2101 Grande Ave SE (Site Inventory No. 57-04013) basement. *Source: The History Center, Cedar Rapids, Iowa.*



Image 15. 1931 photograph of 2101 Grande Ave SE (Site Inventory No. 57-04013) dining room. *Source: The History Center, Cedar Rapids, Iowa.*



Image 16. 1928 photograph of Guy P. Linville.
Sources: Why's Why in Cedar Rapids, 1928; The History Center, Cedar Rapids, Iowa.



Image 17. 1976 photograph of 2114 Bever Ave SE (Site Inventory No. 57-11407). *Sources: Heritage Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 18. 1969 photograph of 2100 Bever Avenue SE (Site Inventory No. 57-11412). *Sources: Miller & Company; The History Center, Cedar Rapids, Iowa.*



Image 19. 1976 photograph of 2219 Grande Avenue SE (Site Inventory No. 57-11415). *Source: The History Center, Cedar Rapids, Iowa.*



Image 20. 1972 photograph of 348 Garden Drive SE (Site Inventory No. 57-11417). *Sources: Hedges Realty; The History Center, Cedar Rapids, Iowa.*

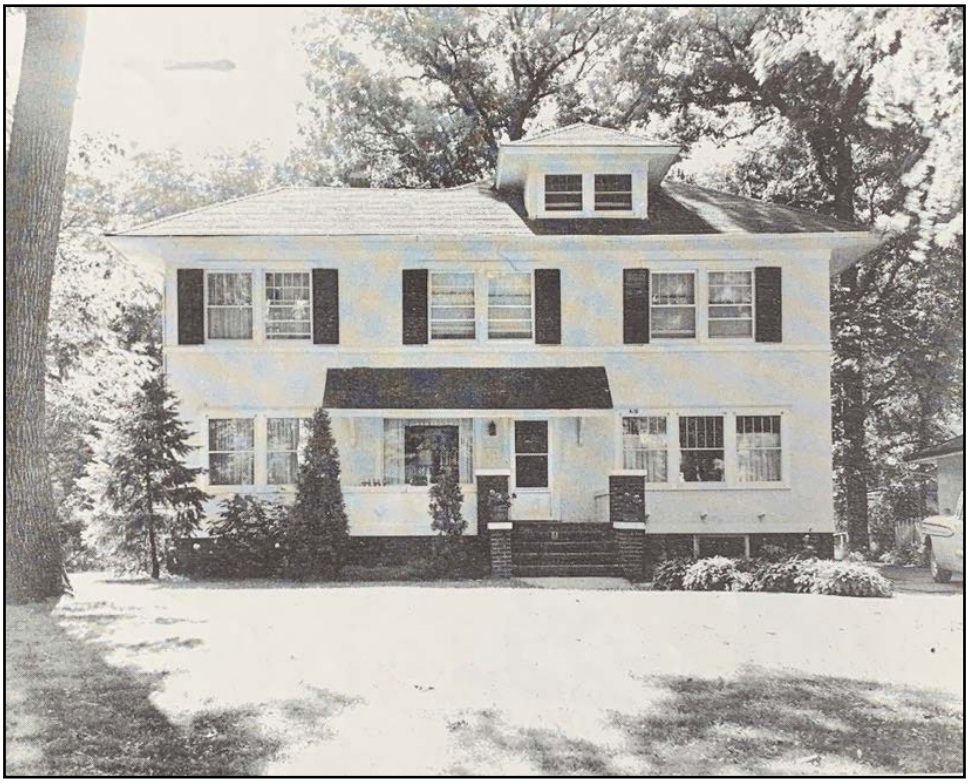


Image 21. 1961 photograph of 351 Pleasant Drive SE (Site Inventory No. 57-11427). *Sources: Carley and Hedges Realty; The History Center, Cedar Rapids, Iowa.*

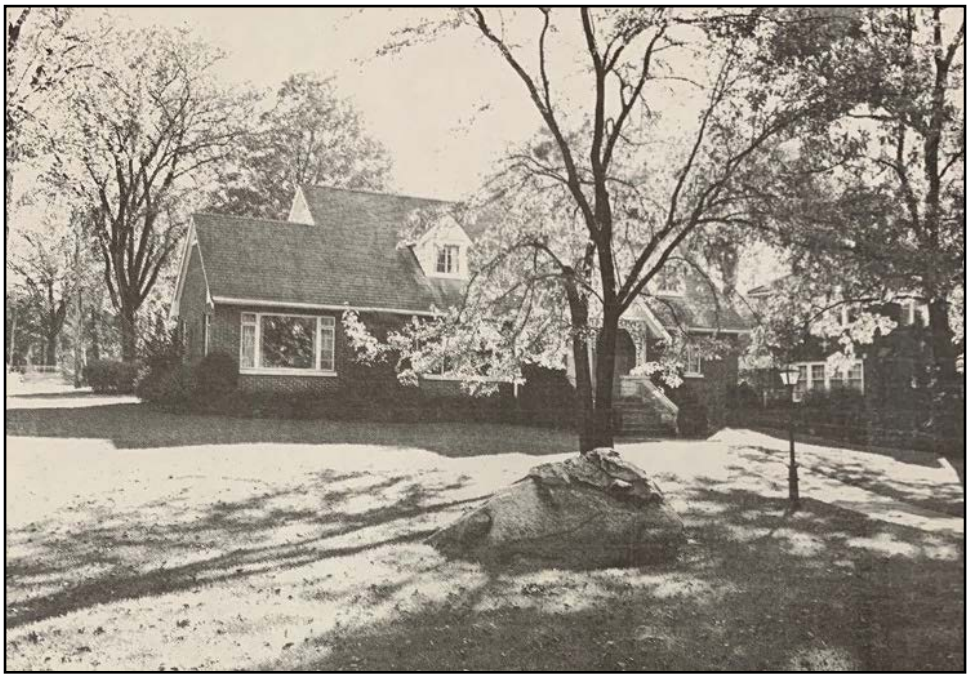


Image 22. 1965 photograph of 2261 Grande Avenue SE (Site Inventory No. 57-11428). *Sources: Carley Real Estate; The History Center, Cedar Rapids, Iowa.*

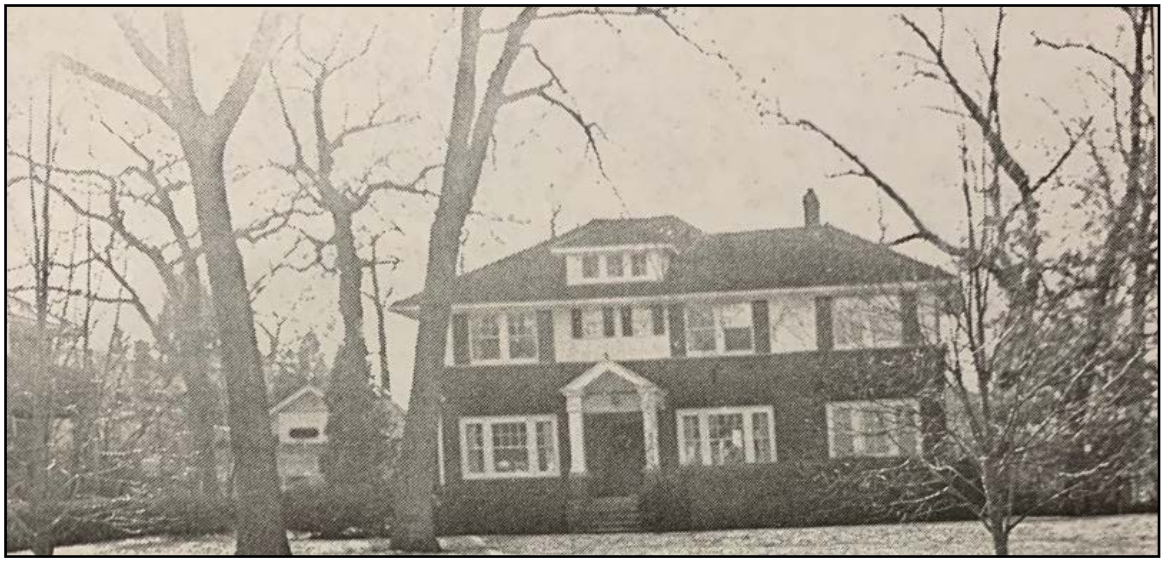
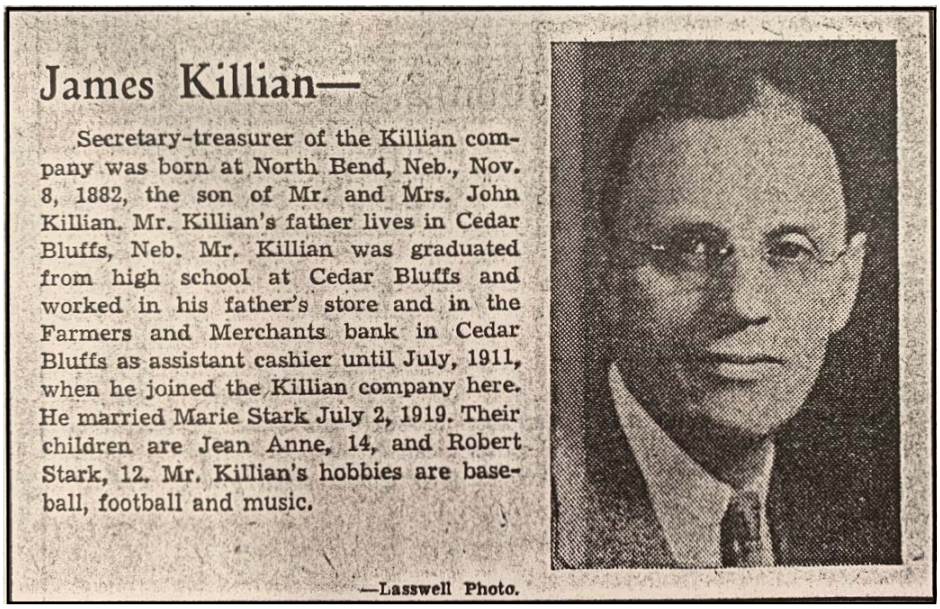


Image 23. 1980 photograph of 2241 Grande Avenue SE (Site Inventory No. 57-11430). *Sources: RIC; The History Center, Cedar Rapids, Iowa.*



Image 24. 1961 photograph of 350 Pleasant Drive SE (Site Inventory No. 57-11431). *Sources: Y & G Realty; The History Center, Cedar Rapids, Iowa.*



James Killian—

Secretary-treasurer of the Killian company was born at North Bend, Neb., Nov. 8, 1882, the son of Mr. and Mrs. John Killian. Mr. Killian's father lives in Cedar Bluffs, Neb. Mr. Killian was graduated from high school at Cedar Bluffs and worked in his father's store and in the Farmers and Merchants bank in Cedar Bluffs as assistant cashier until July, 1911, when he joined the Killian company here. He married Marie Stark July 2, 1919. Their children are Jean Anne, 14, and Robert Stark, 12. Mr. Killian's hobbies are baseball, football and music.

—Lasswell Photo.

Image 25. 1935 photograph of James Killian. *Sources: Who's Who, September 29, 1935; The History Center, Cedar Rapids, Iowa.*



Image 26. 1921 photograph of Edward Killian, James Killian, and A. L. Killian, founders of the Killian Company of stores. *Sources: The Cedar Rapids Evening Gazette, August 15, 1921; The History Center, Cedar Rapids, Iowa.*



Image 27. 1959 photograph of 2250 Washington Avenue SE (Site Inventory No. 57-11434). *Sources: Y & G Realty; The History Center, Cedar Rapids, Iowa.*

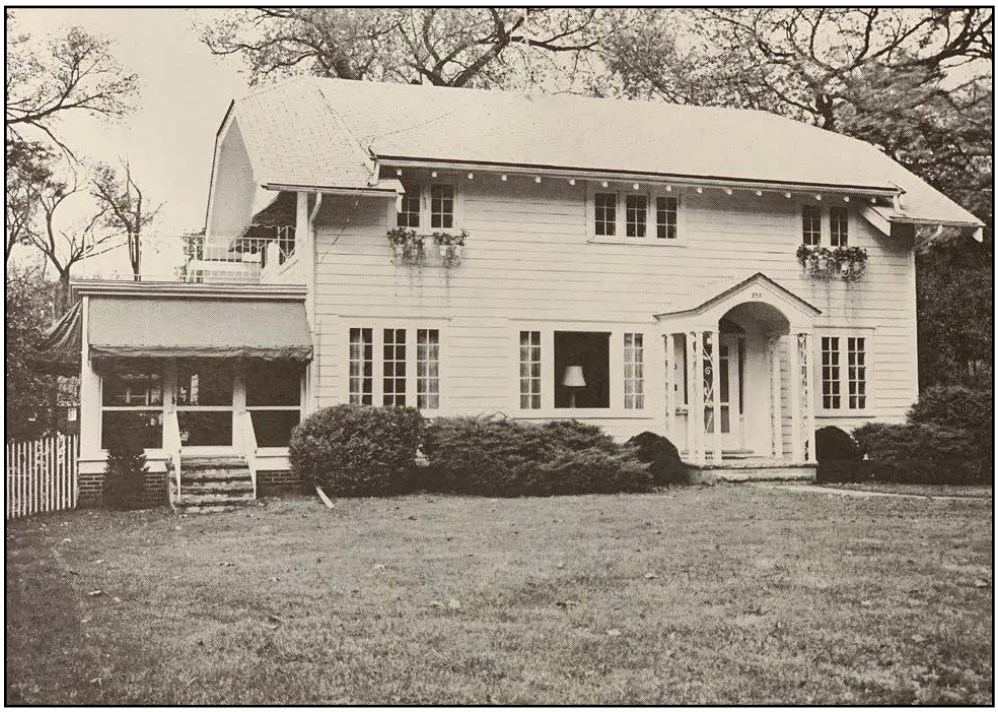


Image 28. 1969 photograph of 353 Forest Drive SE (Site Inventory No. 57-11437). *Sources: Mundel & Long Company; The History Center, Cedar Rapids, Iowa.*



Image 29. 1965 photograph of 365 Forest Drive SE (Site Inventory No. 57-11439).
Sources: Doolittle Real Estate; The History Center, Cedar Rapids, Iowa.

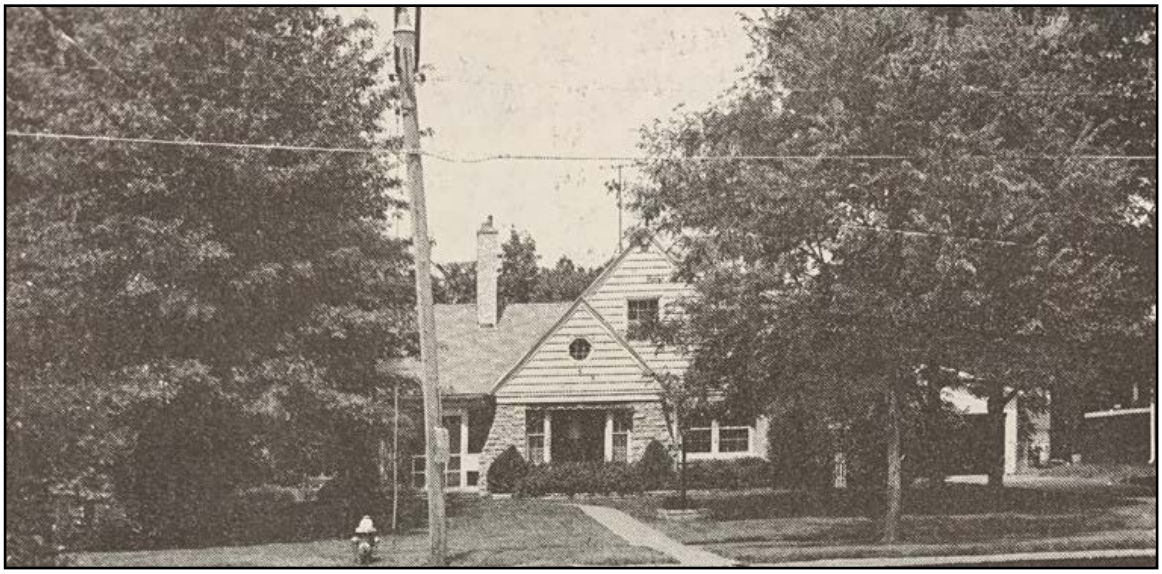


Image 30. 1980 photograph of 2200 Bever Avenue SE (Site Inventory No. 57-11447).
Sources: Pfeiler Real Estate; The History Center, Cedar Rapids, Iowa.

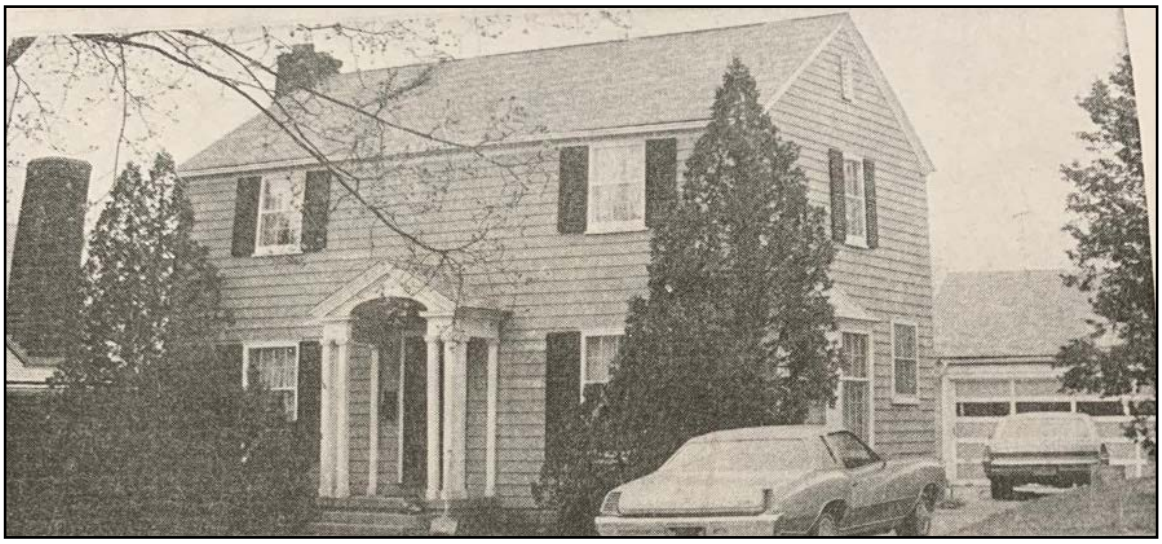


Image 31. 1973 photograph of 2216 Bever Avenue SE (Site Inventory No. 57-11449). *Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 32. 1959 photograph of 2220 Bever Avenue SE (Site Inventory No. 57-11450). *Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 33. 1975 photograph of 2226 Bever Avenue SE (Site Inventory No. 57-11451). *Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 34. 1977 photograph of 2232 Bever Avenue SE (Site Inventory No. 57-11452). *Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 35. 1972 photograph of 2238 Bever Avenue SE (Site Inventory No. 57-11453).
Sources: Gohmann-Associates; The History Center, Cedar Rapids, Iowa.



Image 36. 1972 photograph of 2244 Bever Avenue SE (Site Inventory No. 57-11454).
Sources: Zachar Real Estate; The History Center, Cedar Rapids, Iowa.



Image 37. 1967 photograph of 2250 Bever Avenue SE (Site Inventory No. 57-11455).
Sources: Doolittle Real Estate; The History Center, Cedar Rapids, Iowa.



Image 38. 1972 photograph of 2256 Bever Avenue SE (Site Inventory No. 57-11456).
Sources: B & B Real Estate; The History Center, Cedar Rapids, Iowa.



Image 39. 1976 photograph of 2300 Bever Avenue SE (Site Inventory No. 57-11457).
Sources: Heritage Real Estate; The History Center, Cedar Rapids, Iowa.



Image 40. 1980 photograph of 2314 Bever Avenue SE (Site Inventory No. 57-11459).
Sources: M L & L Company; The History Center, Cedar Rapids, Iowa.



Image 41. 1964 photograph of 2326 Bever Avenue SE (Site Inventory No. 57-11460). *Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 42. 1977 photograph of 349 Woodland Drive SE (Site Inventory No. 57-11465). *Sources: Yuill & Company; The History Center, Cedar Rapids, Iowa.*



Image 43. 1967 photograph of 345 Woodland Drive SE (Site Inventory No. 57-11466). *Sources: Hedges Realty; The History Center, Cedar Rapids, Iowa.*



Image 44. 1961 photograph of 2400 Bever Avenue SE (Site Inventory No. 57-11470). *Sources: Bickel & Byers; The History Center, Cedar Rapids, Iowa.*



Image 45. 1971 photograph of 2418 Bever Avenue SE (Site Inventory No. 57-11472. *Sources: Gohmann-Associates;The History Center, Cedar Rapids, Iowa.*



Image 46. 1970 photograph of 2424 Bever Avenue SE (Site Inventory No. 57-11473). *Sources: Gohmann-Associates;The History Center, Cedar Rapids, Iowa.*



Image 47. 1967 photograph of 2430 Bever Avenue SE (Site Inventory No. 57-11474). *Sources: Luce & Sullivan; The History Center, Cedar Rapids, Iowa.*



Image 48. 1966 photograph of 2442 Bever Avenue SE (Site Inventory No. 57-11476). *Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 49. 1972 photograph of 2500 Bever Avenue SE (Site Inventory No. 57-11477). *Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.*



Image 50. 1974 photograph of 2508 Bever Avenue SE (Site Inventory No. 57-11478). *Sources: Skogman Realty; The History Center, Cedar Rapids, Iowa.*

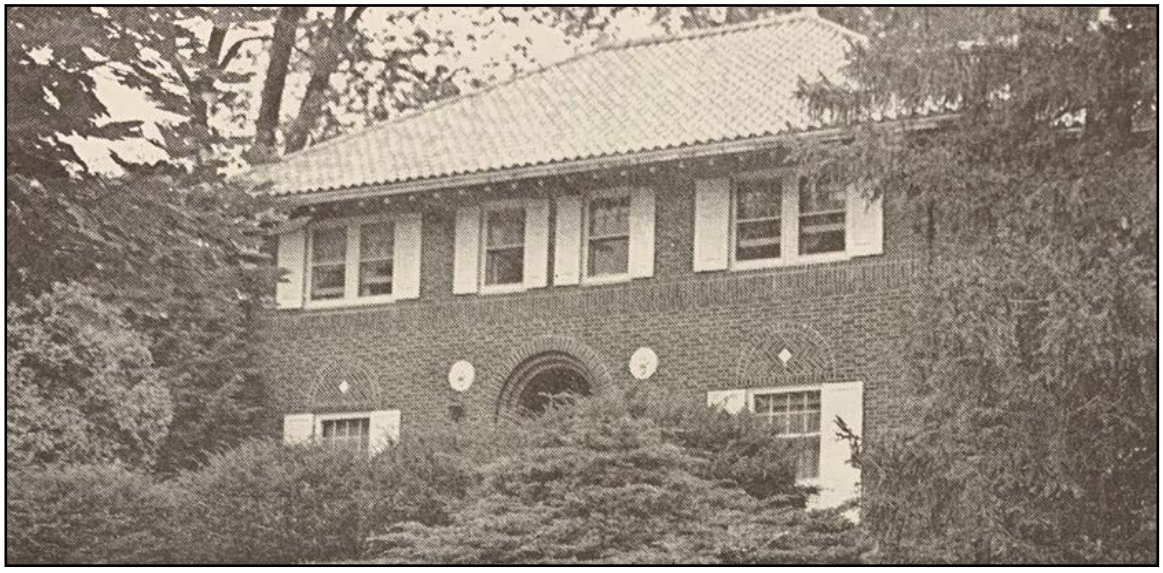
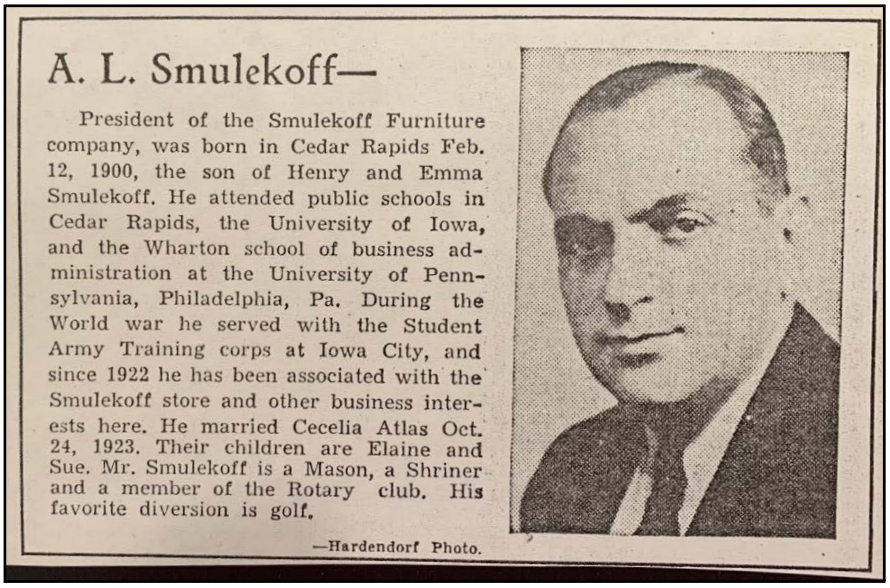


Image 51. 1981 photograph of 348 Forest Drive SE (Site Inventory No. 57-11481).
Sources: Baty and Happel; The History Center, Cedar Rapids, Iowa.



Image 52. 1964 photograph of 356 Forest Drive SE (Site Inventory No. 11483).
Sources: Y & G Real Estate; The History Center, Cedar Rapids, Iowa.



A. L. Smulekoff—

President of the Smulekoff Furniture company, was born in Cedar Rapids Feb. 12, 1900, the son of Henry and Emma Smulekoff. He attended public schools in Cedar Rapids, the University of Iowa, and the Wharton school of business administration at the University of Pennsylvania, Philadelphia, Pa. During the World war he served with the Student Army Training corps at Iowa City, and since 1922 he has been associated with the Smulekoff store and other business interests here. He married Cecelia Atlas Oct. 24, 1923. Their children are Elaine and Sue. Mr. Smulekoff is a Mason, a Shriner and a member of the Rotary club. His favorite diversion is golf.

—Hardendorf Photo.

Image 53. 1935 article regarding A. L. Smulekoff.
Source: The History Center, Cedar Rapids, Iowa.



Image 54. Photograph of Leo (left) and A. L. Smulekoff (right) with a portrait of their father and founder of Smulekoff's Furniture Store, Henry Smulekoff.
Source: The History Center, Cedar Rapids, Iowa.



Image 55. Photograph of Henry Kadghin, Photographer.
Source: The History Center, Cedar Rapids, Iowa.



Image 56. Photograph of the founders of the Hall-Perrine Foundation: Margaret Douglas Hall, Howard Hall, Margaret Lamey Hall, Irene Perrine, and Beahl T. Perrine. *Source: The History Center, Cedar Rapids, Iowa.*

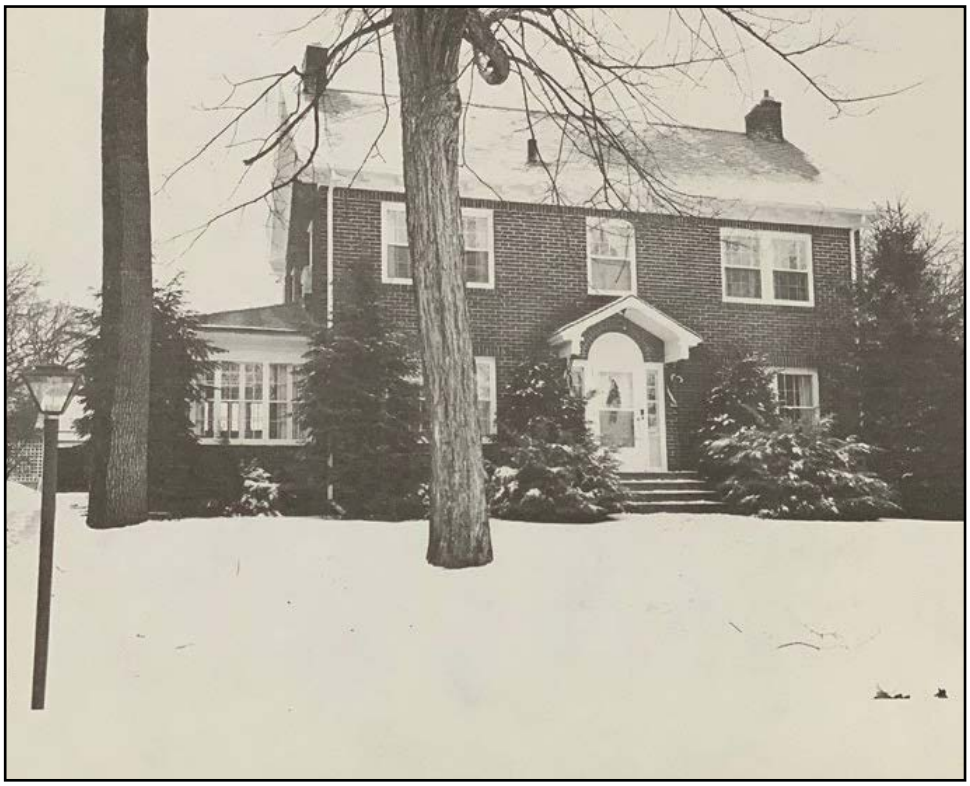


Image 57. 1969 photograph of 360 Forest Drive SE (Site Inventory No. 57-11484).
Sources: Gohmann-Associates; The History Center, Cedar Rapids, Iowa.



Image 58. 1971 photograph of 349 Park Terrace SE (Site Inventory No. 57-11490).
Sources: Zachar Realty;The History Center, Cedar Rapids, Iowa.



Image 59. 1966 photograph of 342 Woodland Drive SE (Site Inventory No. 57-11493). *Sources: T & W Realty; The History Center, Cedar Rapids, Iowa.*



Image 60. 1979 photograph of 350 Woodland Drive SE (Site Inventory No. 57-11495). *Sources: B & Happel Realty; The History Center, Cedar Rapids, Iowa.*

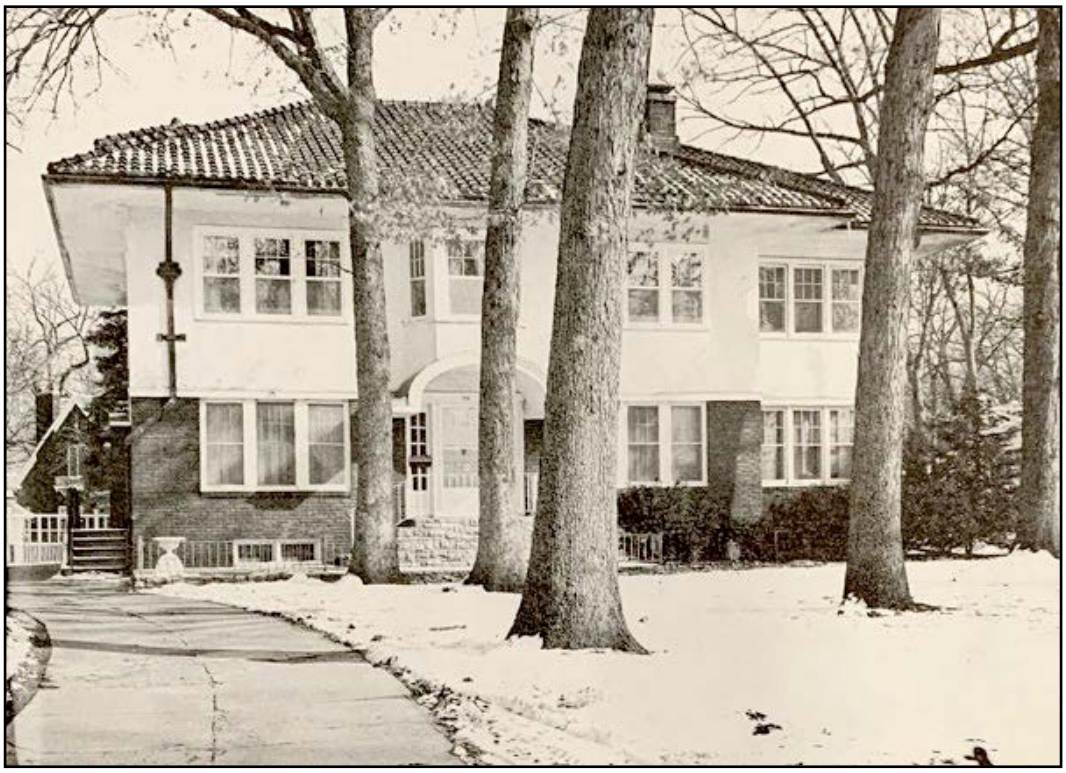


Image 61. 1973 photograph of 366 Woodland Drive SE (Site Inventory No. 57-11499). *Sources: Cliff Doe & Company; The History Center, Cedar Rapids, Iowa.*



Image 62. 1970 photograph of 372 Woodland Drive SE (Site Inventory No. 57-11501). *Sources: Zachar Realty; The History Center, Cedar Rapids, Iowa.*

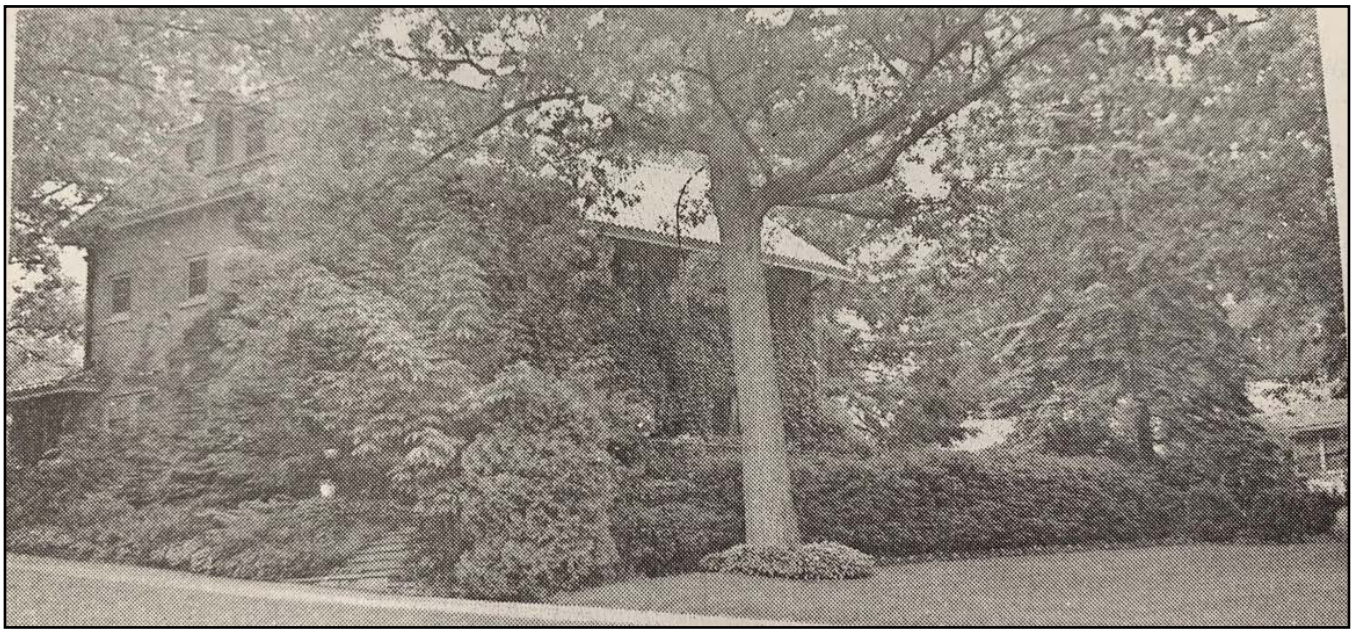


Image 63. 2843 Grande Avenue SE (Site Inventory No. 57-11508). *Source: The History Center, Cedar Rapids, Iowa.*



Image 64. 1968 photograph of 350 Park Terrace SE (Site Inventory No. 57-11512). *Sources: B & B Realty; The History Center, Cedar Rapids, Iowa.*

Figures

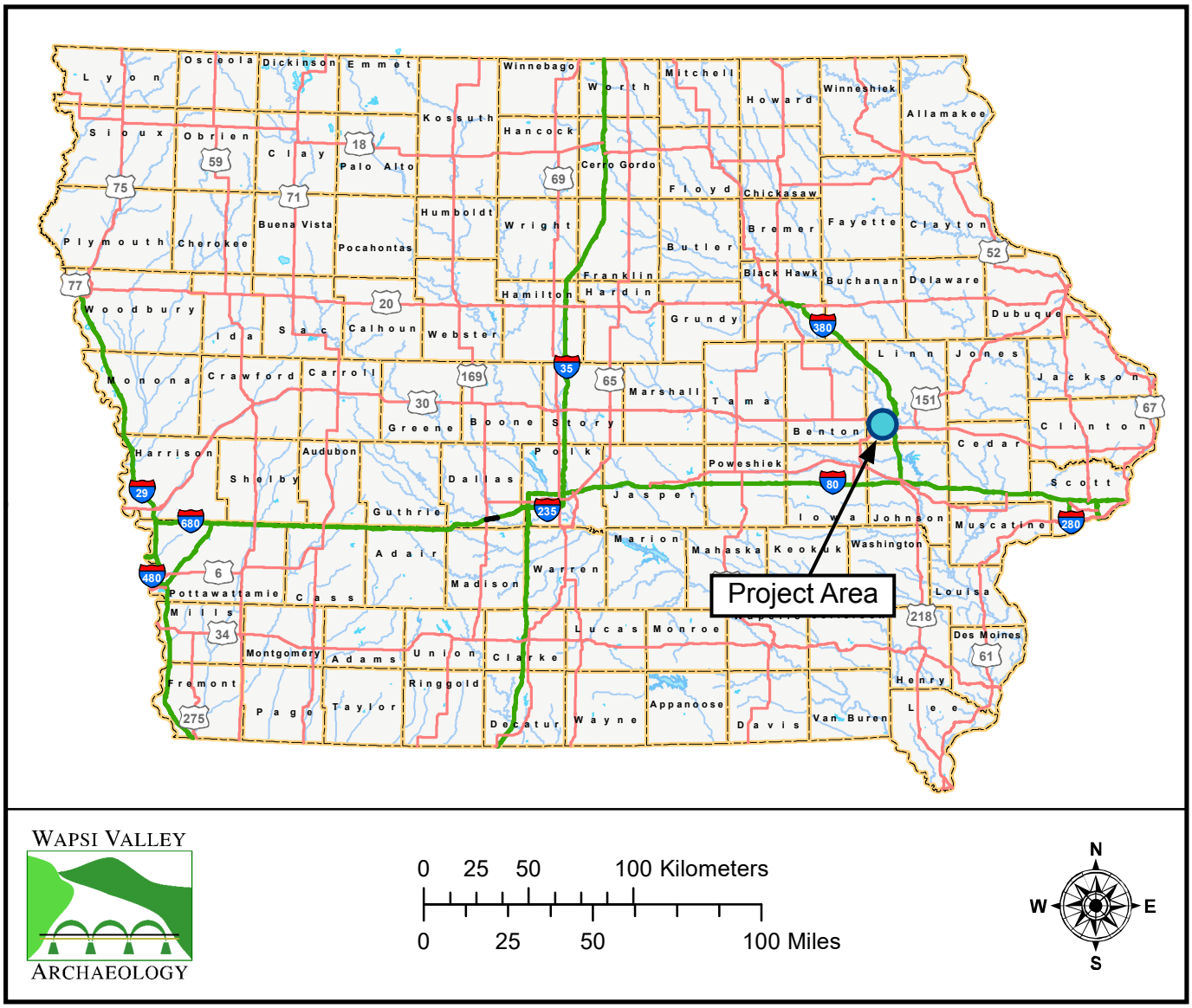


Figure 1. Map of Iowa and the general location of the project area. *Source: Iowa DNR (2016)*.

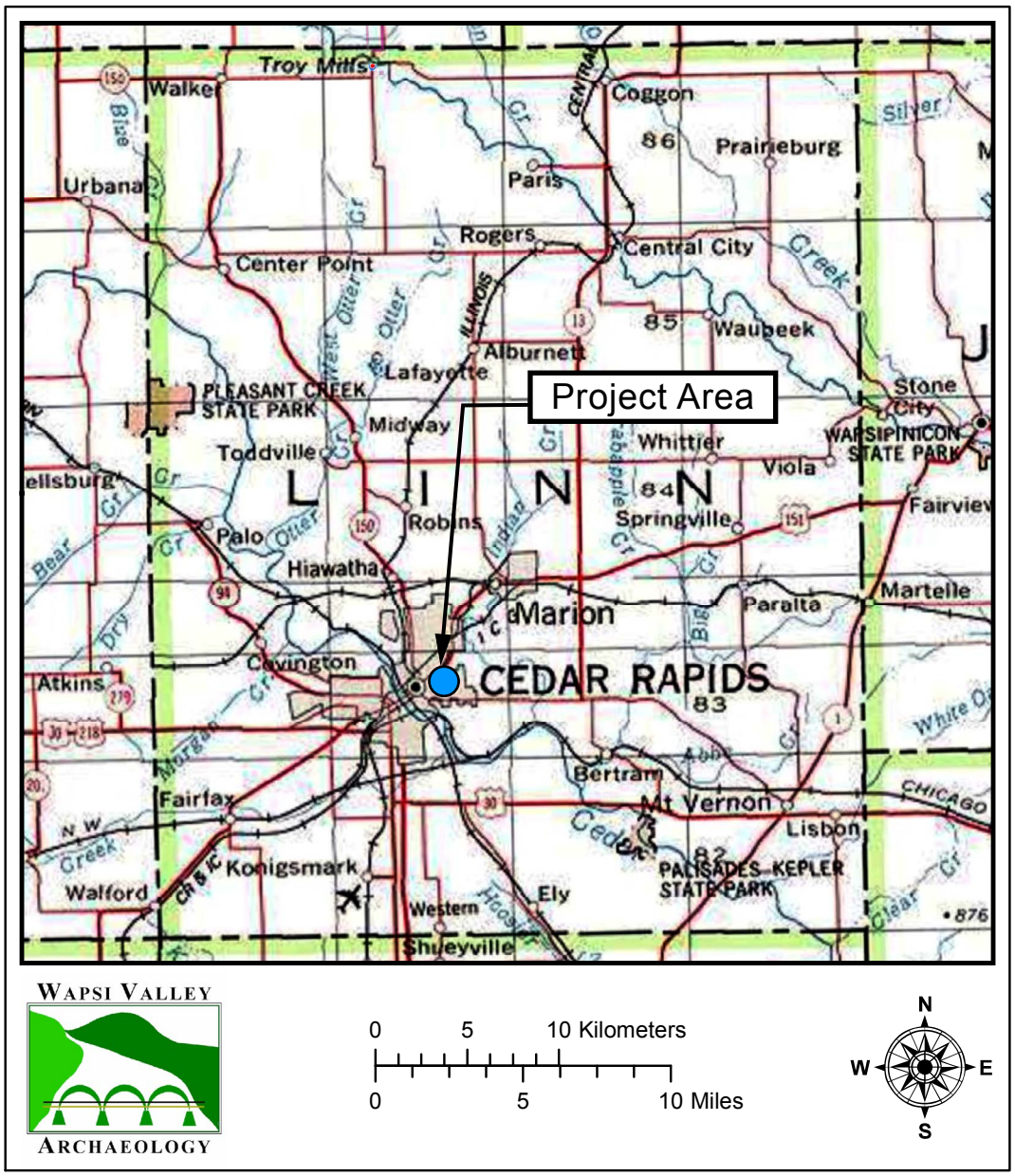


Figure 2. Map of Linn County, Iowa showing the project area location. *Source: National Geographic (2009)*.

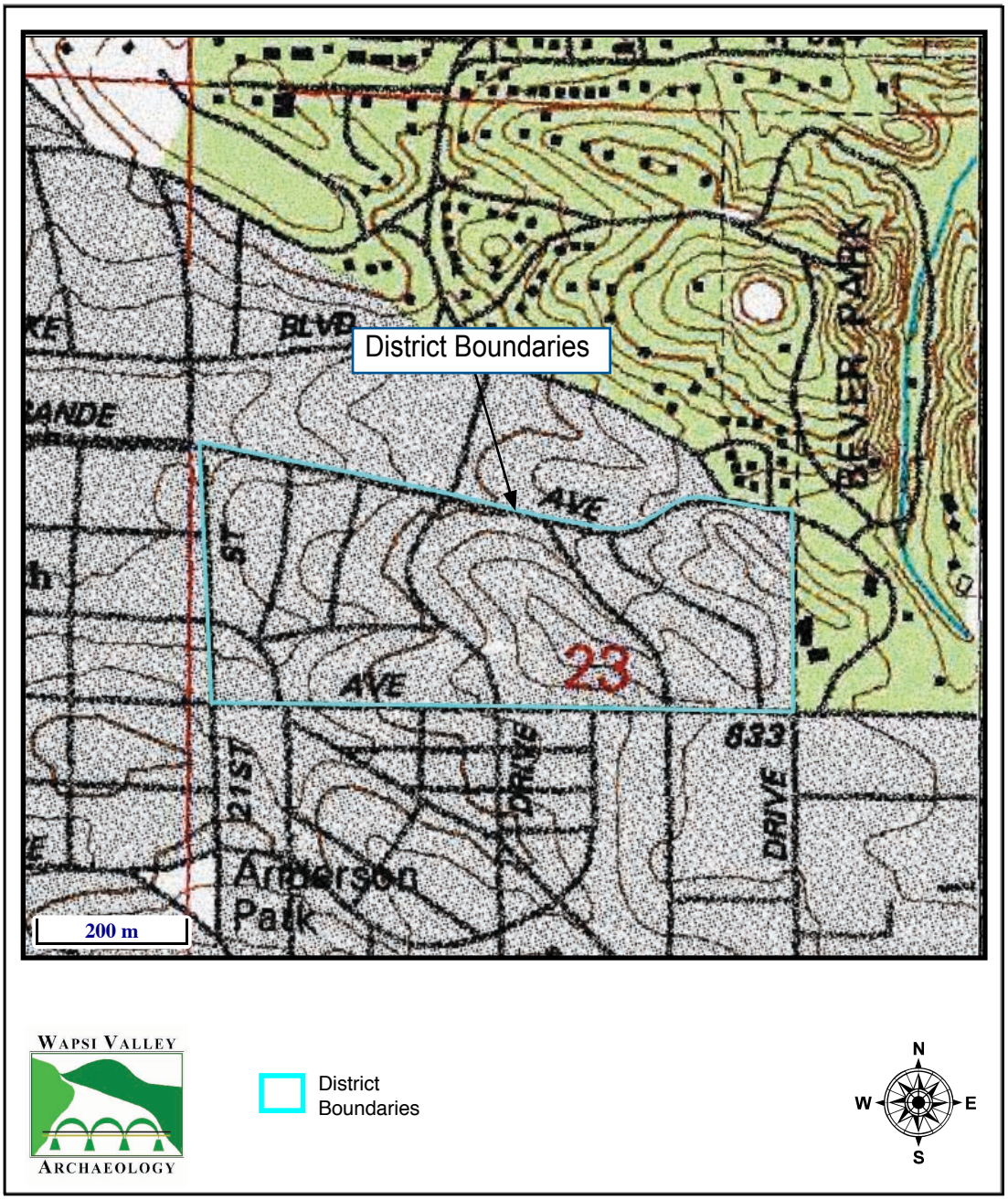


Figure 3. Topographic map showing the Bever Woods District Boundaries. *Source: ISU GIS Facility (2019)*.

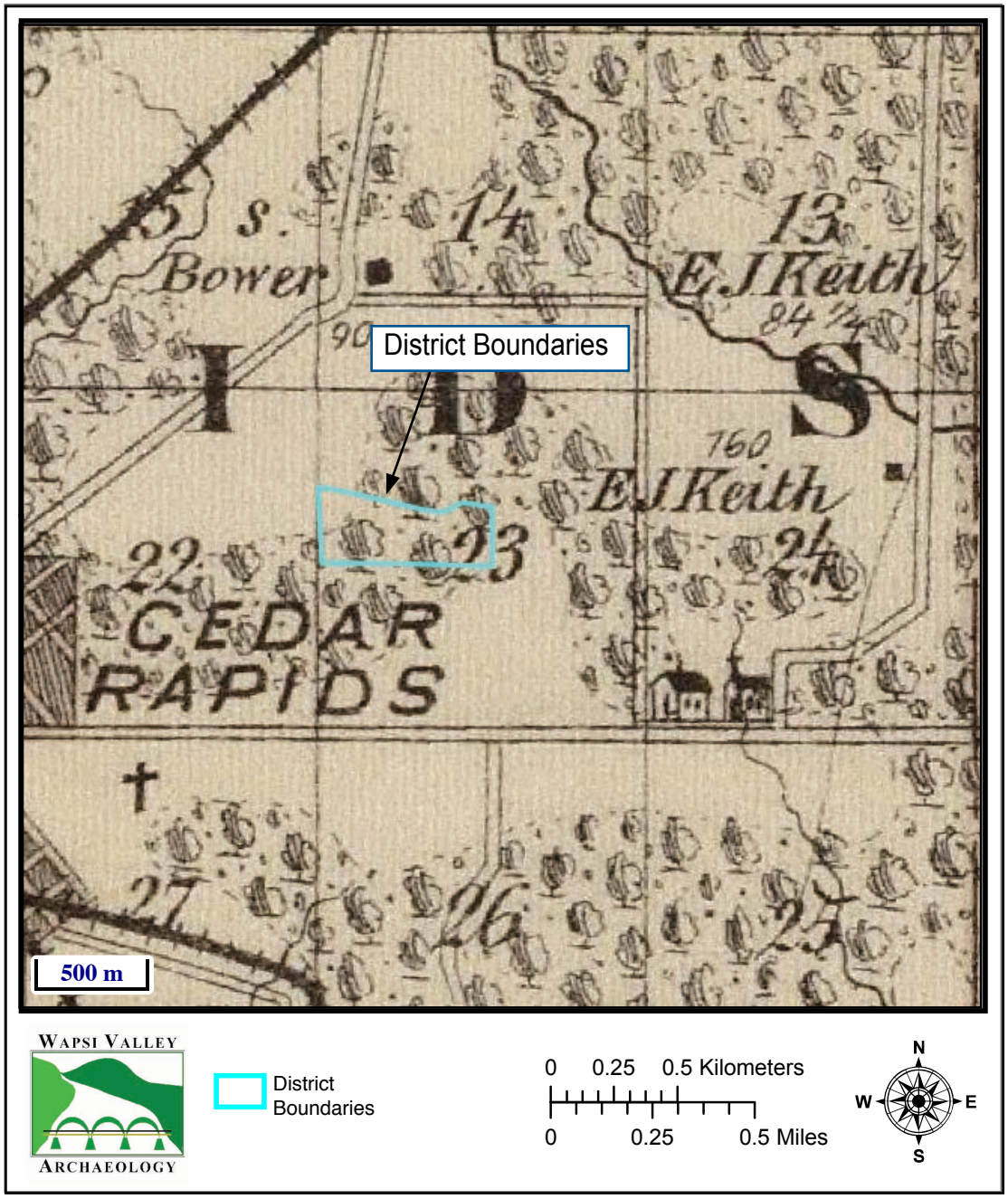


Figure 4. 1875 Andreas Map showing the Bever Woods district boundaries.
Source: ISU GIS Facility (2015).

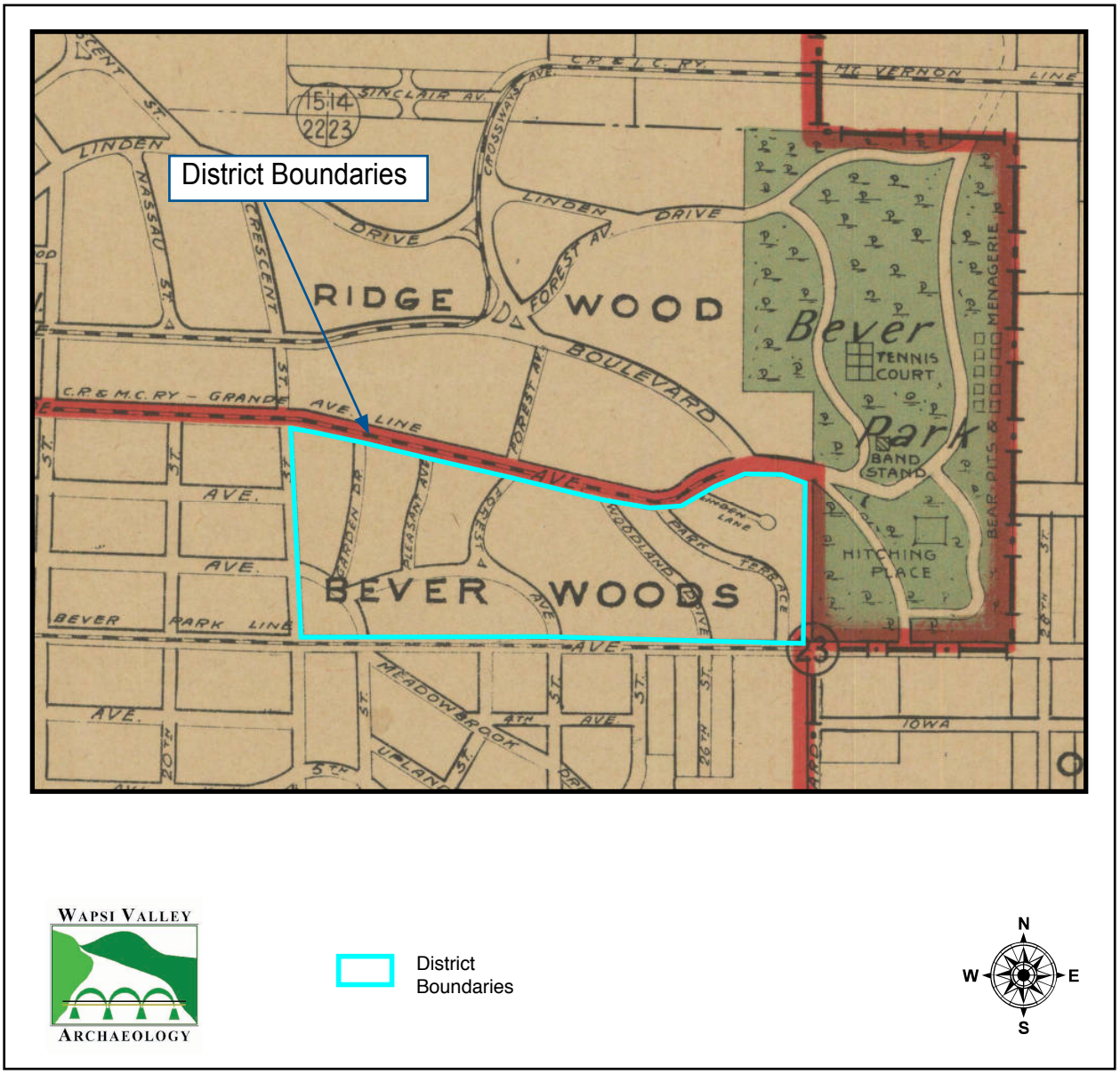


Figure 5. Detail of 1916 Map of the City of Cedar Rapids showing the Bever Woods and Ridge Wood areas and Bever Park. *Source: ISU GIS Facility (2015).*

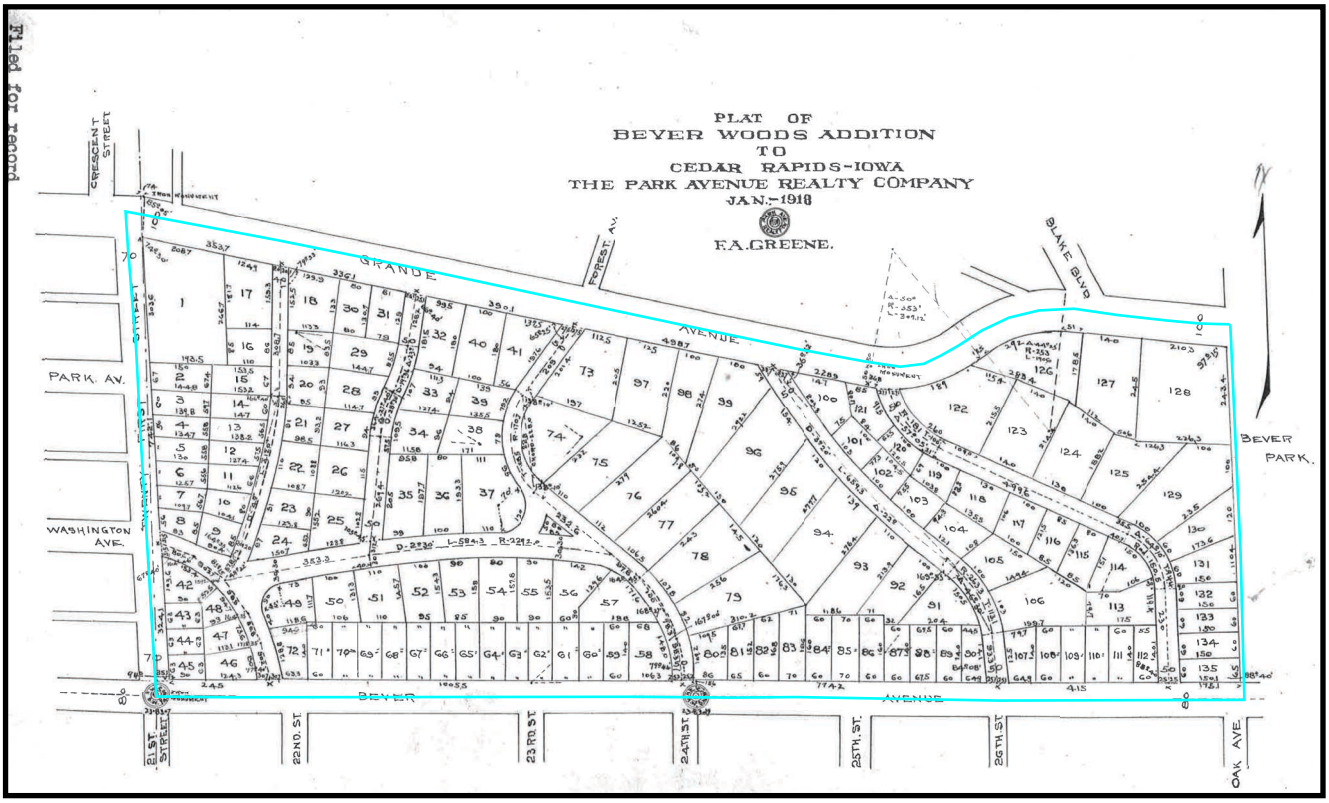


Figure 6. 1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries. *Source: Linn County Recorder's Office.*

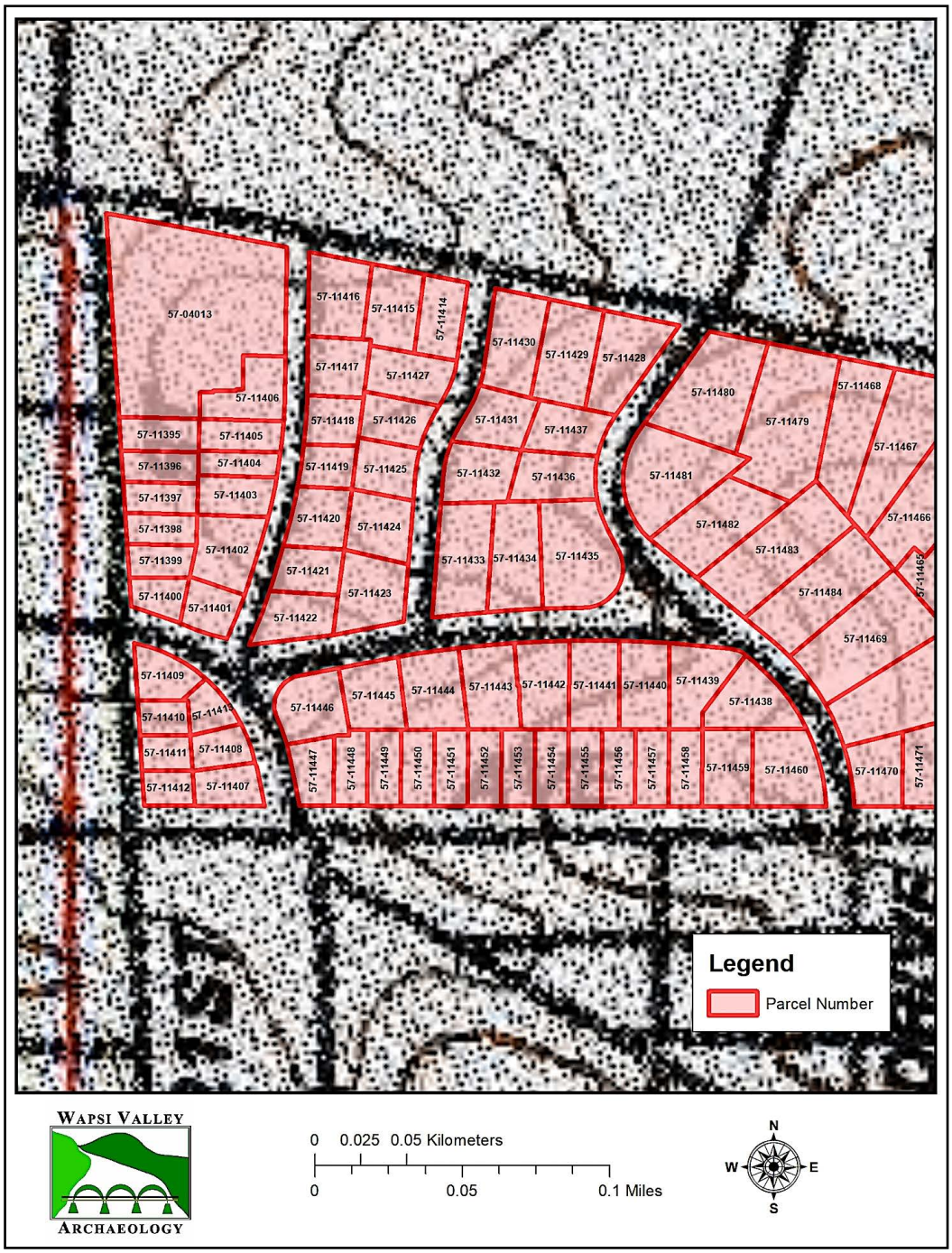


Figure 7. Topographic map showing the western portion of Bever Woods district. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

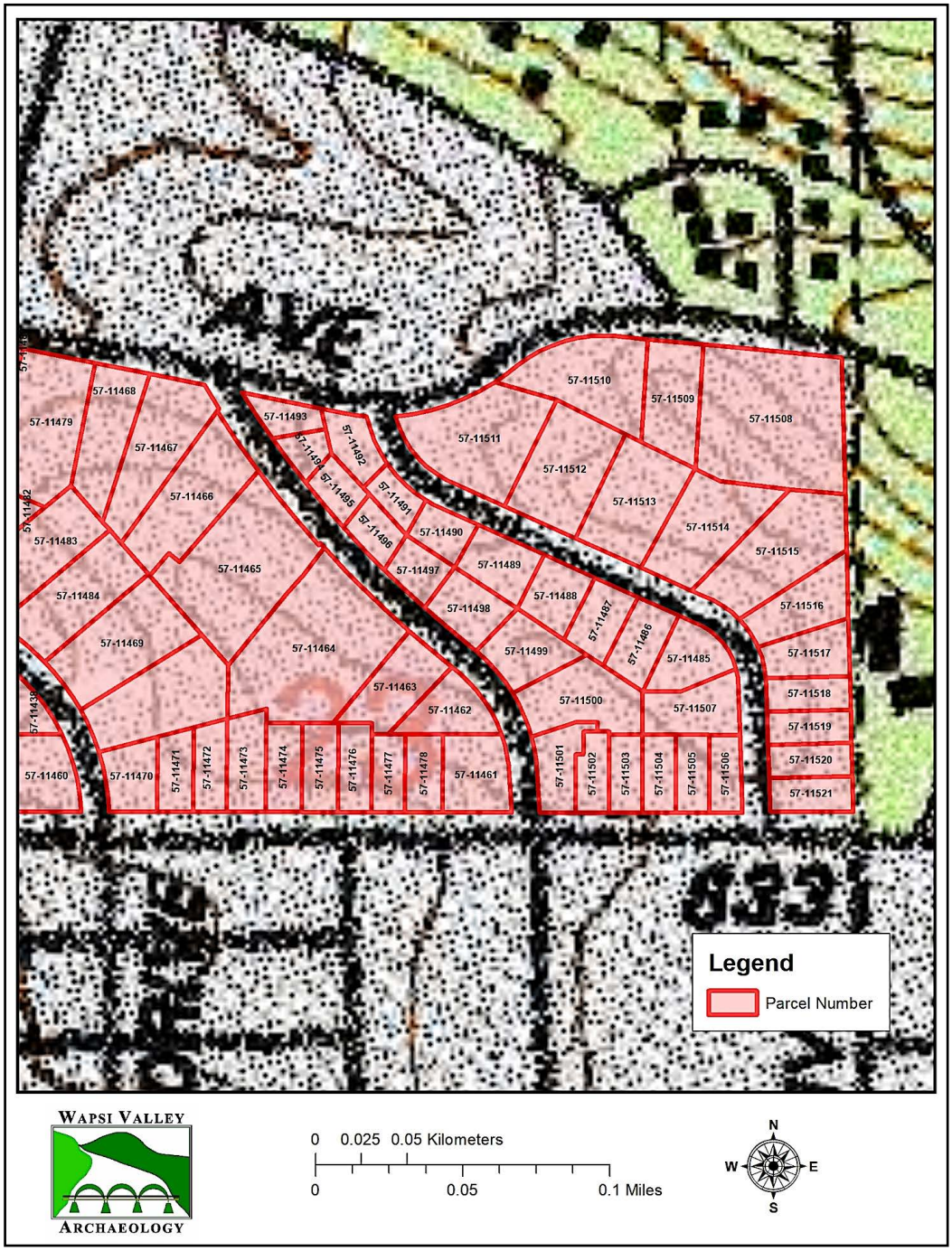


Figure 8. Topographic map showing the eastearn portion of Bever Woods district. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

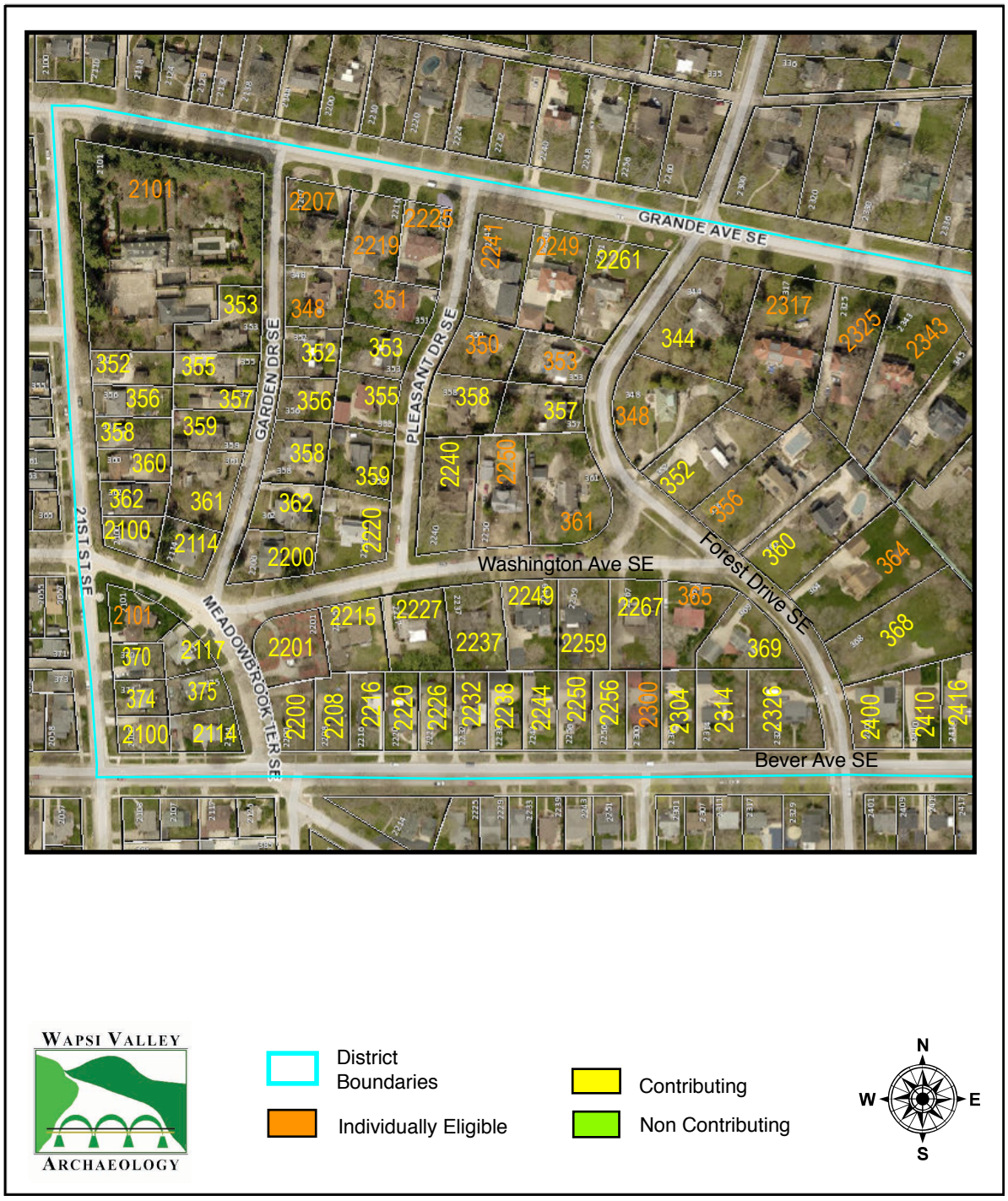


Figure 9. ArcGIS Web Map showing the west side of Bever Woods district properties. *Source: City of Cedar Rapids, Iowa (2017).*



Figure 10. ArcGIS Web Map showing the east side of Bever Woods district properties. *Source: City of Cedar Rapids, Iowa (2017).*



Figure 11. 2101 Grande Avenue SE (57-04013), view to the south.



Figure 12. 352 21st Street SE (57-11395), view to the east.



Figure 13. 356 21st Street SE (57-11396), view to the northeast.



Figure 14. 358 21st Street SE (57-11397), view to the east.



Figure 15. 360 21st Street SE (57-11398), view to the east.



Figure 16. 362 21st Street SE (57-11399), view to the east.



Figure 17. 2100 Washington Avenue SE (57-400), view to the northeast.



Figure 18. 2114 Washington Avenue SE (57-11401), view to the north.



Figure 19. 361 Garden Drive SE (57-11402), view to the southwest.



Figure 20. 359 Garden Drive SE (57-11403), view to the northwest.



Figure 21. 357 Garden Drive SE (57-11404), view to the west.



Figure 22. 355 Garden Drive SE (57-11405), view to the west.



Figure 23. 353 Garden Drive SE (57-11406), view to the south.



Figure 24. 2114 Bever Avenue SE (57-11407), view to the northeast.



Figure 25. 375 Meadowbrook Terrace SE (57-11408) , view to the west.



Figure 26. 2101 Washington Avenue SE (57-11409), view to the southwest.



Figure 27. 370 21st Street SE (57-11410), view to the east.



Figure 28. 374 21st Street SE (57-11411), view to the east.



Figure 29. 2100 Bever Avenue SE (57-11412), view to the north.



Figure 30. 2117 Washington Avenue SE (57-11413), view to southwest.



Figure 31. 2225 Grande Avenue SE (57-11414), view to the south.



Figure 32. 2219 Grande Avenue SE (57-11415), view to the south.



Figure 33. 2207 Grande Avenue SE (57-11416), view to the south.



Figure 34. 348 Garden Drive SE (57-11417), view to the east.



Figure 35. 352 Garden Drive SE (57-11418), view to the east.



Figure 36. 356 Garden Drive SE (57-11419), view to the southeast.



Figure 37. 358 Garden Drive SE (57-11420), view to the northeast.



Figure 38. 362 Garden Drive SE (57-11421), view to the northeast.



Figure 39. 2200 Washington Avenue SE (57-11422), view to the northwest.



Figure 40. 2220 Washington Avenue SE (57-11423), view to the northeast.



Figure 41. 359 Pleasant Drive SE (57-11424), view to the northwest.



Figure 42. 355 Pleasant Drive SE (57-11425), view to the west.



Figure 43. 353 Pleasant Drive SE (57-11426), view to the west.



Figure 44. 351 Pleasant Drive SE (57-11427), view to the west.

Appendix 1: HADB Form

Historical Architectural Data Base

Data Entry Form for Studies and Reports

Doc. No.: 57-164

Source of Study: ☒ Certified Local Government Project ☐ Section 106 Review & Compliance Project ☐ Historical Resource Development Program Project ☐ Other

Project Reference #: 1096

Authors/Editor/Compiler/Originator:
Wapsi Valley Archaeology, Inc.

Author Role: ☒ Consultant ☐ Private Researcher/Writer ☐ Teacher ☐ Student ☐ Project employee/volunteer ☐ Site Administrator ☐ Other: _____

Title of Work:
Architectural History Survey of the Bever Woods District in Cedar Rapids, Linn County, Iowa

Year Issued: 2020

Type of Work Performed:
(*check one only*)

Survey:
- ☐ Windshield survey minimum level documentation
- ☐ Reconnaissance survey to make recommendations for intensive survey(s).
- ☒ Intensive survey
- ☐ Mixed intensive and reconnaissance survey

Plan:
- ☒ Planning for Preservation/Survey
- ☐ Community Preservation Plan

Property Study:
- ☐ Iowa Historic Property Documentation Study
- ☐ Historic American Building Survey (HABS)
- ☐ Historic American Engineering Record (HAER)
- ☐ Management or Master Plan
- ☐ Historic Structure Report
- ☐ Feasibility/Re-use Study
- ☐ Architectural/Engineering Plans and Specs.

National Register:
- ☒ Multiple Property Documentation Form

Other (e.g., private research, school project, video): _____

Kind of Work Produced:
(*fill in one section only: Report or Monograph or Chapter, etc.*)

Report: Published/produced by: Wapsi Valley Archaeology, Inc.

Place issued: Anamosa

Client: City of Cedar Rapids

If applicable, include:

Series Title: _____

Volume #: _____ Report #: 1096

Monograph: Publisher Name: _____

Place: _____

Chapter: In: _____ First pg. #: _____ Last pg. #: _____

Journal: Name: _____ Vol. _____ No. _____ Pages: _____ to _____

Thesis: Degree (check one): ☐ Ph.D. ☐ LL.D. ☐ M.A. ☐ M.S. ☐ B.A. ☐ B.S.

Name of College/University: _____

Paper: Meeting: _____

Place: _____

Other: _____

Geographic Scope of Study:

☒ City/town ☐ Township(s) ☐ County ☐ Region of Iowa ☐ Statewide ☐ Other: _____

State:	IA	__	__	__
County:		_____	_____	_____
Town:		_____	_____	_____
Township:	83N	____	____	____
Range:	07W	___	___	___

Time Focus: (check any decades that receive particular attention)

☐ before 1830 ☐ 1830s ☐ 1840s ☐ 1850s ☐ 1860s ☐ 1870s ☐ 1880s ☐ 1890s

☐ 1900s ☒ 1910s ☒ 1920s ☒ 1930s ☒ 1940s ☒ 1950s ☒ 1960s ☐ 1970s ☐ 1980/later

Keyword: (Index of any subjects, topics, or people given prominent attention in the report)

City of Cedar Rapids History	Linn County History
Bever Woods District	Planning and Development
Streetcar Line	Urban Development
Residential District	
Suburban transportation	_____
Bever Park	_____
	_____

Appendix 2: Site Inventory Forms

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11394 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Bever Woods District

B) Other names: _____

• Location

A) Street address: Grande Ave. SE, 21st Street SE, Bever Ave.SE
B) City or town:Cedar Rapids (☐ Vicinity) County:Linn
C) Legal description:
Rural: Township Name:_____ Township No.:83 Range No.:07 Section:23 Qtr:_____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☐ Building(s)
- ☒ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
25	Buildings	3	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title *Historical Architectural Data Base #*
_____ 57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01 Domestic

_____

_____

B) Current functions

01 Domestic

_____

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

06 Late 19th 20th Century Revivals

_____

_____

_____

B) Materials

Foundation (visible exterior): _____

Walls (visible exterior): _____

Roof: _____

Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11394 Address: Grande Ave. SE, 21st Street SE, Bever Ave.SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1910 - 1960

E) Significant dates
Construction date
1912 to 1957 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Bever Woods District	Linn
Name of Property	County
Grande Ave. SE, 21st Street SE, Bever Ave.SE	Cedar Rapids
Address	City

House, Site Inventory Number 57-11394

Location:
Bever Woods District is located in Section 23, Township 83N, Range 7W, Cedar Rapids, southwest Linn County, Iowa. The district extends east of 21st Street SE to the western boundary of Bever Park, with Bever Avenue SE as the southern boundary and Grande Avenue SE at the northern boundary.

Description of Resource:
The Bever Woods District is a 58.6 acre tract of land composed of one hundred and twenty-eight (128) buildings in lots of various sizes within eight blocks designed with irregular shapes and curved streets. The 'City Beautiful Movement' of urban-planning from the 1890s to 1900s inspired the neighborhood's design. The movement's theories intended to create beautiful cities by integrating parks, wooded areas, gardens, water and natural elements to harmonious architecture and landscapes. Bever Woods neighborhood incorporates these 'City Beautiful Movement' ideas with mature trees, gardens, manicured lawns, curved streets and the adjacent Bever Park meant to create a serene atmosphere ideal for a residential area.

Date of Construction: 1912 to 1957

Integrity:
The neighborhood retains all seven aspects of integrity: location, design, materials, craftsmanship, setting, feeling and association.

National Register Eligibility:
The neighborhood contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The one hundred and twenty-eight houses were built in a residential area during the early to mid 1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:

City of Cedar Rapids Assessors Parcel Viewer, 2019

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

"LINN, Lewis Fields - Biographical Information." Accessed July 26, 2019 http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000338.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Bever Woods District	Linn
Name of Property	County
Grande Ave. SE, 21st Street SE, Bever Ave.SE	Cedar Rapids
Address	City

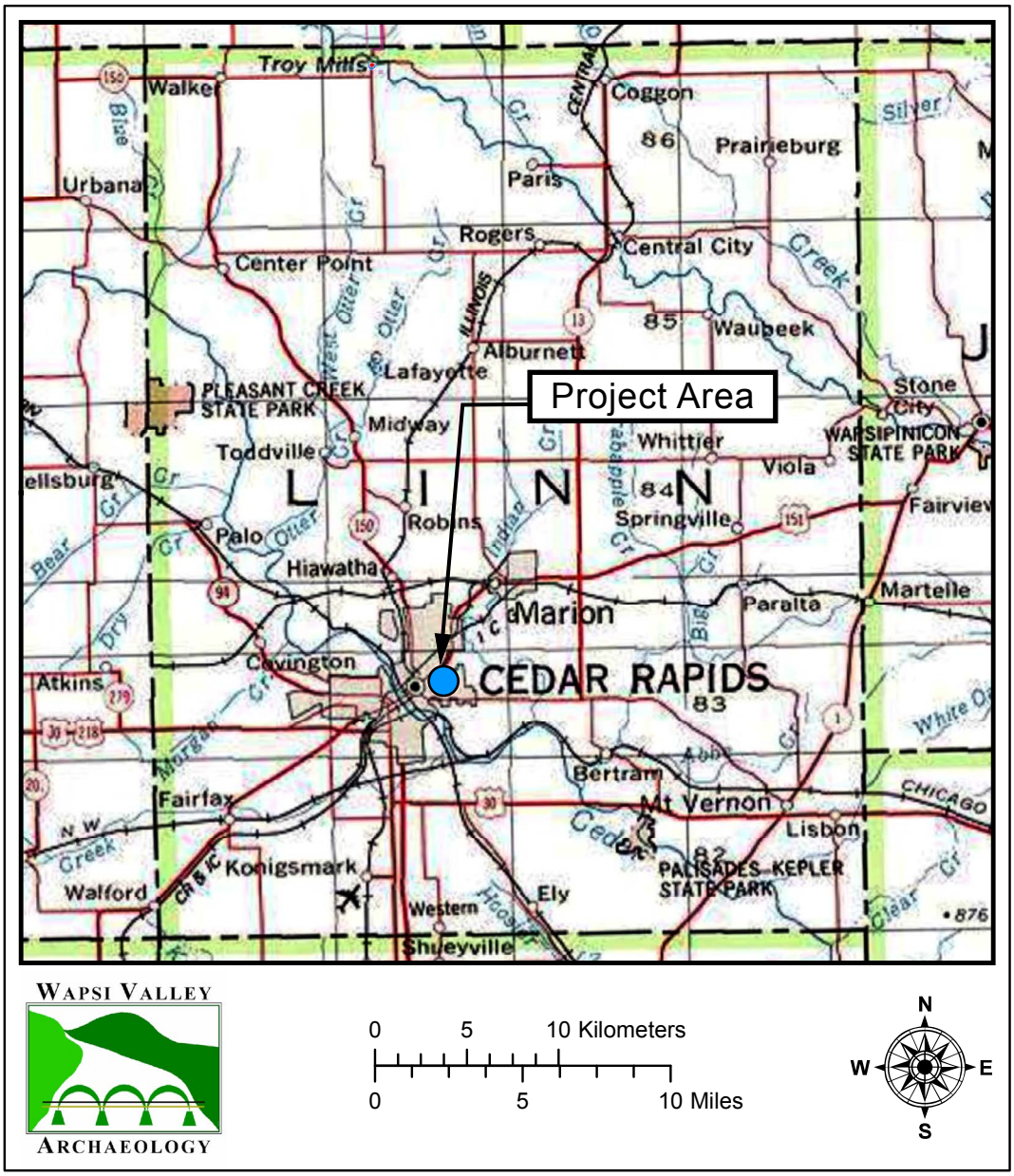
National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
Site Number: 57-11394
Address:
Related District Number: 57-164
City: Cedar Rapids County: Linn



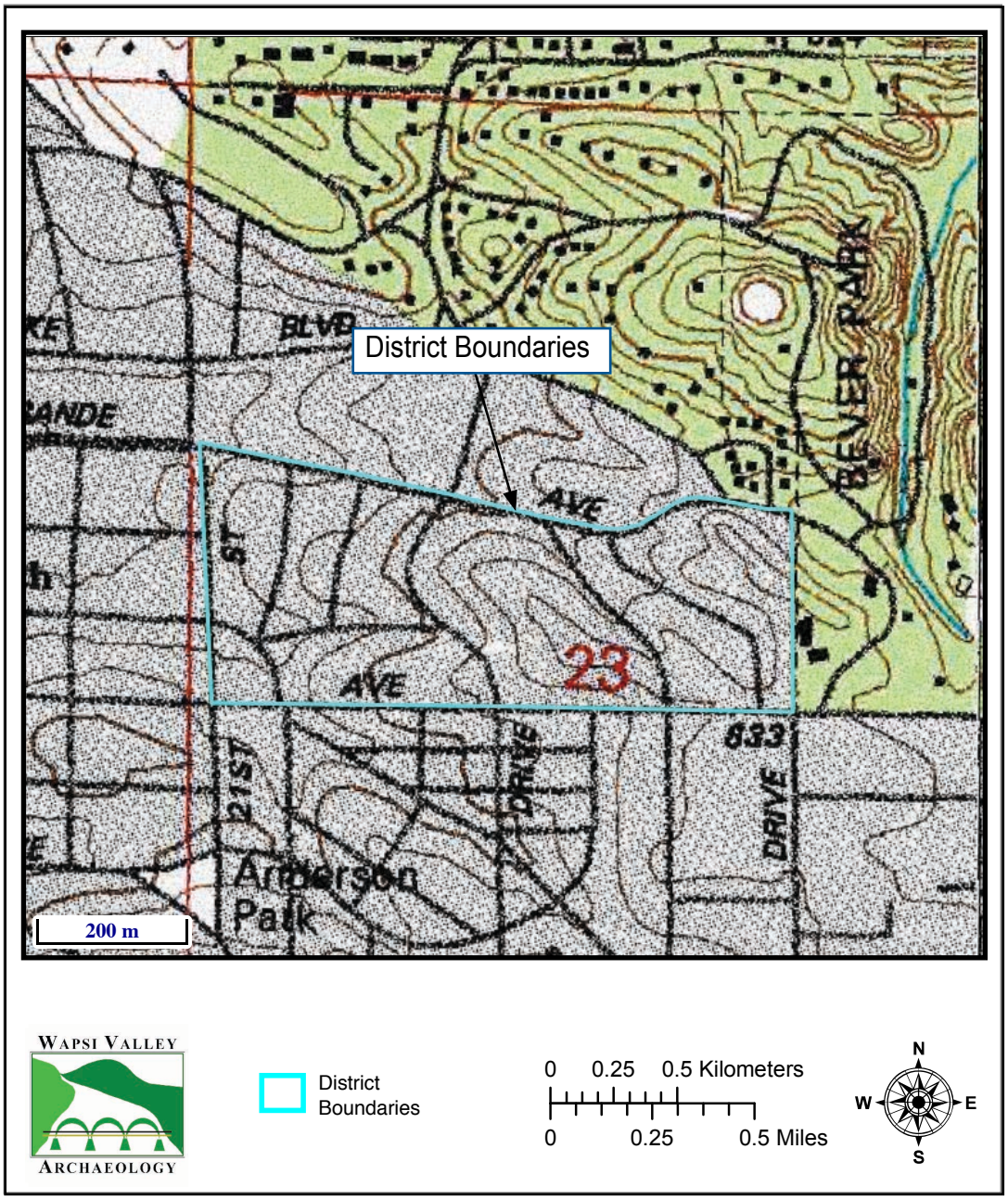
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
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City: Cedar Rapids County: Linn



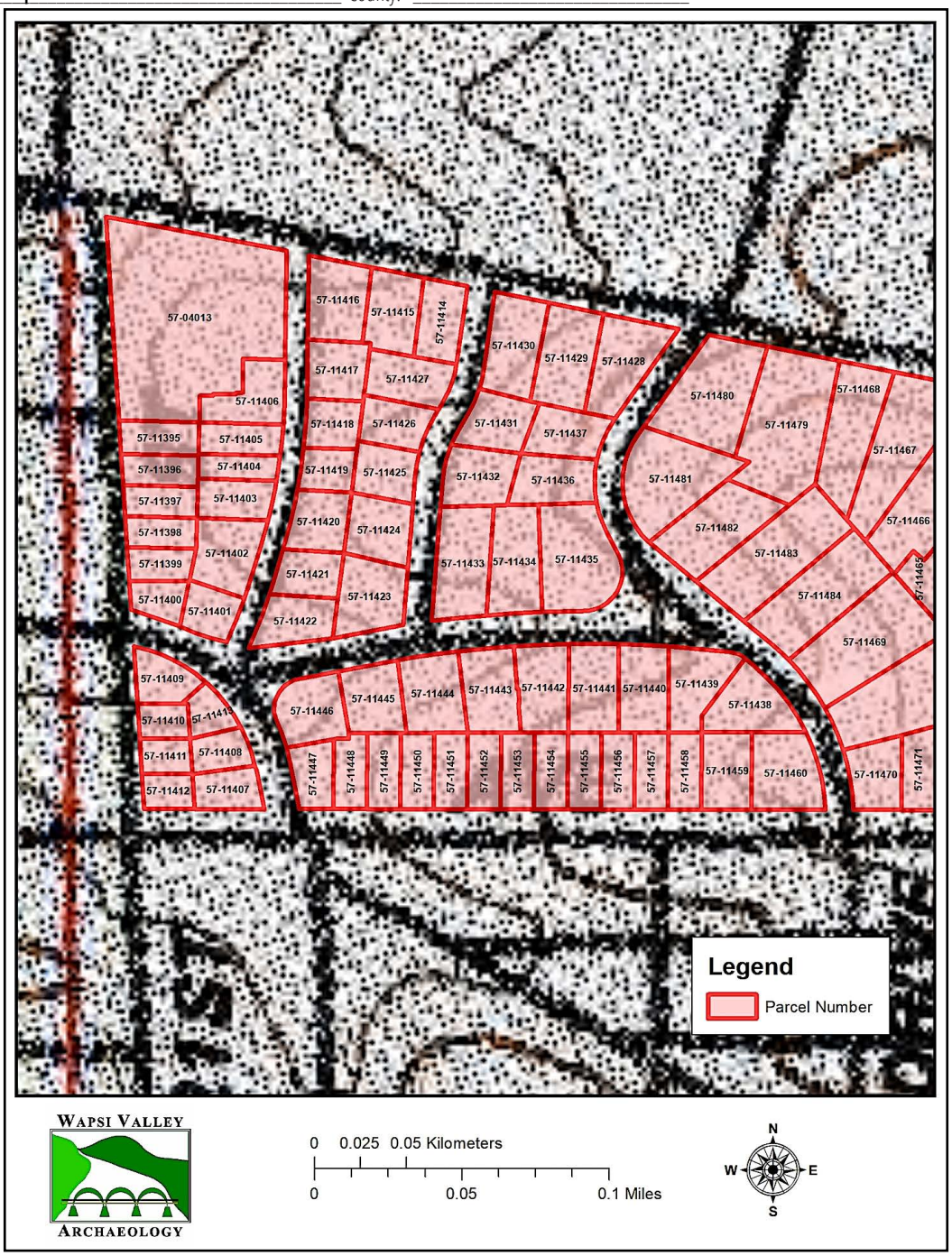
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Bever Woods District
Site Number: 57-11394
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City: Cedar Rapids County: Linn



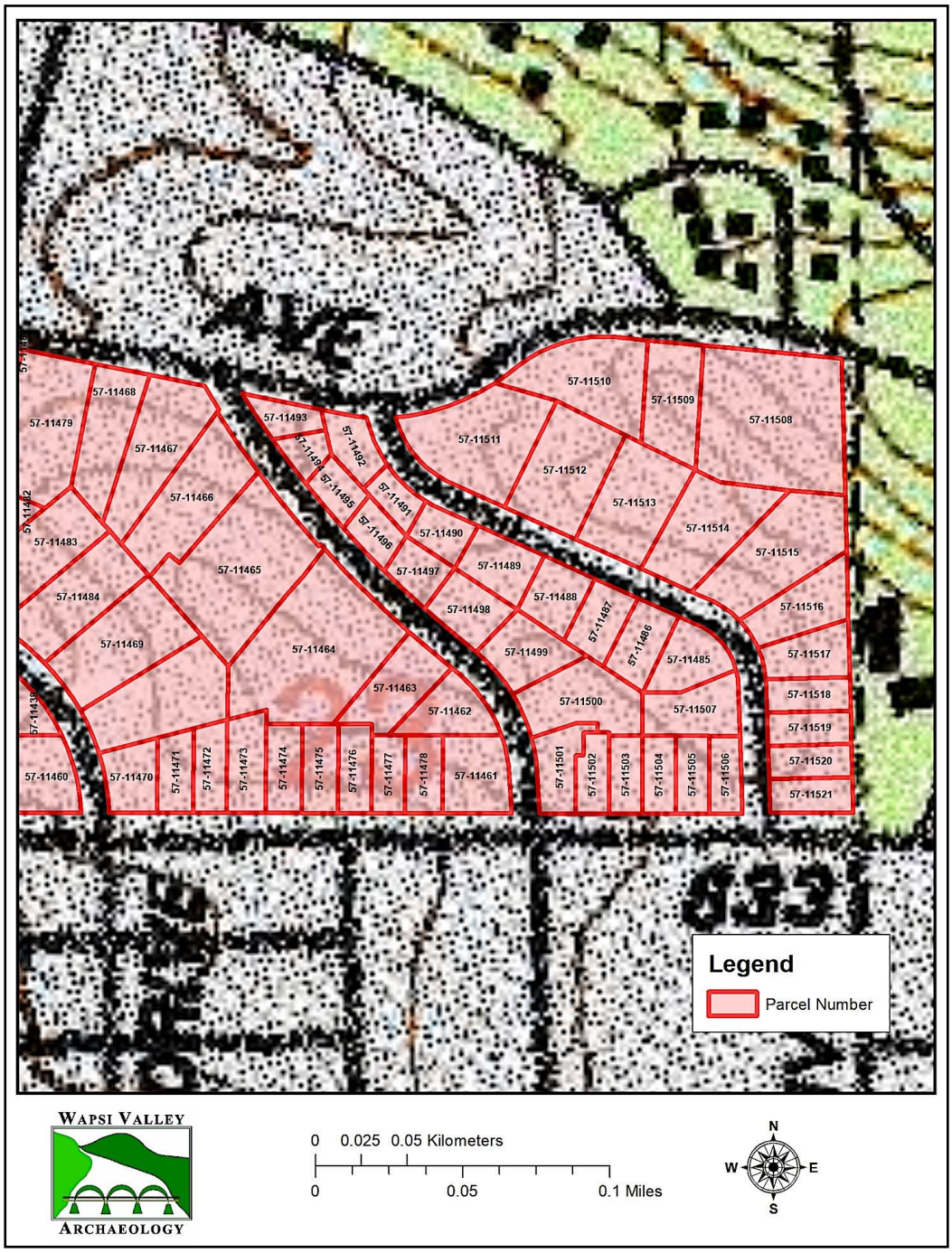
Topographic map showing the western portion of Bever Woods district.
Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
Site Number: 57-11394
Address:
Related District Number: 57-164
City: Cedar Rapids County: Linn



Topographic map showing the eastearn portion of Bever Woods district.
Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).

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Name of Property: Bever Woods District
Site Number: 57-11394
Address:
Related District Number: 57-164
City: Cedar Rapids County: Linn

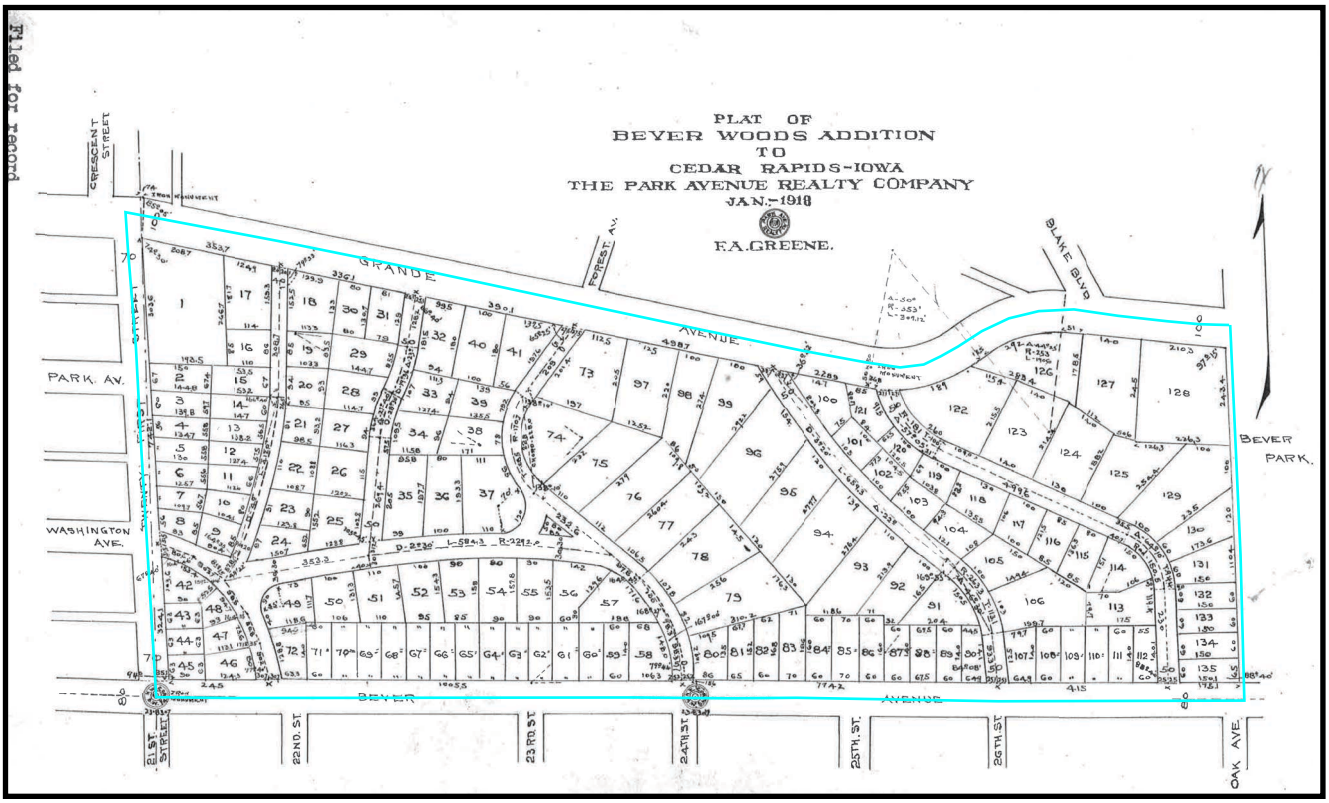


Figure 6. 1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries. *Source: Linn County Recorder's Office.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
Site Number: 57-11394
Address:
Related District Number: 57-164
City: Cedar Rapids County: Linn



ArcGIS Web Map showing properties on the west side of Bever Woods District.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
Site Number: 57-11394
Address:
Related District Number: 57-164
City: Cedar Rapids County: Linn



ArcGIS Web Map showing properties on the east side of Bever Woods District.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
Address:
City: Cedar Rapids County: Linn

Site Number: 57-11394
Related District Number: 57-164



Overview of Woodland Drive SE, view to the northwest.



Overview of Bever Avenue SE, view to the northeast.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
Address:
City: Cedar Rapids County: Linn

Site Number: 57-11394
Related District Number: 57-164



Overview of Forest Drive SE, view to the north.



Overview of Meadowbrook Terrace SE, view to the west.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Bever Woods District
Address:
City: Cedar Rapids County: Linn

Site Number: 57-11394
Related District Number: 57-164



Overview of Pleasant Drive SE, view to the southwest.



Overview of Grande Avenue SE, view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-04013 ☐ New ☒ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Adolph Lenders House

B) Other names: _____

• Location

A) Street address: 2101 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A single dwelling

_____

_____

B) Current functions

01A single dwelling

_____

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

02E Georgian

_____

_____

_____

B) Materials

Foundation (visible exterior): 03 Brick

Walls (visible exterior): 03 Brick

Roof: 04E Slate

Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-04013 Address: 2101 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1931 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Tinsley, McBroom, and Higgins of Des Moines
Builder/contractor
Kelly Company of Chicago

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Adolph Lenders House	Linn
Name of Property	County
2101 Grande Avenue SE	Cedar Rapids
Address	City

Adolph Lenders House, Site Inventory Number 57-04013

Address: 2101 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1931 building is a two-story red brick house with a dentil-detail hipped-roof in slate shingles. An attic on the third level has arched eyelash dormers in all sides. The front entrance porch has a cast iron canopy with decorative garlands. The entrance is a segmented arched wood and glass door flanked by two similarly shaped windows. The property has red brick walled gardens with geometric paver patterns designs in the separate courtyards, dense vegetation, a rectangular stone shallow fountain and rectangular pool. A separate L-shape red brick building that was used for stables with an attached coachman's house is currently used as a detached garage and guesthouse. These additional buildings are historically significant to the property. The house was extensively remodeled in 1931 from an original 1910 farmhouse. The Georgian Revival style house from 1931 retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The immediate setting has changed with the addition of tall vegetation, which surrounds the house. The property is contributing to the Bever Woods District.

Historic Background:
The property belonged to Adolph W. H. Lenders who was born in Germany in 1868. He was a general manager of wholesale corn products at Penick and Ford. Along with Paul W. Allen, Adolph Lenders applied for a patent in 1918 to extract and purify grain products such as maize and corn. The patent was filed by Penick and Ford Ltd. Inc. and was granted in 1922. Adolph's wife was Anne W. Lenders and she sold the property in 1947 according to the Town Lot Transfer Book of Cedar Rapids.

A two-page article in the *Cedar Rapids Gazette* on April 17, 1960, featured the house on 2101 Grande Ave. The article was written by Ellen K. Howrey on the occasion of Dr. and Mrs. Frank R. Peterson's two-day open house in April of 1960. Howrey described the white-painted brick residence at 2101 Grande Avenue SE as having unusual construction. In 1960, the owners of the property were Dr. and Mrs. Frank R. Peterson. In April of that year, they had an open house at their home of 12 years to bid the house farewell since they were moving to an apartment. The next owners of the house were John Alberts and his family in 1960.

Howrey's article describes firsthand information about the early ownership and the components of the house at that time. It confirms that the history of the house dates from about 1914 and mentions that James L. Bever and Mrs. Bever originally built it as a second home after they were married. The house had at one time been a traditional wooden structure inside the Bever farm. Mr. and Mrs. Bever lived there for 12 years before selling it to Mr. and Mrs. A. W. Lenders around 1926. Mr. Lenders was the general manager of the Penick and Ford plant, a large-scale starch factory founded in 1921 over the ashes of the Douglas Starchworks plant.[1]

The Lenders changed much of the original 1912 farmhouse; the "reminders of the original house are the long hallway with front and back doors, the kitchen and pantry." The rest of the rooms were extensions or additions to the original and "even the turn of the main stairway was changed." The author wrote that "Mr. Lenders' first remodeling project was the dining room." Additionally, according to second owner Mrs. Peterson, "The dining room is a replica of one built by an Episcopal rector in Kent, England." The next remodeling project was the servants' quarters and then the main section of the house. Mr. L. L. Blahnik was project manager and Harry Hunter, a local architect, made the plans for the dining room and servants' quarters.[2]

The remodeling work was completed in the early 1930s, but by then, the house had lost its many porches and

[1] Penick & Ford, Ltd., Cedar Rapids, Iowa, https://digital.grinnell.edu/islandora/object/grinnell:13536, accessed July 27, 2020.
[2] *Cedar Rapids Gazette*, Newspaper Archives, April 17, 1960, p. 11.

had a Georgian facade with painted white bricks instead. The original roof of the house was described as being metal and worked to resemble tile. The added roofing material was made of graduated and variegated slate. A 90-foot square courtyard, the gardener's house with one-car garage, a separate three-car garage, stable, and a riding ring and a kennel were also added to the property by Mr. Lenders. About the courtyard, Howrey wrote that a sundial was set into a rear wall and that "the rear courtyard is a copy of a French place the owner had seen and liked in Europe. Its surface is made of cut stone from Bedford, Indiana; and two and three-inch vari-colored pebbles from the Mississippi at Muscatine, all hand set. The long driveway is of the same construction. The courtyard and placement of the outdoor statuary completed the remodeling done by the Lender's." [3]

The house was described as having a half-bath in the basement, two first-floor powder rooms, four baths on the second floor, and one on the third floor. An additional bath was located in the stable. Interior descriptions included the floor being made "of solid oak planks with butterfly connections - all handwork. The walls are hand-carved oak and the windows, imported leaded glass. The living room is paneled in solid oak with hand carvings." The main staircase was made of solid beams of oak. There is also a mention of a chandelier and matching sconces that were made for the Lenders in Czechoslovakia. Additionally, Mr. Adolf W. H. Lenders' family's coat of arms appeared on the leaded and stained glass of the front door with the motto in German that read, "No rose without a thorn." The architectural firm of Tinsley, McBroom, and Higgins of Des Moines were in charge of the remodeling of the main house, library, and living room. The Kelly Company of Chicago made the interior woodwork for the dining room, living room, hall, main stairway, and basement bar in the style of a German Rathskeller. According to the article, "The owner's Prussian heritage is evident in the basement rathskeller with its heavy German carvings, massive stone fireplace, and brick floor."

Date of Construction: 1931

Integrity:
The Georgian Revival style house from 1931 retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The immediate setting has changed with the addition of tall vegetation, which surrounds the house.

National Register Eligibility:
The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

[3] *Cedar Rapids Gazette*, Newspaper Archives, April 17, 1960, p. 11.

Adolph Lenders House	Linn
Name of Property	County
2101 Grande Avenue SE	Cedar Rapids
Address	City

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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Penick & Ford, Ltd., Cedar Rapids, Iowa, https://digital.grinnell.edu/islandora/object/grinnell:13536, accessed July 27, 2020.

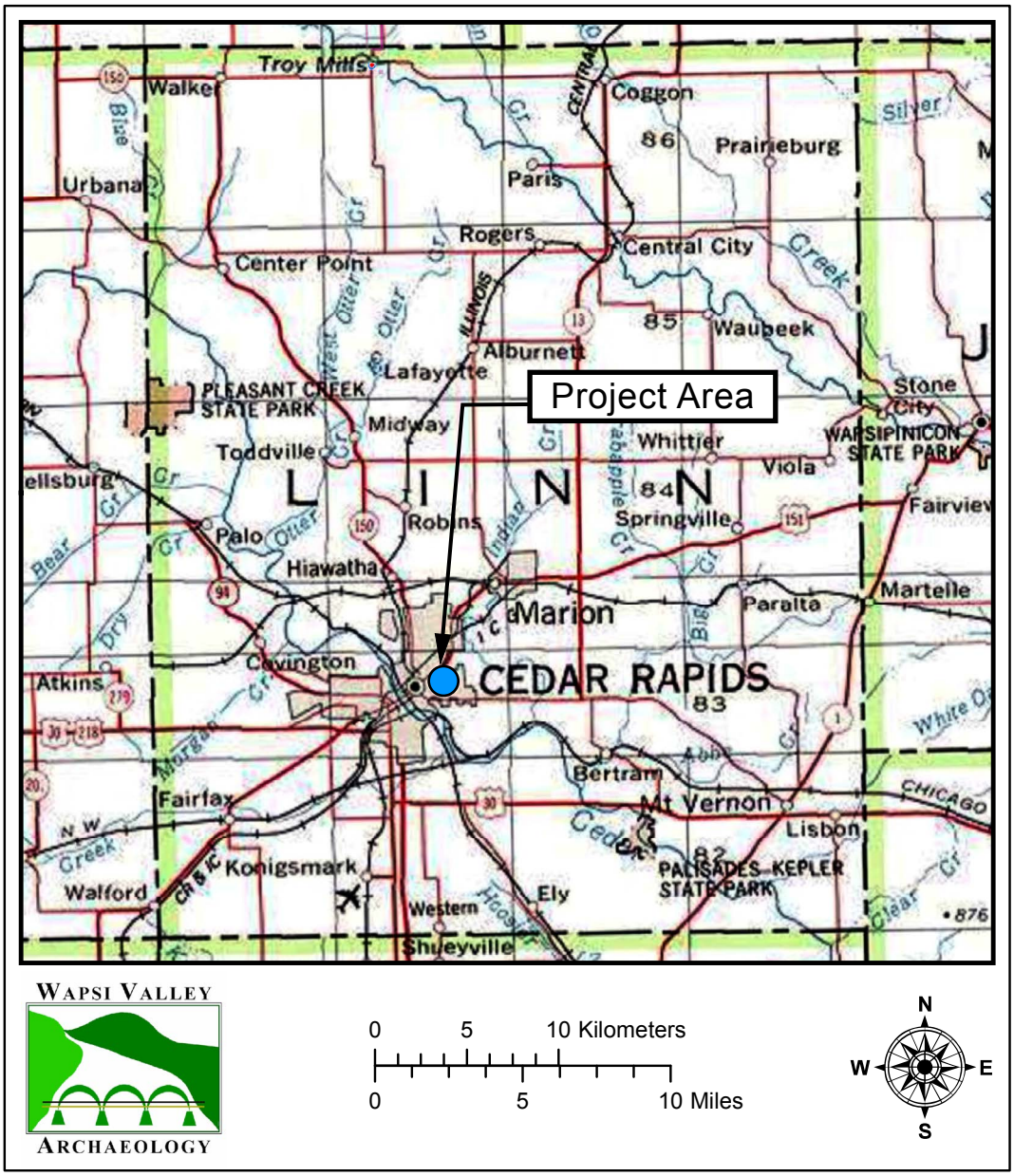
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Adolf Lenders House
Site Number: 57-04013
Address: 2101 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



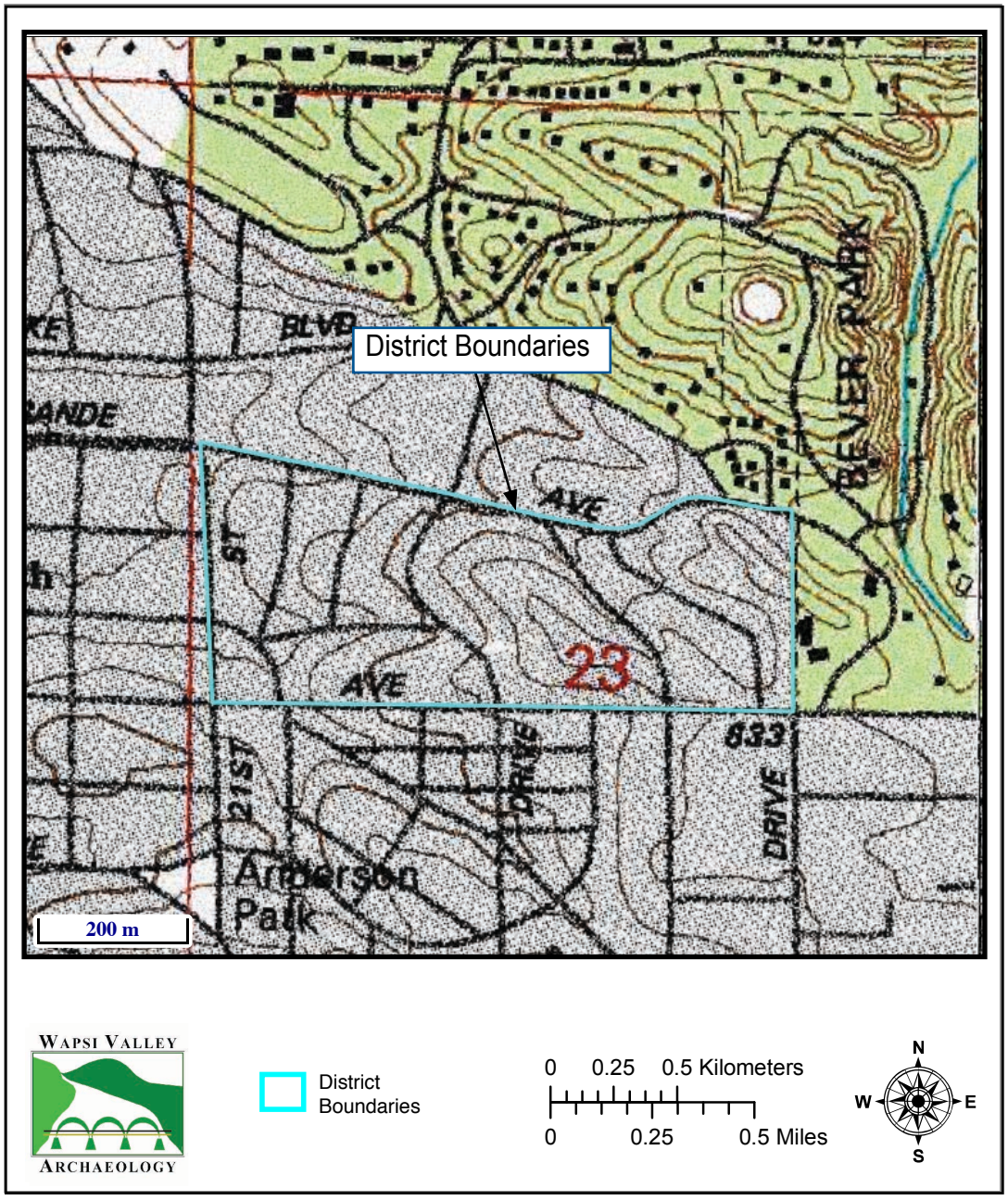
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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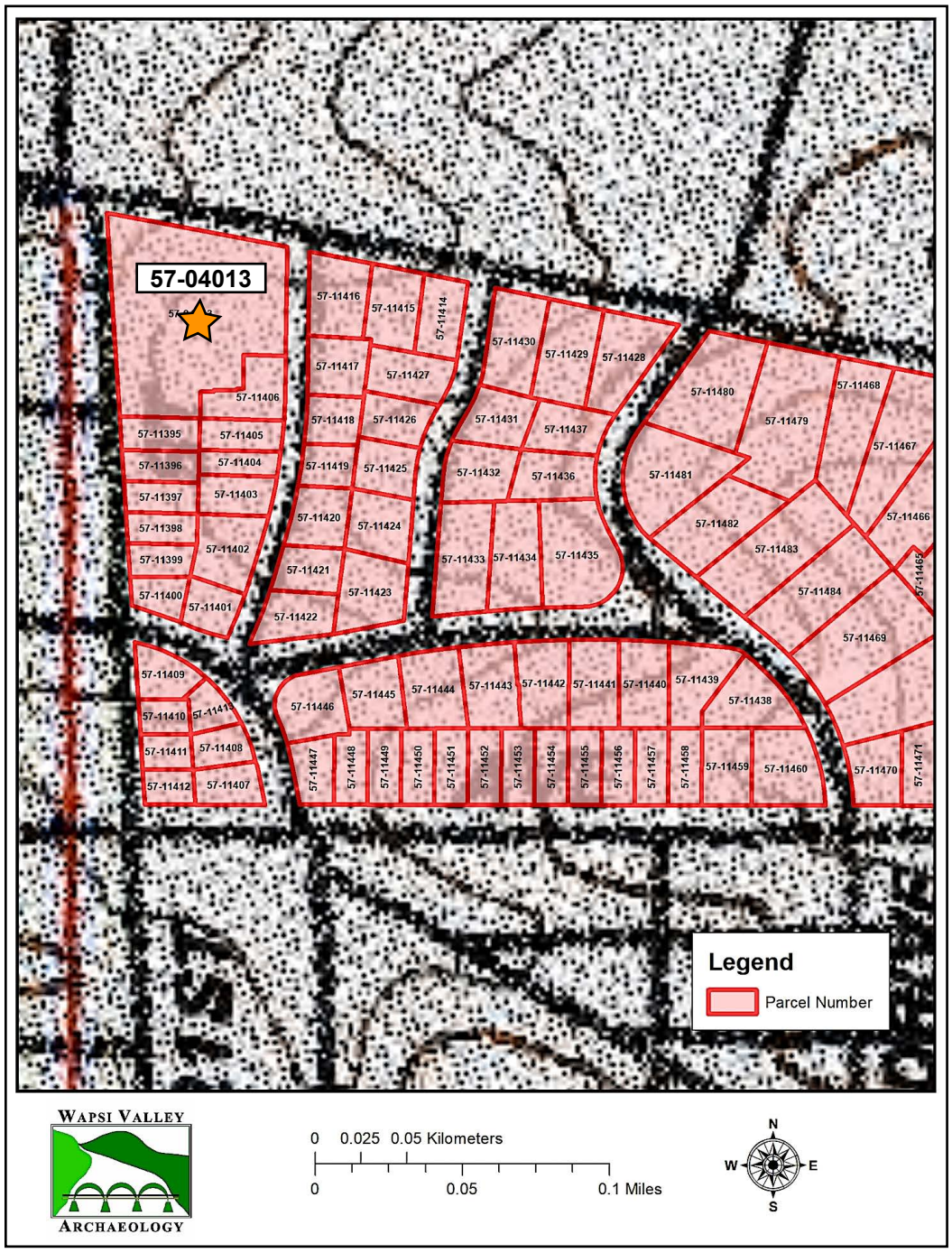
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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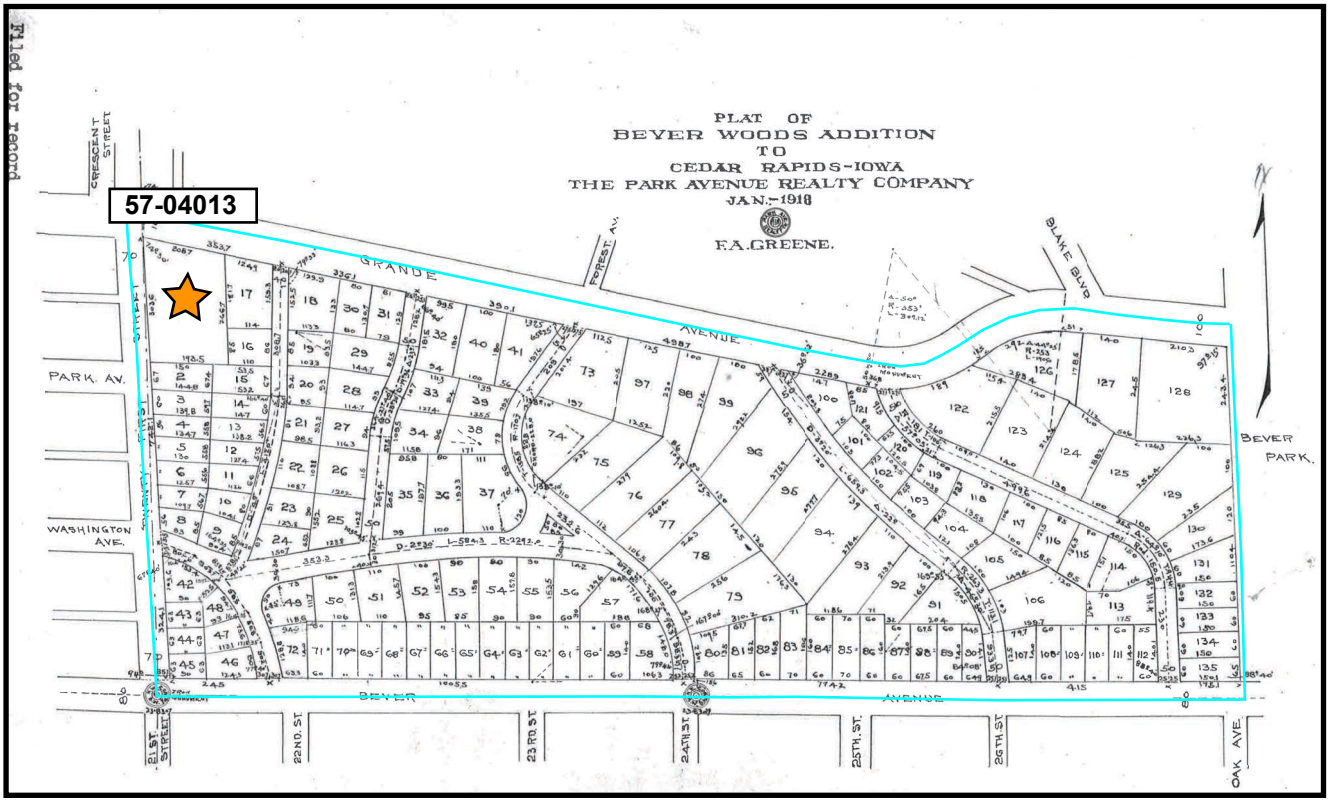
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

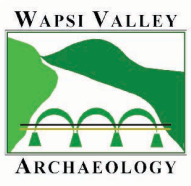
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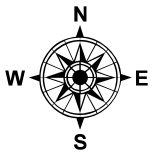
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Name of Property: Adolf Lenders House
Site Number: 57-04013
Address: 2101 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-04013
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City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Adolf Lenders House
Site Number: 57-04013
Address: 2101 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2101 Grande Avenue SE (57-04013). *Source: Linn County Assessor.*

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Name of Property: Adolf Lenders House
Site Number: 57-04013
Address: 2101 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1967 photograph of 2101 Grande Ave SE (Site Inventory No. 57-04013).
Source: Luce & Company, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Adolf Lenders House
Site Number: 57-04013
Address: 2101 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2101 Grande Avenue SE (57-04013), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11395 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Helen Ilten House

B) Other names: _____

• Location

A) Street address: 352 21st Street SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*

MPD title: _____

Historical Architectural Data Base #: 57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A single dwelling

_____

_____

B) Current functions

01A single dwelling

_____

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

06B Colonial Revival

_____

_____

_____

B) Materials

Foundation (visible exterior): 03 Brick

Walls (visible exterior): 15B Vinyl

Roof: 08 Asphalt

Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11395 Address: 352 21st Street SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Helen Ilten House	Linn
Name of Property	County
352 21st Street SE	Cedar Rapids
Address	City

Helen Ilten House, Site Inventory Number 57-11395

Address: 352 21st Street SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a two-story hipped-roof house with a front-hipped dormer. The main materials are vinyl siding and asphalt roof. A first-level side volume is recessed from the main house volume. Wood rafters adorn the underside of the main roof's hanging eaves and corbel details in the side volume's hanging eaves. The entrance porch has two wood Doric columns and two pilasters supporting a shed roof. The windows and siding are replacements. A detached two-car garage from 1923 matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacement.

Historic Background:
Miss Helen Elizabeth Ilten and Mr. August C. Keiper married in January 1919 at Trinity Lutheran Church according to the December 13, 1919, *Cedar Rapids Gazette*. The bride's sister, Mary Ilten, and the groom's sister, Marie Keiper, were ushers. Miss Hilda Ilten was a bridesmaid, and Otto Keiper was the best man. The wedding reception took place in the home of the bride's parents, Mr. and Mrs. George Ilten, 1425 Third Avenue West, where guests included sixty relatives and friends. It is stated that the couple were to live on a farm eight miles west of Cedar Rapids.[1] Helen Ilten was the owner of the original lot in Bever Woods at 352 21st Street. May T. and Olive Bromwell lived in the house in 1926, according to the *Cedar Rapids City Directories* of 1926, page 133.

Date of Construction: 1923

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacement. The 1923 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Cedar Rapids Gazette, December 13, 1919, p. 10.

[1] *Cedar Rapids Gazette*, December 13, 1919, p. 10.

Helen Ilten House	Linn
Name of Property	County
352 21st Street SE	Cedar Rapids
Address	City

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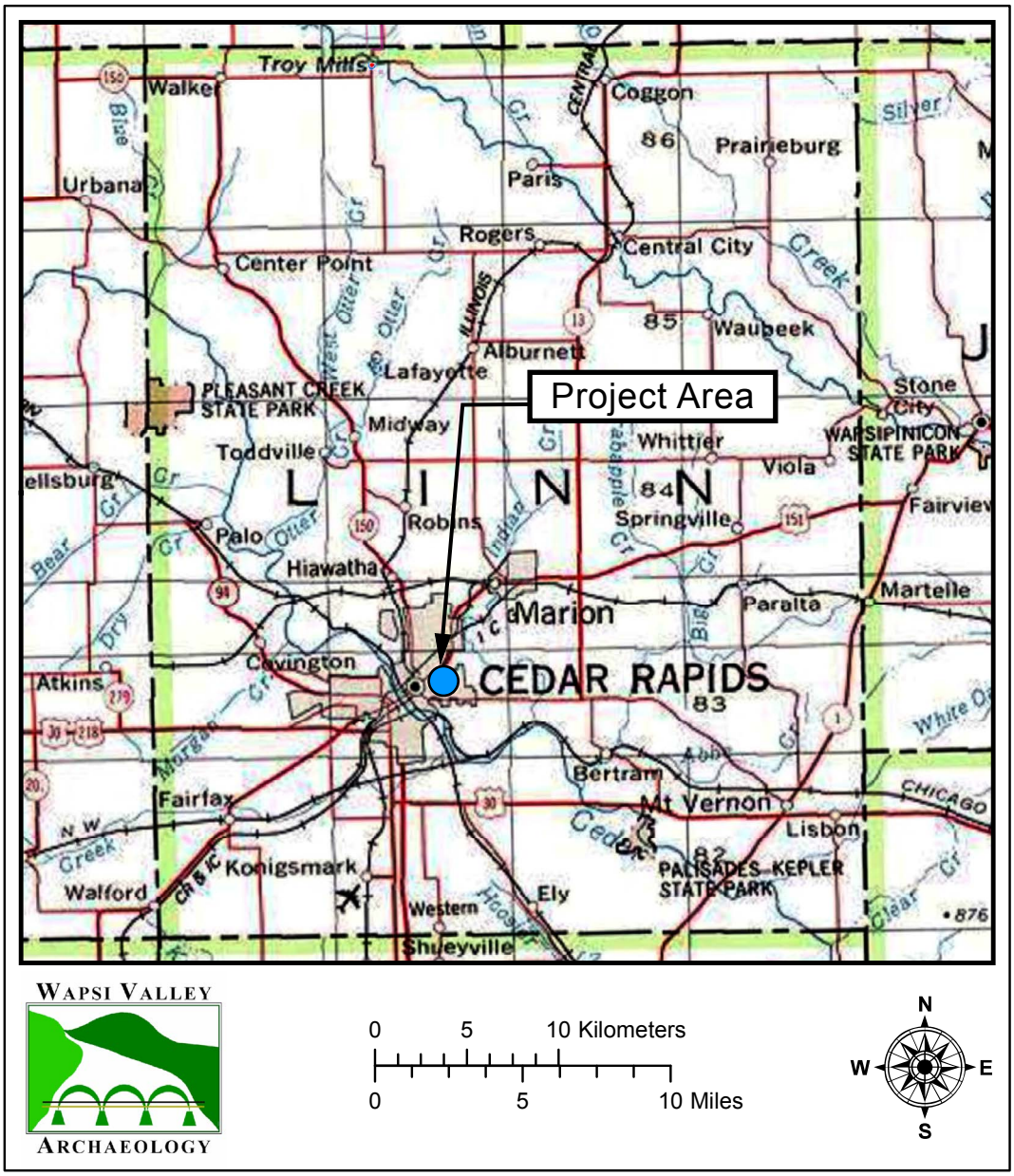
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600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Helen Ilten House
Site Number: 57-11395
Address: 352 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



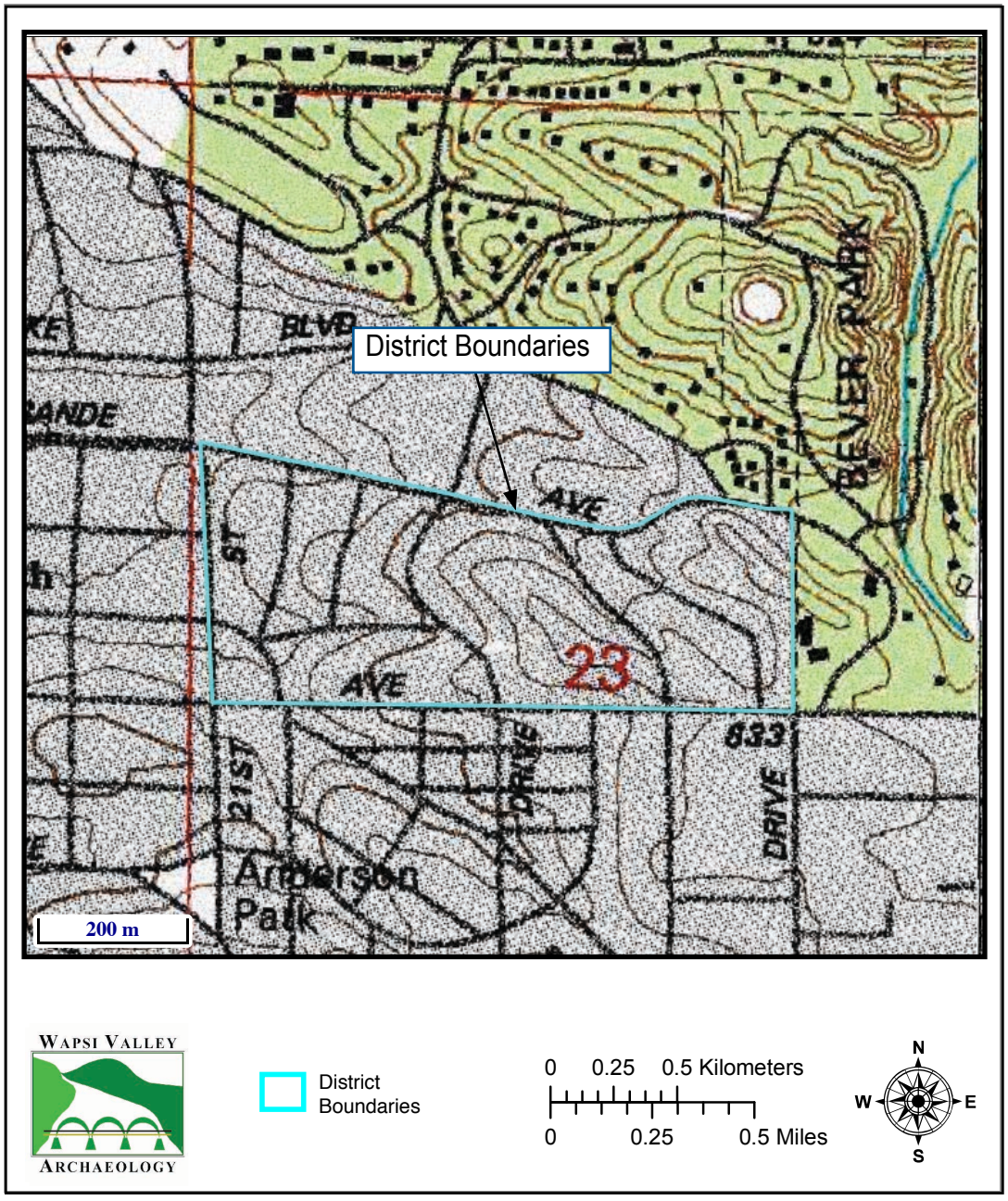
Map of Linn County, Iowa showing the project area location.
Source: National Geographic (2009).

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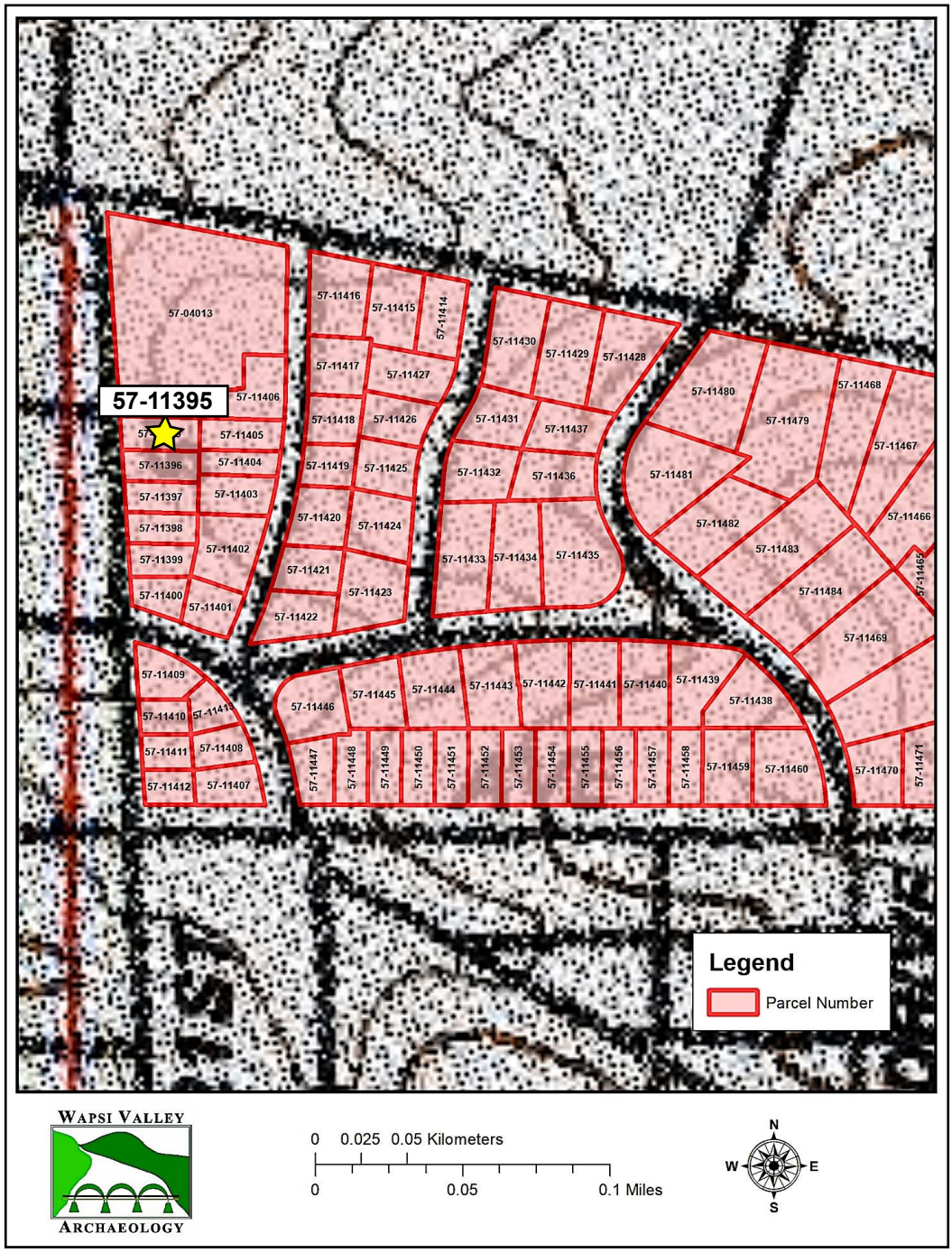
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Helen Ilten House
Site Number: 57-11395
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

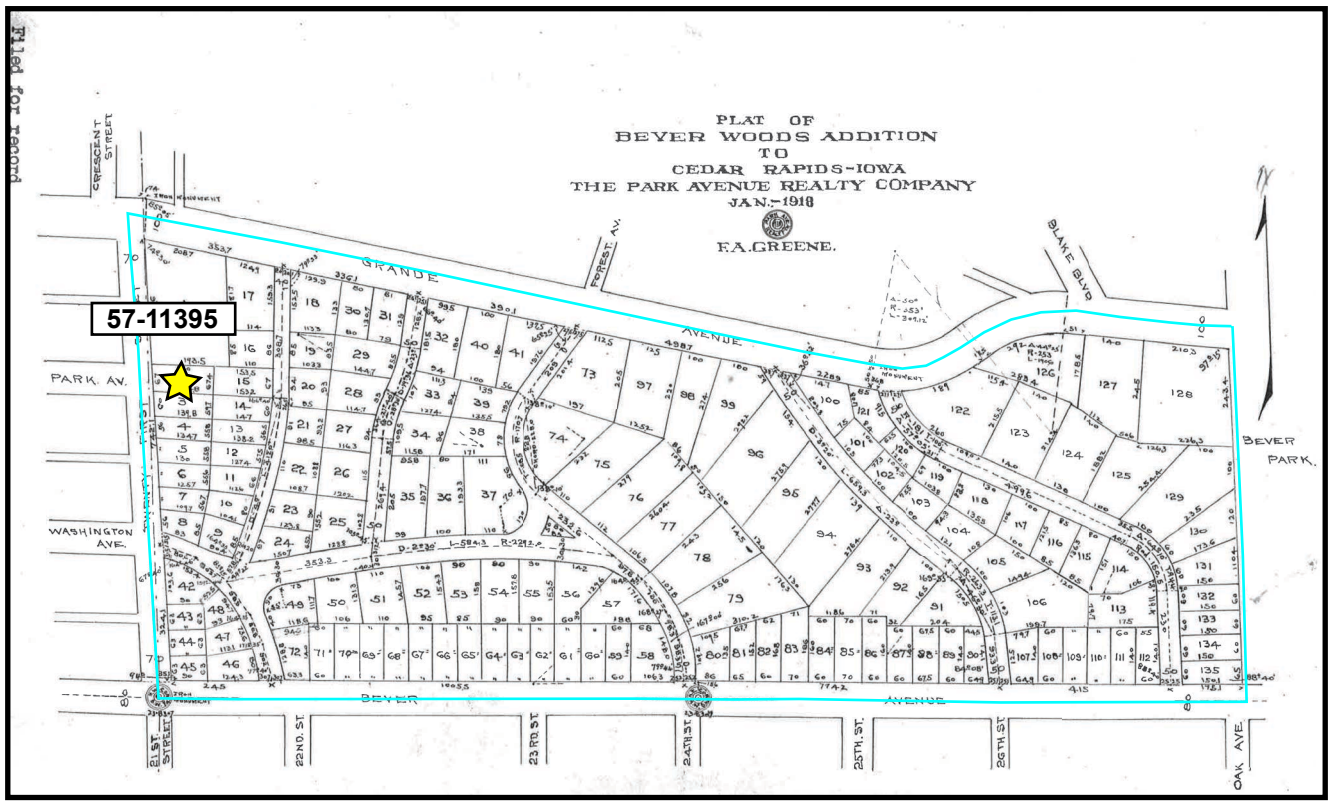
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Helen Ilten House
Address: 352 21st Street SE
City: Cedar Rapids County: Linn

Site Number: 57-11395
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Helen Ilten House
Site Number: 57-11395
Address: 352 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Helen Ilten House
Site Number: 57-11395
Address: 352 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 352 21st Street SE (57-11395). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Helen Ilten House
Site Number: 57-11395
Address: 352 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



352 21st Street SE (57-11395), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11396 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Ralph H. Meyers House

B) Other names: _____

• Location

A) Street address: 356 21st Street SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
_____	57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11396 Address: 356 21st Street SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1913 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Ralph H. Meyers House	Linn
Name of Property	County
356 21st Street SE	Cedar Rapids
Address	City

Ralph H. Meyers House, Site Inventory Number 57-11396

Address: 356 21st Street SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1913 building is a two-story hipped-roof house with a front shed roof dormer. The main materials are vinyl siding and asphalt roof. Wood rafters adorn the underside of the roof's hanging eaves and first-level shed awning. The entrance volume has simple wood brackets supporting a gable roof. The windows are replacements. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. The detached garage is from 2017.

Historic Background:
The earliest known occupant of 356 21st St SE was Mr. Ralph Meyers, who was a stamp cashier at the post office. As of January 1919, he was still listed in the *Cedar Rapids City Directories* as living at that address.[1]

Date of Construction: 1913

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. The 2017 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Cedar Rapids City Directories, 1919, p. 252.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

[1] *Cedar Rapids City Directories*, 1919, p. 252.

Ralph H. Meyers House	Linn
Name of Property	County
356 21st Street SE	Cedar Rapids
Address	City

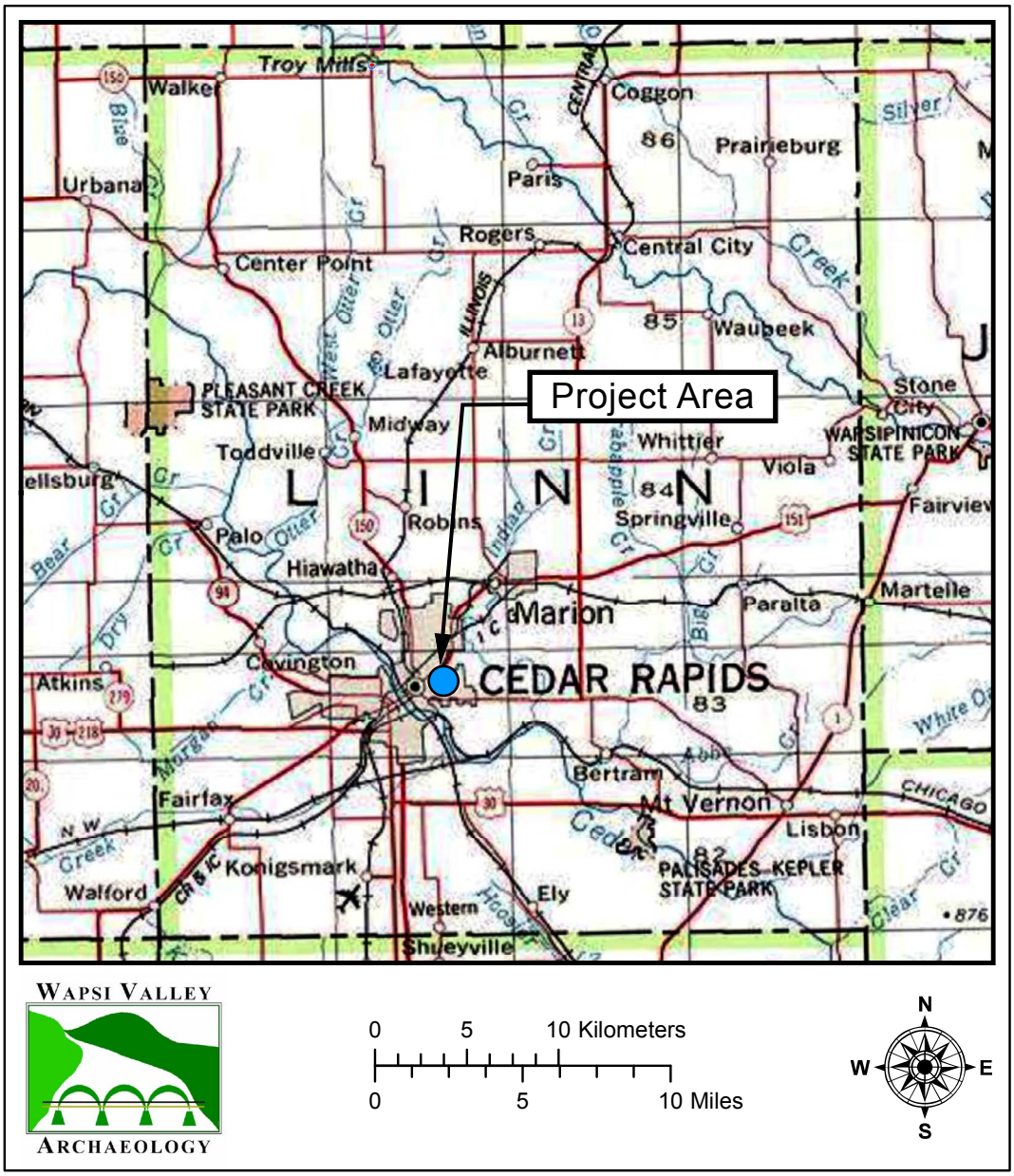
National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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Name of Property: Ralph H. Meyers House
Site Number: 57-11396
Address: 356 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



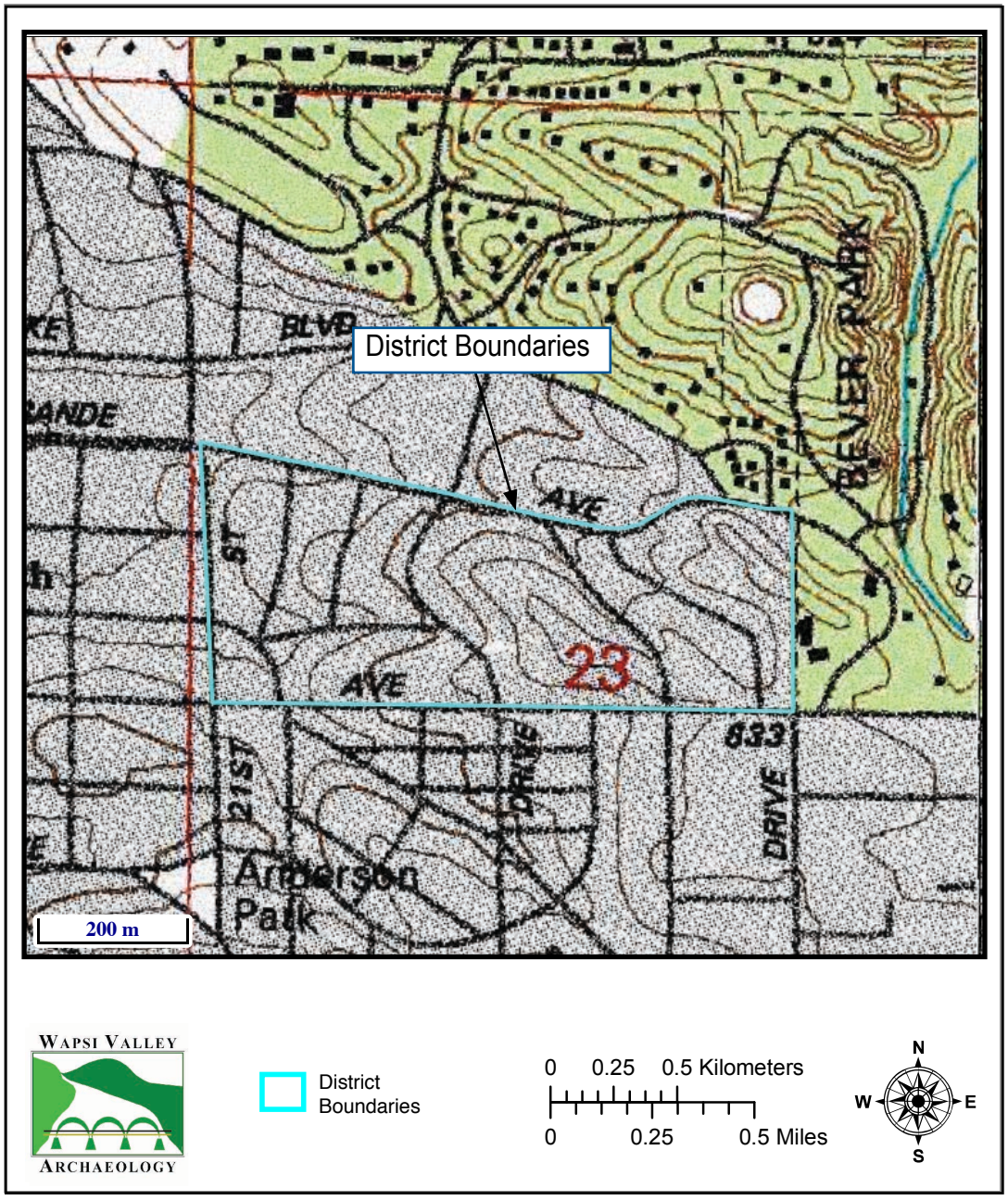
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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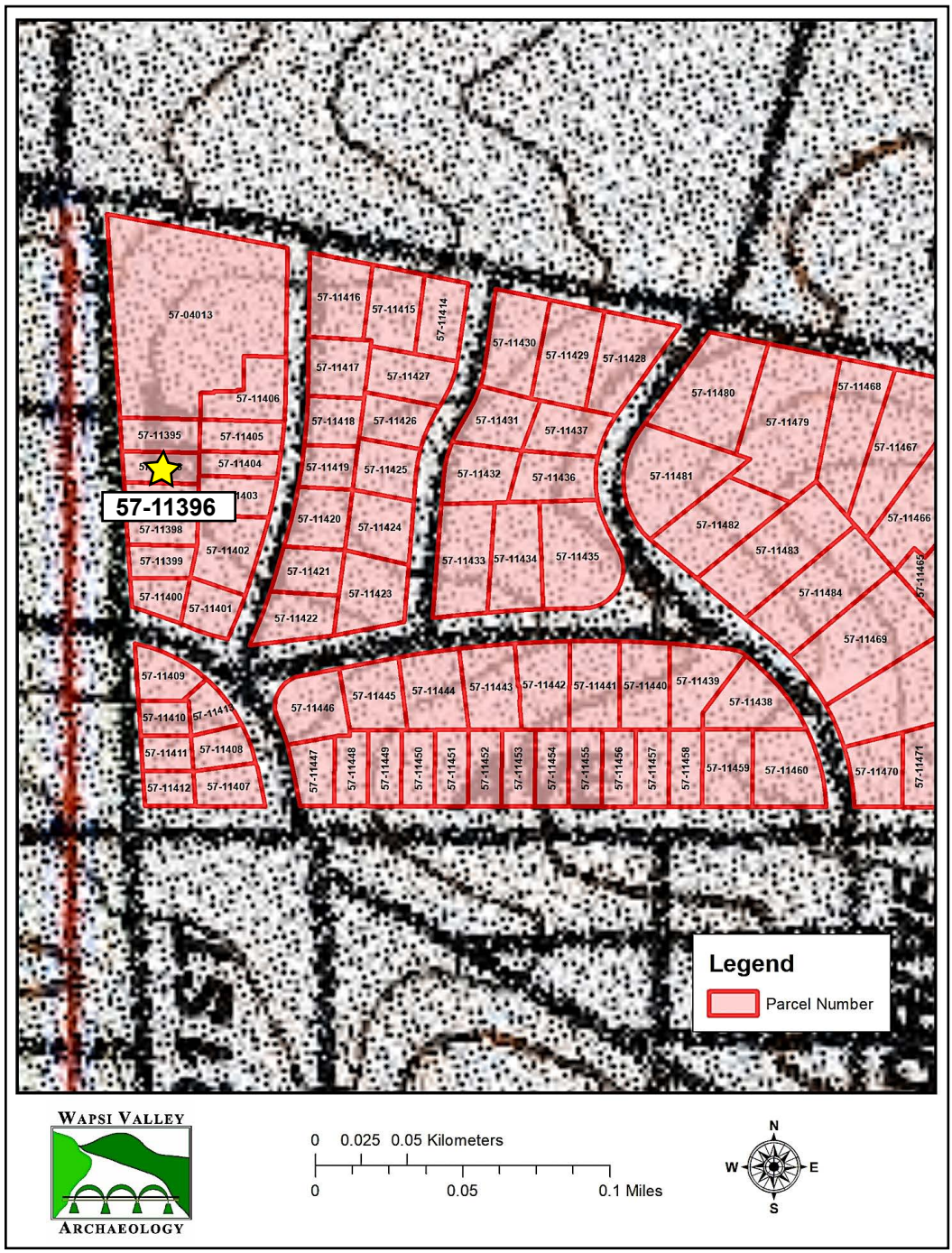
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Ralph H. Meyers House
Site Number: 57-11396
Address: 356 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



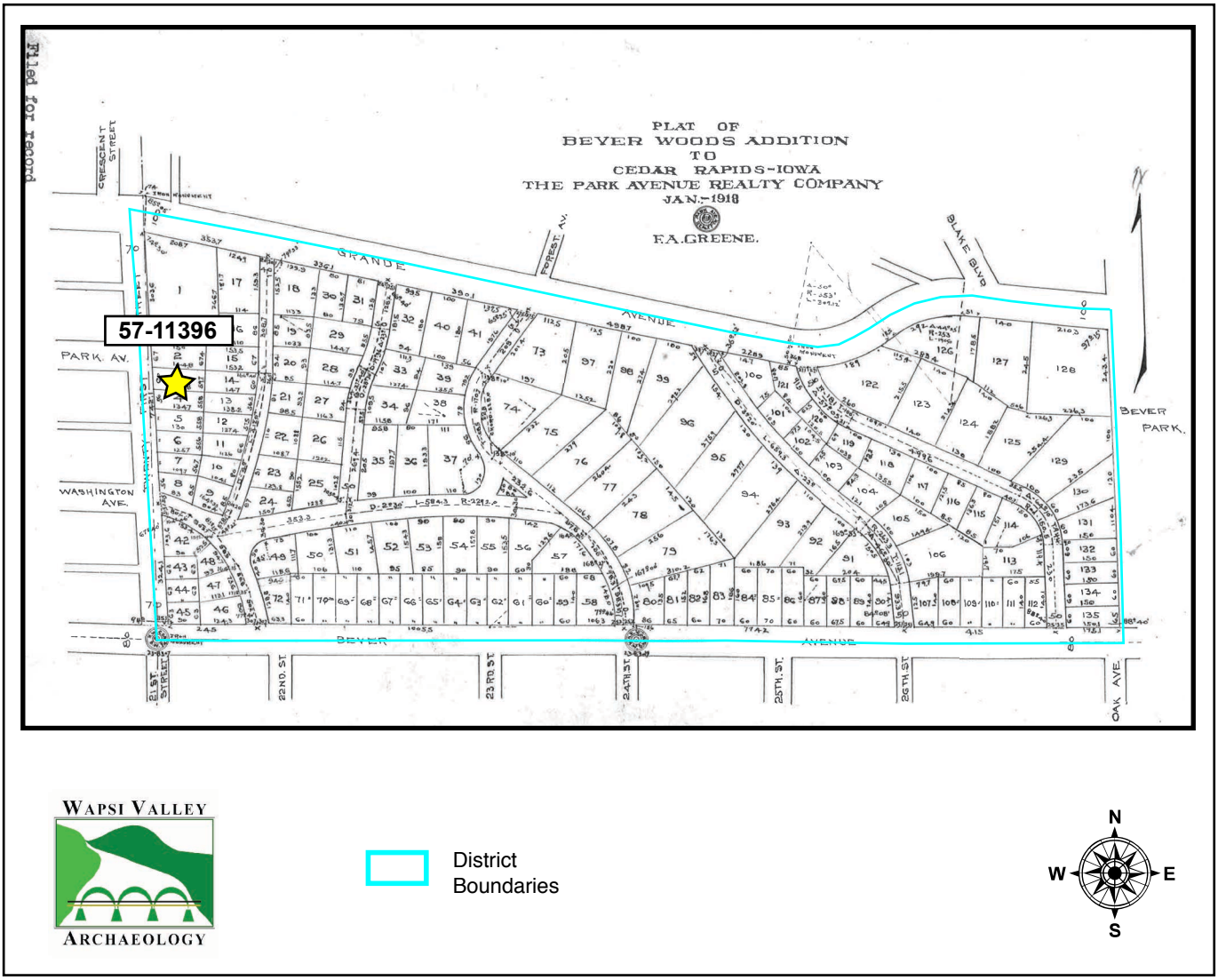
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Ralph H. Meyers House
Site Number: 57-11396
Address: 356 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph H. Meyers House
Site Number: 57-11396
Address: 356 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph H. Meyers House
Site Number: 57-11396
Address: 356 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 356 21st Street SE (57-11396). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph H. Meyers House
Site Number: 57-11396
Address: 356 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



356 21st Street SE (57-11396), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11397 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Deane C. and Anna L. Adams House

B) Other names: _____

• Location

A) Street address: 358 21st Street SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing	Noncontributing		*If non-eligible property, enter number of:*
2	__	Buildings	__
__	__	Sites	__
__	__	Structures	__
		Objects	
__	__	**Total**	__

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
_____	57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11397 Address: 358 21st Street SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____ *Date:* _____

Deane C. and Anna L. Adams House	Linn
Name of Property	County
358 21st Street SE	Cedar Rapids
Address	City

Deane C. and Anna L. Adams House, Site Inventory Number 57-11367

Address: 358 21st Street SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a one-and-a-half story side gambrel house with front shed roof dormer. The main materials are wood siding and asphalt roofing. Wood rafters adorn the underside of the dormer roof. The entrance door has two sidelights and is on the side of this small-scale house. The wood windows are original. The Craftsman style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The earliest residents of 358 21st St. SE were Mr. Deane Adams, a manager at the Steel Basket Company of Cedar Rapids, and his wife, Anna L. Adams.[1]

Date of Construction: 1920

Integrity:
The Craftsman style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association. The 1920 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid 1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Cedar Rapids City Directories, 1920, p. 148.

City of Cedar Rapids Assessors Parcel Viewer, 2019

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

"LINN, Lewis Fields - Biographical Information." Accessed July 26, 2019 http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000338.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

[1] *Cedar Rapids City Directories*, 1920, p. 148.

Deane C. and Anna L. Adams House	Linn
Name of Property	County
358 21st Street SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

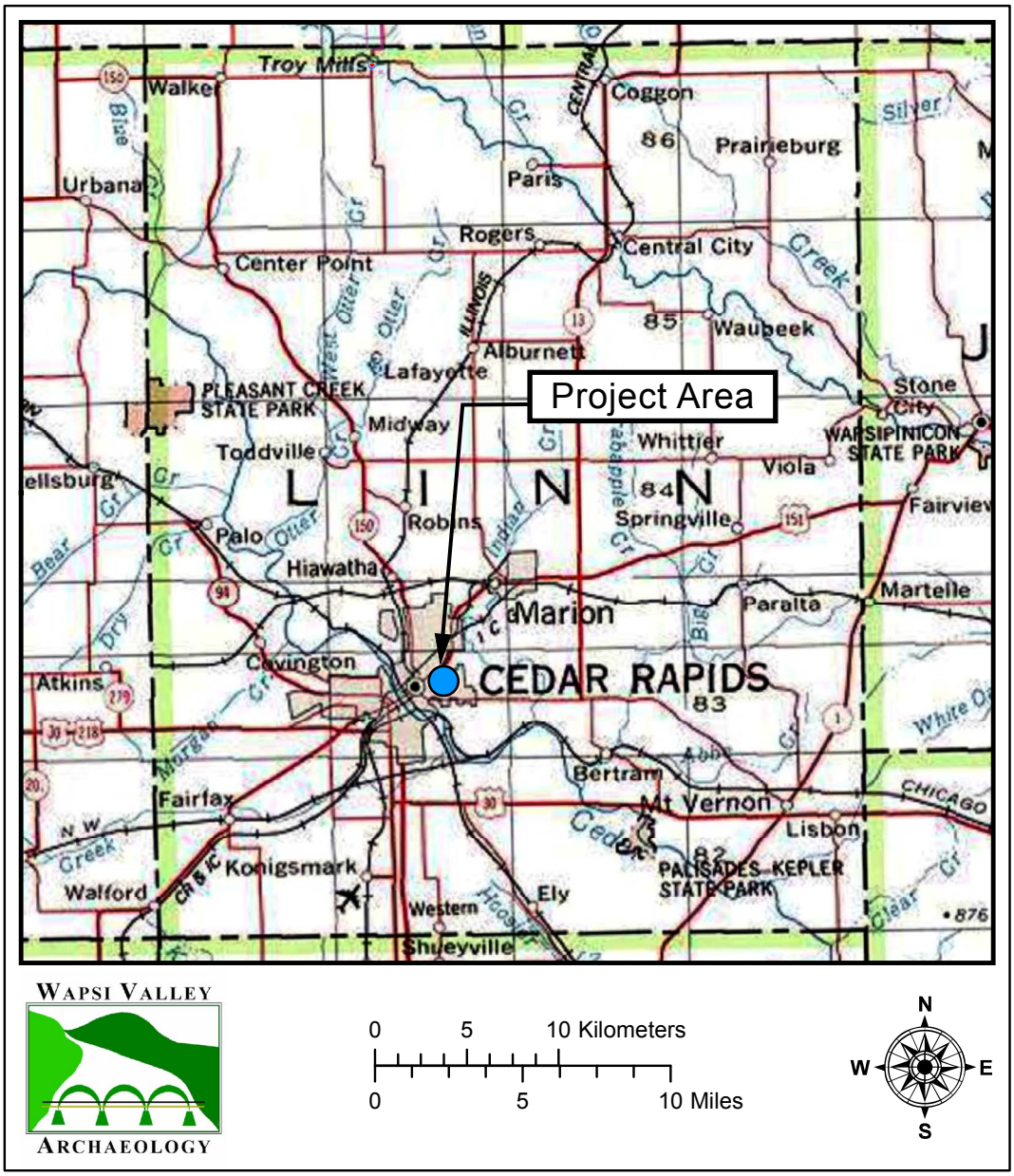
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IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Deane C. and Anna L. House
Address: 358 21st Street SE
City: Cedar Rapids County: Linn

Site Number: 57-11397
Related District Number: 57-11394



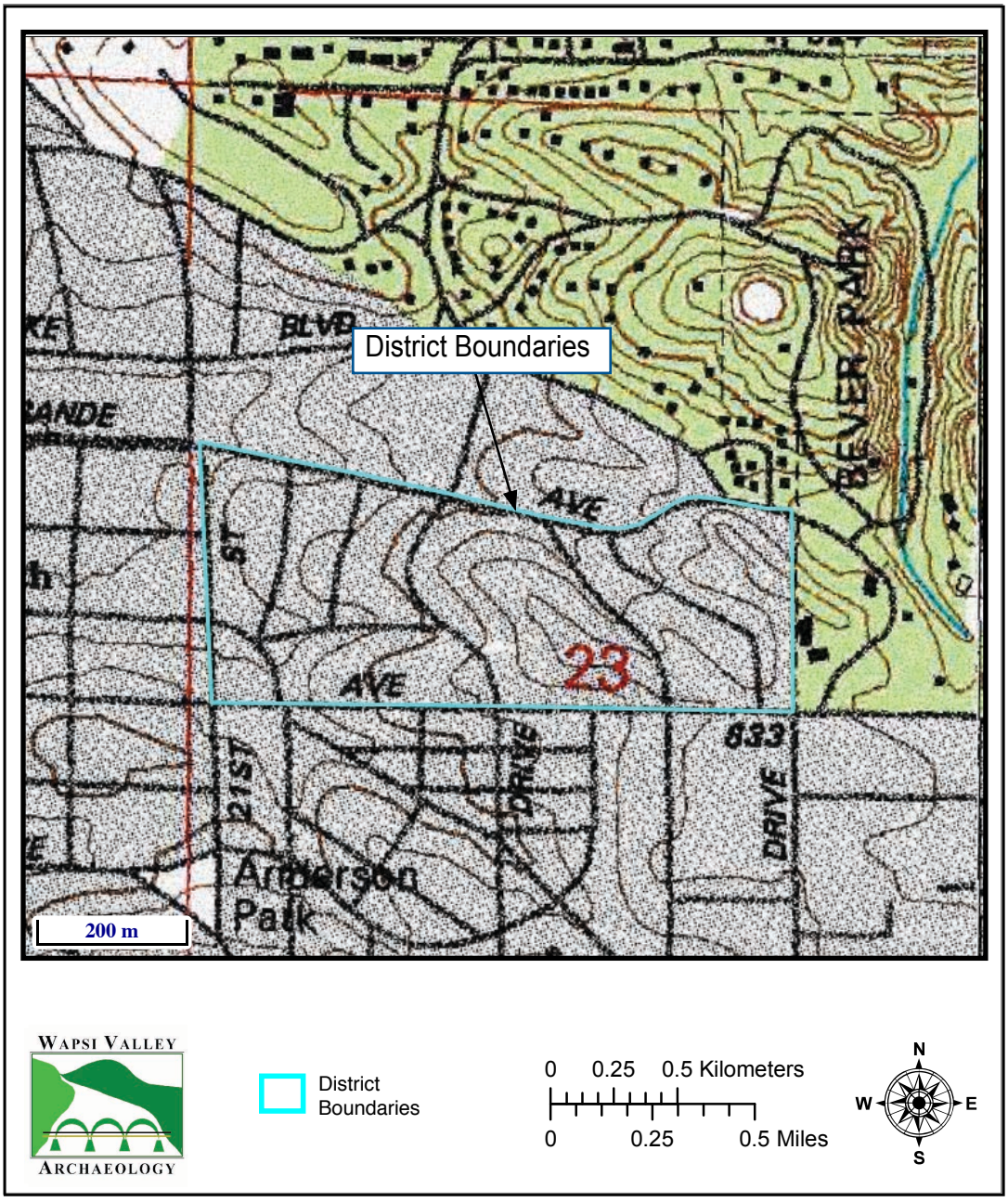
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Deane C. and Anna L. House
Site Number: 57-11397
Address: 358 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



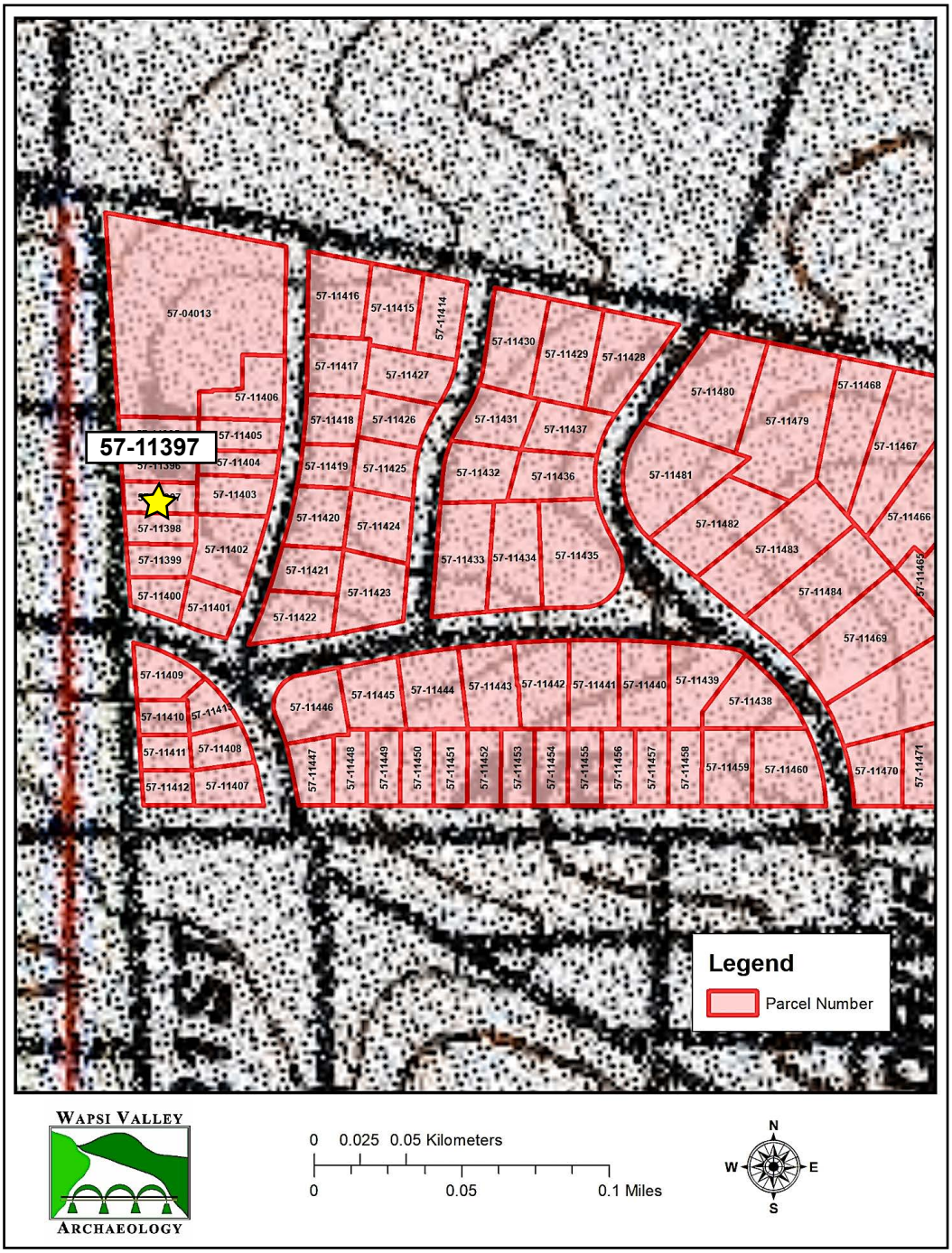
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Deane C. and Anna L. House
Site Number: 57-11397
Address: 358 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

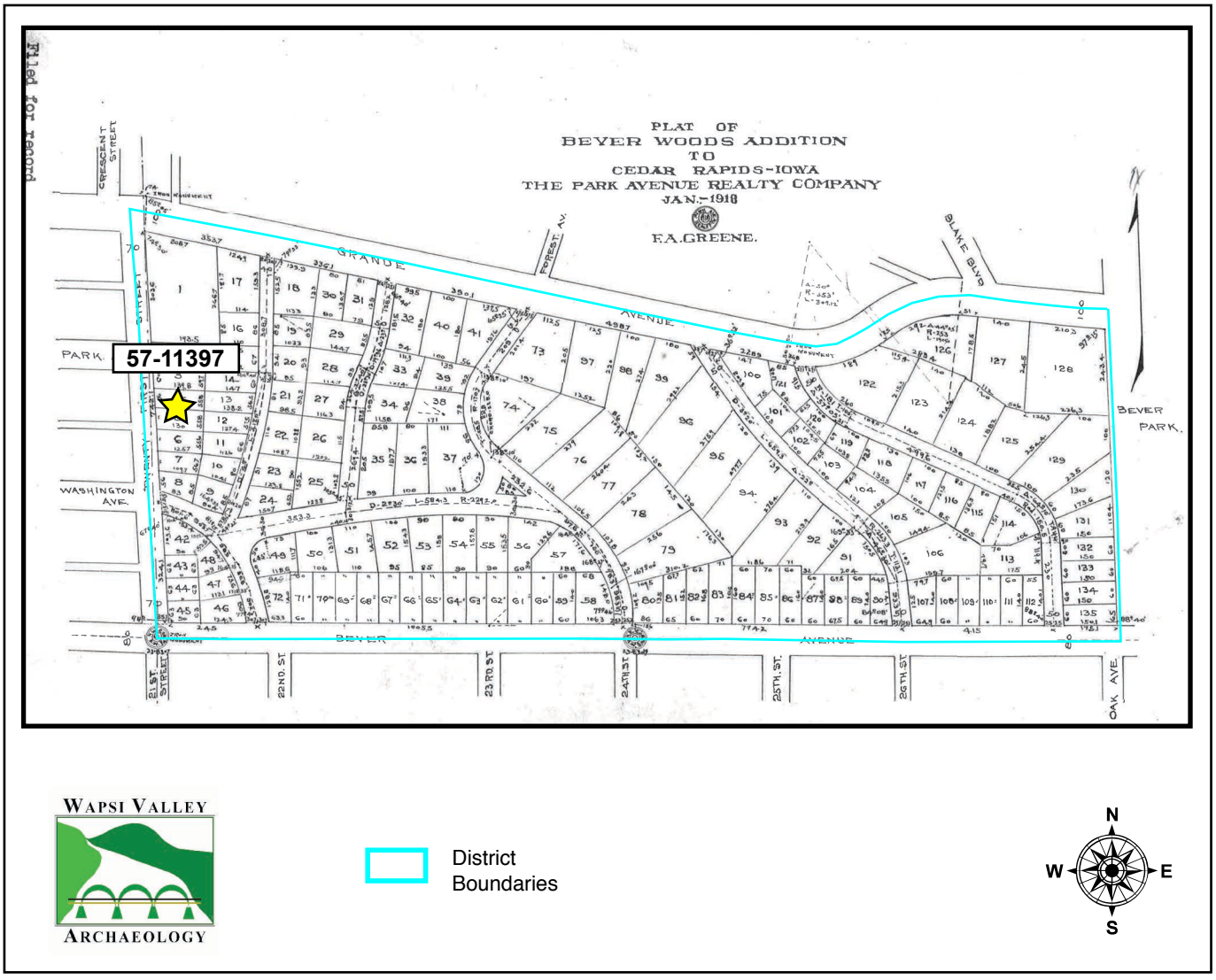
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Deane C. and Anna L. House
Address: 358 21st Street SE
City: Cedar Rapids County: Linn

Site Number: 57-11397
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Deane C. and Anna L. House
Site Number: 57-11397
Address: 358 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Deane C. and Anna L. House
Site Number: 57-11397
Address: 358 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 358 21st Street SE (57-11397). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Deane C. and Anna L. House
Site Number: 57-11397
Address: 358 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



358 21st Street SE (57-11397), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11398 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Ulyses A. and Clara Leiter House

B) Other names: _____

• Location

A) Street address: 360 21st Street SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
_____	57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Aspahlt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11398 Address: 360 21st Street SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1918 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Ulysses A. and Clara Leiter House	Linn
Name of Property	County
360 21st Street SE	Cedar Rapids
Address	City

Ulyses A. and Clara Leiter House, Site Inventory Number 57-11398

Address: 360 21st Street SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1918 building is a two-story side gable roof house with front shed roof dormer. The main materials are wood siding and asphalt roofing. Simple wood brackets adorn the corners of the main roof's hanging eaves. The front porch has four tapered wood columns supporting a shed roof and carport. The upper-level wood windows are original, and the first-level windows are replacements. A 1965 detached two-car garage matches the house's style. The Craftsman-style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The earliest known occupants of 360 21st St. SE, Ulysses A. Leiter, his wife Clara, and daughter, Florence Leiter, are listed as residents of the home in January of 1929. Ulysses A. "Hadley" Leiter was born in 1871 and died in 1959. His father, Jacob Leiter, was one of Fulton County's (Illinois) pioneer settlers. Jacob Leiter had settled in Aubbeenaubbee Township around 1845 and helped found the community which took his name, Leiters Ford.[1]

Ulysses Leiter was a retired salesman and a member of the Grace Methodist church, Masonic Lodge of Rochester, and the Leiters Ford I.O.O.F. Lodge. One of his daughters, Miss Florence Leiter, a teacher at Franklin School, was living in Cedar Rapids in the 1950s. She is also listed at this address in the *Cedar Rapids City Directories* in 1929. Most of the rest of his family lived in and around Rochester and Leiters Ford, Illinois.[2]

Date of Construction: 1918

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association. The garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Cedar Rapids City Directories, 1929, p. 296 and p. 622.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

[1] Ulysses Abraham Leiter, https://www.findagrave.com/memorial/27091981/ulysses-abraham-leiter, accessed July 15, 2020.
[2] *Cedar Rapids City Directories*, 1929, p. 296 and p. 622.

Ulysses A. and Clara Leiter House	Linn
Name of Property	County
360 21st Street SE	Cedar Rapids
Address	City

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

"LINN, Lewis Fields - Biographical Information." Electronic document, http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000338, accessed July 26, 2019.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

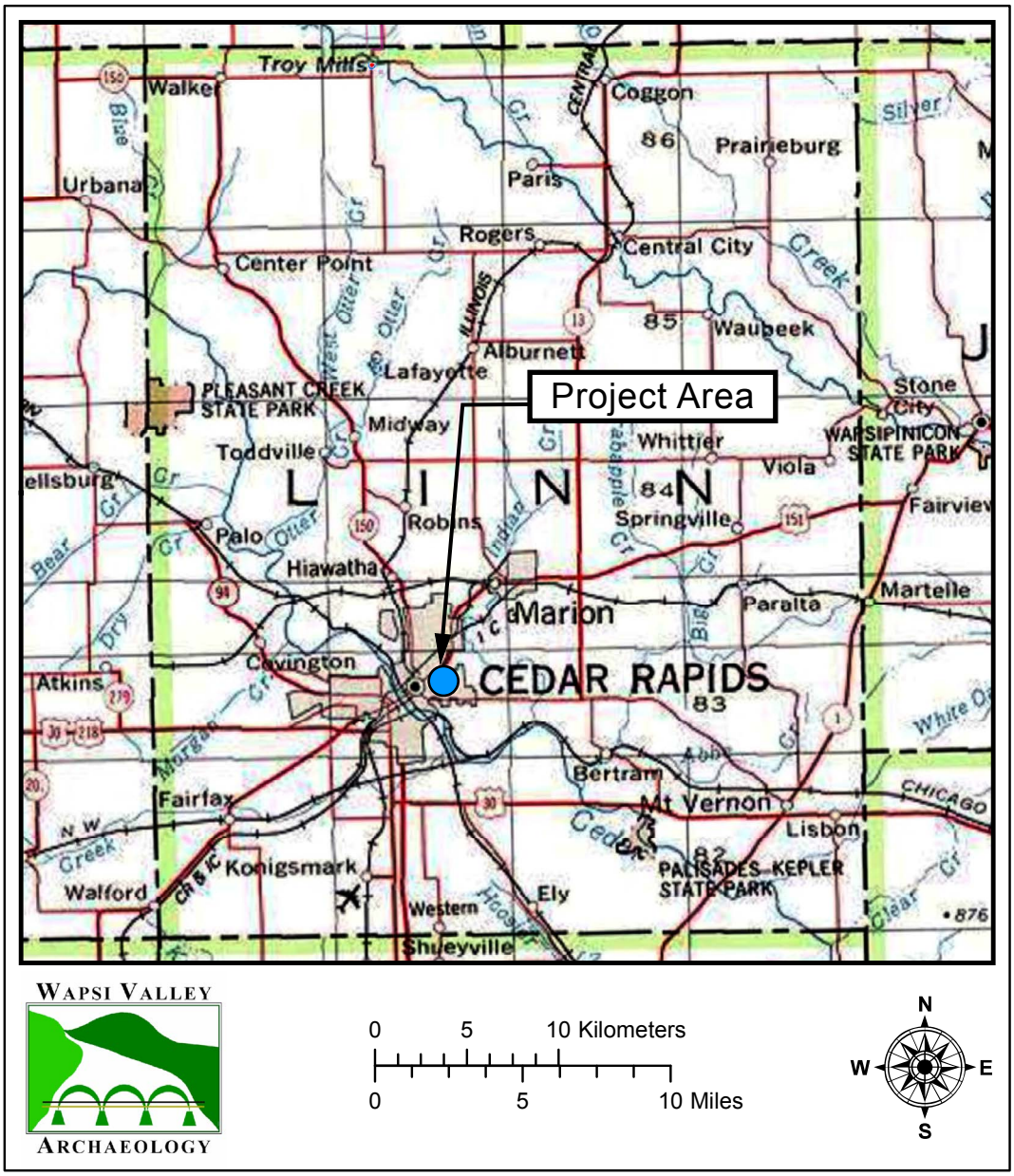
Ulysses Abraham Leiter, https://www.findagrave.com/memorial/27091981/ulysses-abraham-leiter, accessed July 15, 2020.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ulyses A. and Clara Leiter House
Site Number: 57-11398
Address: 360 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



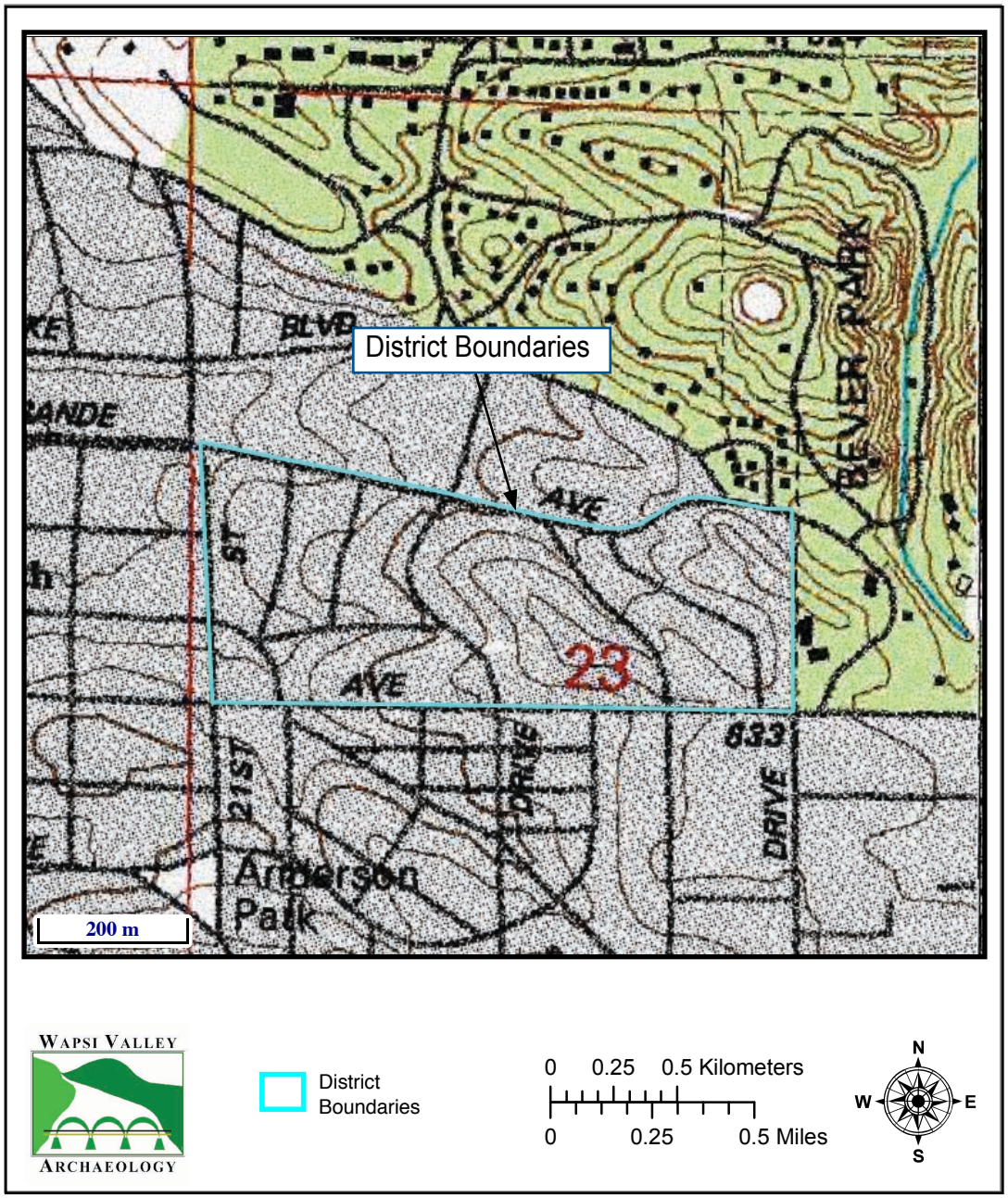
Map of Linn County, Iowa showing the project area location.
Source: National Geographic (2009).

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City: Cedar Rapids County: Linn



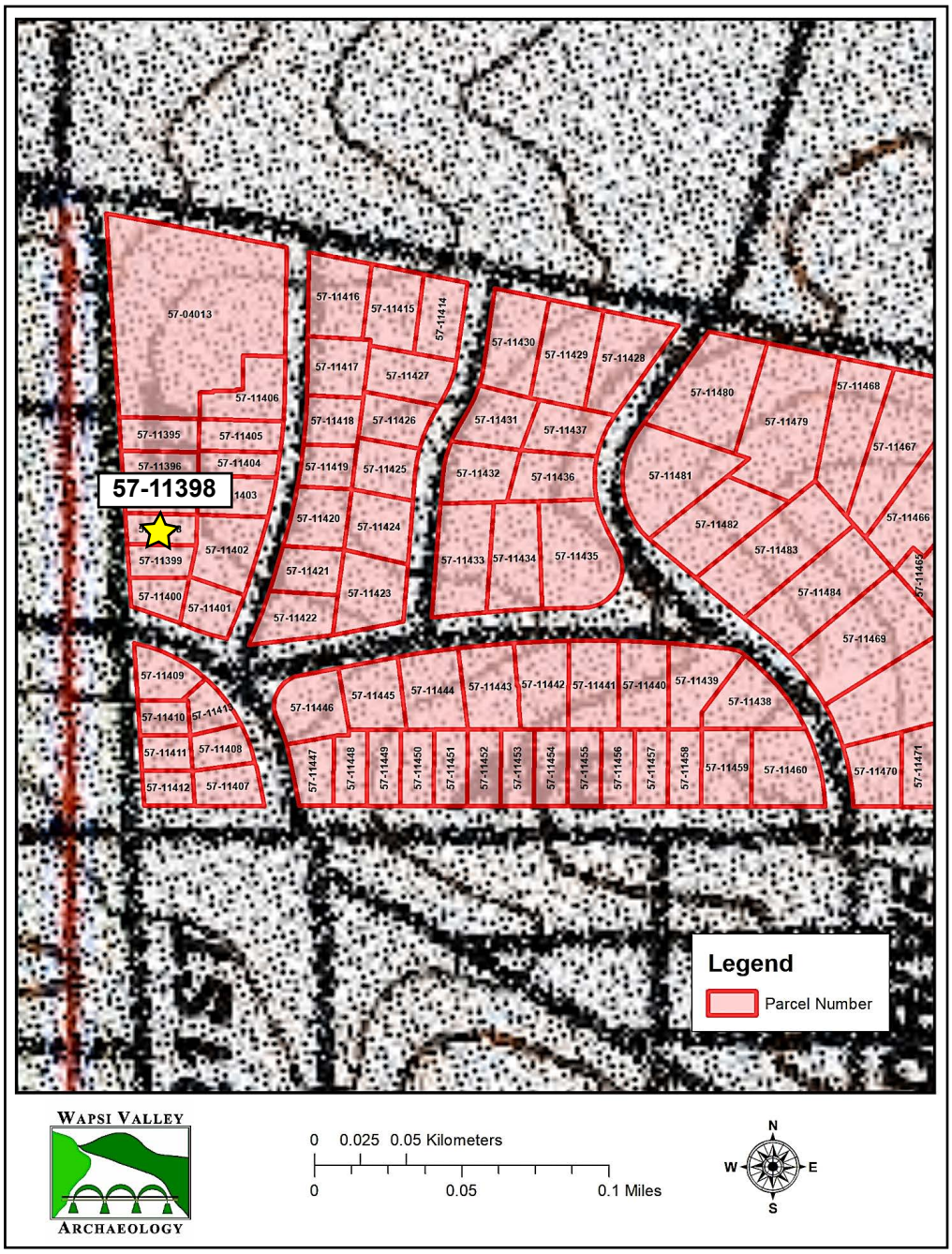
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ulyses A. and Clara Leiter House
Site Number: 57-11398
Address: 360 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



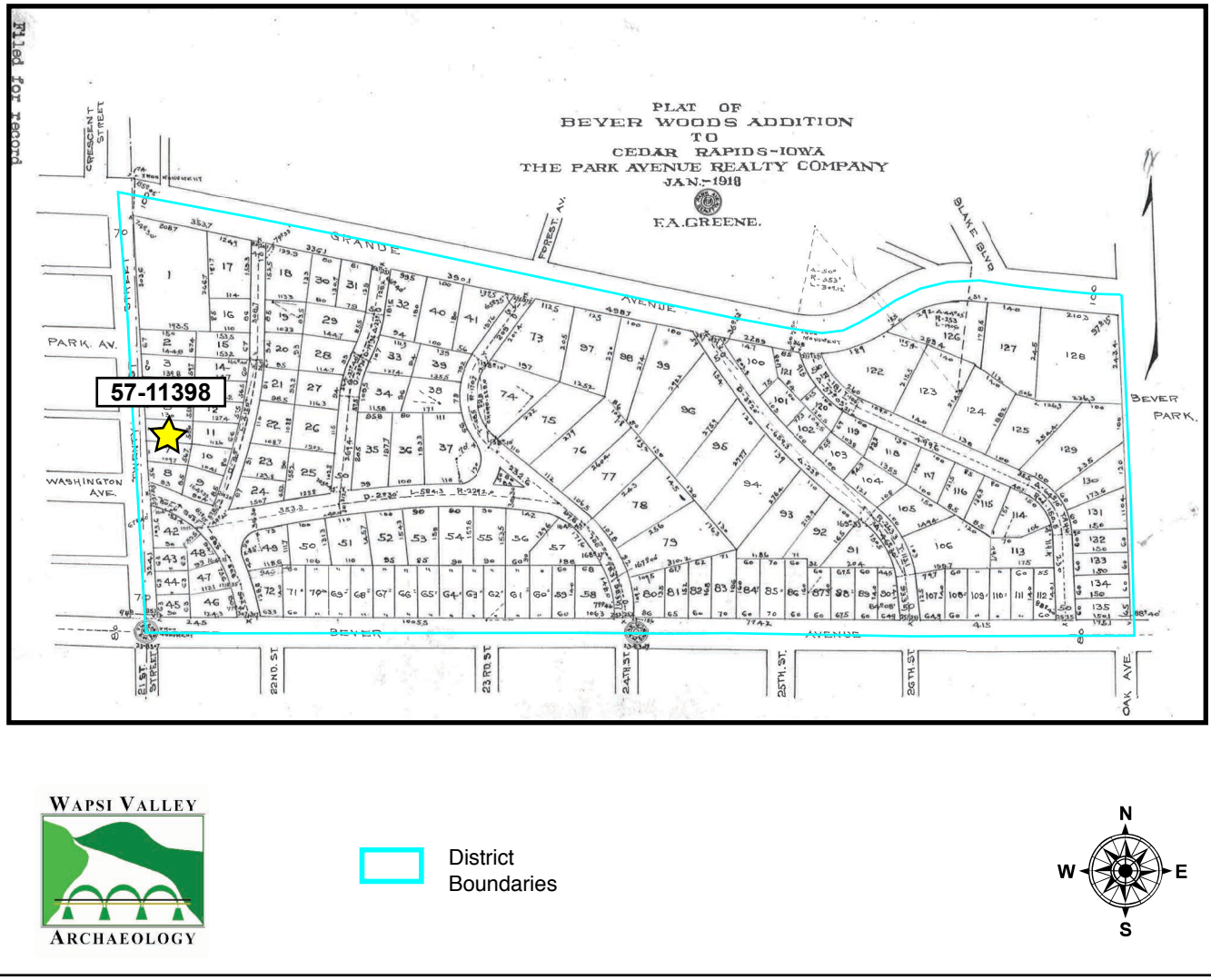
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ulyses A. and Clara Leiter House
Site Number: 57-11398
Address: 360 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ulyses A. and Clara Leiter House
Address: 360 21st Street SE
City: Cedar Rapids County: Linn

Site Number: 57-11398
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ulyses A. and Clara Leiter House
Site Number: 57-11398
Address: 360 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 360 21st Street SE (57-11398). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ulyses A. and Clara Leiter House
Site Number: 57-11398
Address: 360 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



360 21st Street SE (57-11398), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11399 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Guy P. Linville House I

B) Other names: _____

- **Location**

A) Street address: 362 21st Street SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11399 Address: 362 21st Street SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Guy P. Linville House I	Linn
Name of Property	County
362 21st Street SE	Cedar Rapids
Address	City

Guy P. Linville House, Site Inventory Number 57-11399

Address: 362 21st Street SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story hipped-roof house with front gable roof dormer. The main materials are wood siding and asphalt roofing. The entrance door has a wood Doric pilaster and pediment with a carved fan detail above the door. The windows and shutters appear to be original. A detached two-car garage matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, feeling, craftsmanship, materials, and association.

Historic Background:
Guy P. Linville, the original occupant of 362 21st St. SE, was born in 1878 in Iowa. In 1917, he was a lawyer with Crissman & Linville at the Cedar Rapids National Bank. By 1926, he was a district attorney.

According to the *Cedar Rapids City Directories*, by 1923 the house belonged to John and Hattie Blaine. John Blaine worked at Whilock and Blaine, where he handled real estate and general insurance.

Date of Construction: 1920

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacement. The 1920 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. https://www.findagrave.com/memorial

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

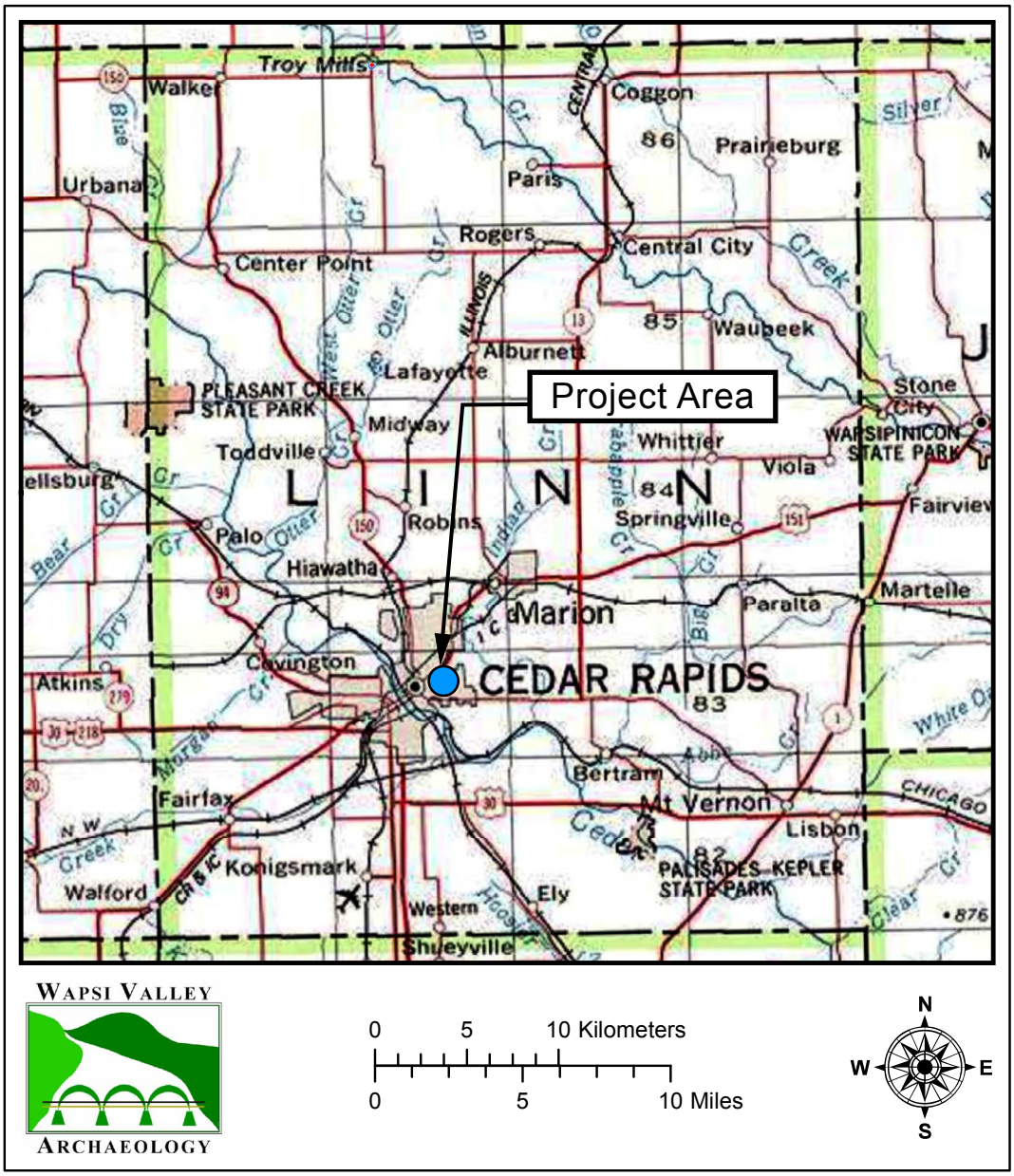
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linville House I
Site Number: 57-11399
Address: 362 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



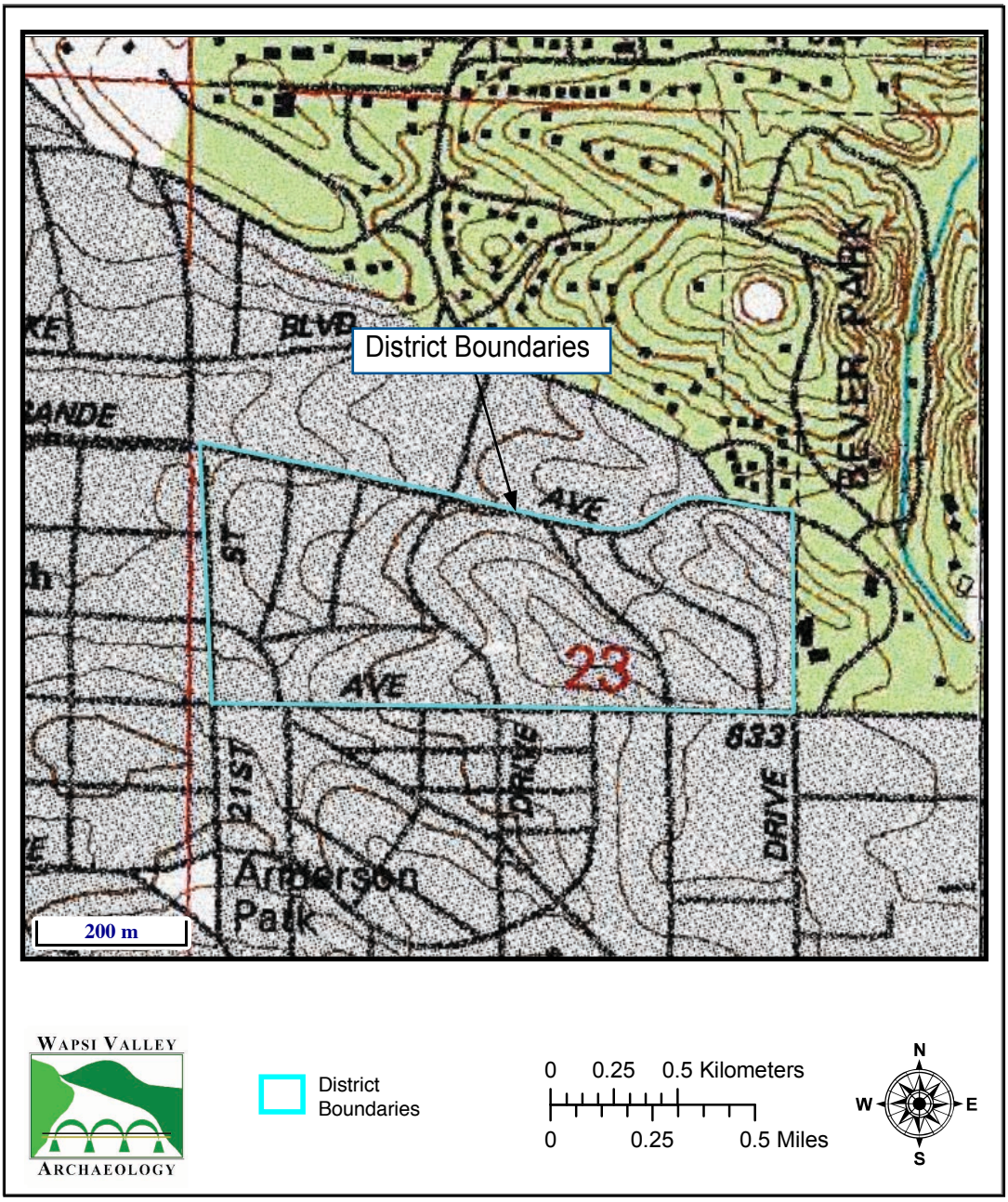
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linville House I
Site Number: 57-11399
Address: 362 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



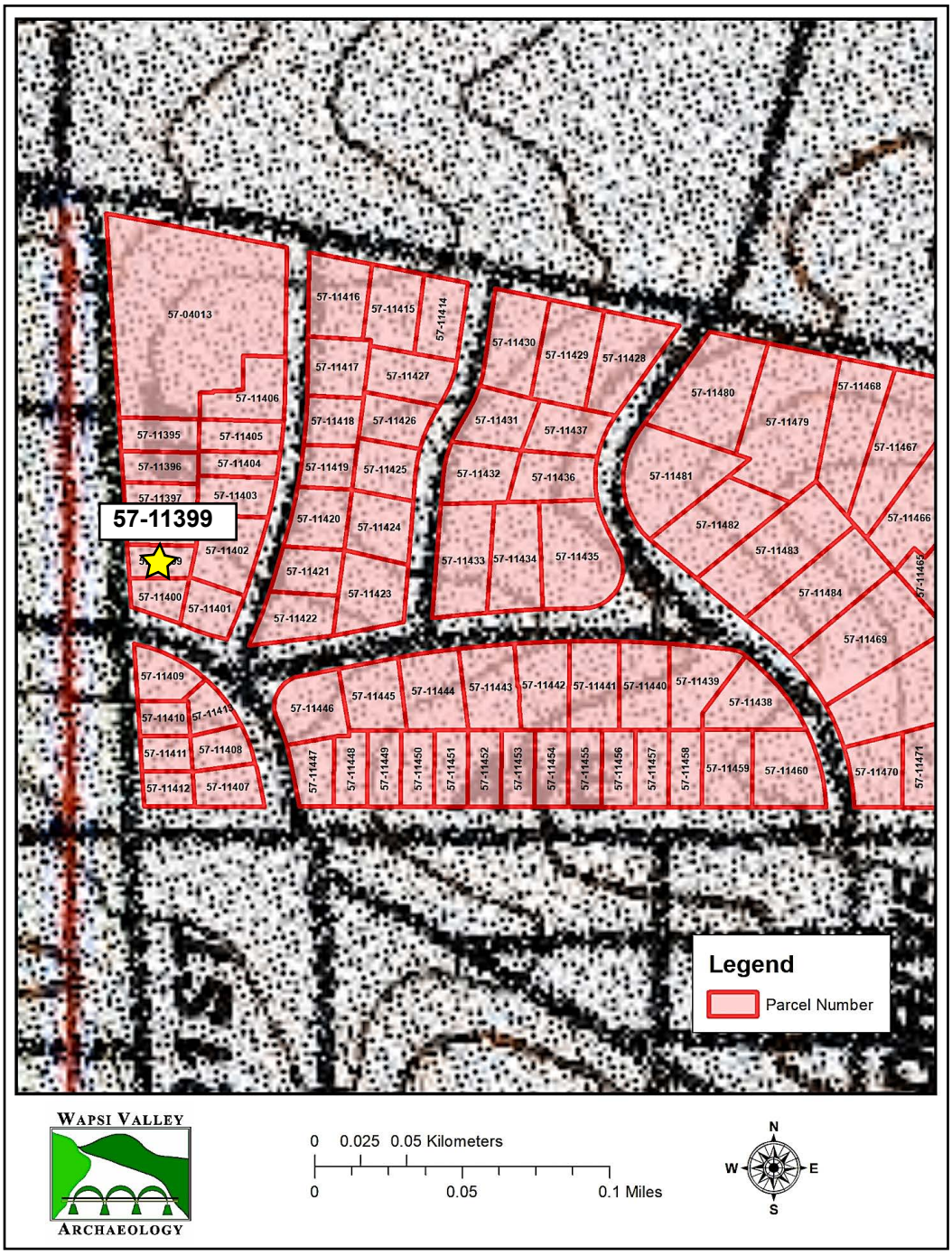
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linville House I
Site Number: 57-11399
Address: 362 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

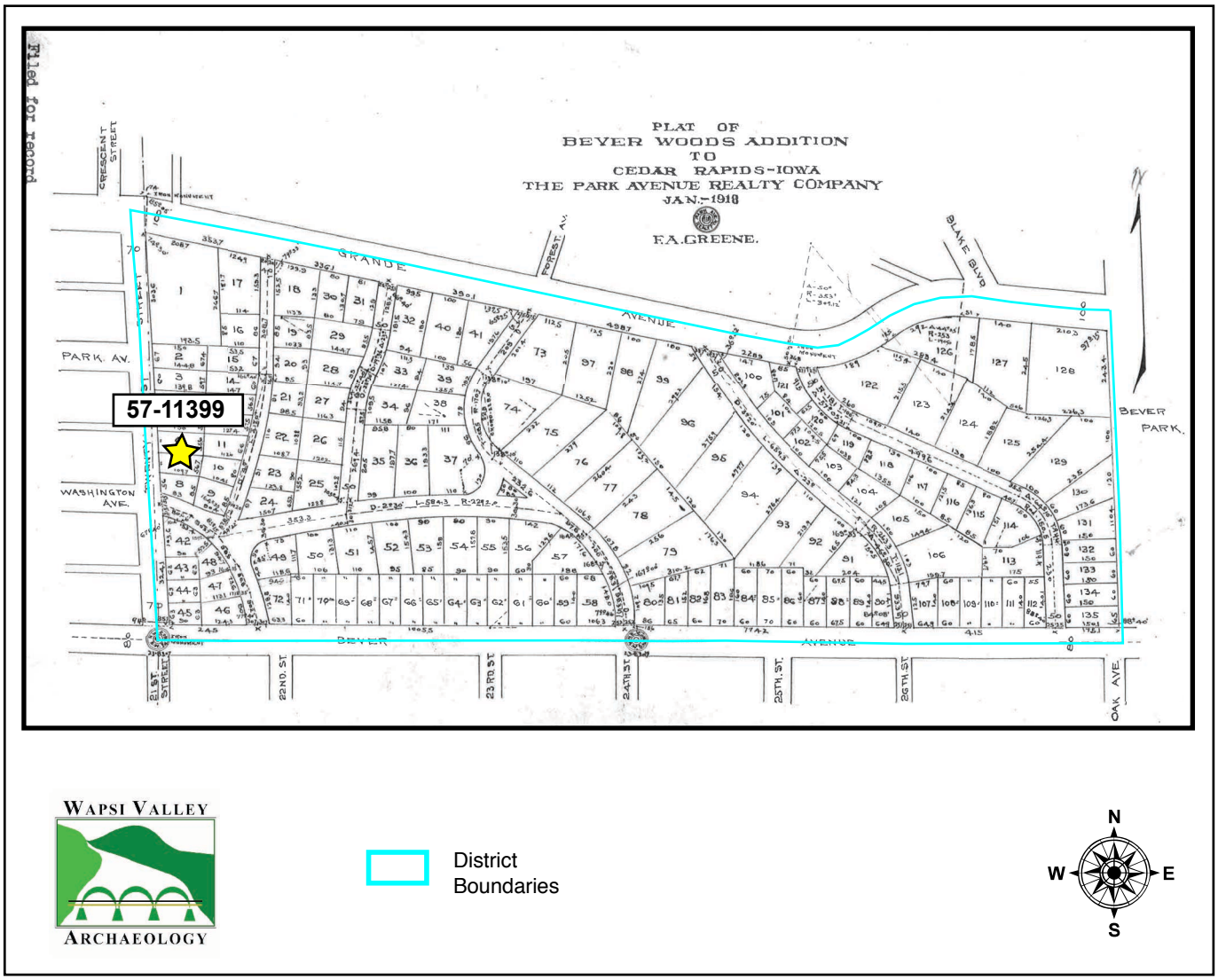
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linville House I
Address: 362 21st Street SE
City: Cedar Rapids County: Linn

Site Number: 57-11399
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linville House I
Site Number: 57-11399
Address: 362 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linville House I
Site Number: 57-11399
Address: 362 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 362 21st Street SE (57-11399). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linville House I
Site Number: 57-11399
Address: 362 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



362 21st Street SE (57-11399), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11400 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: John and Hattie Blaine House

B) Other names: _____

• Location

A) Street address: 2100 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing	Noncontributing		*If non-eligible property, enter number of:*
1	__	Buildings	__
__	__	Sites	__
__	__	Structures	__
		Objects	
__	__	**Total**	__

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
_____	57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

06B Colonial Revival

_____

_____

_____

B) Materials

Foundation (visible exterior): 03 Brick

Walls (visible exterior): 02 Wood

Roof: 08 Asphalt

Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11400 Address: 2100 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

John and Hattie Blaine House	Linn
Name of Property	County
2100 Washington Avenue SE	Cedar Rapids
Address	City

John and Hattie Blaine House, Site Inventory Number 57-11400

Address: 2100 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1921 building is a two-story side-gable roof house with a first-level recessed side volume with a faux balcony on the second level. The main materials are wood siding and asphalt roofing. The entrance has a pitched roof awning and simple pilaster detail. The wood windows and shutters appear to be original. A 1921 attached two-car garage matches the house's design. The Colonial Revival style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Mr. John Blaine and his wife owned the house at 2100 Washington Ave SE, in addition to the house at 362 21st Street SE. John Blaine worked at Whilock and Blaine, managing real estate and general insurance, according to the *Cedar Rapids City Directories* of 1922.

Date of Construction: 1921

Integrity:
The Colonial Revival style house retains all seven aspects of integrity: location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

John and Hattie Blaine House	Linn
Name of Property	County
2100 Washington Avenue SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

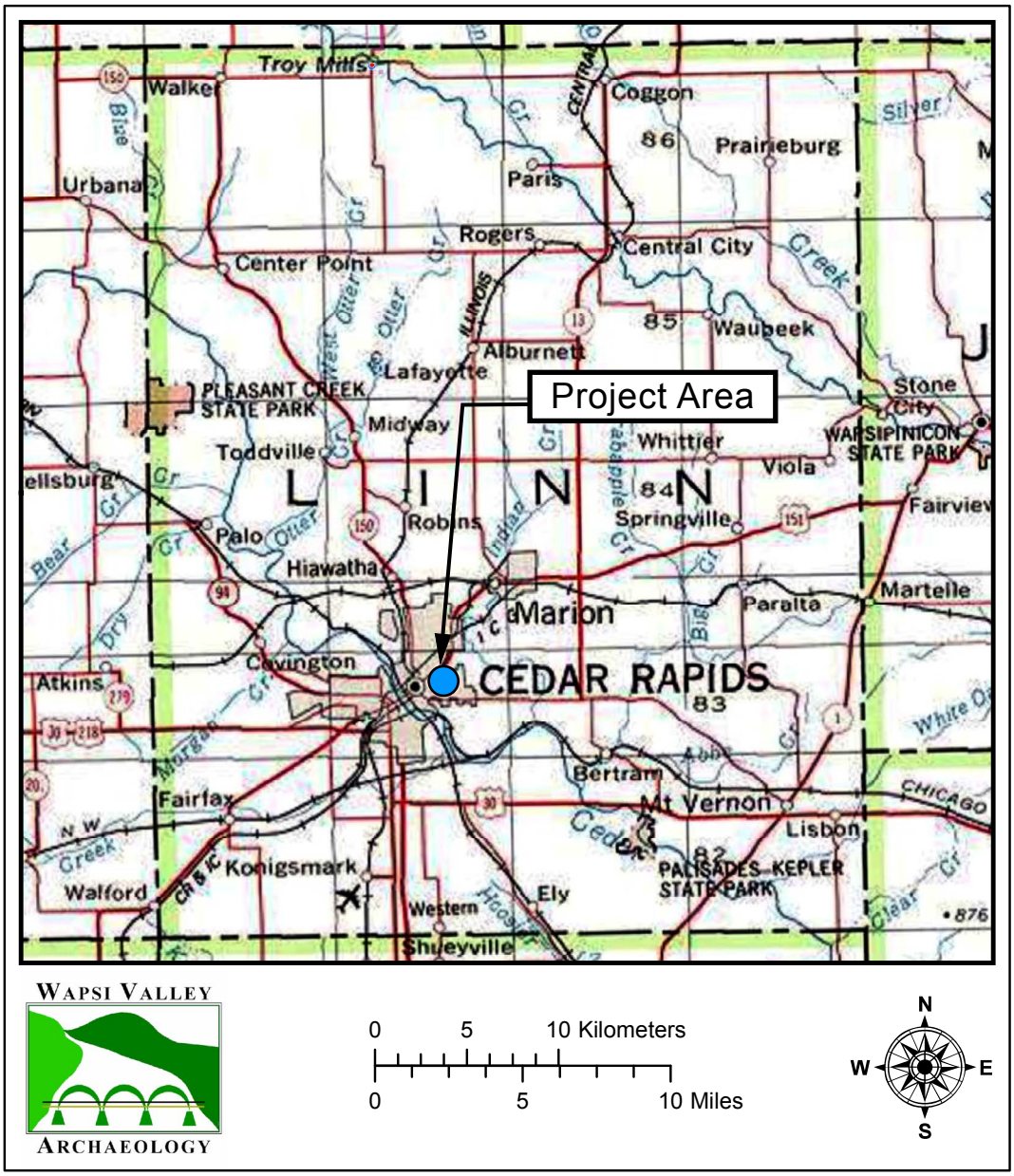
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John and Hattie Blaine House
Address: 2100 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11400
Related District Number: 57-11394



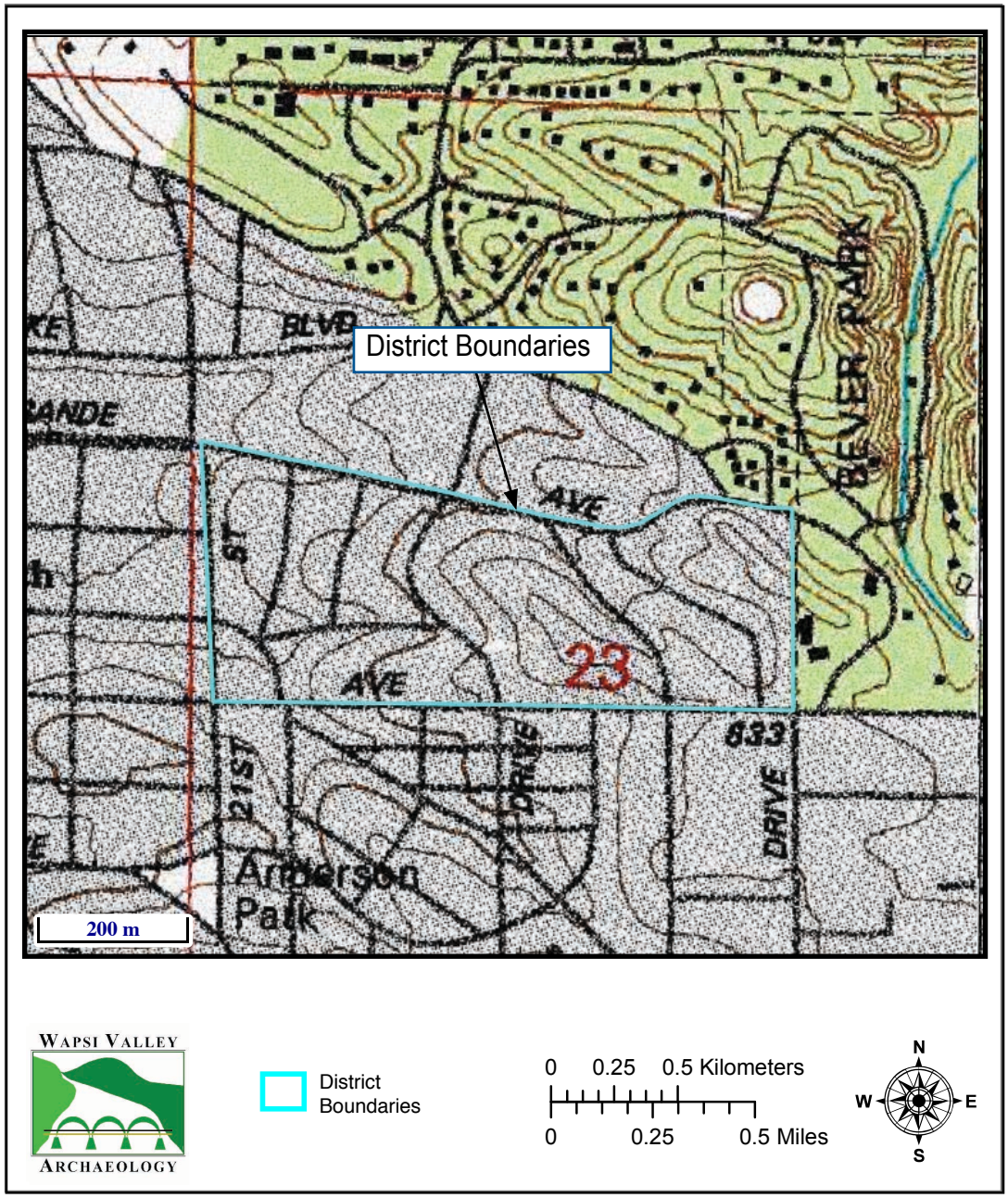
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John and Hattie Blaine House
Site Number: 57-11400
Address: 2100 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



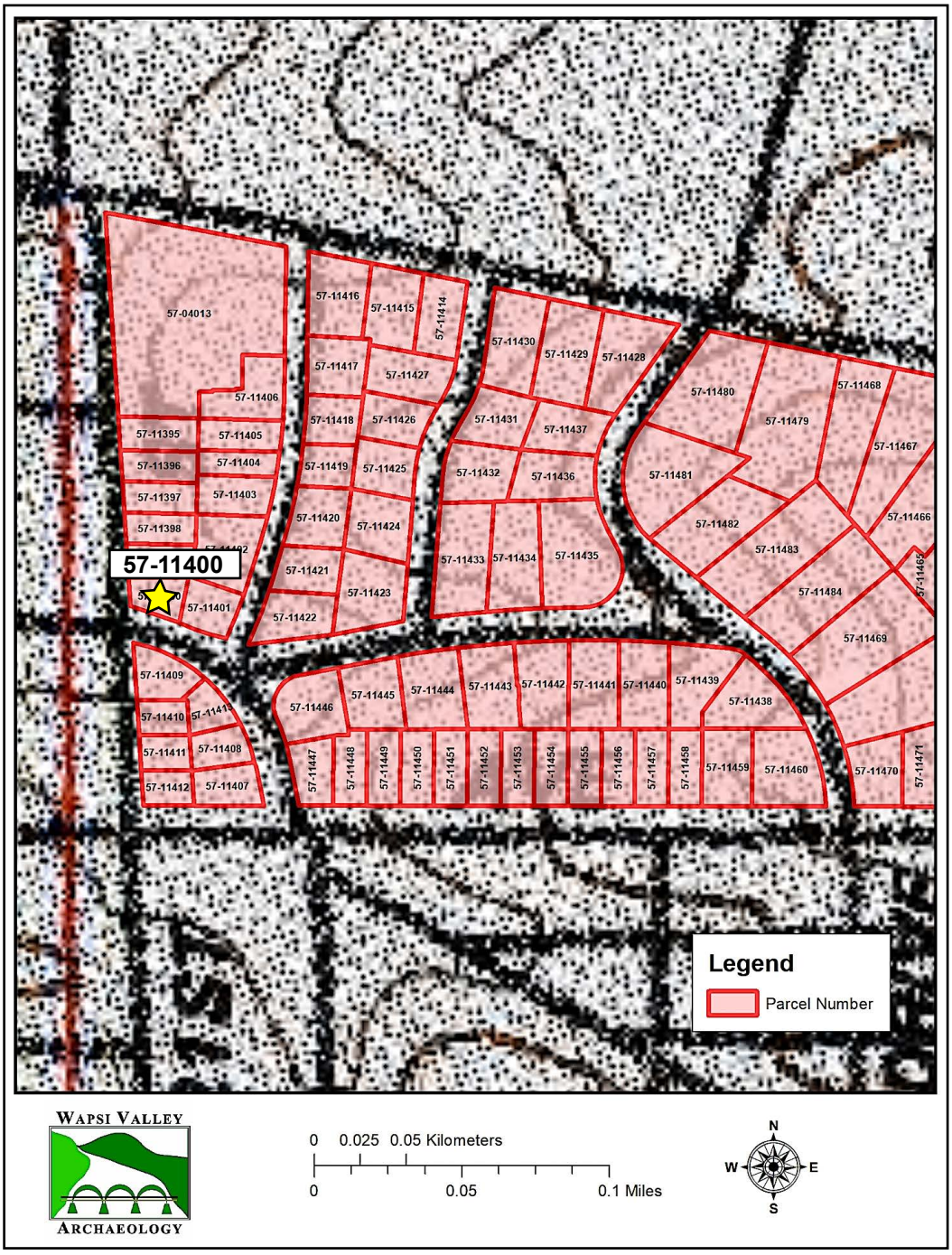
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John and Hattie Blaine House
Site Number: 57-11400
Address: 2100 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

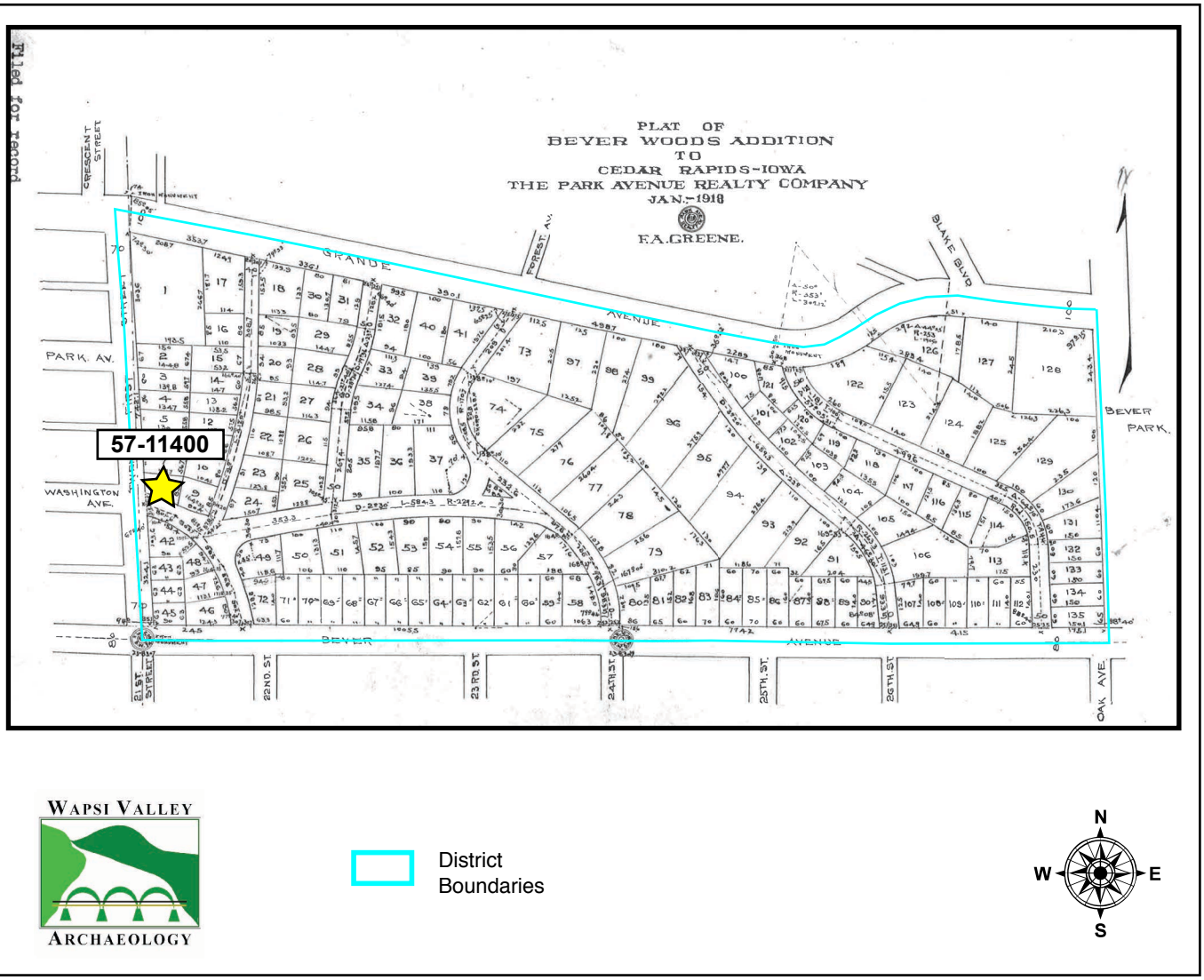
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John and Hattie Blaine House
Address: 2100 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11400
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John and Hattie Blaine House
Address: 2100 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11400
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John and Hattie Blaine House
Site Number: 57-11400
Address: 2100 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2100 Washington Avenue SE (57-11400). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John and Hattie Blaine House
Site Number: 57-11400
Address: 2100 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2100 Washington Avenue SE (57-11400), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11401 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: George Graner House

B) Other names: _____

• Location

A) Street address: 2114 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11401 Address: 2114 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1918 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____ *Date:* _____

George Graner House	Linn
Name of Property	County
2114 Washington Avenue SE	Cedar Rapids
Address	City

Frank Merrick House, Site Inventory Number 57-11401

Address: 2114 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1918 building is a one-story, side-gambrel roofed house with a front gable roof dormer. The main materials are vinyl siding and an asphalt roof. A recessed entrance porch has a brick corner column and low wall. The wood windows and shutters appear to be replacements. A detached one-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials are compromised by changes in siding material and window replacements.

Historic Background:
Frank Merrick bought the original lot in 1917. Merrick was born in Bohemia in 1882. He was a manager at a tavern and, as of 1940, was living in the house with his wife Stella. George Graner also lived in the house in 1922, according to the *Cedar Rapids City Directories*.

Date of Construction: 1918

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 1918 garage also contributes to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

George Graner House	Linn
Name of Property	County
2114 Washington Avenue SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

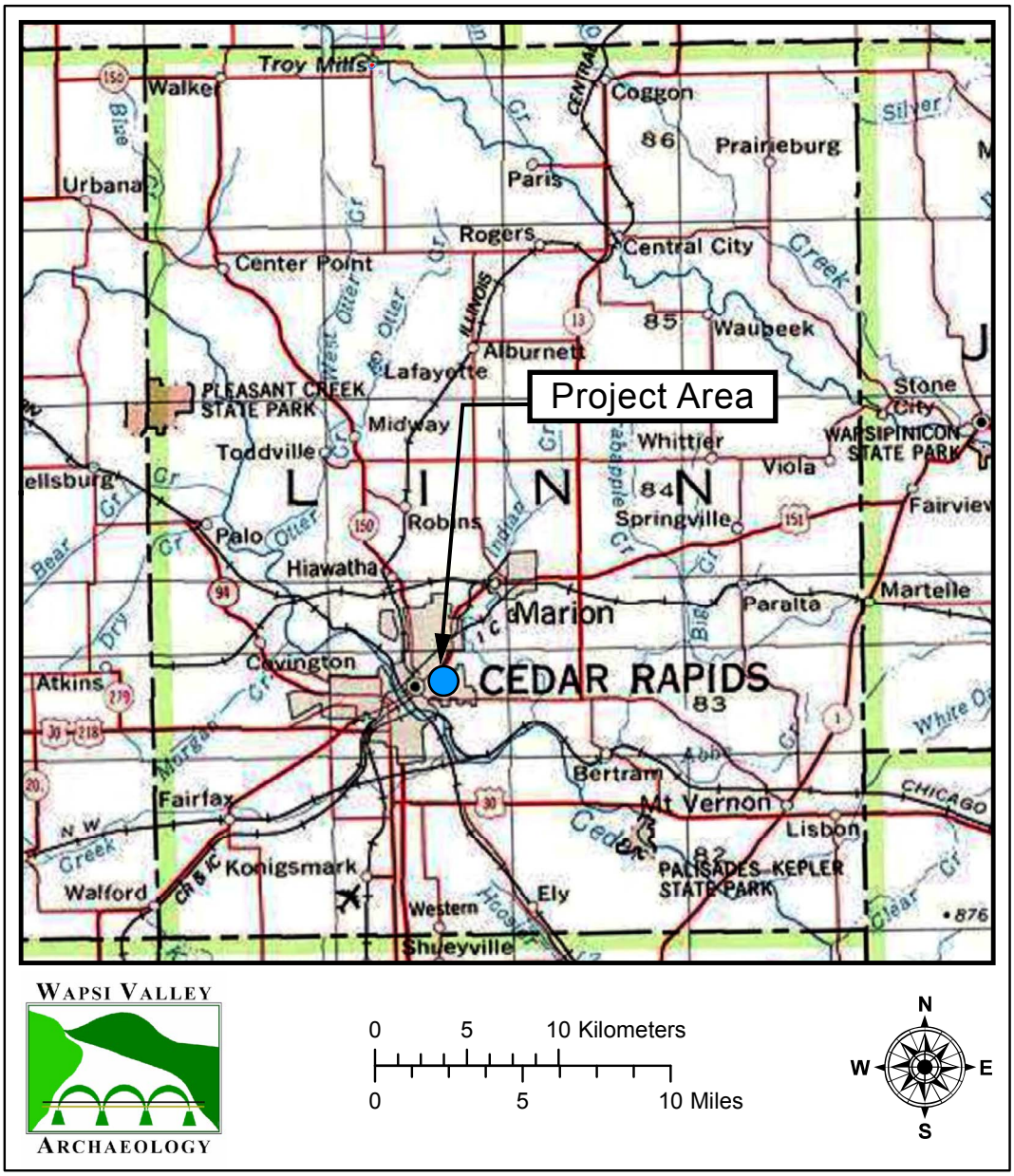
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Graner House
Site Number: 57-11401
Address: 2114 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



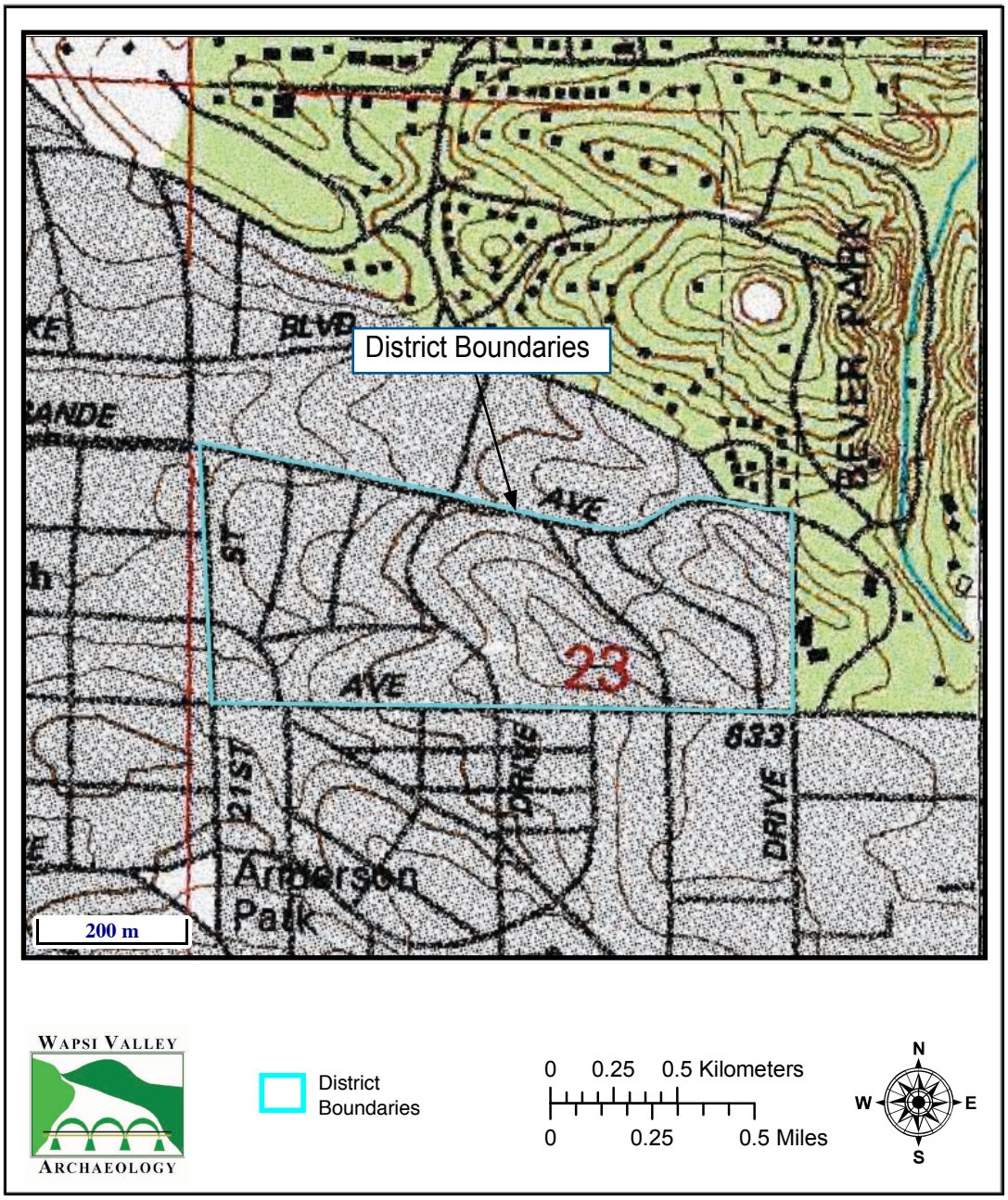
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Graner House
Site Number: 57-11401
Address: 2114 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



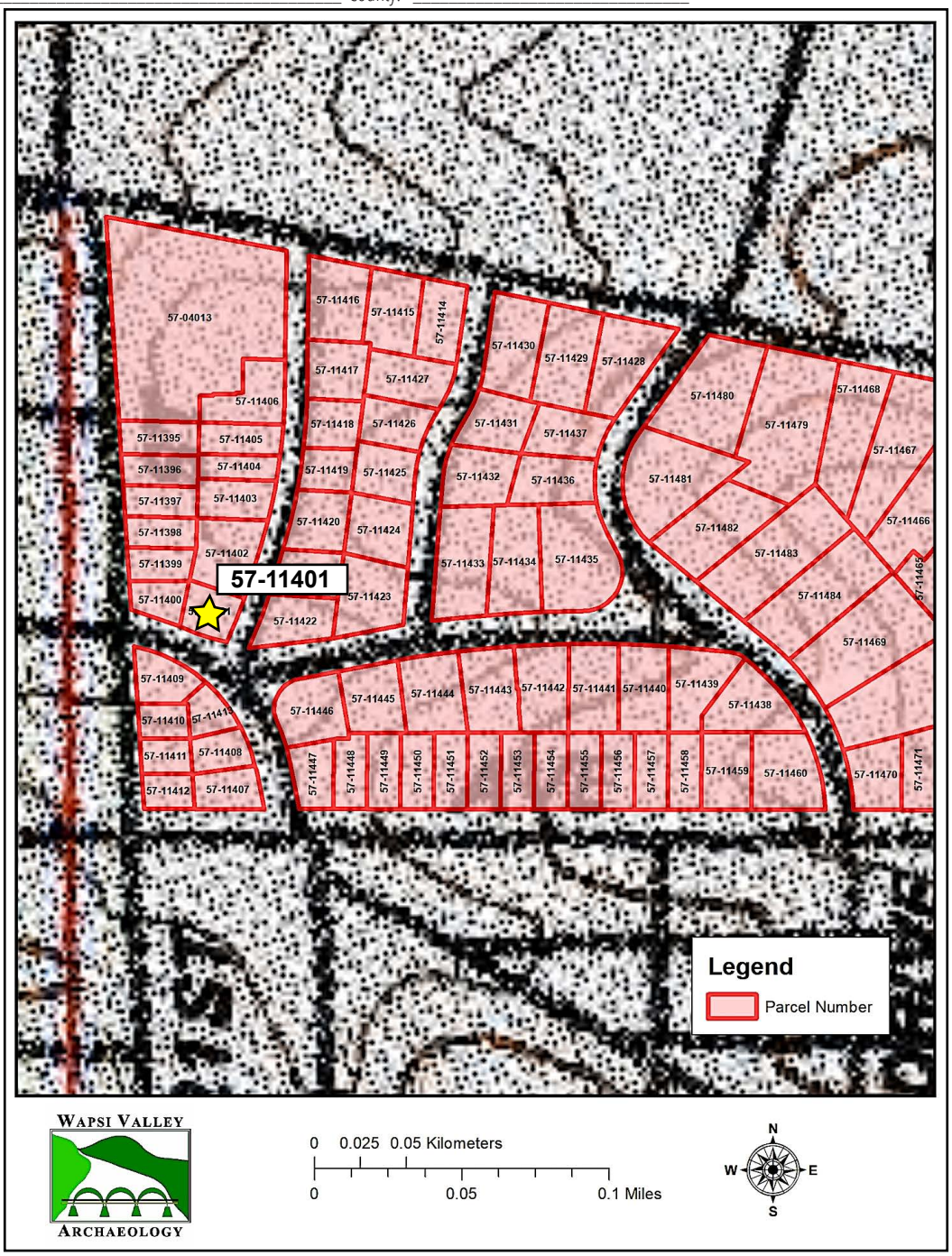
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: George Graner House
Site Number: 57-11401
Address: 2114 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



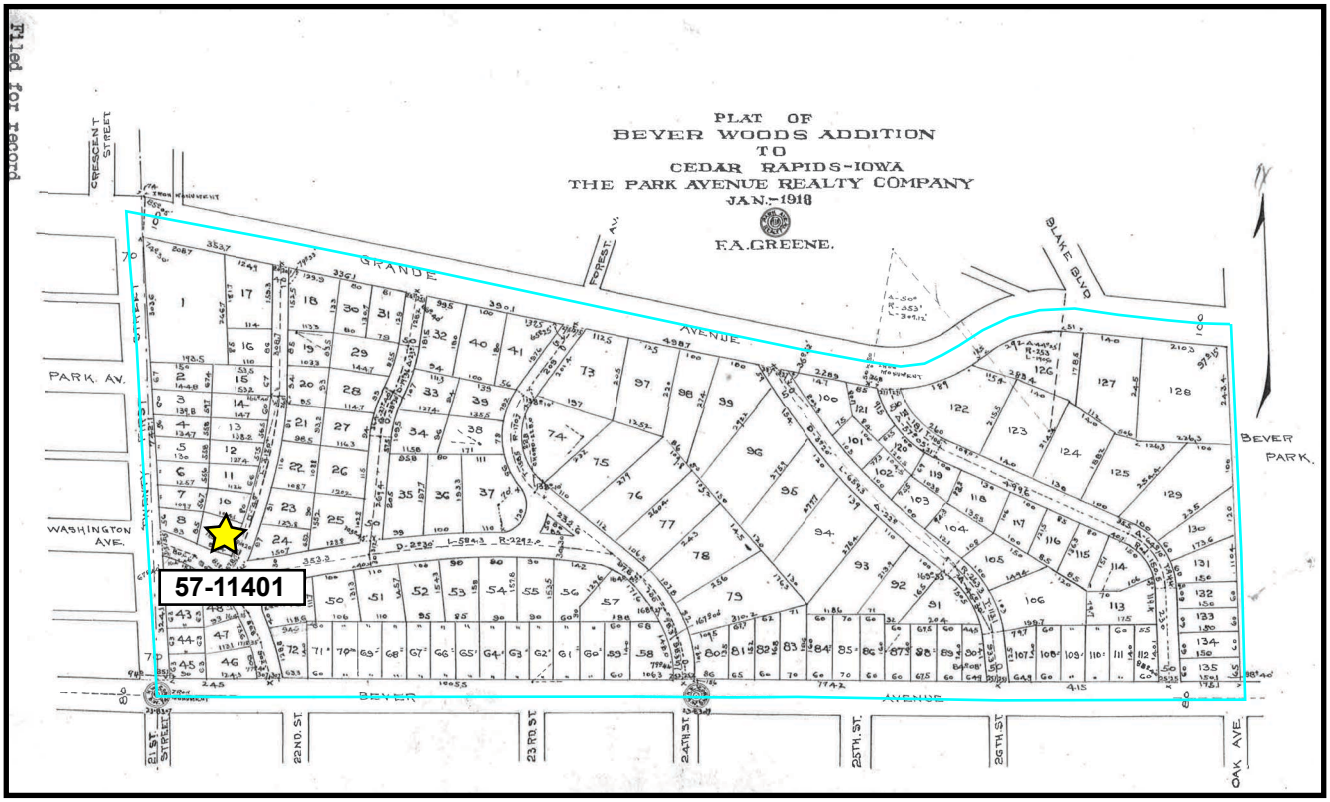
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

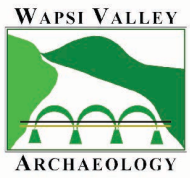
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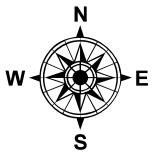
IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Graner House
Site Number: 57-11401
Address: 2114 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: George Graner House
Site Number: 57-11401
Address: 2114 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Graner House
Site Number: 57-11401
Address: 2114 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2114 Washington Avenue SE (57-11401). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Graner House
Address: 2114 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11401
Related District Number: 57-11394



2114 Washington Avenue SE (57-11401), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11402 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: John A. and Mary Bollinger House

B) Other names: _____

• Location

A) Street address: 361 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A single dwelling

_____

_____

B) Current functions

01A single dwelling

_____

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

07E02 Craftsman

_____

_____

_____

B) Materials

Foundation (visible exterior): 03 Brick

Walls (visible exterior): 06 Stucco

Roof: 08 Asphalt

Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11402 Address: 361 Garden Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

John A. and Mary Bollinger House	Linn
Name of Property	County
361 Garden Drive SE	Cedar Rapids
Address	City

John A. and Mary Bollinger House, Site Inventory Number 57-11402

Address: 361 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story cross-gable roof house with a first-level pitched awning and side dormer. The main materials are stucco siding and an asphalt roof. A recessed entrance porch has a two-light entrance door. The wood windows appear to be original. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
John Bollinger was an on-the-road shoe salesman for many years and, in 1912, he and Frank McDonnel opened the doors of the McDonnel & Bollinger Shoe Company at 107 South Second Street in Cedar Rapids. Their shoe store offered a complete line of fine quality shoes for men, women, and children, including the line of the Famous Selz Royal Blue shoes.[1]

Mr. Crowley owned the lot at 361 Garden Drive SE in 1917, but John Bollinger and his wife Mary bought it and built the house. The *Cedar Rapids City Directories* still lists John Bollinger and his wife Mary as the occupants of the house as of 1922.

Date of Construction: 1919

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids Tribune, February 16, 1912, p. 5.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Cedar Rapids Tribune*, February 16, 1912, p. 5.

John A. and Mary Bollinger House	Linn
Name of Property	County
361 Garden Drive SE	Cedar Rapids
Address	City

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

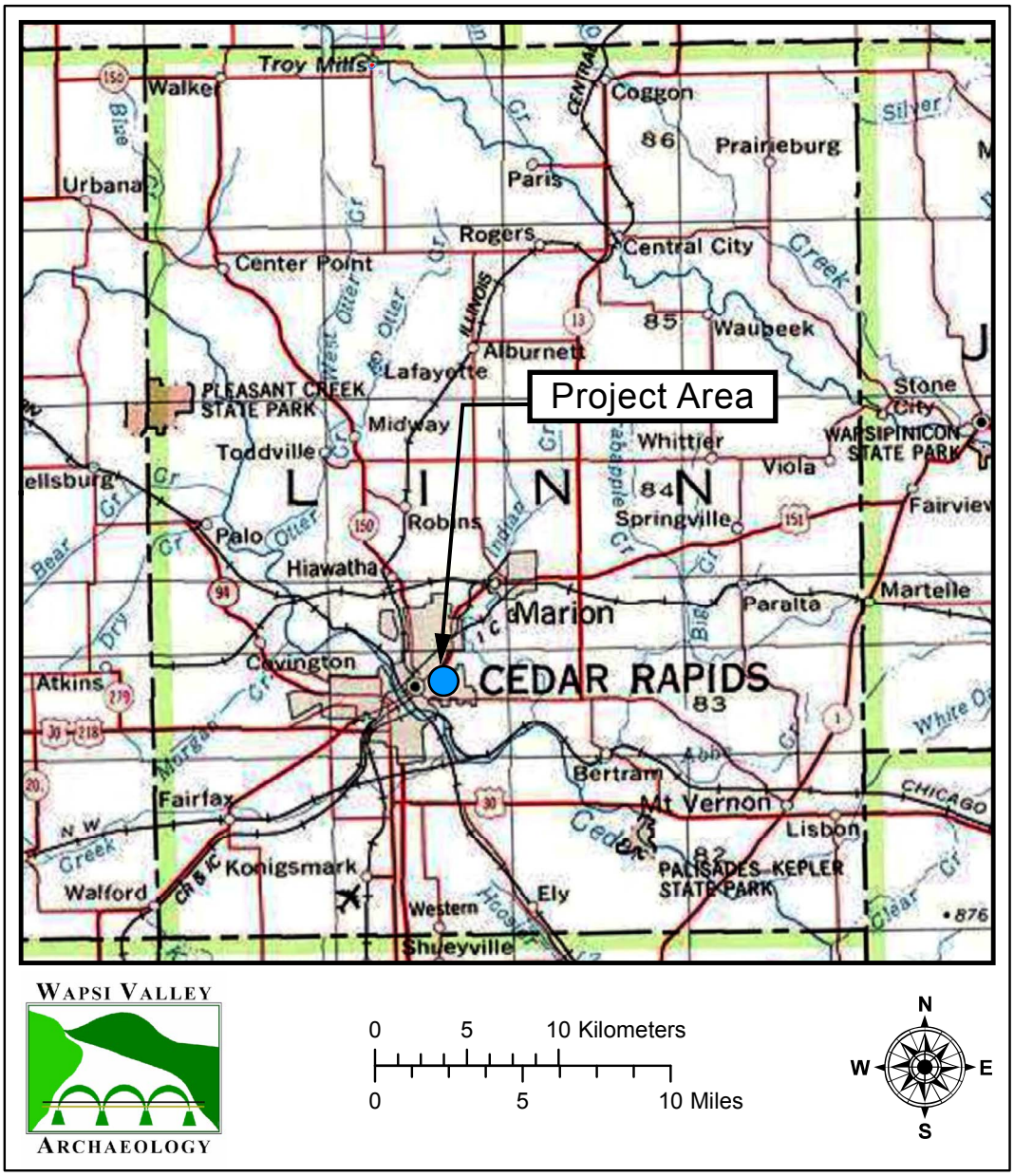
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John A. and Mary Bollinger House
Site Number: 57-11402
Address: 361 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



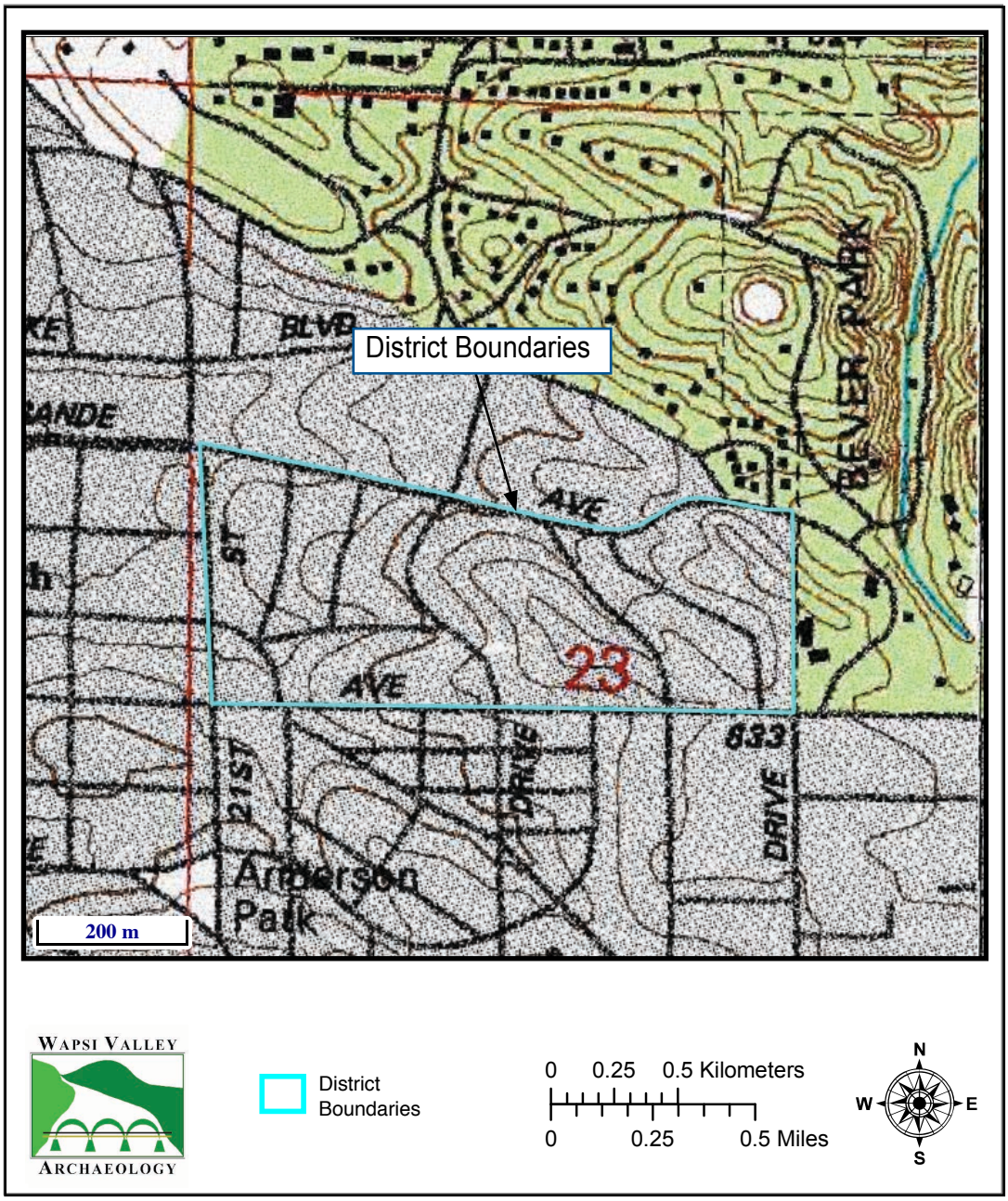
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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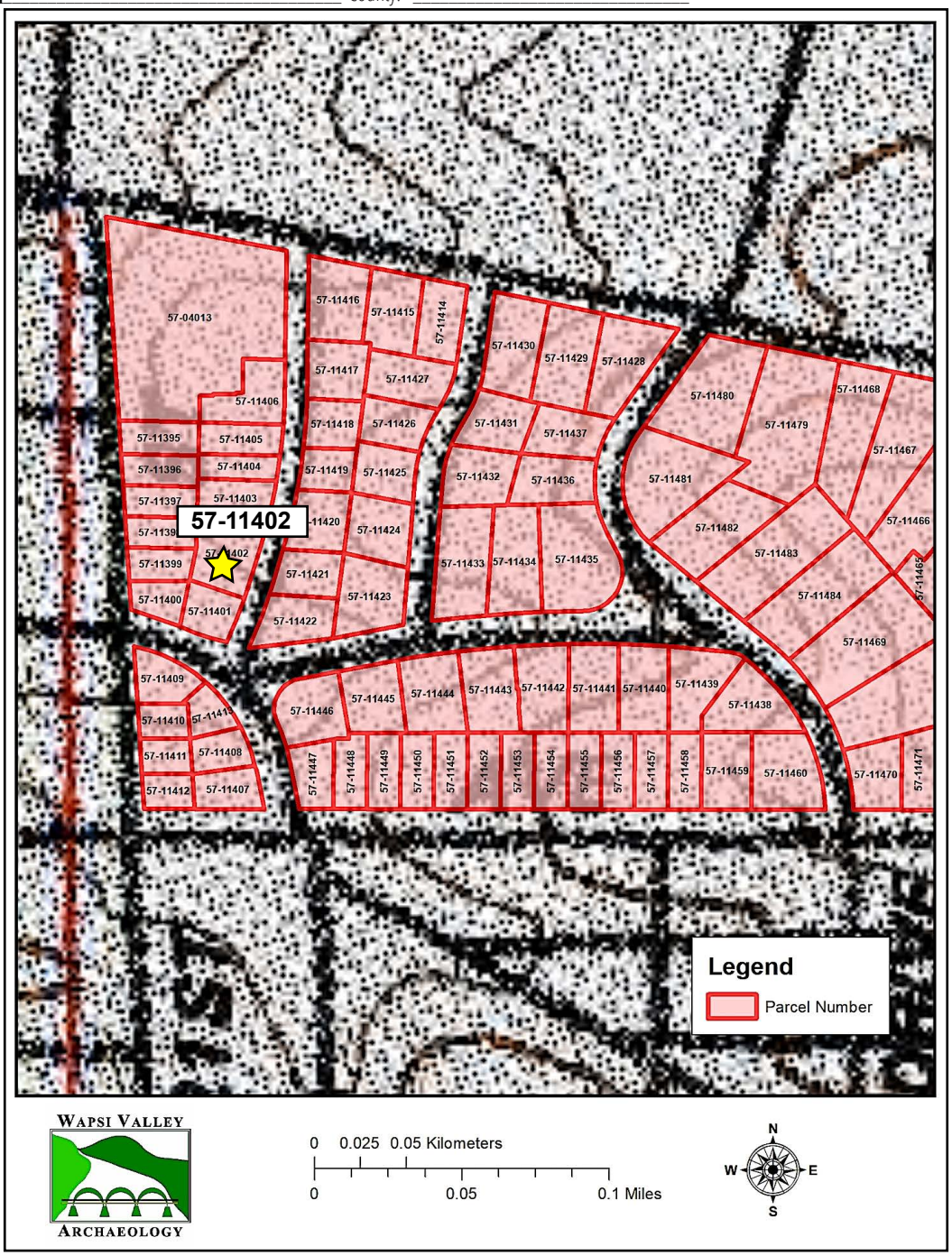
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: John A. and Mary Bollinger House
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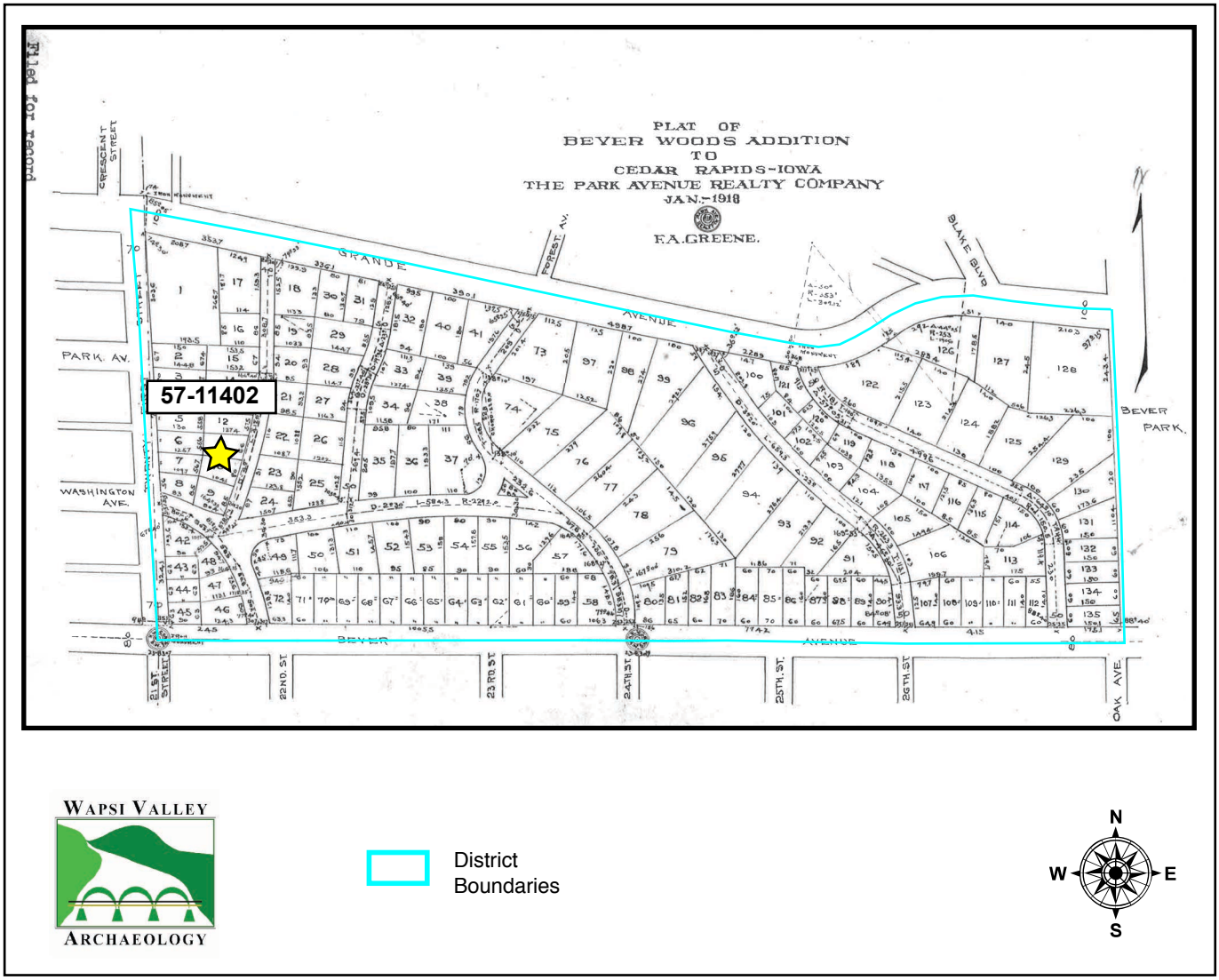
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John A. and Mary Bollinger House
Site Number: 57-11402
Address: 361 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John A. and Mary Bollinger House
Site Number: 57-11402
Address: 361 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John A. and Mary Bollinger House
Site Number: 57-11402
Address: 361 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 361 Garden Drive SE (57-11402). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John A. and Mary Bollinger House
Site Number: 57-11402
Address: 361 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



361 Garden Drive SE (57-11402), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11403 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Cleveland Dennstedt House

B) Other names: _____

• Location

A) Street address: 359 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing	Noncontributing		*If non-eligible property, enter number of:*
1	__	Buildings	__
__	__	Sites	__
__	__	Structures	__
		Objects	
__	__	**Total**	__

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
_____	57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11403 Address: 359 Garden Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Cleveland Dennstedt House	Linn
Name of Property	County
359 Garden Drive SE	Cedar Rapids
Address	City

Cleveland Dennstedt House, Site Inventory Number 57-11403

Address: 359 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story house with a front-gabled roof and a side-shed roof dormer. The main materials are wood siding and an asphalt roof. A first-level volume protrudes to the front next to the entrance door. The wood windows appear to be original. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of 359 Garden Drive SE was Mr. Cleveland Dennstedt, who was the president of Dennstedt Land Co. The Dennstedt family also owned the Dennstedt Realty Company, according to the *Cedar Rapids City Directories* of 1920.

Date of Construction: 1919

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The attached 2018 garage is not contributing to the property due to its recent age.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Cleveland Dennstedt House	Linn
Name of Property	County
359 Garden Drive SE	Cedar Rapids
Address	City

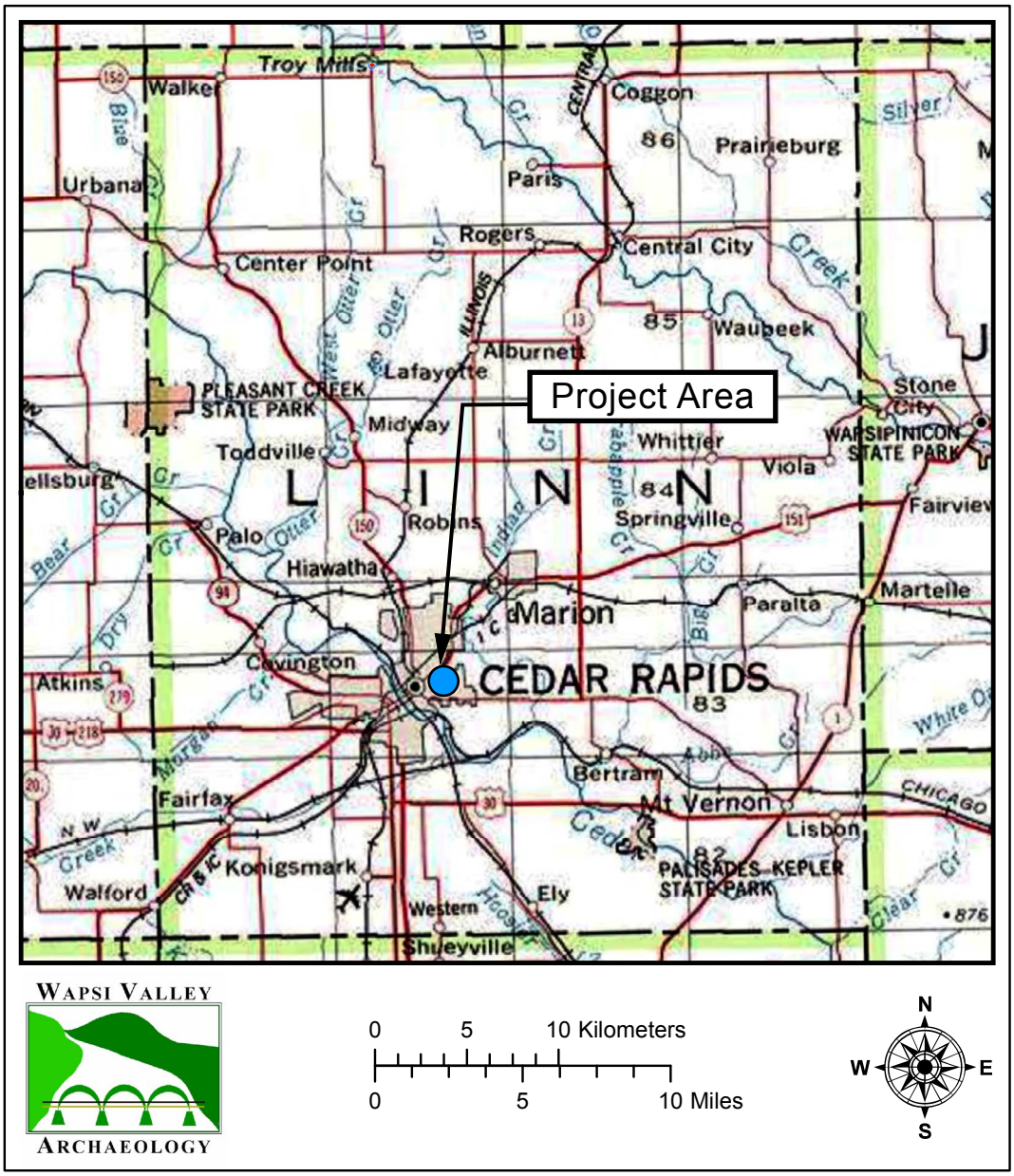
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cleveland Dennstedt House
Site Number: 57-11403
Address: 359 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



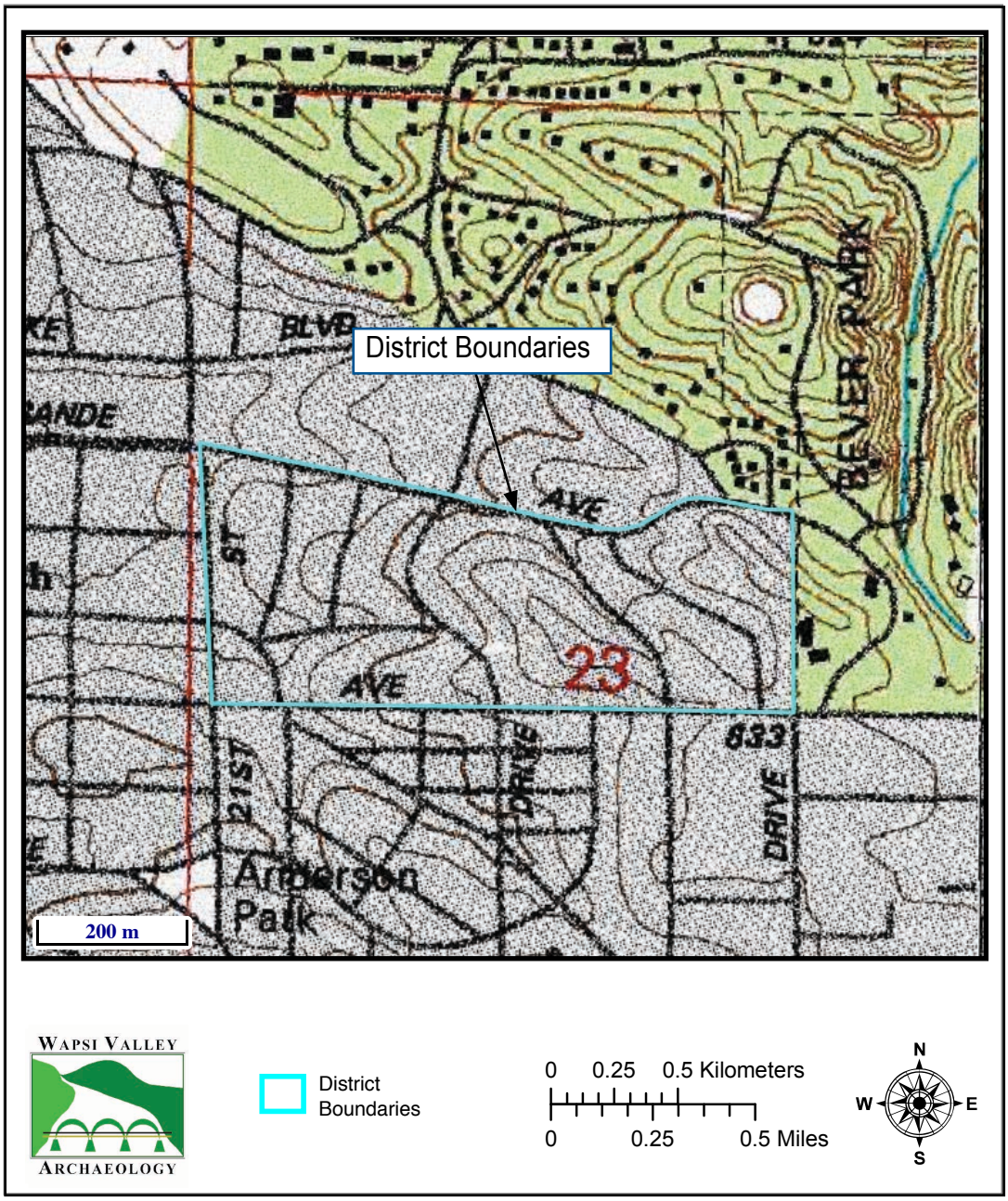
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Site Number: 57-11403
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City: Cedar Rapids County: Linn



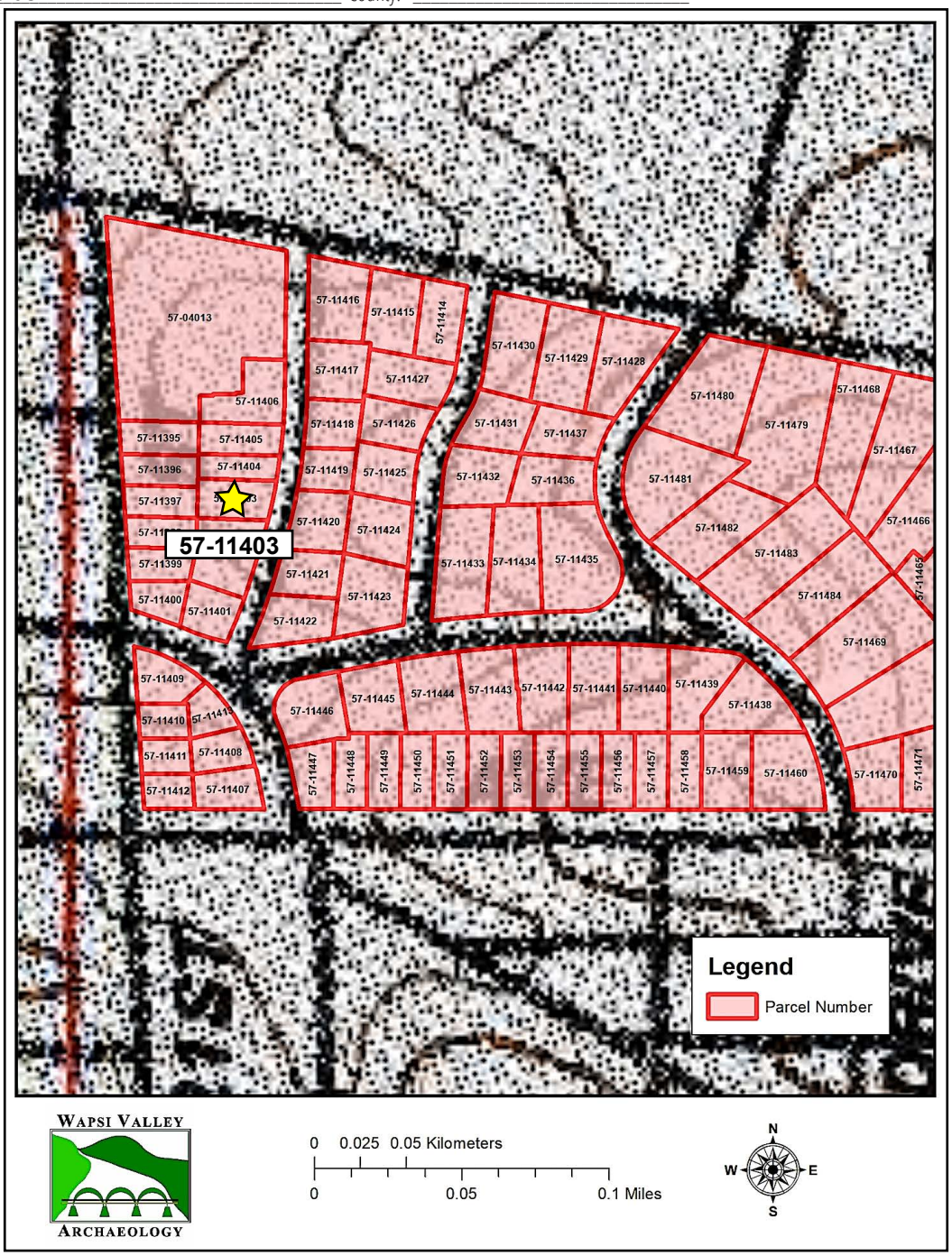
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Cleveland Dennstedt House
Site Number: 57-11403
Address: 359 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

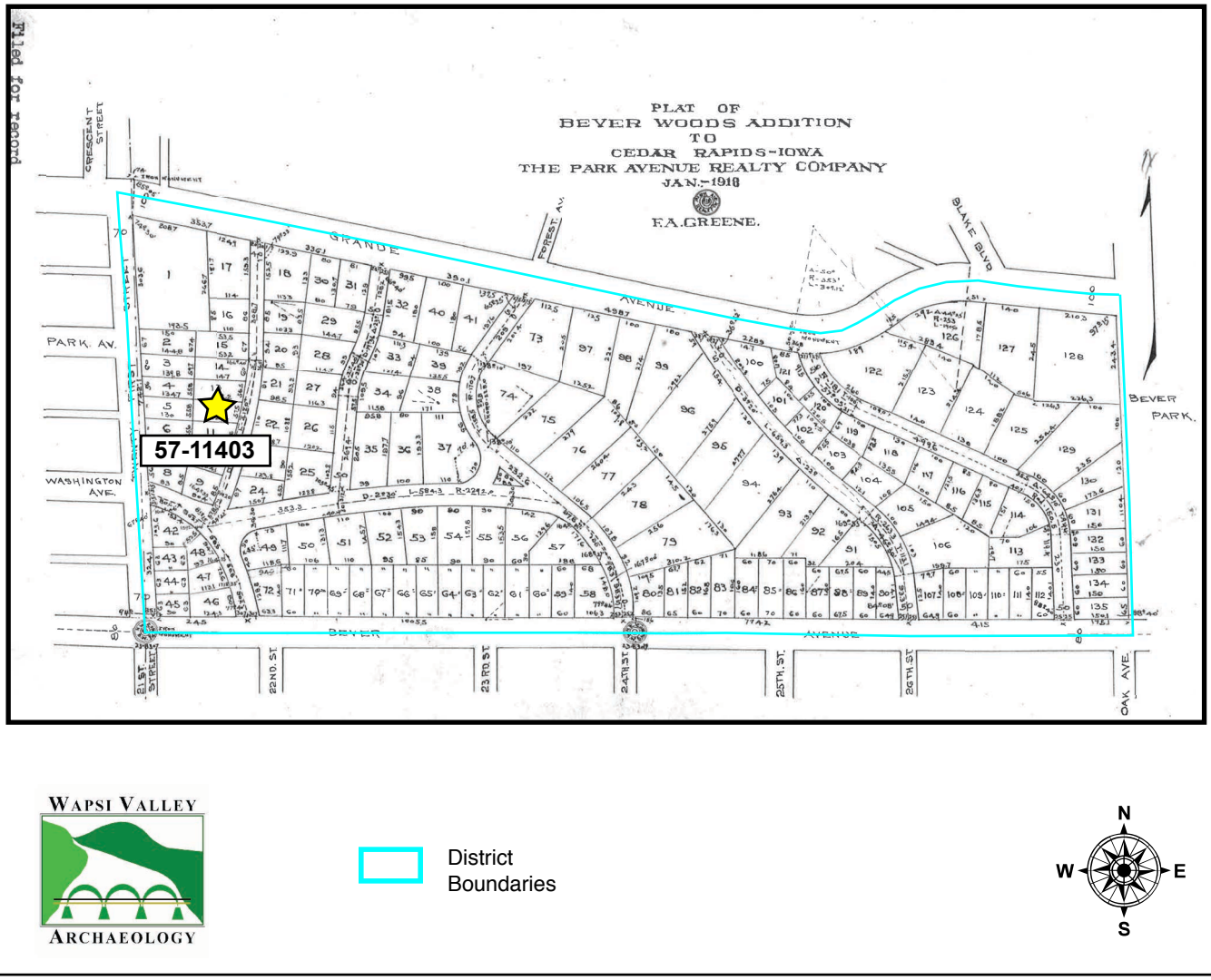
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cleveland Dennstedt House
Address: 359 Garden Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11403
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Cleveland Dennstedt House
Site Number: 57-11403
Address: 359 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Cleveland Dennstedt House
Site Number: 57-11403
Address: 359 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 359 Garden Drive SE (57-11403). *Source: Linn County Assessor.*

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Name of Property: Cleveland Dennstedt House
Site Number: 57-11403
Address: 359 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



359 Garden Drive SE (57-11403), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11404 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Daniel C. and Margaret McLeod House

B) Other names: _____

• Location

A) Street address: 357 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

07E02 Craftsman

_____

_____

_____

B) Materials

Foundation (visible exterior): 03 Brick

Walls (visible exterior): 06 Stucco, 02 Wood

Roof: 08 Asphalt

Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11404 Address: 357 Garden Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Daniel C. and Margaret McLeod House	Linn
Name of Property	County
357 Garden Drive SE	Cedar Rapids
Address	City

Daniel C. and Margaret McLeod House, Site Inventory Number 57-11404

Address: 357 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story house with a front-gabled roof, front-gabled entrance and screened-in porch. The main materials are wood siding and the asphalt roof. The front porch has three wood tapered columns over brick bases and simple wood railings. The wood windows and shutters appear to be original. A detached one-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Daniel McLeod was a contractor and the first owner of the lot for 357 Garden Drive SE. The first owner and resident of the house was Albert Dennstedt, who was the President of Dennstedt Land Co. at that time. Albert Dennstedt was also a member of the Real Estate Board.[1]

Date of Construction: 1919

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1980 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, 1922, p. 378, and 1920, p. 599.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

[1] *Cedar Rapids City Directories*, 1922, p. 378, and 1920, p. 599.

Daniel C. and Margaret McLeod House	Linn
Name of Property	County
357 Garden Drive SE	Cedar Rapids
Address	City

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

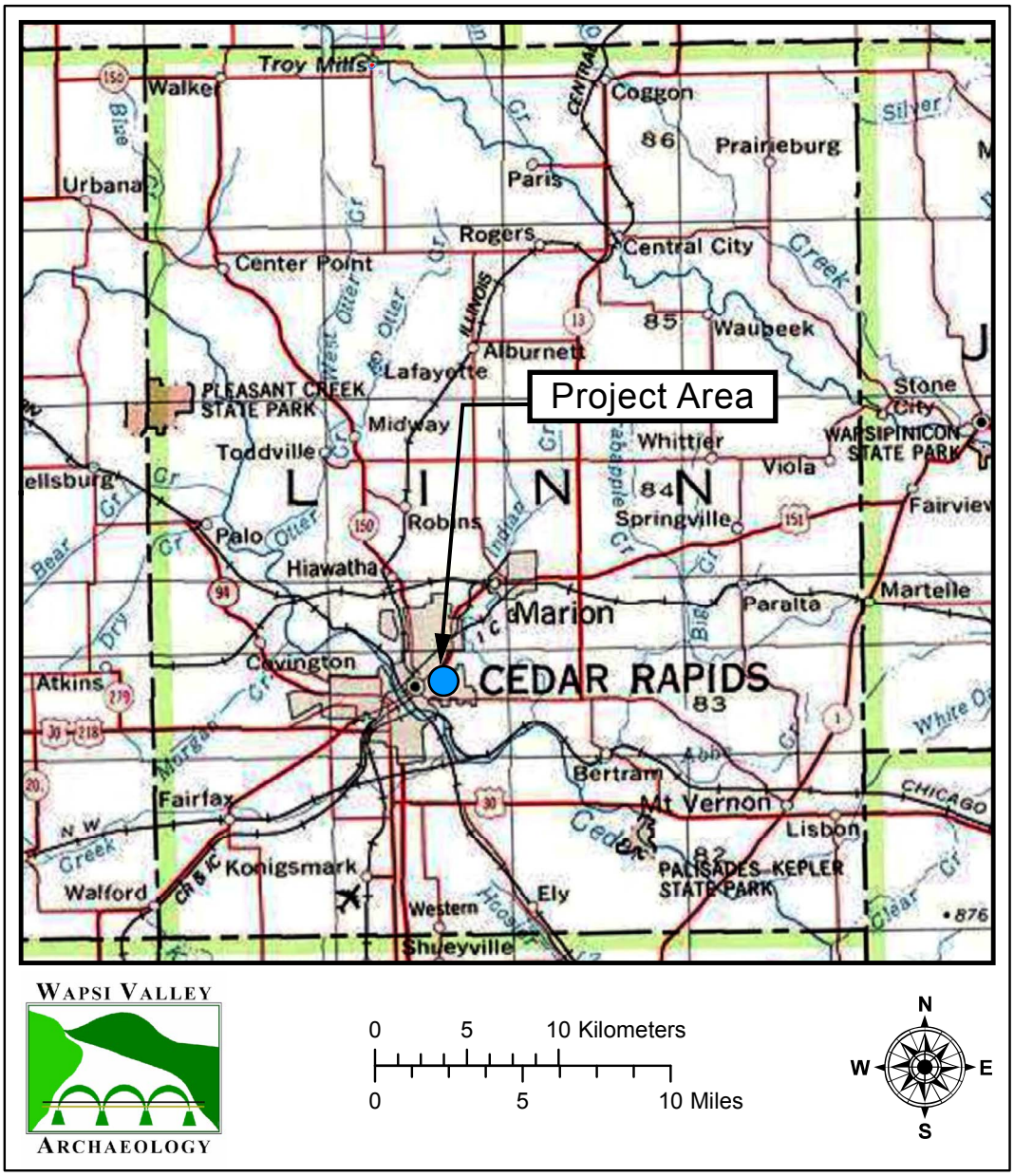
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Daniel C. and Margaret McLeod House
Site Number: 57-11404
Address: 357 Garden Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



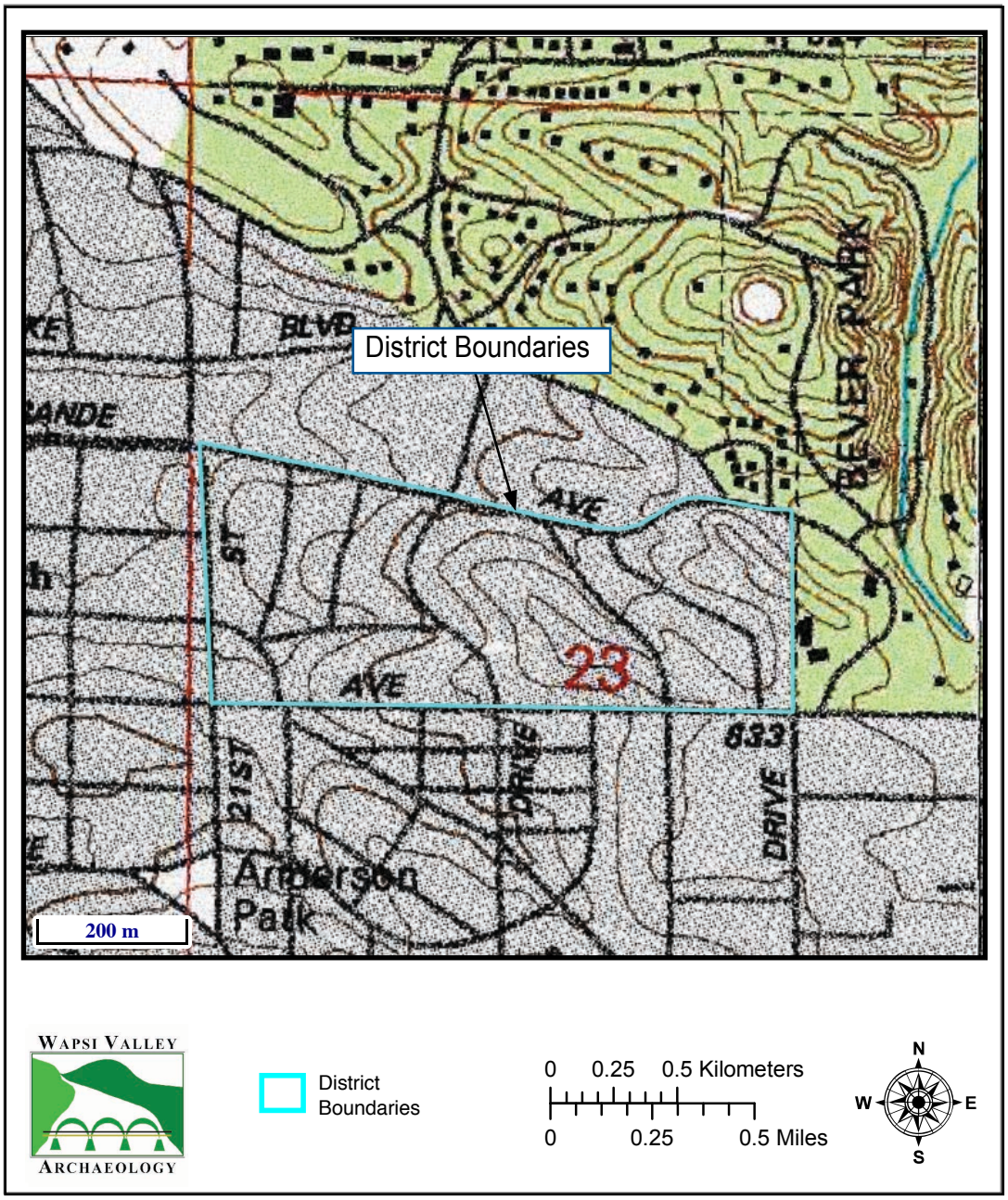
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Daniel C. and Margaret McLeod House
Site Number: 57-11404
Address: 357 Garden Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



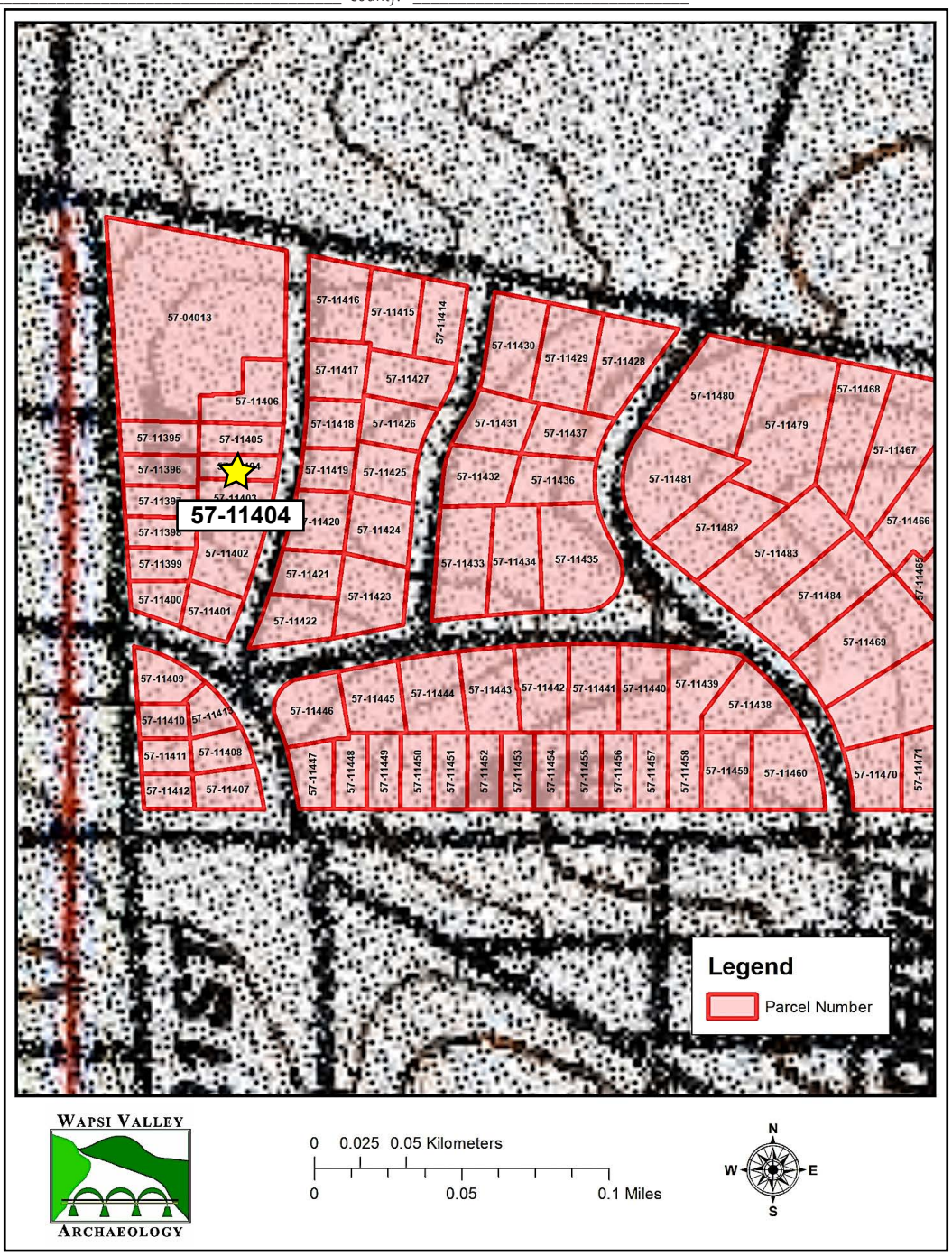
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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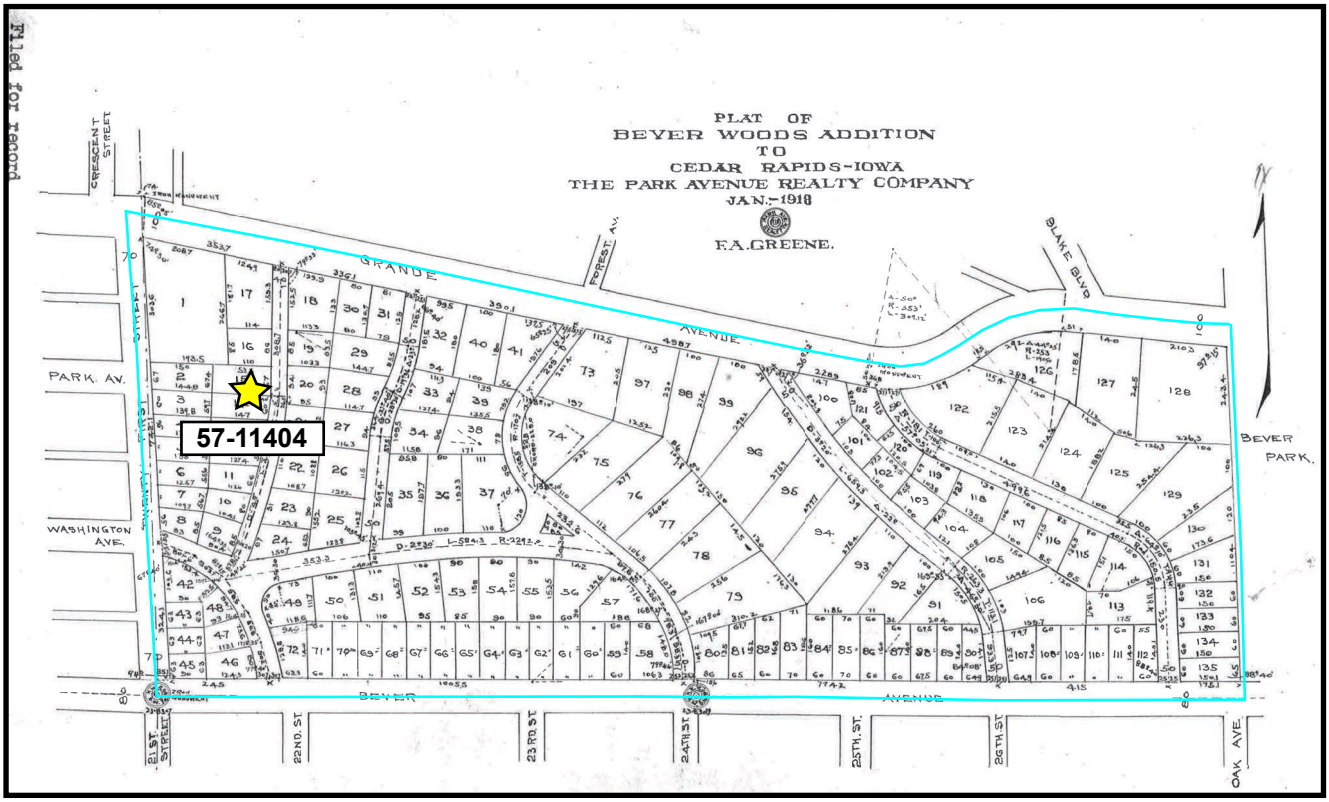
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

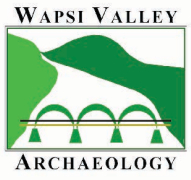
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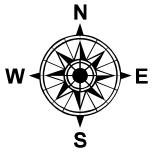
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Name of Property: Daniel C. and Margaret McLeod House
Site Number: 57-11404
Address: 357 Garden Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Daniel C. and Margaret McLeod House
Site Number: 57-11404
Address: 357 Garden Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Daniel C. and Margaret McLeod House
Site Number: 57-11404
Address: 357 Garden Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 357 Garden Drive SE (57-11404). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Daniel C. and Margaret McLeod House
Site Number: 57-11404
Address: 357 Garden Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



357 Garden Drive SE (57-11404), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11405 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Arthur L. and Mazie Albert House I

B) Other names: _____

• Location

A) Street address: 355 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
_____	57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

07E02 Craftsman

_____

_____

_____

B) Materials

Foundation (visible exterior): 03 Brick

Walls (visible exterior): 06 Stucco, 02 Wood

Roof: 08 Asphalt

Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11405 Address: 355 Garden Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1925 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____ *Date:* _____

Arthur L. and Mazie Albert House I	Linn
Name of Property	County
355 Garden Drive SE	Cedar Rapids
Address	City

Arthur L. and Mazie Albert House, Site Inventory Number 57-11405

Address: 355 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1925 building is a two-story hipped-roof house with a front hipped-roof dormer and a shed awning over the entrance door. The main materials are wood siding and the asphalt roof. The open front porch has two brick bases and metal railings. The wood windows on the second level are replacements. A detached one-car garage does not match the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
Arthur L. and Mazie Albert were the owners of the property in 1925. Arthur was the owner of Alberts Dry Cleaning Co. In 1929, Charles H. Duster was listed as the owner of this property in the *Cedar Rapids City Directories*.

Date of Construction: 1925

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. The 2012 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Arthur L. and Mazie Albert House I	Linn
Name of Property	County
355 Garden Drive SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

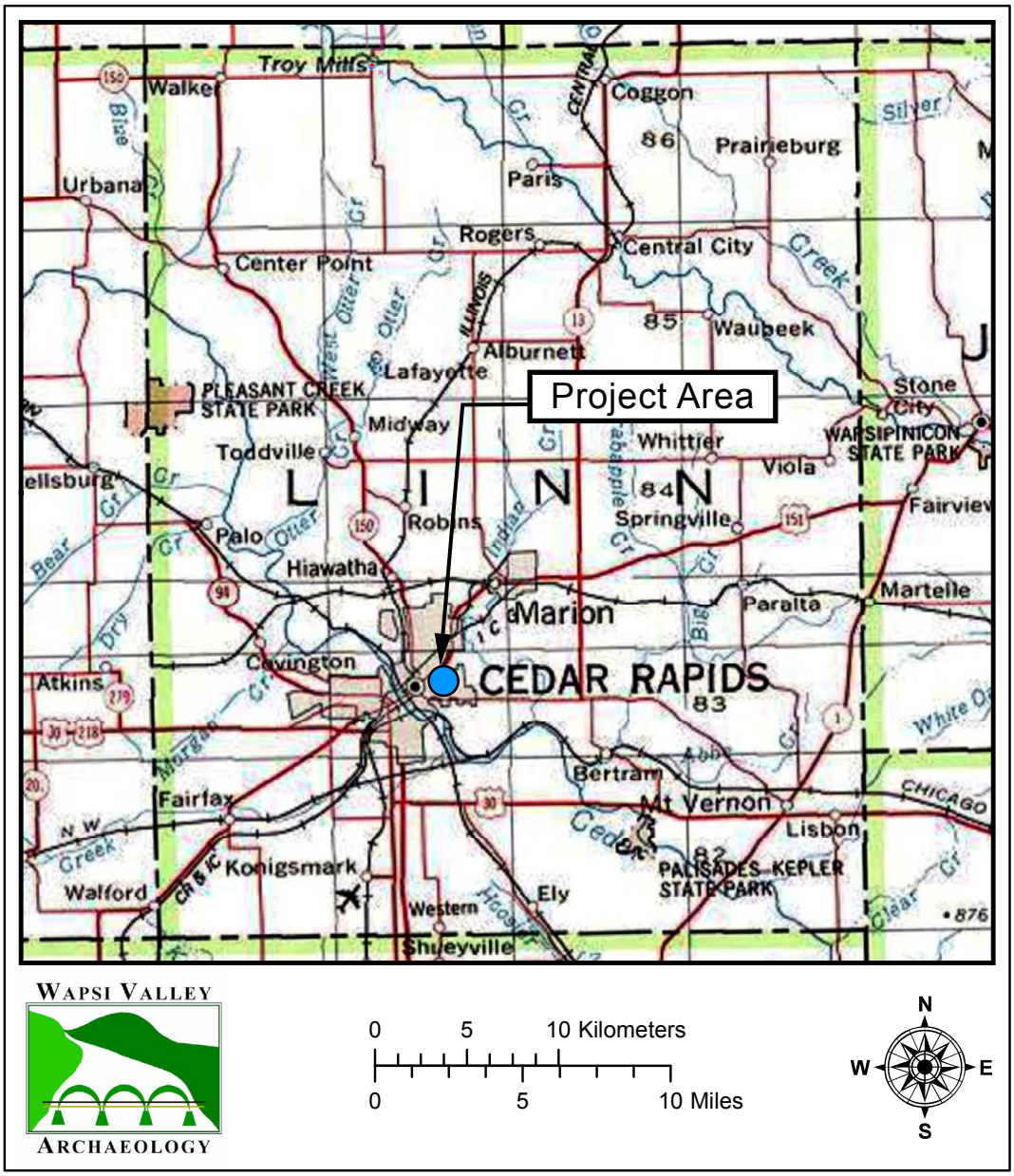
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur L. and Mazie Albert House I
Site Number: 57-11405
Address: 355 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



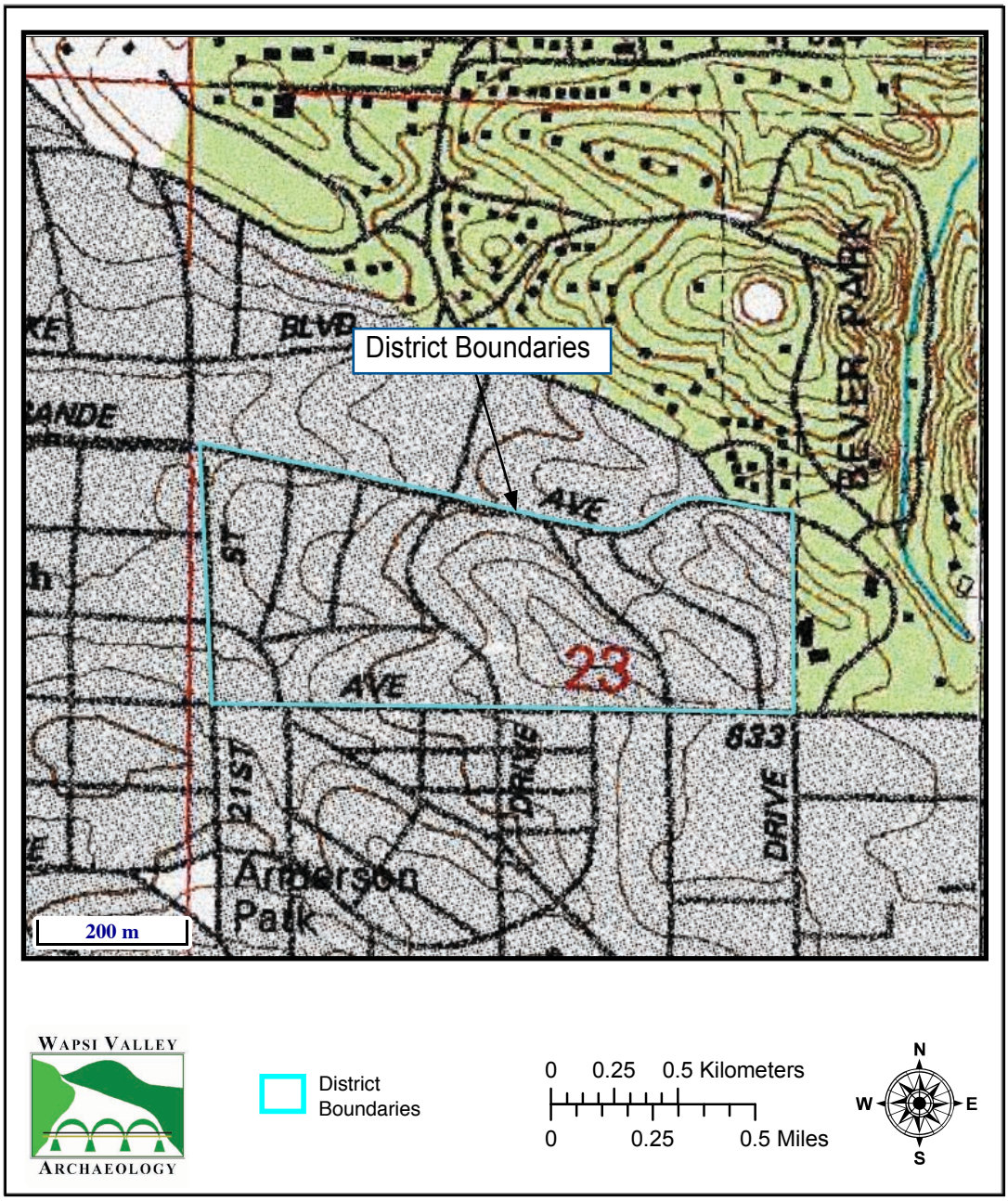
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Site Number: 57-11405
Address: 355 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



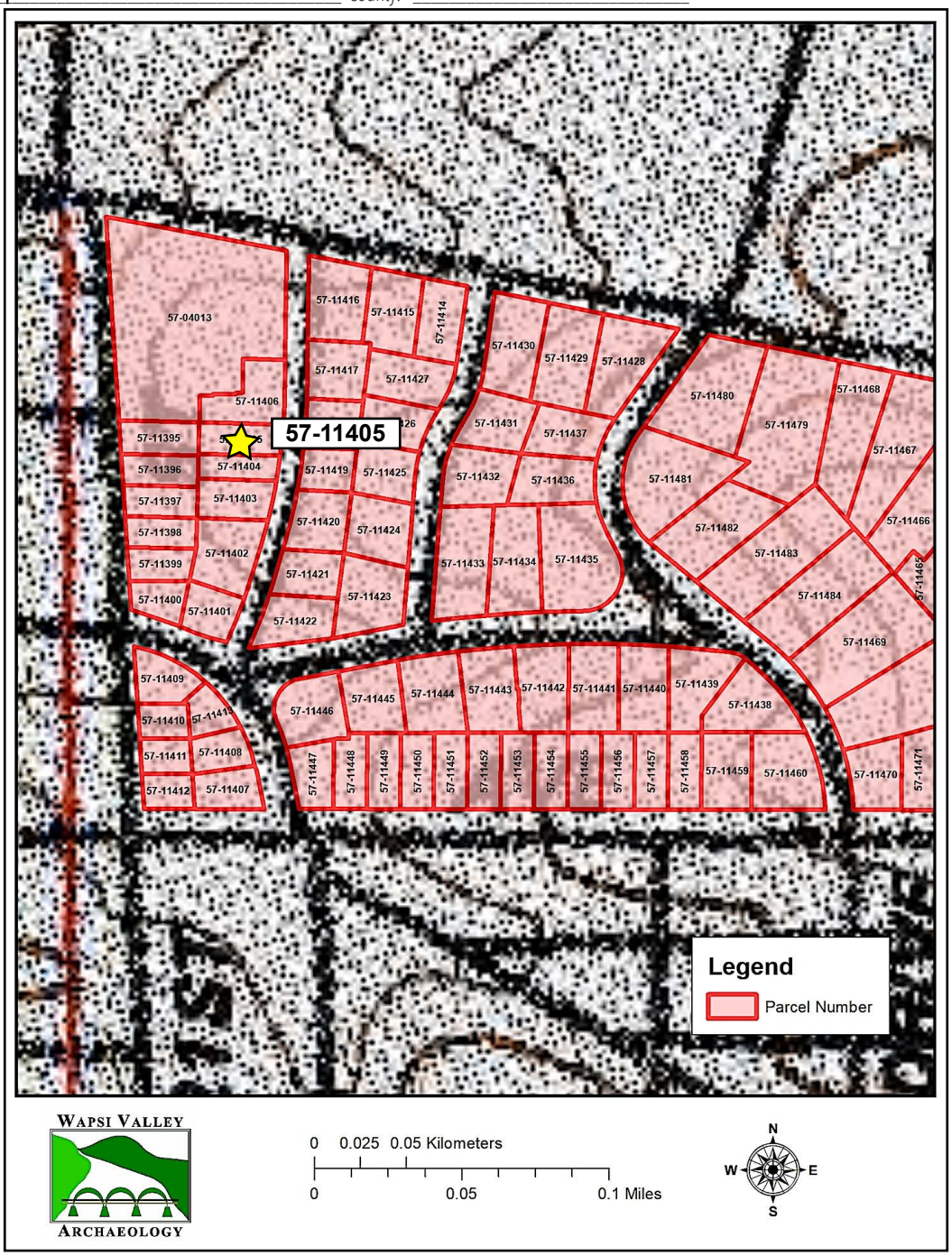
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Arthur L. and Mazie Albert House I
Site Number: 57-11405
Address: 355 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

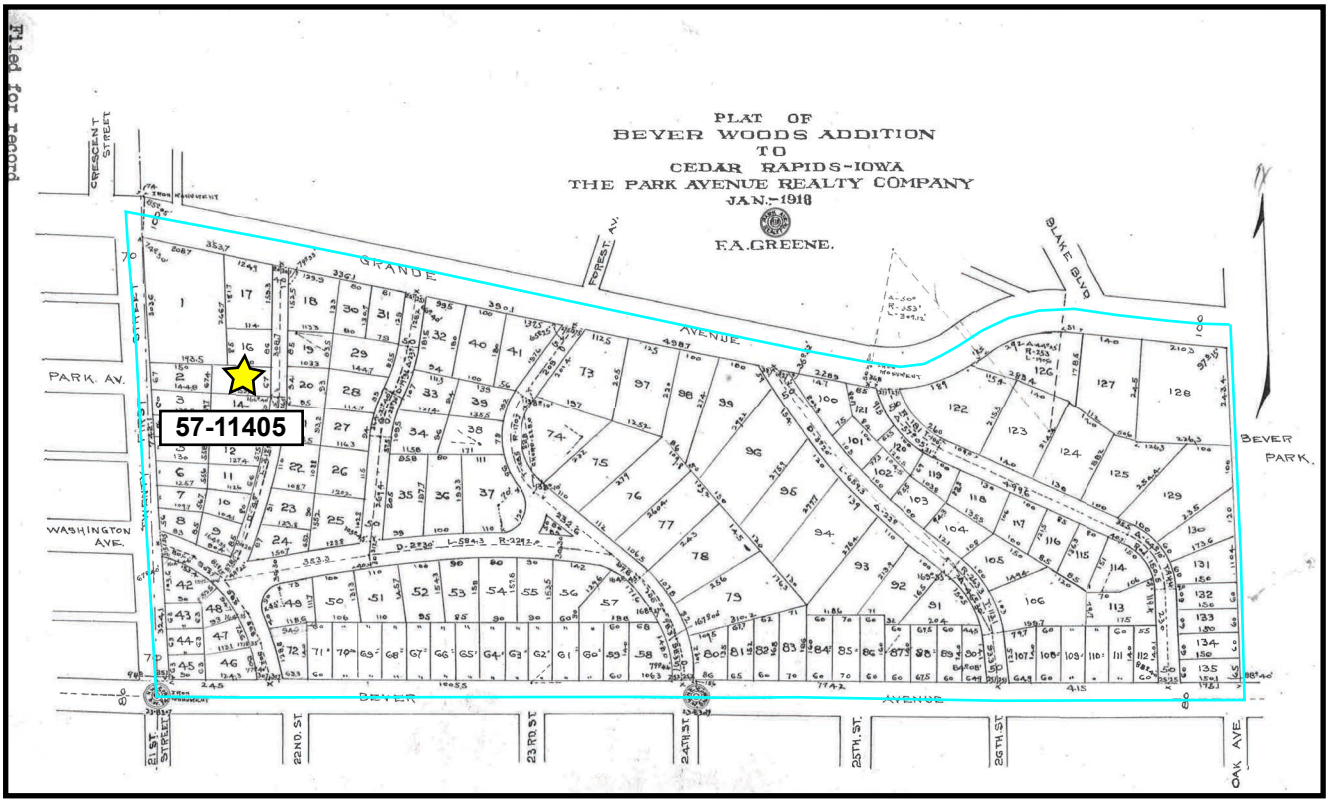
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur L. and Mazie Albert House I
Address: 355 Garden Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11405
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Arthur L. and Mazie Albert House I
Site Number: 57-11405
Address: 355 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Arthur L. and Mazie Albert House I
Site Number: 57-11405
Address: 355 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 355 Garden Drive SE (57-11405). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur L. and Mazie Albert House I
Site Number: 57-11405
Address: 355 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



355 Garden Drive SE (57-11405), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11406 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

• Property Name

A) Historic name: Arthur L. and Mazie Albert House II

B) Other names: _____

• Location

A) Street address: 353 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11406 Address: 353 Garden Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1931 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____ *Date:* _____

Arthur L. and Mazie Albert House II	Linn
Name of Property	County
353 Garden Drive SE	Cedar Rapids
Address	City

Arthur L. and Mazie Albert House, Site Inventory Number 57-11406

Address: 353 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1931 building is a one-story hipped-roof house with a front hipped-roof dormer. The main materials are brick and the asphalt roof. The façade has three brickwork arch details over the front door and side windows. A side volume in wood is recessed from the main house. The small-scale house was originally the gardener's cottage for the house at 2101 Grande Avenue SE (57-04013). A tall brick fence separates the gardens from what used to be the main house. The wood windows and shutters appear to be original. A detached two-car garage does not match the house's style. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Arthur L. and Mazie Albert owned the property of 353 Garden Drive SE in 1929. Arthur was the owner of Alberts Dry Cleaning Co. Mr. Dee W. Cook and his wife Edna owned the house in 1936. Dee Cook is listed as a groom and later as a caretaker.[1]

Date of Construction: 1931

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The circa 2000s garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, 1936, p. 690; 1938, p. 611; and 1939, p. 95.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

[1] *Cedar Rapids City Directories*, 1936, p. 690; 1938, p. 611; and 1939, p. 95.

Arthur L. and Mazie Albert House II	Linn
Name of Property	County
353 Garden Drive SE	Cedar Rapids
Address	City

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

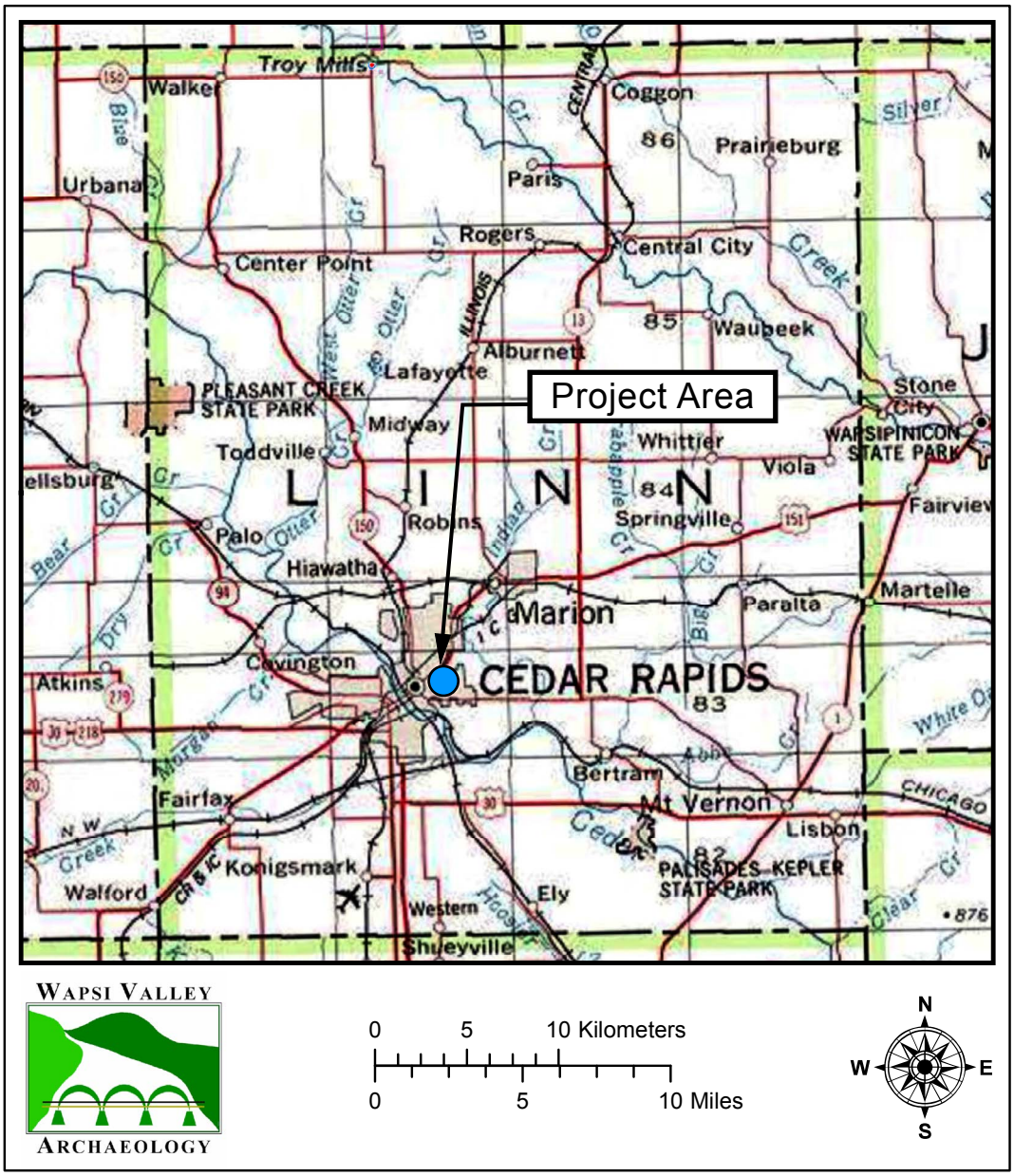
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur L. and Mazie Albert House II
Site Number: 57-11406
Address: 353 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



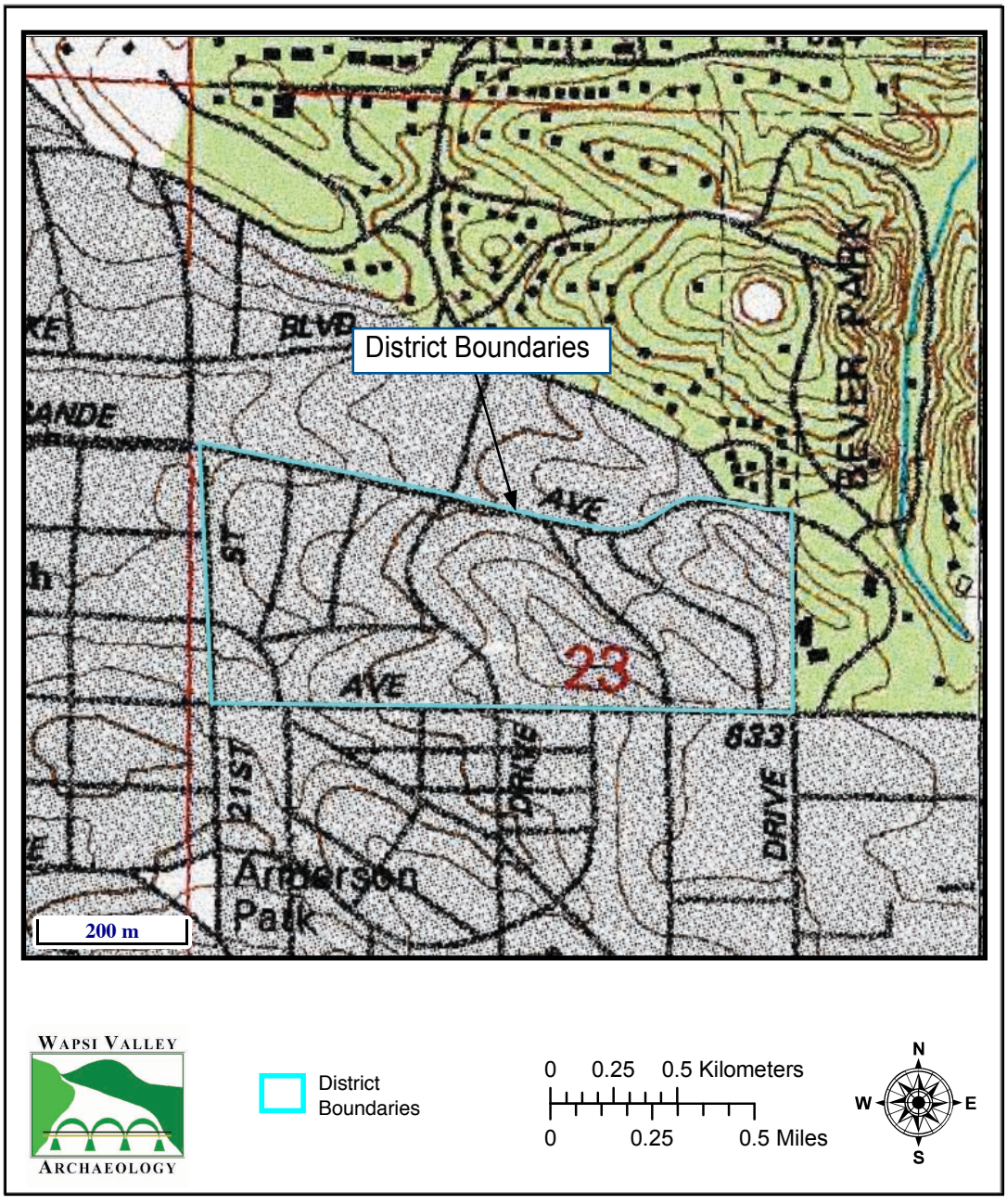
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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City: Cedar Rapids County: Linn



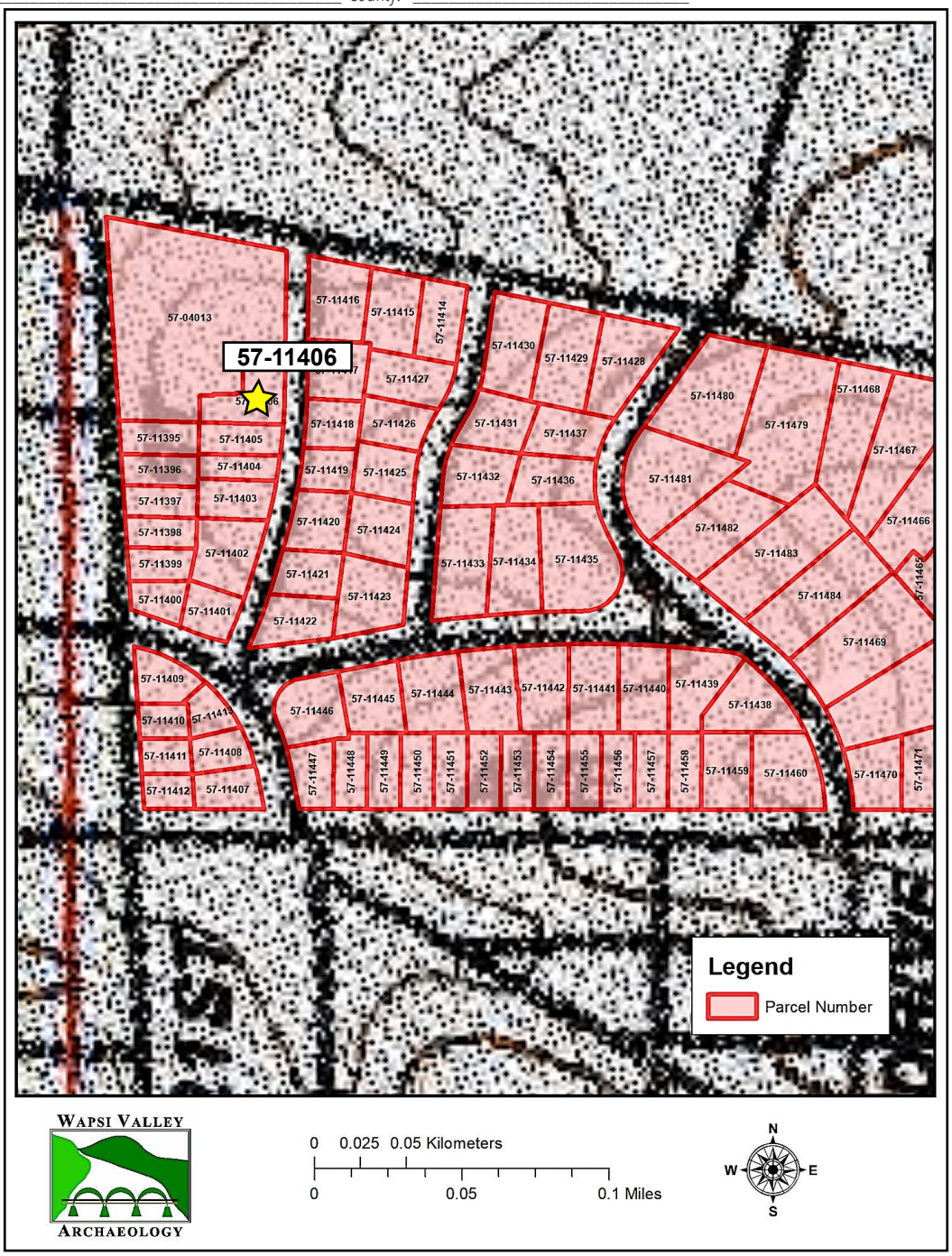
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur L. and Mazie Albert House II
Site Number: 57-11406
Address: 353 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

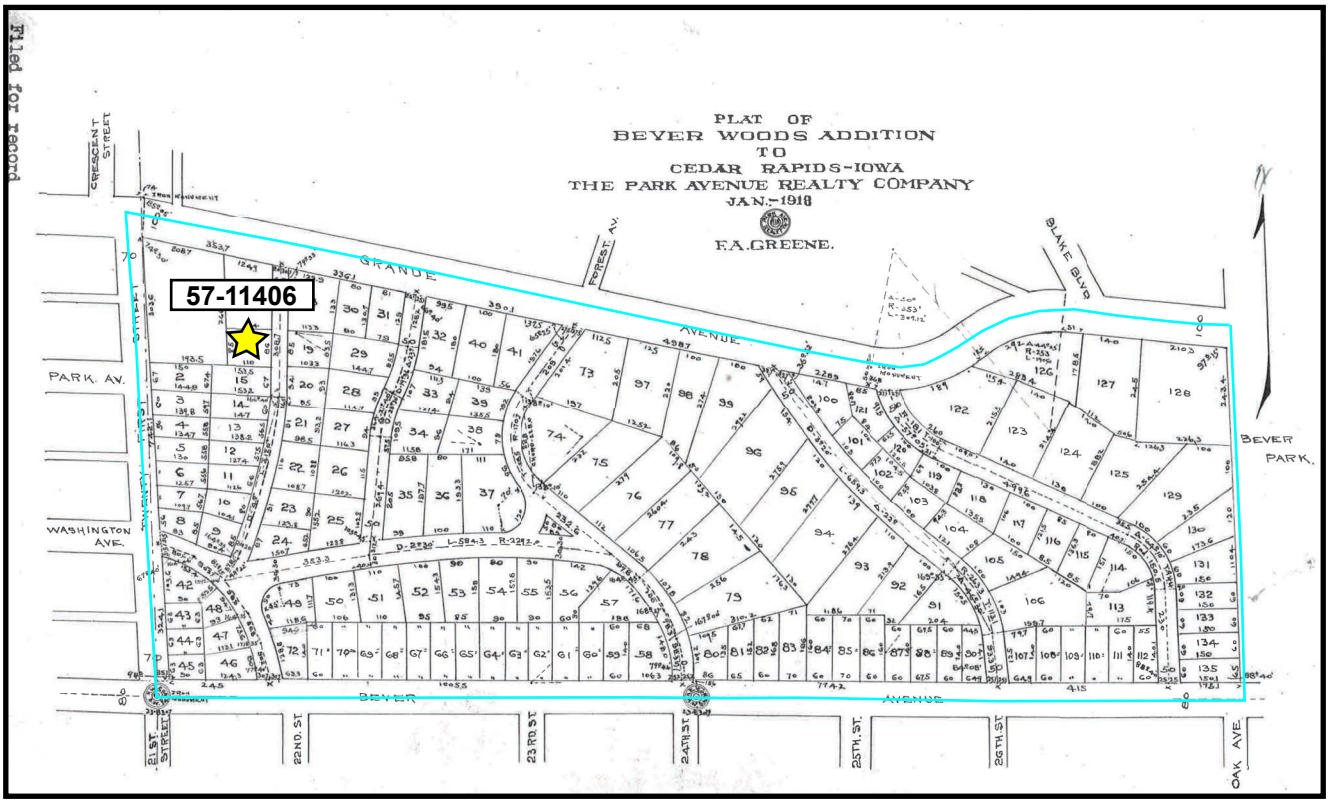
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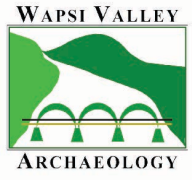
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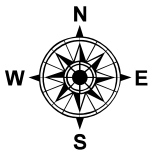
Name of Property: Arthur L. and Mazie Albert House II
Address: 353 Garden Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11406
Related District Number: 57-11394





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Arthur L. and Mazie Albert House II
Site Number: 57-11406
Address: 353 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Arthur L. and Mazie Albert House II
Site Number: 57-11406
Address: 353 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 353 Garden Drive SE (57-11406). *Source: Linn County Assessor.*

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Name of Property: Arthur L. and Mazie Albert House II
Site Number: 57-11406
Address: 353 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



353 Garden Drive SE (57-11406), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11407 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Stanley W. House I

B) Other names: _____

- **Location**

A) Street address: 2114 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*

☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11407 Address: 2114 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor
Deayner & Building Company

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Stanley W. House I	Linn
Name of Property	County
2114 Bever Avenue SE	Cedar Rapids
Address	City

Stanley W. and Marguerite Reid House, Site Inventory Number 57-11407

Address: 2114 Bever Woods SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1921 building is a two-story side-gable roof house with a front gable-roof dormer and hipped awning on the first level. The main materials are vinyl siding and asphalt roof. The entrance porch has a gable-roof pediment supported by wood fluted Doric columns over brick bases. A first-level side volume has a hipped roof. The windows are replacements. A detached two-car garage matches the house's design and is historically significant to the property. The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Historic Background:
Stanley W. Reid was the original owner of the house at 2114 Bever Ave SE, along with his wife Marguerite Stanley Reid was born in 1894 in Iowa and was a designer and builder and owner of Deayner & Building Company in Cedar Rapids. The Reid family was living in the house in 1922, according to the *Cedar Rapids City Directories*. It is likely that Stanley W. Reid built this house.

Date of Construction: 1921

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 1921 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Stanley W. House I	Linn
Name of Property	County
2114 Bever Avenue SE	Cedar Rapids
Address	City

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

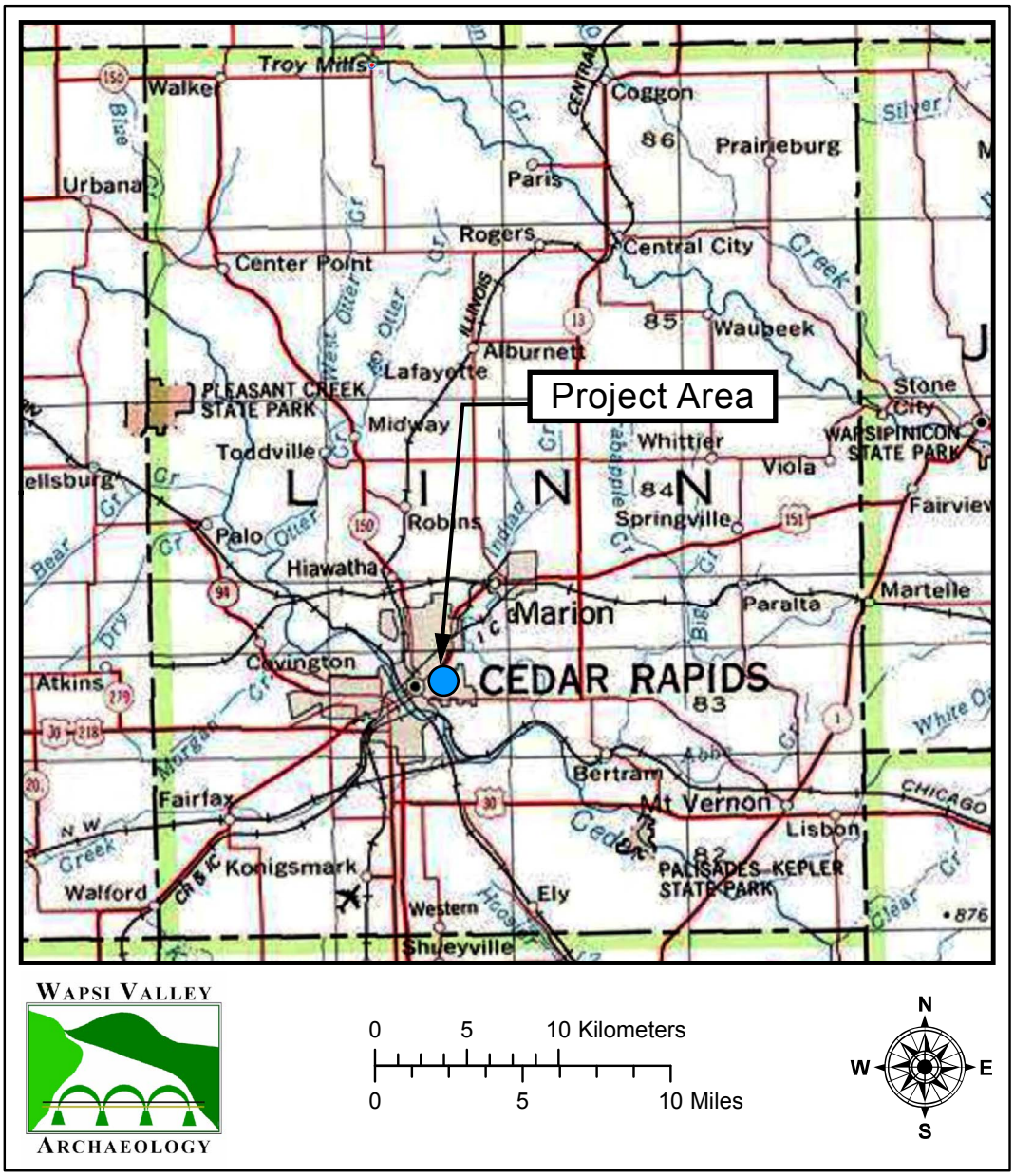
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House I
Site Number: 57-11407
Address: 2114 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



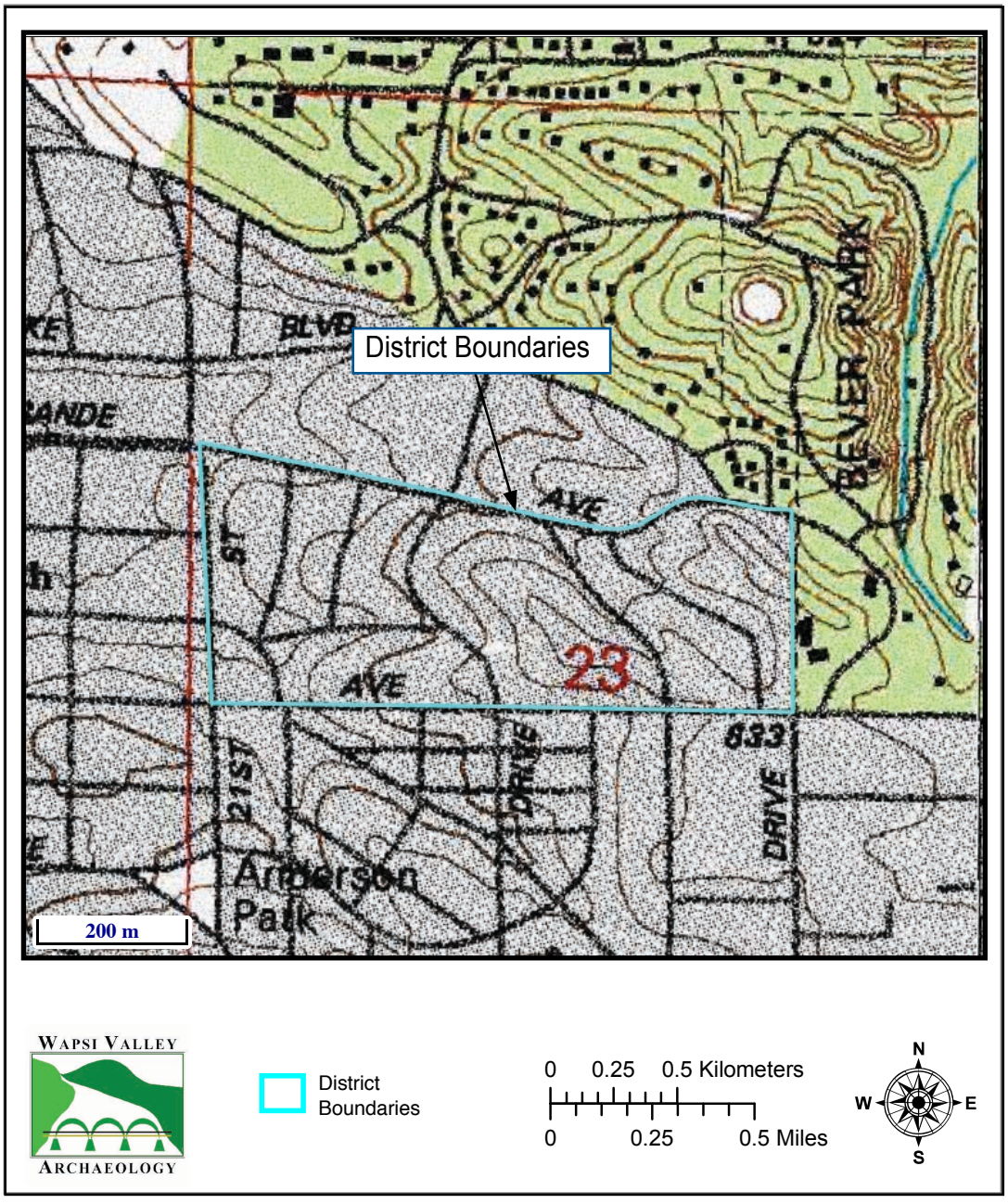
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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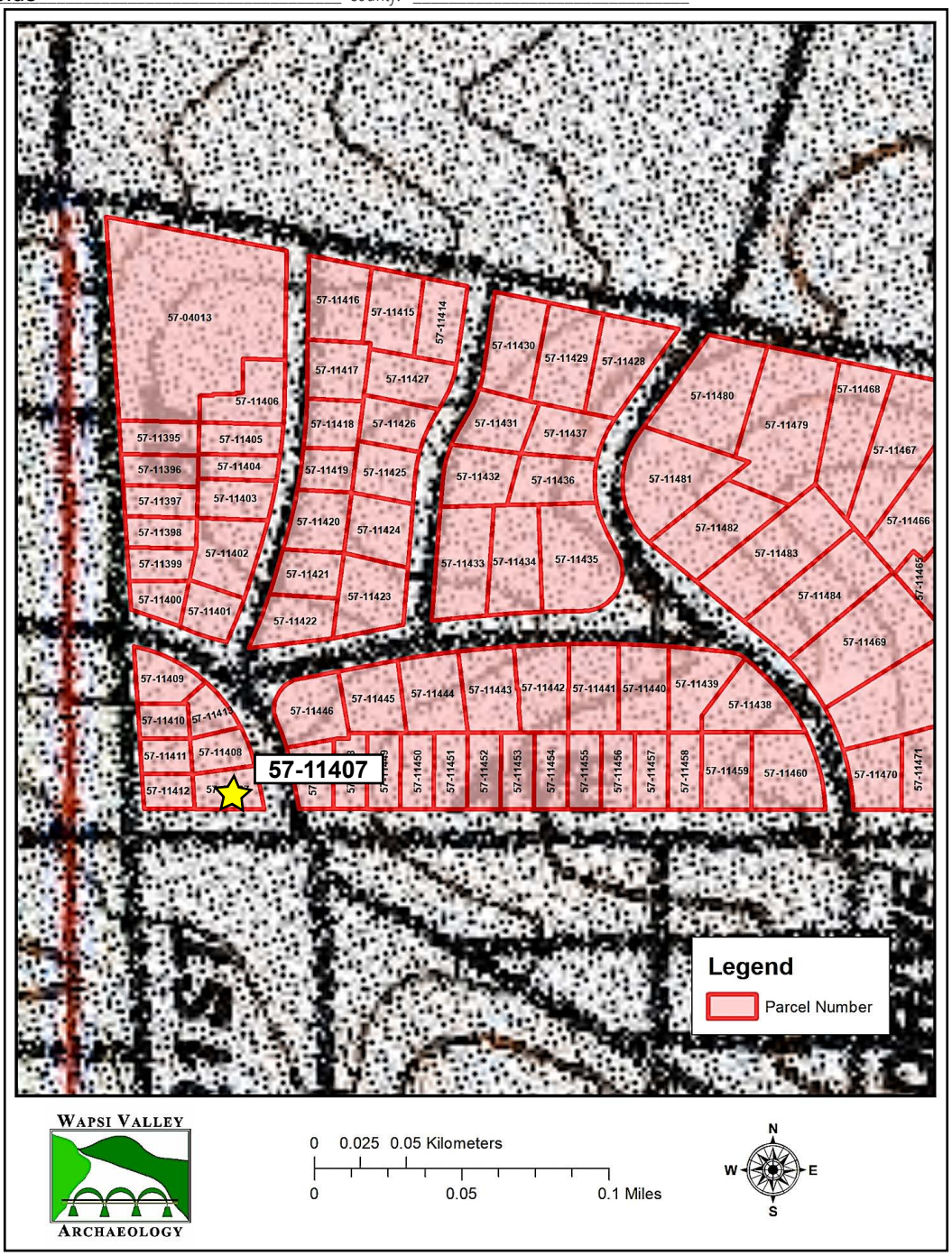
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Site Number: 57-11407
Address: 2114 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

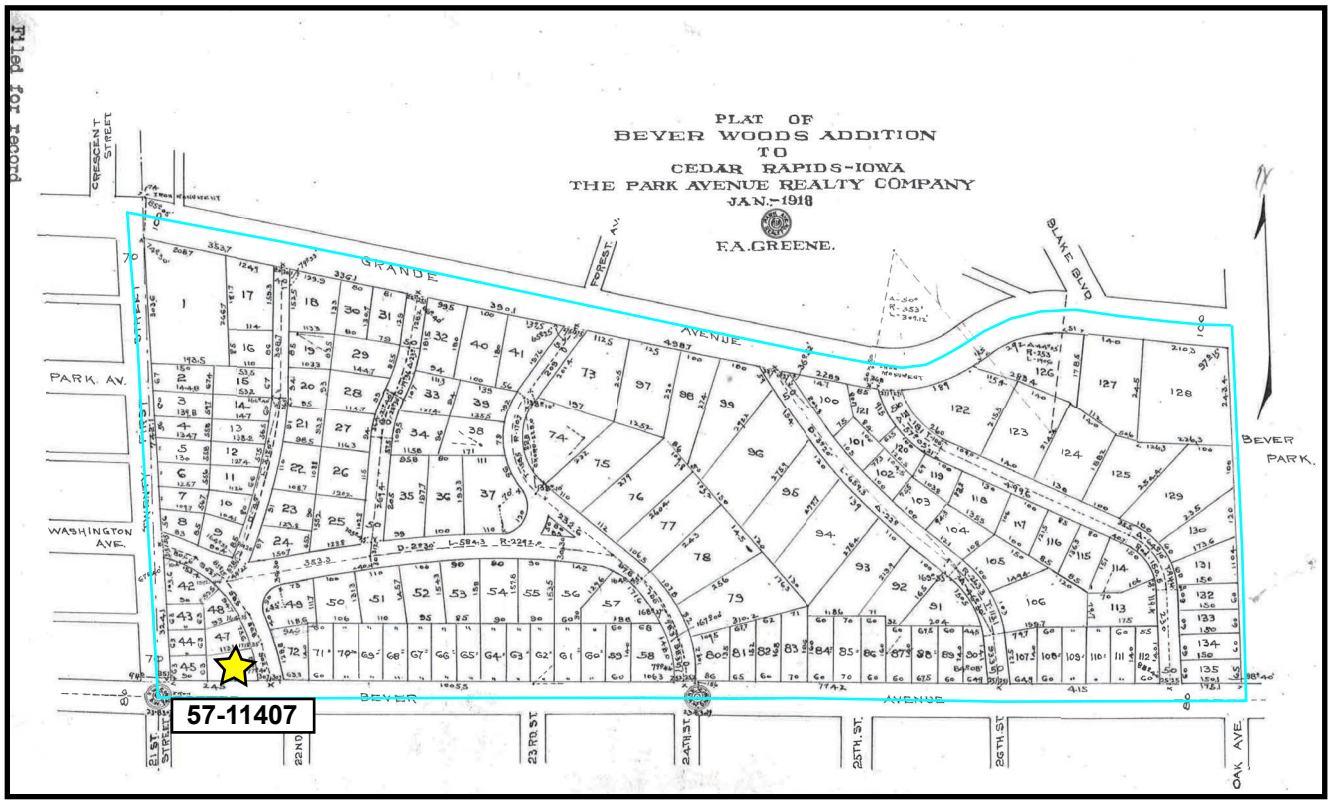
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Name of Property: Stanley W. Reid House I
Address: 2114 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11407
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Stanley W. Reid House I
Site Number: 57-11407
Address: 2114 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Stanley W. Reid House I
Site Number: 57-11407
Address: 2114 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2114 Bever Avenue SE (57-11407). *Source: Linn County Assessor.*

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Site Number: 57-11407
Address: 2114 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1976 photograph of 2114 Bever Ave SE (Site Inventory No. 57-11407).
Source: Heritage Real Estate, The History Center, Cedar Rapids, Iowa.

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Name of Property: Stanley W. Reid House I
Site Number: 57-11407
Address: 2114 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2114 Bever Avenue SE (57-11407), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11408 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: George P. and Lillian Witwer House

B) Other names: _____

- **Location**

A) Street address: 375 Meadowbrook Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11408 Address: 375 Meadowbrook Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. **Map** of property's location within the community.
2. **Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
3. **Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.**
4. **Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

George P. and Lillian Witwer House	Linn
Name of Property	County
375 Meadowbrook Terrace SE	Cedar Rapids
Address	City

George P. and Lillian Witwer House, Site Inventory Number 57-11408

Address: 375 Meadowbrook Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1921 building is a one-story cross-gabled roof house with a semicircular entrance porch supported by double wood columns. The main materials are wood siding and asphalt roofing. The open entrance porch has simple wood railings. The wood windows appear to be original. A detached garden shed matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of the house at 375 Meadowbrook Terrace SE was George P. Witwer.[1] George Parson Witwer was born in Iowa in 1887, the son of Mrs. H. E. Witwer. He entered the army in July of 1918 with the 4th Training Regiment. He was a World War I veteran. He married Lillian Getts in 1920, and they had two sons, Henry and George. Mr. Witwer had a real estate business called George P. Witwer & Co. and was a member of the Cedar Rapids Real Estate Board. He started in the real estate business around 1912 and accepted the agency for the Casper Schaefer Land Company and the Fruitland Ranch Company, which he still represented as of 1926. He was also associated with Theodore Elcherly and Company (real estate) and the W. F. Hillock Company (insurance). He was a member of Immanuel Baptist Church and a member of the Crescent Masonic Lodge.[2]

Date of Construction: 1921

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1921 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

[1] *Cedar Rapids City Directories*, 1922, p. 573.
[2] *Cedar Rapids Republican*, February 21, 1926, p. 19; *Cedar Rapids Evening Gazette*, November 10, 1920, p. 8.

Cedar Rapids City Directories, 1922, p. 573.

Cedar Rapids Republican, February 21, 1926, p. 19.

Cedar Rapids Evening Gazette, November 10, 1920, p. 8.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George P. and Lillian Witwer House
Site Number: 57-11408
Address: 375 Meadowbrook Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

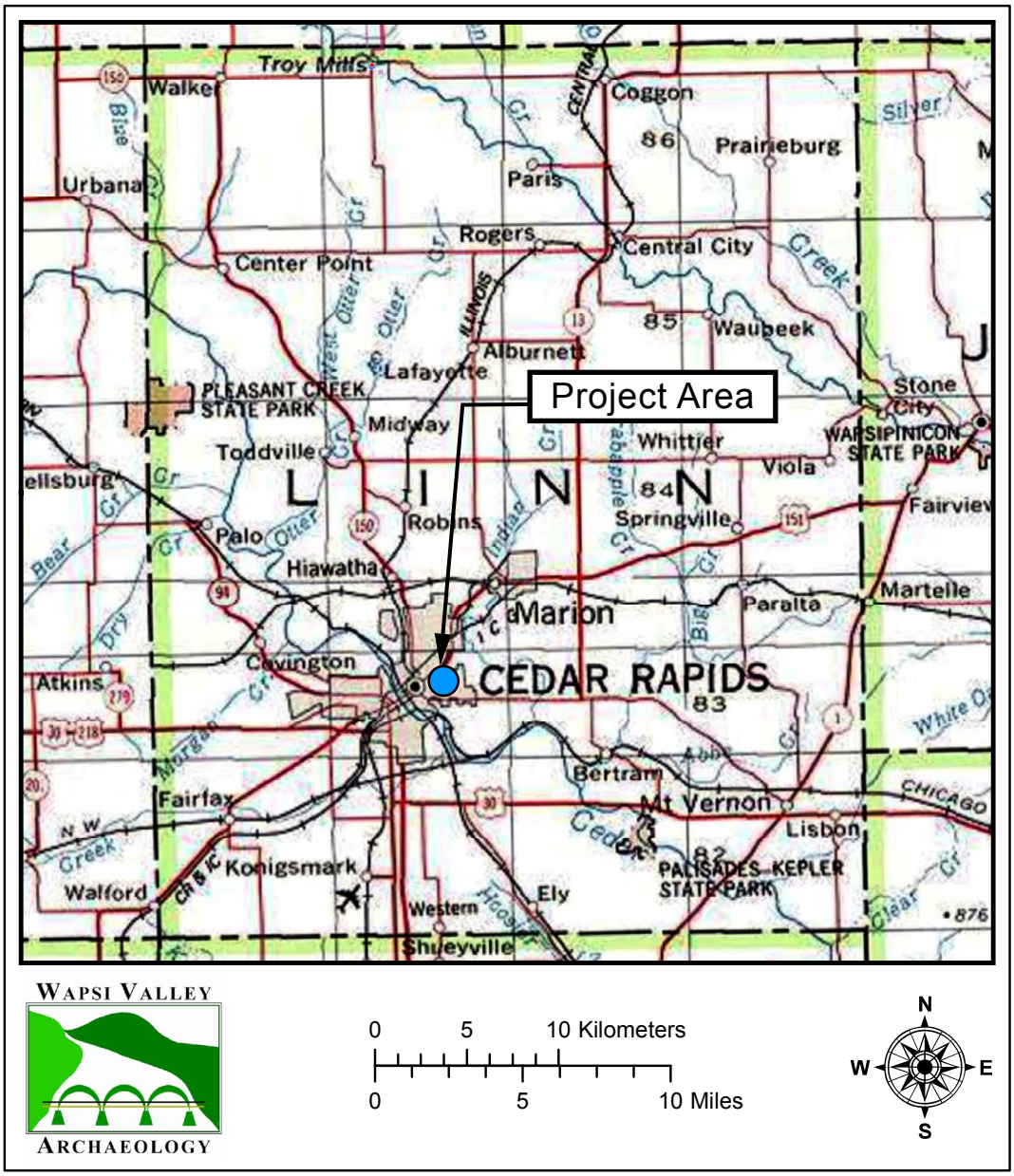


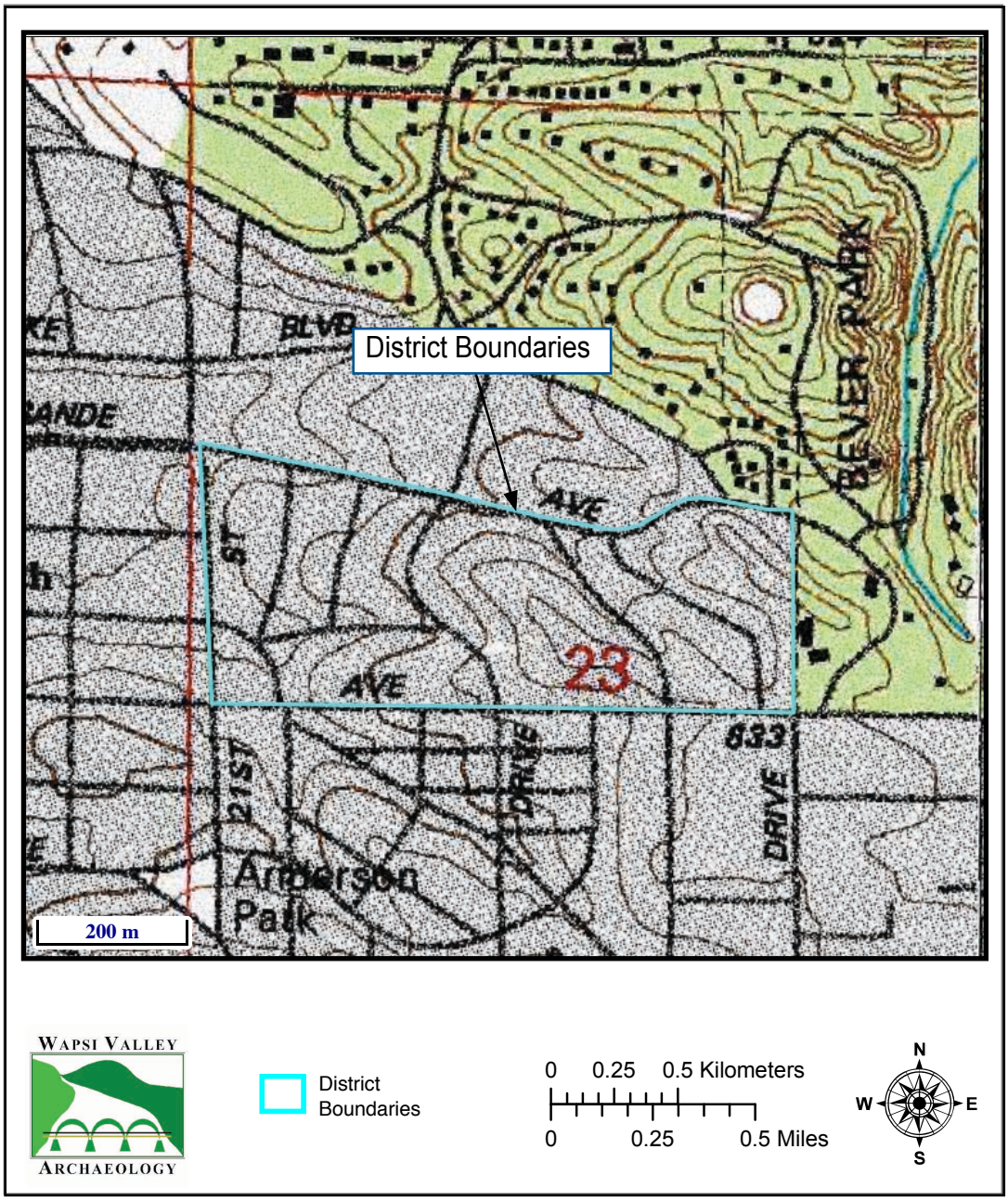
Figure 1. Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Site Number: 57-11408
Address: 375 Meadowbrook Terrace SE
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City: Cedar Rapids County: Linn



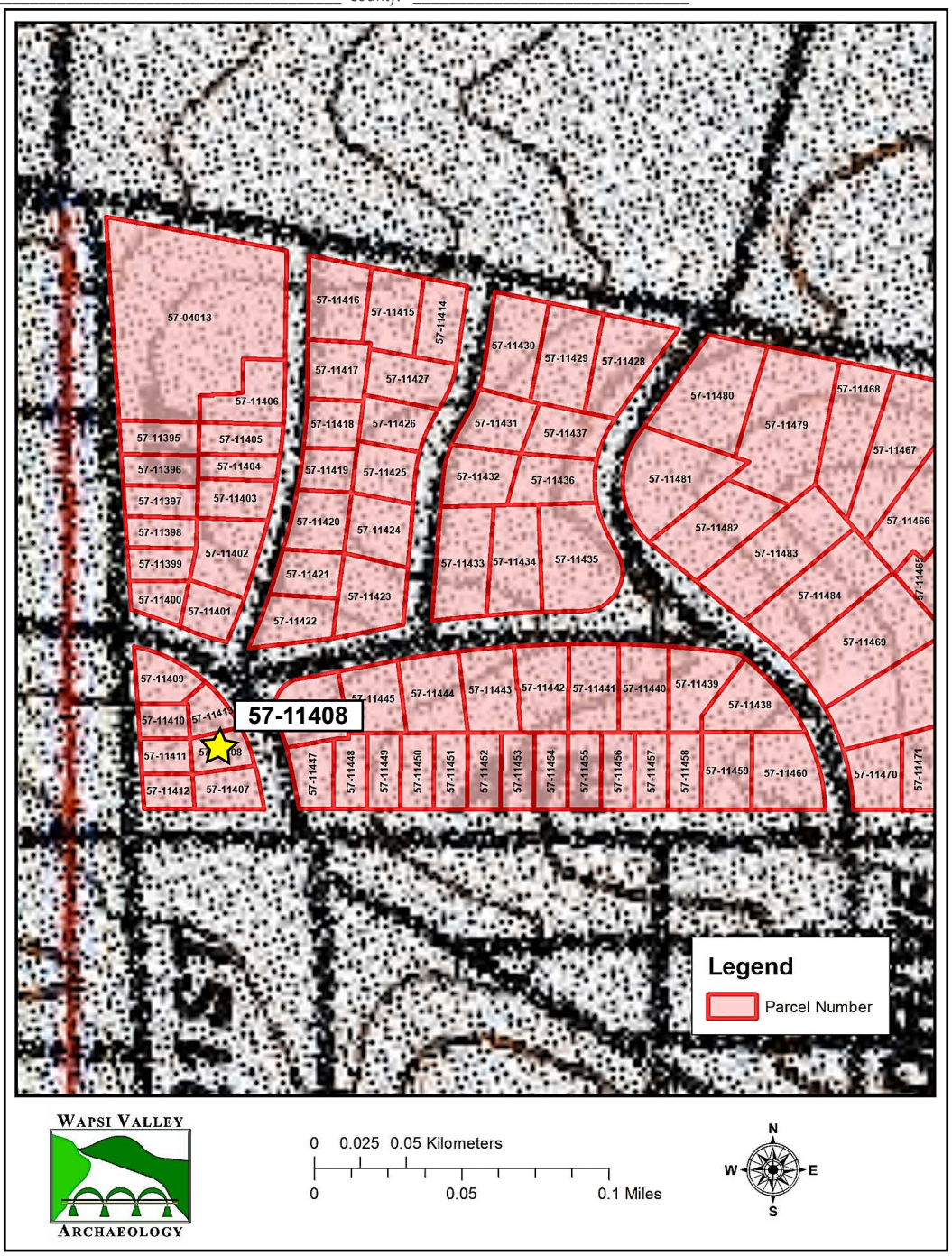
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George P. and Lillian Witwer House
Site Number: 57-11408
Address: 375 Meadowbrook Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

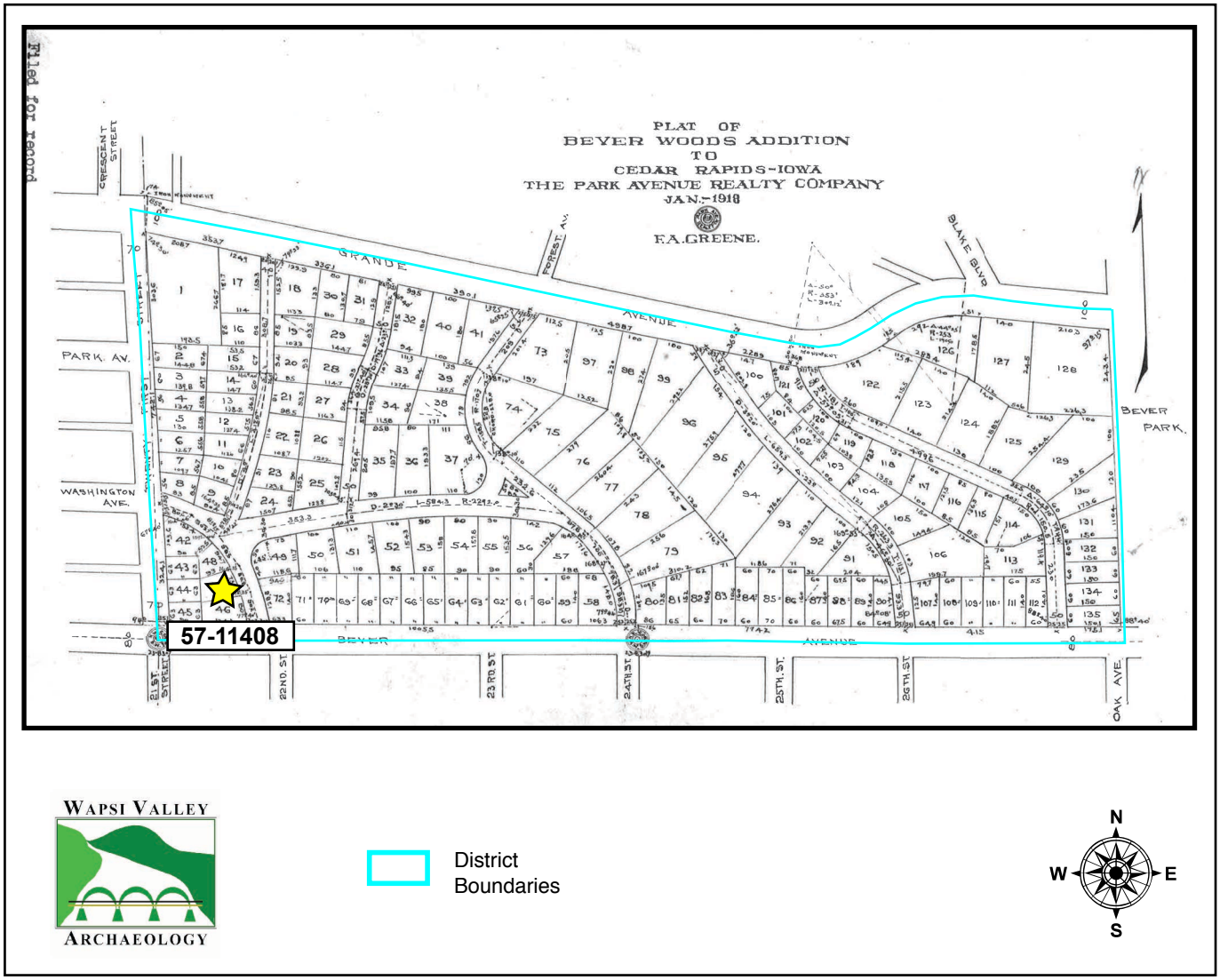
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Name of Property: George P. and Lillian Witwer House
Address: 375 Meadowbrook Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11408
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: George P. and Lillian Witwer House
Site Number: 57-11408
Address: 375 Meadowbrook Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: George P. and Lillian Witwer House
Site Number: 57-11408
Address: 375 Meadowbrook Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 375 Meadowbrook Terrace SE (57-11408). *Source: Linn County Assessor.*

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Name of Property: George P. and Lillian Witwer House
Site Number: 57-11408
Address: 375 Meadowbrook Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



375 Meadowbrook Terrace SE (57-11408) , view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11409 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Edward and Grace Miller House

B) Other names: _____

- **Location**

A) Street address: 2101 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
__	Objects		__ Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival (Neo-Classical)	Foundation (visible exterior): 10 concrete
_____	Walls (visible exterior): 03 brick
_____	Roof: 08 asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11409 Address: 2101 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____ *Date:* _____

Edward and Grace Miller House	Linn
Name of Property	County
2101 Washington Avenue SE	Cedar Rapids
Address	City

Edward and Grace Miller House, Site Inventory Number 57-11409

Address: 2101 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a two-story hipped-roof house with hipped dormers in front and back. The main materials are brick and asphalt roofing. Decorative wood corbels adorn the underside of the hanging eaves. The entrance porch has four slim wood Doric columns and a faux balcony atop its shed roof. The entrance door has a segmented arch transom and two sidelights. A detached two-car garage matches the house's design and is accessed on the side of this corner lot. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The *Cedar Rapids City Directories* lists Edward and Grace Miller as living on the property of 2101 Washington Ave SE in 1923. Edward was a contractor working in Cedar Rapids. Grace Anne Miller was born in 1887 and died in 1965. Her father, Alexander Lynott, was a pioneer railroad employee with the C. & N.W. Railroad, where he worked for 30 years. Lynott had been born in Ireland in 1853. He had three sons; Grace was his only daughter.

Date of Construction: 1923

Integrity:
The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1923 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Edward and Grace Miller House	Linn
Name of Property	County
2101 Washington Avenue SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

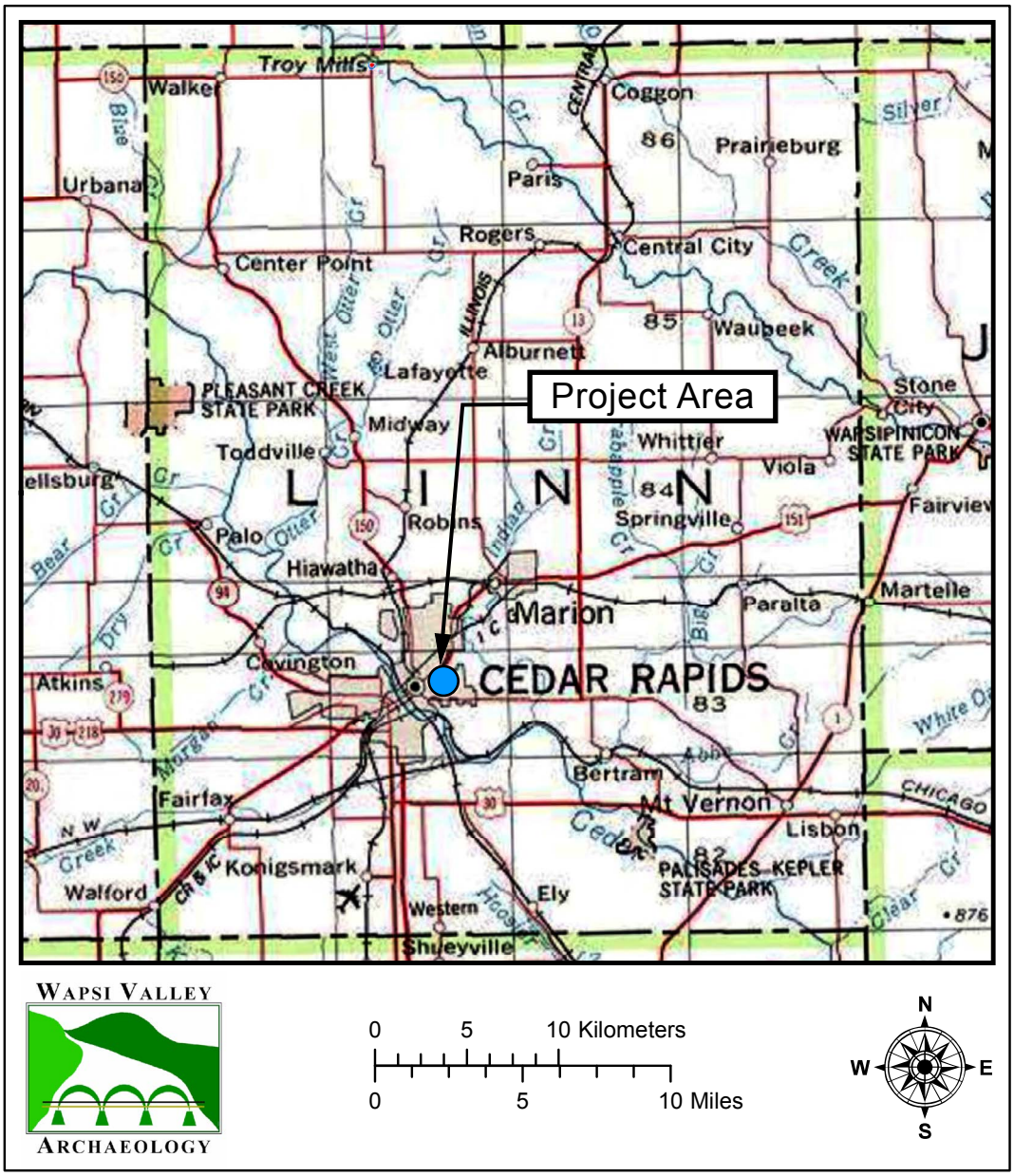
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward and Grace Miller House
Site Number: 57-11409
Address: 2101 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



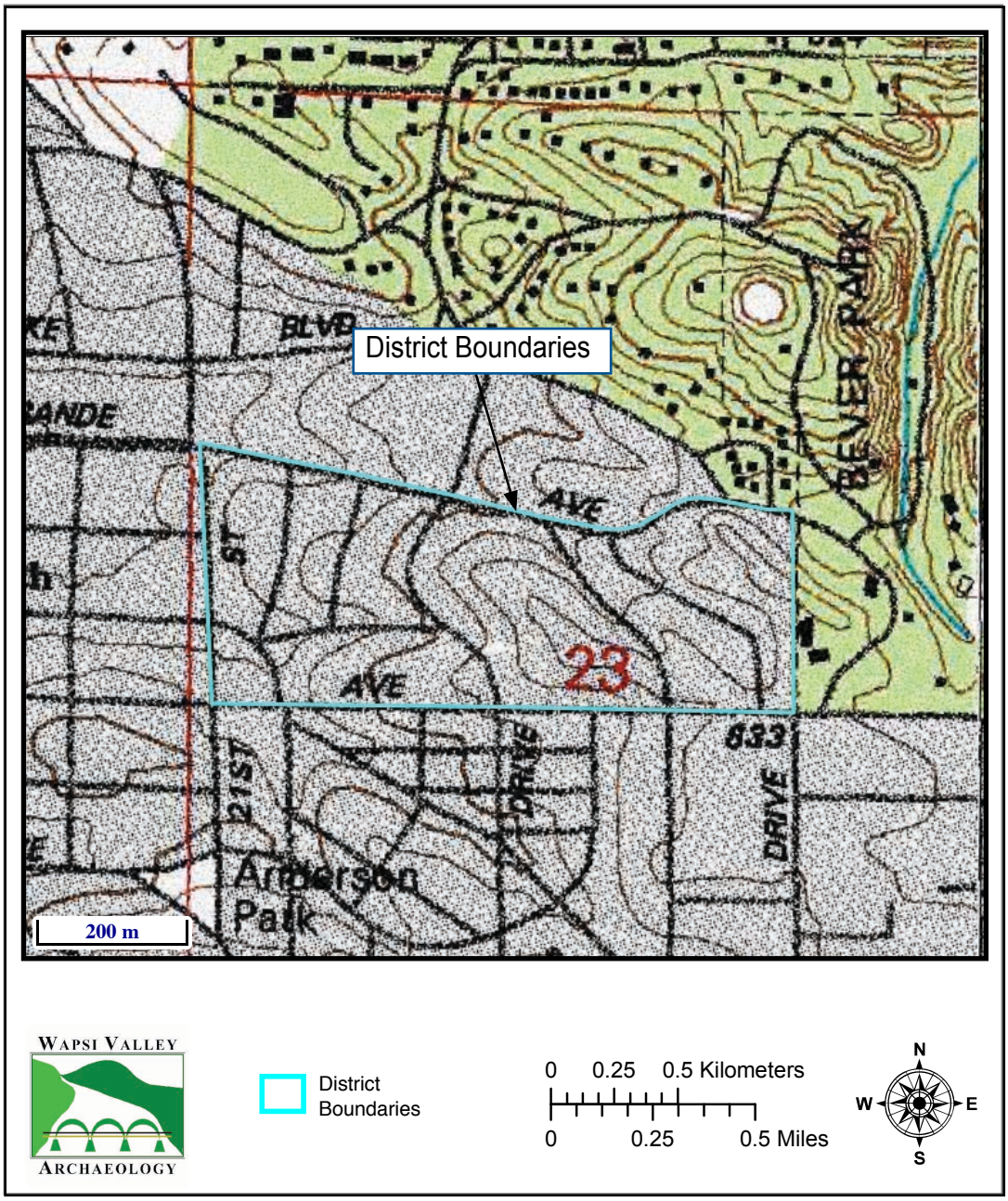
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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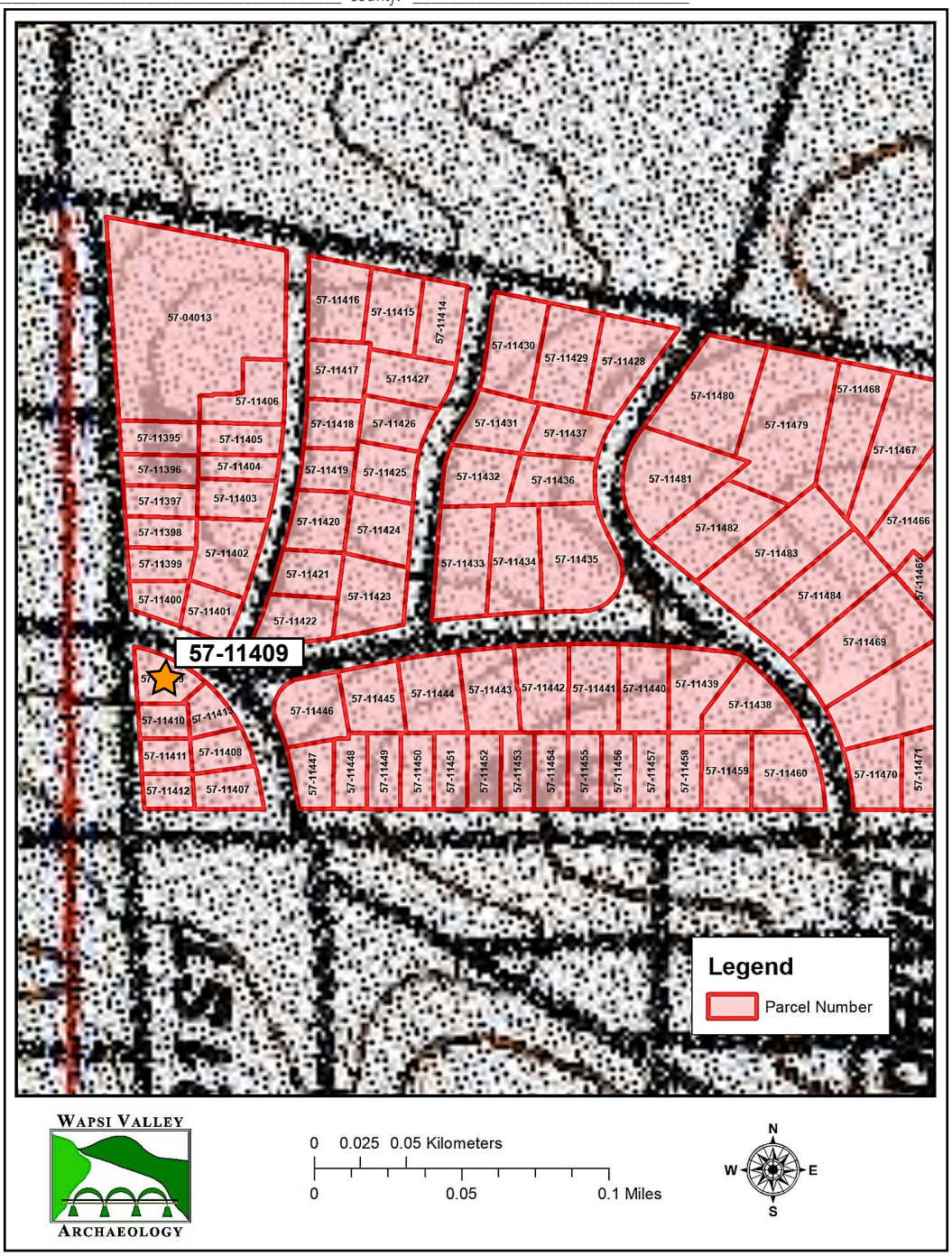
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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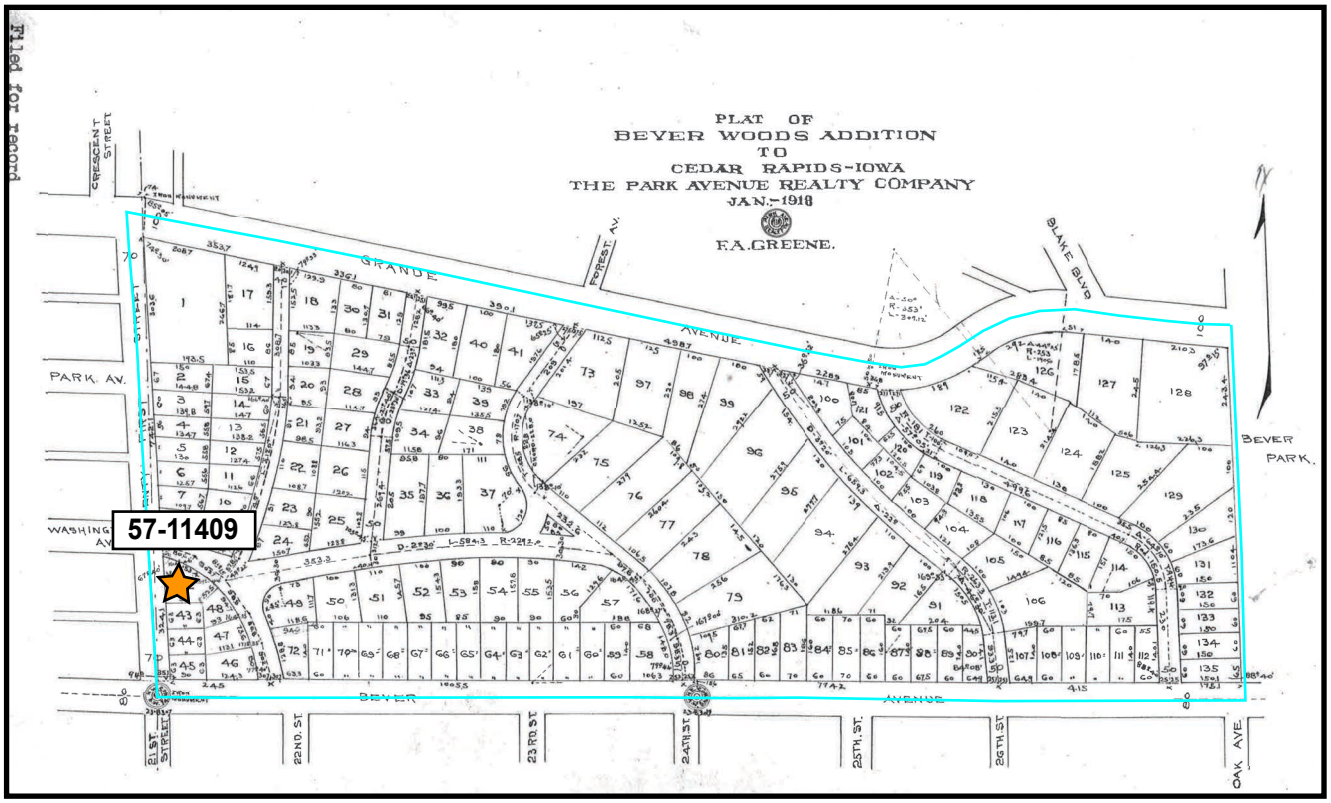
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Edward and Grace Miller House
Site Number: 57-11409
Address: 2101 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward and Grace Miller House
Site Number: 57-11409
Address: 2101 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward and Grace Miller House
Site Number: 57-11409
Address: 2101 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2101 Washington Avenue SE (57-11409). *Source: Linn County Assessor.*

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward and Grace Miller House
Address: 2101 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11409
Related District Number: 57-11394



2101 Washington Avenue SE (57-11409), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11410 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Mrs. E. M. Evans House

B) Other names: _____

- **Location**

A) Street address: 370 21st Street SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11410 Address: 370 21st Street SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Mrs. E. M. Evans House	Linn
Name of Property	County
370 21st Street SE	Cedar Rapids
Address	City

Mrs. E. M. Evans House, Site Inventory Number 57-11410

Address: 370 21st Street SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story side-gable roof house with front entrance gable-roof pediment supported by wood corbel brackets. The main materials are vinyl siding and asphalt roof. A first-level side volume has a hipped roof. Some windows and the siding are replacements. An added attached two-car garage matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Historic Background:
Dr. Sveins was the original owner of the lot at 370 21st St SE, but the *Cedar Rapids City Directories* lists Mrs. E. M. Evans as living at this address in 1925.

Date of Construction: 1922

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Mrs. E. M. Evans House	Linn
Name of Property	County
370 21st Street SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

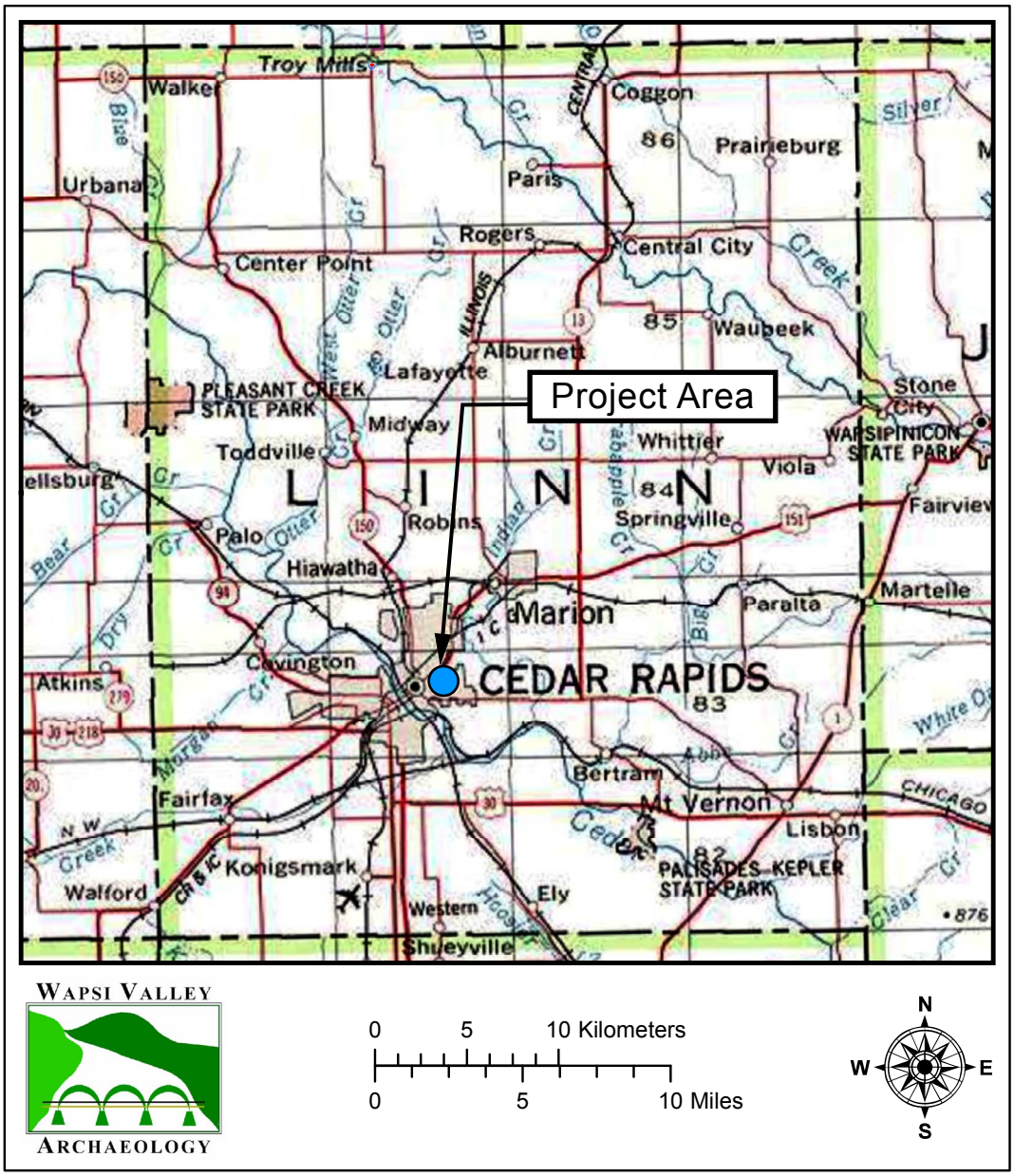
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mrs. E. M. Evans House
Site Number: 57-11410
Address: 370 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



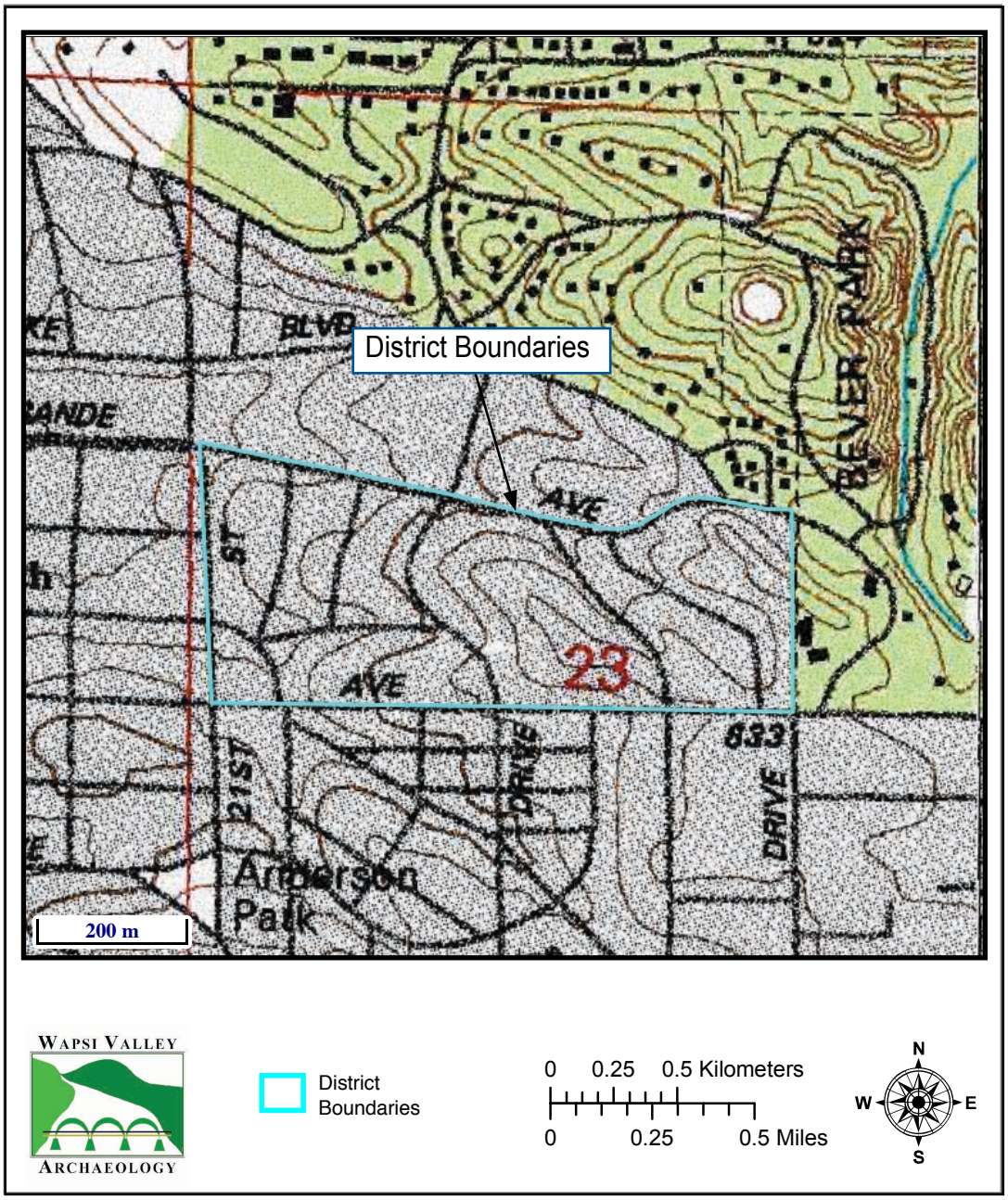
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Name of Property: Mrs. E. M. Evans House
Site Number: 57-11410
Address: 370 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



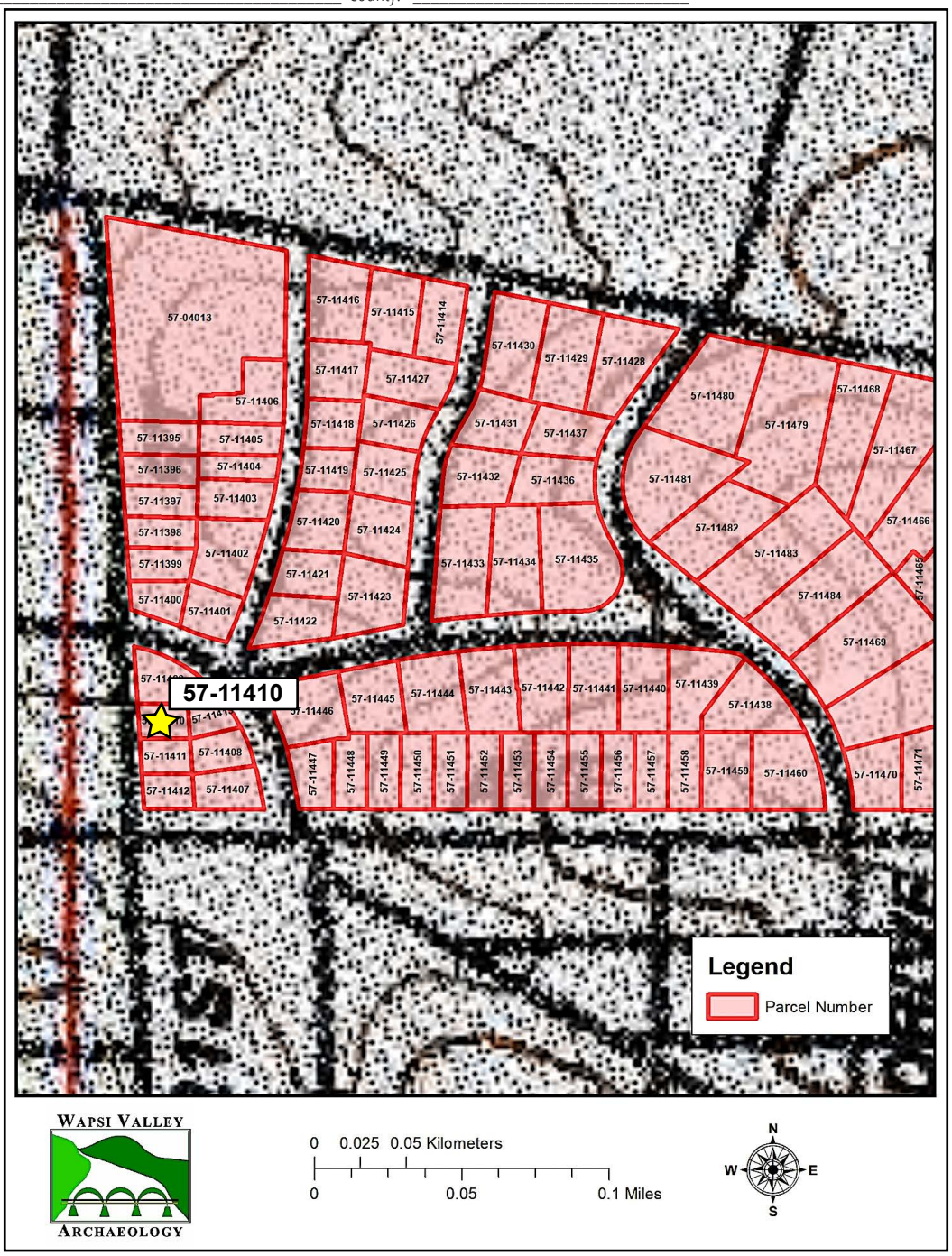
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mrs. E. M. Evans House
Site Number: 57-11410
Address: 370 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

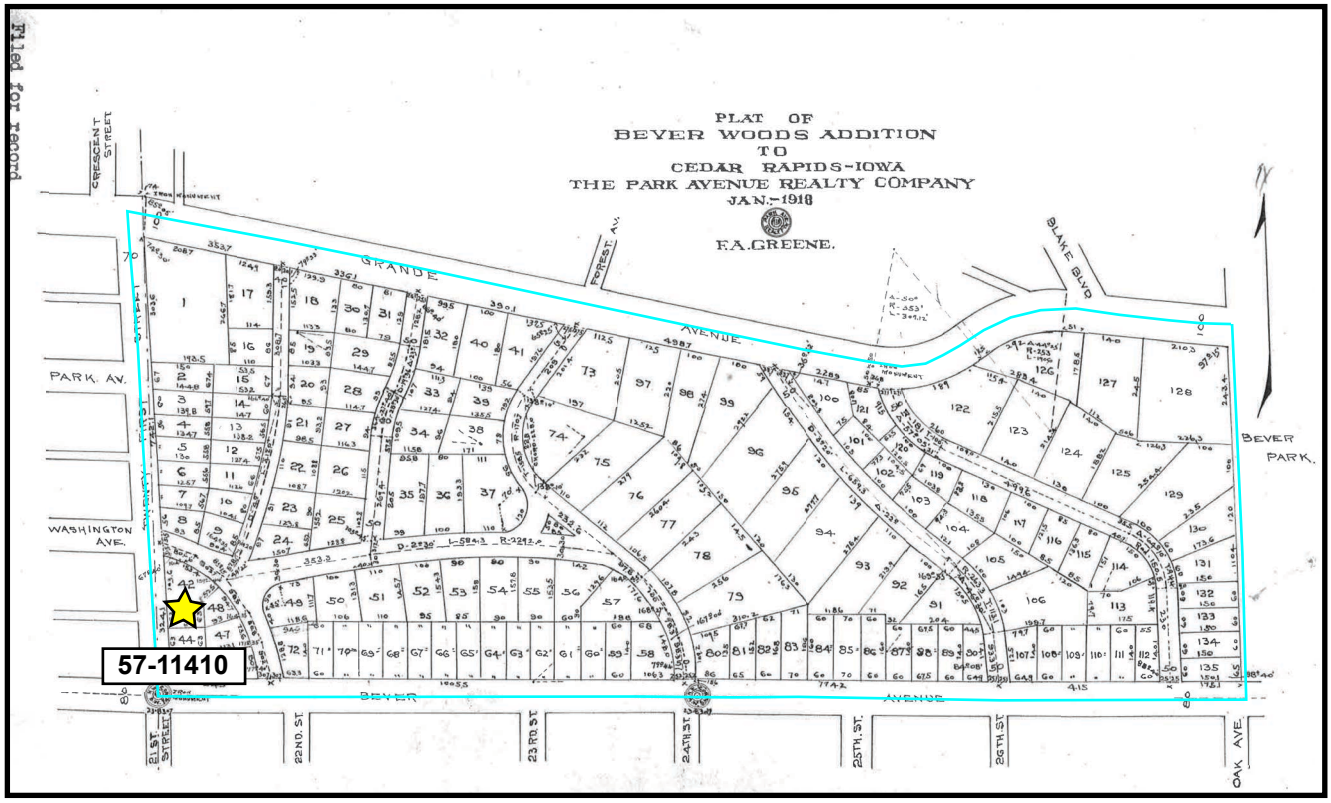
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mrs. E. M. Evans House
Address: 370 21st Street SE
City: Cedar Rapids County: Linn

Site Number: 57-11410
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mrs. E. M. Evans House
Site Number: 57-11410
Address: 370 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mrs. E. M. Evans House
Site Number: 57-11410
Address: 370 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 370 21st Street SE (57-11410). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mrs. E. M. Evans House
Site Number: 57-11410
Address: 370 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



370 21st Street SE (57-11410), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11411 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: R. L. Abbott House

B) Other names: _____

- **Location**

A) Street address: 374 21st Street SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11411 Address: 374 21st Street SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

R. L. Abbott House	Linn
Name of Property	County
374 21st Street SE	Cedar Rapids
Address	City

R. L. Abbott House, Site Inventory Number 57-11411

Address: 374 21st Street SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a one-story side-gambrel roof house with front gabled-roof entrance porch supported by double wood columns. The main materials are wood siding and asphalt roofing. A first-level side volume has a shed roof. The windows are replacements. A detached two-car garage matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
Dr. Sveins was the original owner of 374 21st St SE. Mr. R. L. Abbott was the resident listed in the *Cedar Rapids City Directories of 1925.*

Date of Construction: 1920

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 1920 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

R. L. Abbott House	Linn
Name of Property	County
374 21st Street SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

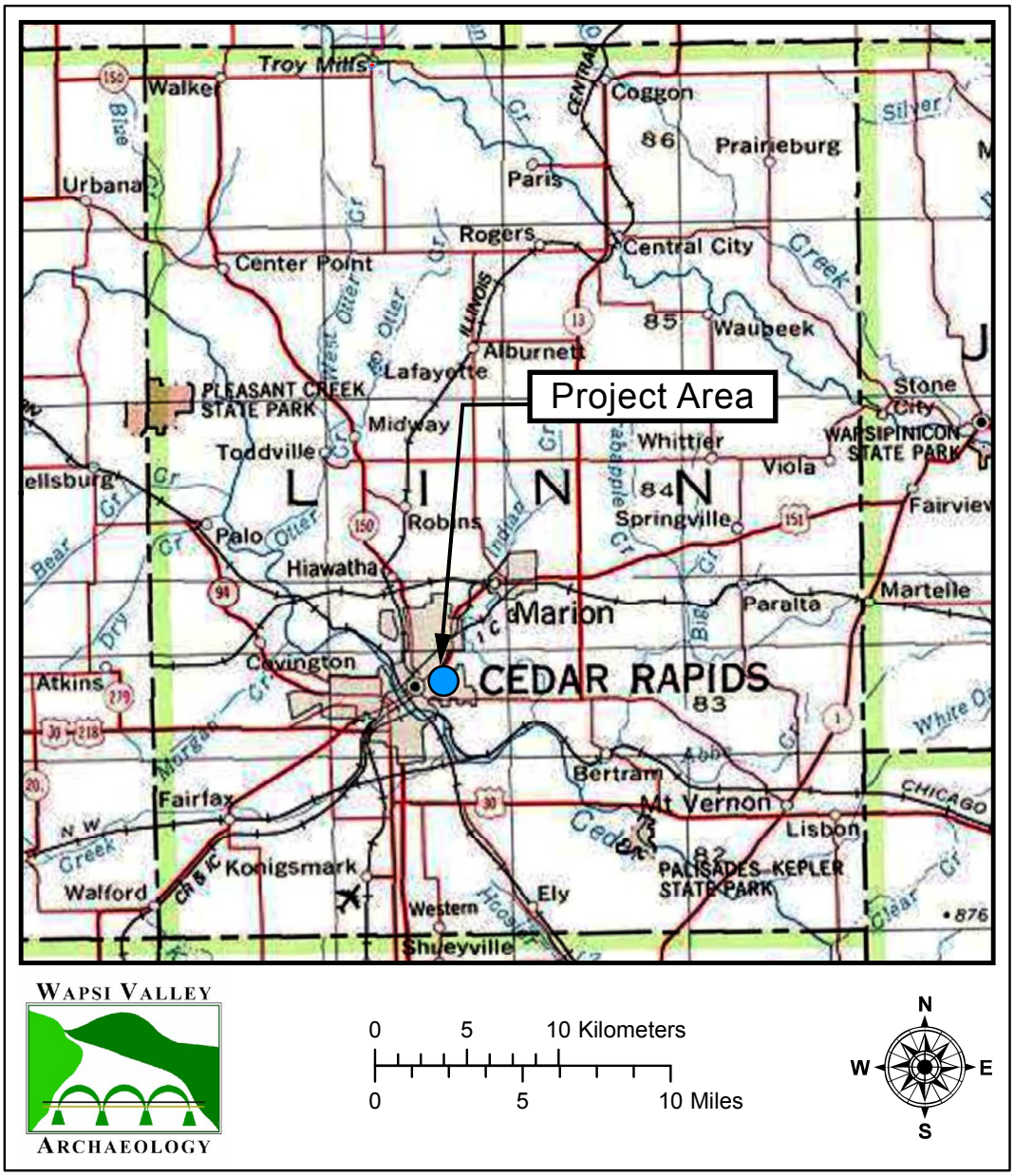
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: R. L. Abbott House
Site Number: 57-11411
Address: 374 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



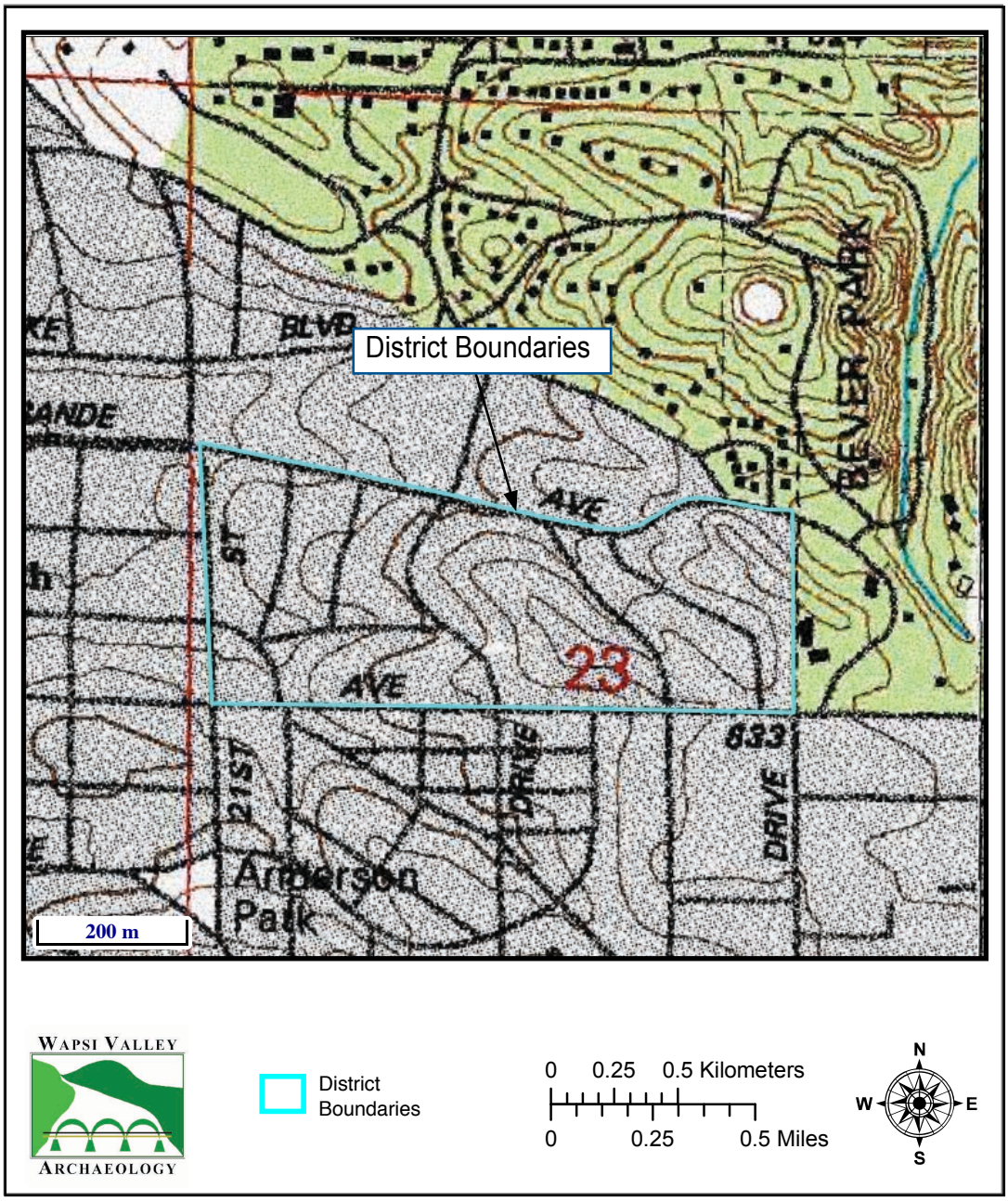
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: R. L. Abbott House
Site Number: 57-11411
Address: 374 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



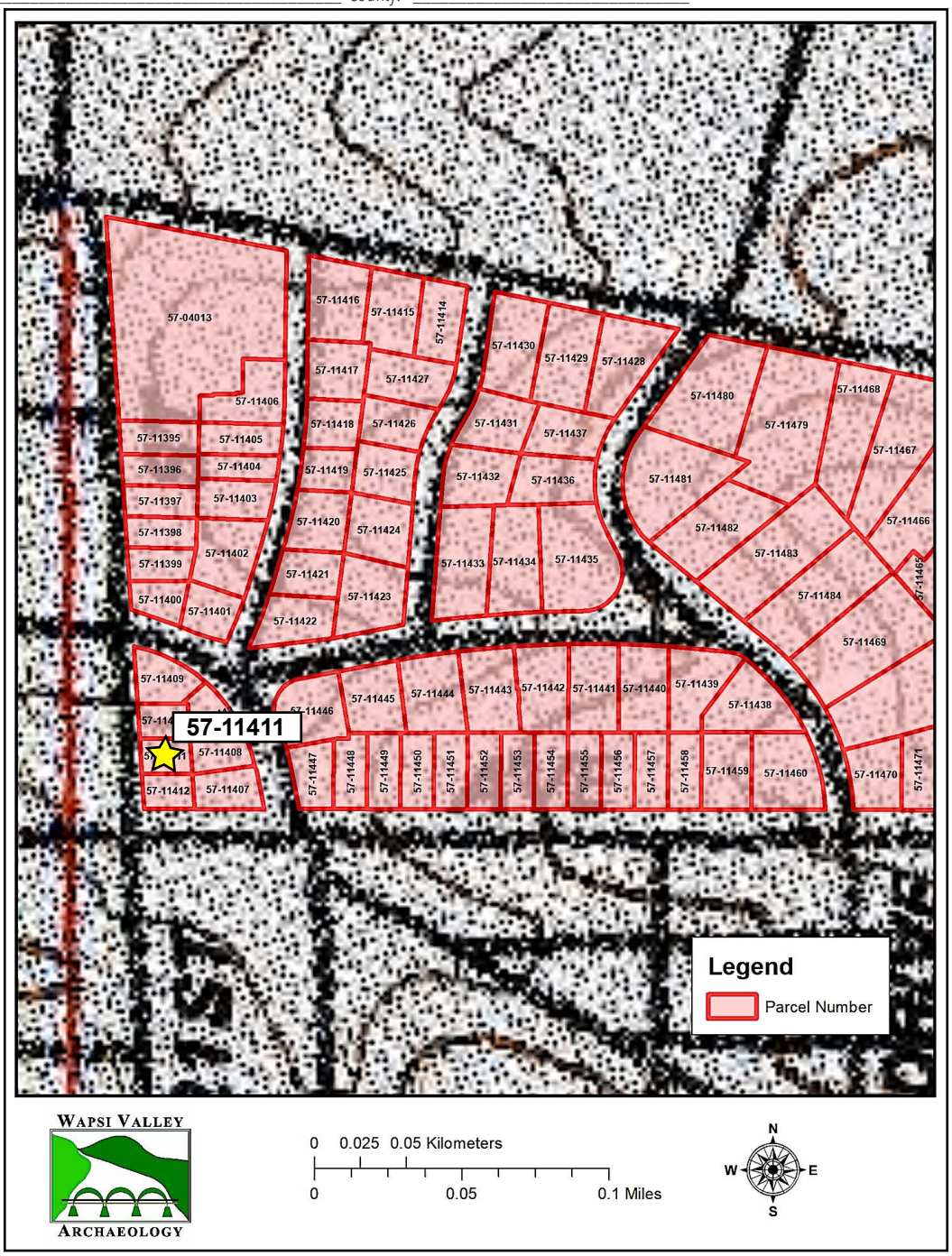
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

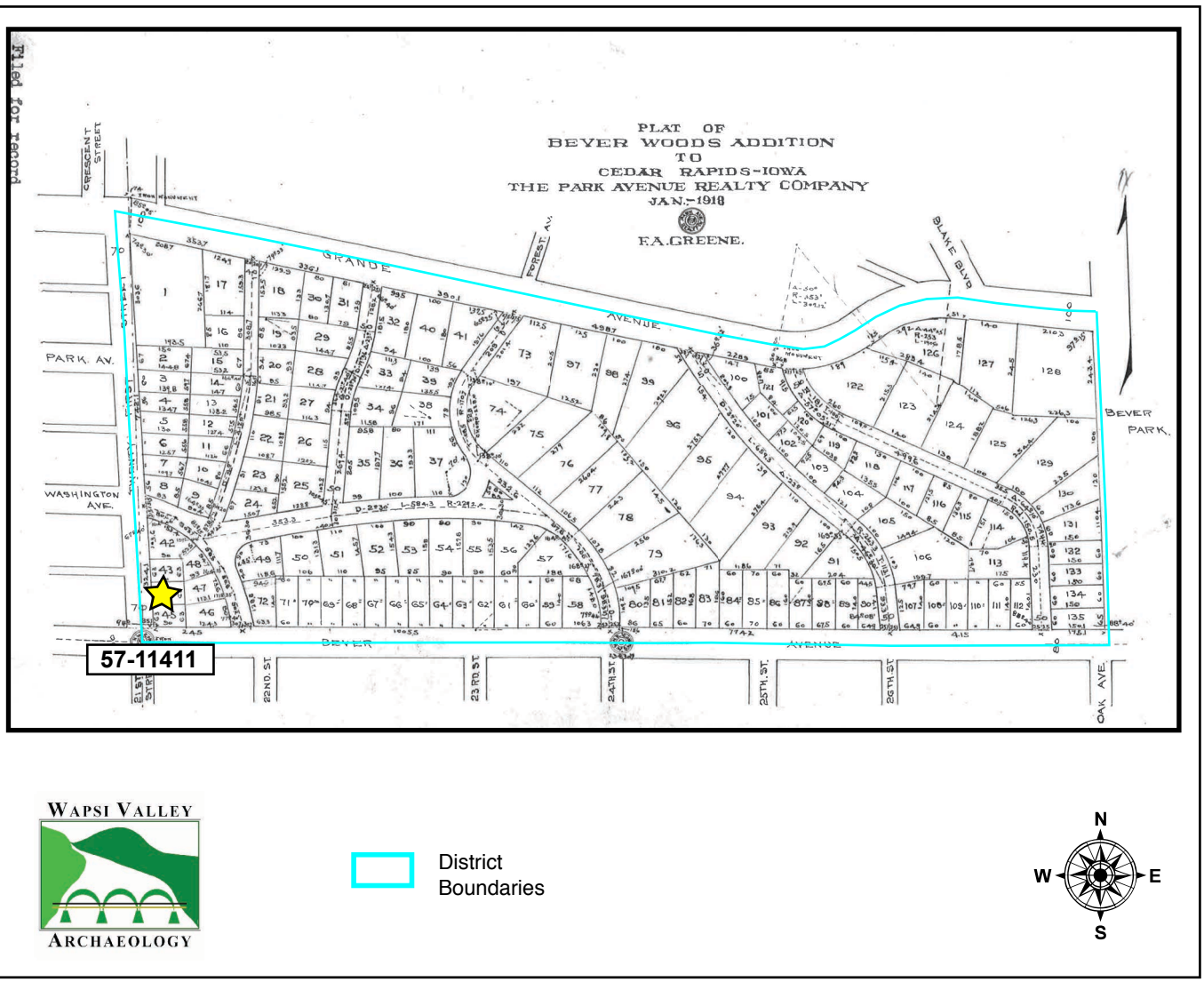
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: R. L. Abbott House
Address: 374 21st Street SE
City: Cedar Rapids County: Linn

Site Number: 57-11411
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: R. L. Abbott House
Site Number: 57-11411
Address: 374 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: R. L. Abbott House
Site Number: 57-11411
Address: 374 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 374 21st Street SE (57-11411). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: R. L. Abbott House
Site Number: 57-11411
Address: 374 21st Street SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



374 21st Street SE (57-11411), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11412 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Merle Owens House

B) Other names: _____

- **Location**

A) Street address: 2100 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*

☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11412 Address: 2100 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1918 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Merle Owens House	Linn
Name of Property	County
2100 Bever Avenue SE	Cedar Rapids
Address	City

Merle Owens House, Site Inventory Number 57-11412

Address: 2100 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1918 building is a two-story hipped-roof house with a front-hipped roof dormer with rafter details under the eaves. The main materials are wood siding and asphalt roofing. The entrance porch has a gable-roof pediment supported by simple wood brackets and a shed awning. The windows are replacements. An attached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
Mr. Thomas Kalpin was the original owner of the lot at 2100 Bever Ave SE. The listed owner as of 1925, according to the *Cedar Rapids City Directories*, was Mr. Merle Owens, who worked at the Scharpenberg Market.

Date of Construction: 1918

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. The 1918 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Merle Owens House	Linn
Name of Property	County
2100 Bever Avenue SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

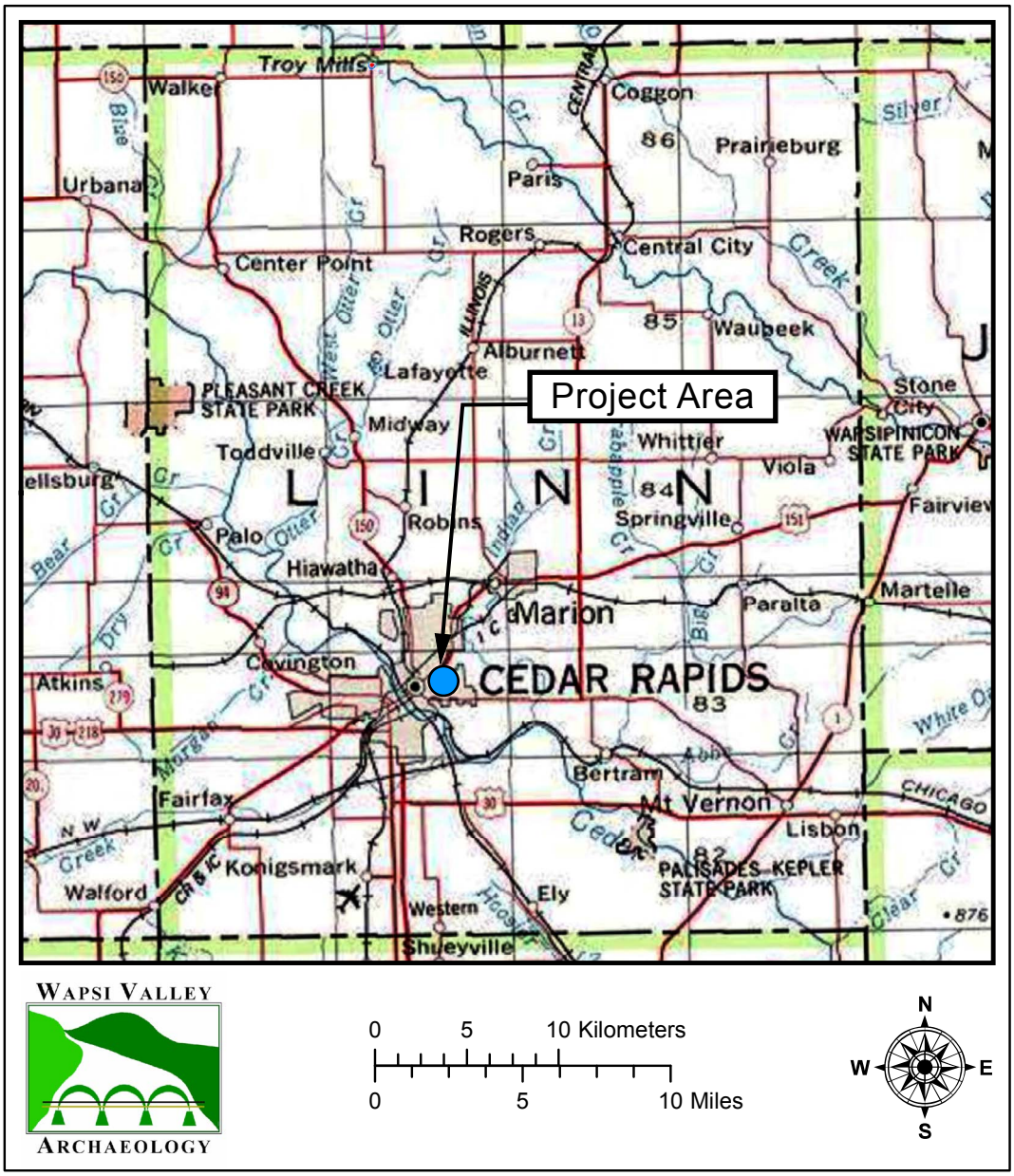
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Merle Owens House
Address: 2100 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11412
Related District Number: 57-11394



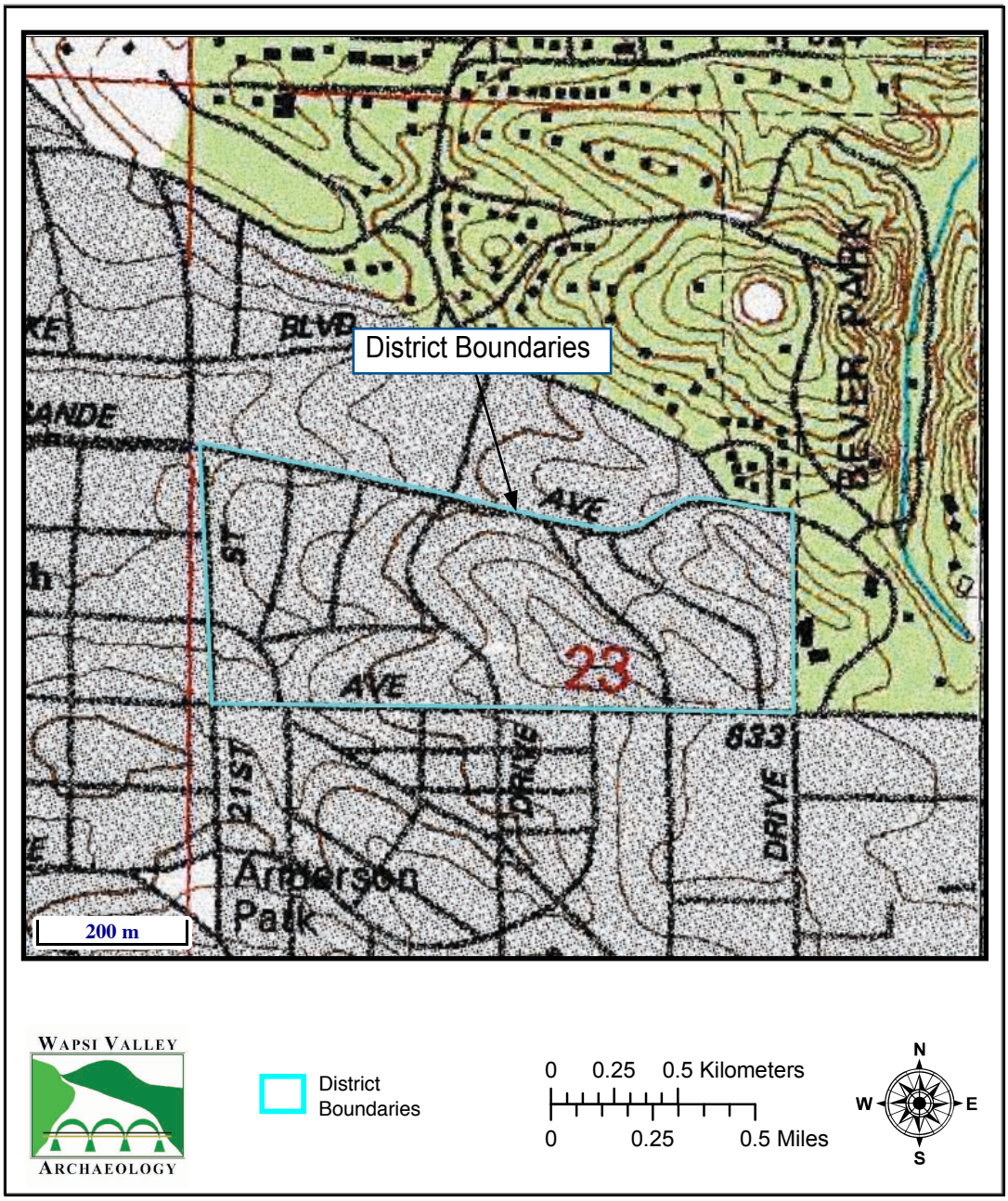
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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City: Cedar Rapids County: Linn



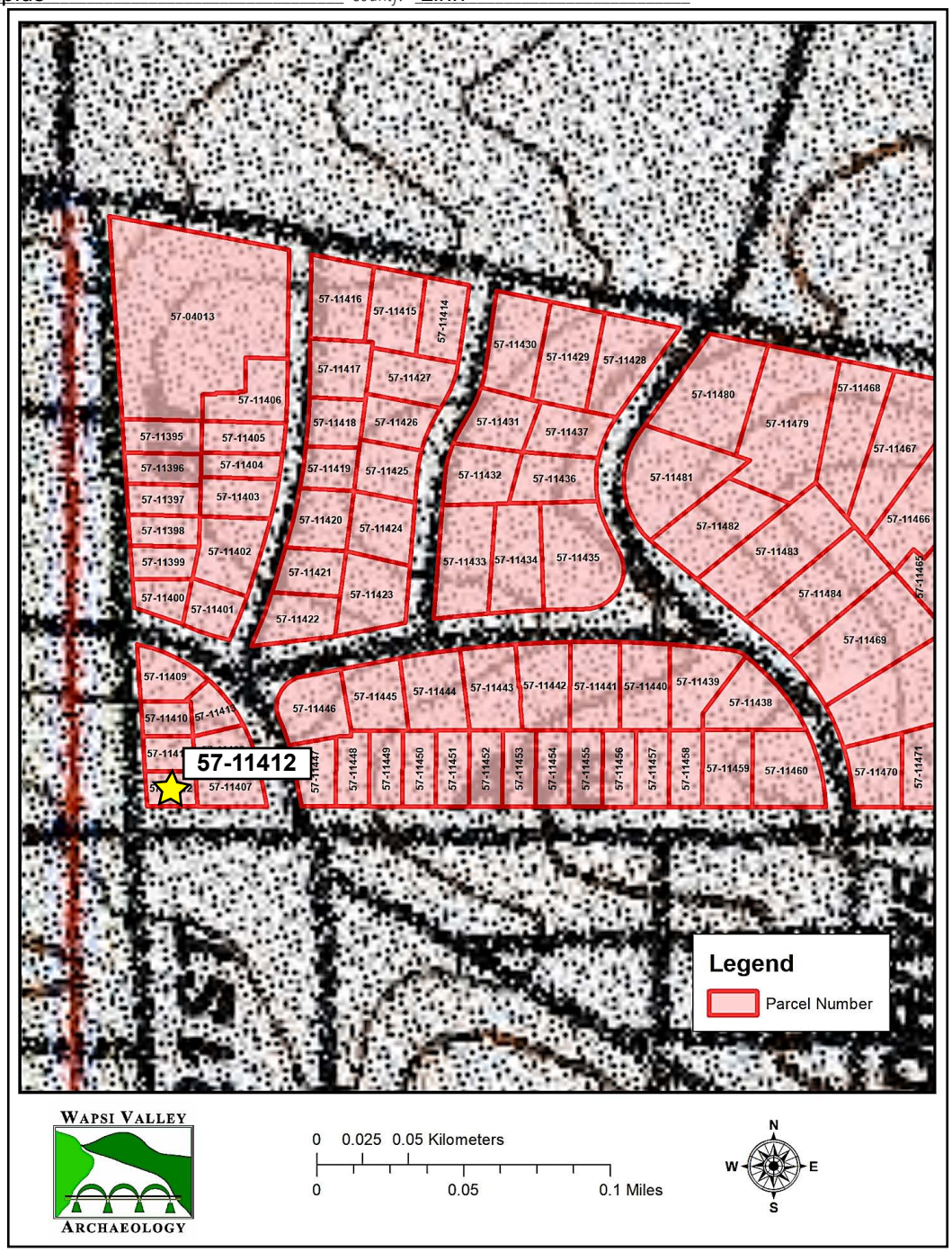
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Merle Owens House
Site Number: 57-11412
Address: 2100 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

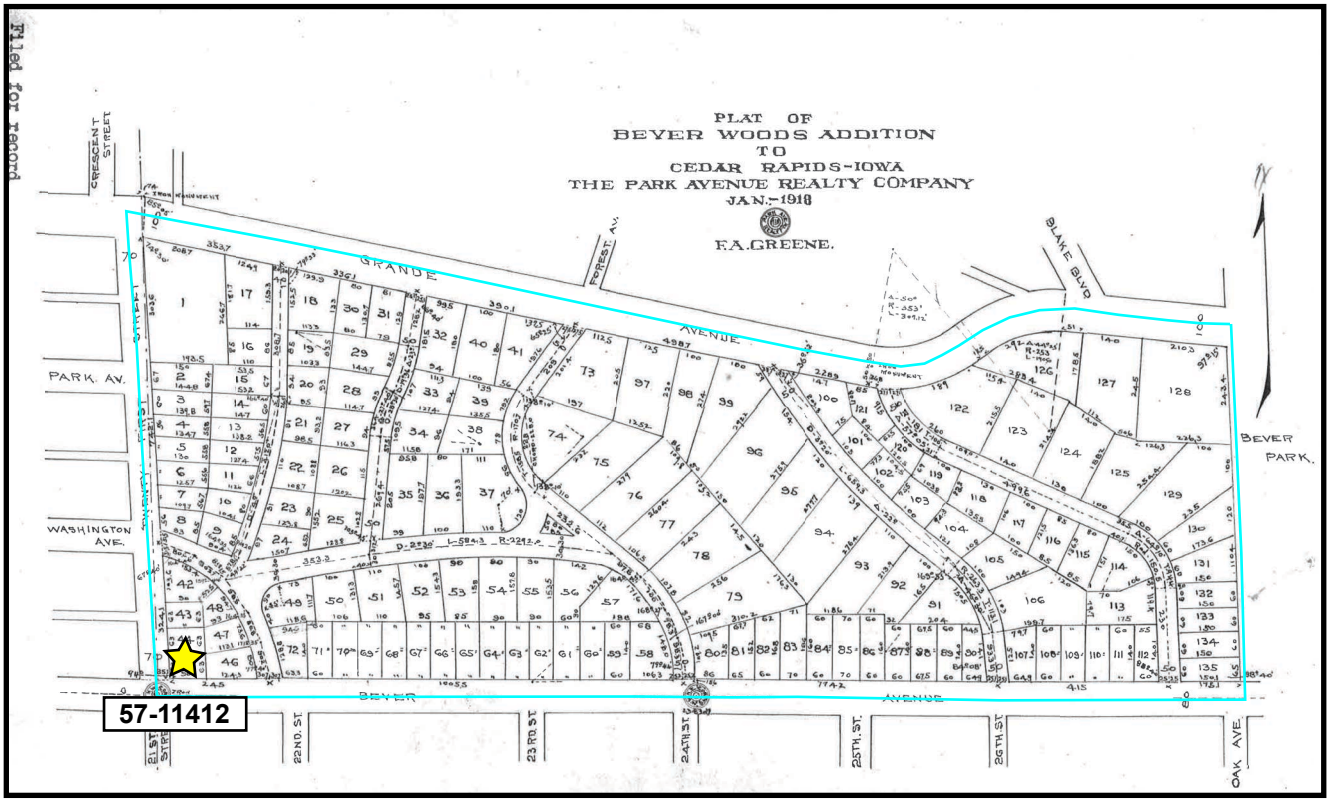
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Merle Owens House
Address: 2100 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11412
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Merle Owens House
Site Number: 57-11412
Address: 2100 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Merle Owens House
Site Number: 57-11412
Address: 2100 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2100 Bever Avenue SE (57-11412). *Source: Linn County Assessor.*

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Name of Property: Merle Owens House
Site Number: 57-11412
Address: 2100 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1969 photograph of 2100 Bever Avenue SE (Site Inventory No.57-11412).
Source: Miller & Company, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Merle Owens House
Site Number: 57-11412
Address: 2100 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2100 Bever Avenue SE (57-11412), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11413 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Wellington W. and Nellie Richards House

B) Other names: _____

- **Location**

A) Street address: 2117 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11413 Address: 2117 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Wellington W. and Nellie Richards House	Linn
Name of Property	County
2117 Washington Avenue SE	Cedar Rapids
Address	City

Wellington W. and Nellie Richards House, Site Inventory Number 57-11413
Address: 2117 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story hipped-roof house with front hipped-roof dormer and hipped awning on entrance porch. The main materials are wood siding and asphalt roofing. Wood curved brackets support the entrance awning. The wood windows appear to be original. A detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original residents of 2117 Washington Ave SE were Wellington W. Richards and his wife, Nellie, who lived in the house in 1920, according to the *Cedar Rapids City Directories*. An article in the *Cedar Rapids Republican* on April 19, 1926, features Wellington Richards' pharmacy business. Wellington Richards was born in 1874 in Des Moines. He was a pharmacist who was educated at the National Institute of Pharmacy in Chicago. He first worked for T. J. E. Brown and, later, for W. L. Weller, both of whom were pioneers in the Cedar Rapids drug business. Richards opened his first drugstore around 1896. As of 1940, he and his wife were still living in the house on Washington Ave SE, along with their daughter, Luicellia, and son-in-law Edwin.

Date of Construction: 1919

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

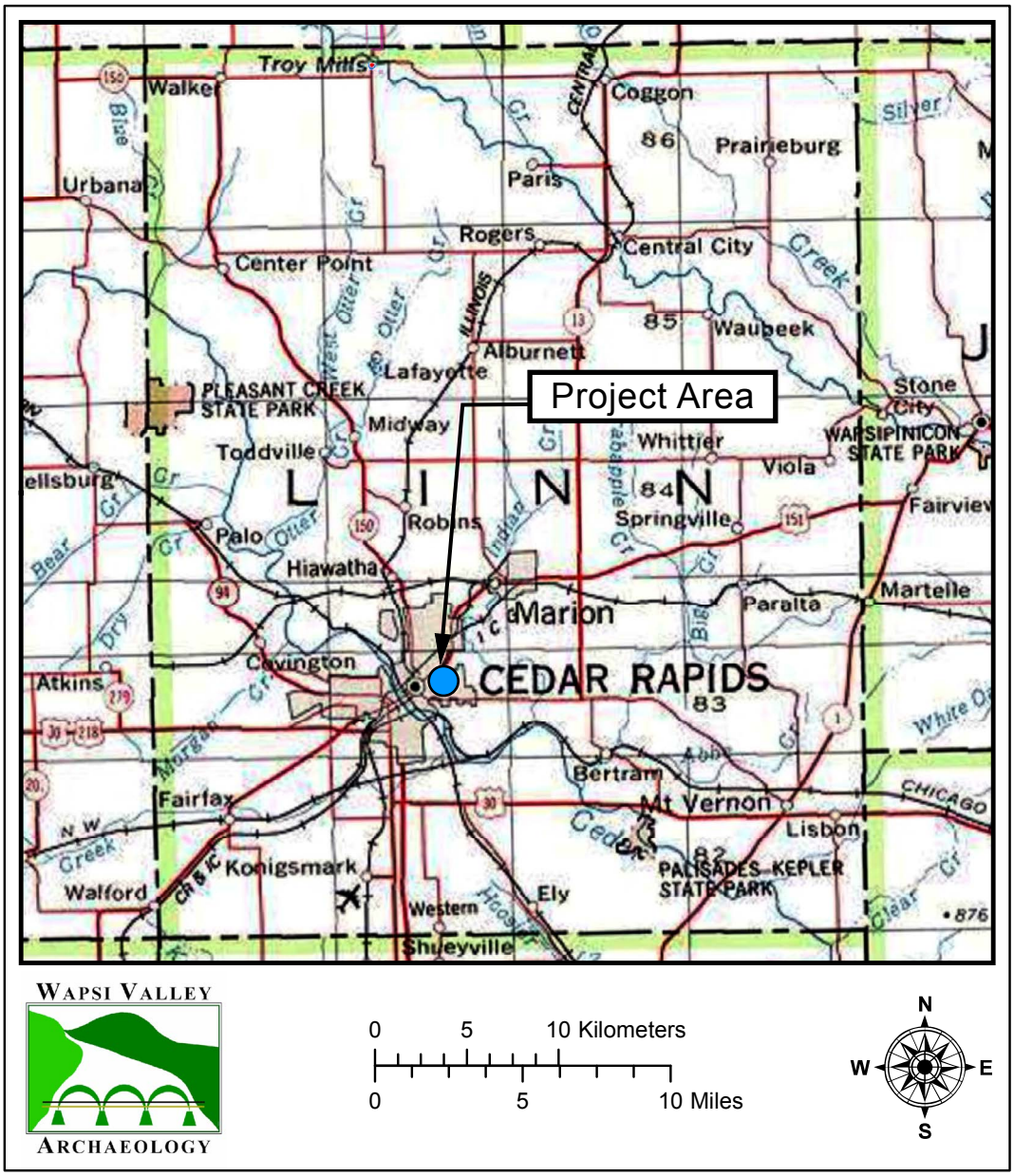
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wellington W. and Nellie Richards House
Site Number: 57-11413
Address: 2117 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



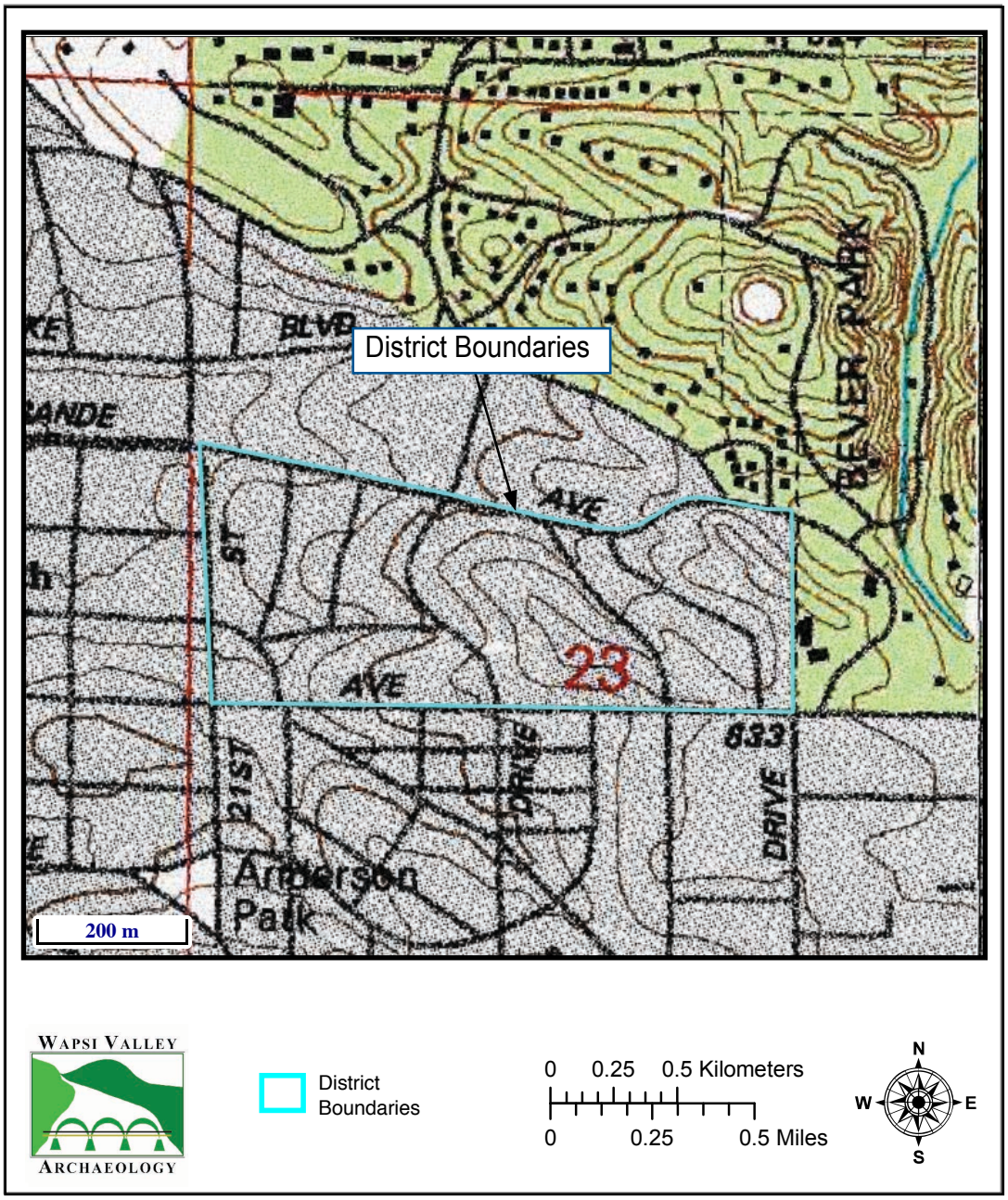
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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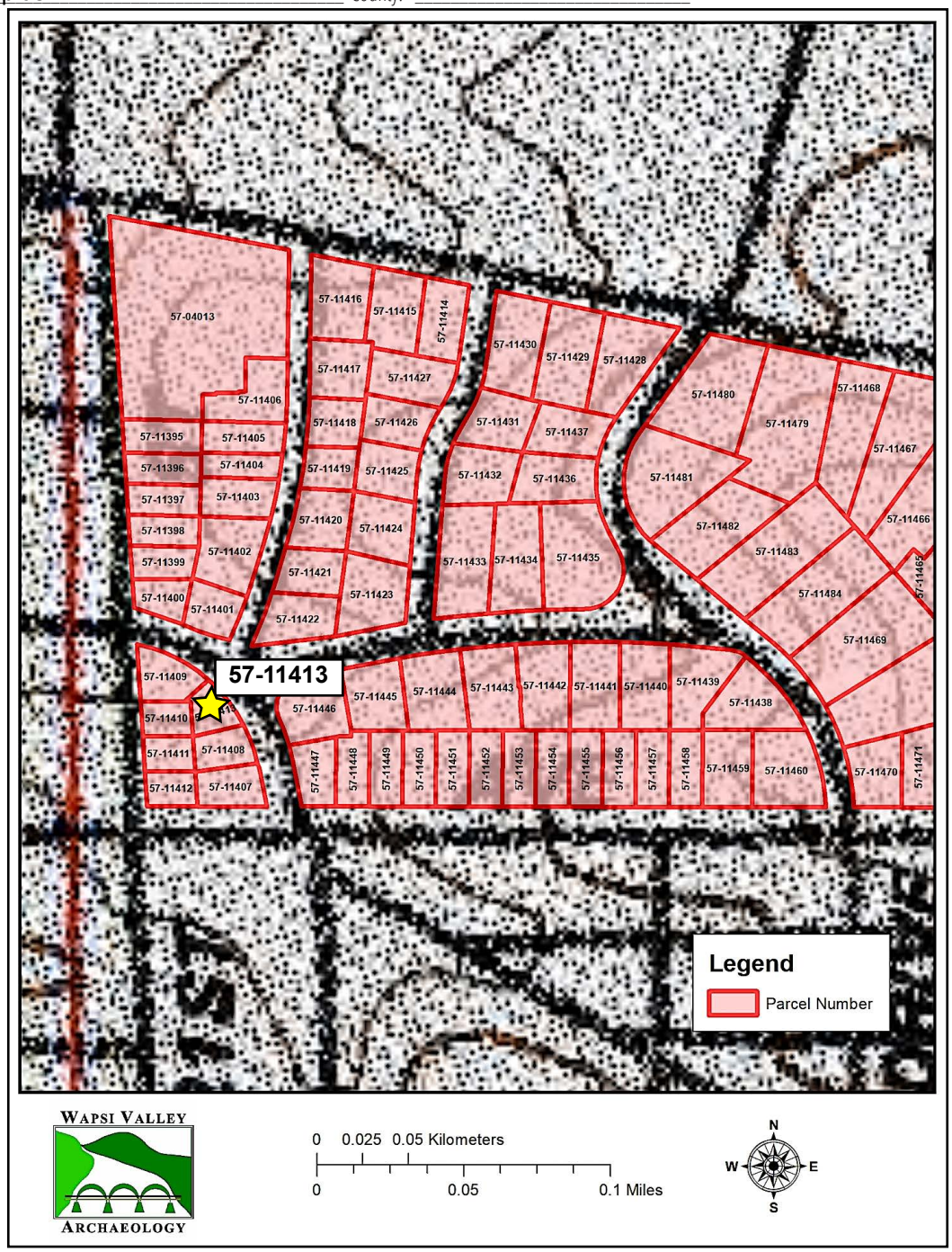
Topographic map showing the Bever Woods District boundaries. *Source: ISU GIS Facility (2019)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wellington W. and Nellie Richards House
Site Number: 57-11413
Address: 2117 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

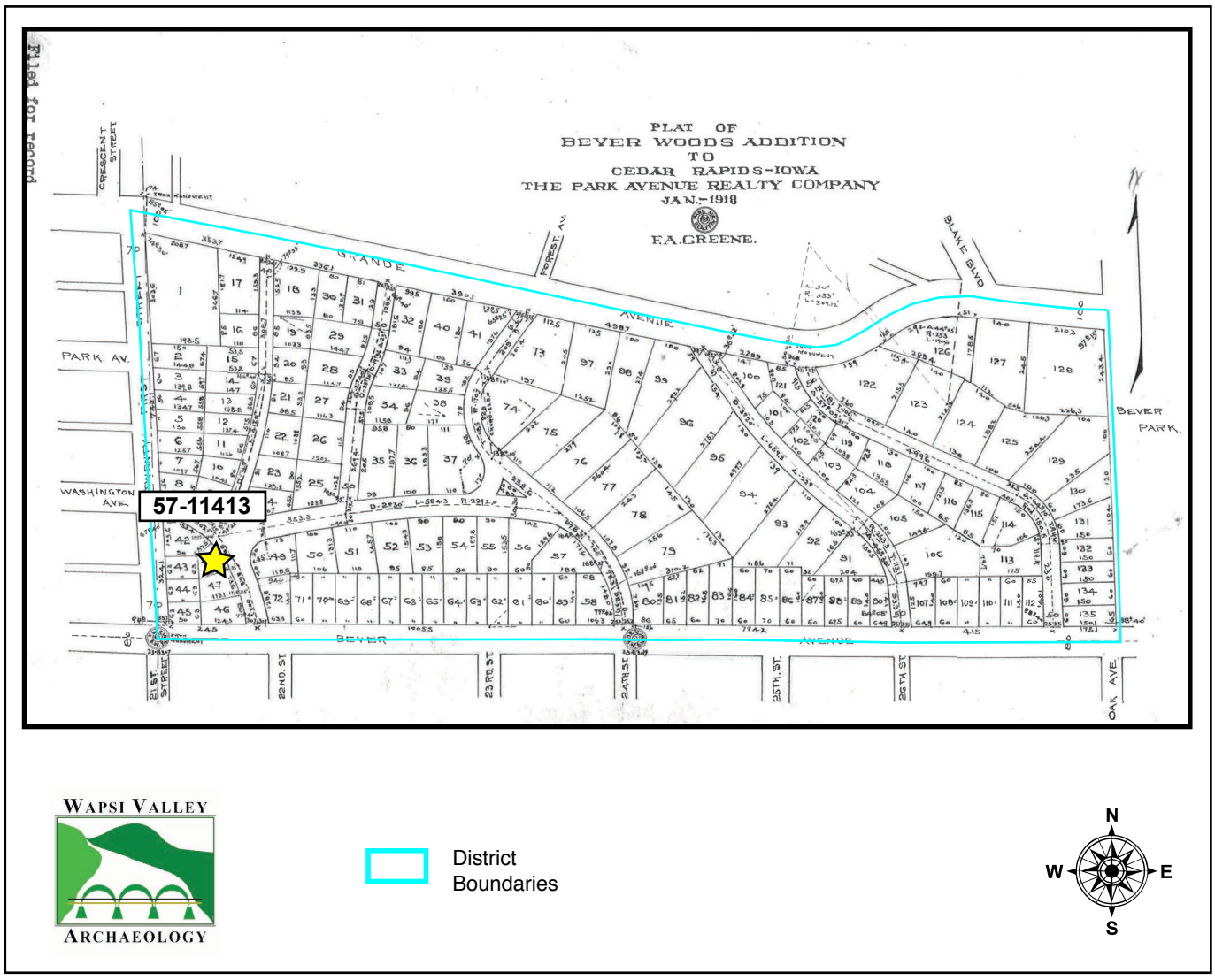
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Name of Property: Wellington W. and Nellie Richards House
Address: 2117 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11413
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Wellington W. and Nellie Richards House
Site Number: 57-11413
Address: 2117 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wellington W. and Nellie Richards House
Site Number: 57-11413
Address: 2117 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2117 Washington Avenue SE (57-11413). *Source: Linn County Assessor.*

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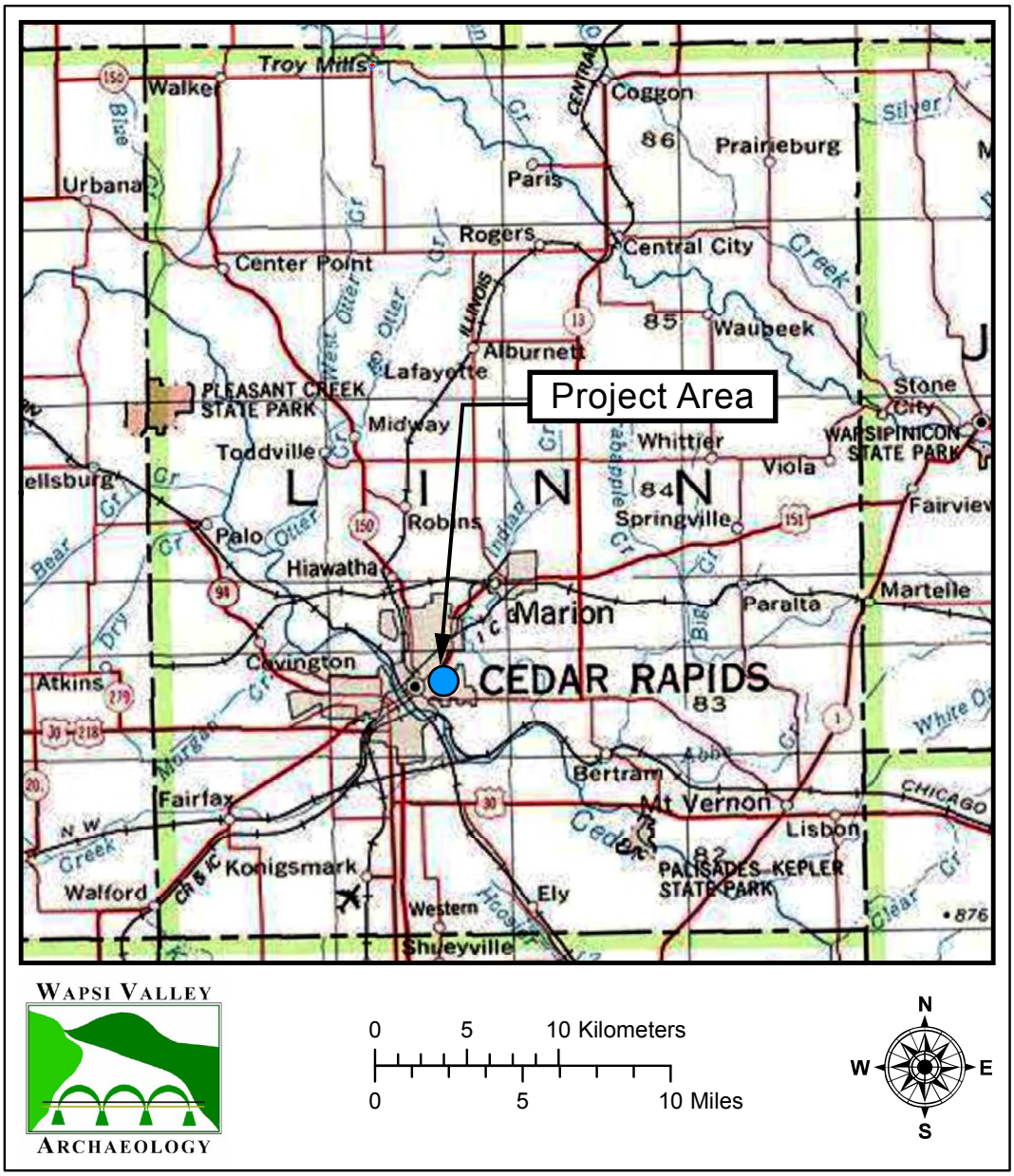


2117 Washington Avenue SE (57-11413), view to southwest.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House
Site Number: 57-11414
Address: 2225 Grande Ave SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



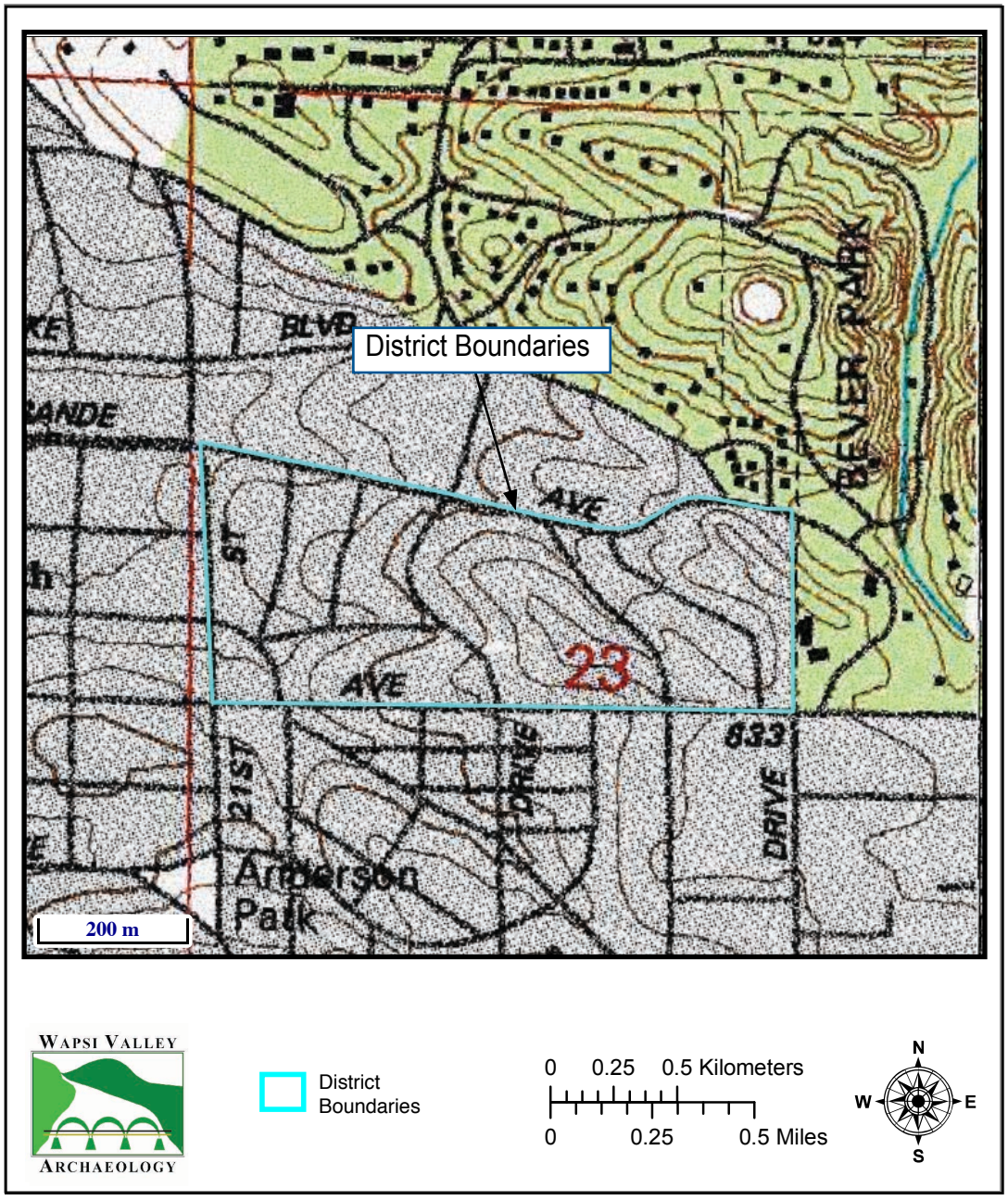
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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City: Cedar Rapids County: Linn



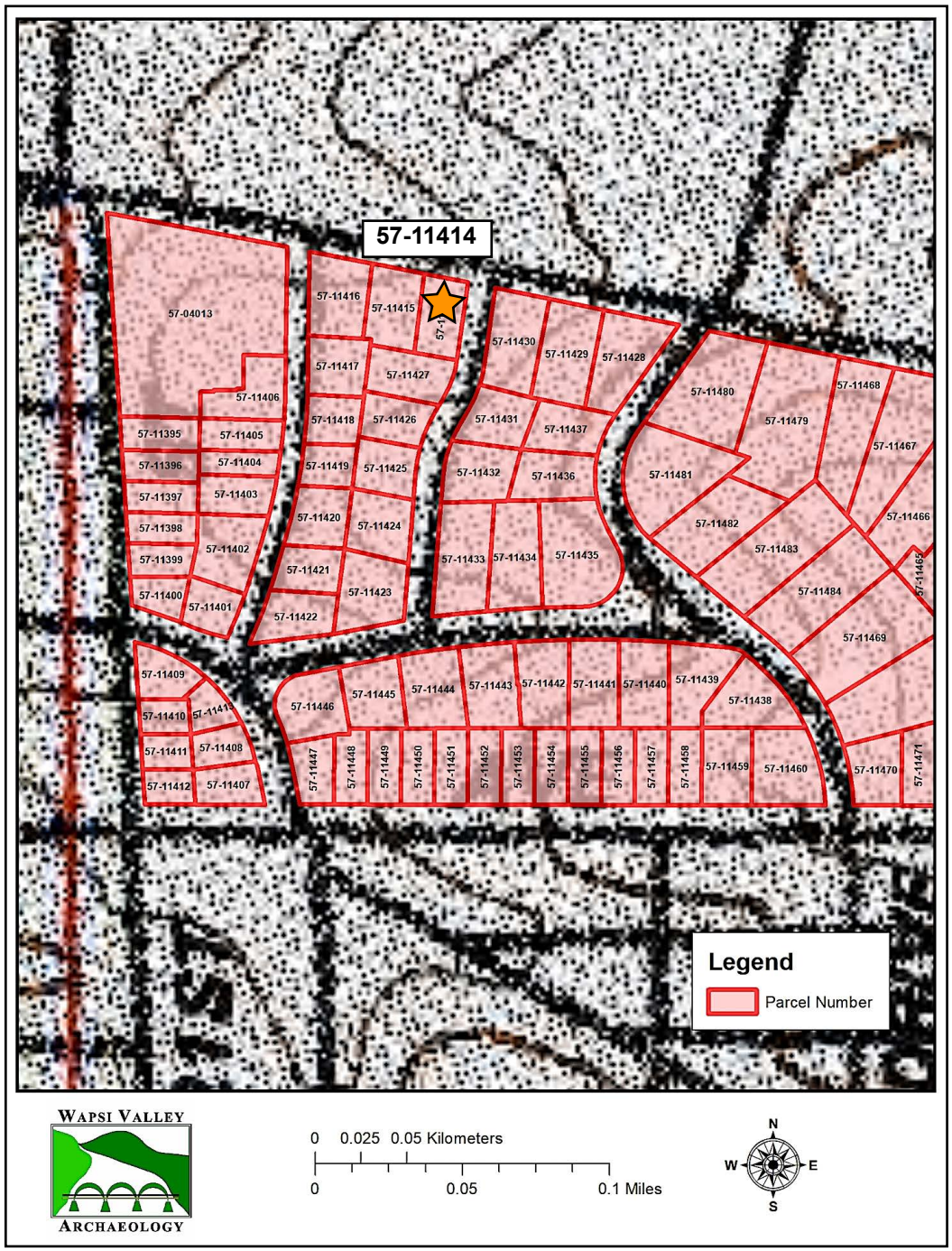
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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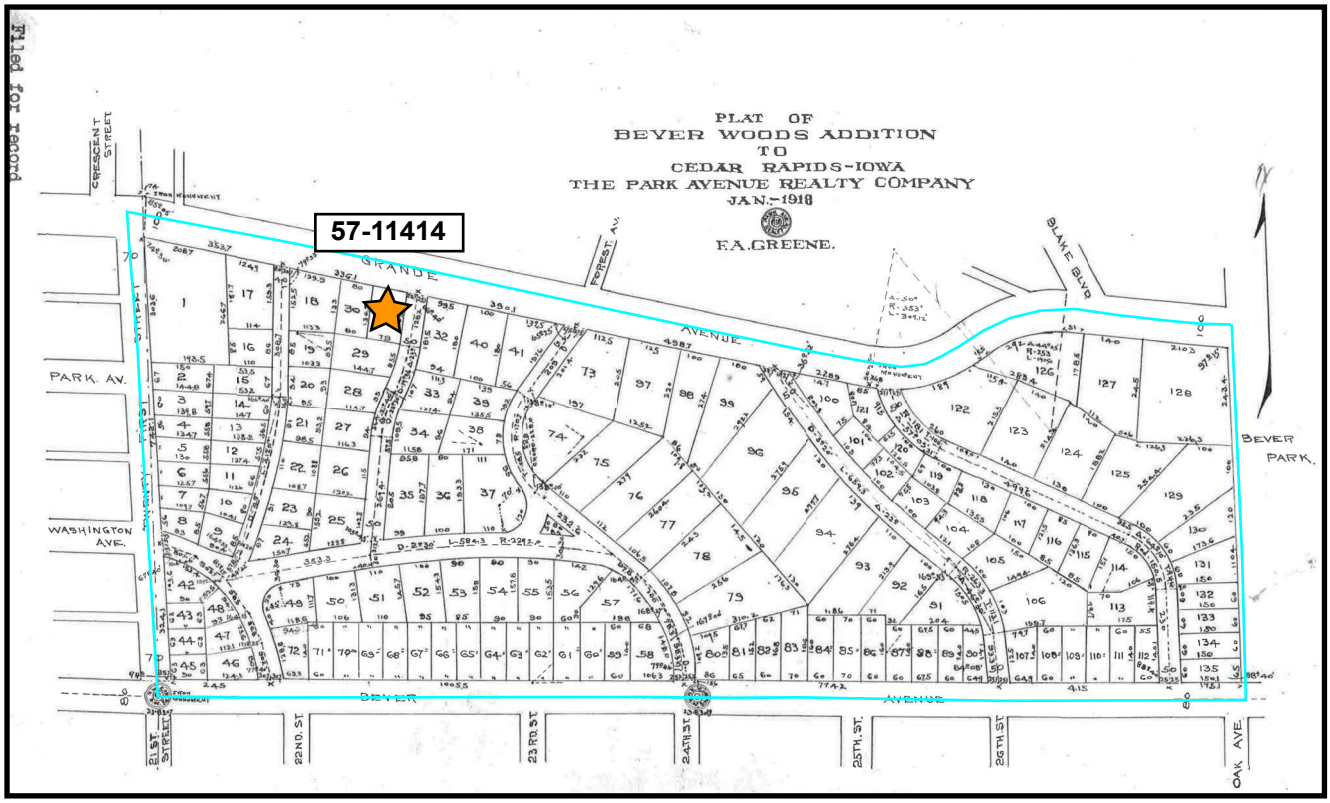
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

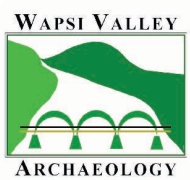
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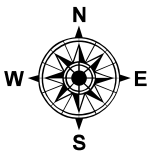
IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House
Site Number: 57-11414
Address: 2225 Grande Ave SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House
Address: 2225 Grande Ave SE
City: Cedar Rapids County: Linn

Site Number: 57-11414
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Arthur E. and Elizabeth Chase House
Address: 2225 Grande Ave SE
City: Cedar Rapids County: Linn

Site Number: 57-11414
Related District Number: 57-11394

Sketch map of 2225 Grande Ave SE (57-11414). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House
Address: 2225 Grande Ave SE
City: Cedar Rapids County: Linn

Site Number: 57-11414
Related District Number: 57-11394



2225 Grande Ave SE (57-11414), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11414 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Arthur E. and Elizabeth Chase House

B) Other names: _____

- **Location**

A) Street address: 2225 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco 02 Wood
_____	Roof: 08 asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11414 Address: 2225 Grande Avenue SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Arthur E. and Elizabeth Chase House	Linn
Name of Property	County
2225 Grande Avenue SE	Cedar Rapids
Address	City

Arthur E. and Elizabeth Chase House, Site Inventory Number 57-11414

Address: 2225 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story, hipped-roof house with a front center dormer and recessed side volume. The main materials are wood siding and asphalt roofing. The entrance porch has a hipped roof and sidewalls with windows. A bay window above the entrance has carved wood details underneath. A detached two-car garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owners of 351 Pleasant Dr. SE were Arthur E. and Elisabeth Chase. Arthur Chase was the secretary and treasurer of the Cedar Rapids Foundry & Machine Co. and was president of Troy Soft Water Laundry & Dry Cleaning Works. Elisabeth Chase was born in 1878 and married Arthur in 1902.[1]

Date of Construction: 1919

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:

The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids Republican, January 17, 1926, p. 8.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

[1] *Cedar Rapids Republican*, January 17, 1926, p. 8.

Arthur E. and Elizabeth Chase House	Linn
Name of Property	County
2225 Grande Avenue SE	Cedar Rapids
Address	City

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11415 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Charles and Marie Simon House

B) Other names: _____

- **Location**

A) Street address: 2219 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
__	Objects		__	Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11415 Address: 2219 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1915 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Charles and Marie Simon House	Linn
Name of Property	County
2219 Grande Avenue SE	Cedar Rapids
Address	City

Charles and Marie Simon House, Site Inventory Number 57-11415

Address: 2219 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1915 building is a two-story, hipped-roof, wood-frame house with a front dormer. The main materials are wood siding and asphalt roofing. The entrance porch has two simple wood columns, a segmented arch beam, and a hipped roof. A brick apron on the first level surrounds the house, and the entrance has a segmented arch transom and two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The building is a Craftsman-style house that retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owner of 2219 Grande Ave SE was Charles Simon. The *Cedar Rapids City Directories* of 1920 confirms that he lived there with his wife Marie and their son Charles Jr. The senior Charles Simon was the owner of Simon & Son. His son worked with his father as a bill clerk.

Date of Construction: 1915

Integrity:
The building is a Craftsman-style house that retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1915 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

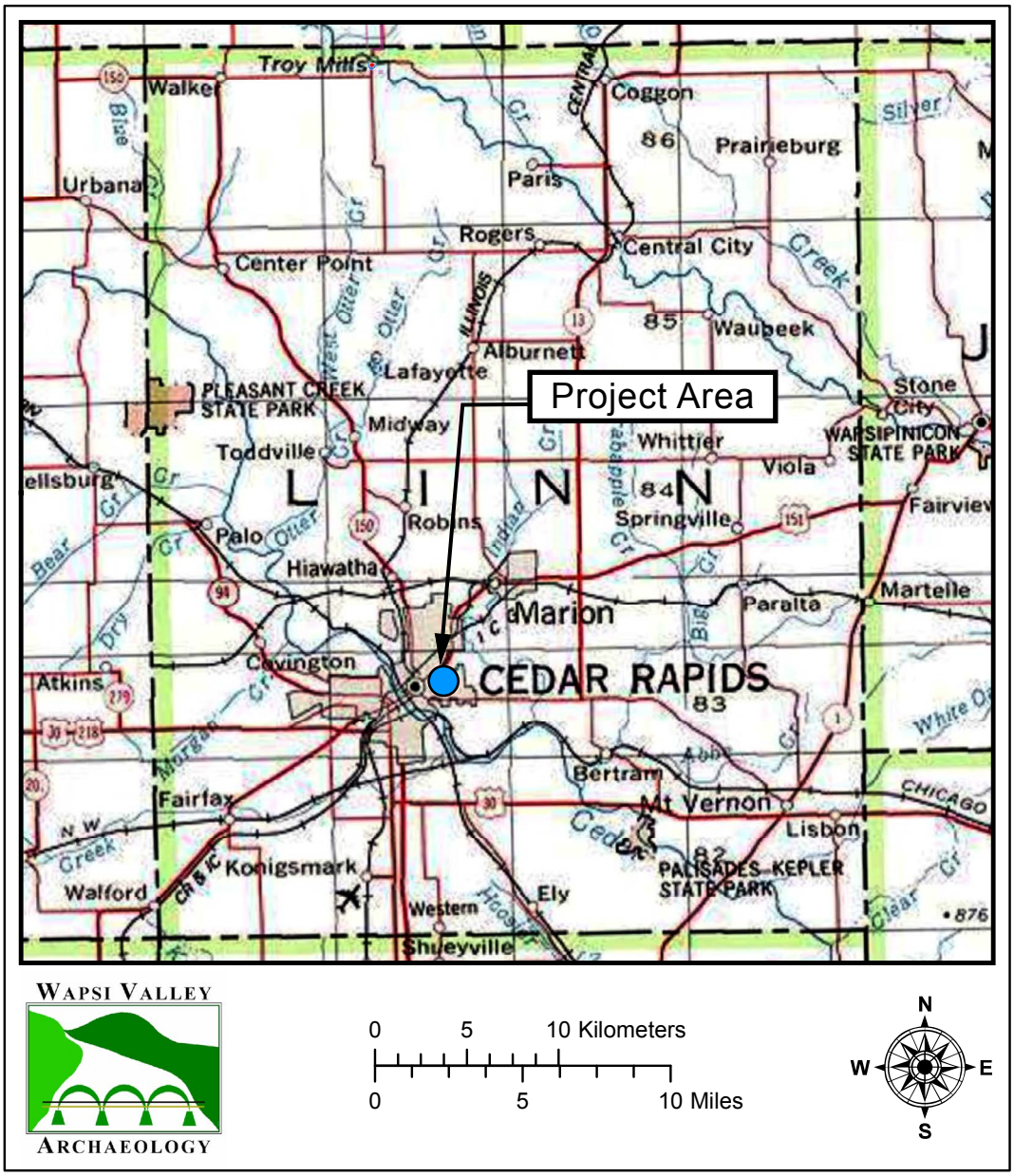
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Marie Simon House
Site Number: 57-11415
Address: 2219 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



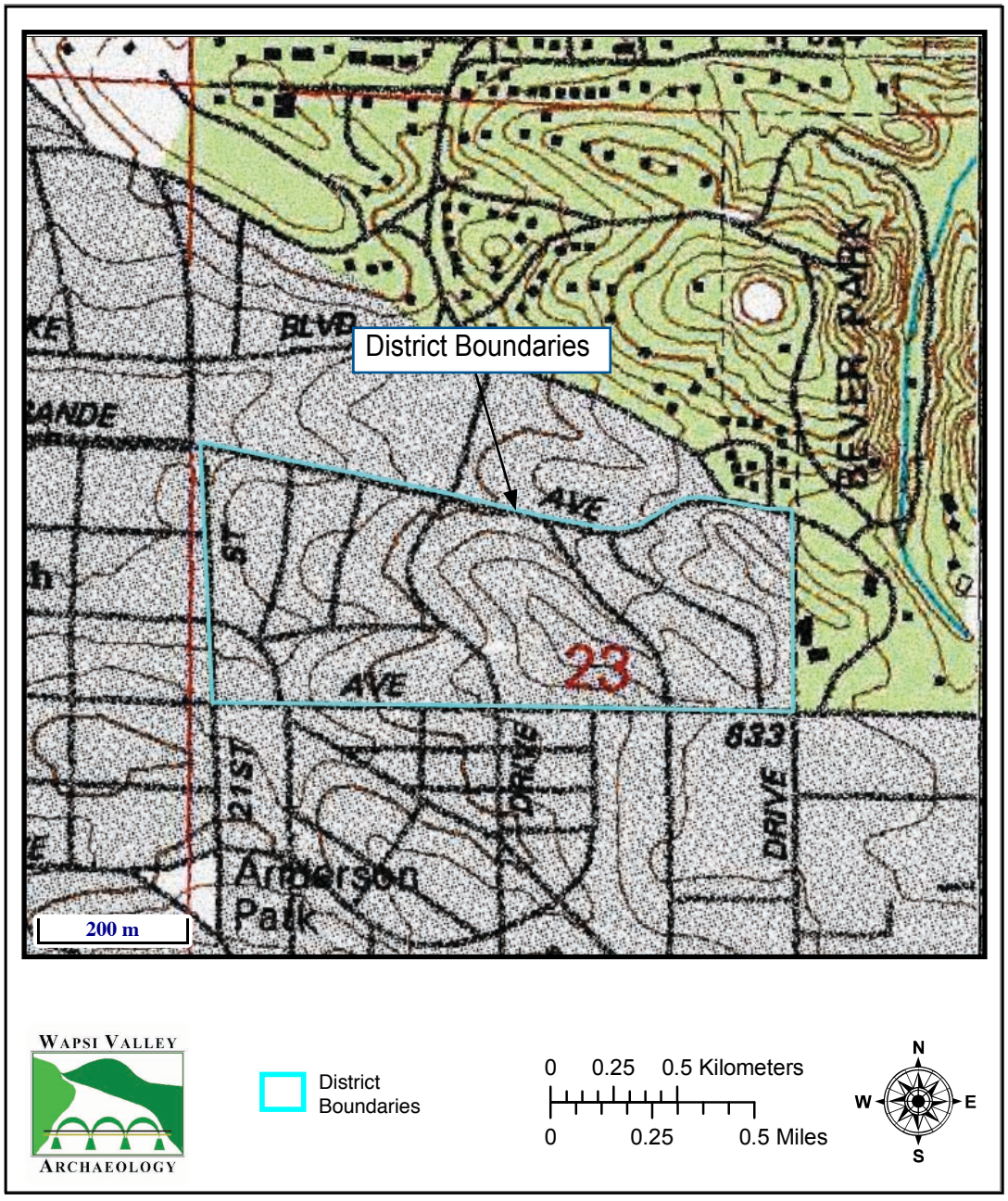
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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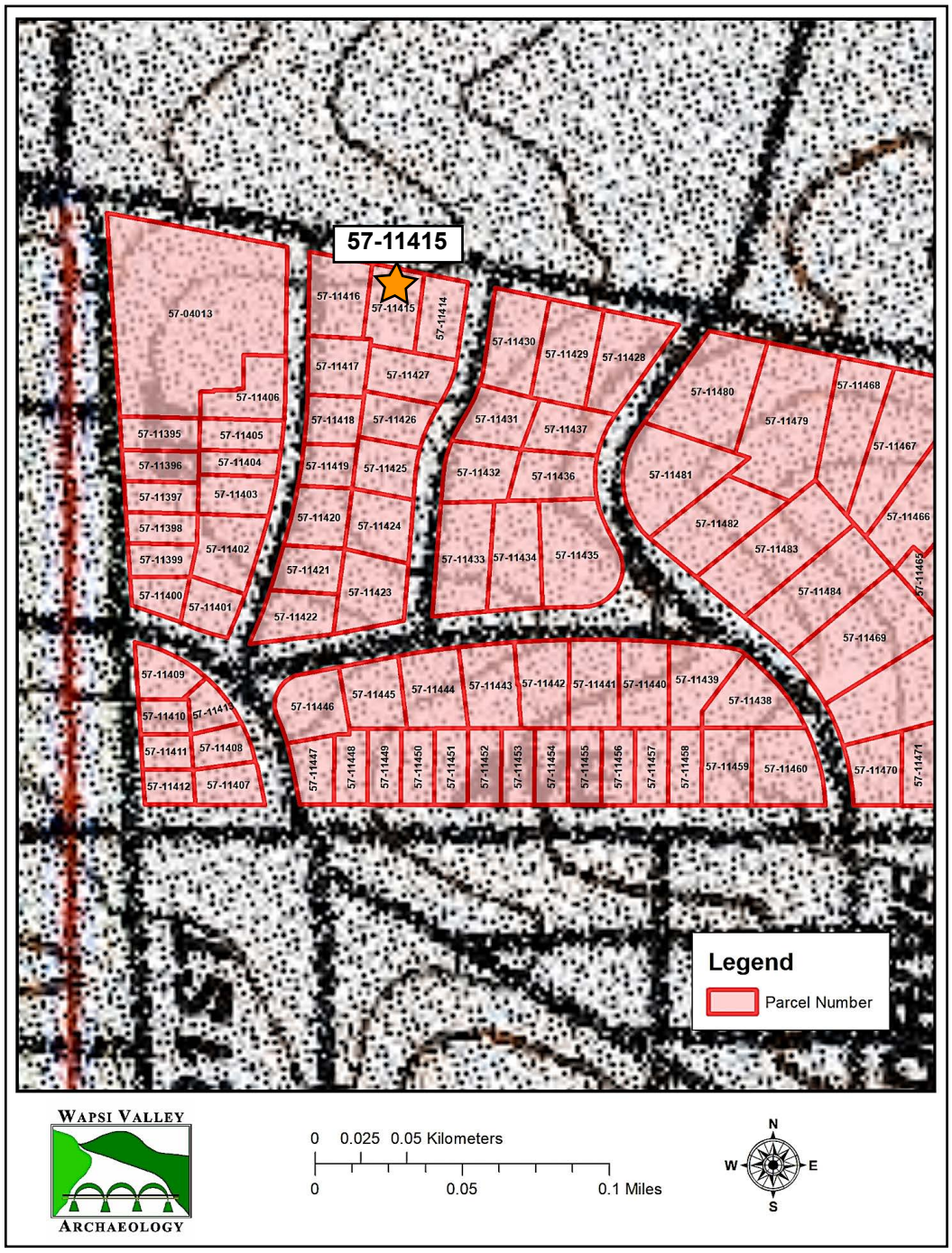
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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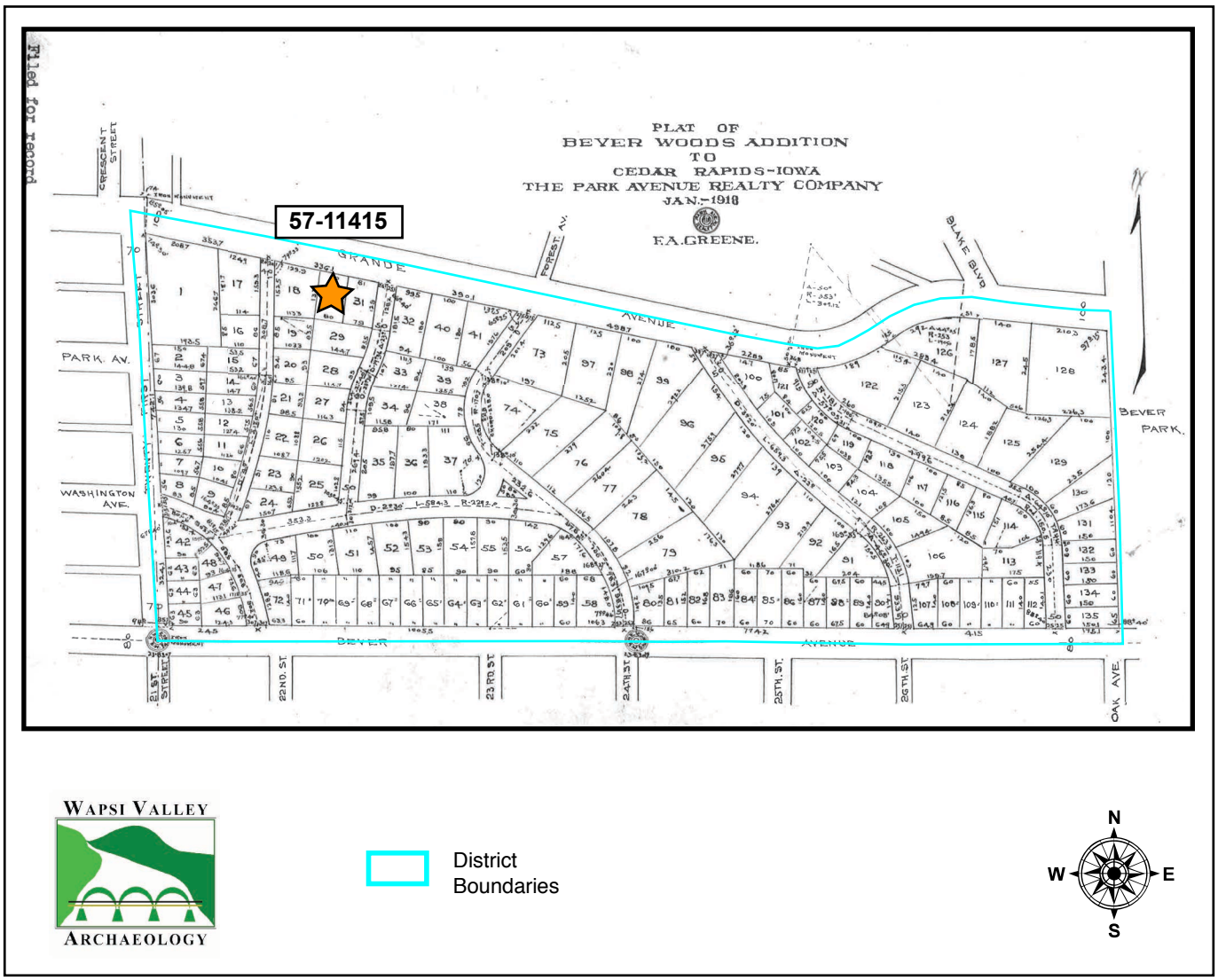
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Site Number: 57-11415
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City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-11415
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Site Number: 57-11415
Address: 2219 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2219 Grande Avenue SE (57-11415). *Source: Linn County Assessor.*

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Name of Property: Charles and Marie Simon House
Site Number: 57-11415
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City: Cedar Rapids County: Linn



1976 photograph of 2219 Grande Avenue SE (Site Inventory No. 57-11415).
Source: The History Center, Cedar Rapids, Iowa.

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Name of Property: Charles and Marie Simon House
Address: 2219 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11415
Related District Number: 57-11394



2219 Grande Avenue SE (57-11415), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11416 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Albert Diebold House

B) Other names: _____

- **Location**

A) Street address: 2207 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11416 Address: 2207 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- ☐ A: Owned by a religious institution or used for religious purposes.
- ☐ B: Removed from its original location.
- ☐ C: A birthplace or grave.
- ☐ D: A cemetery
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- ☐ G: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1920 - 1957

E) Significant dates
Construction date
1915 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
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See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Albert Diebold House	Linn
Name of Property	County
2207 Grande Avenue SE	Cedar Rapids
Address	City

Albert Diebold House, Site Inventory Number 57-11416

Address: 2207 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1915 building is a two-story, hipped-roof, wood-frame and stucco house with hipped-roof front dormer. The main materials are wood and stucco siding with an asphalt roof. The front porch has double tapered-wood columns on each side and a hipped roof. All hanging eaves have simple wood rafter details. The wood windows and copper gutters are original. A two-car detached garage with dormer matches the house's design and is historically significant to the property. A back garden gazebo has a hipped roof, intricate wood details, and copper gutters. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Albert Diebold was the original owner of 2207 Grande Ave SE. He and his wife Grace had a daughter, Bonnie. Albert J. Diebold was born in 1883 in New York. In 1912, Albert, along with business partner Mike Ford, opened the Palace Theater at 310 Second Ave SE. It was Cedar Rapids' largest theater and showed first-run movies and had seating for 730 people. Ford and Diebold built another theater in 1919 in Waterloo. The contract for demolition of the brick church where the new theater was to be constructed and the building of its foundation was let to Joseph Hradek of Cedar Rapids in 1919, for which he paid $6,000. The architect for the theater company was M. B. Cleveland. The new theater was called the Strand. Ford and Deibold owned several other theaters as well.[1]

Date of Construction: 1915

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1915 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

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Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

[1] *Cedar Rapids Evening Gazette*, Newspaper Archives, November 12, 1919, p. 8; *Cedar Rapids Sunday Gazette and Republican*, April 17, 1932, p. 12.

Albert Diebold House	Linn
Name of Property	County
2207 Grande Avenue SE	Cedar Rapids
Address	City

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Cedar Rapids Sunday Gazette and Republican, April 17, 1932, p. 12.

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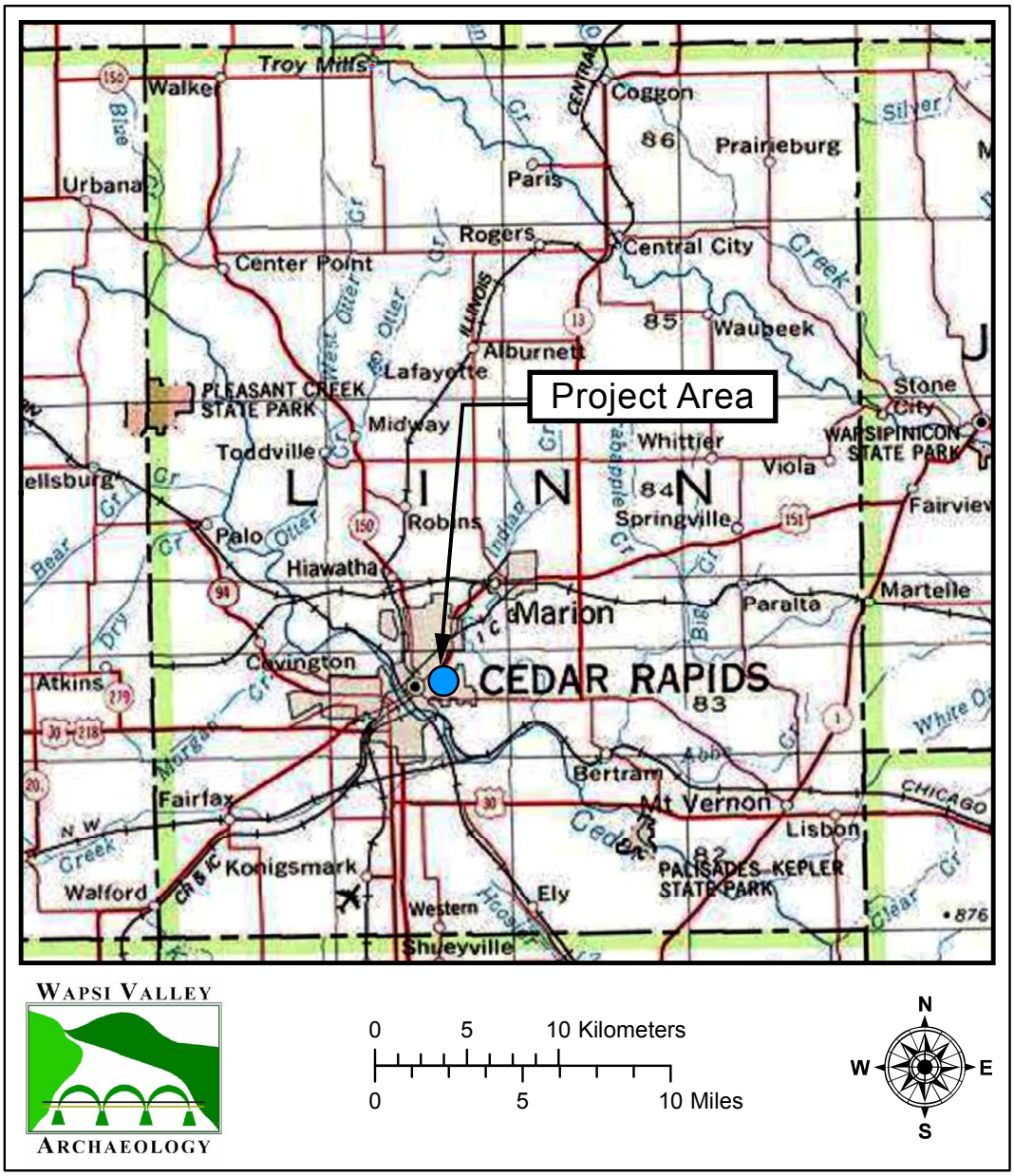
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Albert Diebold House
Site Number: 57-11416
Address: 2207 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



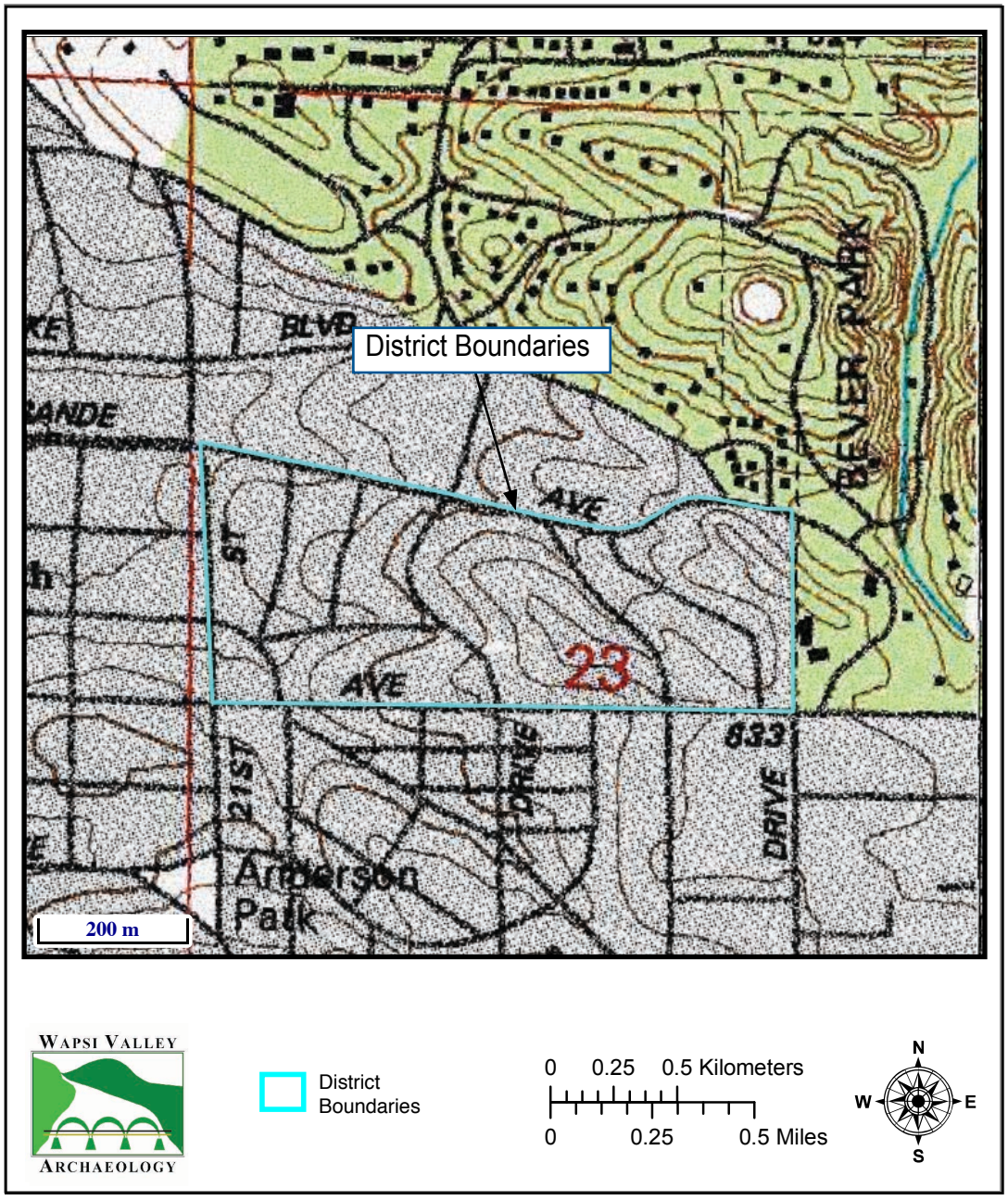
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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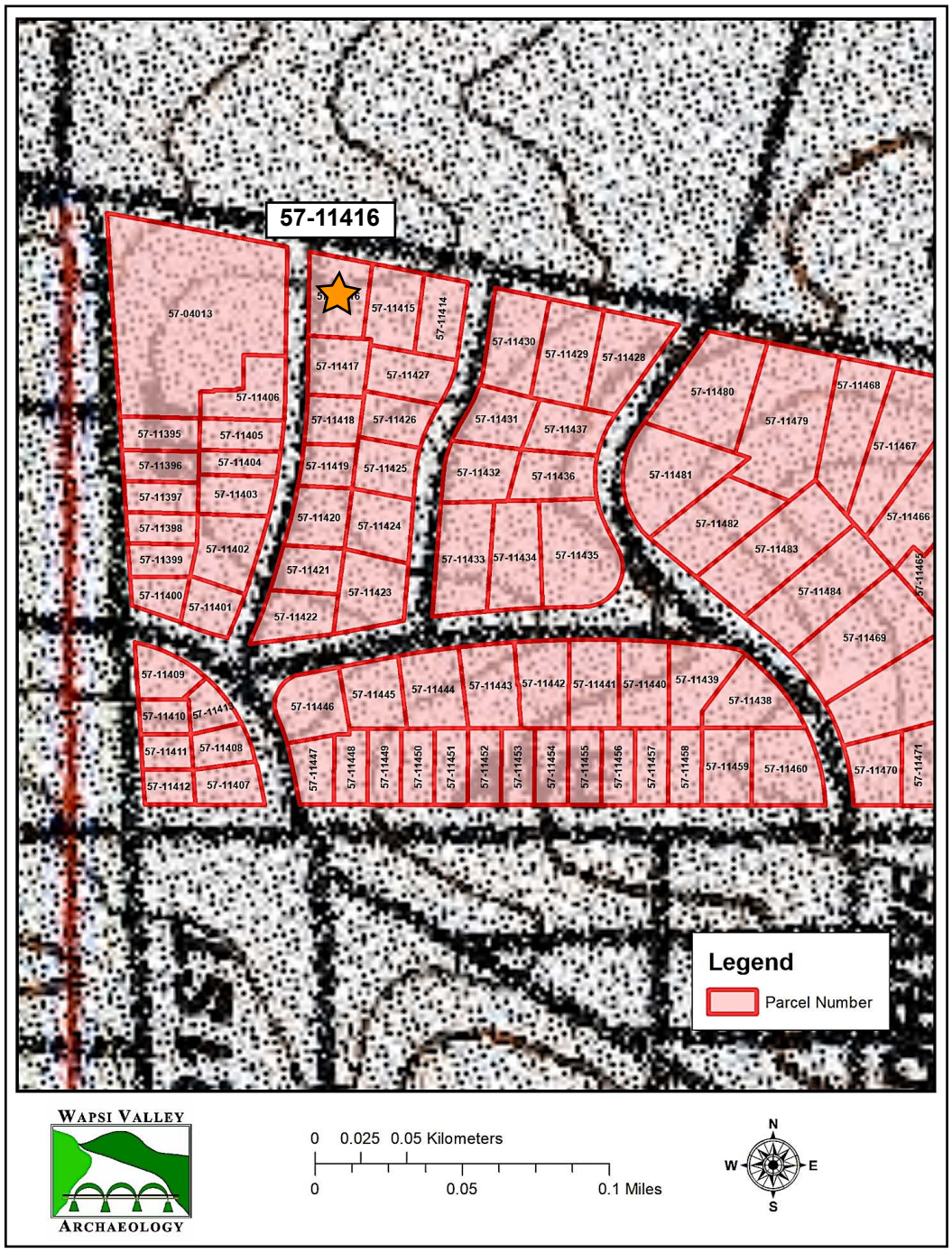
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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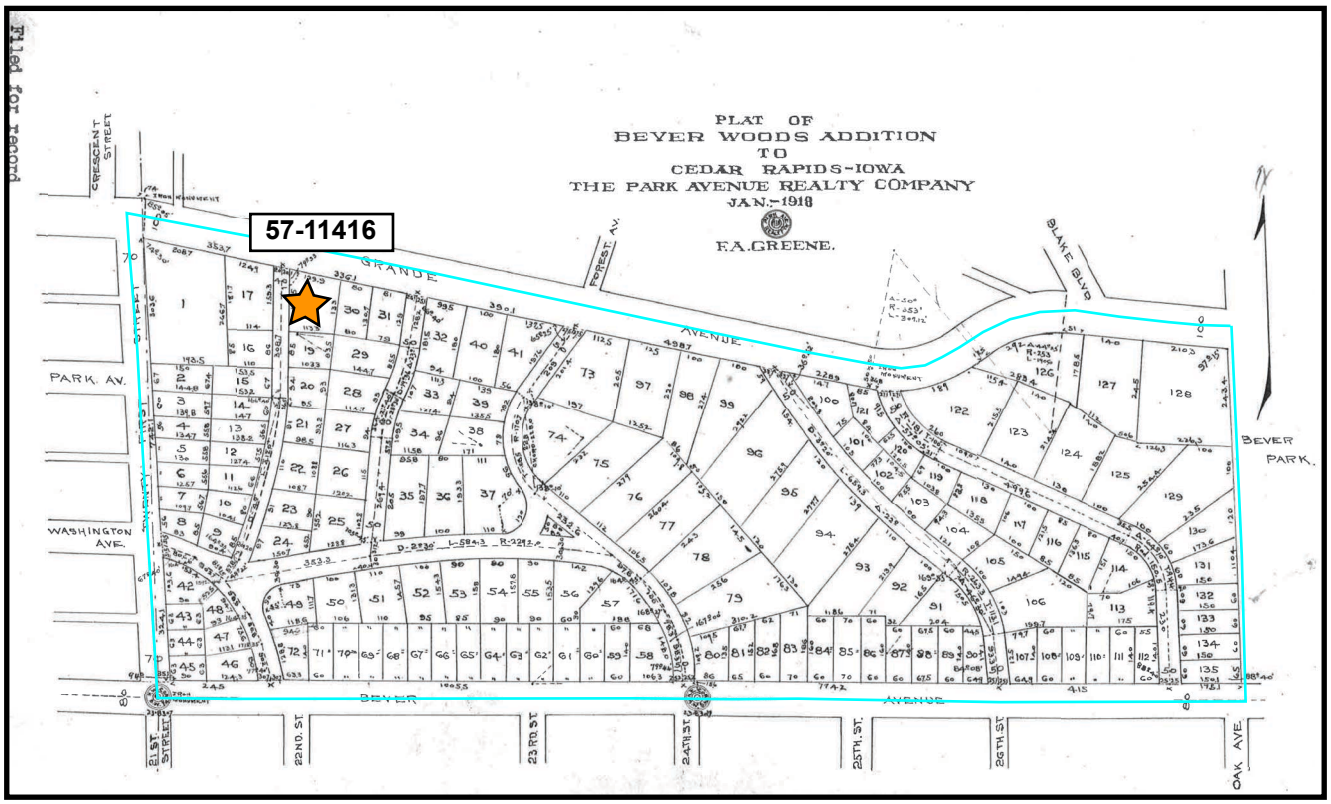
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Albert Diebold House
Address: 2207 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11416
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Albert Diebold House
Site Number: 57-11416
Address: 2207 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2207 Grande Avenue SE (57-11416). *Source: Linn County Assessor.*

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Albert Diebold House
Site Number: 57-11416
Address: 2207 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2207 Grande Avenue SE (57-11416), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11417 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Oskar & Flossie Paulson House I

B) Other names: _____

- **Location**

A) Street address: 348 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11417 Address: 348 Garden Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1918 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor
O.F. Paulson Construction Co.

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Oskar & Flossie Paulson House I	Linn
Name of Property	County
348 Garden Drive SE	Cedar Rapids
Address	City

Oskar & Flossie Paulson House I, Site Inventory Number 57-11417

Address: 348 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1918 building is a three-story Craftsman-style house with side-gable roof and double-front gables on each side. The main materials are wood and stucco siding with an asphalt roof. A center dormer has an awning roof over the front entrance. The entrance door has a rectangular transom and sidelights. A brick apron surrounds the house on the first level, and the façade has intricate wood and stucco detailing throughout. Most windows appear original. A two-car detached garage with front dormer matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Oskar Fridjof Paulson was born in Norway in 1885. He was a general contractor in the building industry according to the 1940 Census and living in the house with his wife Flossie. Oskar F. Paulson arrived in Cedar Rapids from Minneapolis in 1908. He worked for contractor H.F. Jones, building homes and businesses in Cedar Rapids. Among the contractor's projects was the Johnson school and the Magnus Hotel. Paulson married Jones' daughter, Flossie, in 1909 and in 1913, set out on his own, founding O.F. Paulson Construction Co. His company already had worked on the Roosevelt Hotel and the new coliseum when he won the contract in February 1927 for one of two theaters being built in Cedar Rapids. Paulson built the Iowa Theater on the corner at First Avenue and Third Street East in September 1927. Paulson Electric Company has been in business for 80 years and still has offices in Cedar Rapids, recently in Dubuque and Waterloo. It is likely that Mr. Paulson built this house.

Date of Construction: 1918

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1918 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Oskar & Flossie Paulson House I	Linn
Name of Property	County
348 Garden Drive SE	Cedar Rapids
Address	City

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

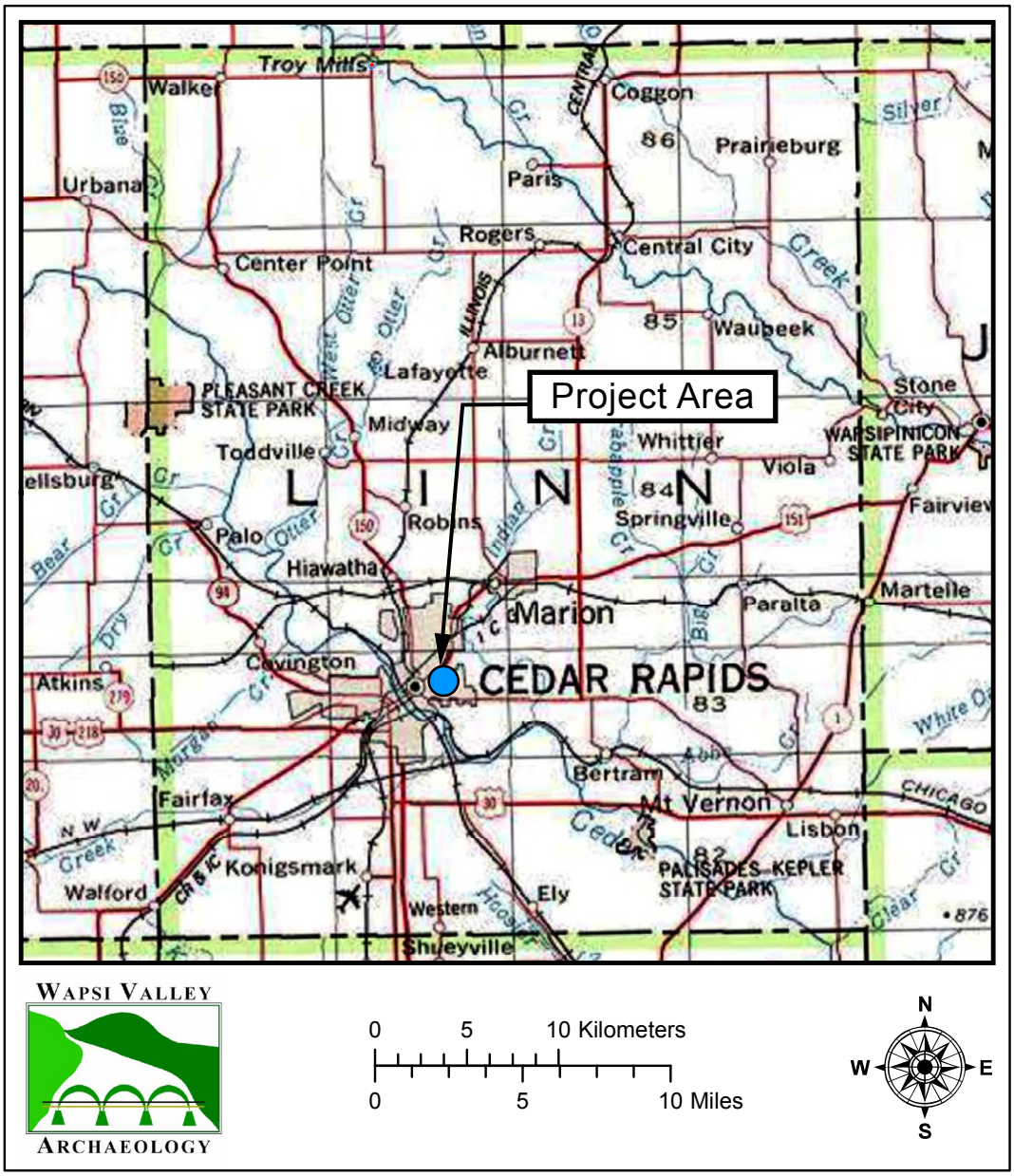
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Oskar and Flossie Paulson House I
Site Number: 57-11417
Address: 348 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



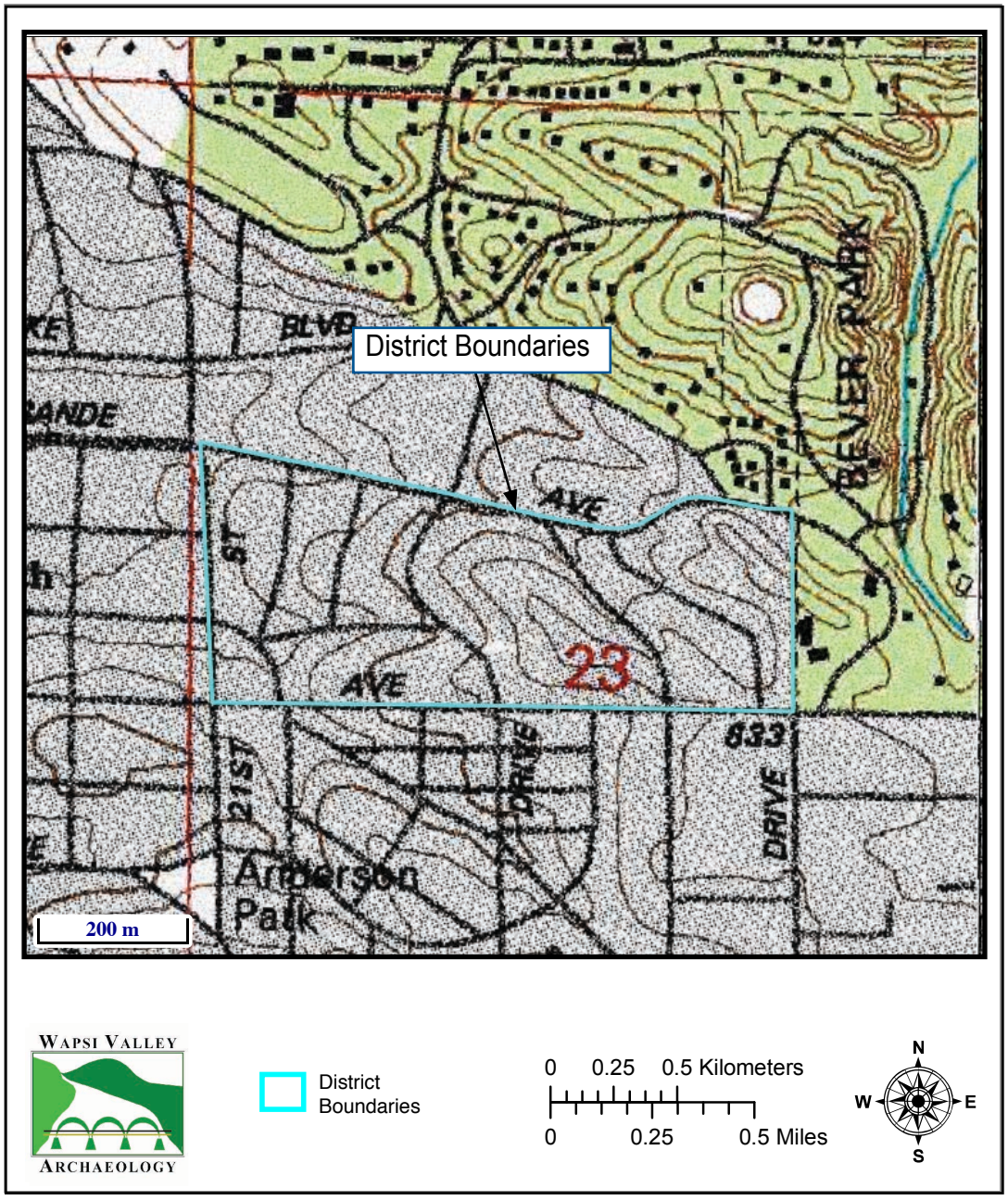
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Site Number: 57-11417
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



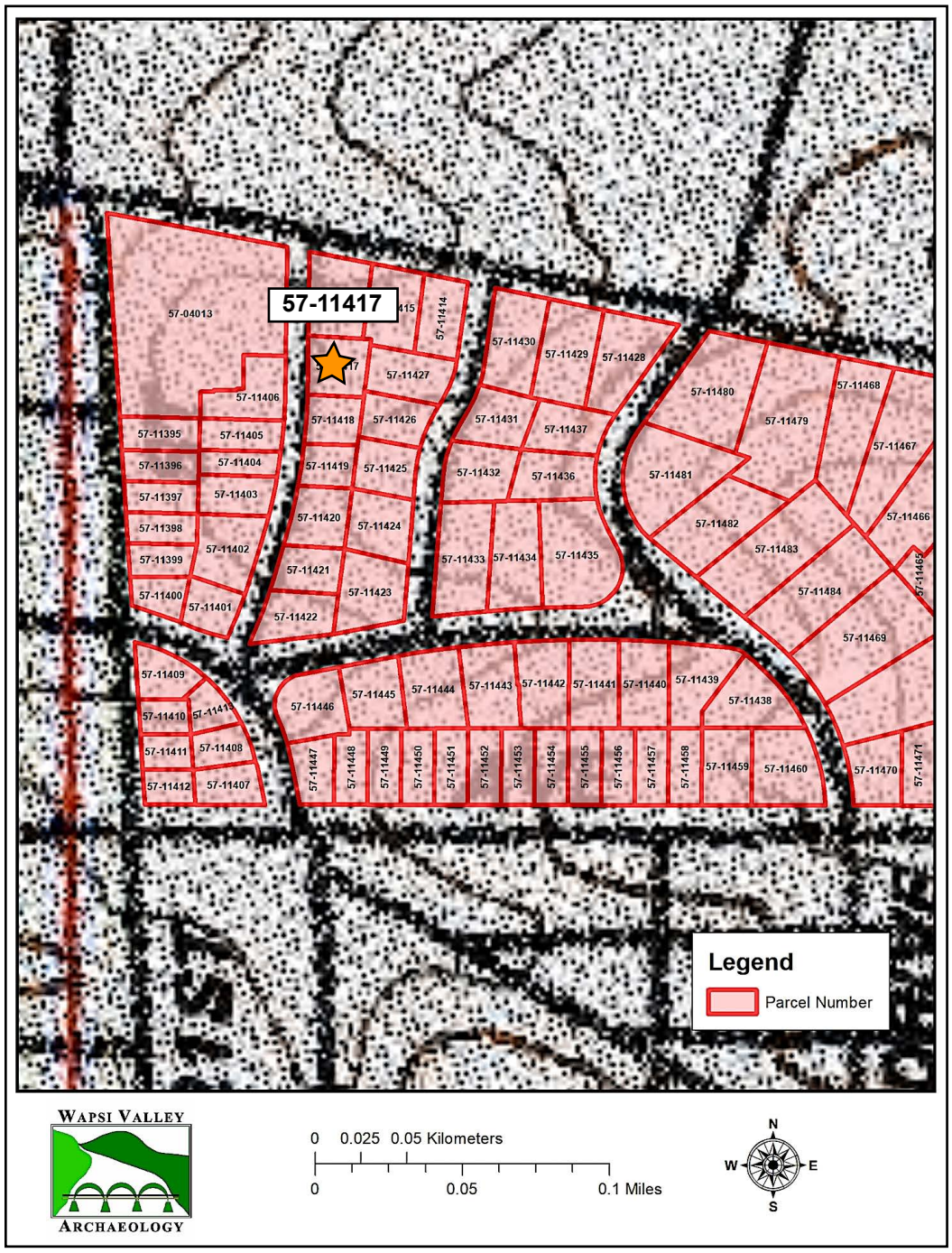
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Site Number: 57-11417
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



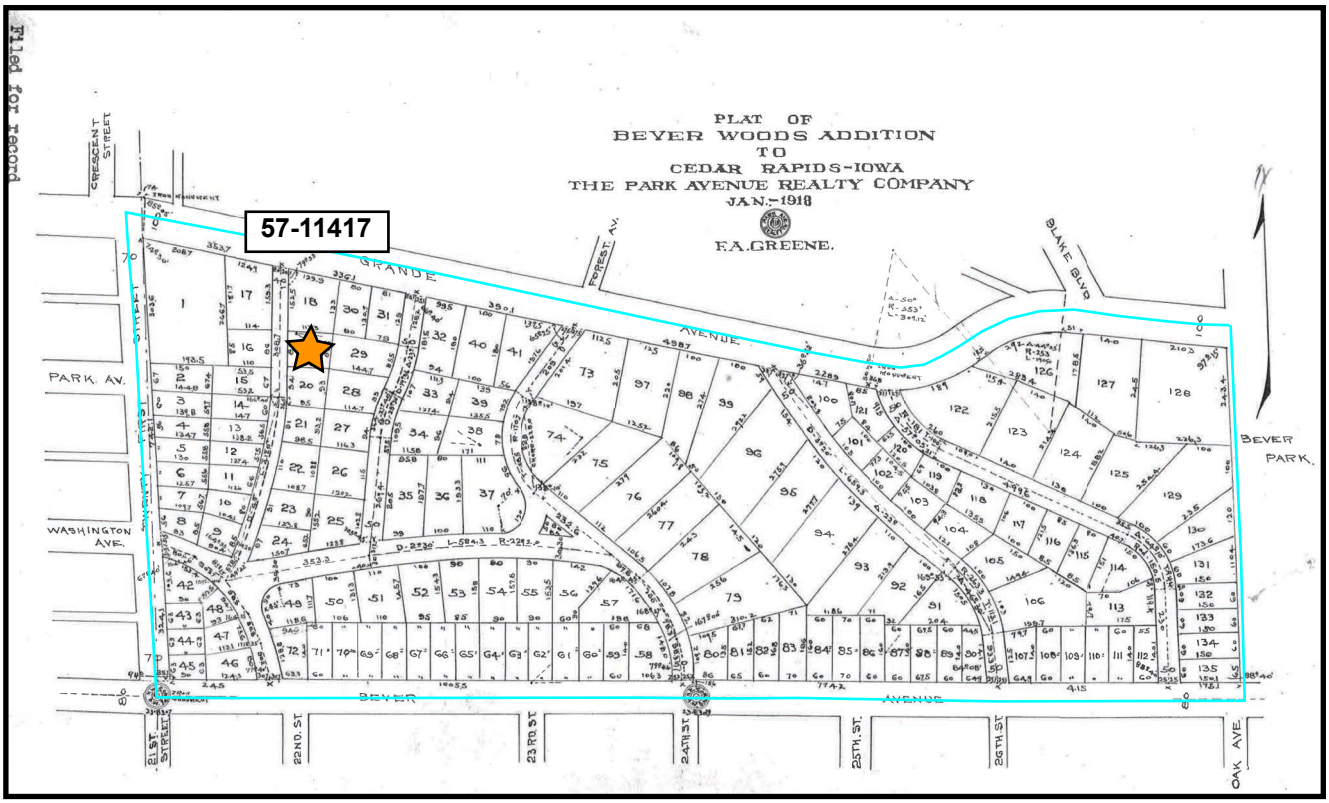
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Site Number: 57-11417
Address: 348 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Oskar and Flossie Paulson House I
Site Number: 57-11417
Address: 348 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Oskar and Flossie Paulson House I
Site Number: 57-11417
Address: 348 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 348 Garden Dr. SE (57-11417). *Source: Linn County Assessor.*

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Name of Property: Oskar and Flossie Paulson House I
Site Number: 57-11417
Address: 348 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1972 photograph of 348 Garden Drive SE (Site Inventory No. 57-11417).
Source: Hedges Realty, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Oskar and Flossie Paulson House I
Site Number: 57-11417
Address: 348 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



348 Garden Drive SE (57-11417), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11418 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Alfred and Gertrude Torgueson House I

B) Other names: _____

- **Location**

A) Street address: 352 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11418 Address: 352 Garden Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1918 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found. I	Linn
Name of Property	County
352 Garden Drive SE	Cedar Rapids
Address	City

Alfred and Gertrude Torgueson House I, Site Inventory Number 57-11418

Address: 352 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1918 building is a two-story, side-gable-roof house with gable-roof pediment entrance. The main materials are wood and stucco siding with an asphalt roof. The entrance porch has a segmented arch under the pediment and three wood Doric columns and two pilasters on each side to support it. A first-level side volume has a faux balcony on the second level. The windows and shutters are replacements. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Date of Construction: 1918

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 1978 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Error! Reference source not found. I	Linn
Name of Property	County
352 Garden Drive SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House I
Site Number: 57-11418
Address: 352 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

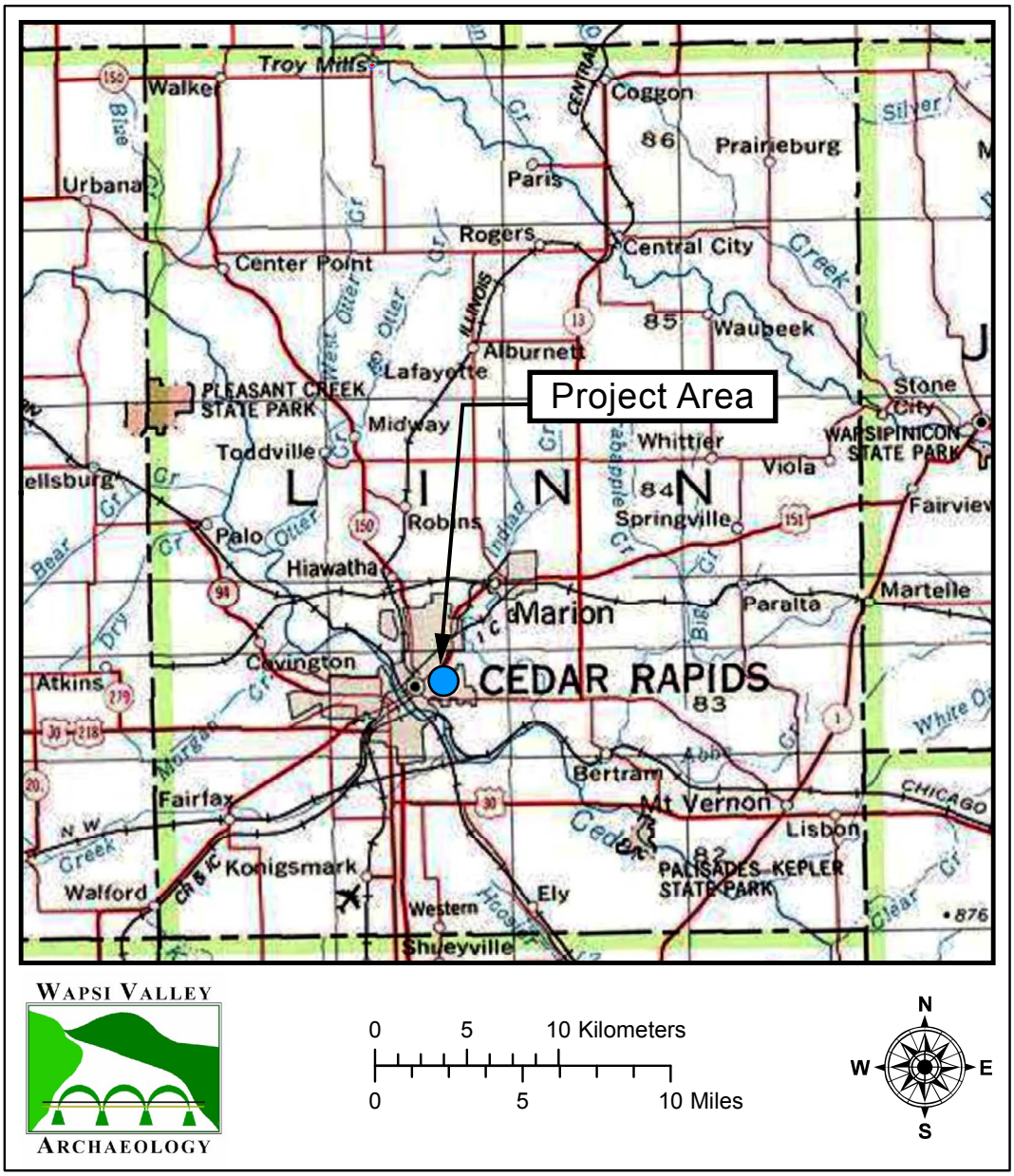


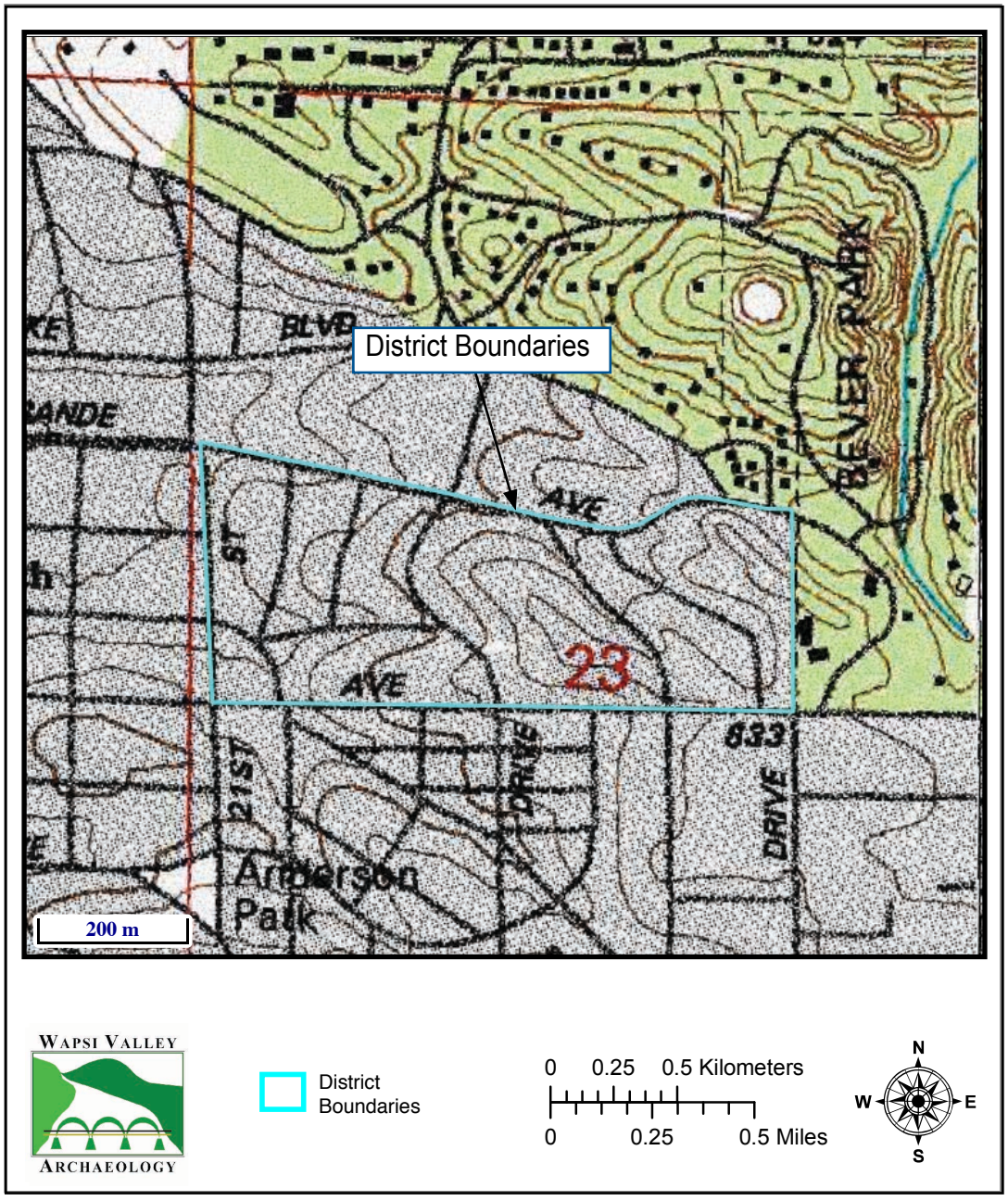
Figure 1. Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House I
Site Number: 57-11418
Address: 352 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



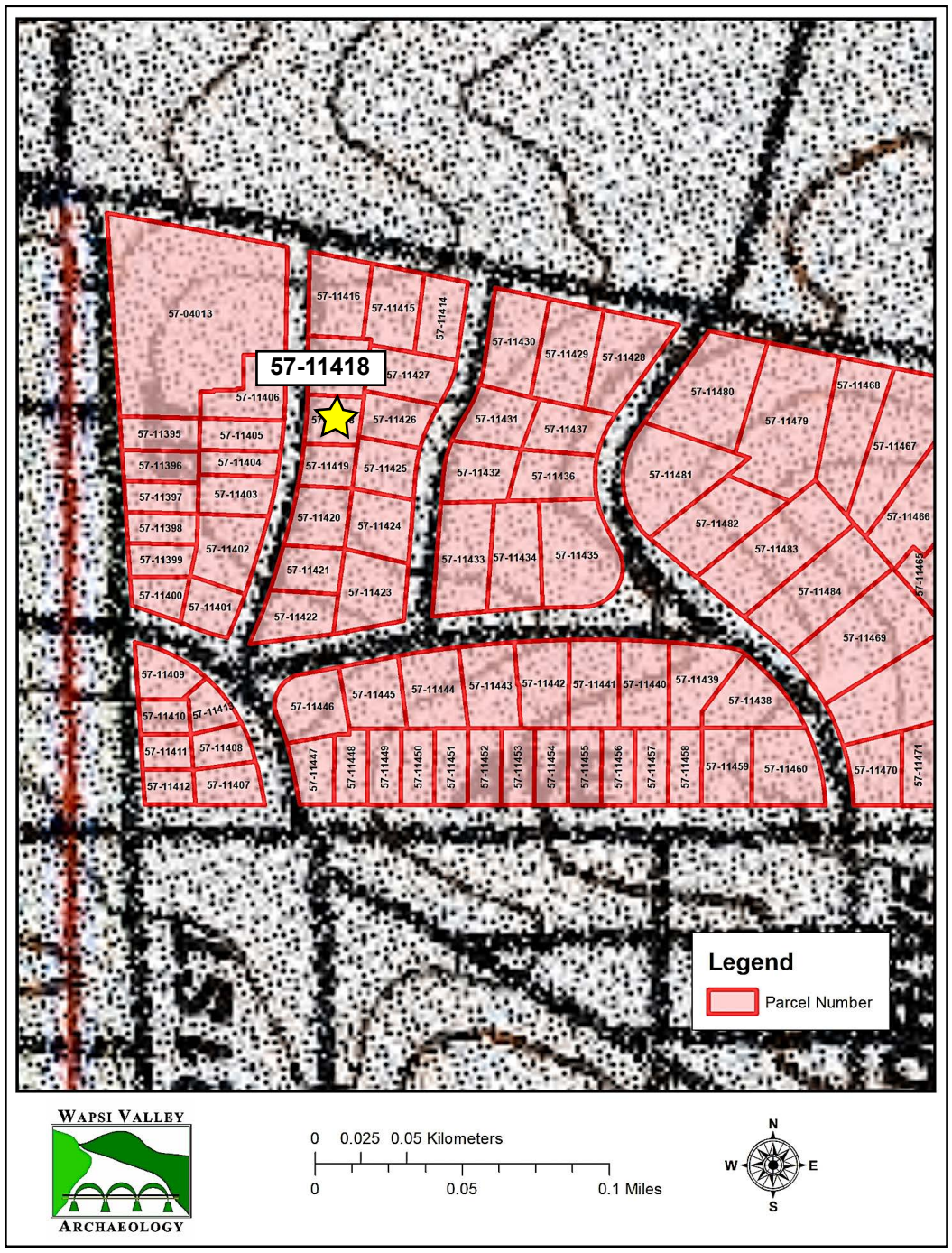
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House I
Site Number: 57-11418
Address: 352 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



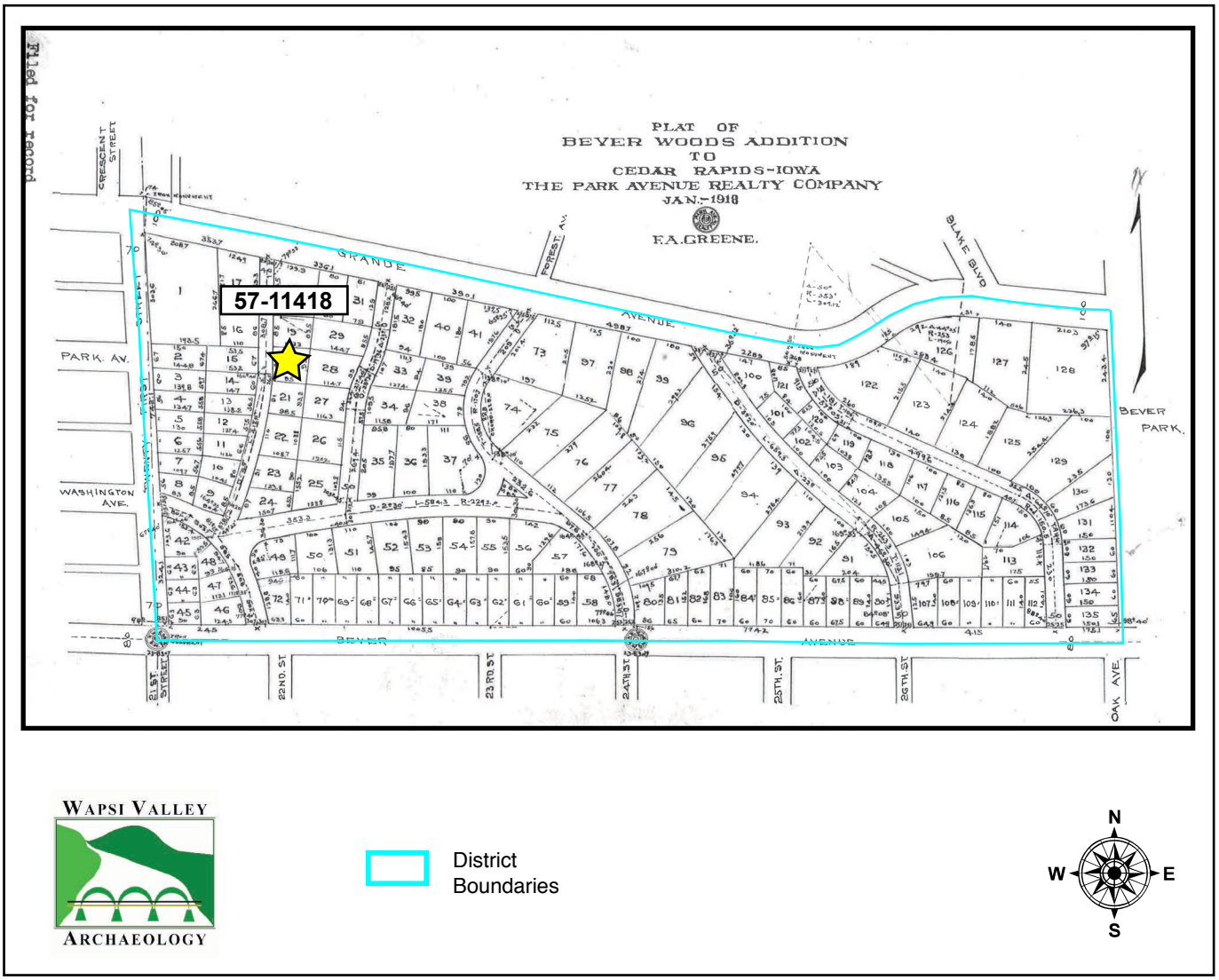
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House I
Site Number: 57-11418
Address: 352 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House I
Site Number: 57-11418
Address: 352 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House I
Site Number: 57-11418
Address: 352 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 352 Garden Dr. SE (57-11418). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House I
Site Number: 57-11418
Address: 352 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



352 Garden Drive SE (57-11418), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11419 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Clare and Myrna Marshall House

B) Other names: _____

- **Location**

A) Street address: 356 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11419 Address: 356 Garden Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Clare and Myrna Marshall House	Linn
Name of Property	County
356 Garden Drive SE	Cedar Rapids
Address	City

Clare and Myrna Marshall House, Site Inventory Number 57-11419

Address: 356 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story, side-gable-roof house with front-gable entrance porch supported by tapered vinyl-clad columns over vinyl-clad bases. The main materials are vinyl siding and asphalt roof. The wood windows appear to be original. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and entrance porch replacements.

Historic Background:
The original owners of 356 Garden Dr. SE were Clare R. Marshall and his wife Myrna. Clare was the president and general manager of Tru-Art Corporation and of the Marshall Wallace Advertising Agency, according to the *Cedar Rapids City Directories* of 1929.

Date of Construction: 1920

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and entrance porch replacements. The 1920 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Clare and Myrna Marshall House	Linn
Name of Property	County
356 Garden Drive SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

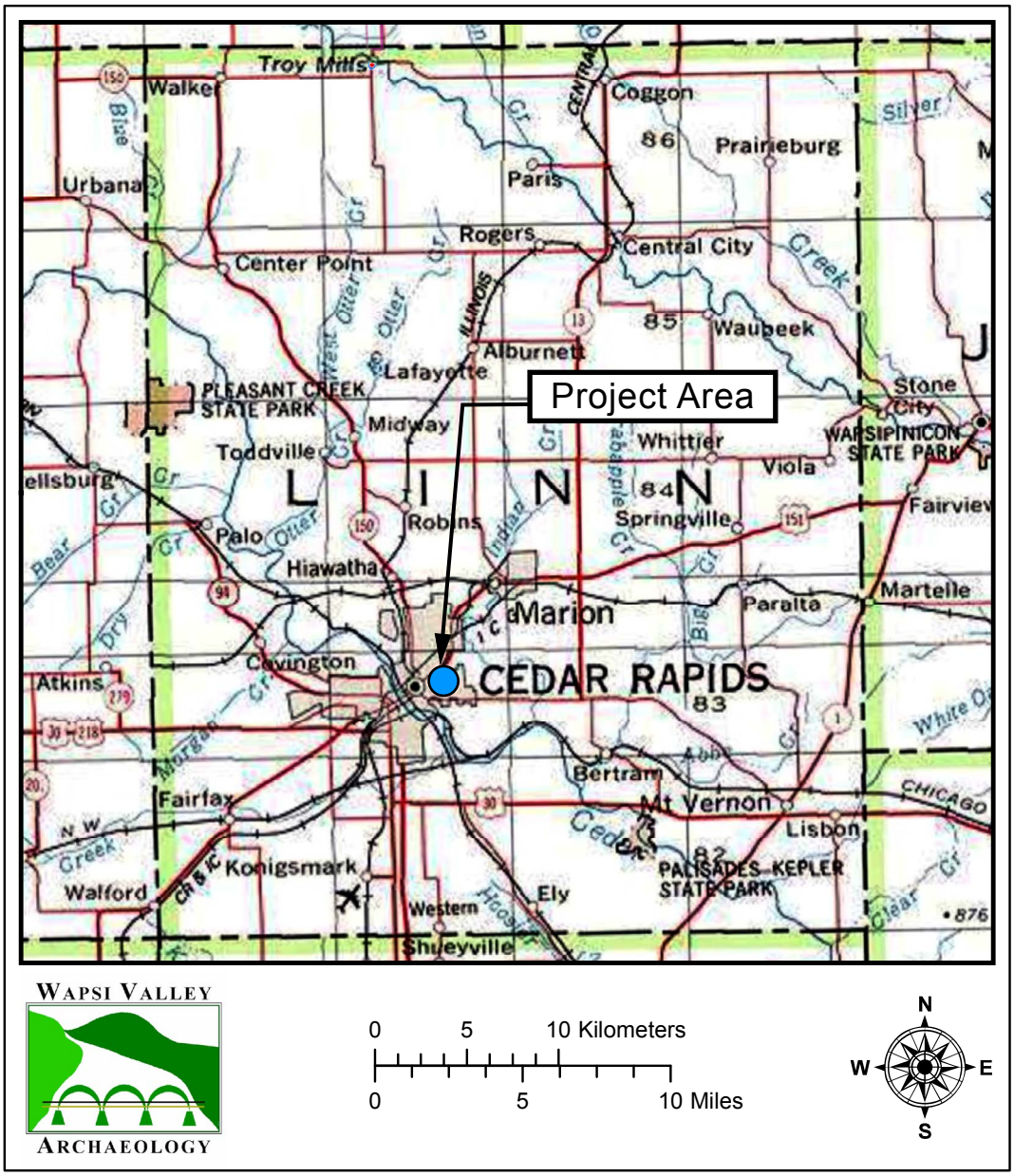
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Clare and Myrna Marshall House
Site Number: 57-11419
Address: 356 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



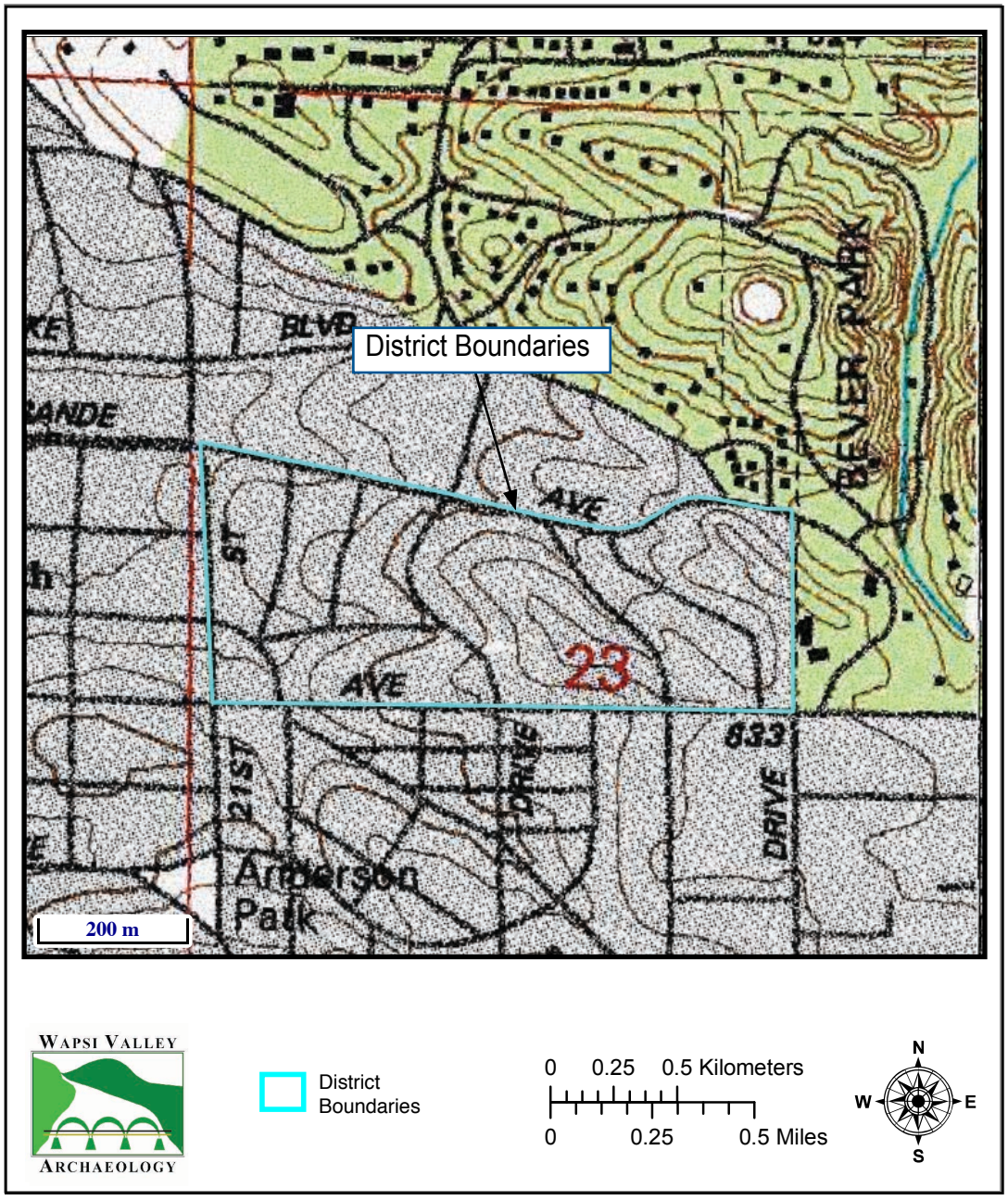
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Clare and Myrna Marshall House
Site Number: 57-11419
Address: 356 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



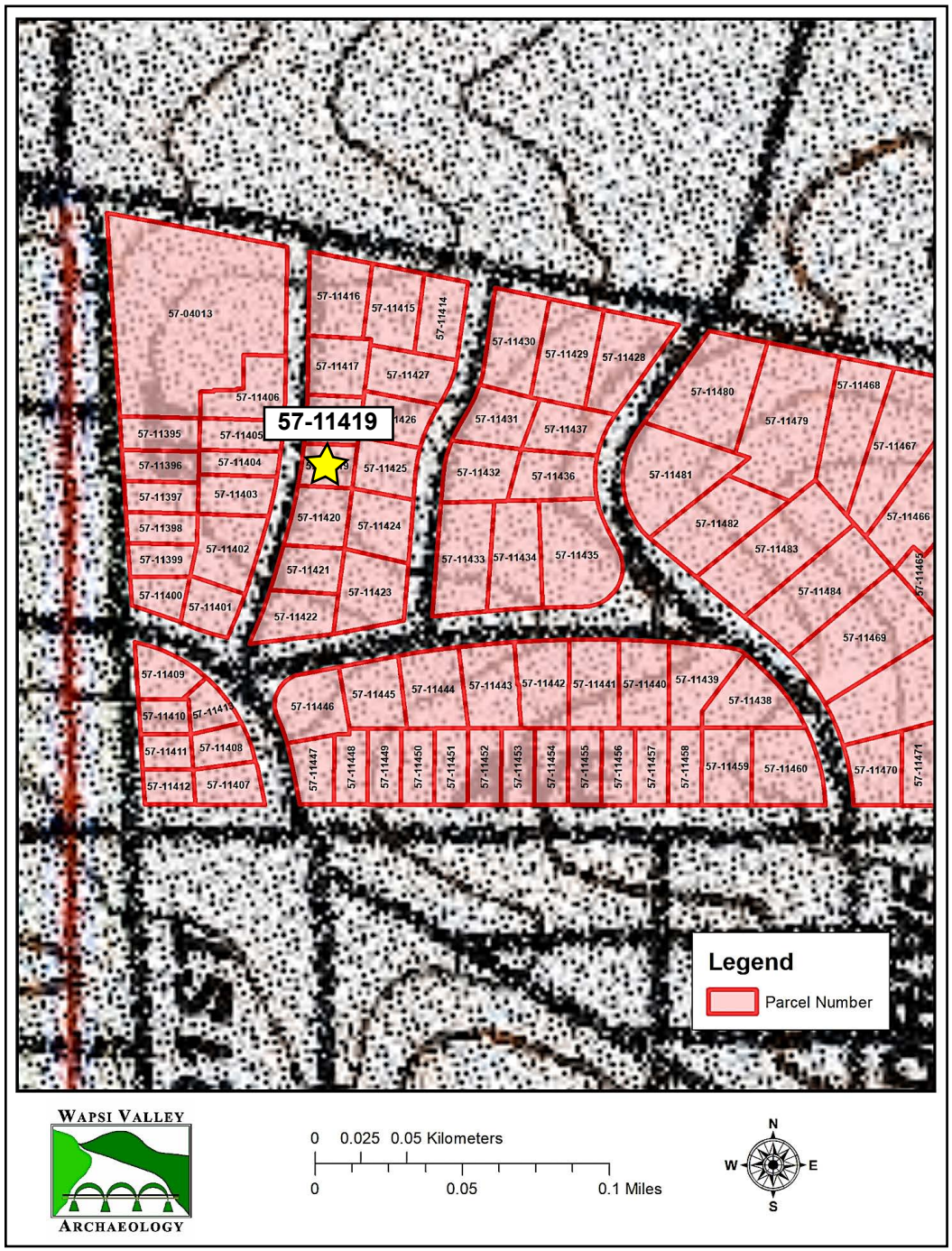
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Clare and Myrna Marshall House
Site Number: 57-11419
Address: 356 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

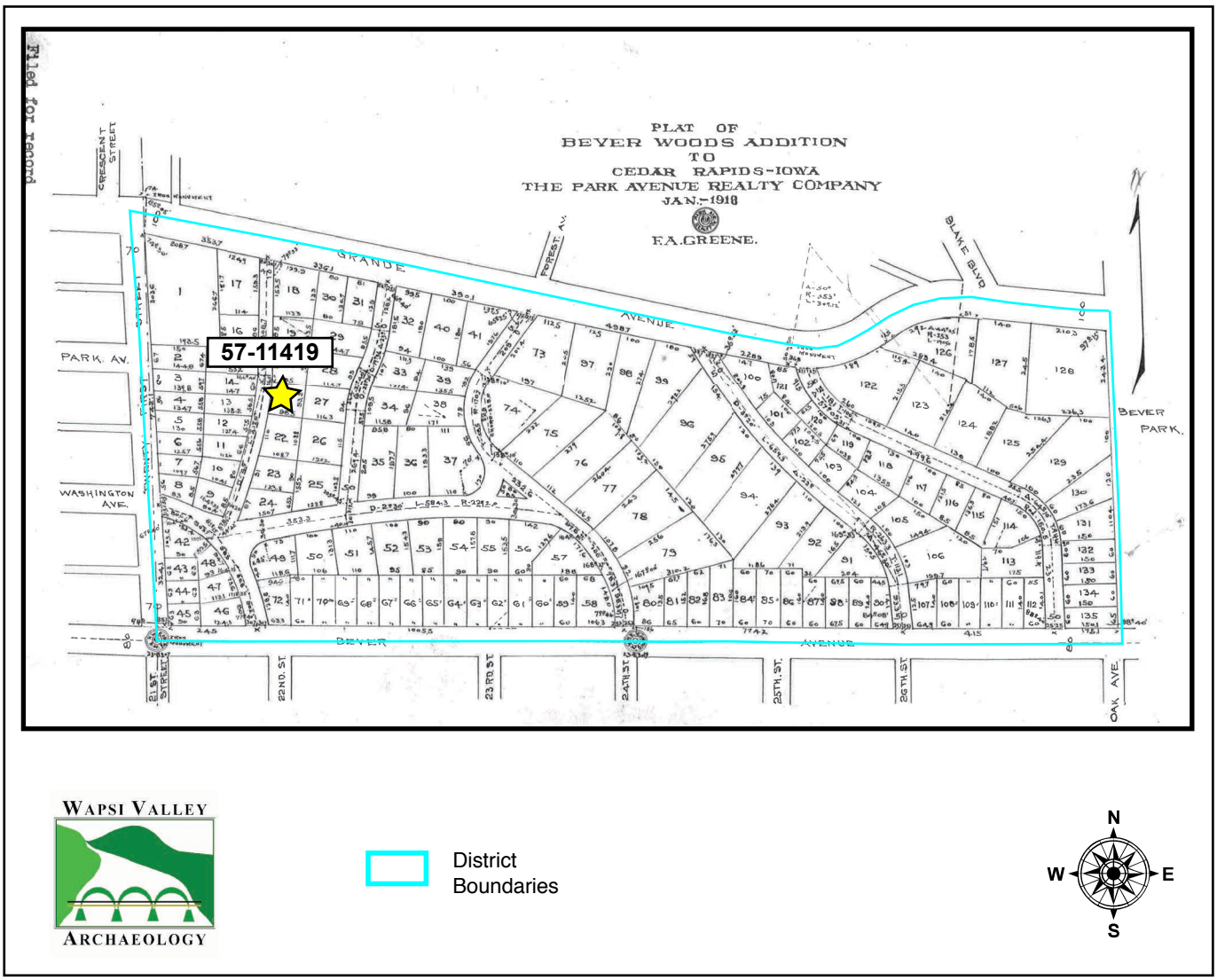
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IOWA DEPARTMENT OF **CULTURAL AFFAIRS**

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Clare and Myrna Marshall House
Address: 356 Garden Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11419
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Clare and Myrna Marshall House
Site Number: 57-11419
Address: 356 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Clare and Myrna Marshall House
Site Number: 57-11419
Address: 356 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 356 Garden Drive SE (57-11419). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Clare and Myrna Marshall House
Address: 356 Garden Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11419
Related District Number: 57-11394



356 Garden Drive SE (57-11419), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11420 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Edward R. and Daisy Pratt House

B) Other names: _____

- **Location**

A) Street address: 358 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11420 Address: 358 Garden Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Edward R. and Daisy Pratt House	Linn
Name of Property	County
358 Garden Drive SE	Cedar Rapids
Address	City

Edward R. and Daisy Pratt House, Site Inventory Number 57-11420
Address: 358 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story cross-gable-roof house with front-gable entrance porch and a curved dormer. The main materials are stucco, vinyl siding and asphalt roof. The front porch has double semicircular stucco arches with a wood beam and dentil detail under a gable roof. The windows are replacements. A detached two-car garage matches the house's style. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements.

Historic Background:
The original owners of 358 Garden Dr. SE were Edward R. Pratt and his wife Daisy; and they were living in the house in 1922, according to the *Cedar Rapids City Directories*. Edward was born in Vinton, Iowa, in 1871. He was the vice president of Jones Luberger Pratt Co., a retail store that opened in 1882 and sold furniture, rugs, and appliances such as refrigerators. According to an article in the *Cedar Rapids Tribune*, the Jones Luberger Pratt Co. store was the oldest furniture store in Cedar Rapids. Around 1928, after almost 50 years, the name changed to the Luberger Company when Pratt retired.[1] As of 1940, Edward and Daisy were still living in the Garden Dr. SE home.

Date of Construction: 1920

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 2017 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids Tribune, January, 6, 1928, p. 4.

[1] *Cedar Rapids Tribune*, January, 6, 1928, p. 4.

Edward R. and Daisy Pratt House	Linn
Name of Property	County
358 Garden Drive SE	Cedar Rapids
Address	City

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

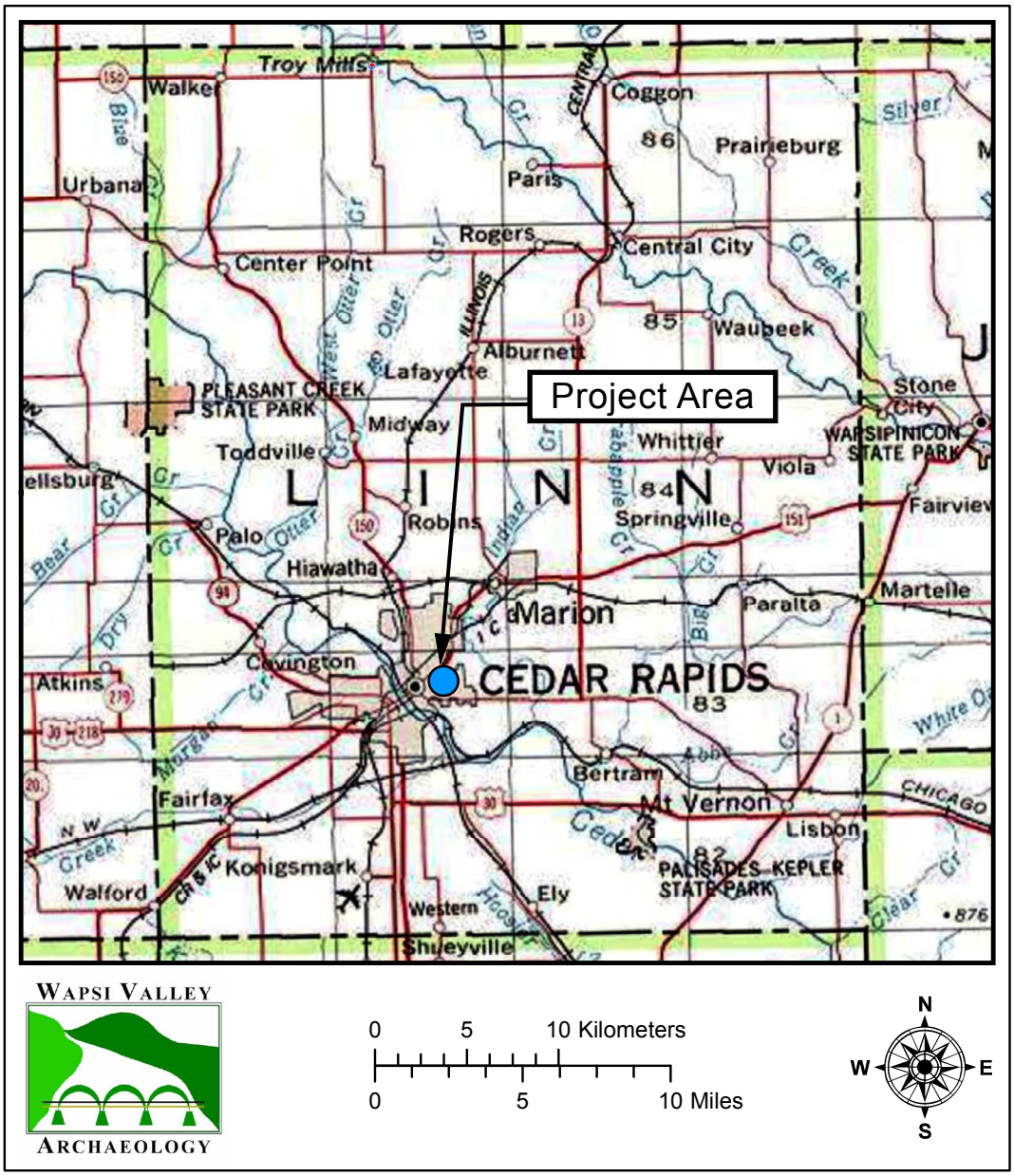
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward R. and Daisy Pratt House
Site Number: 57-11420
Address: 358 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



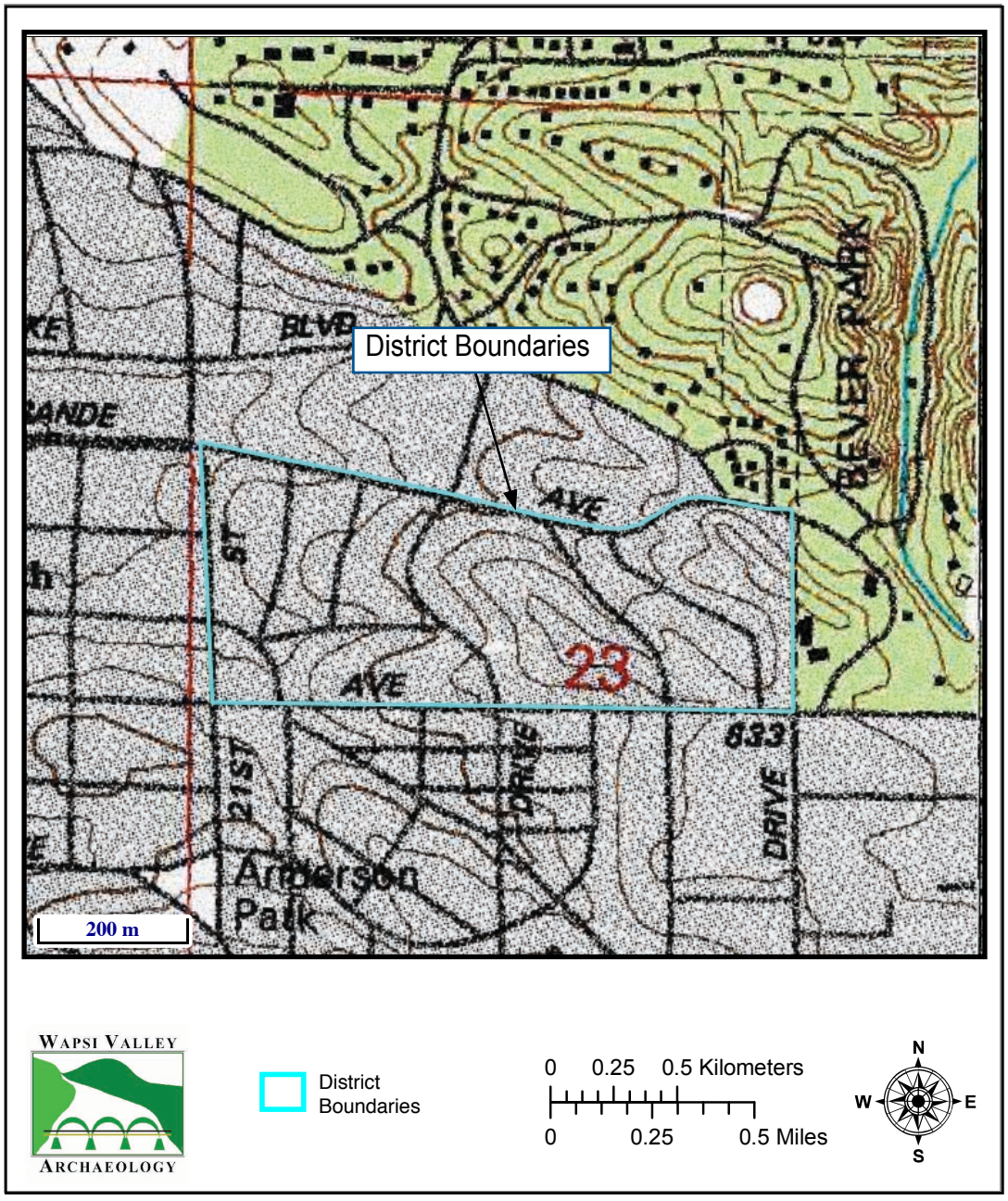
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

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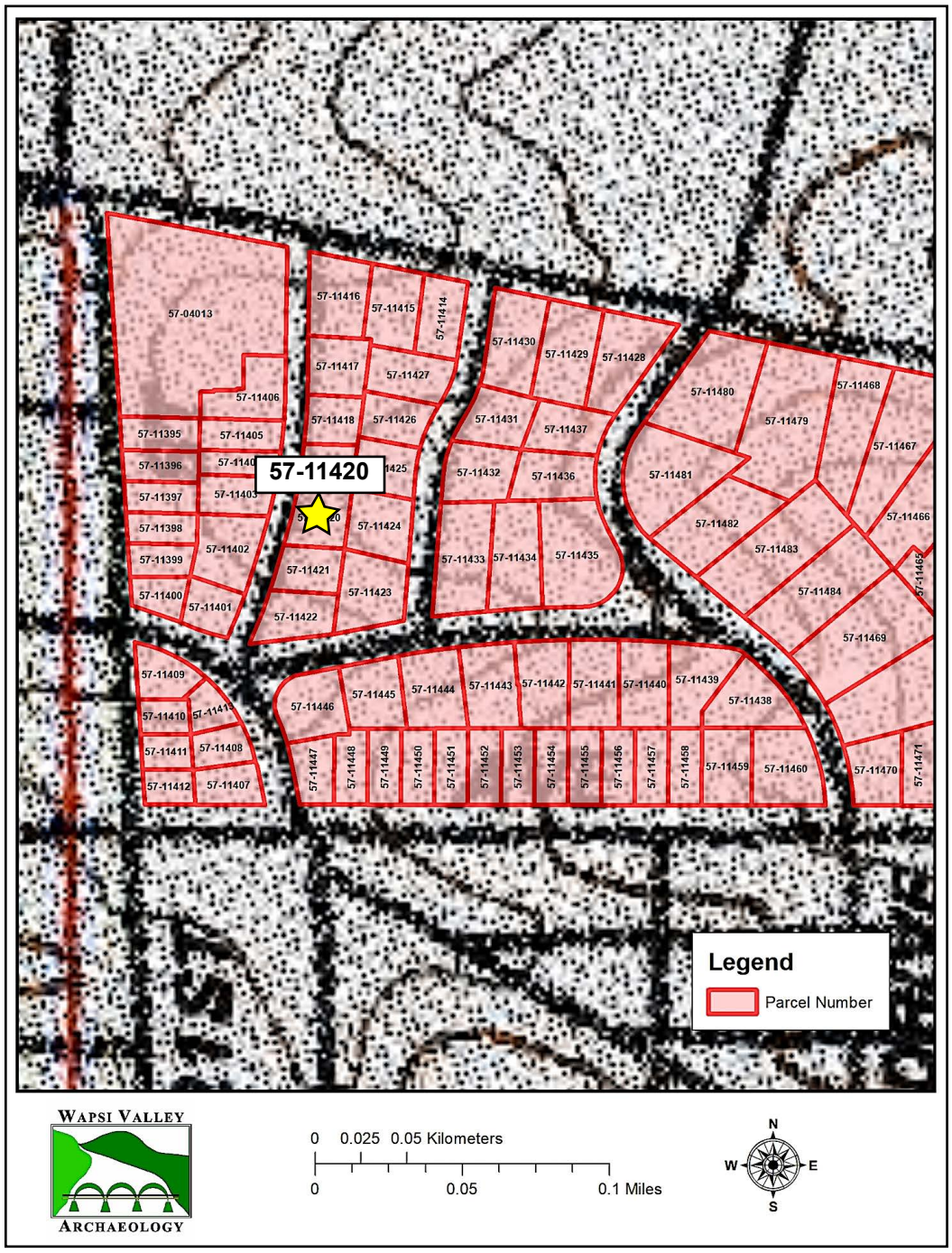
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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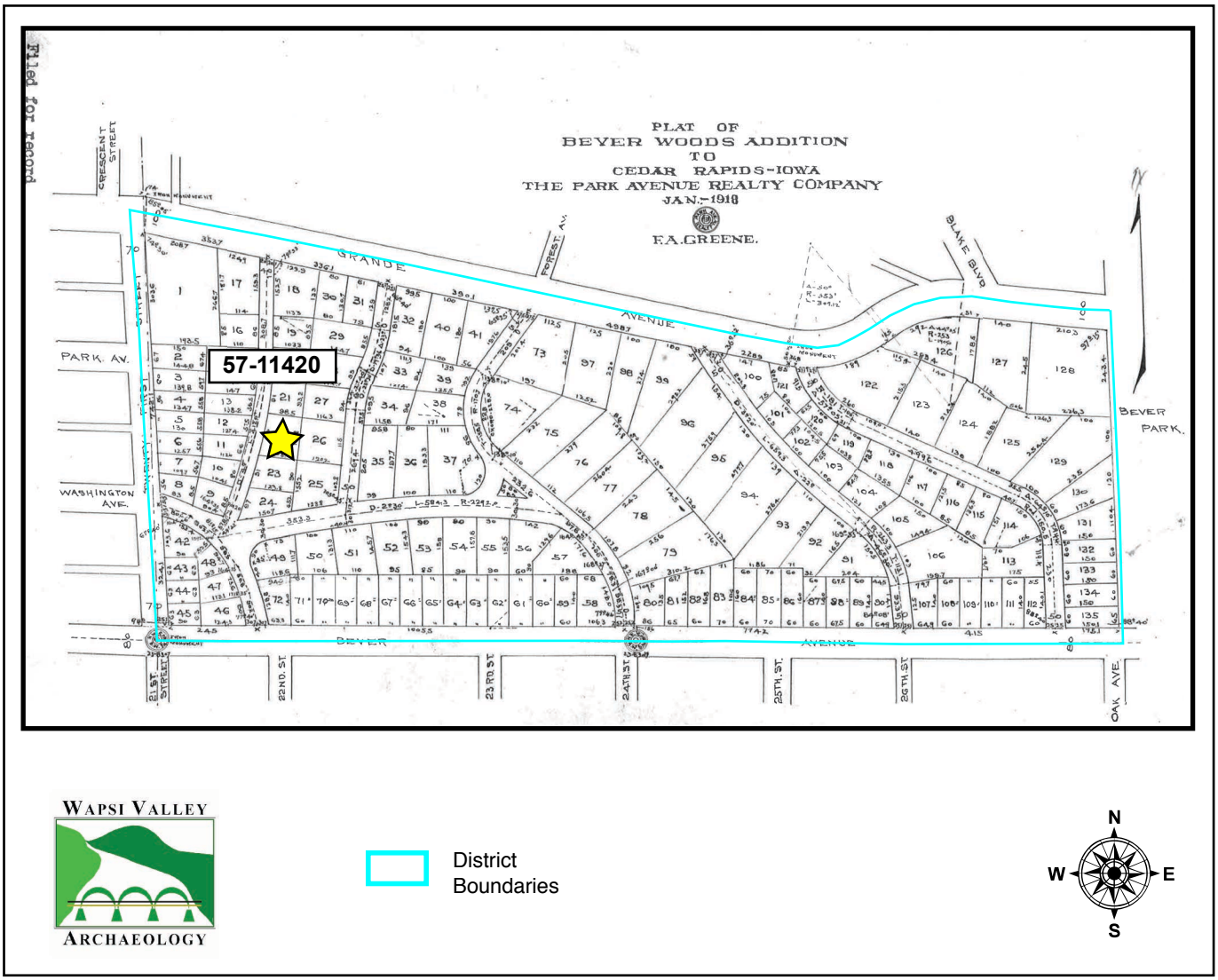
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward R. and Daisy Pratt House
Site Number: 57-11420
Address: 358 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Edward R. and Daisy Pratt House
Site Number: 57-11420
Address: 358 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward R. and Daisy Pratt House
Site Number: 57-11420
Address: 358 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 358 Garden Drive SE (57-11420). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward R. and Daisy Pratt House
Site Number: 57-11420
Address: 358 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



358 Garden Drive SE (57-11420), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11421 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Edward and Olga Harms House

B) Other names: _____

- **Location**

A) Street address: 362 Garden Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11421 Address: 362 Garden Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Edward and Olga Harms House	Linn
Name of Property	County
362 Garden Drive SE	Cedar Rapids
Address	City

Edward and Olga Harms House, Site Inventory Number 57-11421

Address: 362 Garden Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a two-story side-gable-roof house with cross-gable center volume. The main materials are wood siding and asphalt roofing. The entrance porch has a gable roof with segmented arch pediment supported by wood Doric columns and detailed corbel brackets. A first-level side volume has a shed roof. The wood windows appear to be original. A detached two-car garage matches the house's style. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of the property was Florence Kromas, but by 1926, Edward and Olga Harms were the owners of 362 Garden Dr. SE, as listed in the *Cedar Rapids City Directories*.

Date of Construction: 1923

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1923 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Edward and Olga Harms House	Linn
Name of Property	County
362 Garden Drive SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

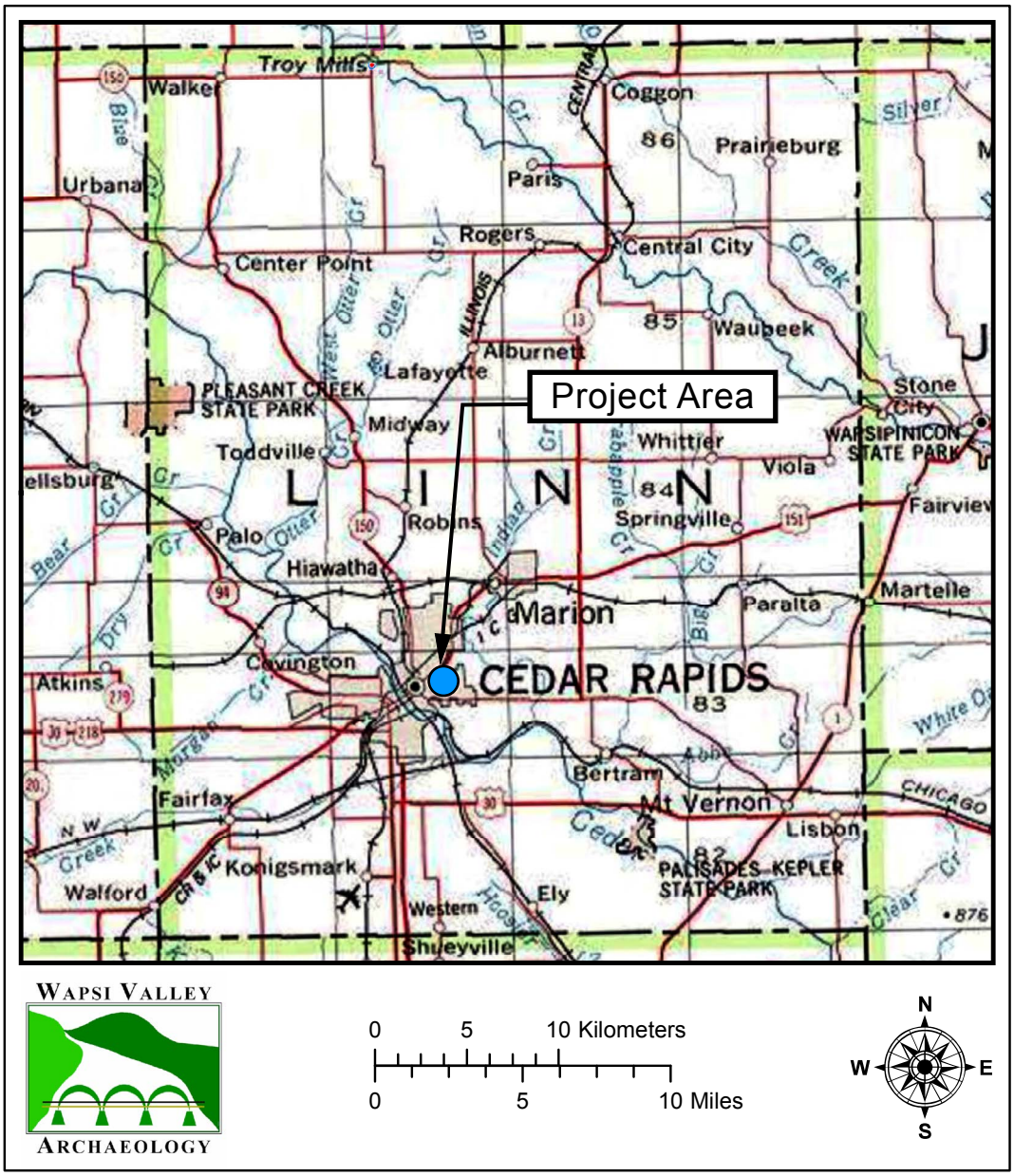
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward and Olga Harms House
Site Number: 57-11421
Address: 362 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



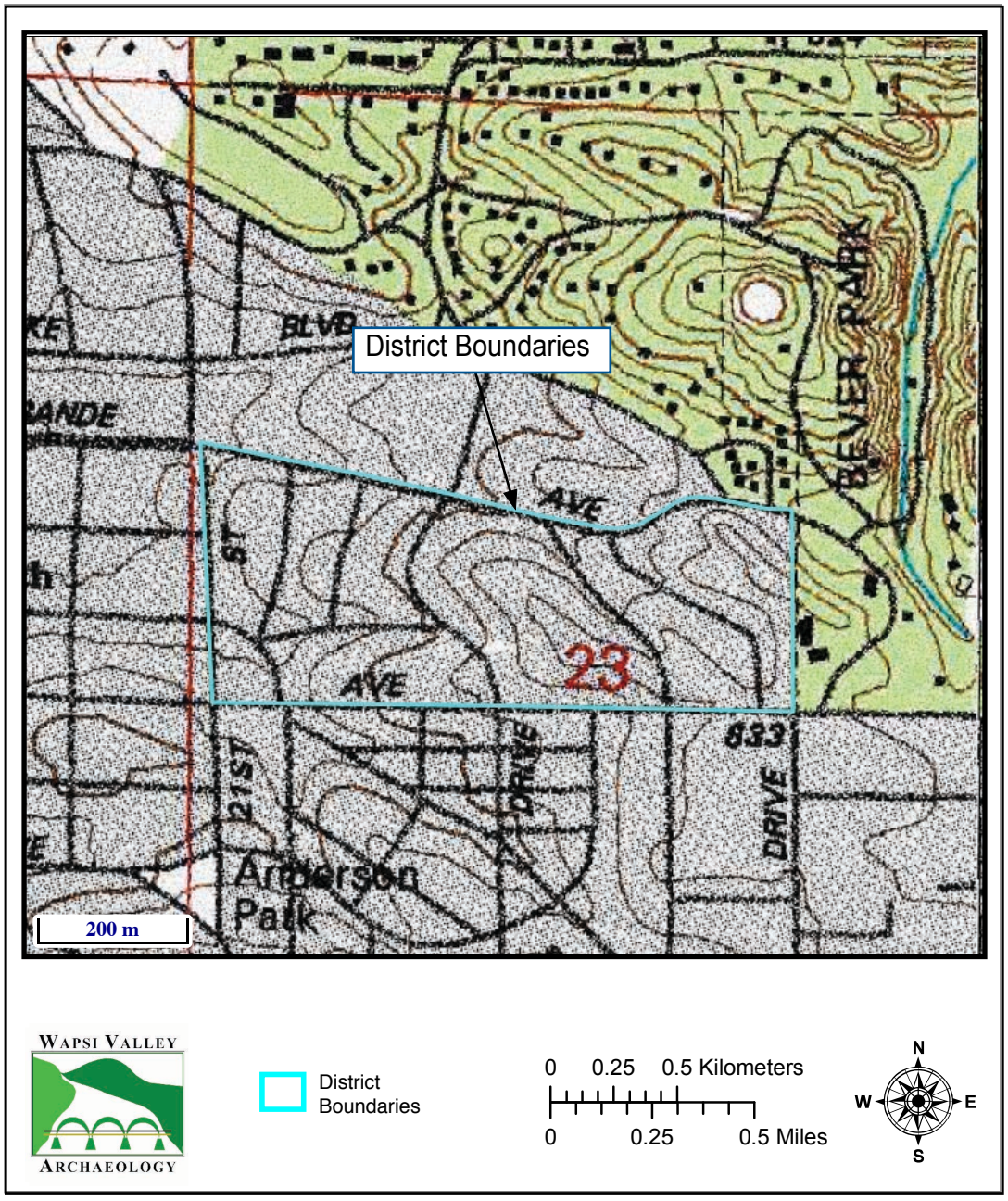
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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City: Cedar Rapids County: Linn



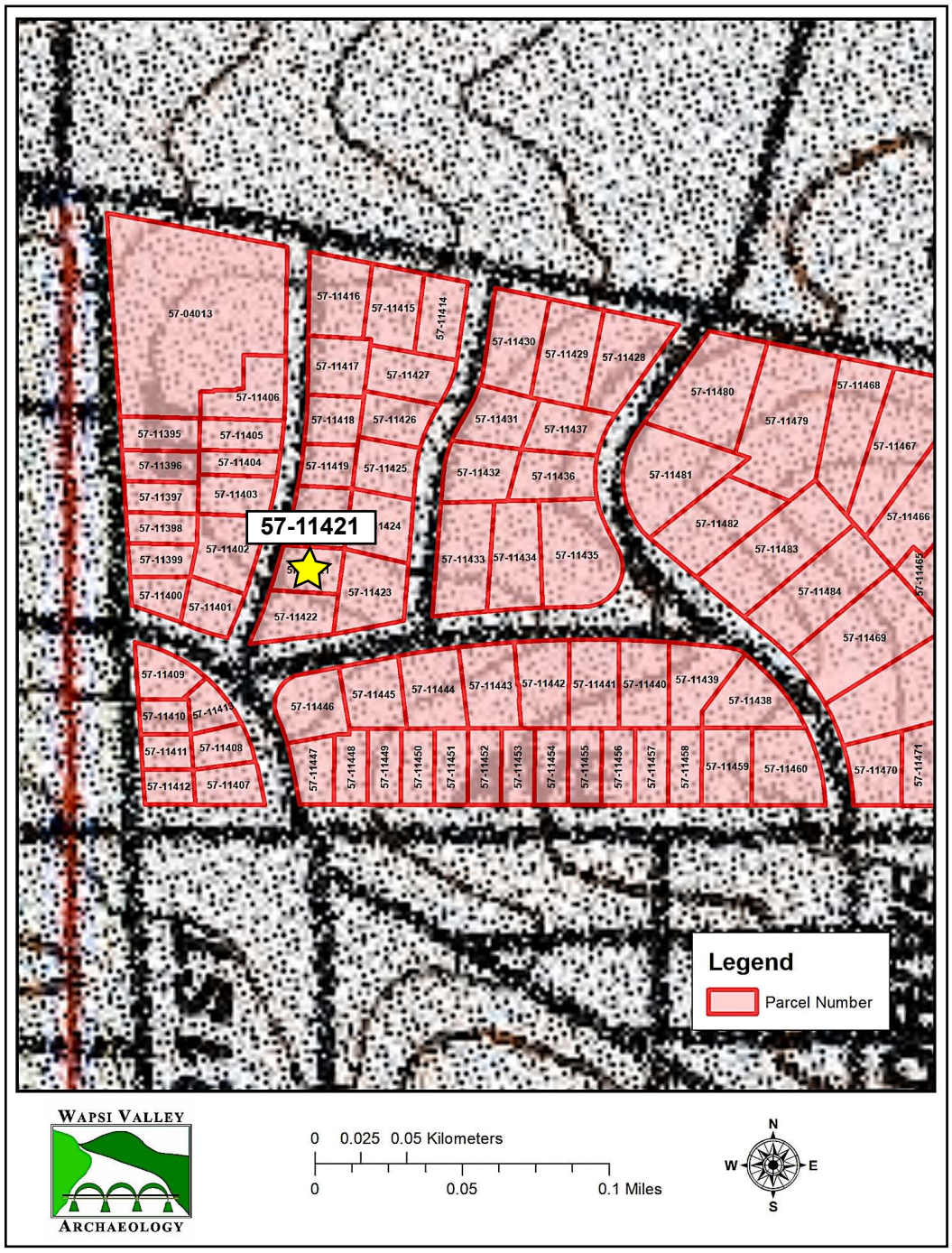
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward and Olga Harms House
Site Number: 57-11421
Address: 362 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

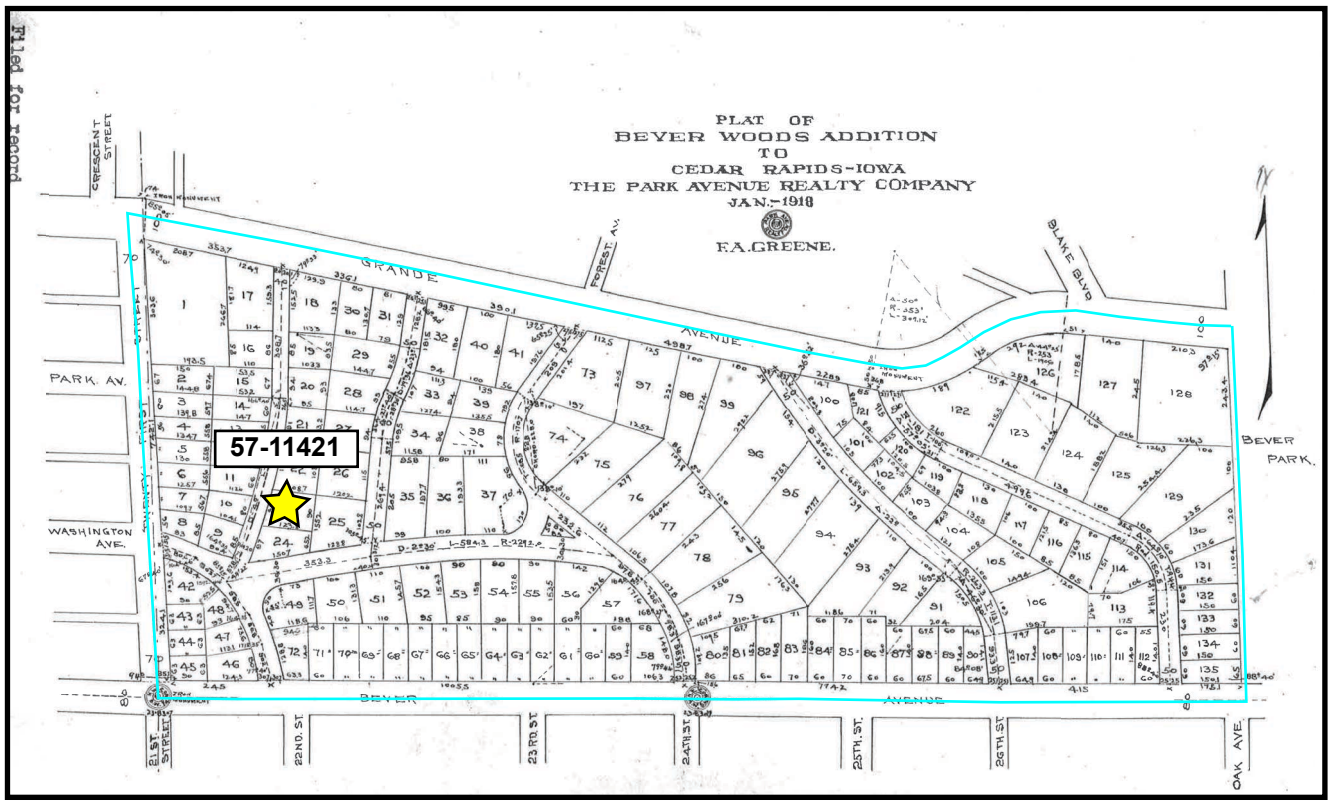
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward and Olga Harms House
Address: 362 Garden Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11421
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Edward and Olga Harms House
Site Number: 57-11421
Address: 362 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Edward and Olga Harms House
Site Number: 57-11421
Address: 362 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 362 Garden Drive SE (57-11421). *Source: Linn County Assessor.*

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Name of Property: Edward and Olga Harms House
Site Number: 57-11421
Address: 362 Garden Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



362 Garden Drive SE (57-11421), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11422 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: William P. and Clara S. Kerchmar House

B) Other names: _____

- **Location**

A) Street address: 2200 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood, 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11422 Address: 2200 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1917 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

William P. and Clara S. Kerchmar House	Linn
Name of Property	County
2200 Washington Avenue SE	Cedar Rapids
Address	City

William P. and Clara S. Kerchmar House, Site Inventory Number 57-11422

Address: 2200 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1917 building is a one-and-a-half-story side-gable-roof house with front-gable-roof dormers in front and back. The main materials are wood, stucco siding and asphalt roof. The roofs have simple wood rafter details. The entrance porch is screened in and has stuccoed tapered columns. A side bay window has an awning roof and rafter details. The windows are replacements. An attached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

Historic Background:
The original residents of 2200 Washington Ave SE, as noted in 1922, were William P. and Clara S. Kerchmar. Dr. Xavier was the original owner of the lot.

Date of Construction: 1917

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

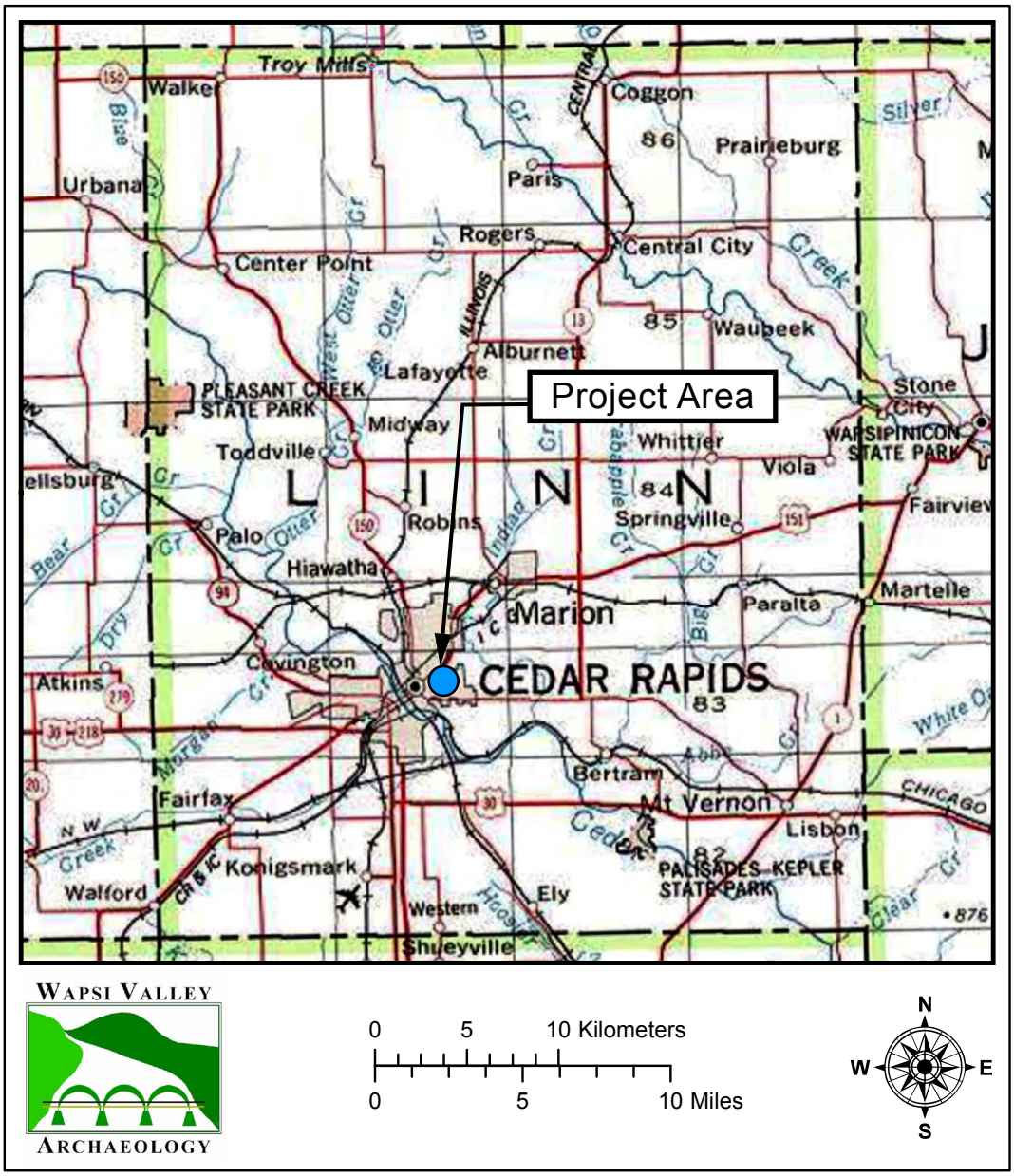
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: William P. and Clara S. Kerchmar House
Site Number: 57-11422
Address: 2200 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



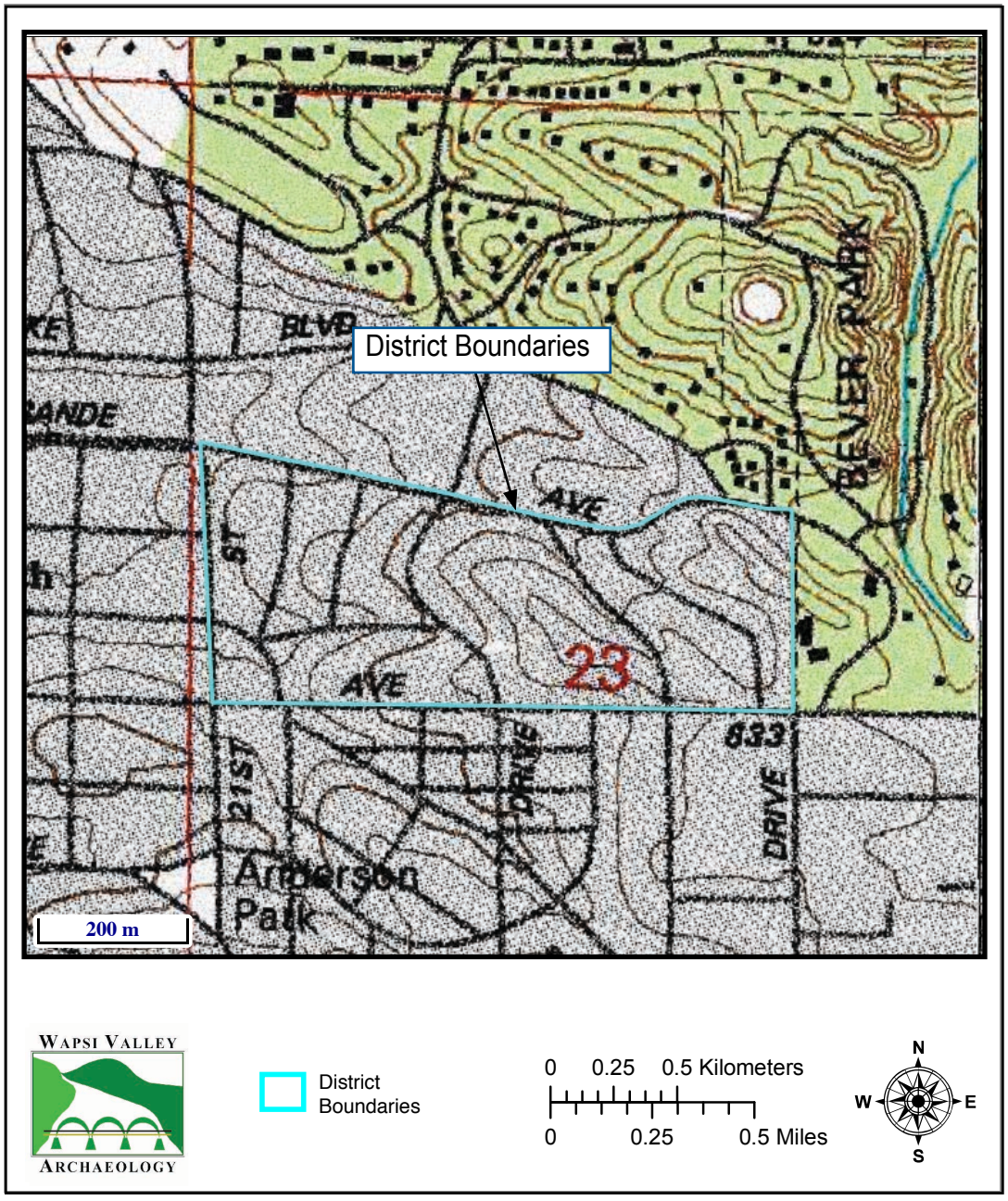
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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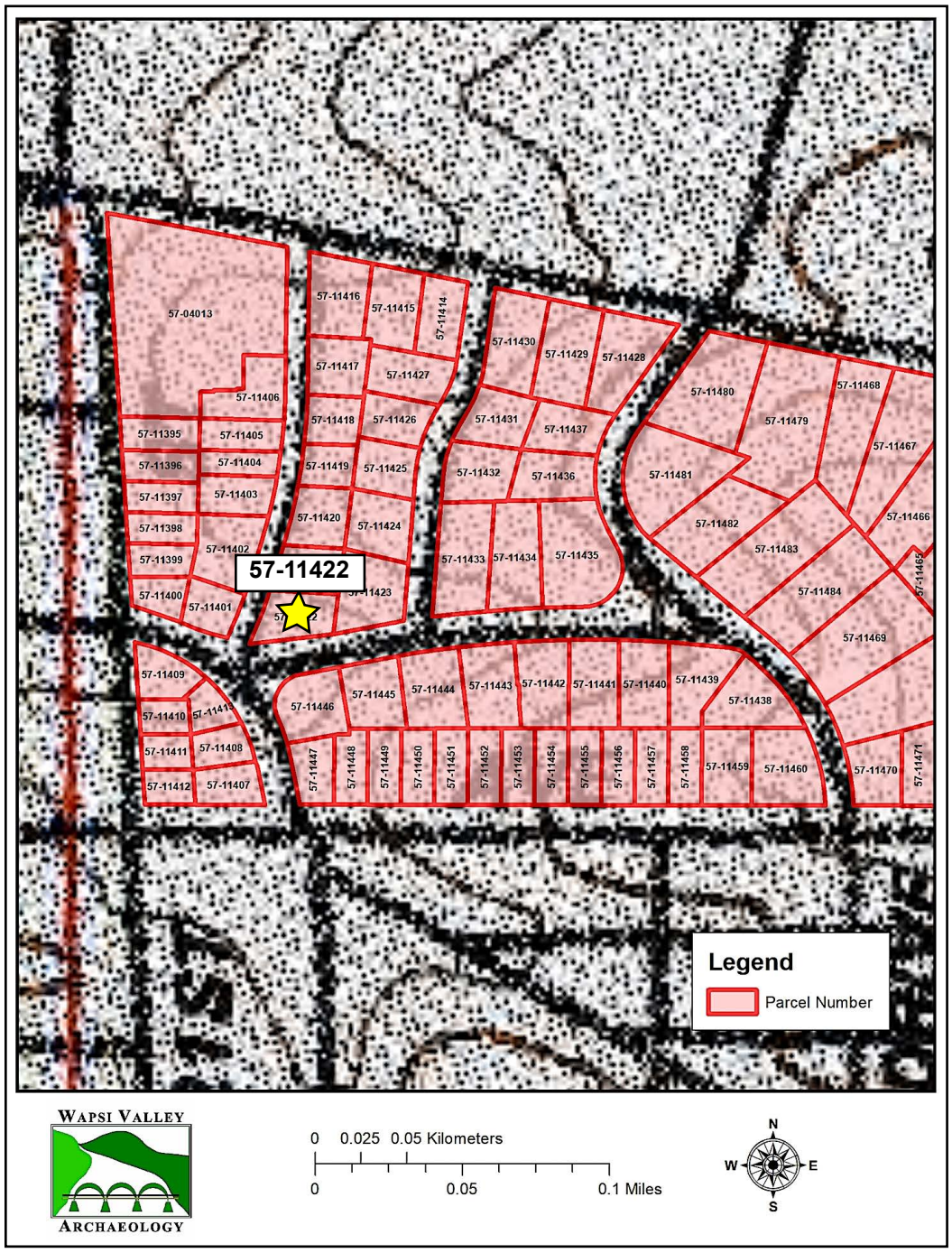
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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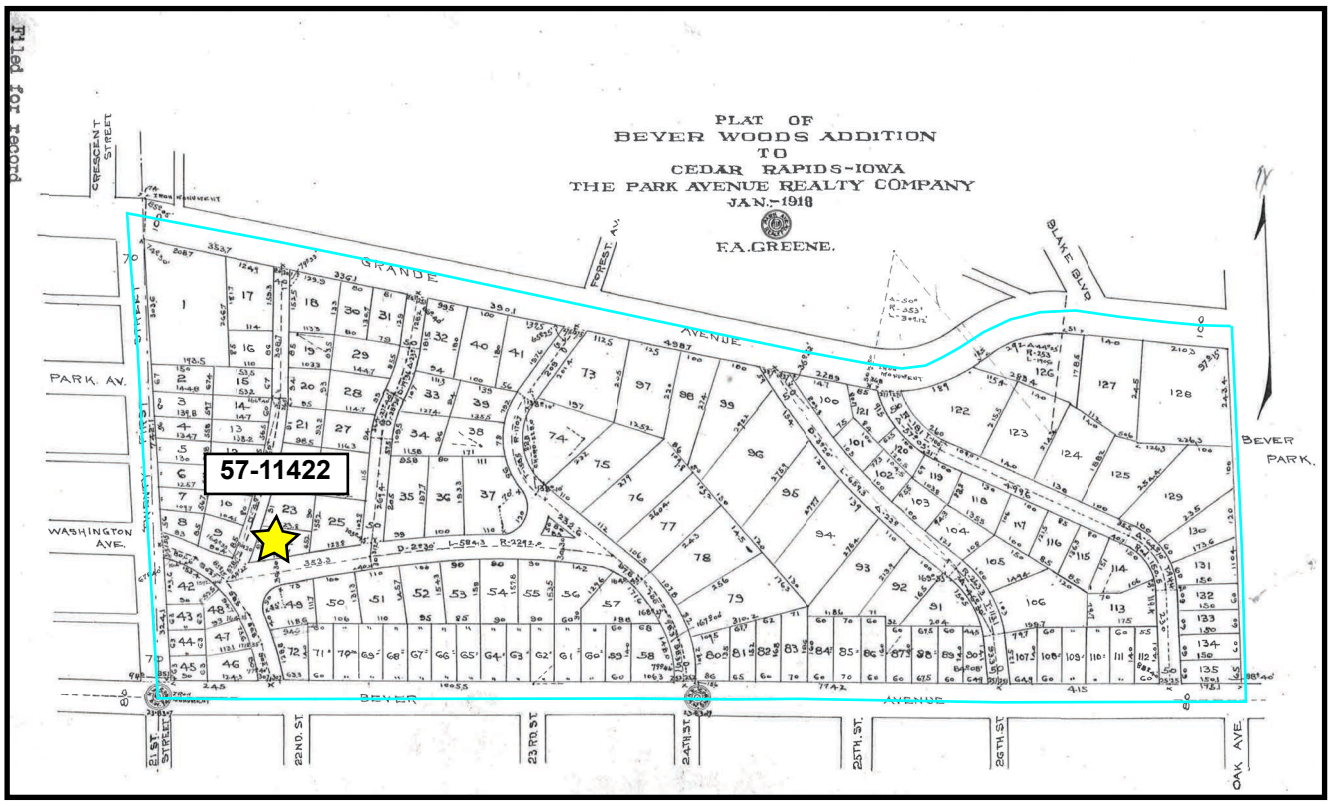
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: William P. and Clara S. Kerchmar House
Site Number: 57-11422
Address: 2200 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: William P. and Clara S. Kerchmar House
Site Number: 57-11422
Address: 2200 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: William P. and Clara S. Kerchmar House
Site Number: 57-11422
Address: 2200 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2200 Washington Avenue SE (57-11422). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: William P. and Clara S. Kerchmar House
Address: 2200 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11422
Related District Number: 57-11394



2200 Washington Avenue SE (57-11422), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11423 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: J. E. Katz House

B) Other names: _____

- **Location**

A) Street address: 2220 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
09A06 Hipped-roof 2 stories	Foundation (visible exterior): 10 Concrete
_____	Walls (visible exterior): 02 Wood, 04 Stone
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11423 Address: 2220 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1949 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
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B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

J. E. Katz House	Linn
Name of Property	County
2220 Washington Avenue SE	Cedar Rapids
Address	City

J. E. Katz House, Site Inventory Number 57-11423

Address: 2220 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1949 building is a two-story, hipped-roof house with a protruding front volume. The main materials are stone, wood siding and asphalt roofing. The entrance has a shed roof awning, and the volume has stone on the first level. The windows appear to be original. The two-story, hipped-roof style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

According to the Cedar Rapids Gazette of June 18, 1962 J. E. Katz was the owner of the house.

Date of Construction: 1949

Integrity:
The two-story, hipped-roof style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1950 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

J. E. Katz House	Linn
Name of Property	County
2220 Washington Avenue SE	Cedar Rapids
Address	City

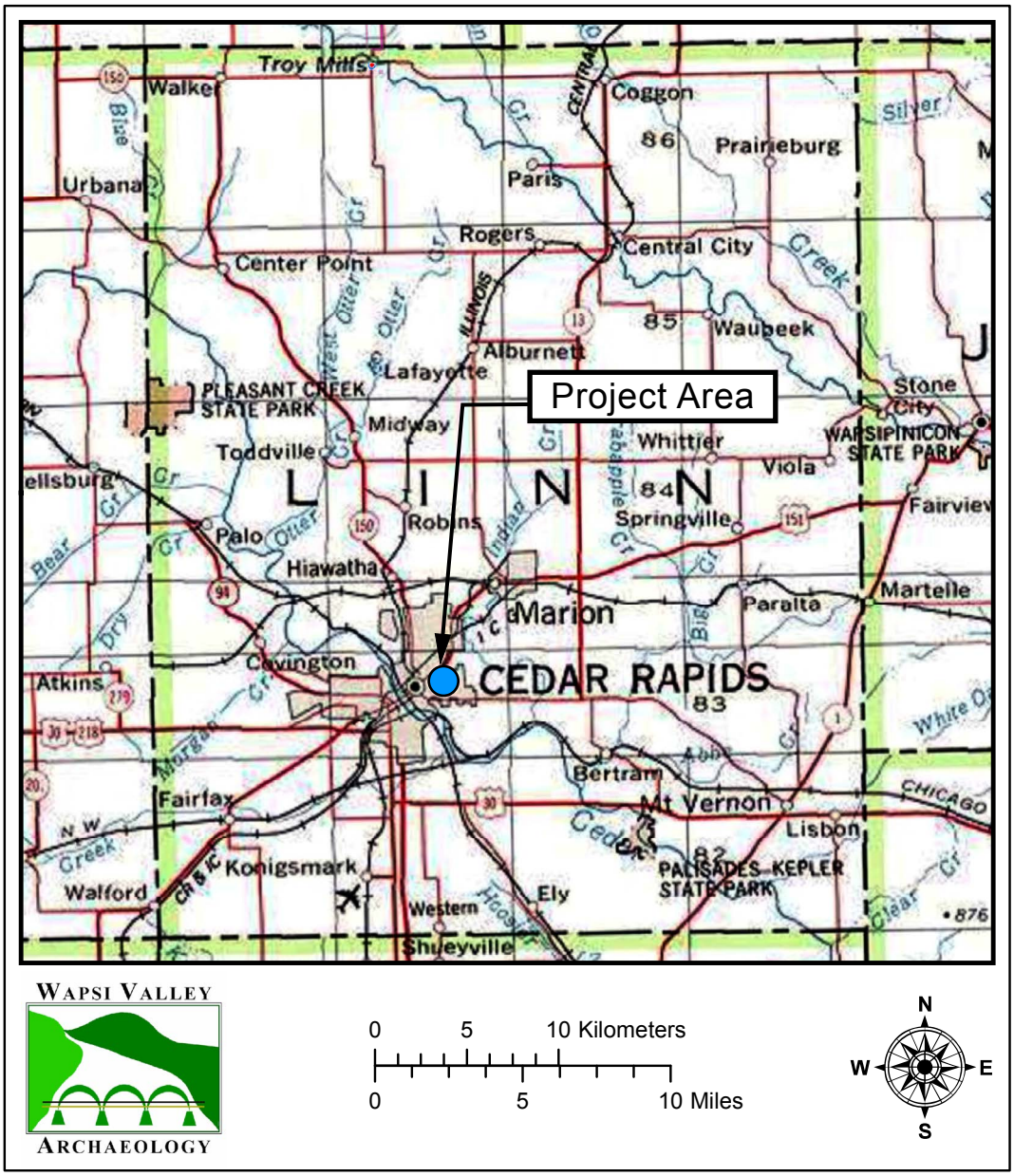
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: J. E. Katz House
Site Number: 57-11423
Address: 2220 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



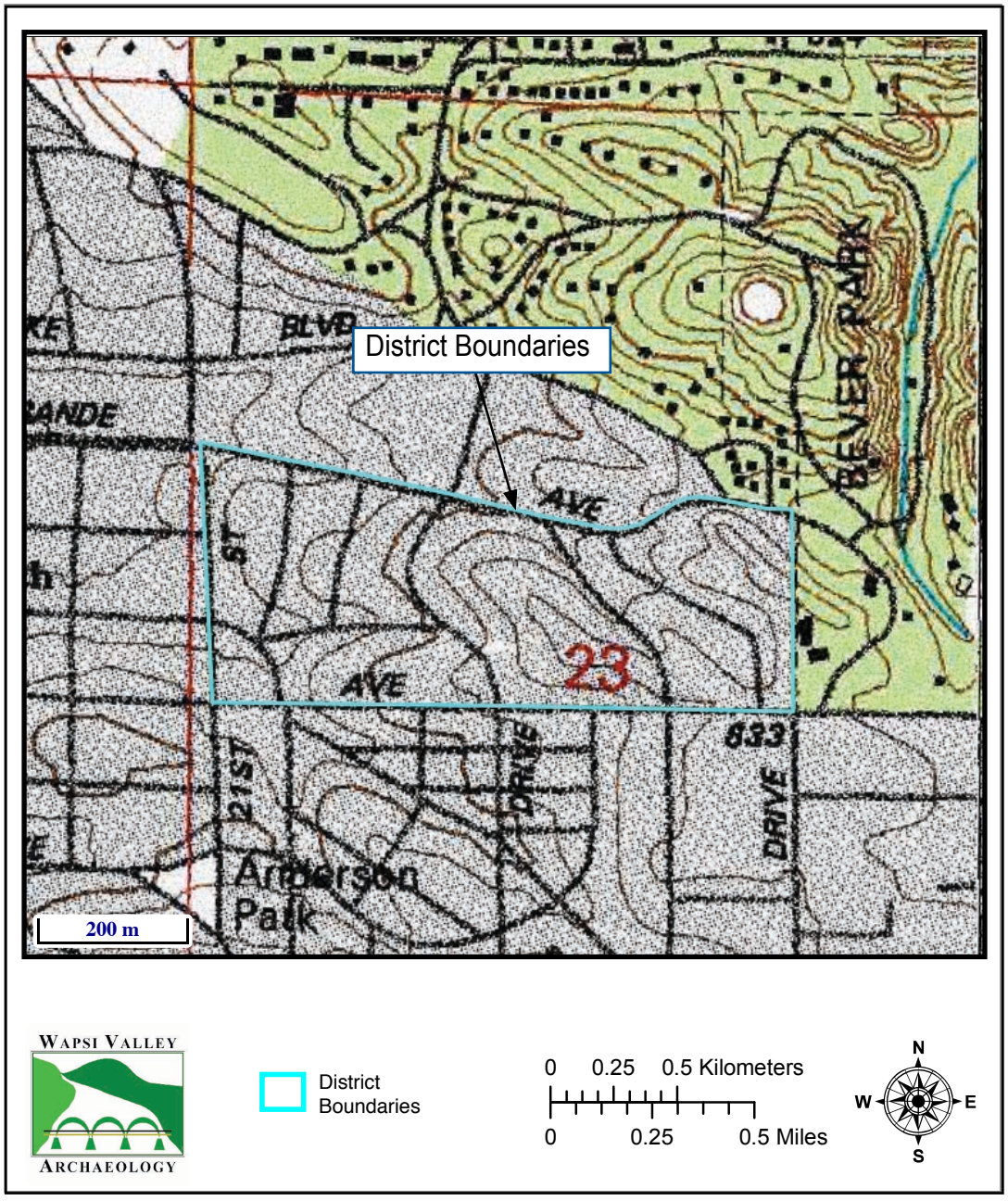
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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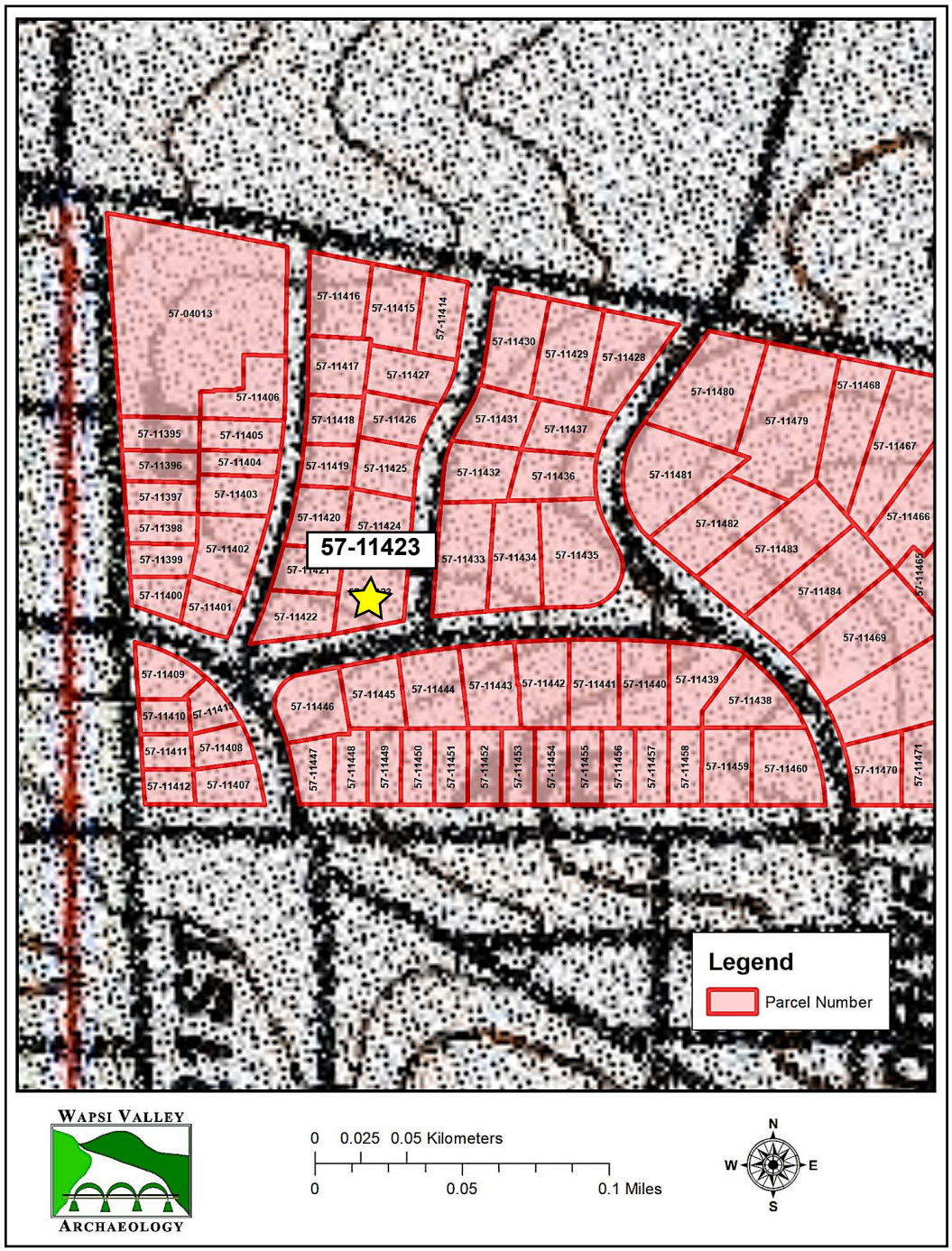
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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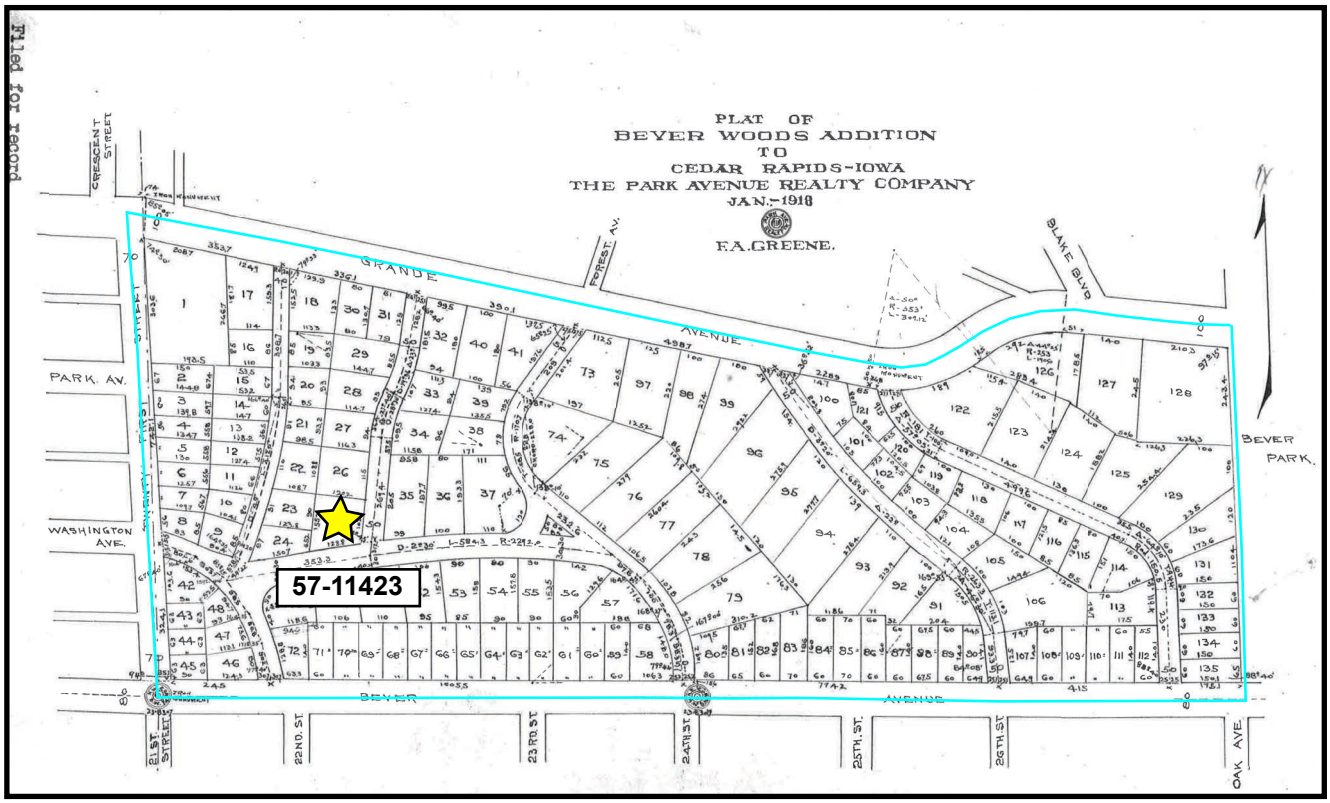
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

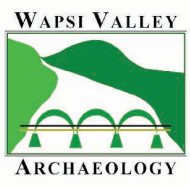
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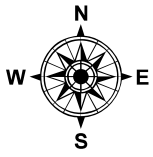
IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: J. E. Katz House
Site Number: 57-11423
Address: 2220 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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Name of Property: J. E. Katz House
Site Number: 57-11423
Address: 2220 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
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Name of Property: J. E. Katz House
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Address: 2220 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2220 Washington Avenue SE (57-11423). *Source: Linn County Assessor.*

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Name of Property: J. E. Katz House
Address: 2220 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11423
Related District Number: 57-11394



2220 Washington Avenue SE (57-11423), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11424 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Charles E. and Georgia A. Pollins House

B) Other names: _____

- **Location**

A) Street address: 359 Pleasant Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11424 Address: 359 Pleasant Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1916 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Charles E. and Georgia A. Pollins House	Linn
Name of Property	County
359 Pleasant Drive SE	Cedar Rapids
Address	City

Charles E. and Georgia A. Pollins House, Site Inventory Number 57-11424

Address: 359 Pleasant Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1916 building is a two-story, side-gable-roof house with front shed-roof dormer and shed awnings on the first level. The main materials are wood siding and asphalt roofing. The roofs have simple wood rafter details. The entrance porch has a front gable supported by simple wood columns. The wood windows appear to be original. A detached two-car garage matches the house's design. The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials has been compromised by the changes in siding material and window replacements.

Historic Background:
The original owners of 359 Pleasant Dr SE listed in the *Cedar Rapids City Directories* of 1917 were Charles E. and Georgia A. Pollins. Charles Pollins was the secretary of the Cedar Rapids Building and Loan Association.

Date of Construction: 1916

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 1916 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Charles E. and Georgia A. Pollins House	Linn
Name of Property	County
359 Pleasant Drive SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

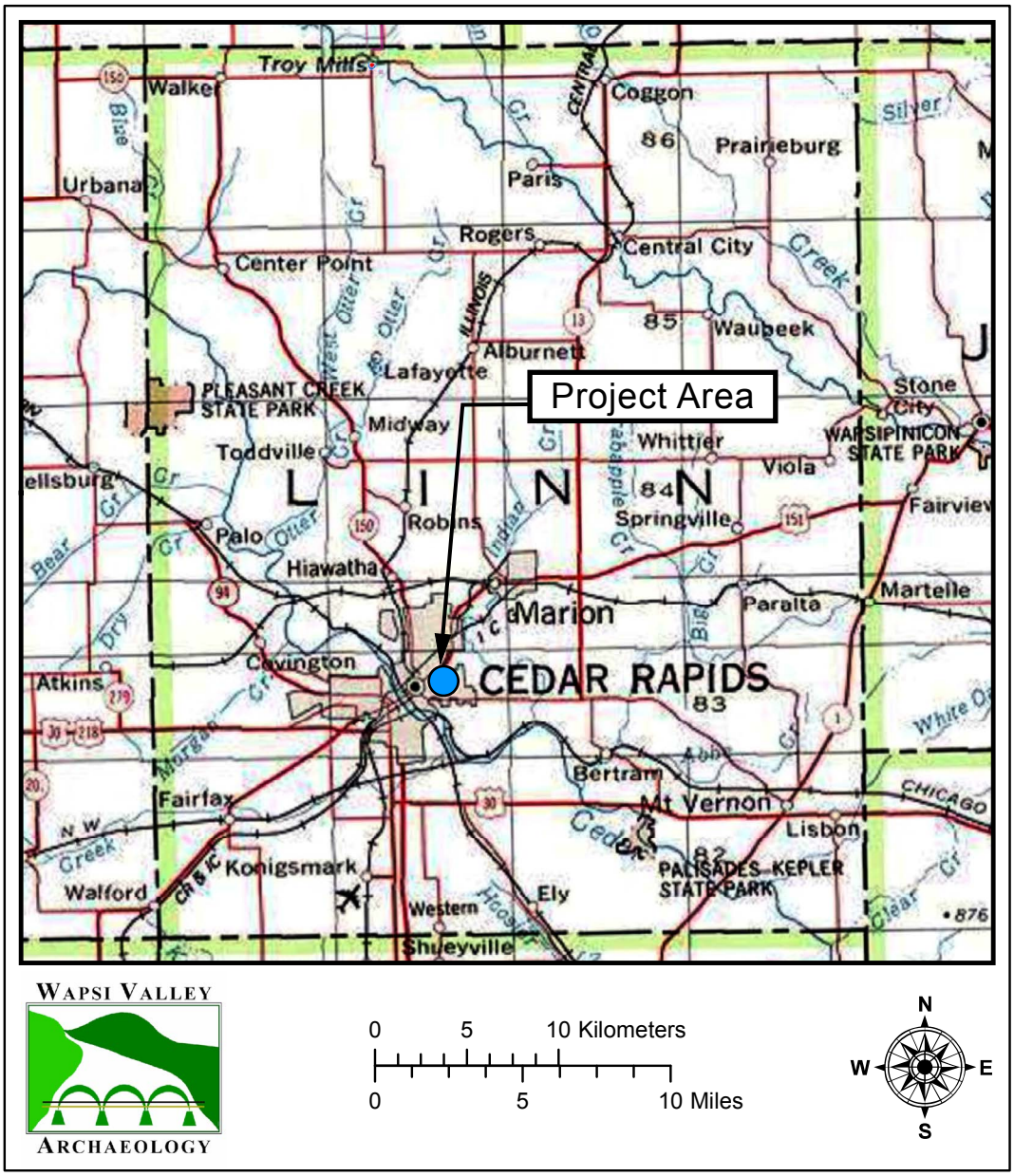
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles E. and Georgia A. Pollins House
Site Number: 57-11424
Address: 359 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



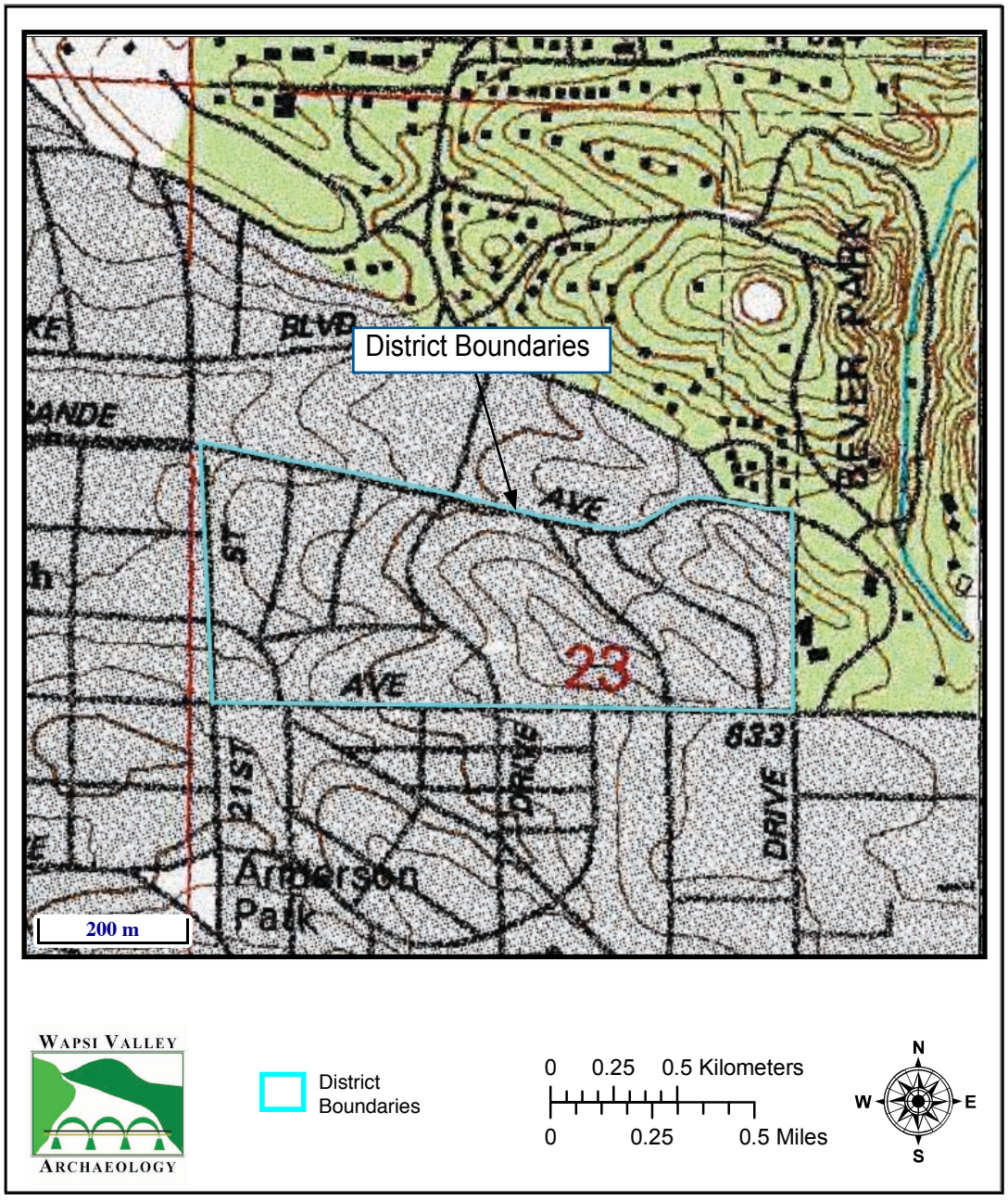
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Name of Property: Charles E. and Georgia A. Pollins House
Site Number: 57-11424
Address: 359 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



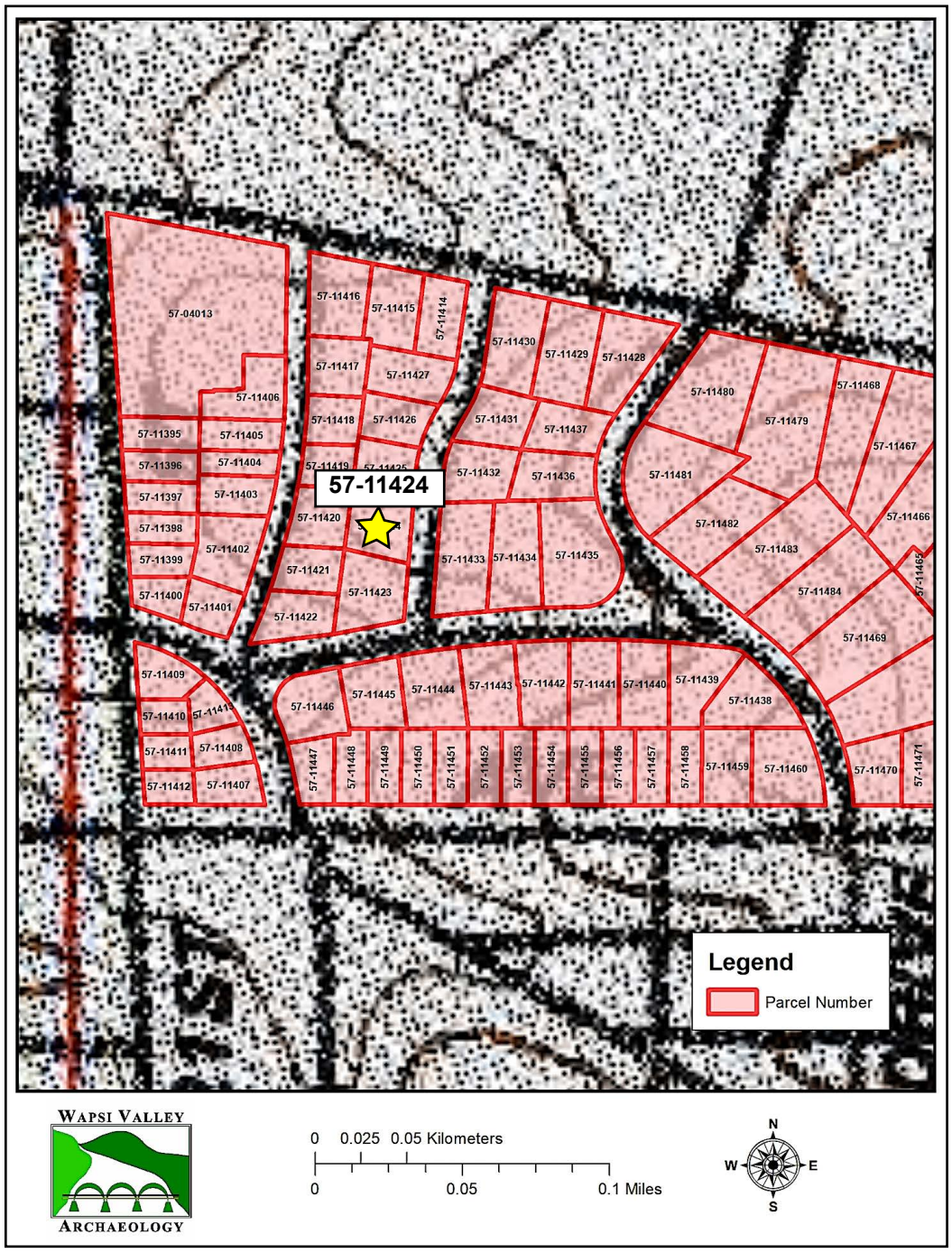
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Charles E. and Georgia A. Pollins House
Site Number 57-11424
Address: 359 Pleasant Drive SE
Related District Number 57-11394
City: Cedar Rapids County: Linn



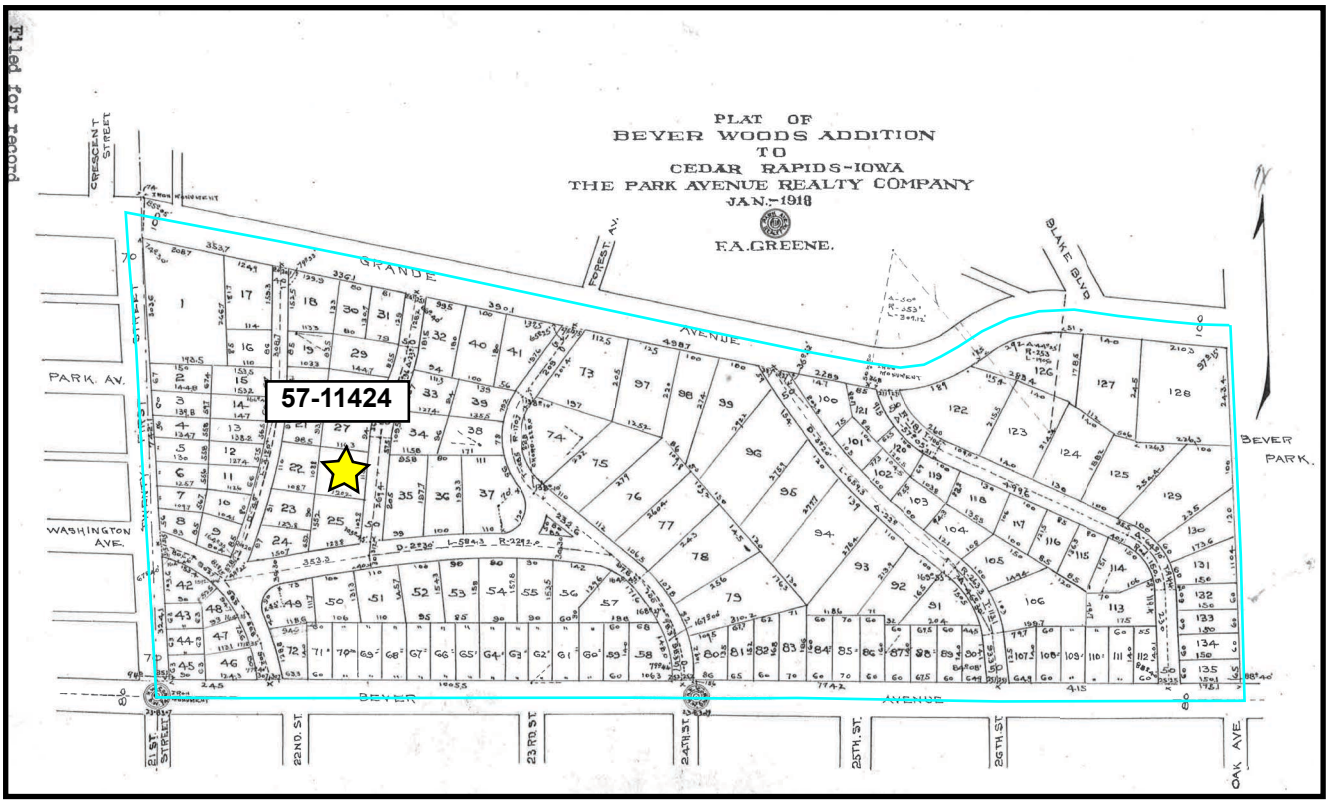
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Charles E. and Georgia A. Pollins House
Site Number: 57-11424
Address: 359 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Charles E. and Georgia A. Pollins House
Site Number: 57-11424
Address: 359 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles E. and Georgia A. Pollins House
Site Number: 57-11424
Address: 359 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 359 Pleasant Drive SE (57-11424). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles E. and Georgia A. Pollins House
Site Number: 57-11424
Address: 359 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



359 Pleasant Drive SE (57-11424), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11425 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Alfred and Bonnie Towne House I

B) Other names: _____

- **Location**

A) Street address: 355 Pleasant Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11425 Address: 355 Pleasant Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1912 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Alfred and Bonnie Towne House I	Linn
Name of Property	County
355 Pleasant Drive SE	Cedar Rapids
Address	City

Alfred and Bonnie Towne House I, Site Inventory Number 57-11425
Address: 355 Pleasant Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1912 building is a two-story, side-gambrel-roof house with center front shed roof. The roofs have simple wood rafter details. The main materials are wood siding and asphalt roofing. The recessed entrance porch has simple wood pilasters with cornice detail. The wood windows appear to be original. A detached three-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
The original owner of this property was Alfred Towne, along with his wife Bonnie, according to *Cedar Rapids City Directories* of 1916. Alfred Towne was in the real estate business and was associated with James L. and Ren Bever, but he went into business for himself in 1919 under the name of the Towne Realty Company. He was well-liked in the realty business.[1]

Date of Construction: 1912

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 2012 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids Evening Gazette, May 3, 1919, p. 15.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

[1] *Cedar Rapids Evening Gazette*, May 3, 1919, p. 15.

Alfred and Bonnie Towne House I	Linn
Name of Property	County
355 Pleasant Drive SE	Cedar Rapids
Address	City

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

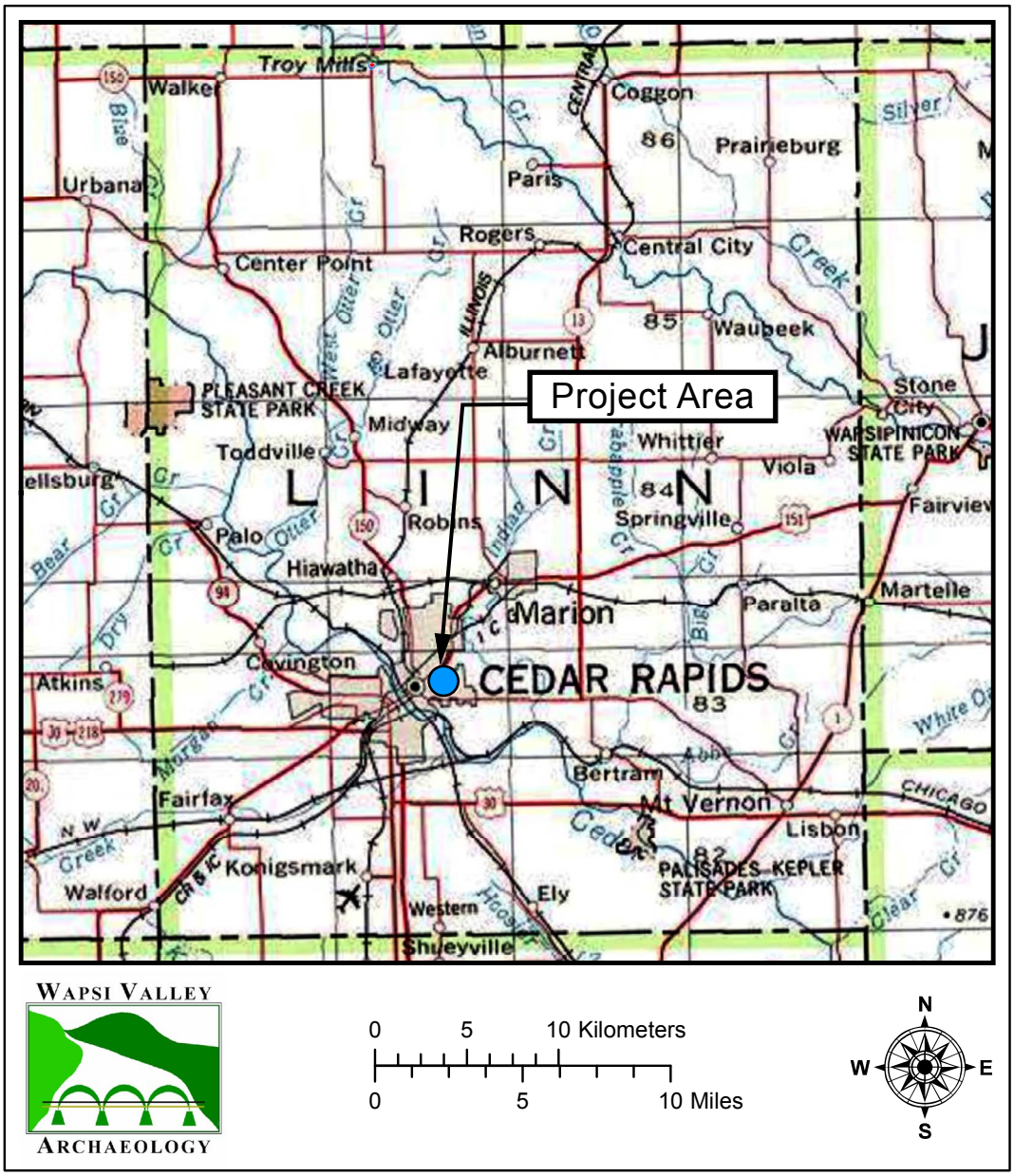
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Bonnie Towne House I
Site Number: 57-11425
Address: 355 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



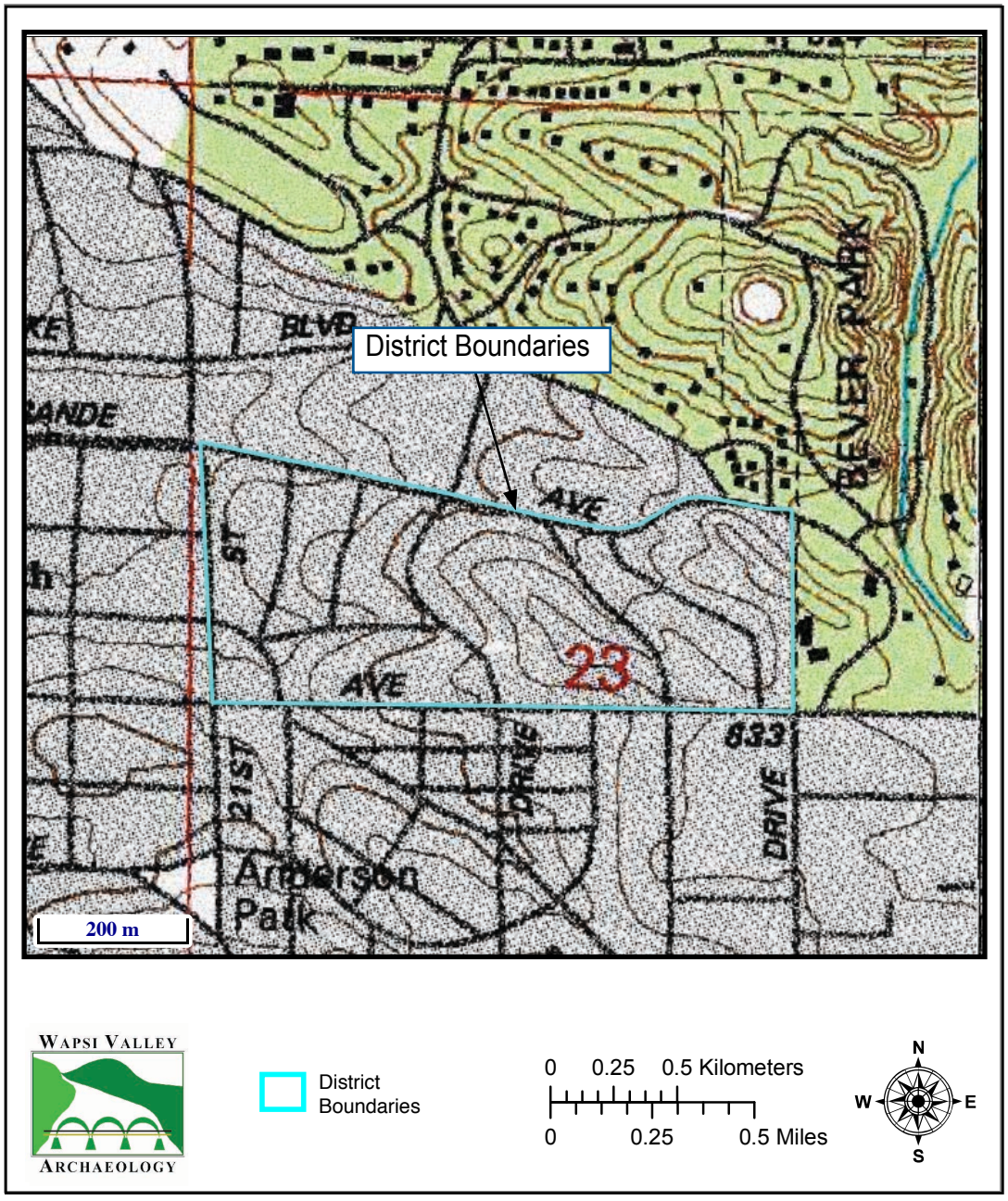
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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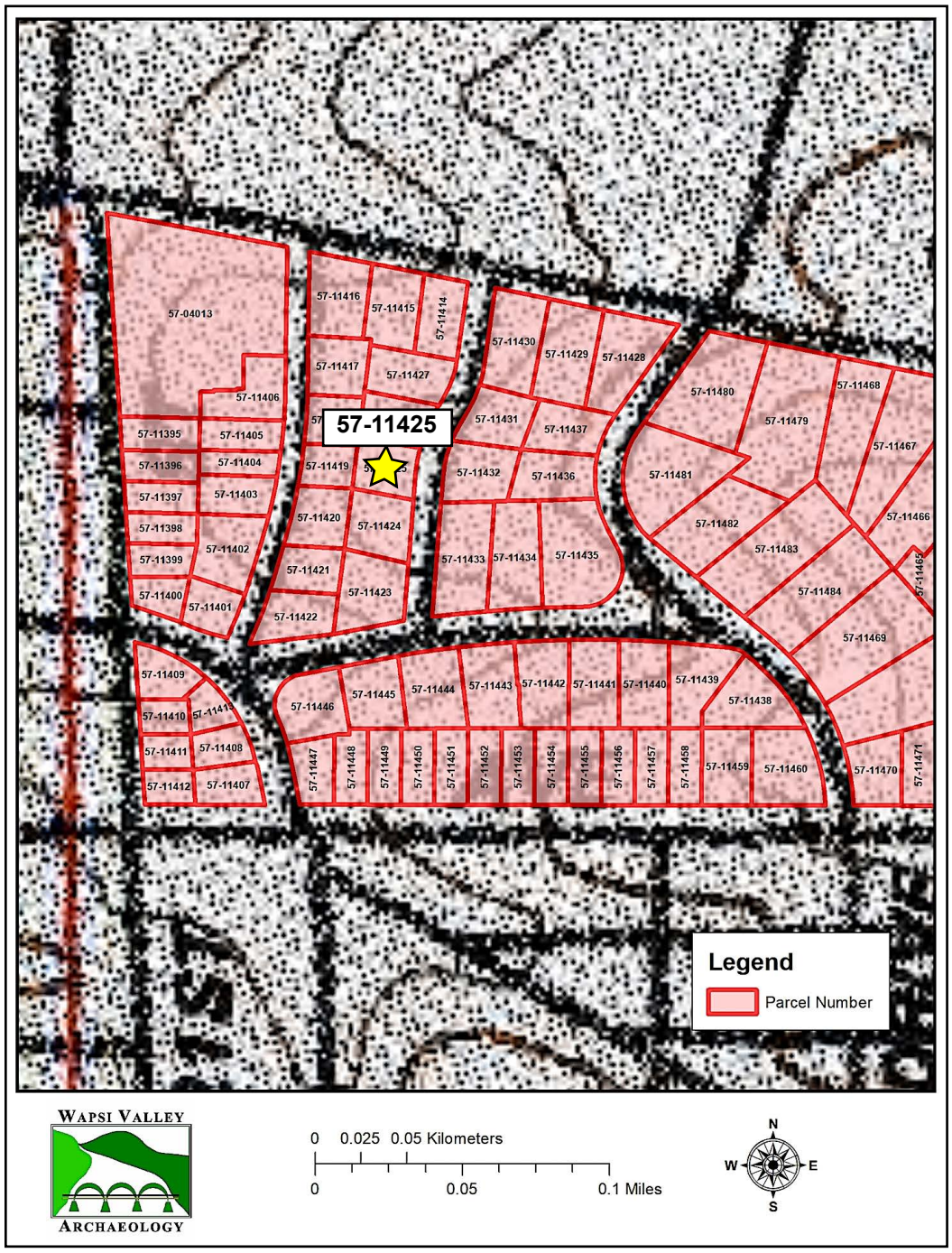
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Alfred and Bonnie Towne House I
Site Number: 57-11425
Address: 355 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

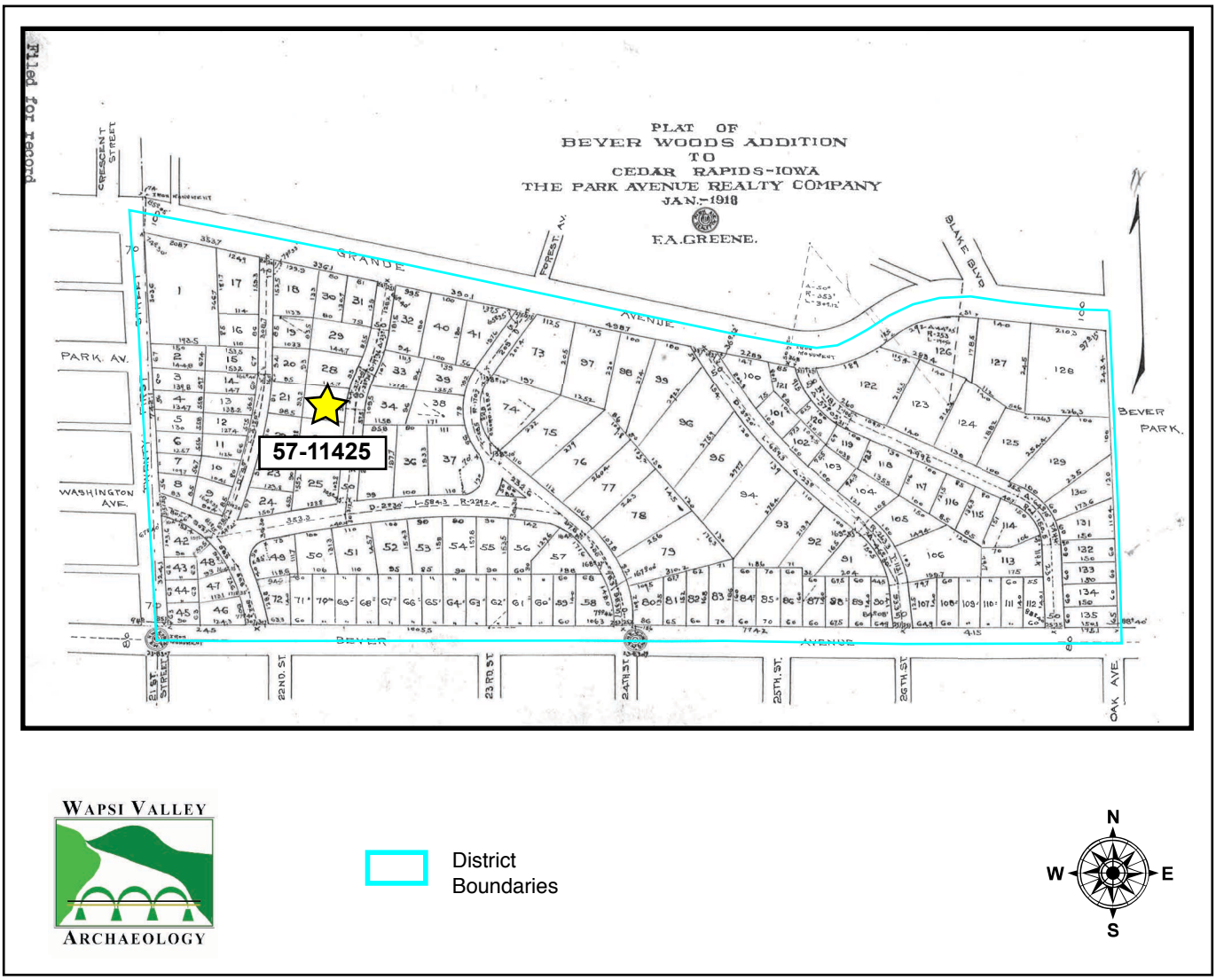
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Site Number: 57-11425
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Bonnie Towne House I
Site Number: 57-11425
Address: 355 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Bonnie Towne House I
Site Number: 57-11425
Address: 355 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 355 Pleasant Drive SE (57-11425). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Bonnie Towne House I
Site Number: 57-11425
Address: 355 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



355 Pleasant Drive SE (57-11425), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11426 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Whitaker House

B) Other names: _____

- **Location**

A) Street address: 353 Pleasant Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neoclassical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11426 Address: 353 Pleasant Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Whitaker House	Linn
Name of Property	County
353 Pleasant Drive SE	Cedar Rapids
Address	City

Whitaker House, Site Inventory Number 57-11426

Address: 353 Pleasant Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a two-story, side-gable-roof house with a front-gable entrance porch. The main materials are brick and asphalt roof. The entrance porch has a segmented arch pediment supported by double Doric wood columns on each side. The wood windows appear to be original. An attached two-car garage matches the house's design. The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Dow, Della M. Taylor, and Belle Taylor are listed as owners in the *Cedar Rapids City Directories* of 1929.

Date of Construction: 1923

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Whitaker House	Linn
Name of Property	County
353 Pleasant Drive SE	Cedar Rapids
Address	City

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

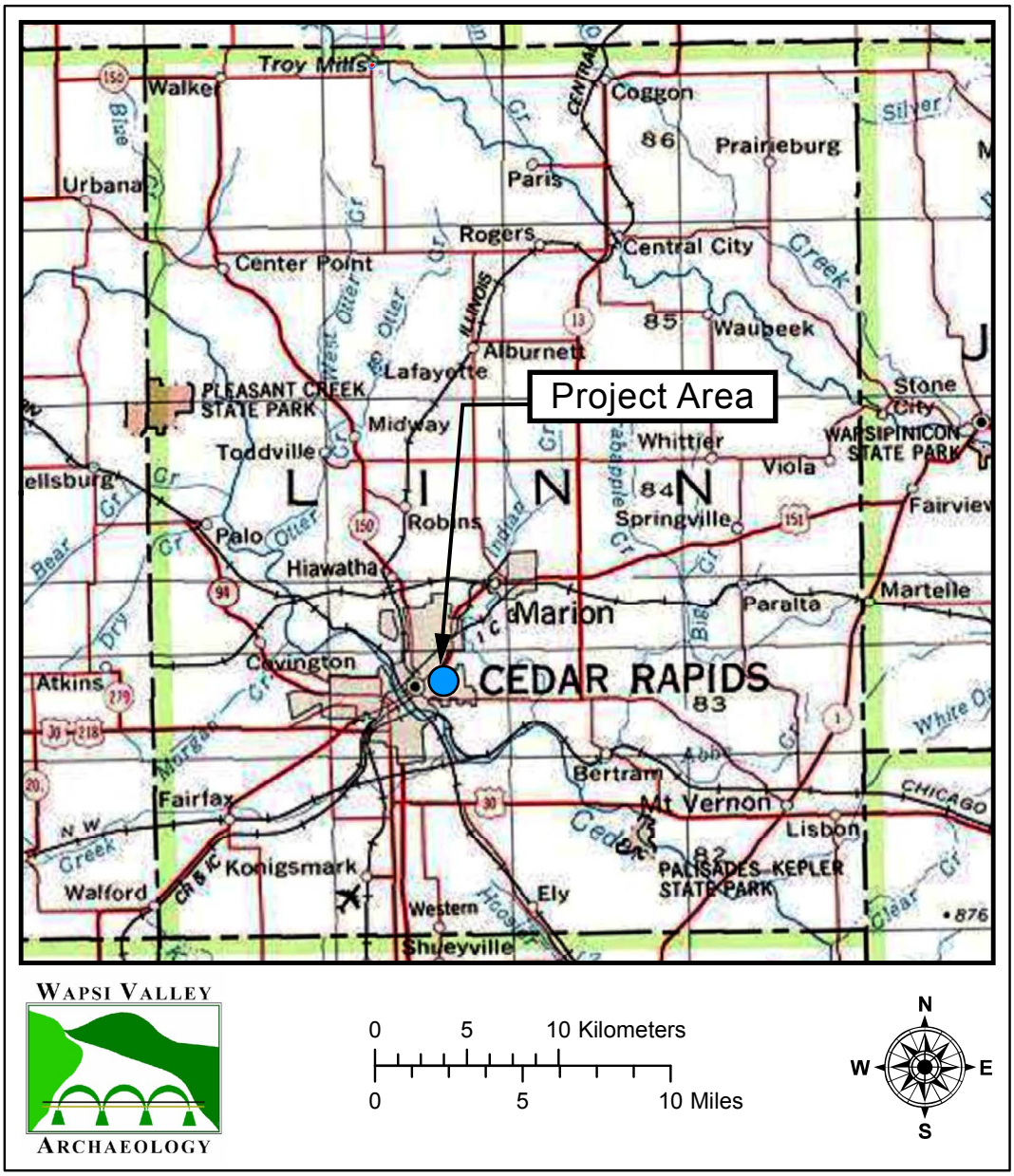
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Whitaker House
Site Number: 57-11426
Address: 353 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



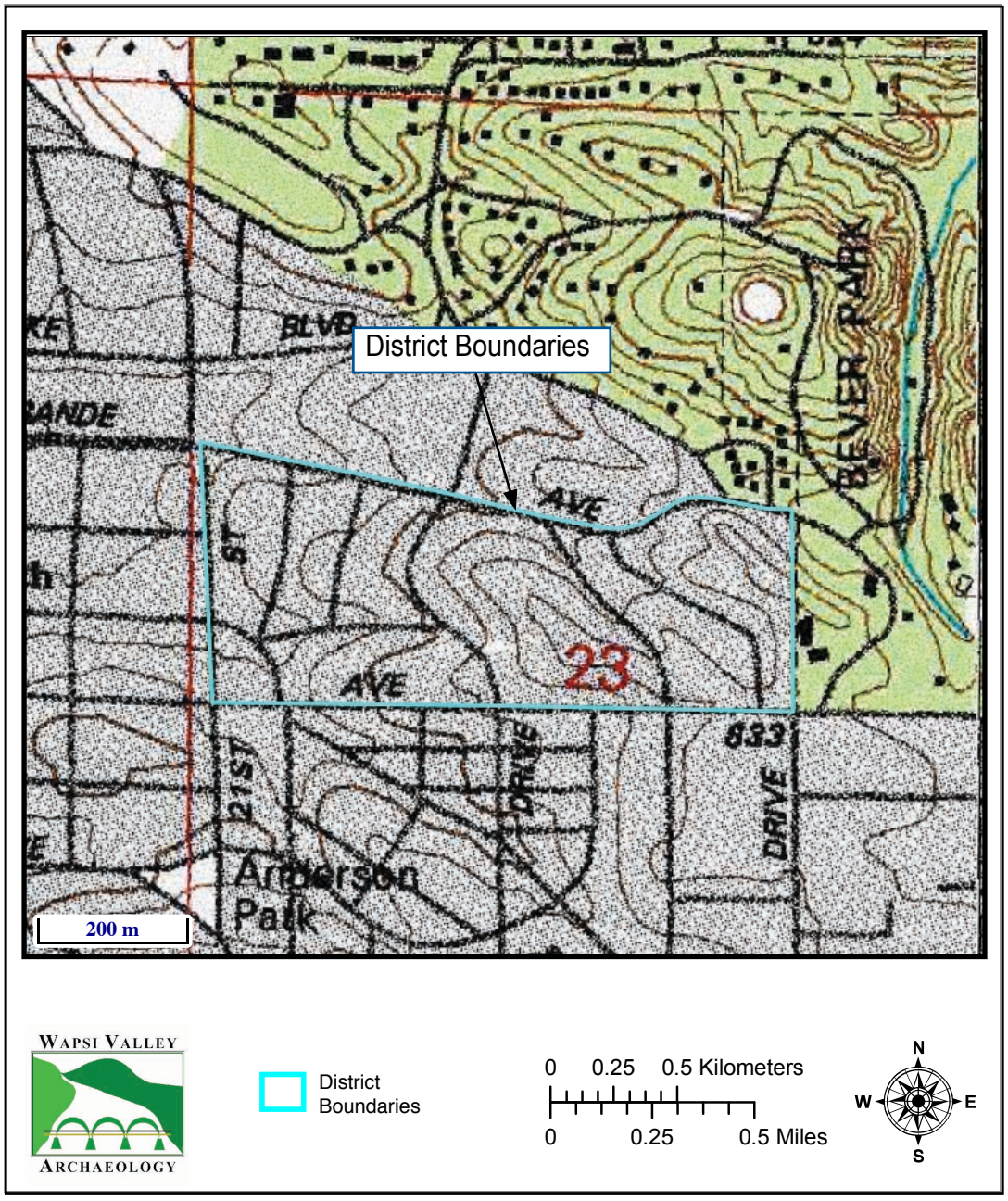
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Whitaker House
Site Number: 57-11426
Address: 353 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



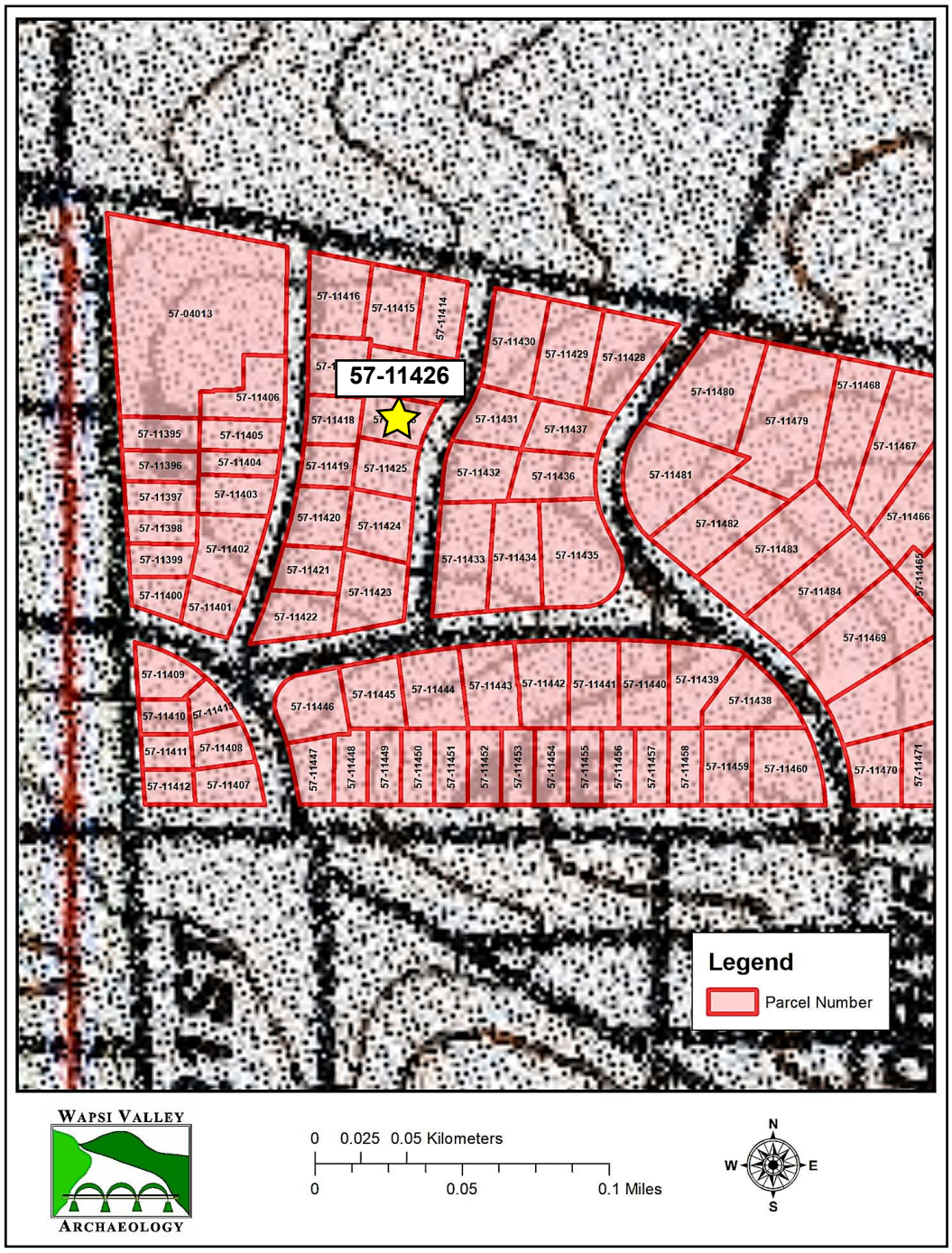
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Whitaker House
Site Number: 57-11426
Address: 353 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

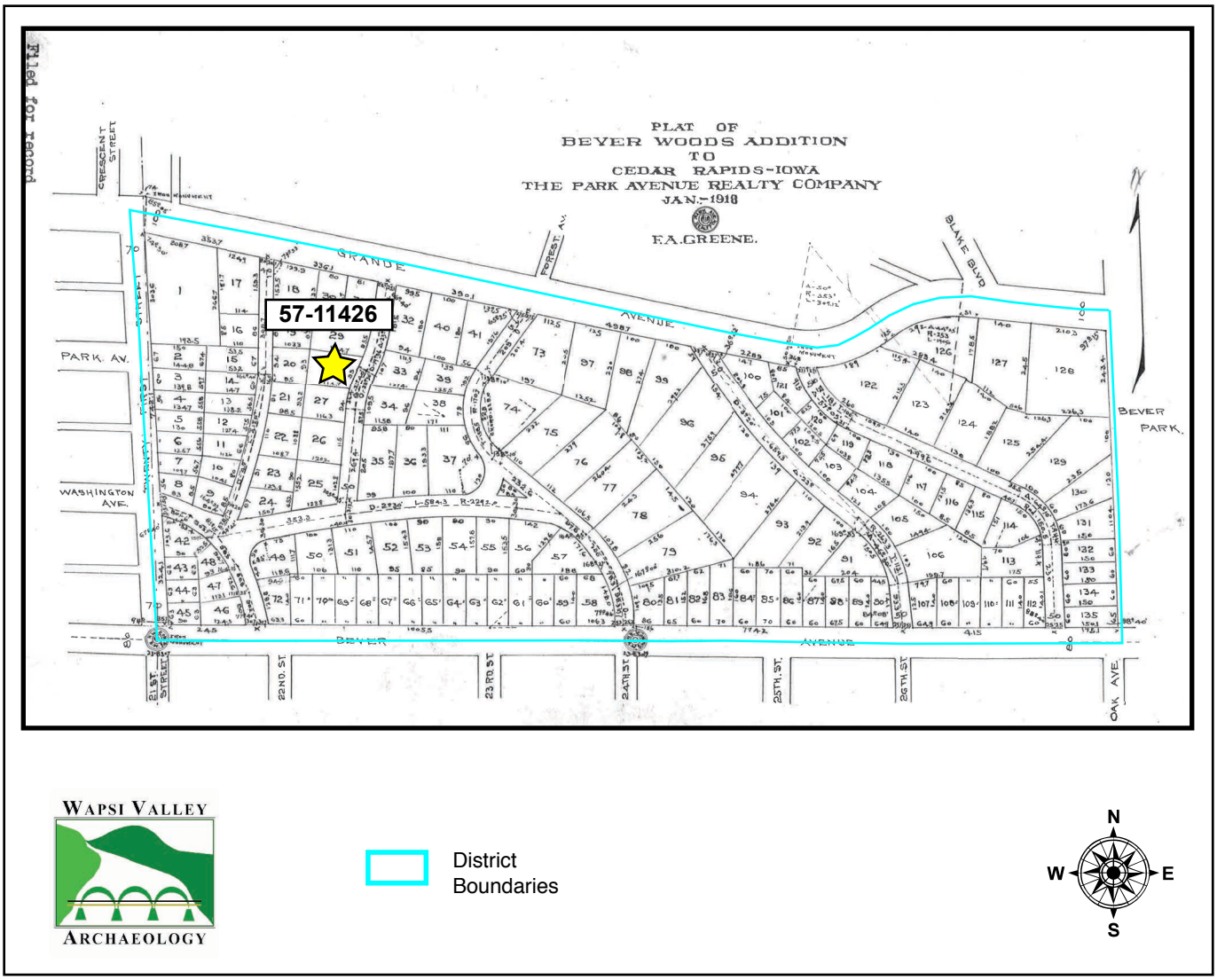
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Whitaker House
Address: 353 Pleasant Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11426
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Whitaker House
Address: 353 Pleasant Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11426
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Whitaker House
Site Number: 57-11426
Address: 353 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 353 Pleasant Drive SE (57-11426). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Whitaker House
Site Number: 57-11426
Address: 353 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



353 Pleasant Drive SE (57-11426), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11427 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Alfred E. and Elizabeth Chase House II

B) Other names: _____

- **Location**

A) Street address: 351 Pleasant Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood, 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11427 Address: 351 Pleasant Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Alfred E. and Elizabeth Chase House II	Linn
Name of Property	County
351 Pleasant Drive SE	Cedar Rapids
Address	City

Alfred E. and Elizabeth Chase House II, Site Inventory Number 57-11427
Address: 351 Pleasant Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story, hipped-roof, and wood-frame house with a front-hipped dormer. The main materials are wood, stucco siding and asphalt roofing. The front covered porch has six square wood columns atop brick columns that support a hipped roof and side pergola. The entrance porch has a gable roof and simple wood railings. The wood windows appear to be original. A two-car detached garage matches the house design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Elizabeth Chase was born in 1878 and in 1902 she married to Arthur E. Chase who was a manager in the laundry business according to the 1940 Census.

Date of Construction: 1920

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1920 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Alfred E. and Elizabeth Chase House II	Linn
Name of Property	County
351 Pleasant Drive SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

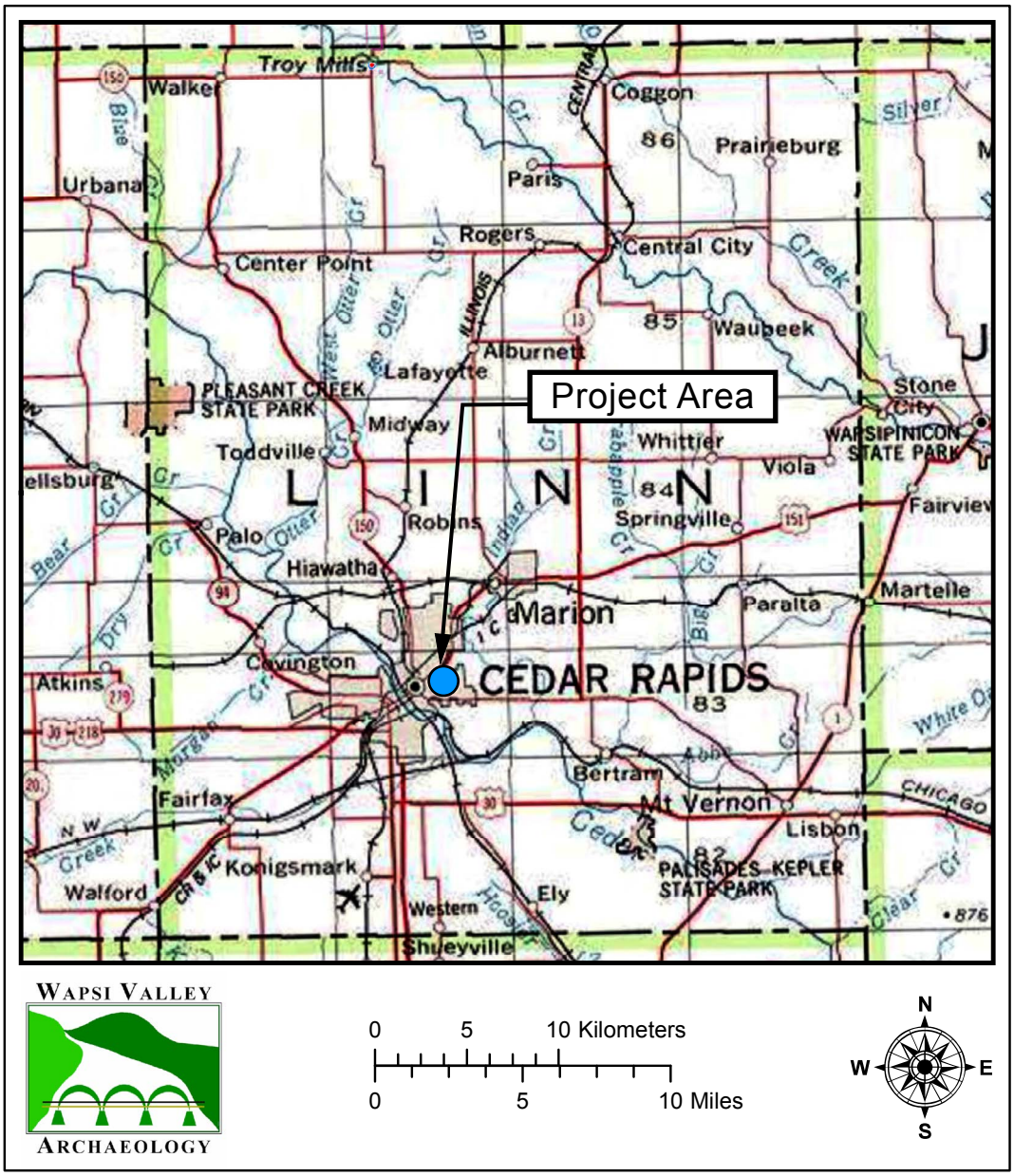
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



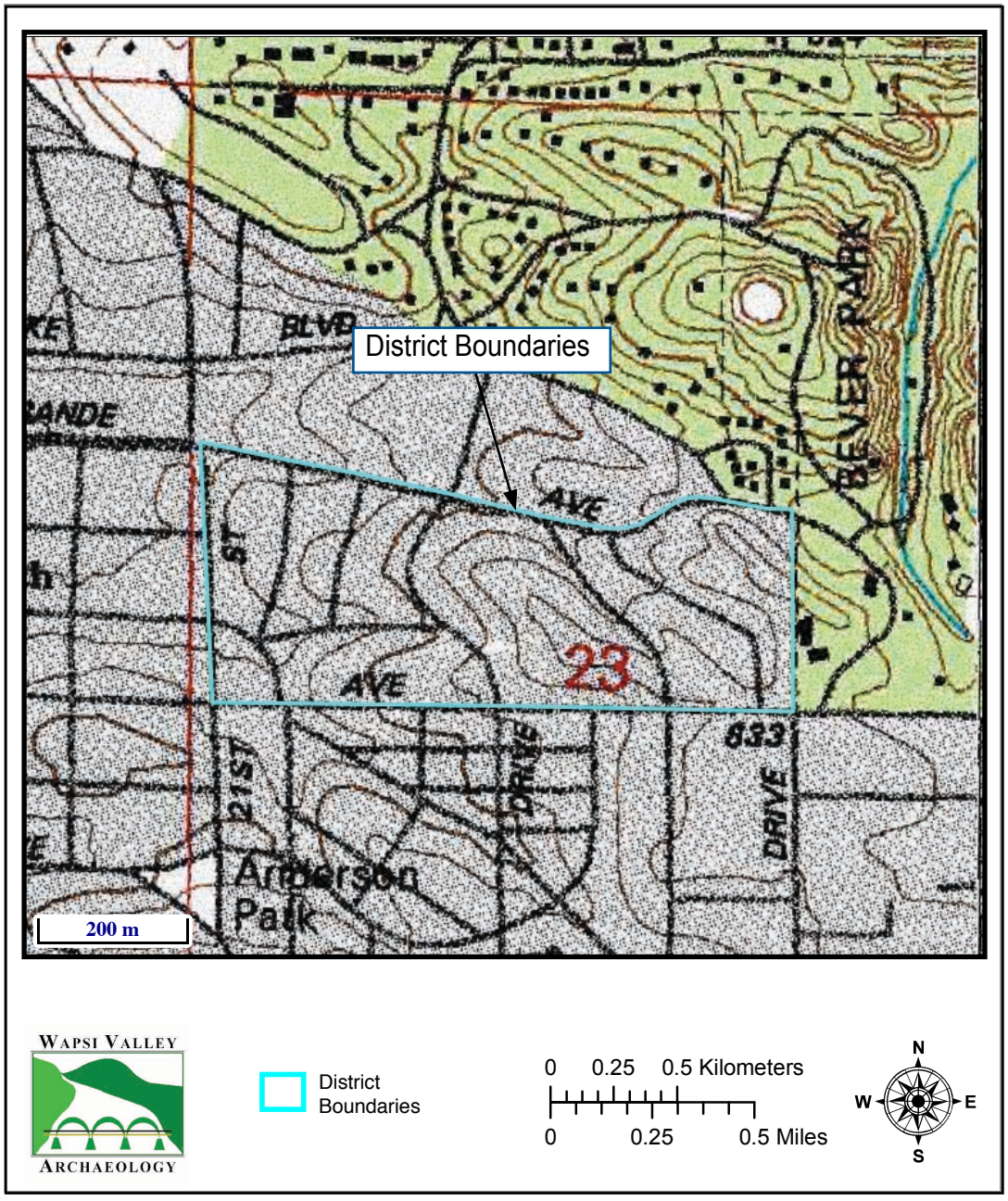
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



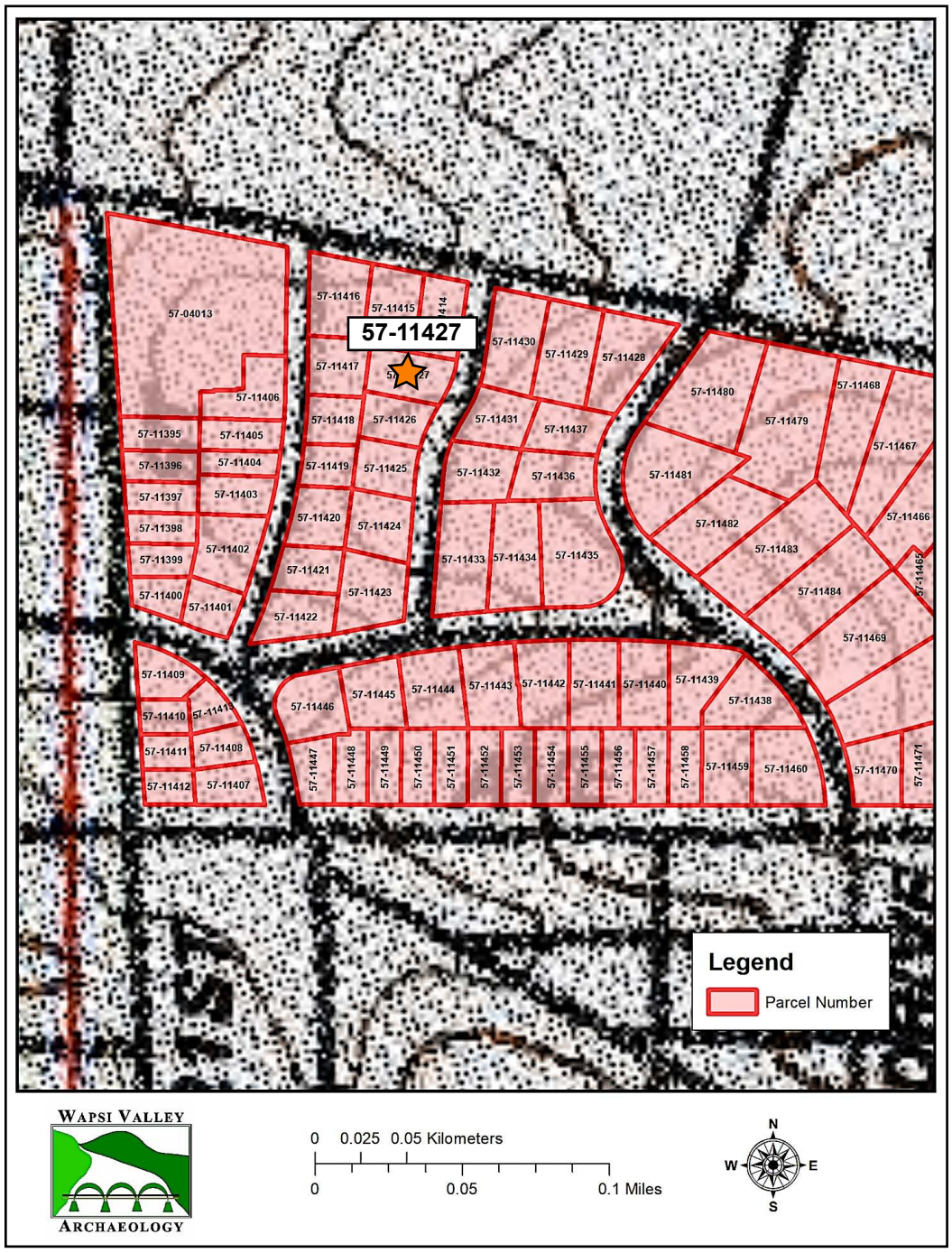
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



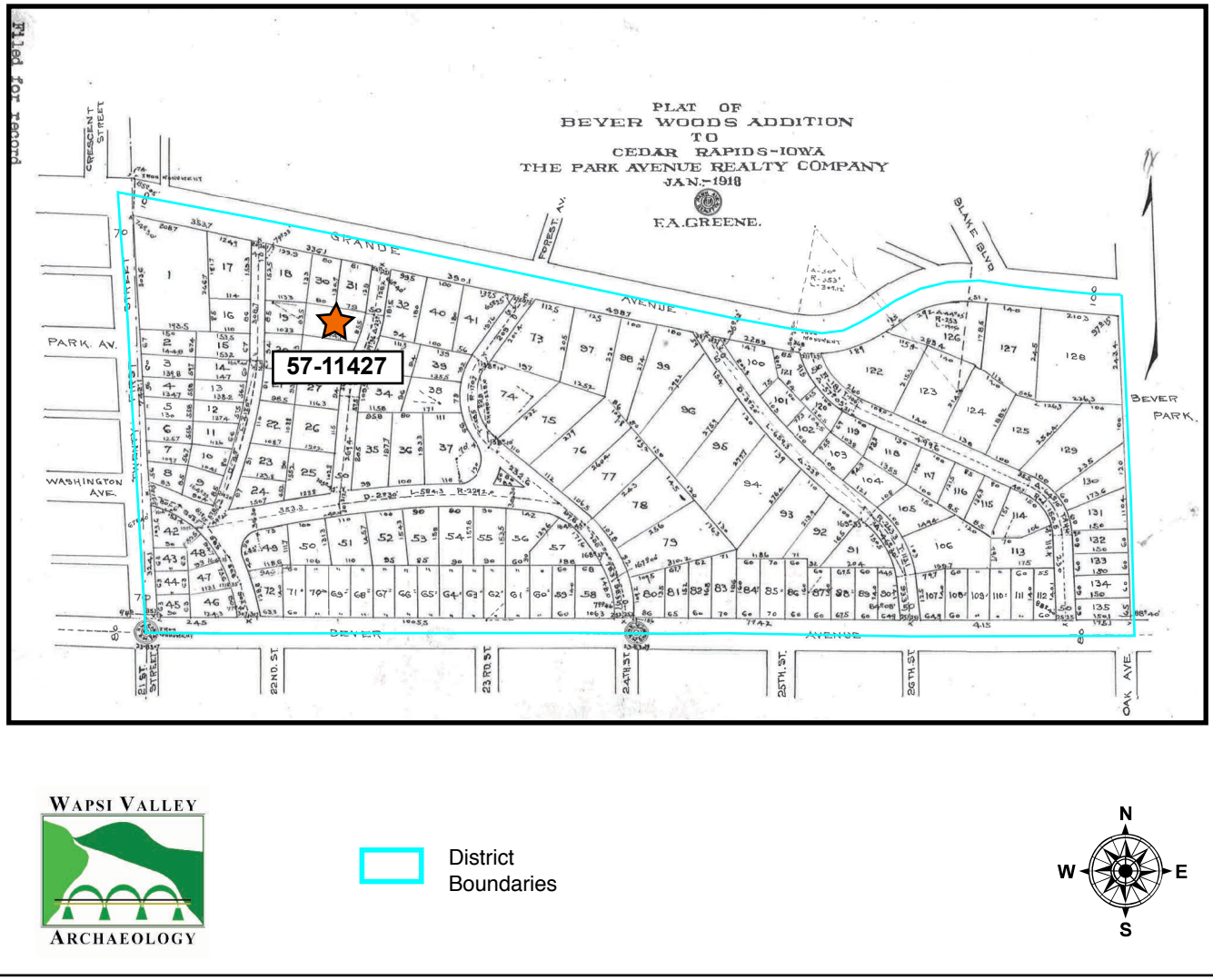
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N
W E
S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 351 Pleasant Drive SE (57-11427). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1961 photograph of 351 Pleasant Drive SE (Site Inventory No. 57-11427).
Source: Carley and Hedges Realty, The History Center, Cedar Rapids, Iowa.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arthur E. and Elizabeth Chase House II
Site Number: 57-11427
Address: 351 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



351 Pleasant Drive SE (57-11427), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11428 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Fred E. Bellamy House

B) Other names: _____

- **Location**

A) Street address: 2261 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 04 Stone, 02 Wood
_____	Roof: 02B Shingle
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11428 Address: 2261 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1950 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Fred E. Bellamy House	Linn
Name of Property	County
2261 Grande Avenue SE	Cedar Rapids
Address	City

Fred E. Bellamy House, Site Inventory Number 57-11428

Address: 2261 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1950 building is a one-story, cross-gable-roof house with front-gable entrance and two gable dormers in front. The main materials are stone, wood siding and asphalt roofing. The entrance portico is stone clad with an arched solid door and wood front gable supported by thin metal columns. The windows appear to be original. An attached two-car garage on back matches the house's design. The English Tudor Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Cedar Rapids Gazette of October 4, 1955 lists Fred E. Bellamy as this owner of the property.

Date of Construction: 1950

Integrity:
The English Tudor Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Fred E. Bellamy House	Linn
Name of Property	County
2261 Grande Avenue SE	Cedar Rapids
Address	City

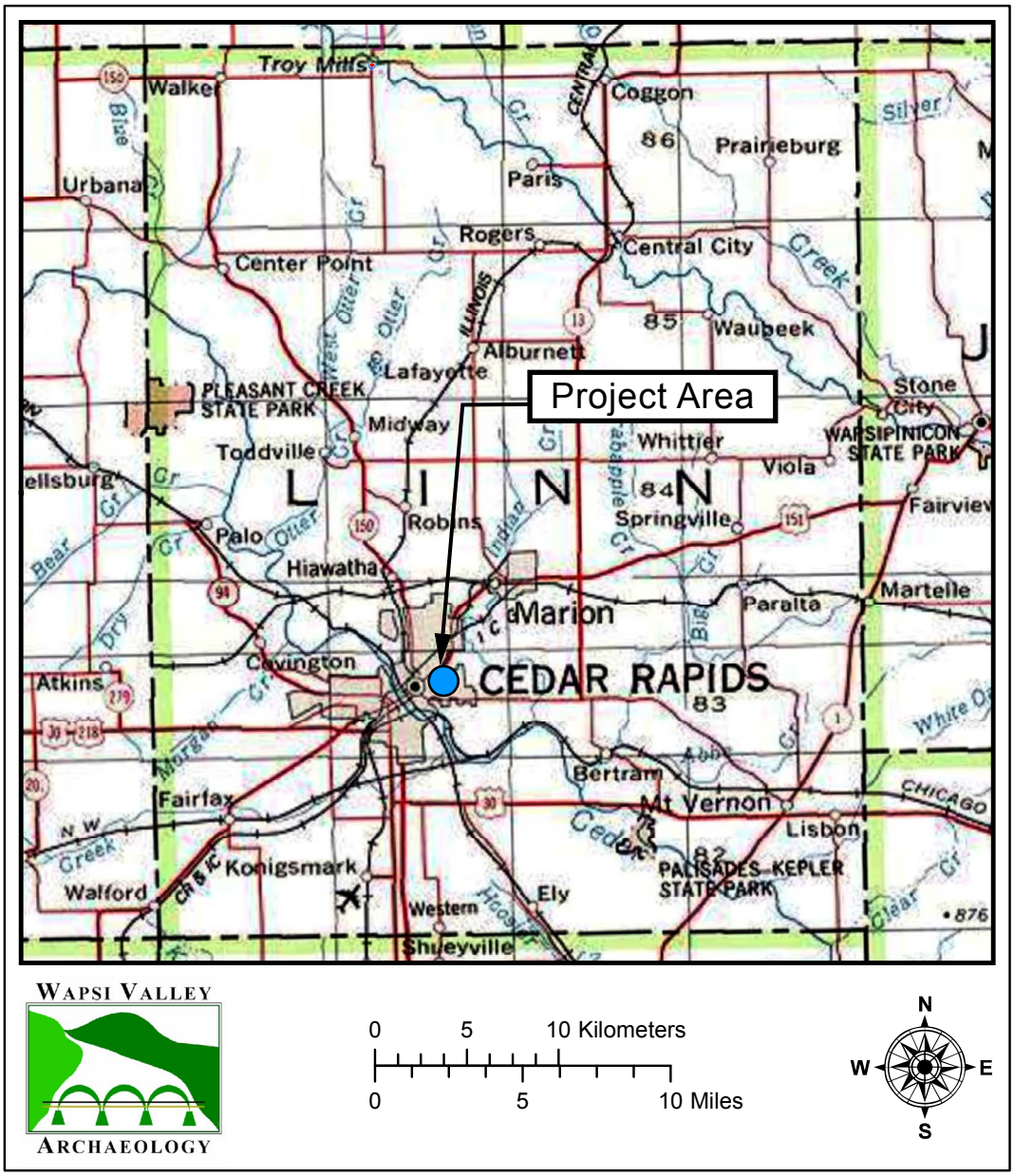
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fred E. Bellamy House
Site Number: 57-11428
Address: 2261 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



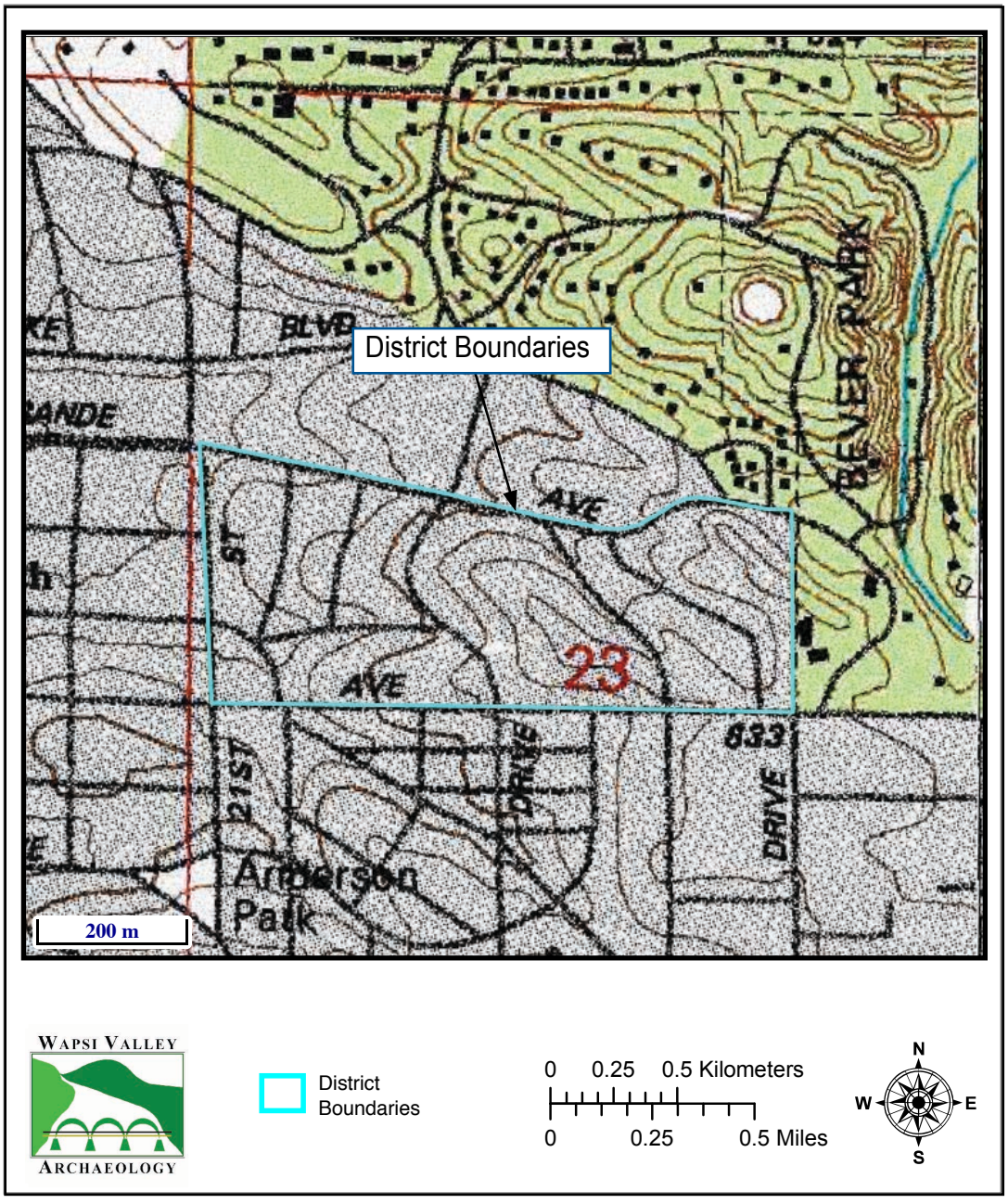
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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Name of Property: Fred E. Bellamy House
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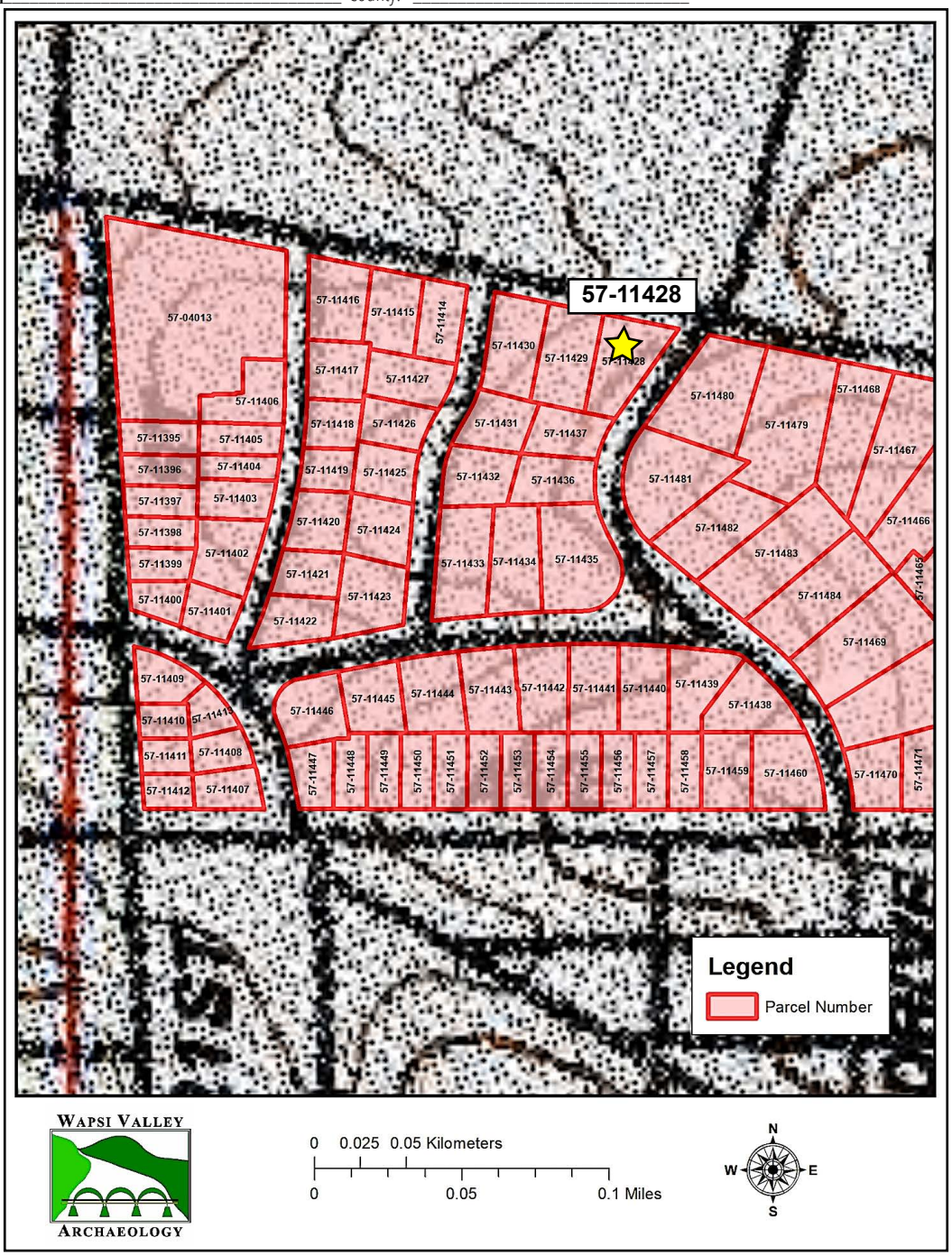
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fred E. Bellamy House
Site Number: 57-11428
Address: 2261 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

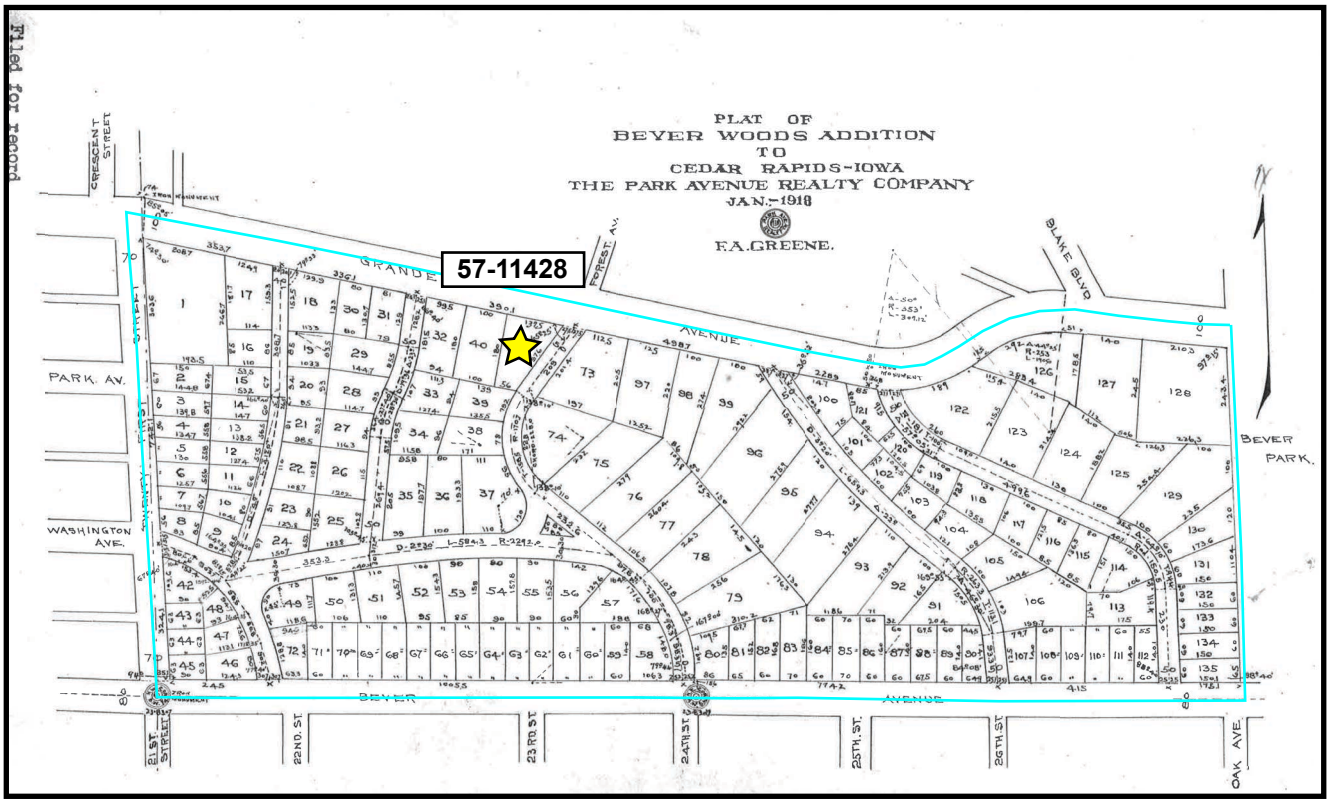
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fred E. Bellamy House
Address: 2261 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11428
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fred E. Bellamy House
Site Number: 57-11428
Address: 2261 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Fred E. Bellamy House
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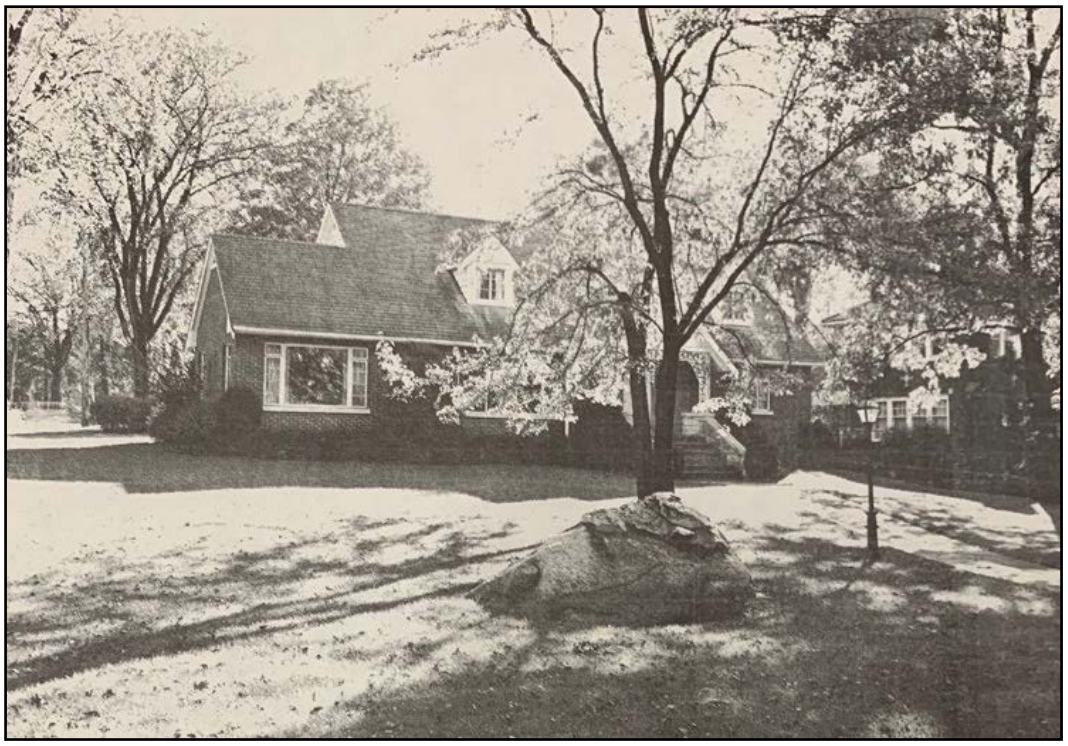
Sketch map of 2261 Grande Avenue SE (57-11428). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fred E. Bellamy House
Site Number: 57-11428
Address: 2261 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1965 photograph of 2261 Grande Avenue SE (Site Inventory No. 57-11428).
Source: Carley Real Estate, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fred E. Bellamy House
Address: 2261 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11428
Related District Number: 57-11394



2261 Grande Avenue SE (57-11428), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11429 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Oskar and Flossie Paulson House II

B) Other names: _____

- **Location**

A) Street address: 2249 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	2	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11429 Address: 2249 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Oskar and Flossie Paulson House II	Linn
Name of Property	County
2249 Grande Avenue SE	Cedar Rapids
Address	City

Oskar and Flossie Paulson House II, Site Inventory Number 57-11429

Address: 2249 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story, tile-hipped-roof, red brick house with front dormer. The main materials are brick and asphalt roof. The front entrance porch has a metal railing and no roof. Two bay windows are prominent in the façade and a brick side carport has a second-level open terrace. The entrance has a segmented arch awning with corbelled brackets, and the front door has two sidelights. The wood windows appear to be replacements. A two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Oskar Fridjof Paulson was born in Norway in 1885. He was a general contractor in the building industry according to the 1940 Census and living in the house with his wife Flossie. Oskar F. Paulson arrived in Cedar Rapids from Minneapolis in 1908. He worked for contractor H.F. Jones, building homes and businesses in Cedar Rapids. Among the contractor's projects was the Johnson school and the Magnus Hotel. Paulson married Jones' daughter, Flossie, in 1909 and in 1913, set out on his own, founding O.F. Paulson Construction Co. His company already had worked on the Roosevelt Hotel and the new coliseum when he won the contract in February 1927 for one of two theaters being built in Cedar Rapids. Paulson built the Iowa Theater on the corner at First Avenue and Third Street East in September 1927. Paulson Electric Company has been in business for 80 years and still has offices in Cedar Rapids, Dubuque and Waterloo. It is likely that O.F. Paulson Construction Co. built this house.

Date of Construction: 1920

Integrity:
The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1999 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

Oskar and Flossie Paulson House II	Linn
Name of Property	County
2249 Grande Avenue SE	Cedar Rapids
Address	City

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

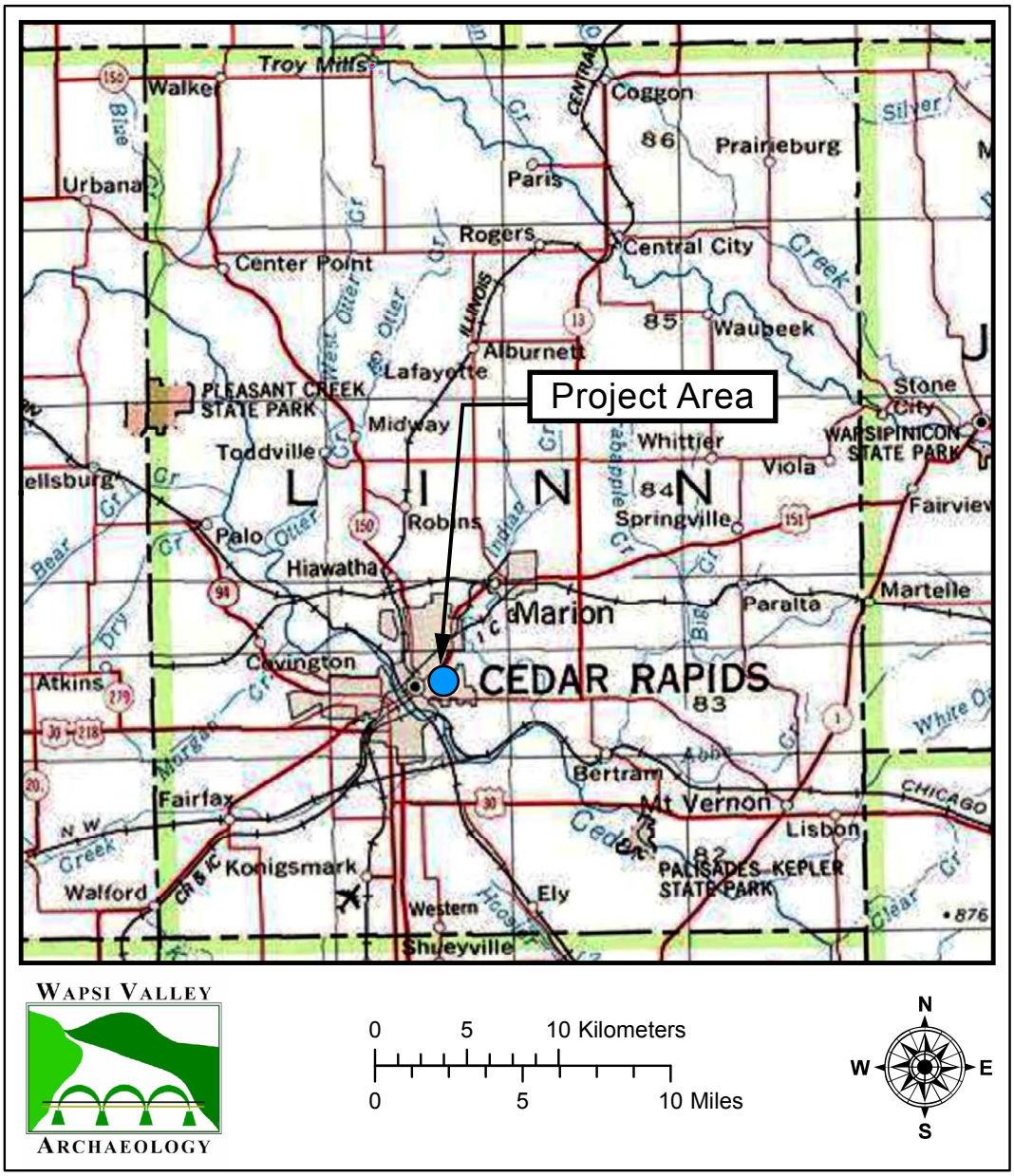
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Oskar and Flossie Paulson House II
Site Number: 57-11429
Address: 2249 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

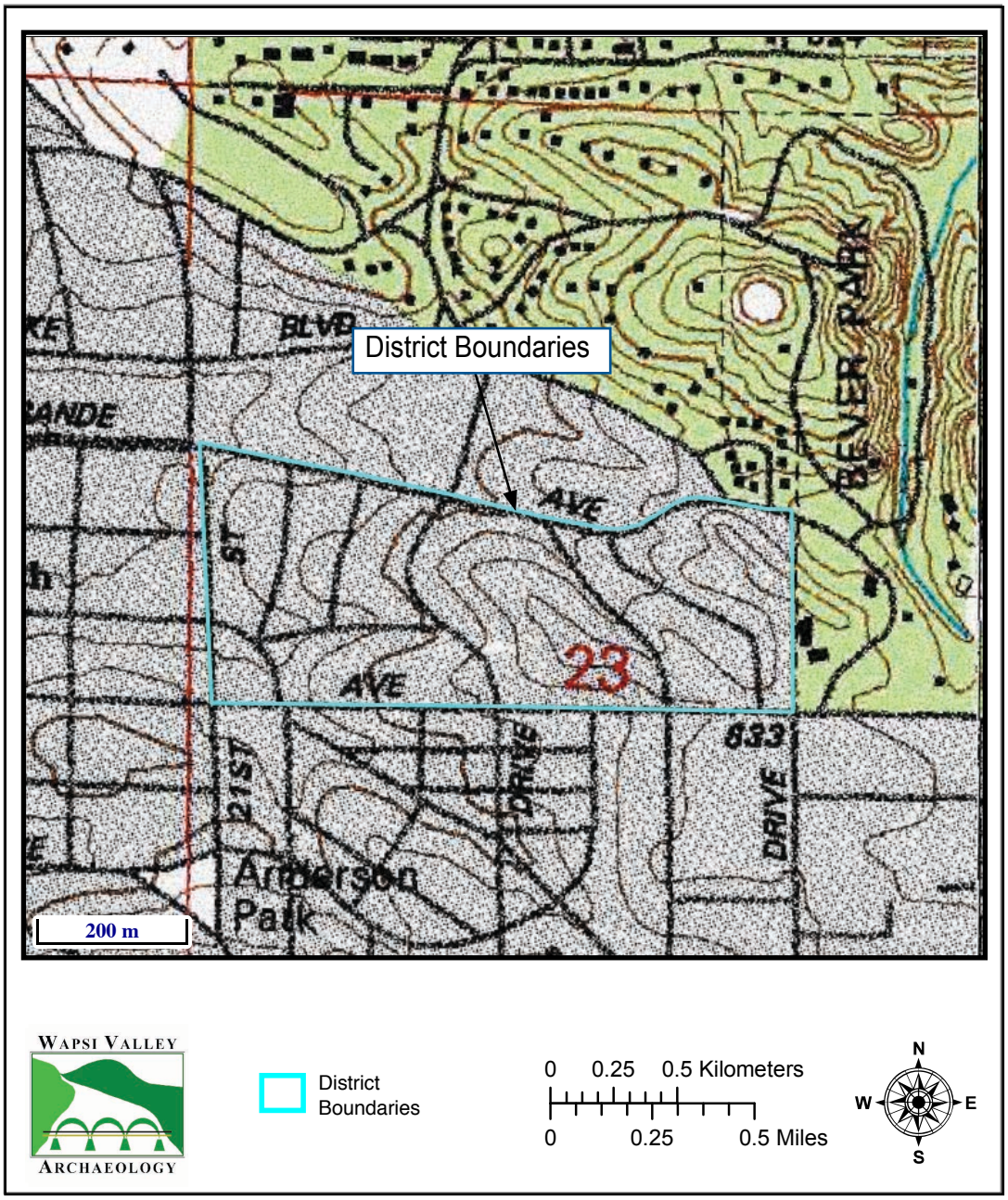
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Address: 2249 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11429
Related District Number: 57-11394



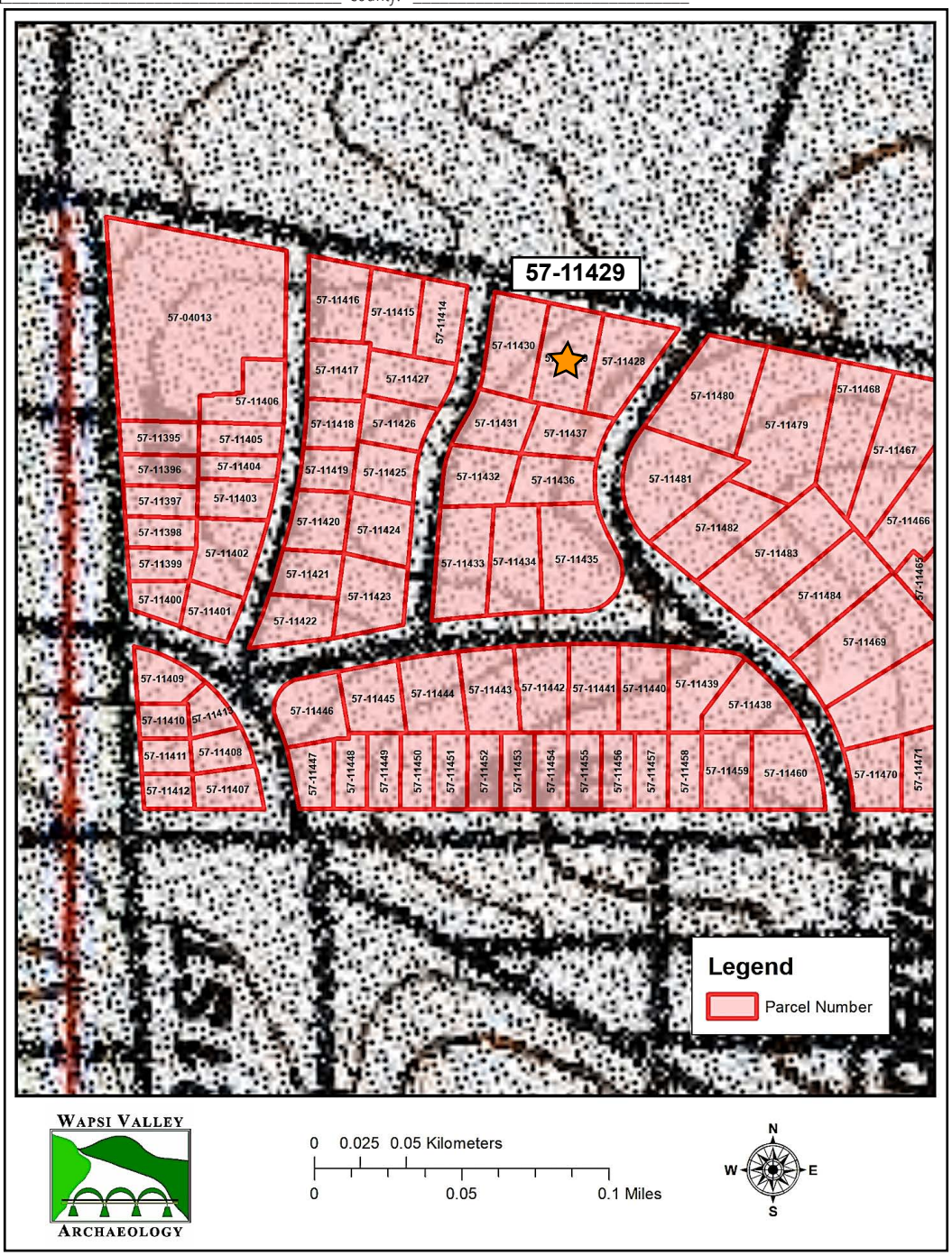
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Oskar and Flossie Paulson House II
Site Number: 57-11429
Address: 2249 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

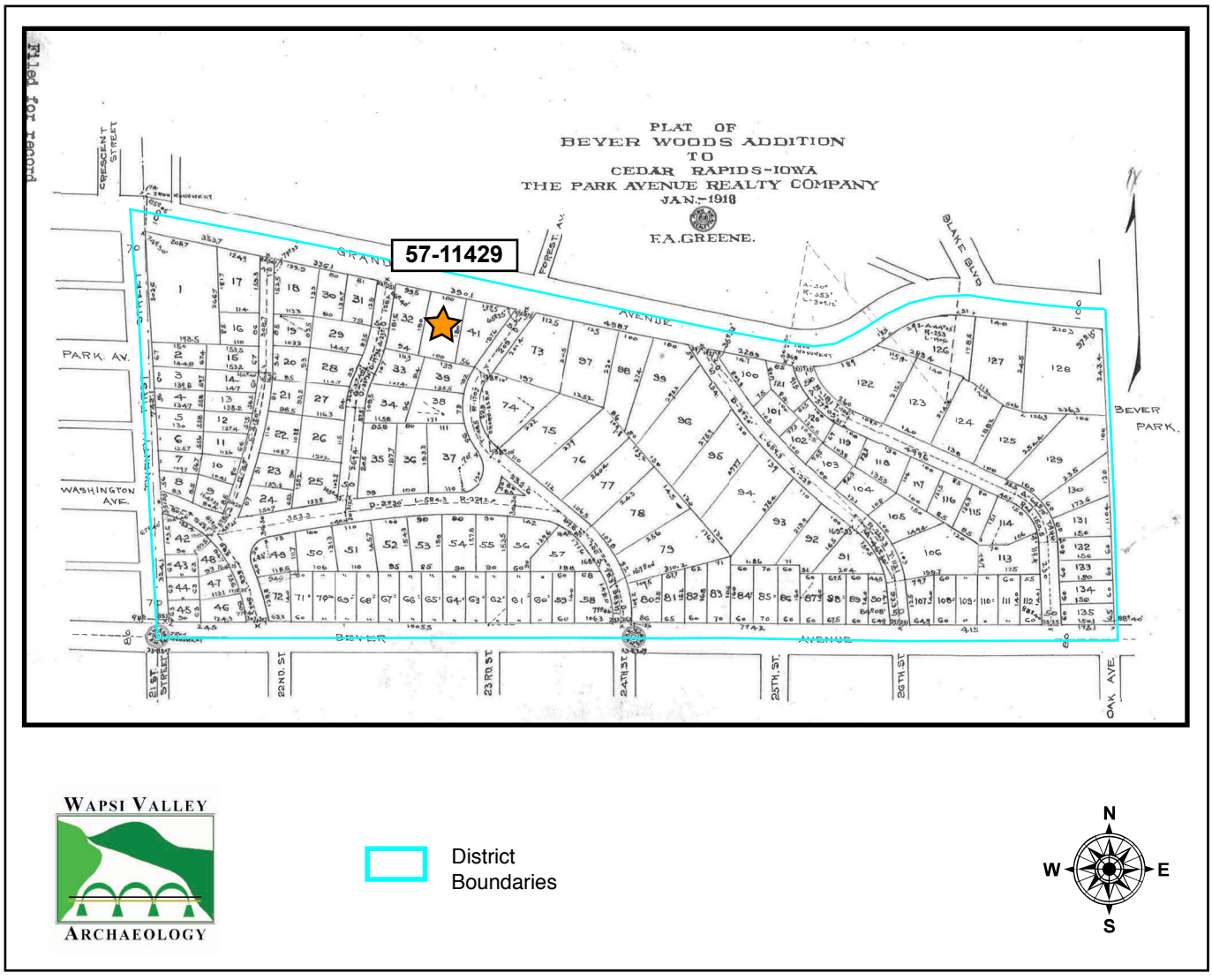
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Name of Property: Oskar and Flossie Paulson House II
Address: 2249 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11429
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Oskar and Flossie Paulson House II
Address: 2249 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11429
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Oskar and Flossie Paulson House II
Site Number: 57-11429
Address: 2249 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2249 Grande Avenue SE (57-11429). *Source: Linn County Assessor.*

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Name of Property: Oskar and Flossie Paulson House II
Site Number: 57-11429
Address: 2249 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2249 Grande Avenue SE (57-11429), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11430 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Agnes McElvania House I

B) Other names: _____

- **Location**

A) Street address: 2241 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11430 Address: 2241 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Agnes McElvania House I	Linn
Name of Property	County
2241 Grande Avenue SE	Cedar Rapids
Address	City

Agnes McElvania House I, Site Inventory Number 57-11430
Address: 2241 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story, hipped-roof, wood-frame house with front dormer. The main materials are brick, stucco siding and asphalt roof. The entrance porch has two simple wood columns, a segmented arch beam, and a hipped roof. A brick apron on the first level surrounds the house, and the entrance has a segmented arch transom and two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owner of 2261 Grande Ave SE appears to be Agnes M. McElvania, and she was also the owner of 350 Pleasant Drive in Bever Woods. She was the mother of Harriet; Harriet married Clyde W. Kuhn in 1919. There seems to be quite a bit of society page news regarding Mrs. Kuhn and her mother. For example, it is noted in 1920 that "Miss Margaret Denamore of Chicago and Mrs. Klyde Kuhn of Tipton are guests of Mrs. Kuhn's mother Mrs. Agnes McElvania, in Bever Woods."[1]

Although the house was built by Agnes McElvania, it appears that she sold it to Charles C. Kuning, who lived in the residence with his wife in the 1920s.[2] [3]

Date of Construction: 1922

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 2014 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

[1] *Cedar Rapids Evening Gazette*, October 30, 1920, p. 8.
[2] *McCoy's Cedar Rapids Street Directory*, 1926, page 613.
[3] *Evening Gazette and Republican*, 1928, page 10.

Cedar Rapids Evening Gazette, October 30, 1920, p. 8.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Evening Gazette and Republican, 1928, page 10.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

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McCoy's Cedar Rapids Street Directory, 1926, page 613.

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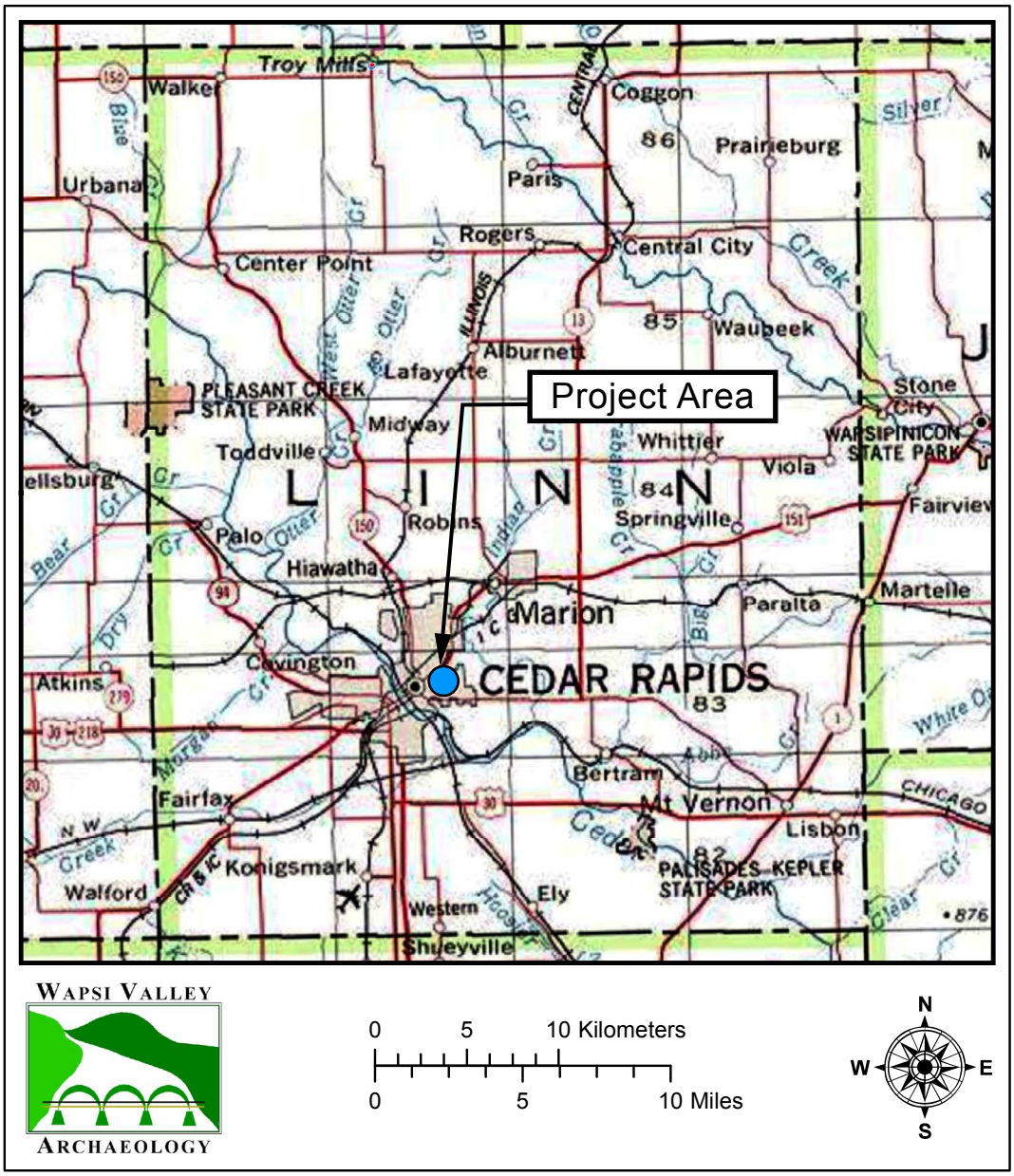
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Agnes McElvania House I
Site Number: 57-11430
Address: 2241 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



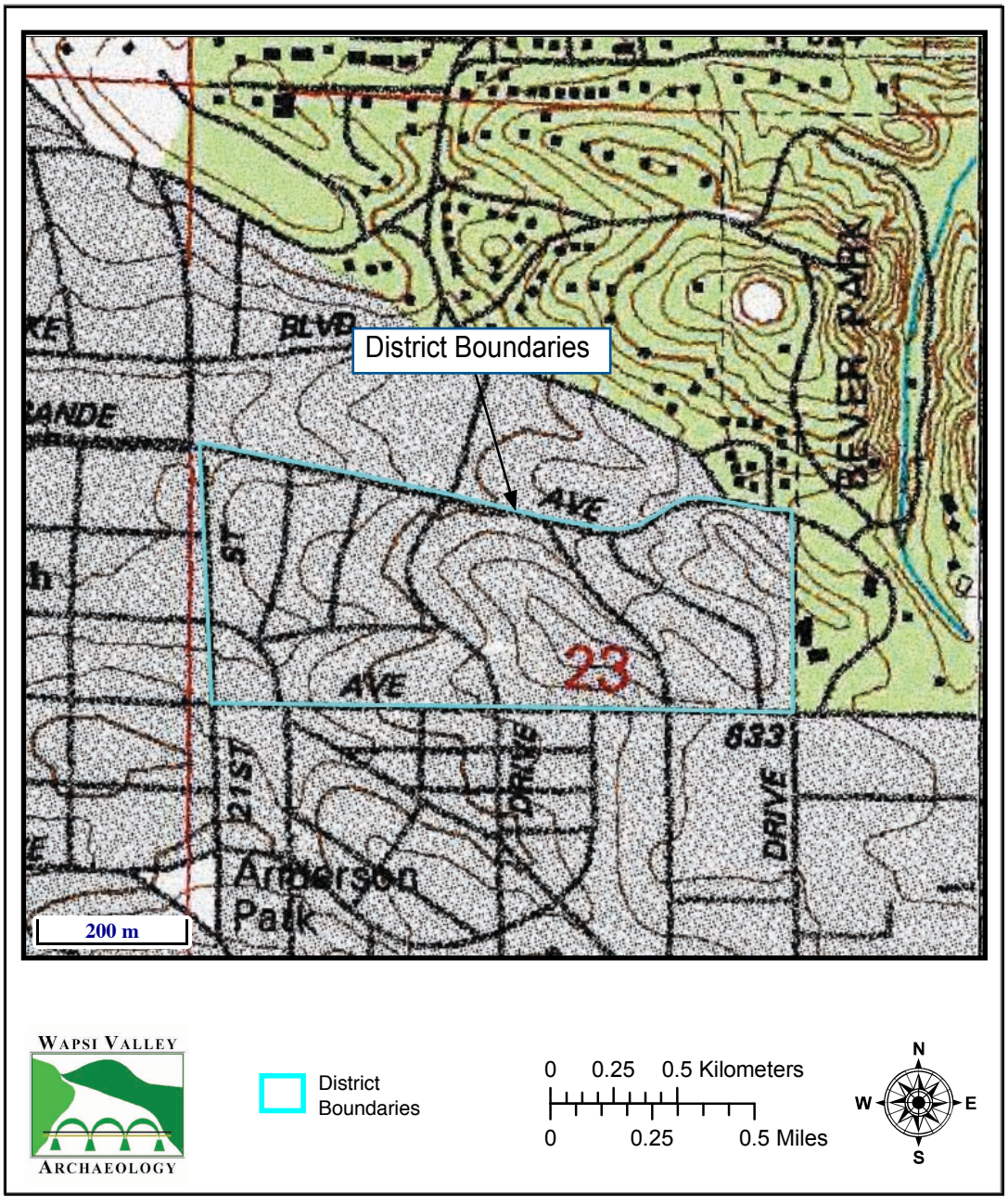
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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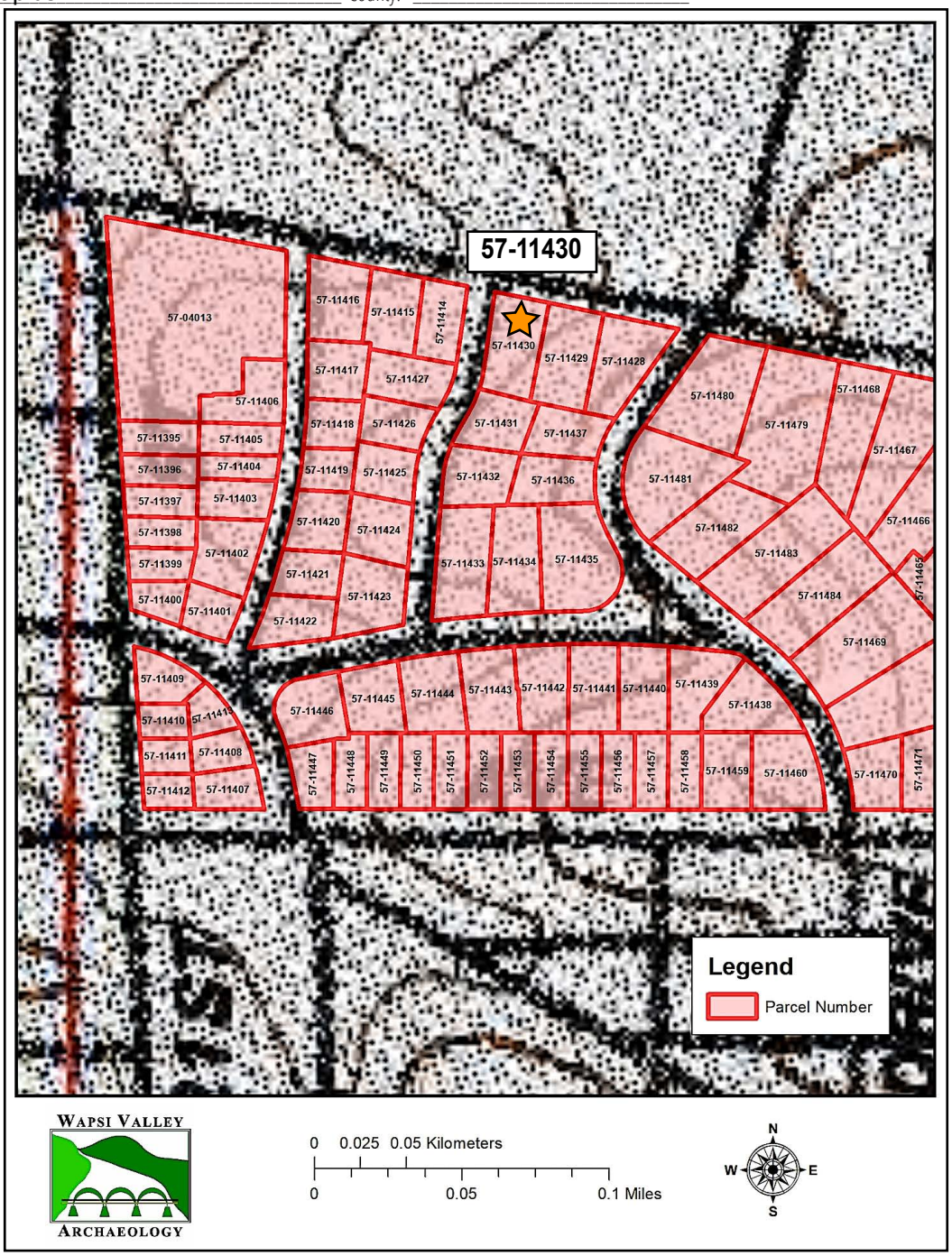
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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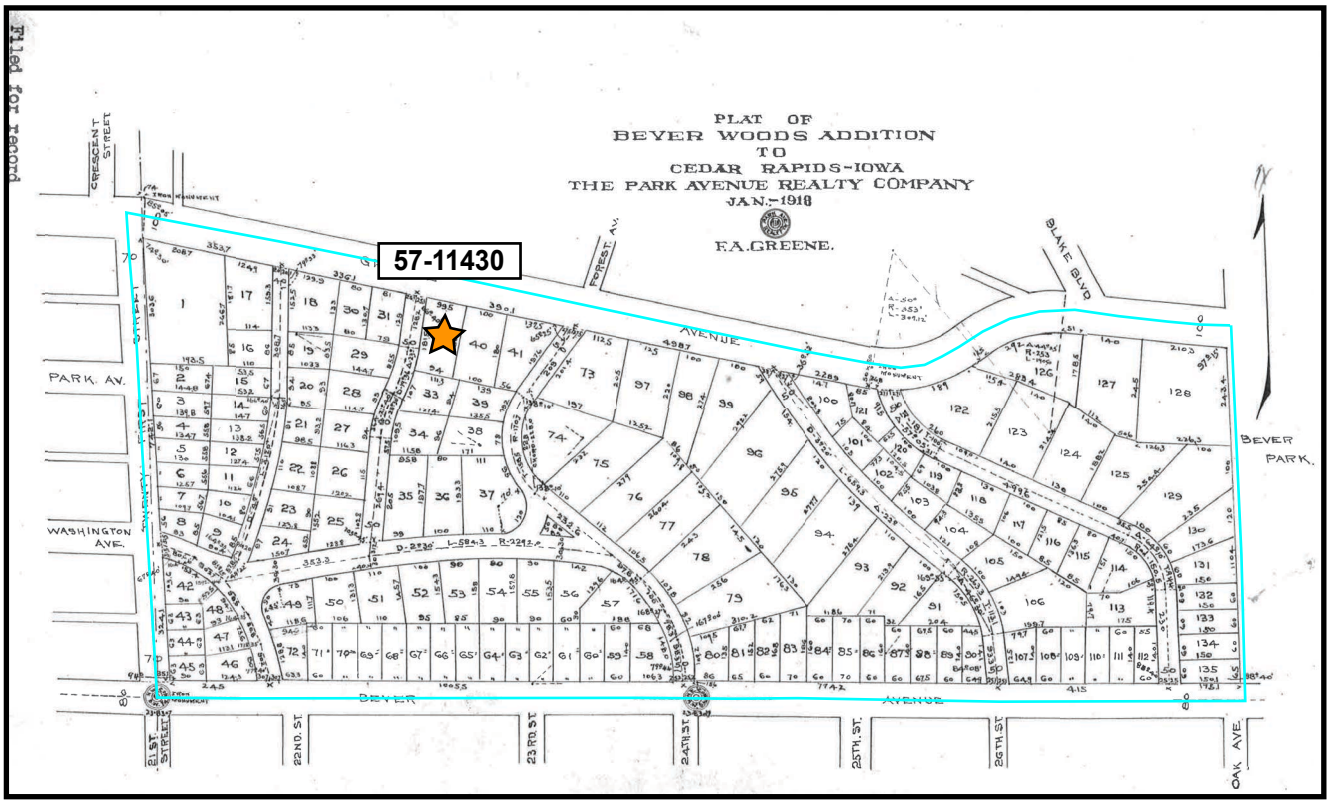
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Agnes McElvania House I
Site Number: 57-11430
Address: 2241 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Agnes McElvania House I
Site Number: 57-11430
Address: 2241 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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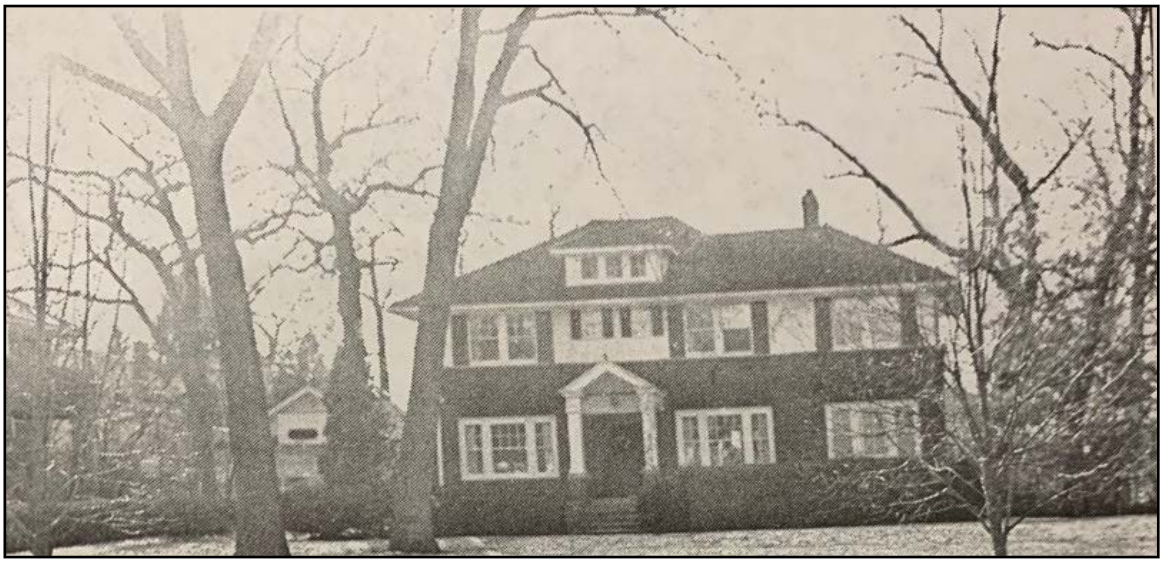
Sketch map of 2241 Grande Avenue SE (57-11430). *Source: Linn County Assessor.*

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Site Number: 57-11430
Address: 2241 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1980 photograph of 2241 Grande Avenue SE (Site Inventory No. 57-11430).
Sources: RIC; The History Center, Cedar Rapids, Iowa.

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Site Number: 57-11430
Address: 2241 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2241 Grande Avenue SE (57-11430), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11431 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Agnes McElvania House II

B) Other names: _____

- **Location**

A) Street address: 350 Pleasant Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11431 Address: 350 Pleasant Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1918 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Agnes McElvania House II	Linn
Name of Property	County
350 Pleasant Drive SE	Cedar Rapids
Address	City

Agnes McElvania House II, Site Inventory Number 57-11431

Address: 350 Pleasant Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1918 building is a two-story, hipped-roof, wood-frame house with two front dormers. The main materials are brick, wood siding and asphalt roofing. The entrance porch has two wood detailed columns and pilasters supporting an open pediment roof. The entrance door has a rectangular transom and two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owner of 2261 Grande Ave SE appears to be Agnes M. McElvania, and she was also the owner of 350 Pleasant Drive in Bever Woods. She was the mother of Harriet; Harriet married Clyde W. Kuhn in 1919. There seems to be quite a bit of society page news regarding Mrs. Kuhn and her mother. For example, it is noted in 1920 that "Miss Margaret Denamore of Chicago and Mrs. Klyde Kuhn of Tipton are guests of Mrs. Kuhn's mother Mrs. Agnes McElvania, in Bever Woods."[1]

According to the 1919 McCoy Directory of the City of Cedar Rapids, this house was the residence of Agnes McElvania (widow of James).[2]

Date of Construction: 1918

Integrity:
The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1963 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

[1] *Cedar Rapids Evening Gazette*, October 30, 1920, p. 8.
[2] *McCoy's Cedar Rapids City Directory*, 1919, page 492.

Agnes McElvania House II	Linn
Name of Property	County
350 Pleasant Drive SE	Cedar Rapids
Address	City

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids Evening Gazette, October 30, 1920, p. 8.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

McCoy's Cedar Rapids City Directory, 1919, page 492.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

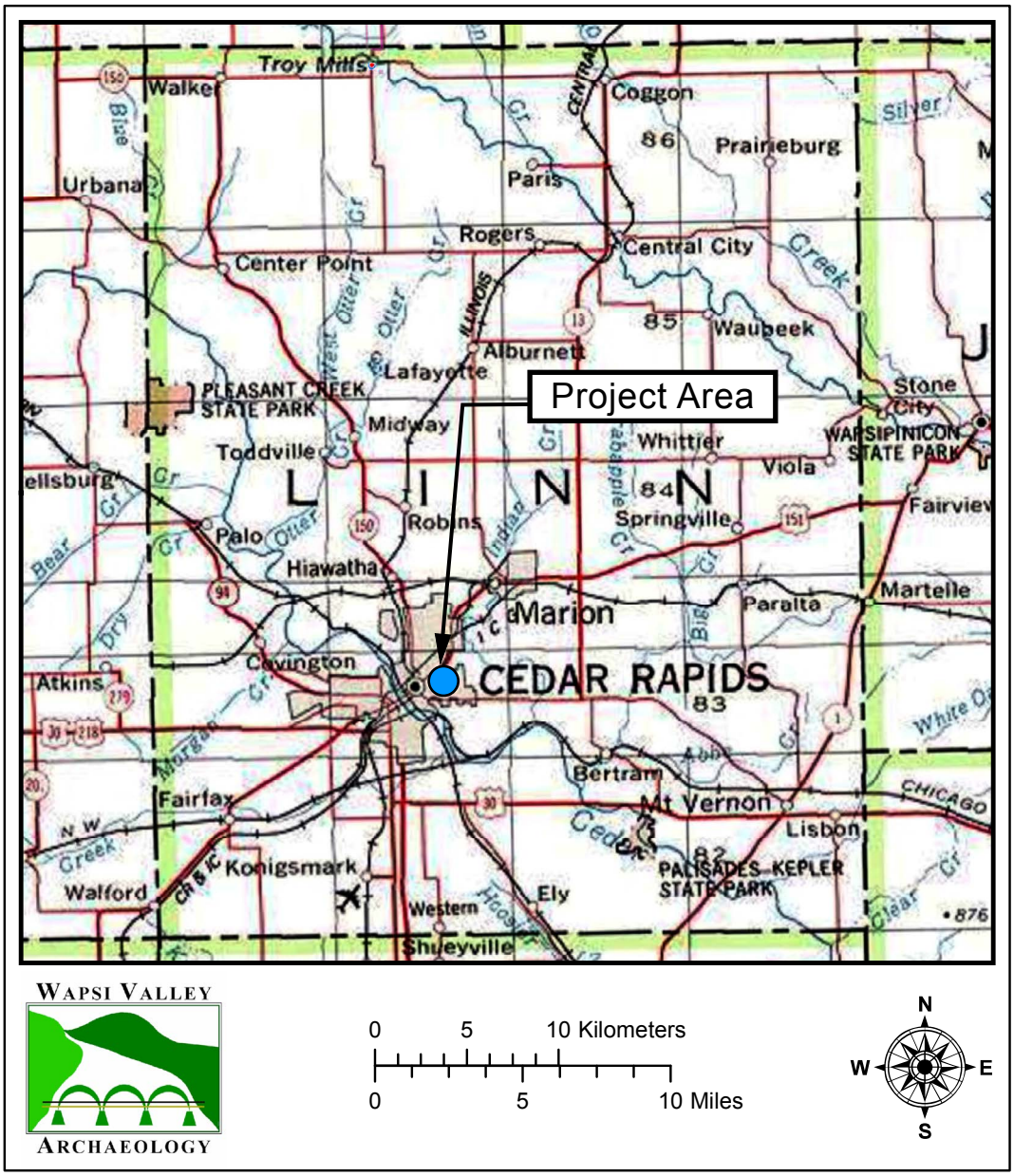
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Agnes McElvania House II
Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



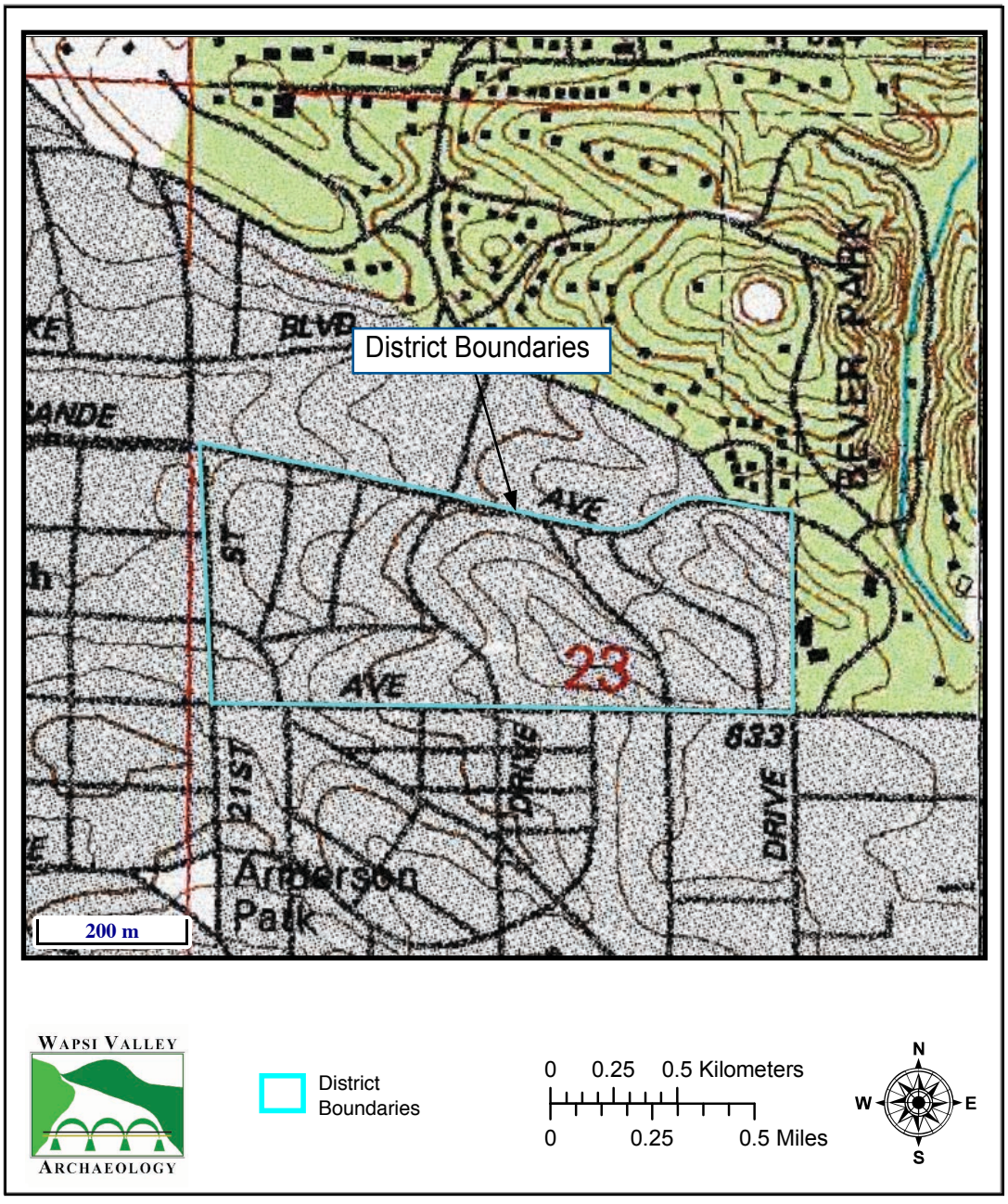
Map of Linn County, Iowa showing the project area location.
Source: National Geographic (2009).

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Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



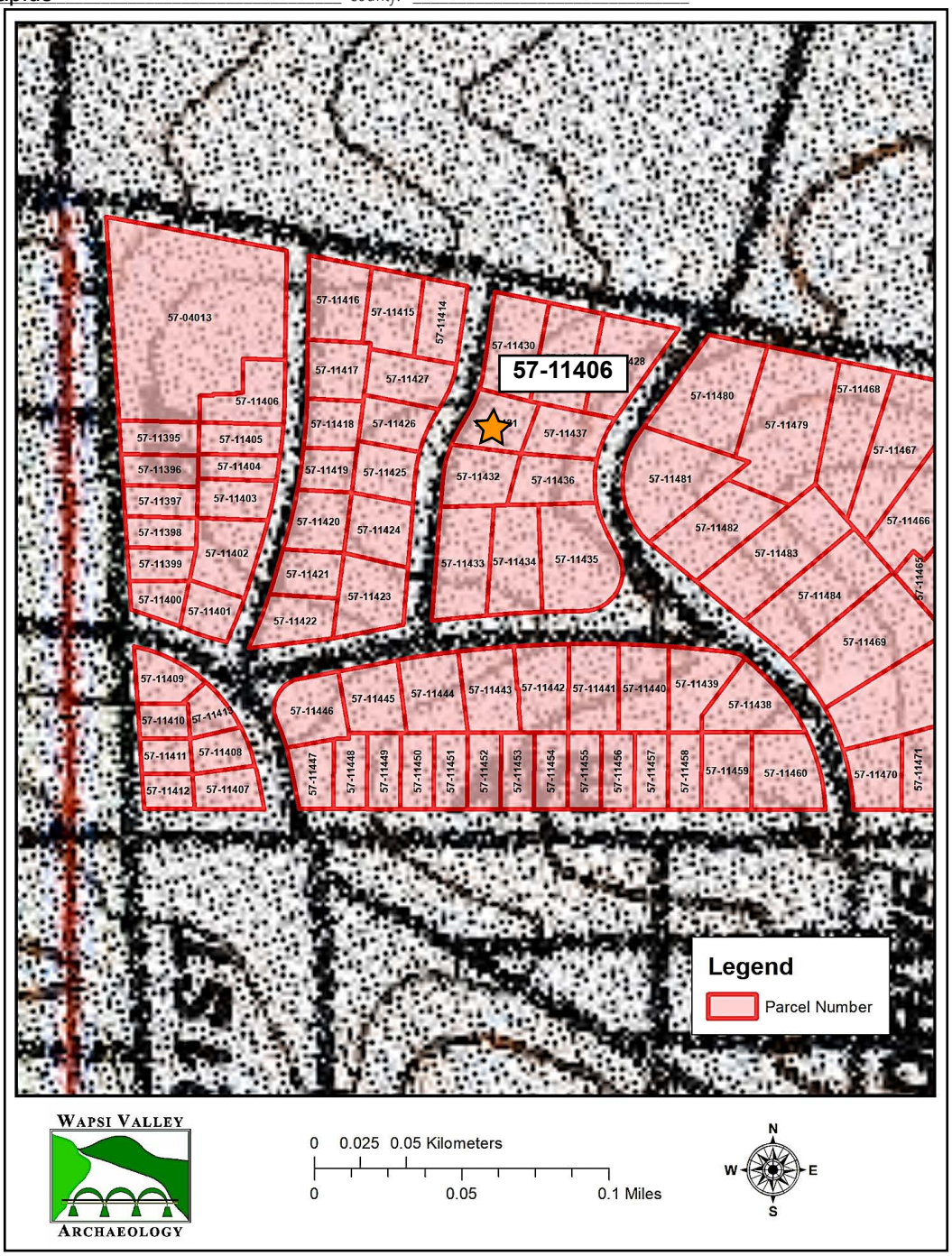
Topographic map showing the Bever Woods District Boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Agnes McElvania House II
Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



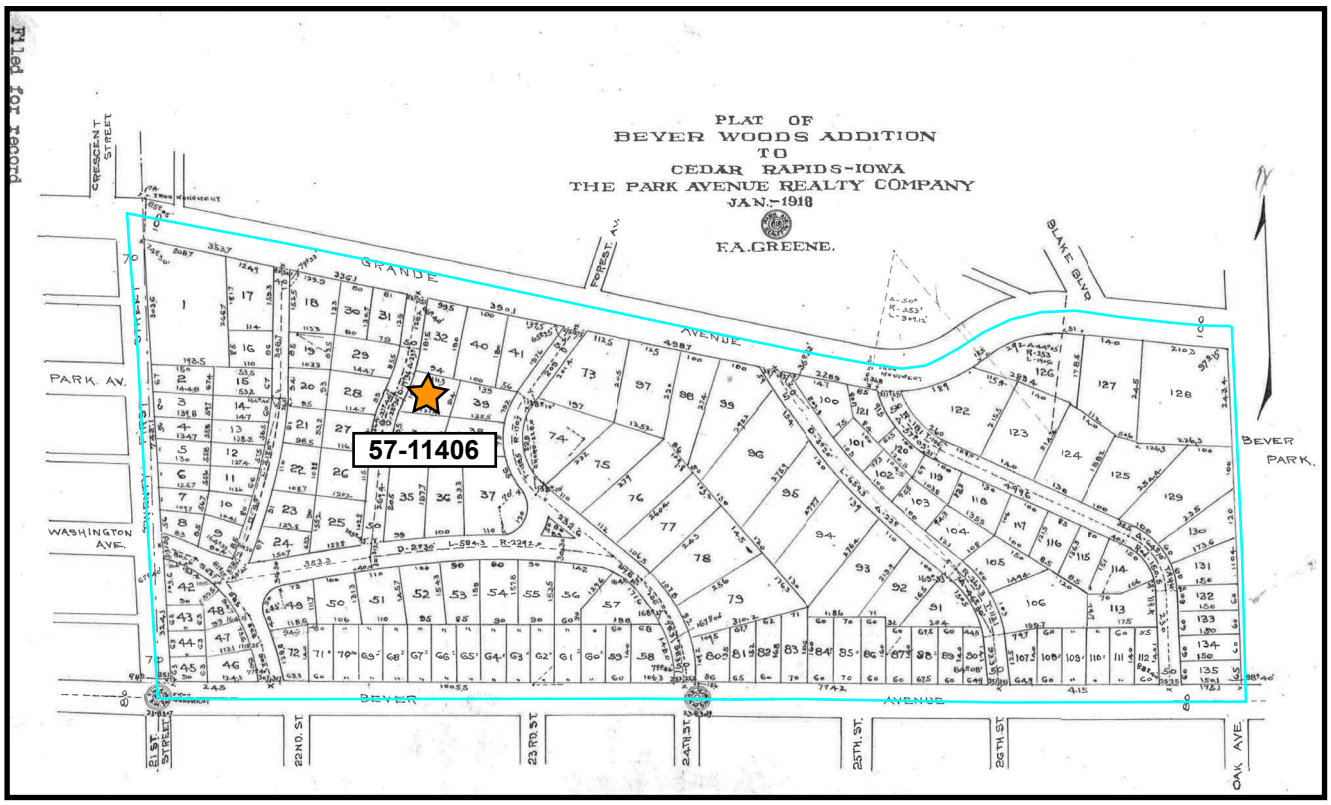
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Agnes McElvania House II
Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Agnes McElvania House II
Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Agnes McElvania House II
Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 350 Pleasant Drive SE (57-11431). *Source: Linn County Assessor.*

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Name of Property: Agnes McElvania House II
Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1968 photograph of 350 Park Terrace SE (Site Inventory No. 57-11512).
Source: B & B Realty, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Agnes McElvania House II
Site Number: 57-11431
Address: 350 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



350 Pleasant Drive SE (57-11431), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11432 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James Killian House

B) Other names: _____

- **Location**

A) Street address: 358 Pleasant Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11432 Address: 358 Pleasant Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

James Killian House	Linn
Name of Property	County
358 Pleasant Drive SE	Cedar Rapids
Address	City

James Killian House, Site Inventory Number 57-11432

Address: 358 Pleasant Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story, hipped-roofed house with a front-hipped dormer. The main materials are stucco siding and asphalt roofing. The entrance portico has two detailed square wood columns over brick bases supporting a pediment-style roof. A brick apron on the first level surrounds the house. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
James Killian was born in Nebraska in 1883. He was the treasurer and one of the founders of the Killian's Department Store in Cedar Rapids. Killian's Store was one of the largest department stores in Iowa in 1921 with a five story building in 3rd Avenue employing 320 workers. The store opened in 1910 and before that it was known as the John H. Taft dry goods general store. James Killian's wife was Mary Killian and they had a daughter Jean and a son Robert. [1]

Date of Construction: 1919

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids Evening Gazette, August 15, 1912, p. 2.

[1] *Cedar Rapids Evening Gazette*, August 15, 1912, p. 2.

James Killian House	Linn
Name of Property	County
358 Pleasant Drive SE	Cedar Rapids
Address	City

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

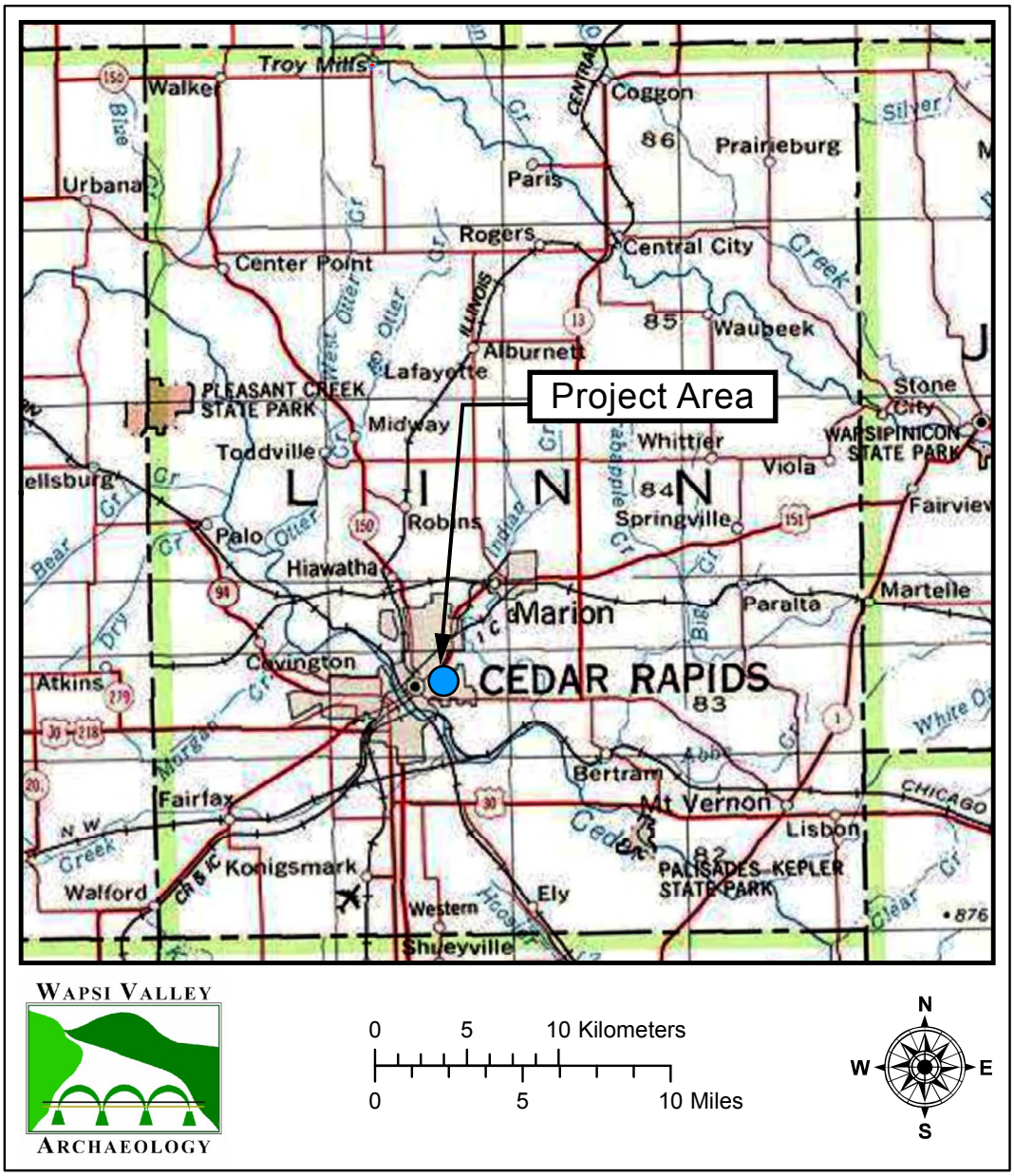
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Killian House
Site Number: 57-11432
Address: 358 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



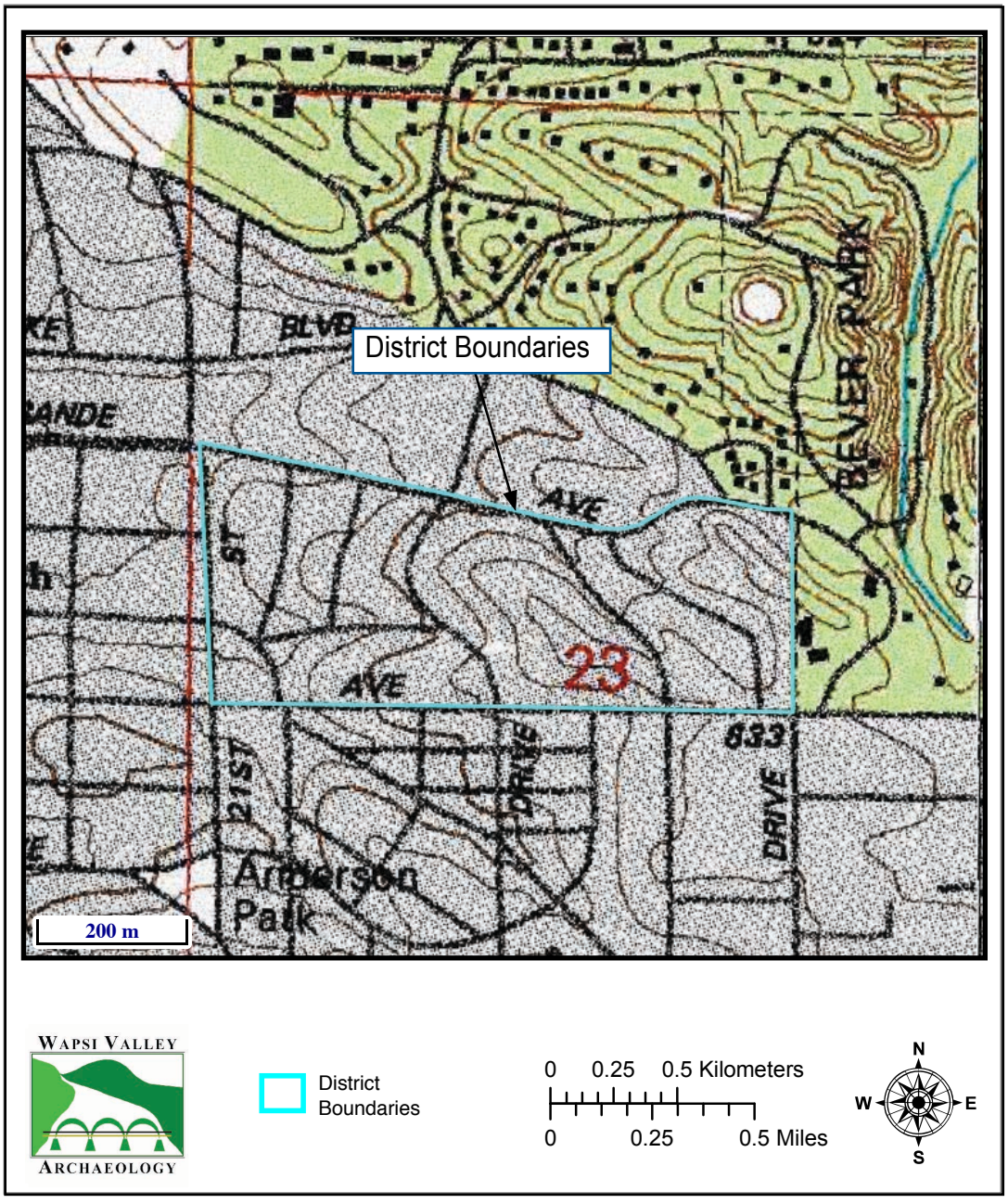
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Name of Property: James Killian House
Site Number: 57-11432
Address: 358 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



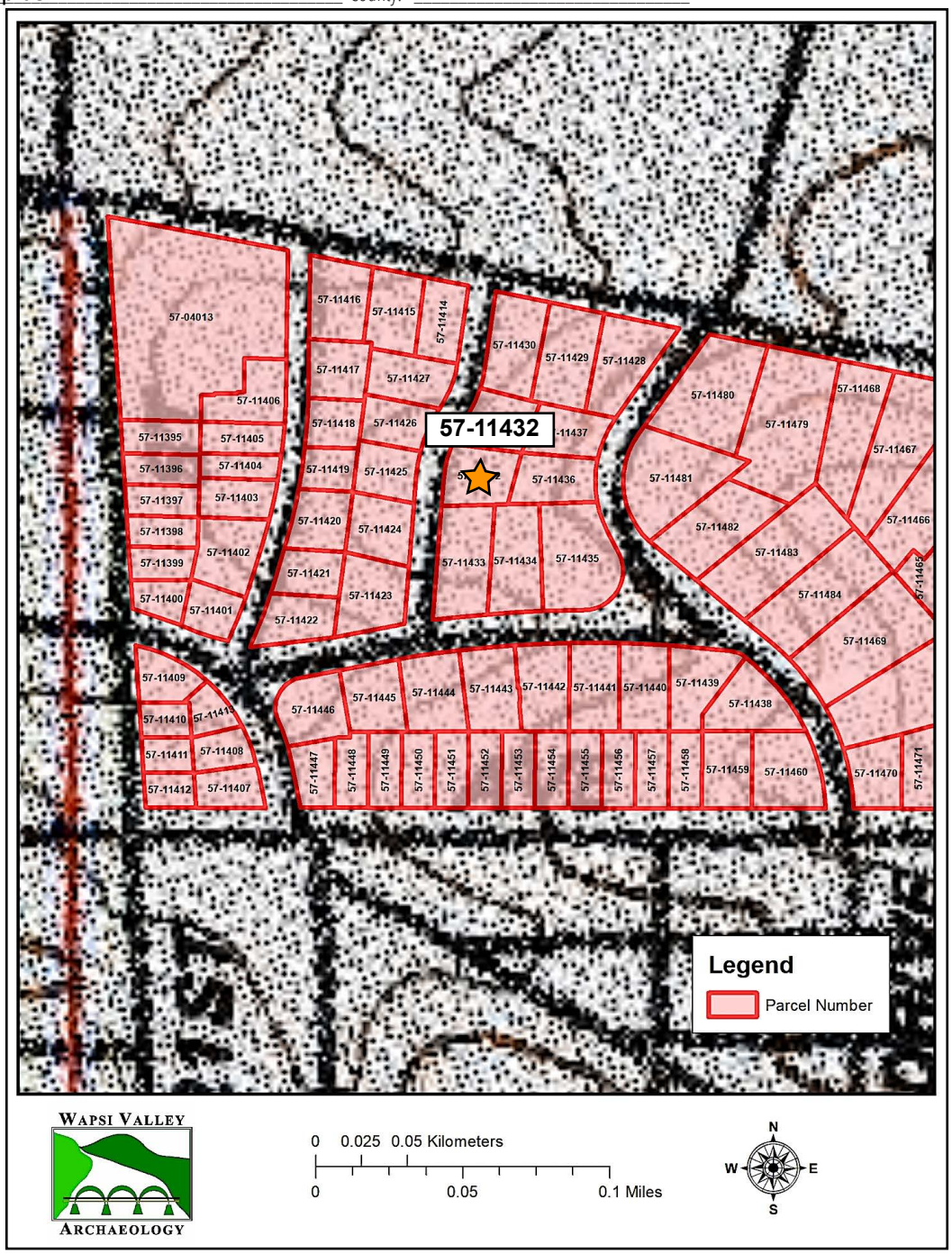
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Killian House
Site Number: 57-11432
Address: 358 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



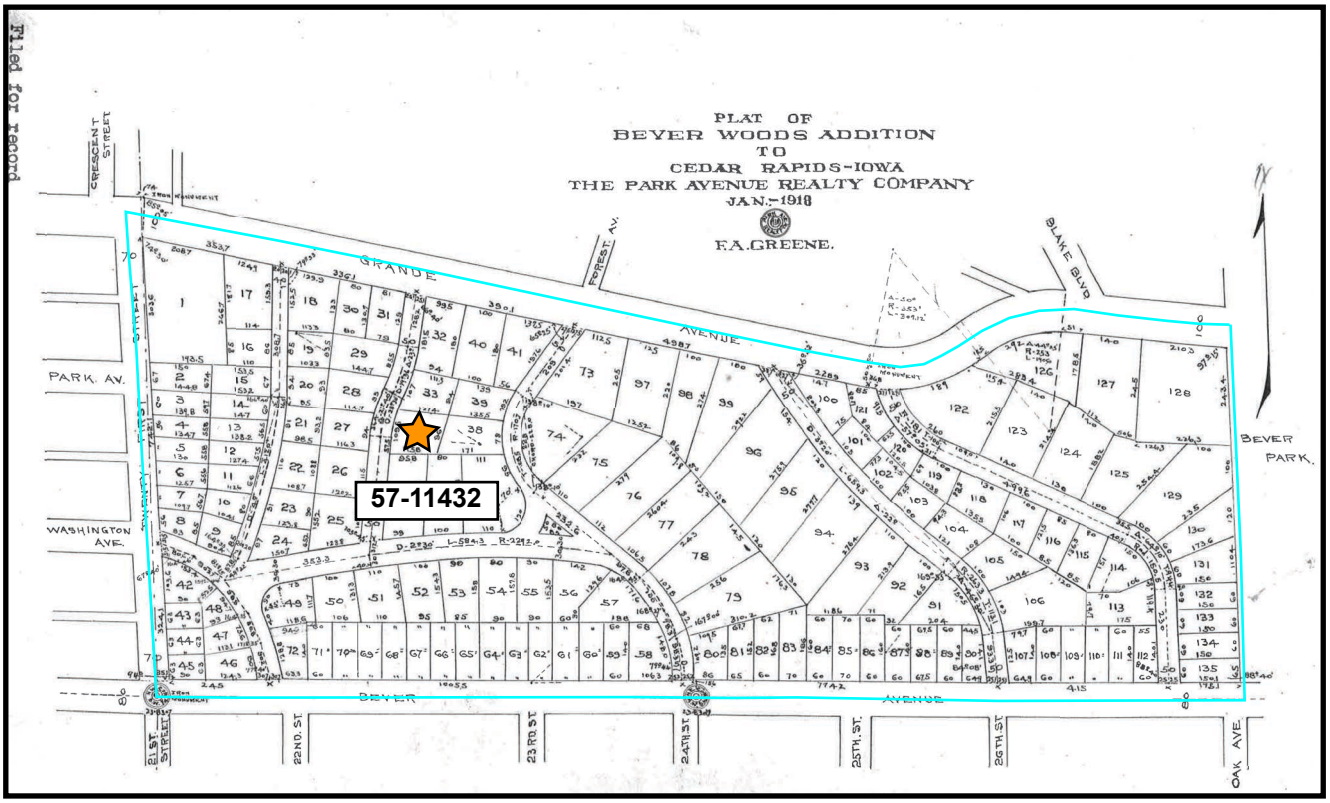
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Killian House
Site Number: 57-11432
Address: 358 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Killian House
Address: 358 Pleasant Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11432
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Killian House
Site Number: 57-11432
Address: 358 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 358 Pleasant Drive SE (57-11432). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Killian House
Site Number: 57-11432
Address: 358 Pleasant Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



358 Pleasant Drive SE (57-11432), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11433 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Claire W. and Marie Bloomhall House

B) Other names: _____

- **Location**

A) Street address: 2240 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11433 Address: 2240 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Claire W. and Marie Bloomhall House	Linn
Name of Property	County
2240 Washington Avenue SE	Cedar Rapids
Address	City

Claire W. and Marie Bloomhall House, Site Inventory Number 57-11433
Address: 2240 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story, hipped-roof house with hipped-roof dormer. The main materials are wood siding and asphalt roofing. Decorative wood corbel brackets support the front-gable entrance portico. The wood windows appear to be original. A 1919 detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
Marie Bloomhall was born in 1888 and was married to Mr. Claire William Bloomhall who founded and was president and general manager of Diamond V. Mills Company. They had a daughter named Barbara and a son named William. Mr. Bloomhall was born in South Dakota in 1886 and had worked as a farmer in the corn production industry for four decades before he founded Diamond V Mills on Nov 1, 1943. The company is a global enterprise today that specializes in optimal animal feed products.

On May 3, 1919, the *Cedar Rapids Evening Gazette* mentioned the construction of a $10,000 residence for Claire W. Bloomhall that was soon to be built in Bever Woods.

Date of Construction: 1919

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

Claire W. and Marie Bloomhall House	Linn
Name of Property	County
2240 Washington Avenue SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

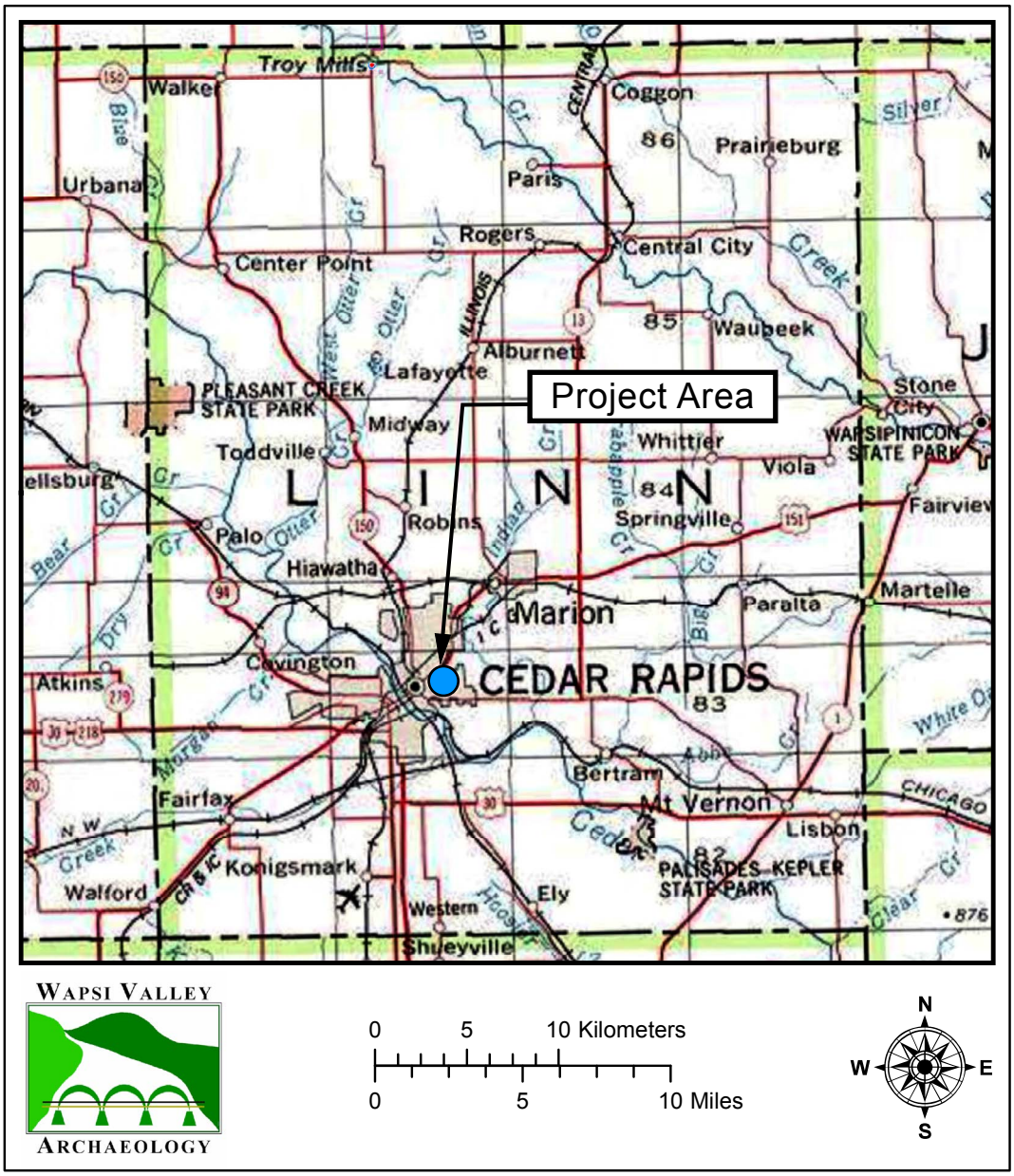
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Claire W. and Marie Bloomhall House
Site Number: 57-11433
Address: 2240 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



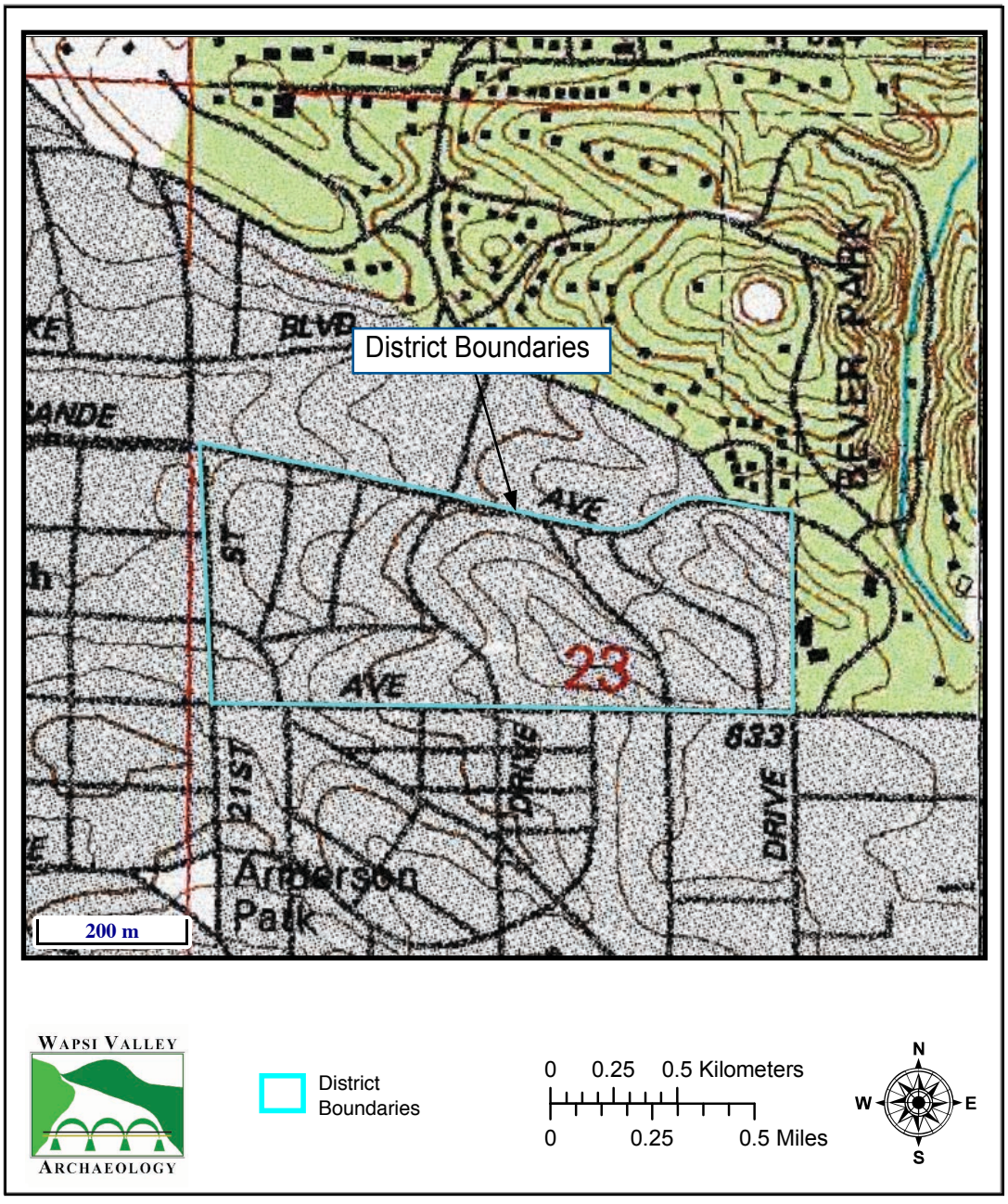
Map of Linn County, Iowa showing the project area location.
Source: National Geographic (2009).

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Site Number: 57-11433
Address: 2240 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



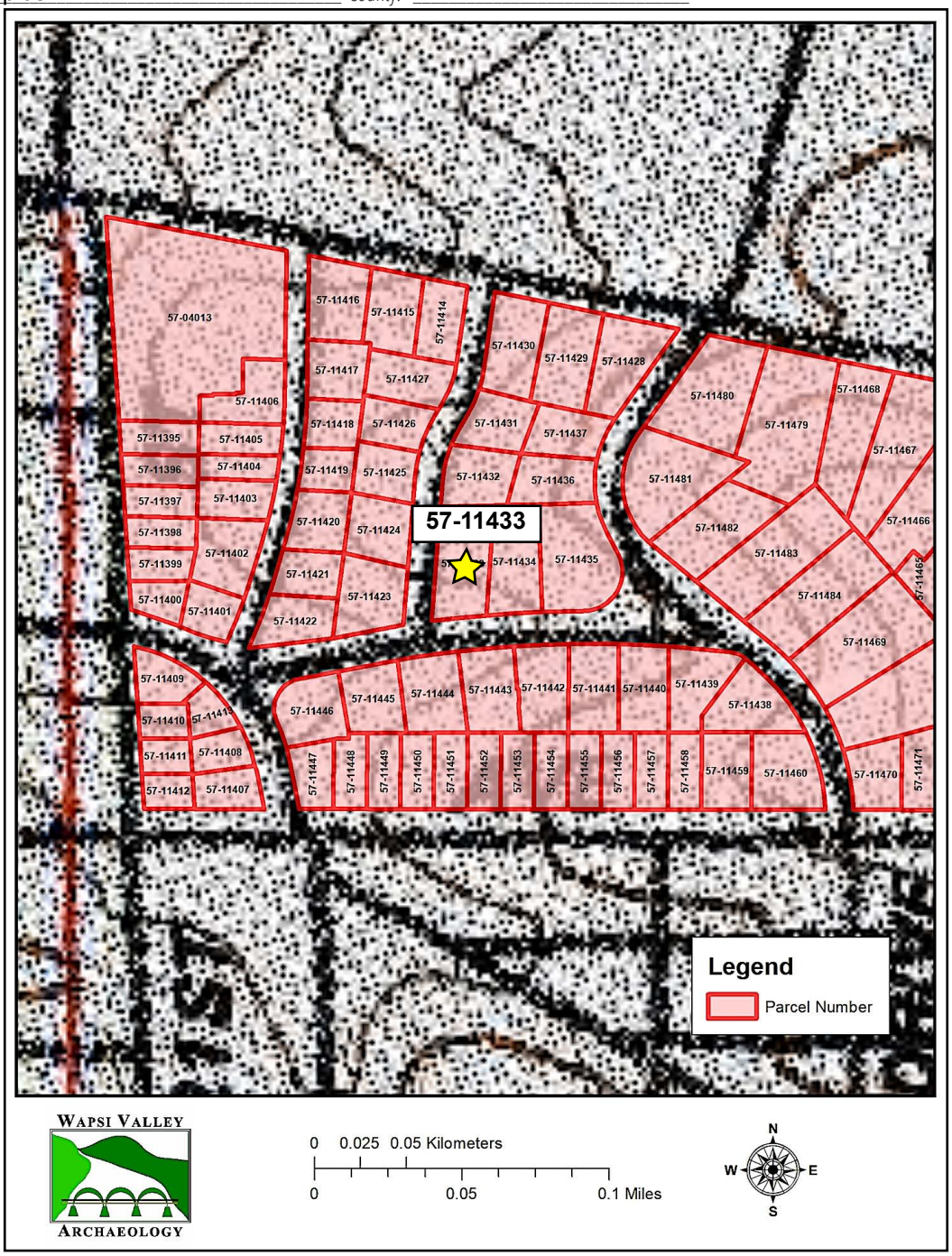
Topographic map showing the Bever Woods District Boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Claire W. and Marie Bloomhall House
Site Number: 57-11433
Address: 2240 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



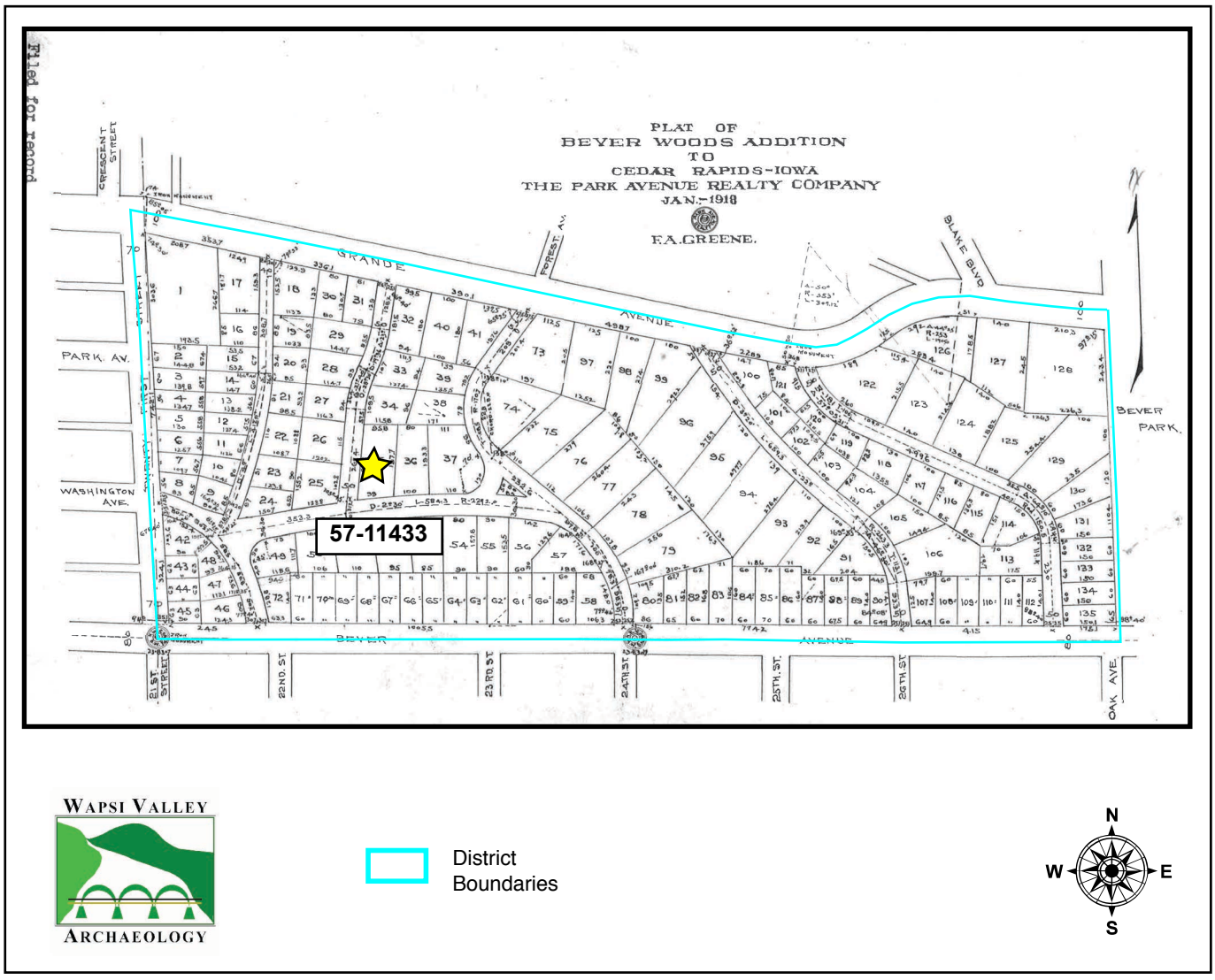
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Claire W. and Marie Bloomhall House
Site Number: 57-11433
Address: 2240 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Claire W. and Marie Bloomhall House
Site Number: 57-11433
Address: 2240 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Claire W. and Marie Bloomhall House
Site Number: 57-11433
Address: 2240 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2240 Washington Avenue SE (57-11433). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Claire W. and Marie Bloomhall House
Site Number: 57-11433
Address: 2240 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2240 Washington Avenue SE (57-11433), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11434 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Richard Brown House

B) Other names: _____

- **Location**

A) Street address: 2250 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11434 Address: 2250 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Richard Brown House	Linn
Name of Property	County
2250 Washington Avenue SE	Cedar Rapids
Address	City

Richard Brown House, Site Inventory Number 57-11434

Address: 2250 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a one-and-a-half-story wood-frame house with a side-gable roof and two front gables. The main materials are wood siding and asphalt roofing. The entrance porch has an awning roof and a curved bay window above. A brick apron on the first level surrounds the house, and the entrance door has two side windows. The wood windows appear to be original. A two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
Mr. Simmons is the original owner of the lot; the name listed in the *Cedar Rapids City Directories* of 1922 for this address is Richard Brown.

Date of Construction: 1923

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1923 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

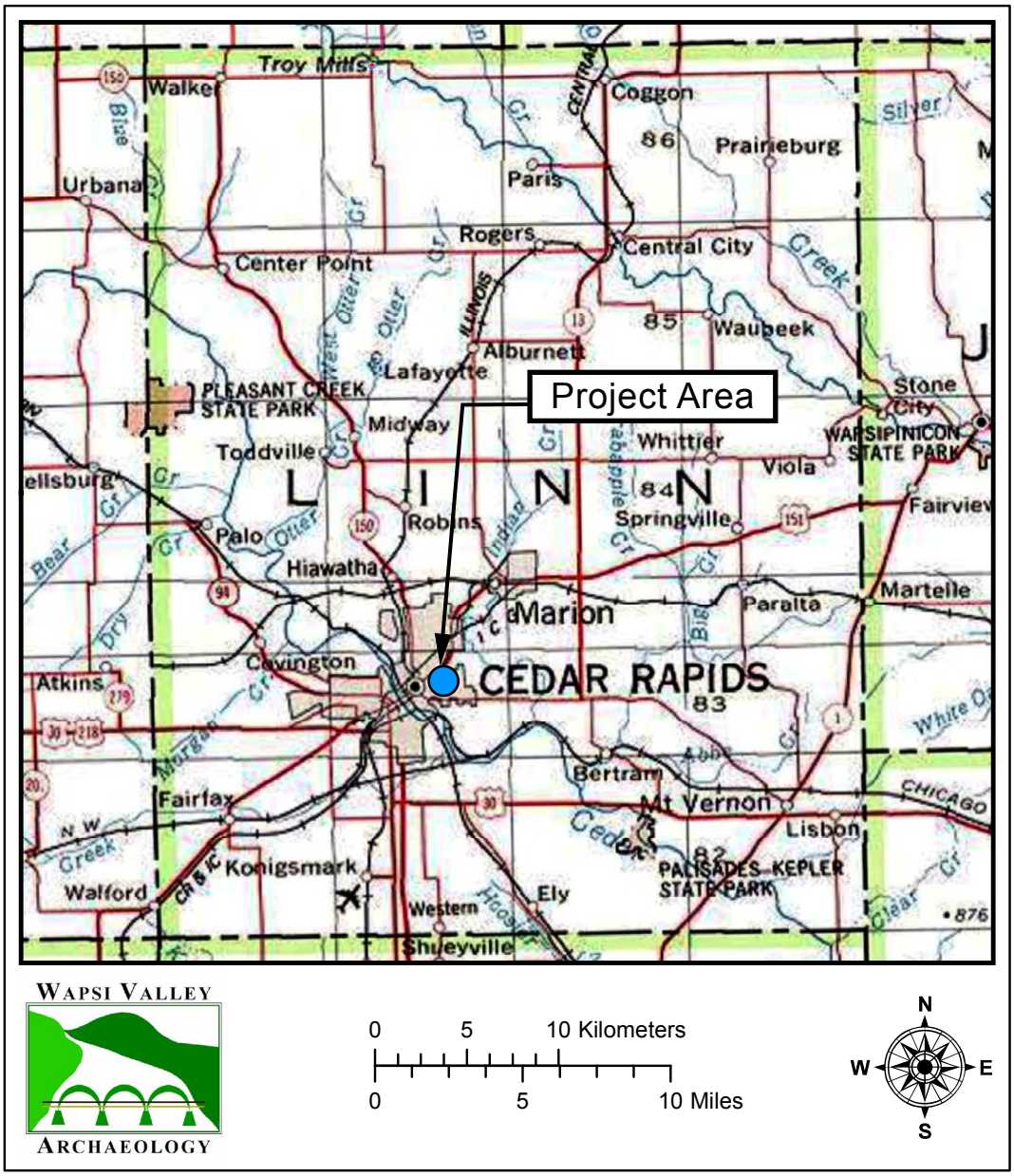
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Richard Brown House
Site Number: 57-11434
Address: 2250 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



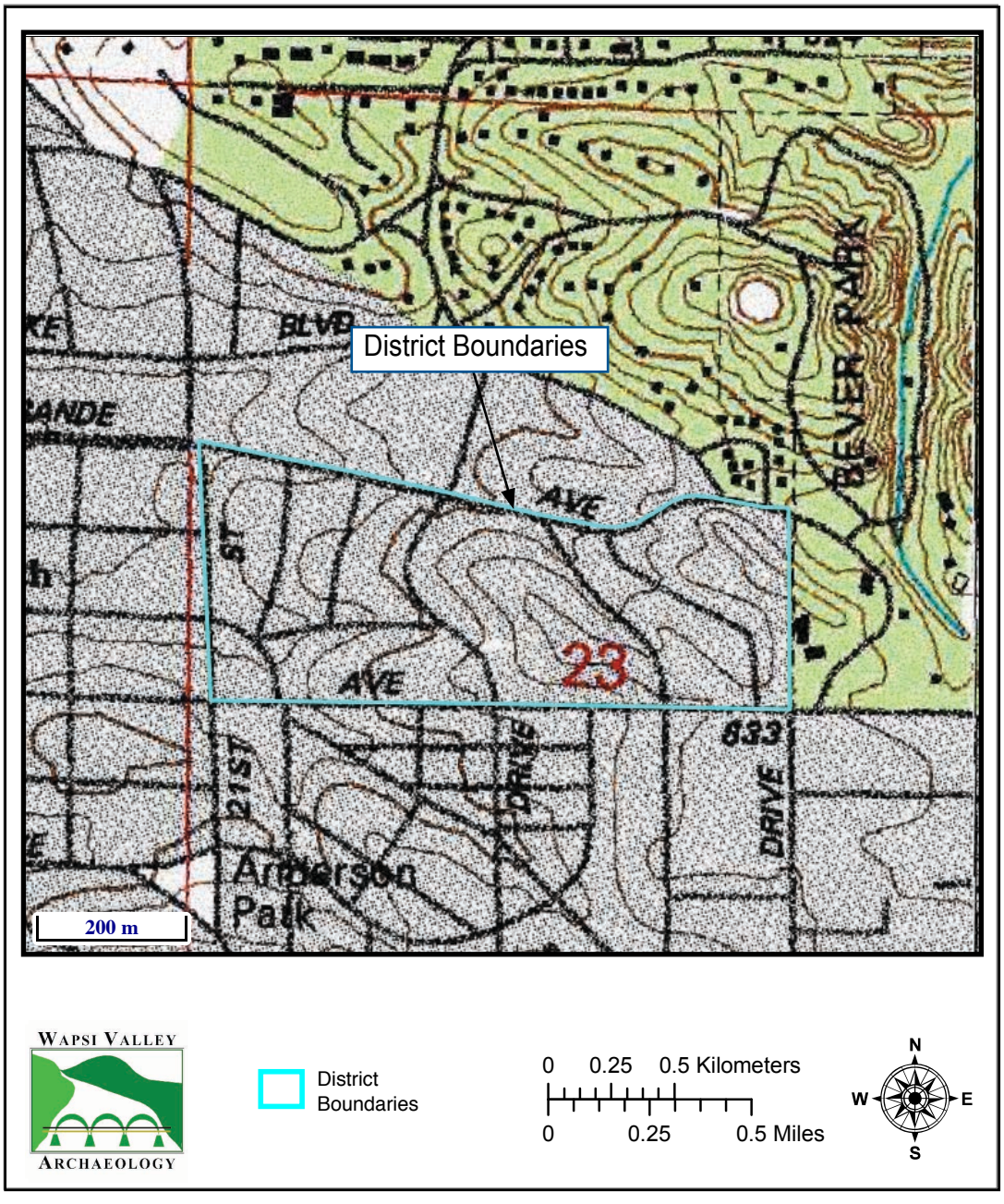
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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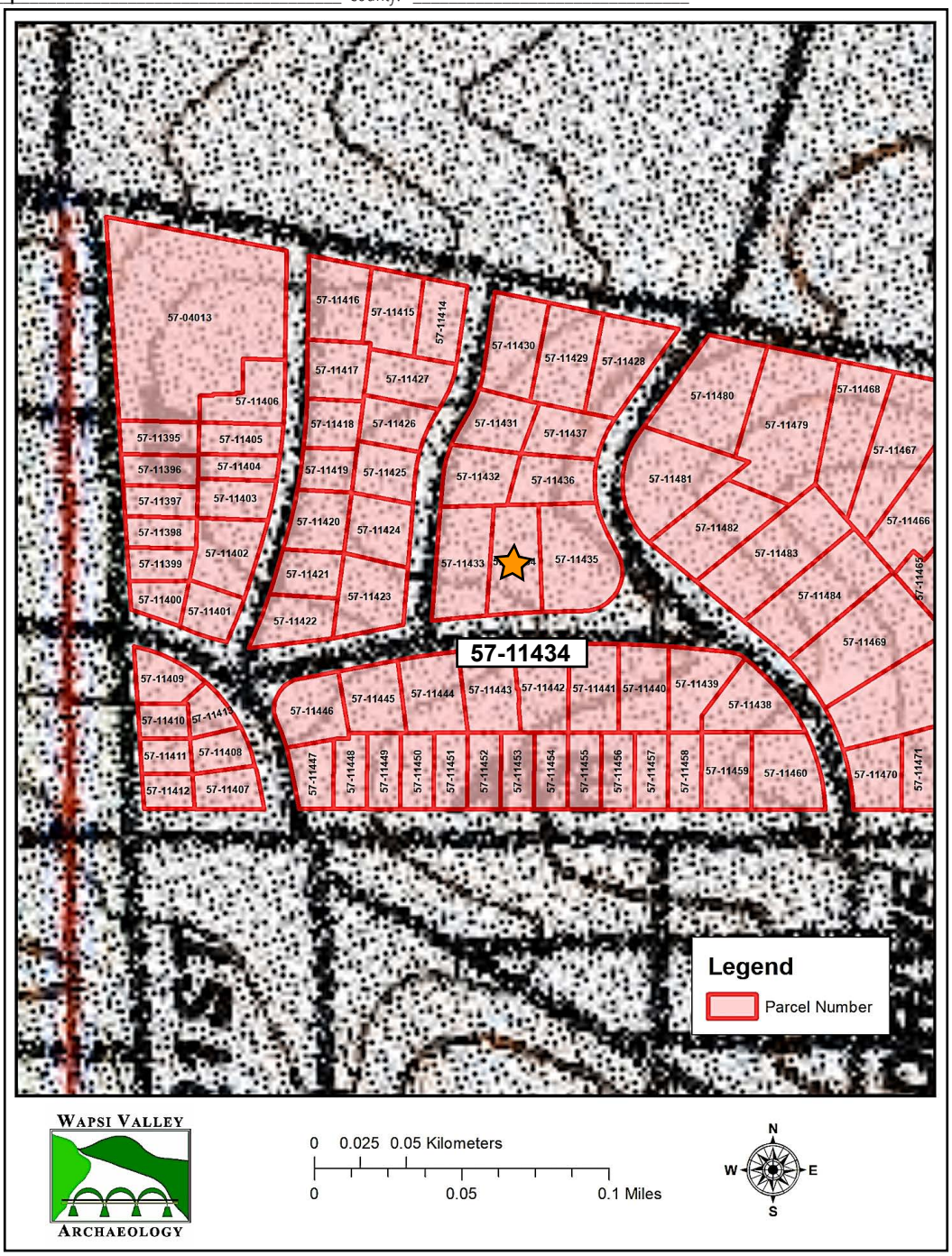
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Richard Brown House
Site Number: 57-11434
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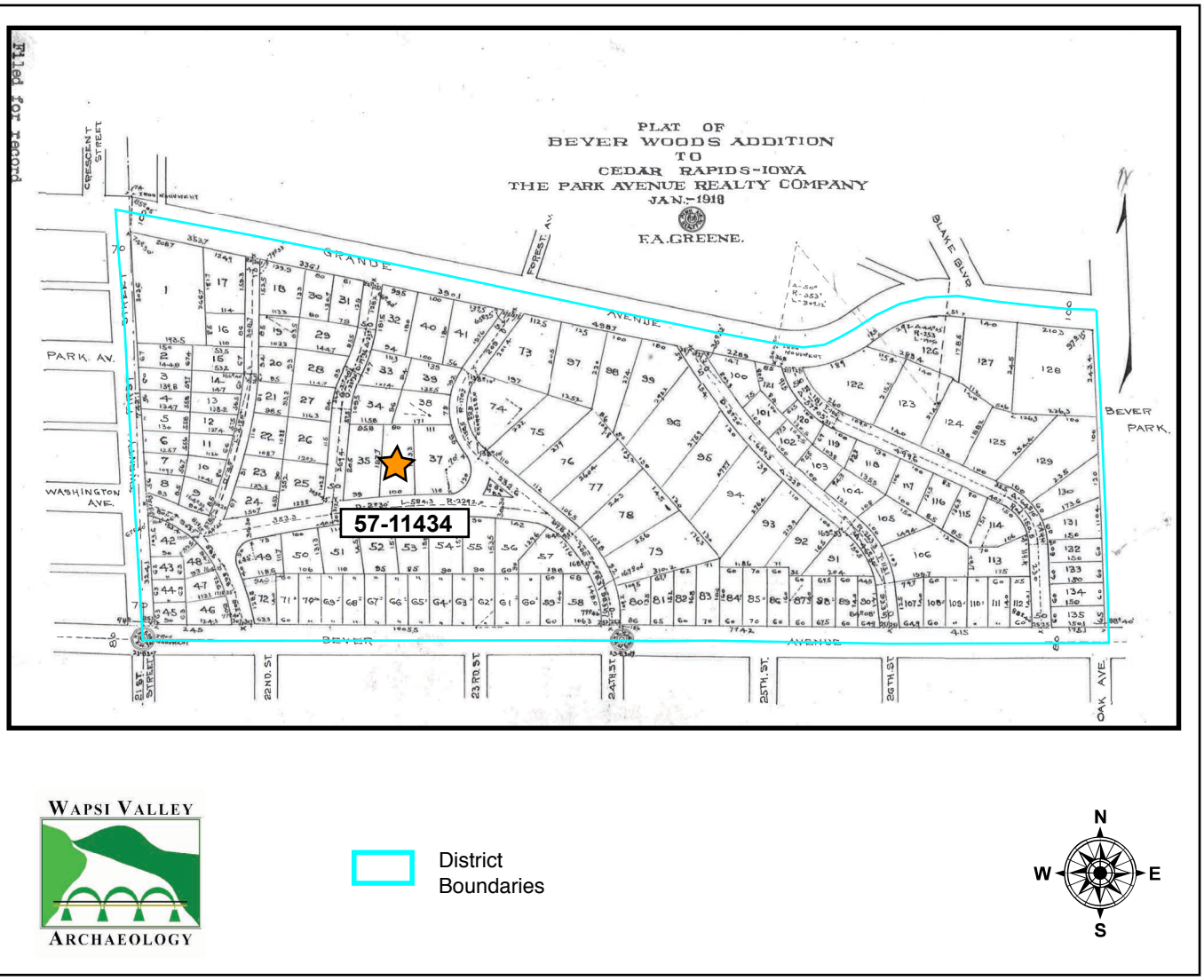
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Richard Brown House
Site Number: 57-11434
Address: 2250 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Richard Brown House
Site Number: 57-11434
Address: 2250 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Richard Brown House
Address: 2250 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11434
Related District Number: 57-11394

Sketch map of 2250 Washington Avenue SE (57-11434). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Richard Brown House
Site Number: 57-11434
Address: 2250 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1959 photograph of 2250 Washington Avenue SE (Site Inventory No. 57-11434).
Source: Y & G Realty, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Richard Brown House
Site Number: 57-11434
Address: 2250 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2250 Washington Avenue SE (57-11434), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11435 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: William Chamberlain House

B) Other names: _____

- **Location**

A) Street address: 361 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 04 Stone
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11435 Address: 361 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1931 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

William Chamberlain House	Linn
Name of Property	County
361 Forest Drive SE	Cedar Rapids
Address	City

William Chamberlain House, Site Inventory Number 57-11435

Address: 361 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1931 building is a two-story, side-gable, yellow brick house with four front dormers. The main materials are brick, stone and asphalt roof. The protruding entrance volume has a composed awning and crossed-gable roof. A stone detailed entrance has a segmented arched door and side windows. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The English Tudor style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
William Chamberlain, born in 1878, was a lawyer of civil practice admitted to the bar in 1901, general council member of the United Light and Railway and Co. and all other subsidiary corporations operating the street and interurban railways in Linn County.[1]

Date of Construction: 1931

Integrity:
English Tudor style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1931 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

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[1] The American Bar. United States: J.C. Fifield Company, 1921.

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Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

The American Bar. United States: J.C. Fifield Company, 1921.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

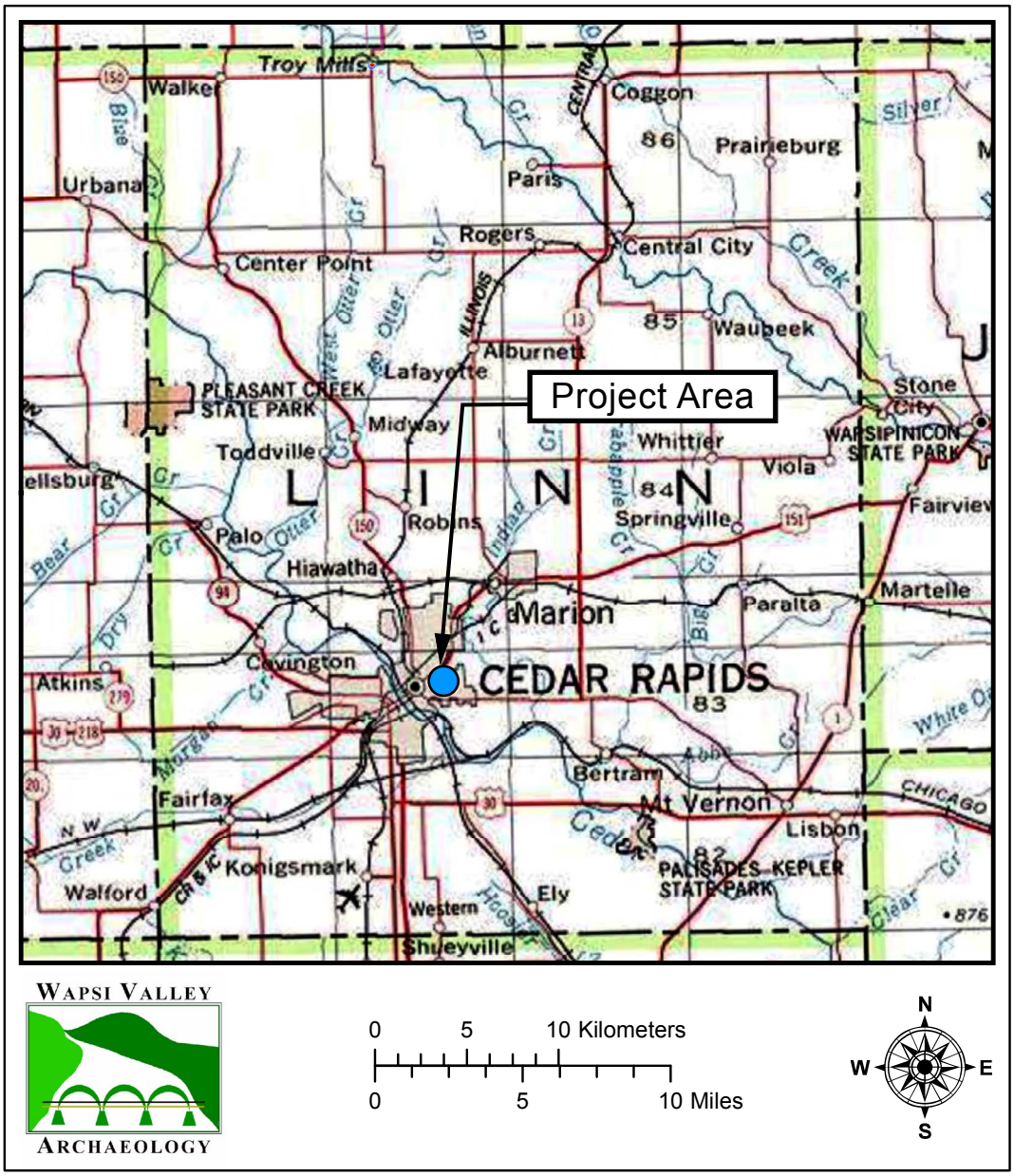
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: William Chamberlain House
Site Number: 57-11435
Address: 361 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



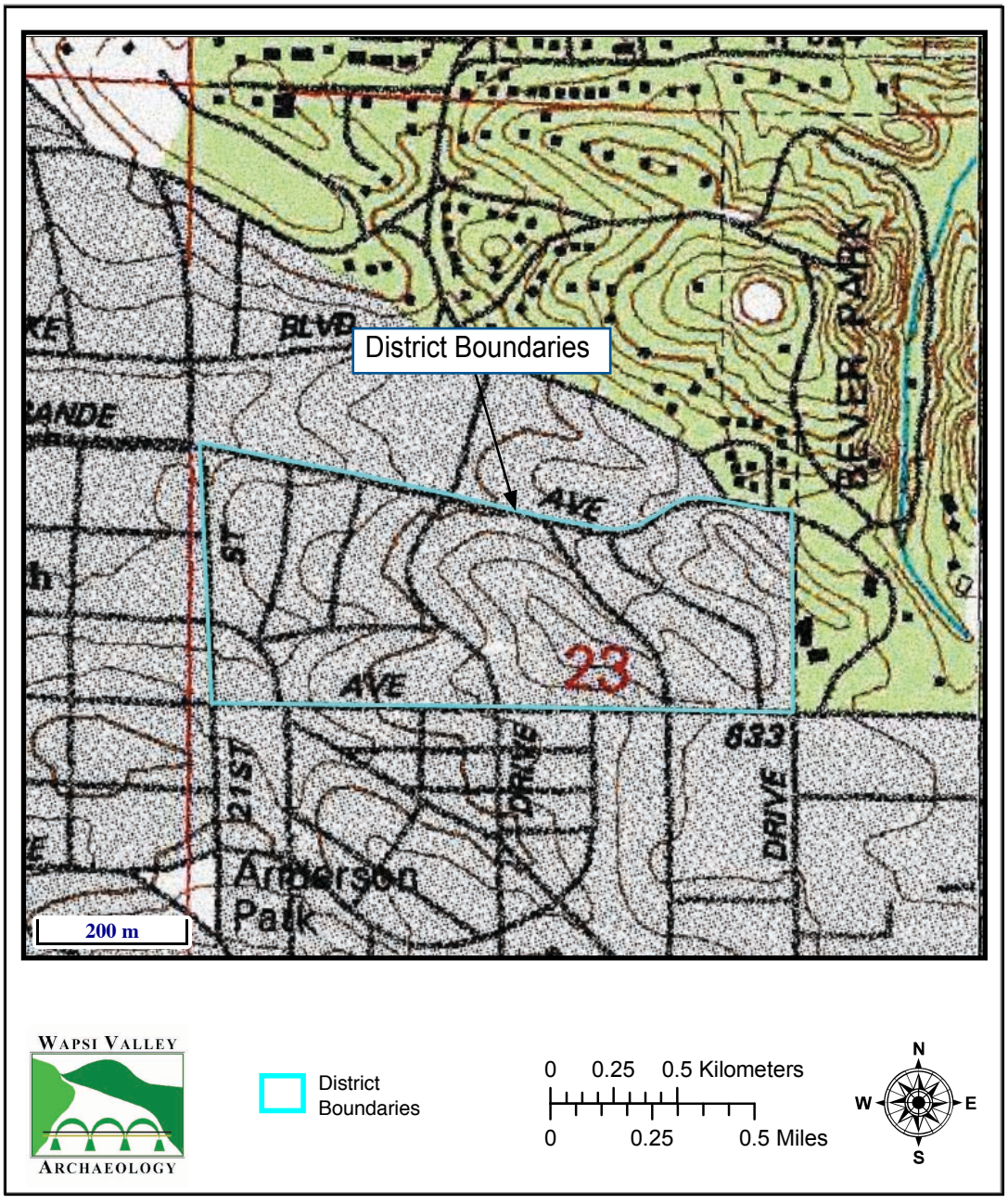
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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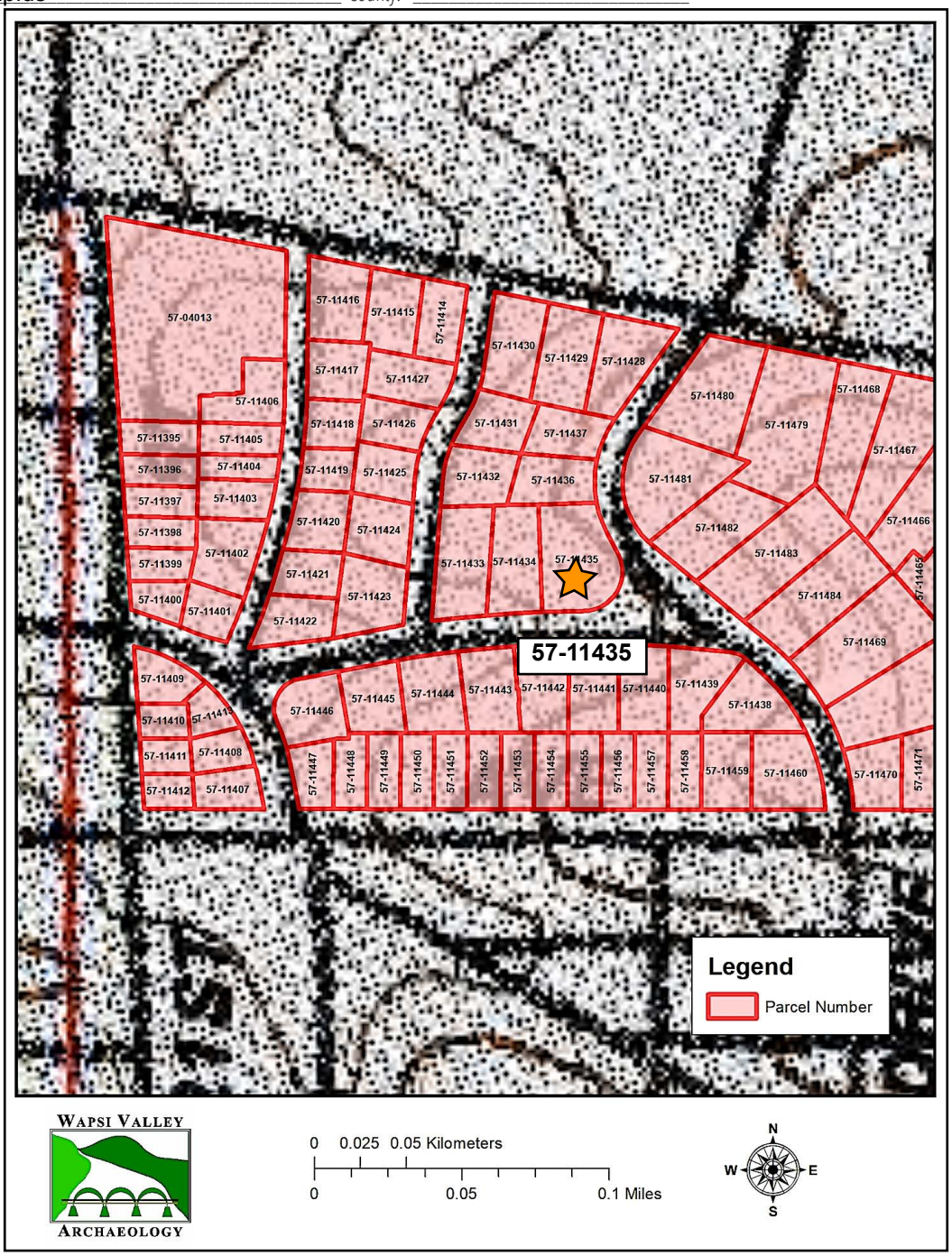
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: William Chamberlain House
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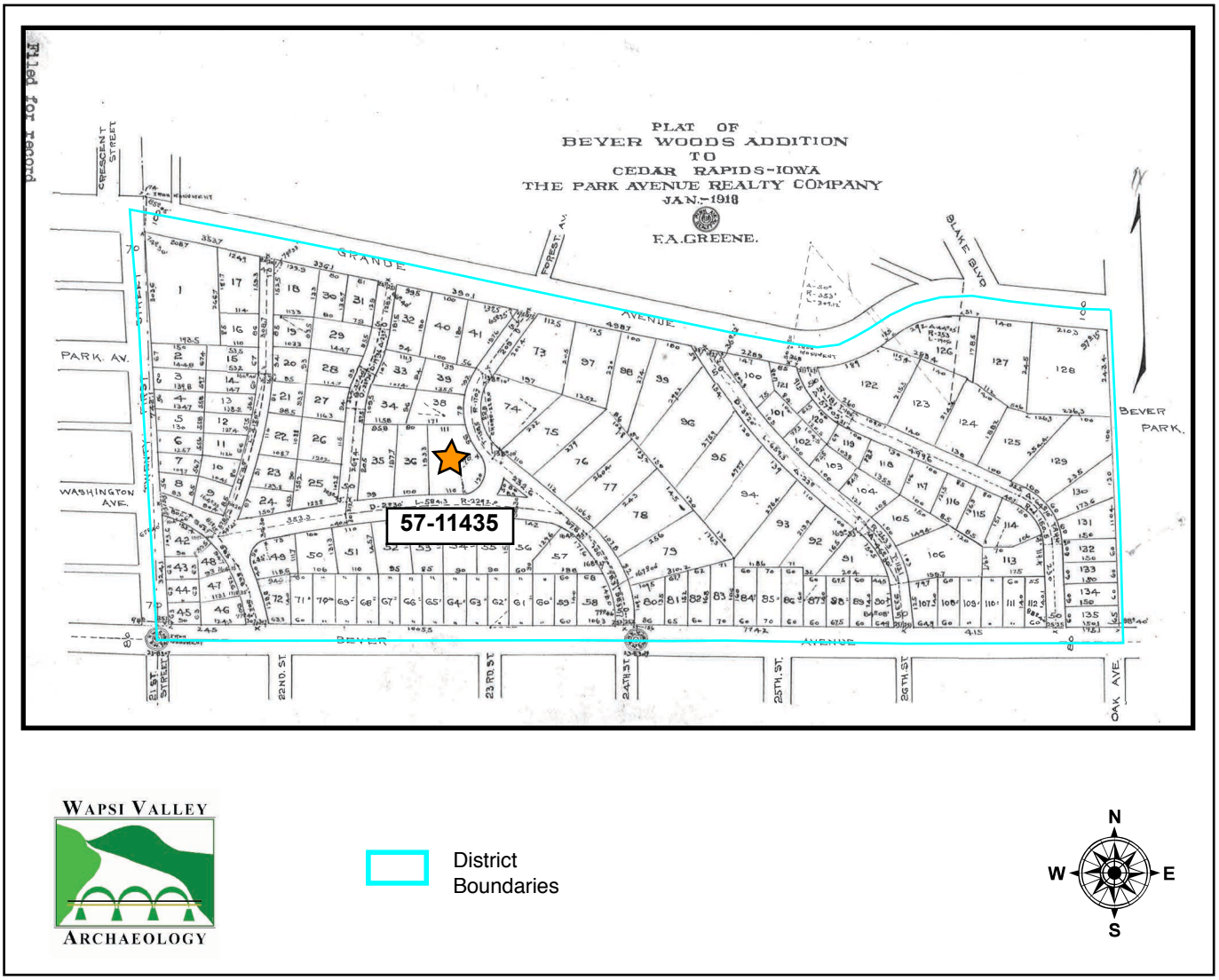
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: William Chamberlain House
Site Number: 57-11435
Address: 361 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: William Chamberlain House
Site Number: 57-11435
Address: 361 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: William Chamberlain House
Site Number: 57-11435
Address: 361 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 361 Forest Drive SE (57-11435). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: William Chamberlain House
Site Number: 57-11435
Address: 361 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



361 Forest Drive SE (57-11435), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11436 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: John Killian House

B) Other names: _____

- **Location**

A) Street address: 357 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11436 Address: 357 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

John Killian House	Linn
Name of Property	County
357 Forest Drive SE	Cedar Rapids
Address	City

John Killian House, Site Inventory Number 57-11436

Address: 357 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1924 building is a two-story, side-gable house with a recessed side volume. The main materials are wood siding and asphalt roofing. The roof has simple wood rafter details on the eaves. The entrance portico has four pilasters and a cornice above, with two lights at either side of the door. The wood windows appear to be original. A detached two-car garage matches the house's design. The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

Historic Background:
John Killian was born in 1938 and he was the son of Richard and Ann Killian. Robert was born in Nebraska and was a secretary with Killian's Department Store in Cedar Rapids. Killian's Store was one of the largest department stores in Iowa in 1921 with a five story building on 3rd Avenue employing 320 workers. The store opened in 1910 and before that it was known as the John H. Taft dry goods general store. [1]

Date of Construction: 1924

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1953 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

[1] *Cedar Rapids Evening Gazette*, August 15, 1921, p. 2.

John Killian House	Linn
Name of Property	County
357 Forest Drive SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

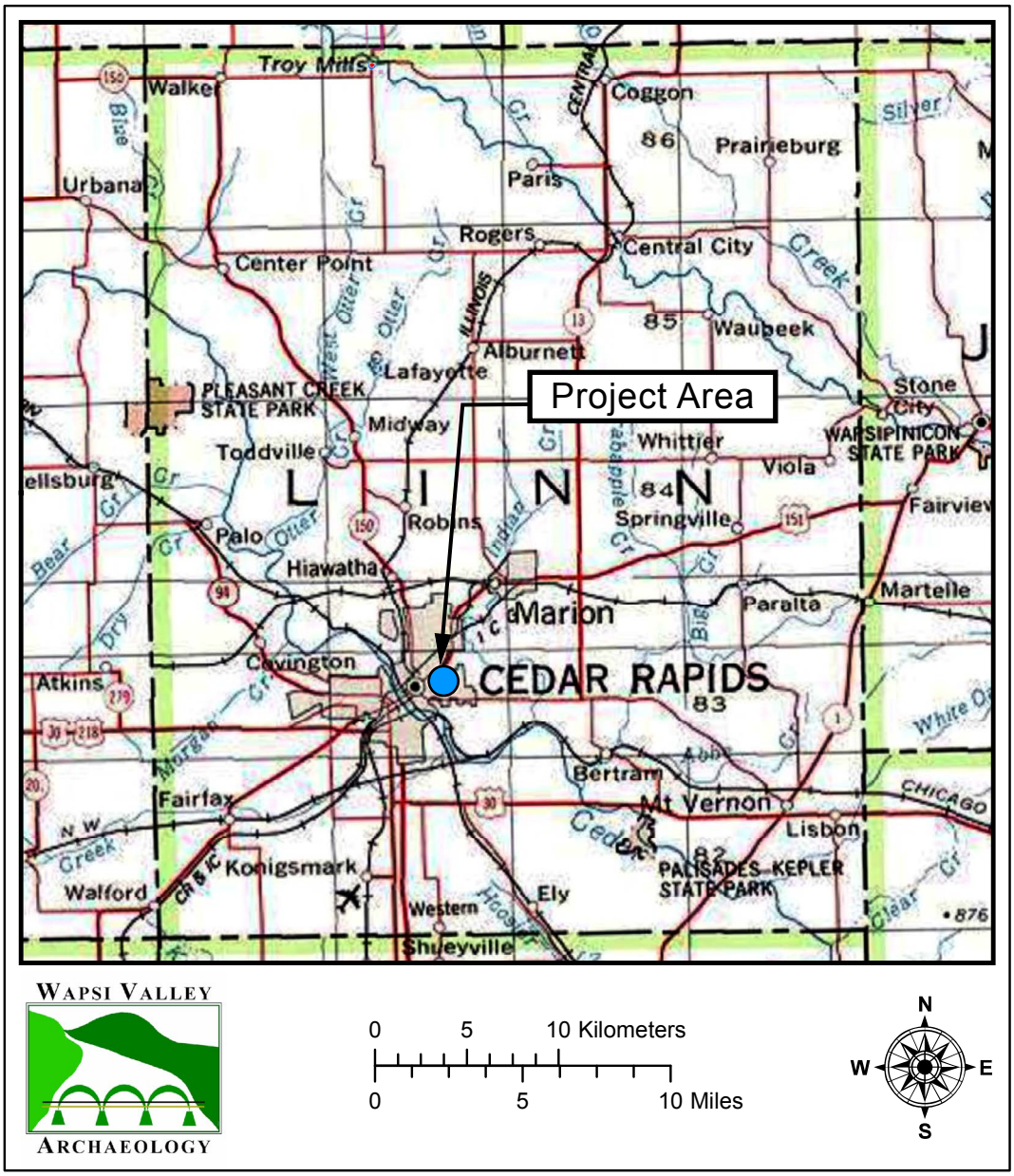
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John Killian House
Site Number: 57-11436
Address: 357 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



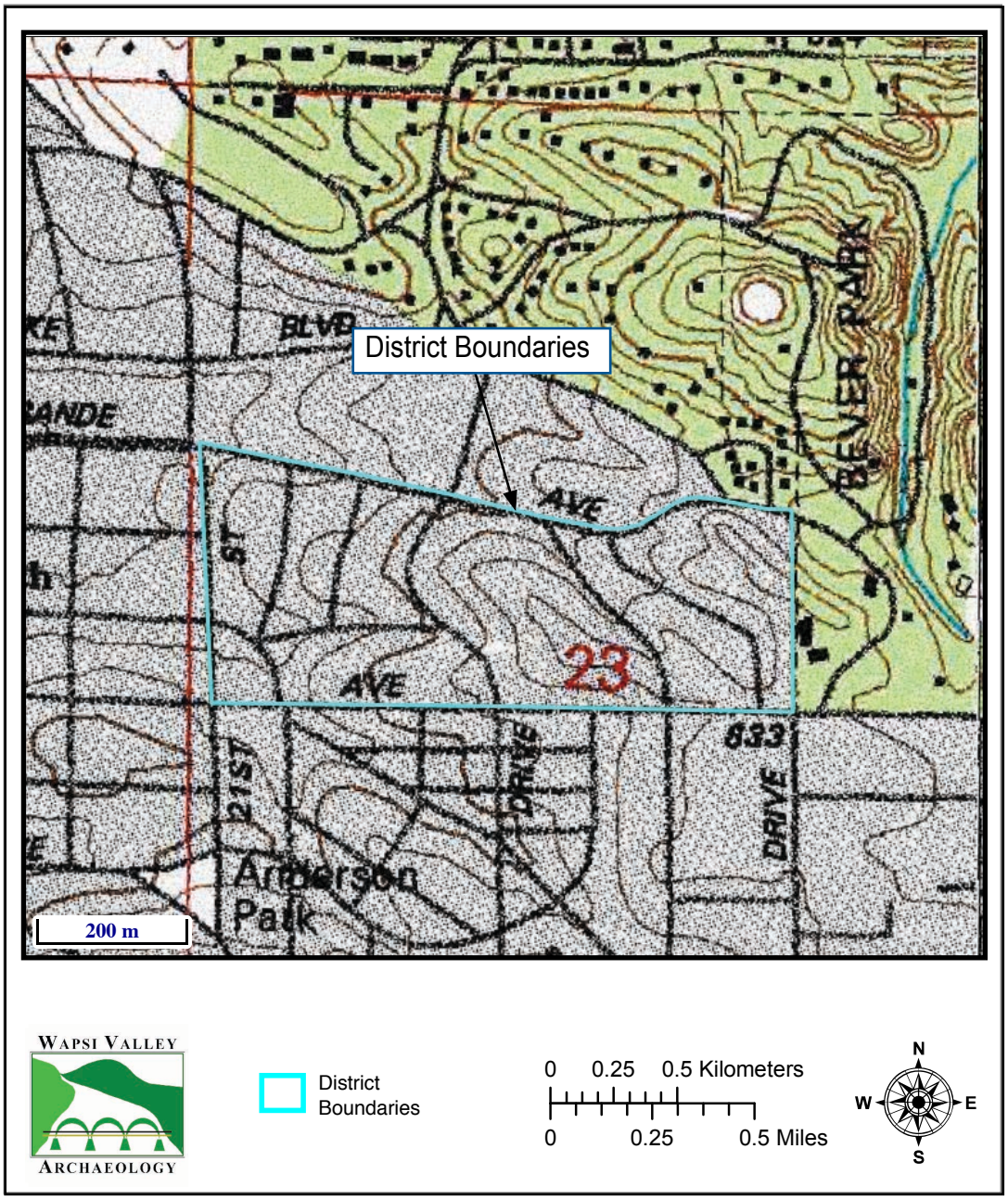
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John Killian House
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City: Cedar Rapids County: Linn



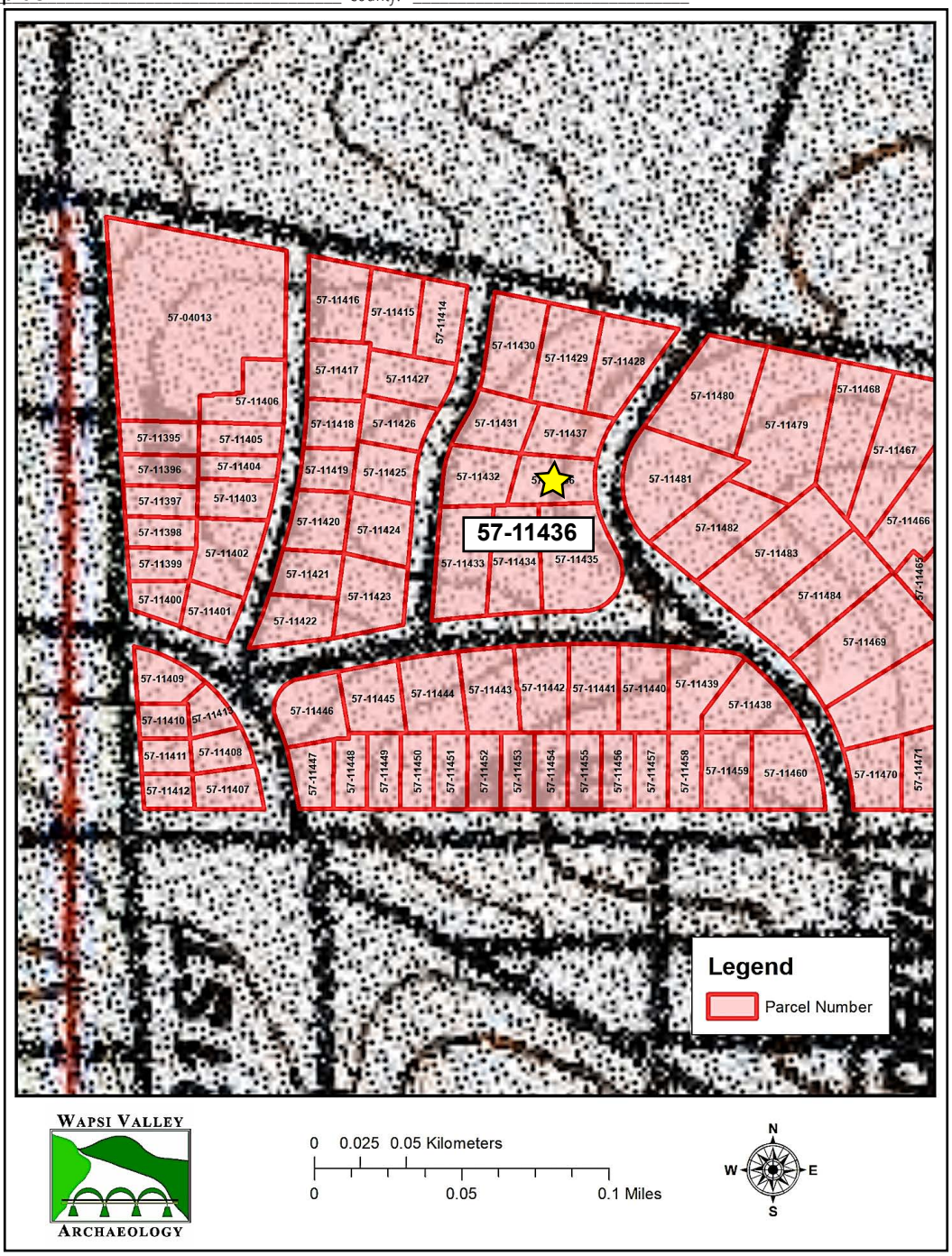
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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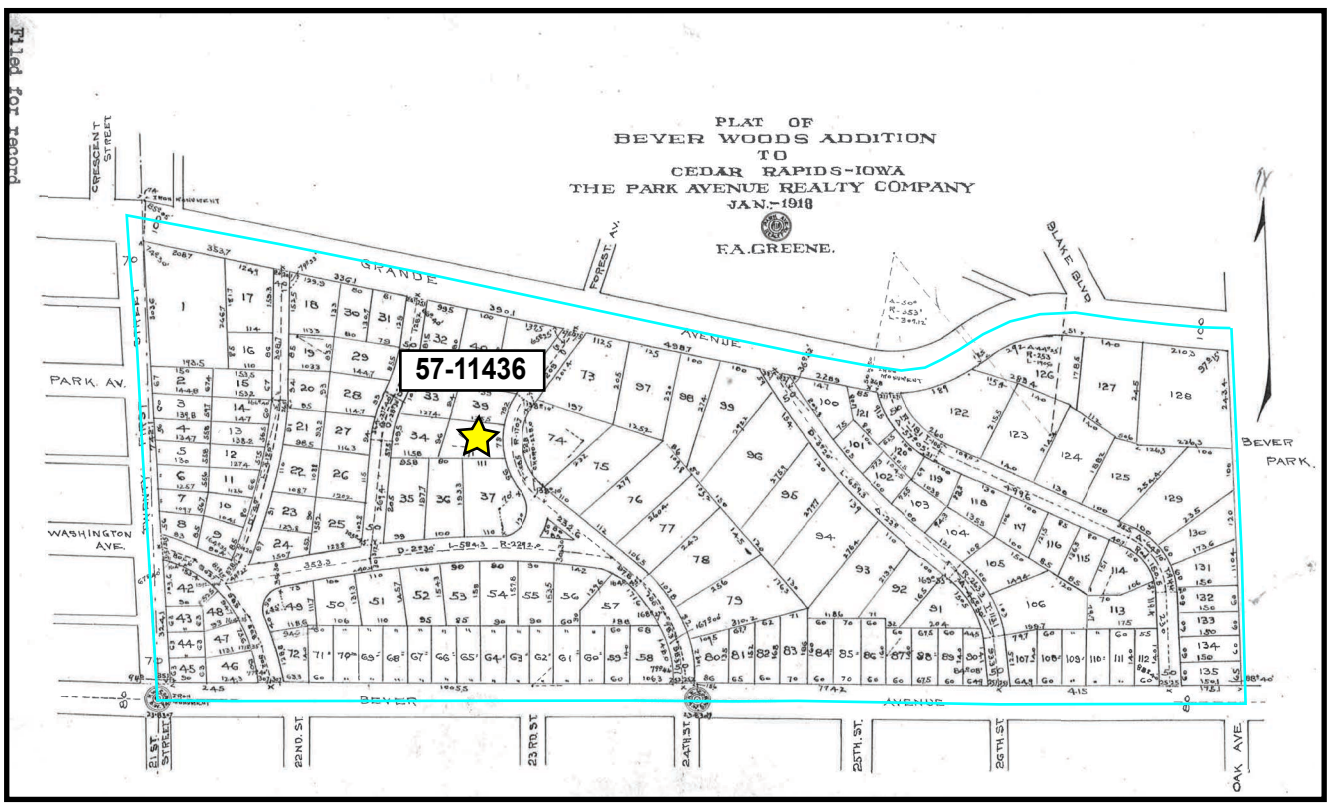


Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John Killian House
Site Number: 57-11436
Address: 357 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John Killian House
Address: 357 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11436
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John Killian House
Address: 357 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11436
Related District Number: 57-11394

Sketch map of 357 Forest Drive SE (57-11436). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John Killian House
Site Number: 57-11436
Address: 357 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



357 Forest Drive SE (57-11436), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11437 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Alfred Towne House II

B) Other names: _____

- **Location**

A) Street address: 353 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11437 Address: 353 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1917 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Alfred Towne House II	Linn
Name of Property	County
353 Forest Drive SE	Cedar Rapids
Address	City

Alfred Towne House II, Site Inventory Number 57-11437

Address: 353 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1917 building is a two-story, wood-frame house with a side-gambrel roof and rafter detail. The main materials are wood siding and asphalt roofing. A side first-level volume has a terrace with metal railing on the second level. The entrance portico has three simple wood columns and segmented arch pediment. The entrance has a segmented arch transom, and two narrow sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design and is historically significant to the property. The Colonial Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owner of this property was Alfred Towne, along with his wife Bonnie, according to *Cedar Rapids City Directories* of 1916. Alfred Towne was in the real estate business and was associated with James L. and Ren Bever, but he went into business for himself in 1919 under the name of the Towne Realty Company. He was well-liked in the realty business.[1]

By 1936, D. M. Taylor and his wife were living at the house at 353 Forest Dr SE. They had a son named Bill and a daughter, Della, who was a teacher in the schools of Valley City, North Dakota.[2]

Date of Construction: 1917

Integrity:
The Colonial Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1941 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

[1] *Cedar Rapids Evening Gazette*, May 3, 1919, p. 15.
[2] *Cedar Rapids Gazette*, December 20, 1936, p. 71.

Cedar Rapids Evening Gazette, May 3, 1919, p. 15.

Cedar Rapids Gazette, December 20, 1936, p. 71.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

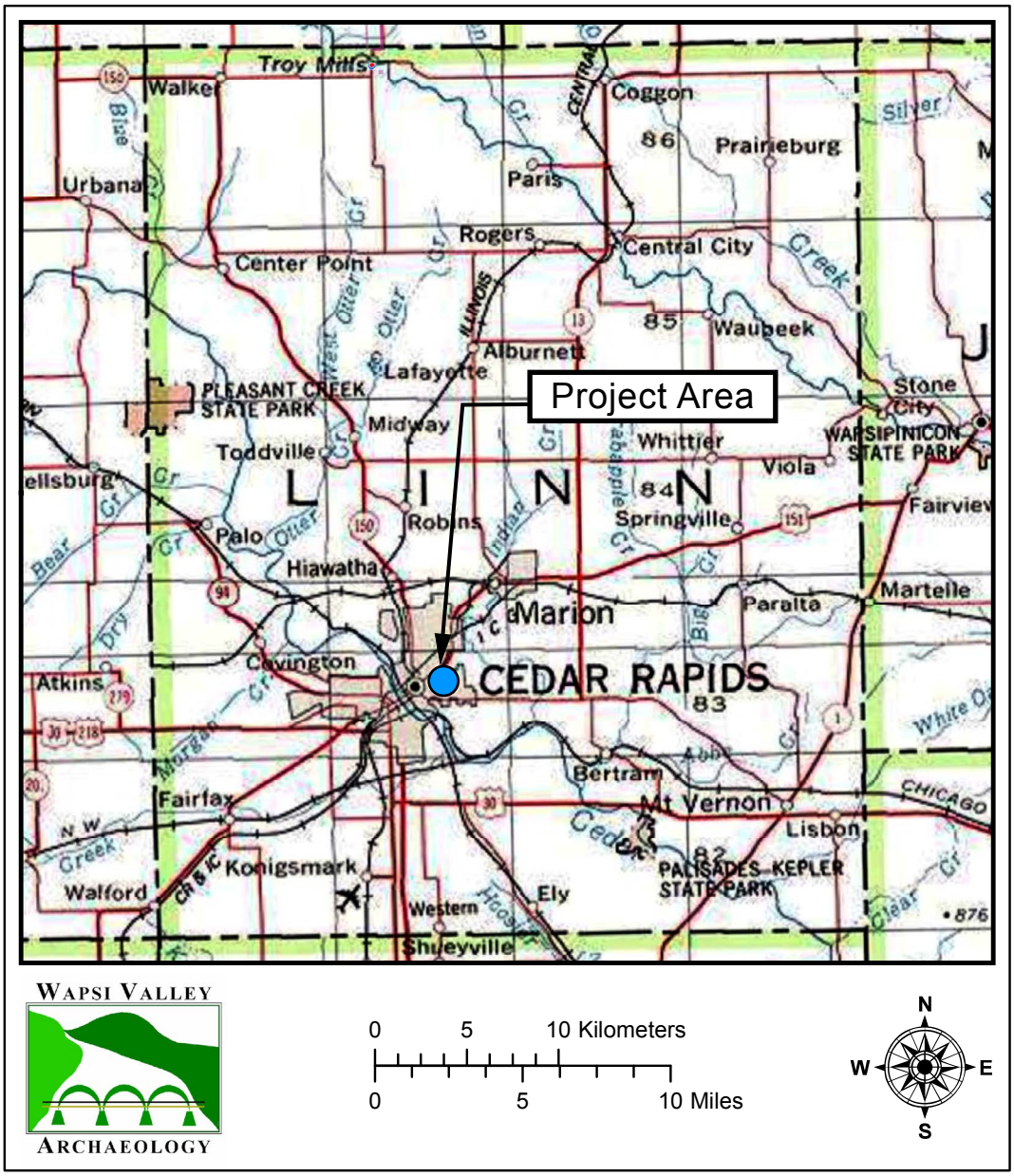
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred Towne House II
Site Number: 57-11437
Address: 353 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

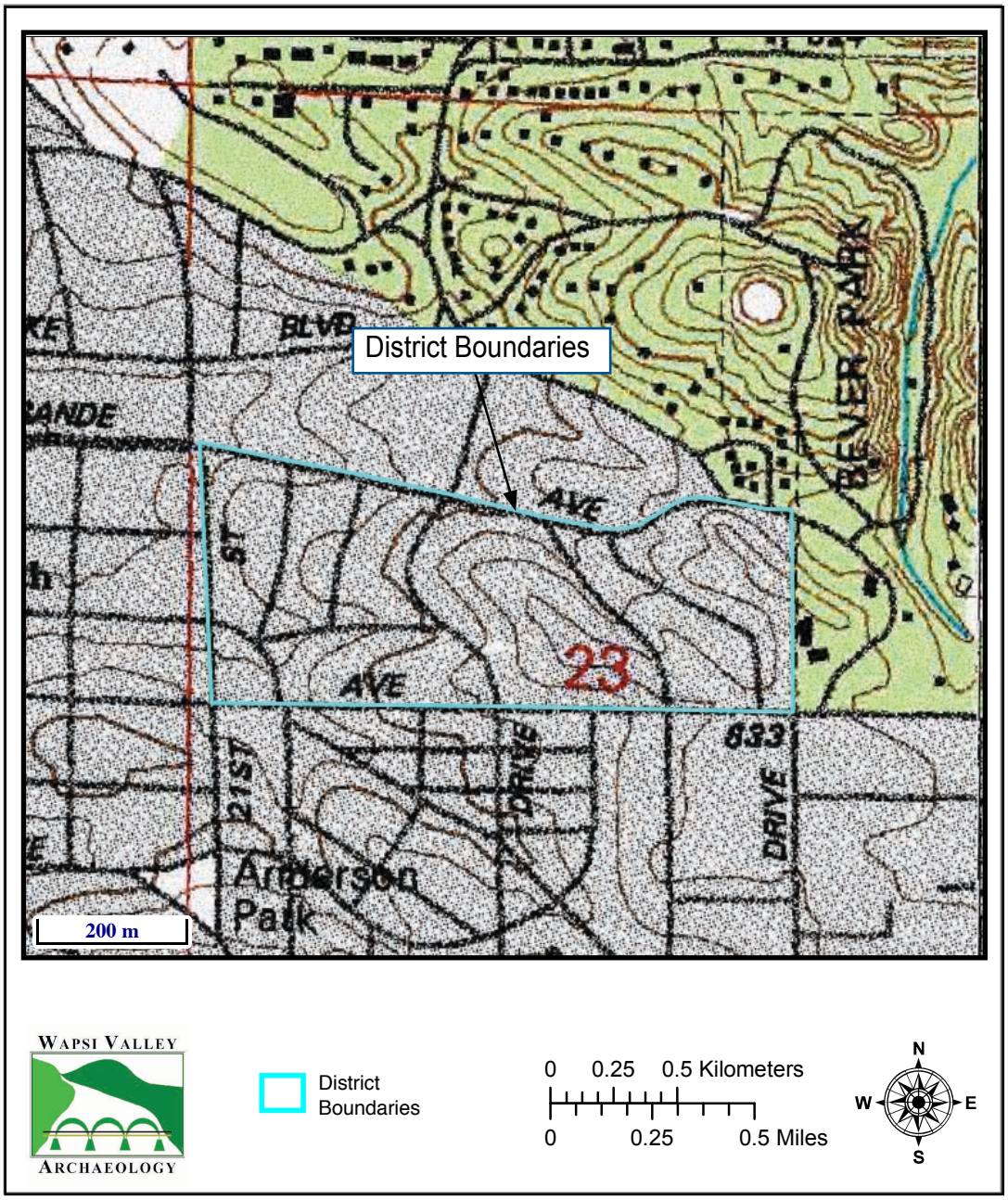
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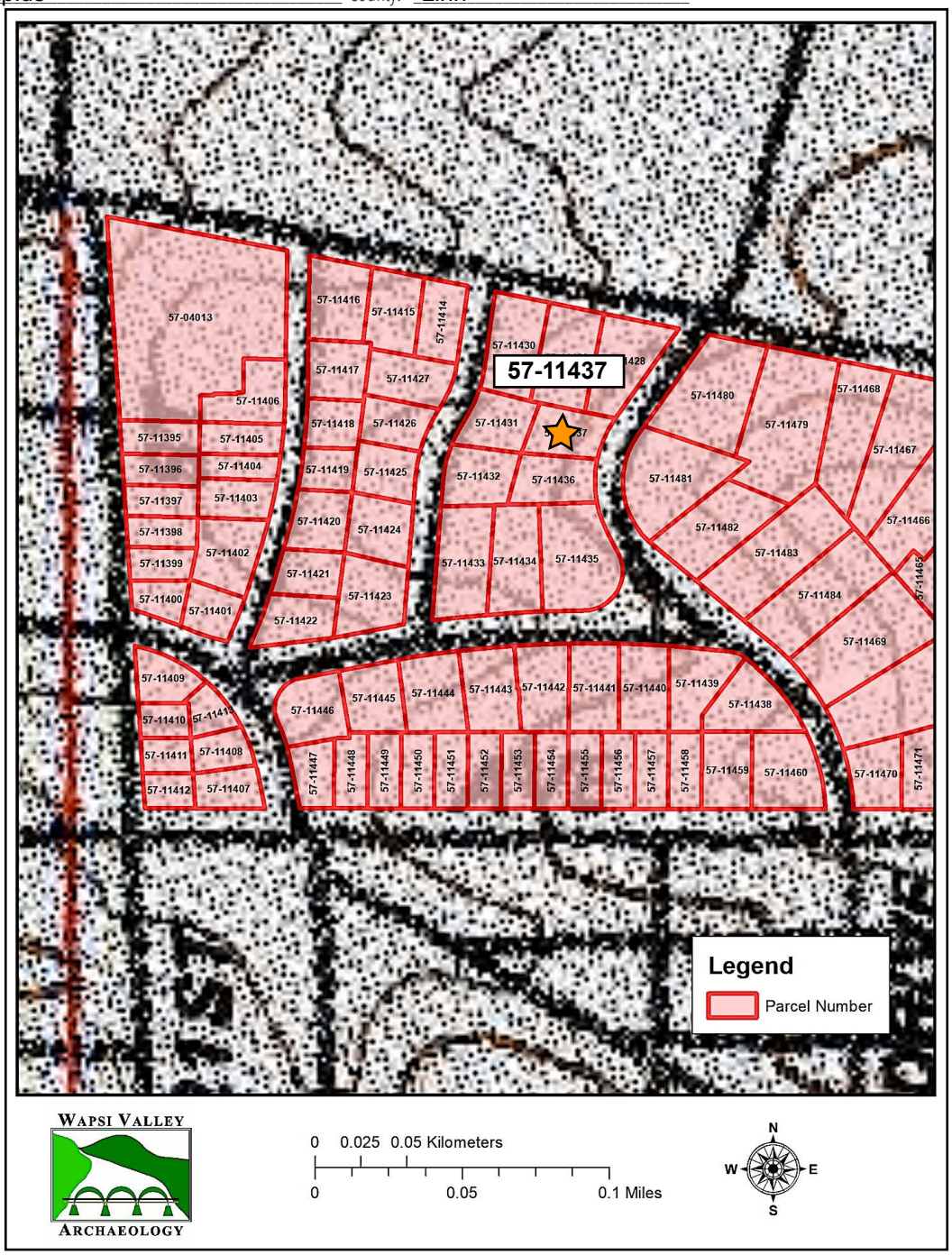
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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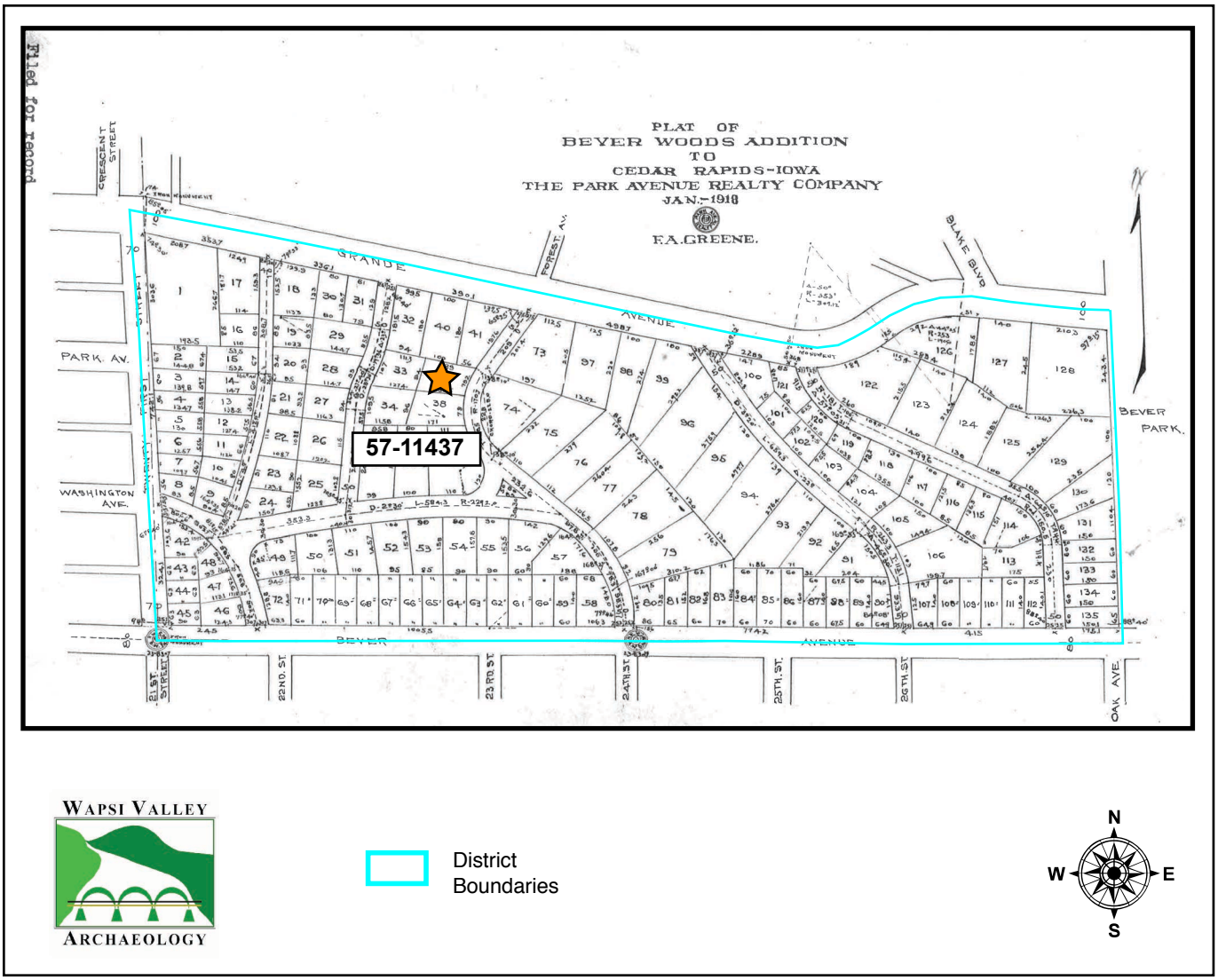
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Alfred Towne House II
Site Number: 57-11437
Address: 353 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred Towne House II
Site Number: 57-11437
Address: 353 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Site Number: 57-11437
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City: Cedar Rapids County: Linn

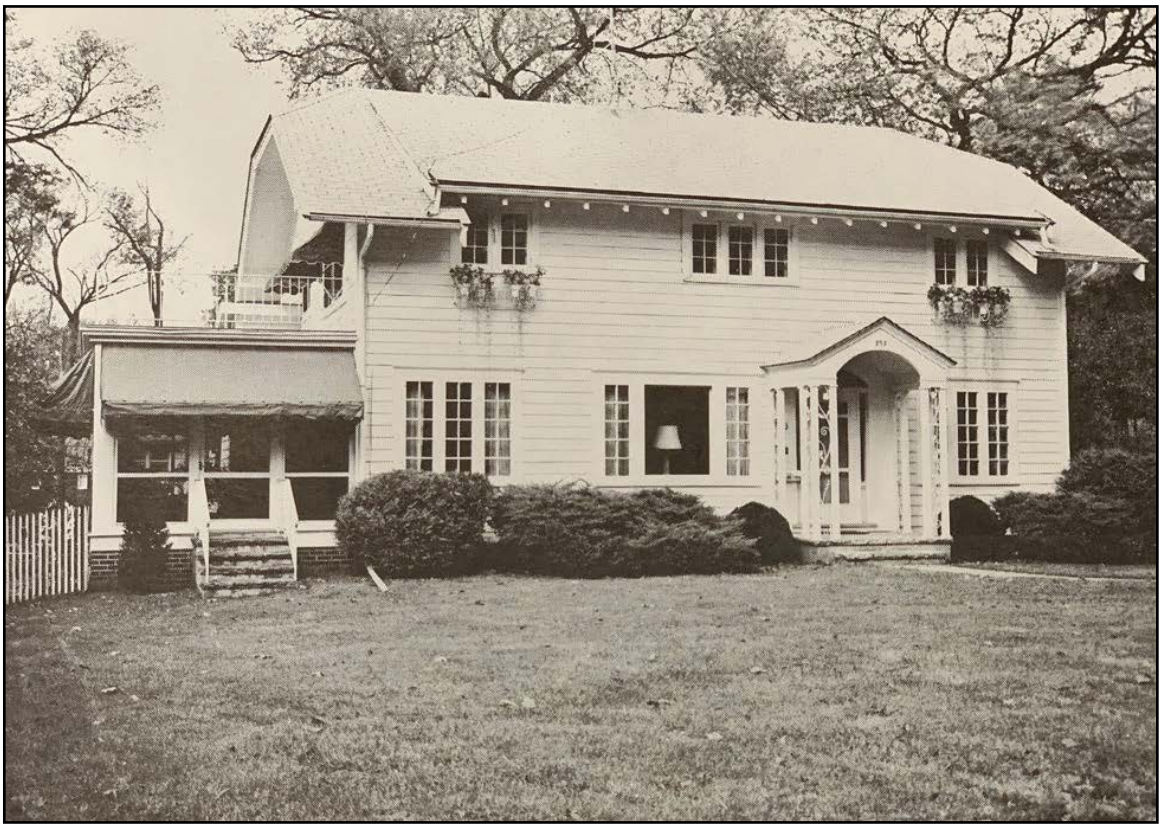
Sketch map of 353 Forest Drive SE (57-11437). *Source: Linn County Assessor.*

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Name of Property: Alfred Towne House II
Site Number: 57-11437
Address: 353 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



1969 photograph of 353 Forest Drive SE (Site Inventory No. 57-11437).
Source: Mundel & Long Company, The History Center, Cedar Rapids, Iowa.

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Name of Property: Alfred Towne House II
Site Number: 57-11437
Address: 353 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



353 Forest Drive SE (57-11437), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11438 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Sofes House

B) Other names: _____

- **Location**

A) Street address: 369 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11438 Address: 369 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Sofes House	Linn
Name of Property	County
369 Forest Drive SE	Cedar Rapids
Address	City

Sofes House, Site Inventory Number 57-11438

Address: 369 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a two-story side-gable house with front protruding side and three front dormers. The main materials are brick and asphalt roofing. The entrance has two sidelights and a transom lite. The wood windows appear to be original. A detached three-car garage does not match the house's design.

Date of Construction: 1923

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1991 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

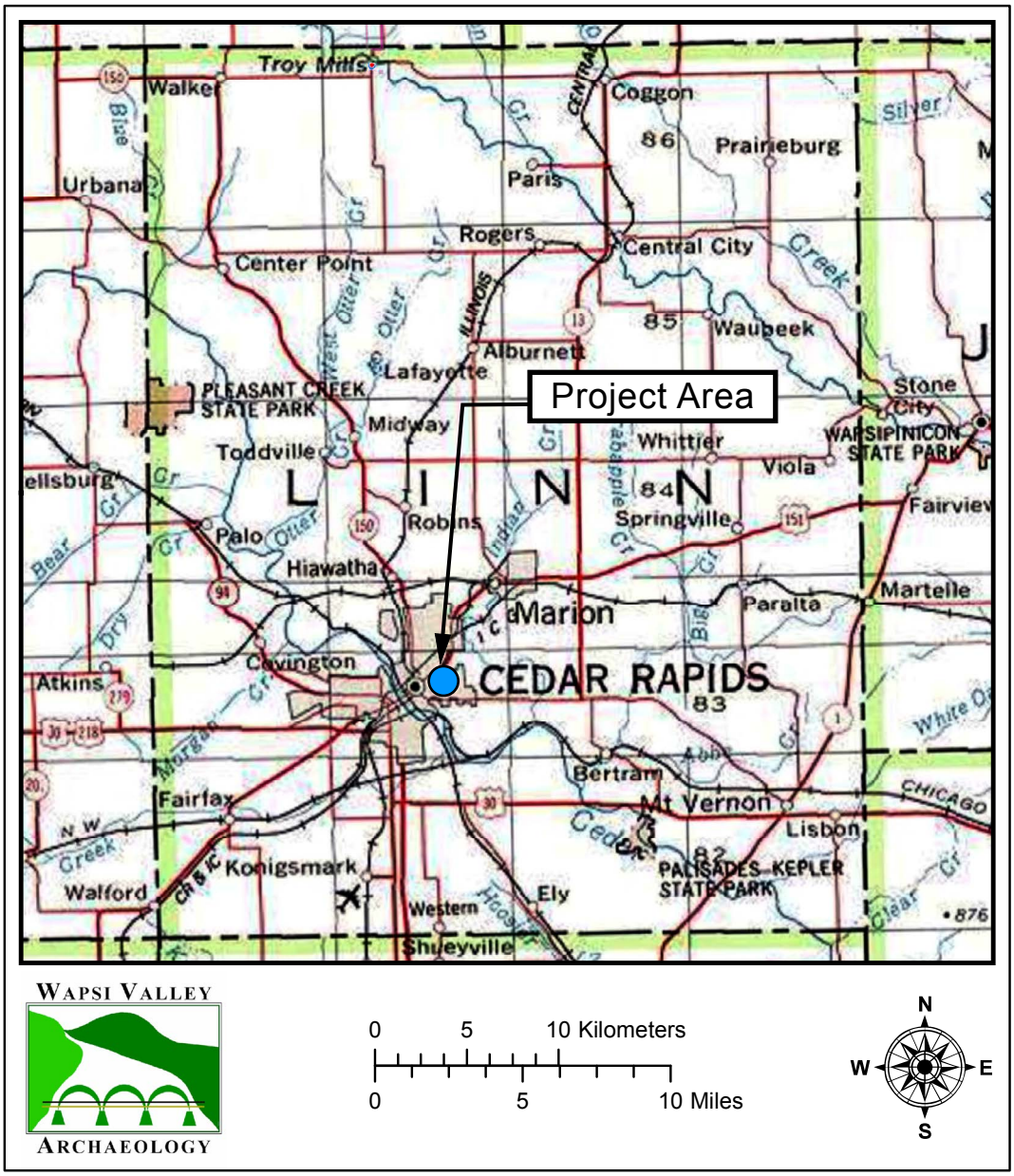
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sofes House
Site Number: 57-11438
Address: 369 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



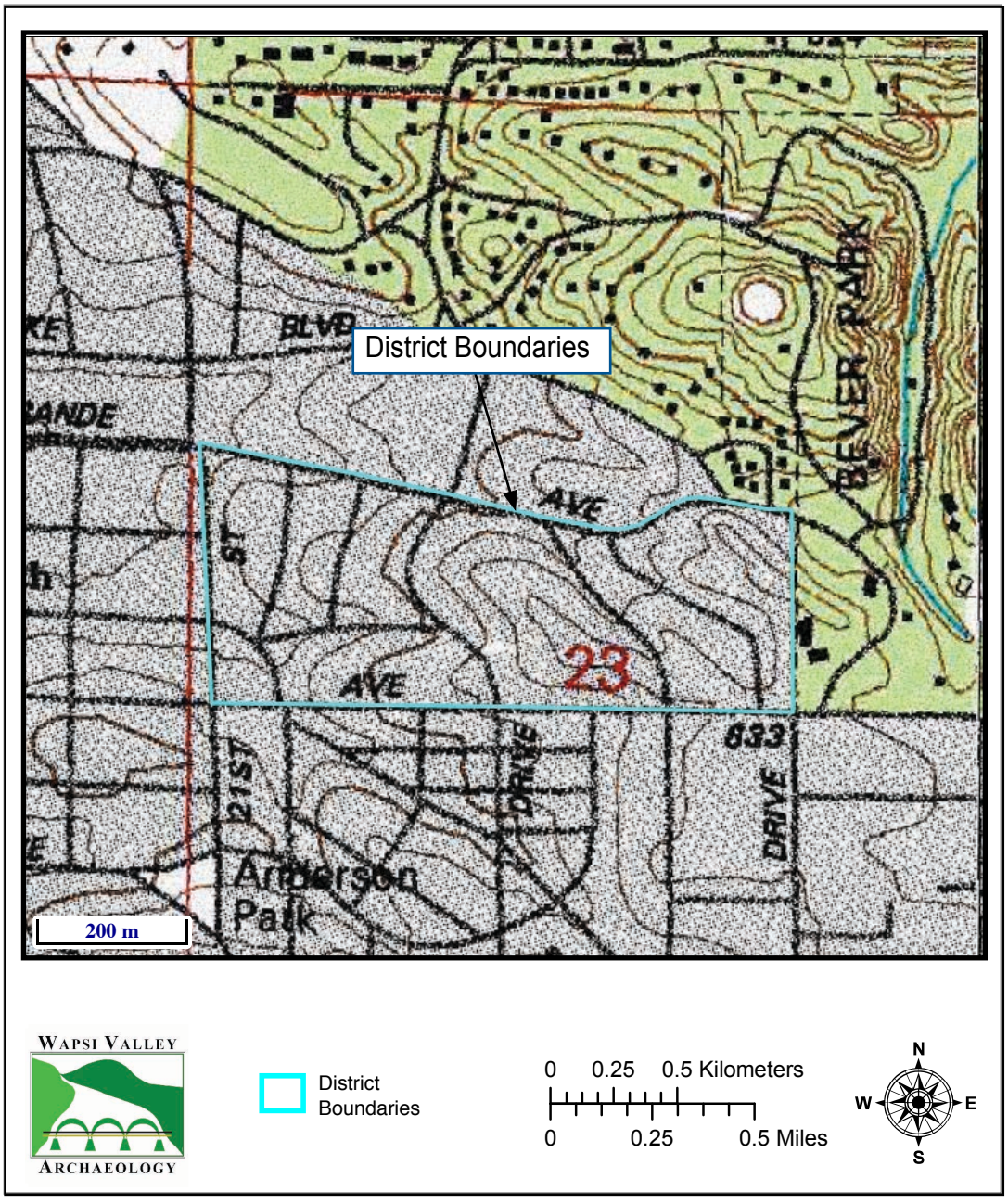
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Name of Property: Sofes House
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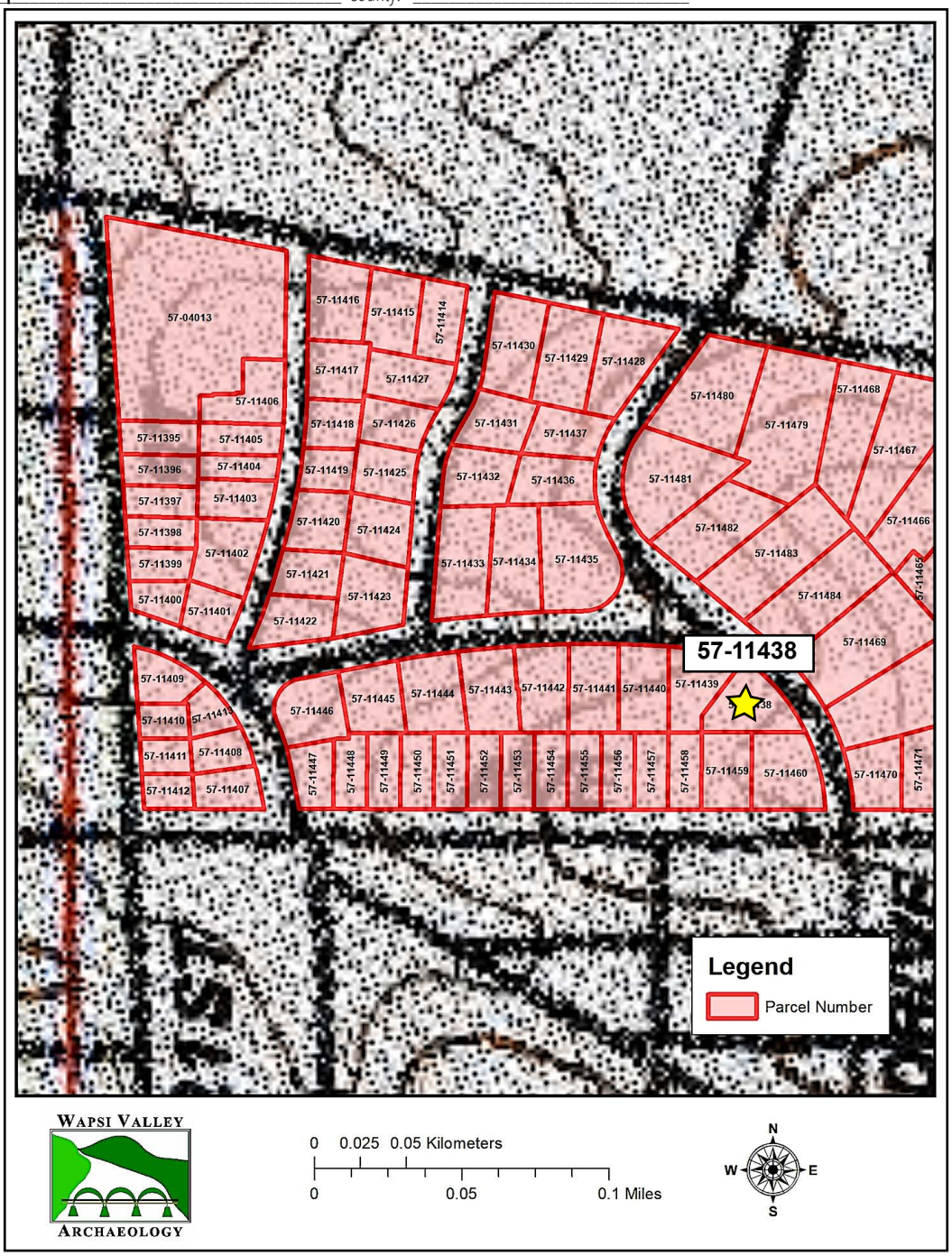
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Sofes House
Site Number: 57-11438
Address: 369 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

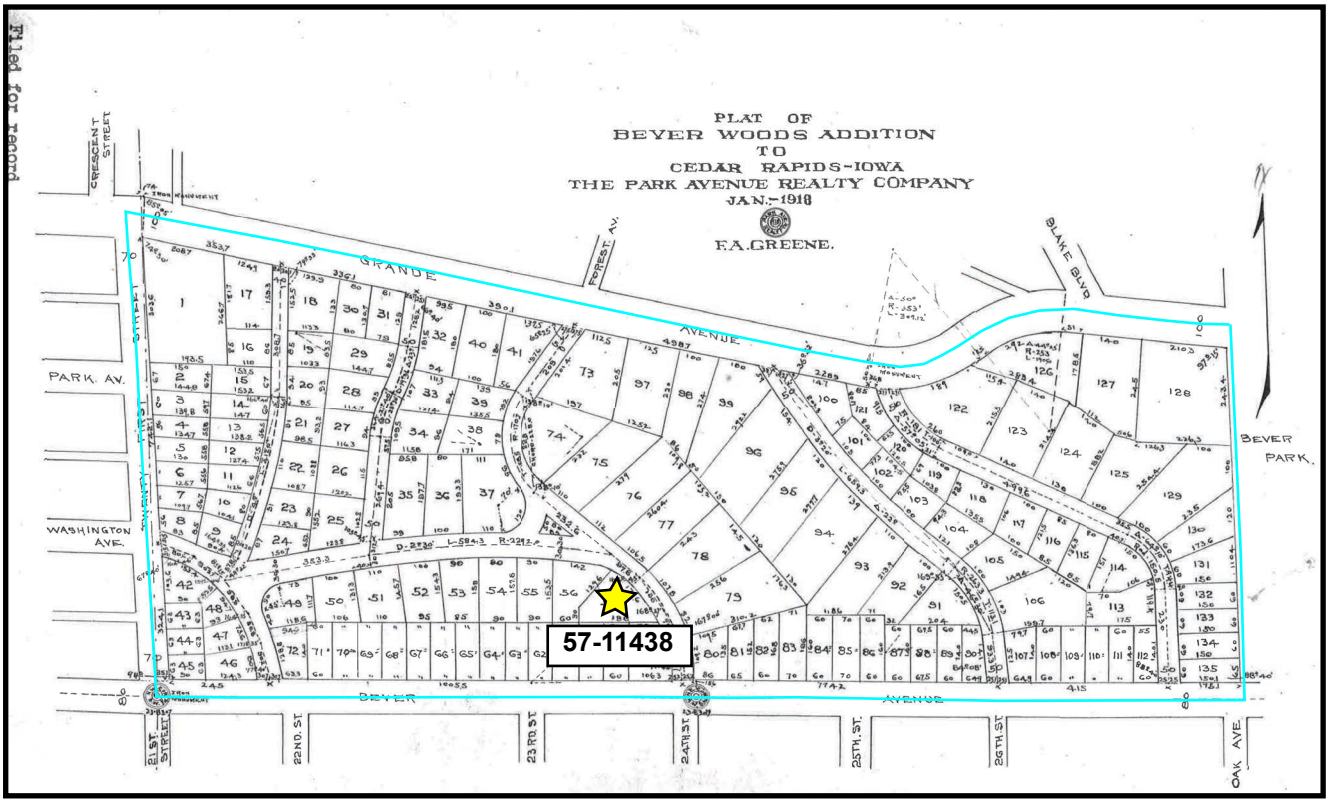
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sofes House
Address: 369 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11438
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sofes House
Site Number: 57-11438
Address: 369 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sofes House
Site Number: 57-11438
Address: 369 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 369 Forest Drive SE (57-11438). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sofes House
Site Number: 57-11438
Address: 369 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



369 Forest Drive SE (57-11438), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11439 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Charles and Georgia Pollins House

B) Other names: _____

- **Location**

A) Street address: 365 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11439 Address: 365 Forest Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1917 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Charles and Georgia Pollins House	Linn
Name of Property	County
365 Forest Drive SE	Cedar Rapids
Address	City

Charles and Georgia Pollins House, Site Inventory Number 57-11439

Address: 365 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1917 building is a two-story side-gable house with a front awning and roofed dormer. The main materials are wood and stucco siding with an asphalt roof. The entrance portico has two tapered columns supporting a segmented arch beam and roof. A brick foundation surrounds the house, and the entrance door has two sidelights. The wood windows appear to be original. A two-car detached garage matches the house's design. The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

Historic Background:
The original owner of 365 Forest Dr SE was Albert J. Barth.[1] The *Cedar Rapids City Directories* from both 1925 and 1935 list him as still being the owner of the property. From 1904 to 1910, A. J. Barth was the manager of the Gurler-Barth Company, a position he resigned from in November 1910 due to "failing health," according to the *Cedar Rapids Evening Gazette*.[2]

Date of Construction: 1917

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1999 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1923, p. 130.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1923, p. 130.
[2] "Personal and Local," *Cedar Rapids Evening Gazette*, November 4, 1910, p. 8.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

"Personal and Local," *Cedar Rapids Evening Gazette*, November 4, 1910, p. 8.

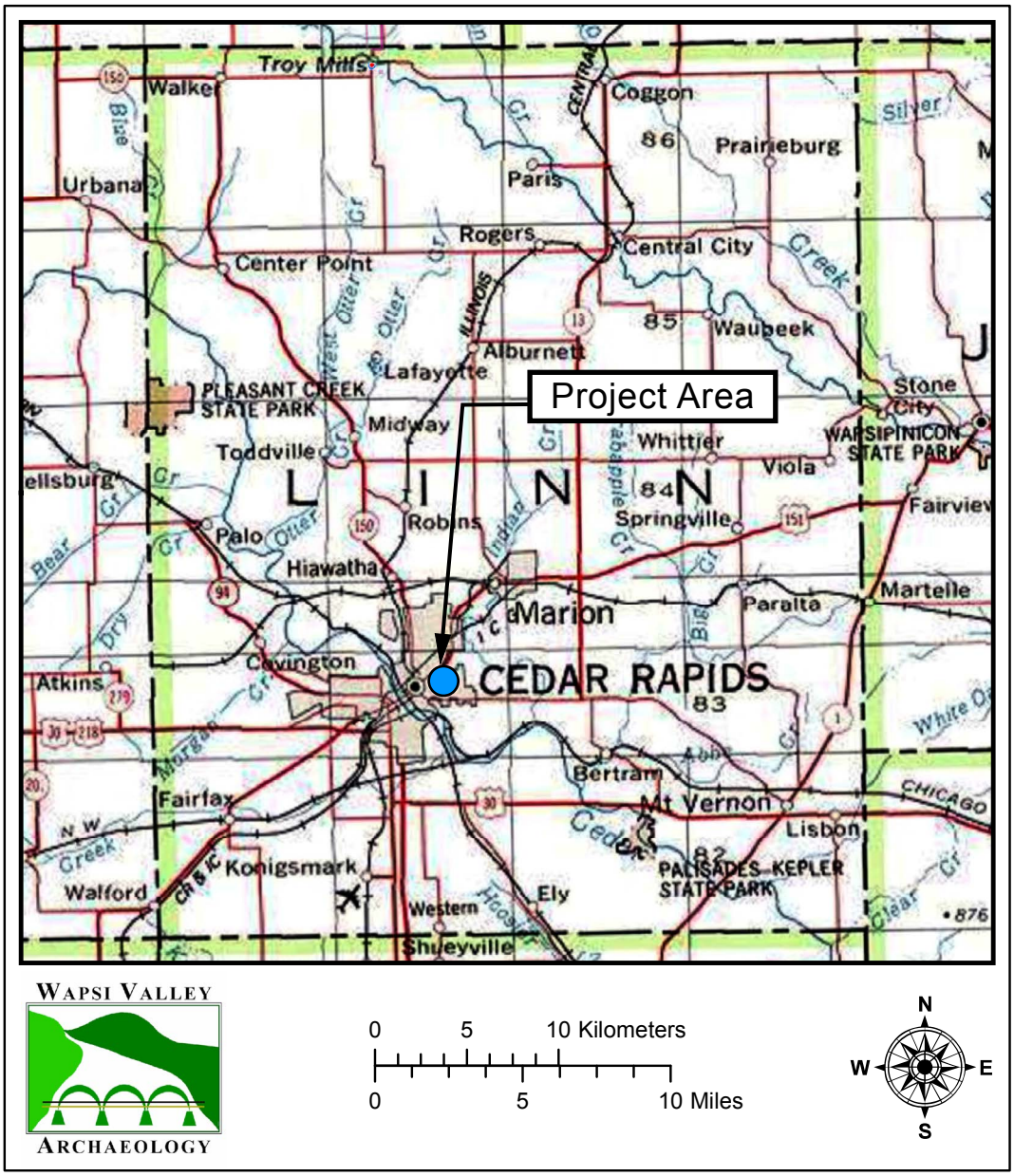
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Georgia Pollins House
Site Number: 57-11439
Address: 365 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



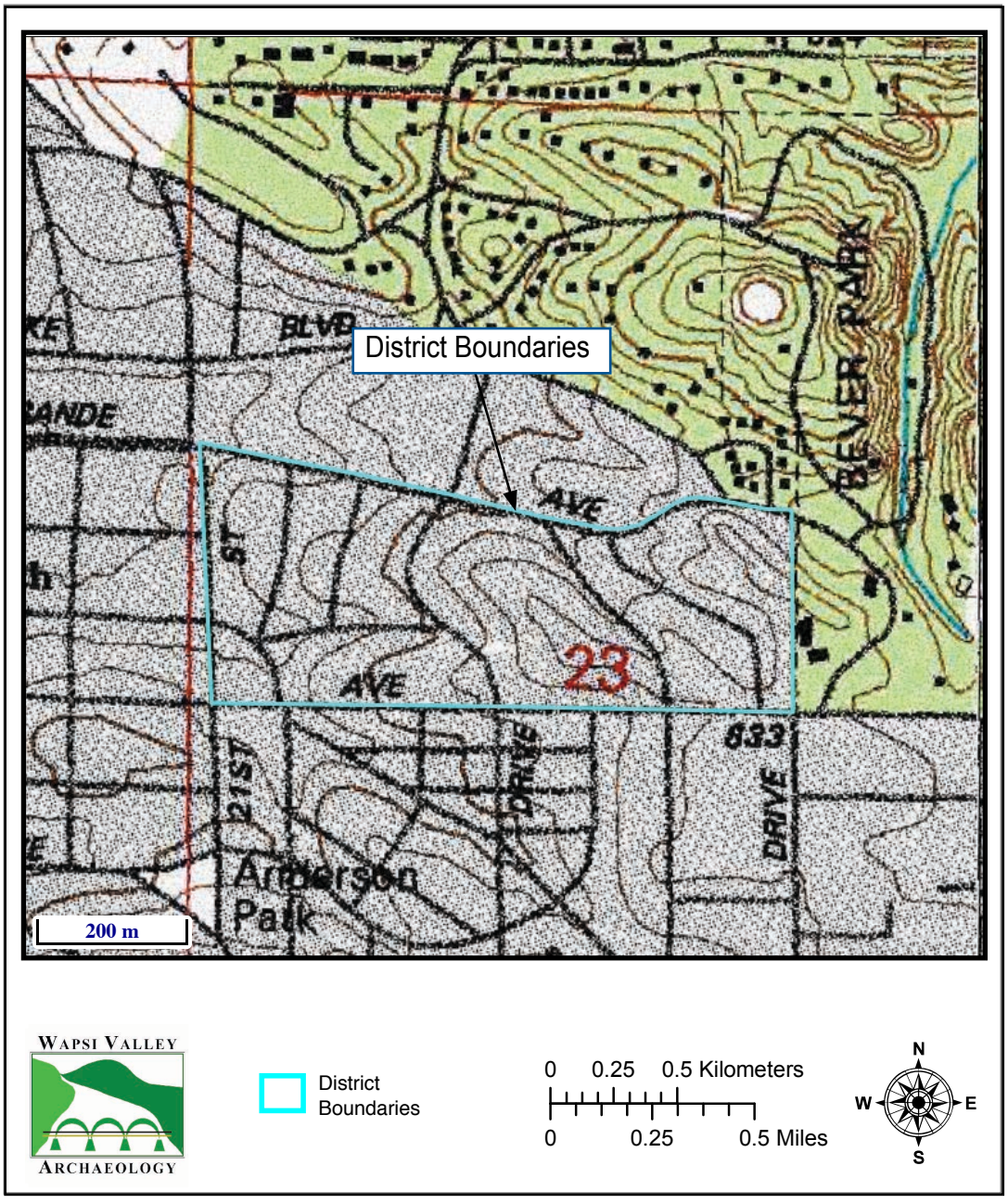
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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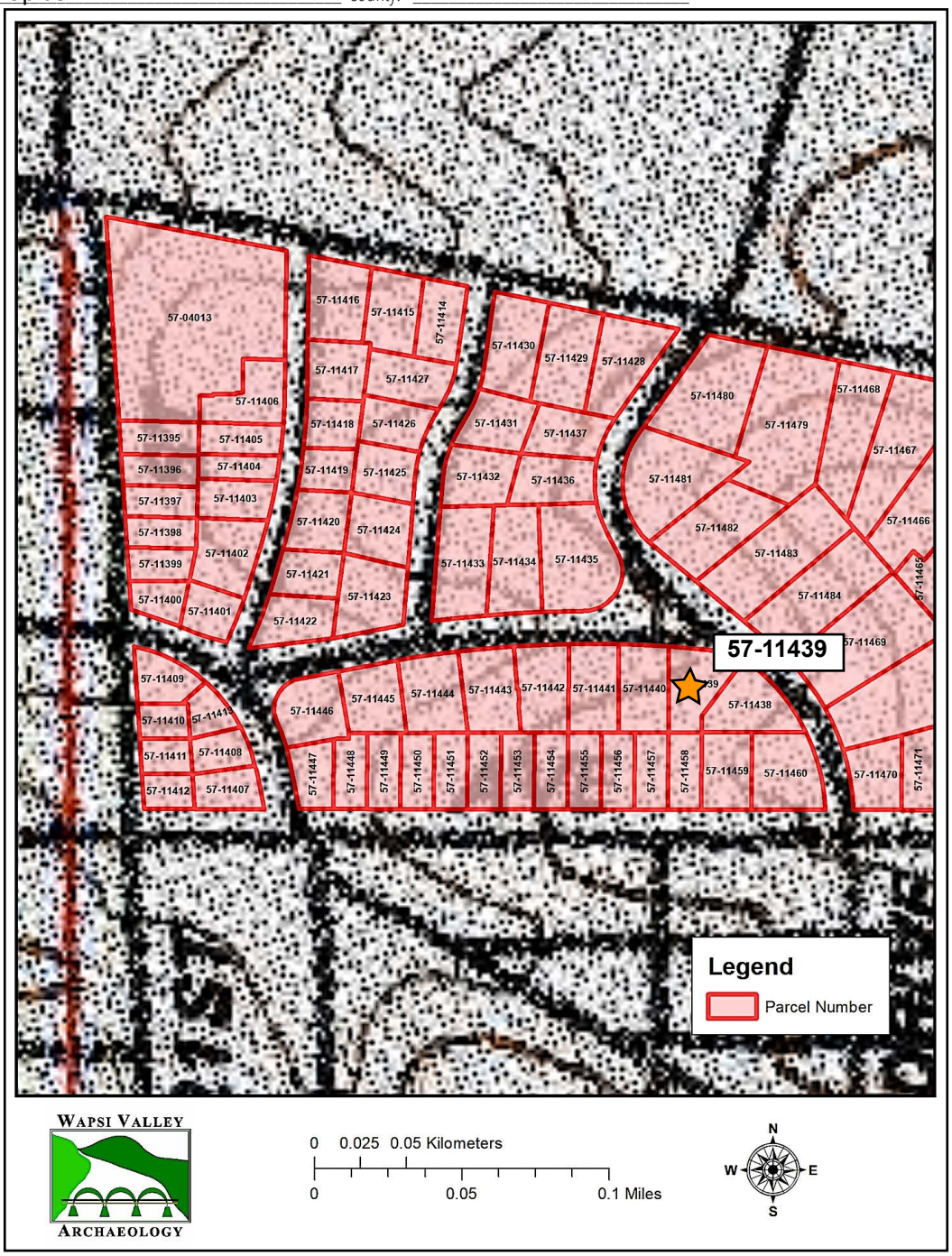
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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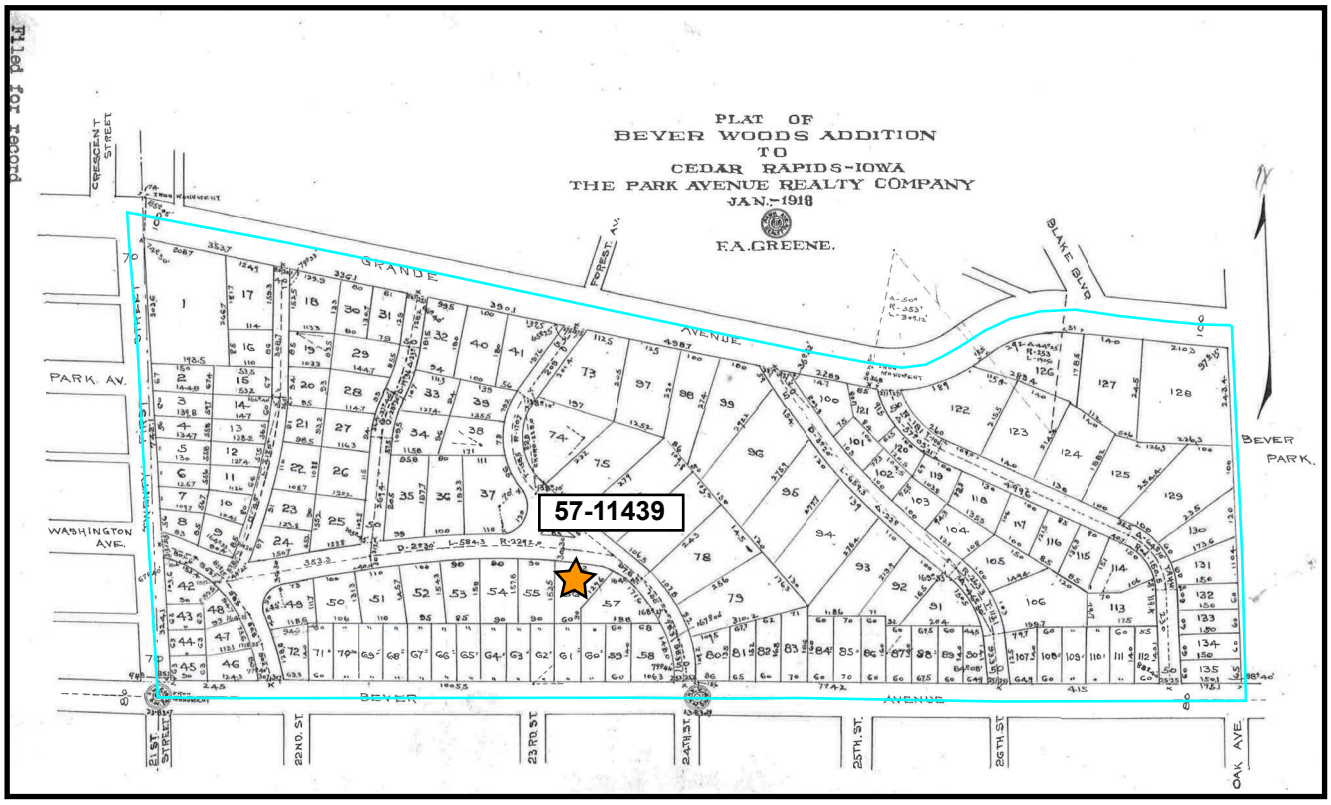
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Georgia Pollins House
Site Number: 57-11439
Address: 365 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Georgia Pollins House
Site Number: 57-11439
Address: 365 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Georgia Pollins House
Site Number: 57-11439
Address: 365 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 365 Forest Drive SE (57-11439). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Georgia Pollins House
Site Number: 57-11439
Address: 365 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1965 photograph of 365 Forest Drive SE (Site Inventory No. 57-11439).
Source: Doolittle Real Estate, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Georgia Pollins House
Site Number: 57-11439
Address: 365 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



365 Forest Drive SE (57-11439), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11440 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Isabel Harbert House I

B) Other names: _____

- **Location**

A) Street address: 2267 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11440 Address: 2267 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Isabel Harbert House I	Linn
Name of Property	County
2267 Washington Avenue SE	Cedar Rapids
Address	City

Isabel Harbert House I, Site Inventory Number 57-11440

Address: 2267 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story side-gable brick house with a front pediment entrance portico supported by double Doric columns. The main materials are brick and asphalt roof. A first-level side volume recedes from the main volume. Contrasting keystones are in the first-level windows. The wood windows appear to be original. A detached two-car garage does not match the house.

Date of Construction: 1922

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1922 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

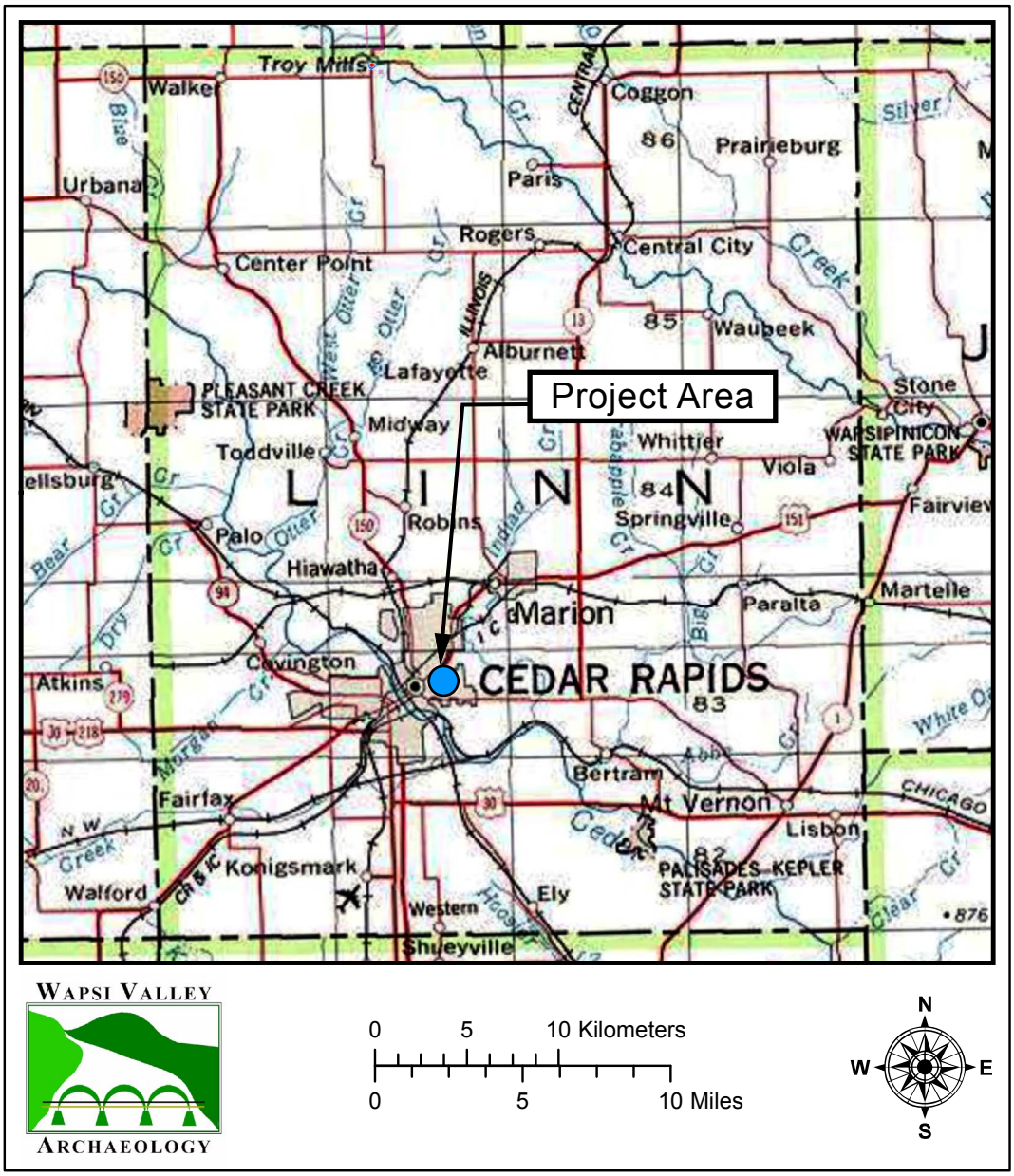
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House I
Site Number: 57-11440
Address: 2267 Washington Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



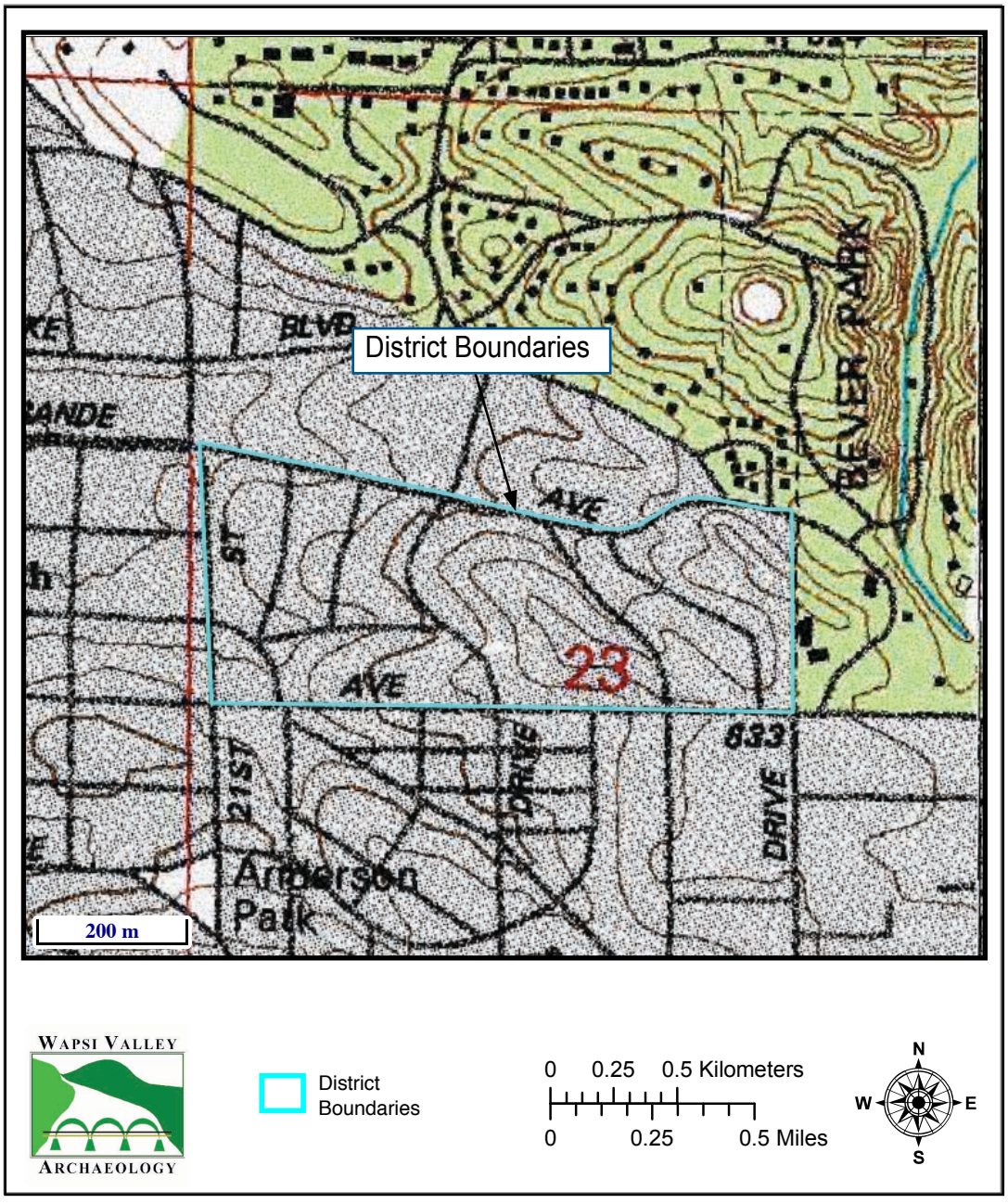
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Name of Property: Isabel Harbert House I
Site Number: 57-11440
Address: 2267 Washington Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



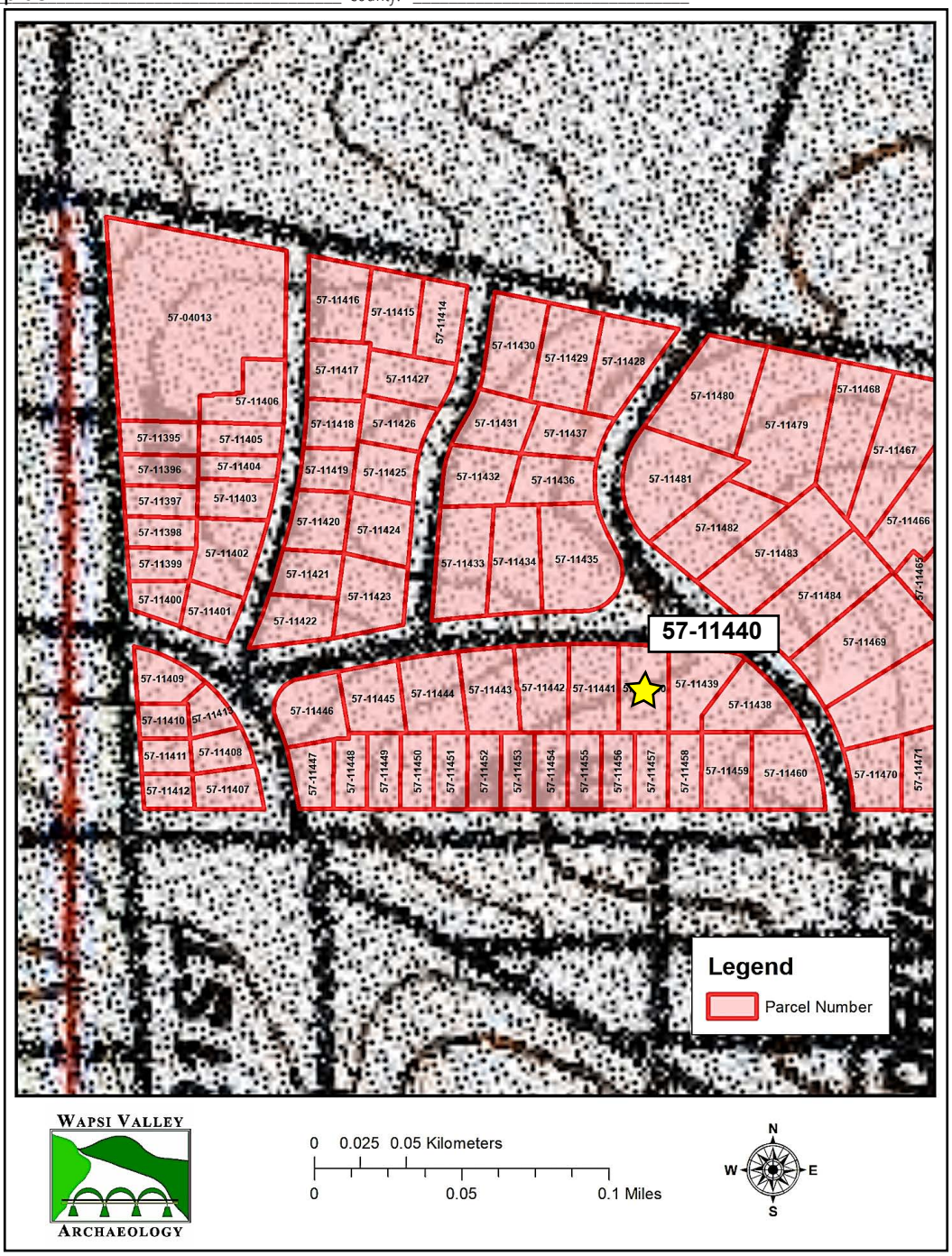
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Site Number: 57-11440
Address: 2267 Washington Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



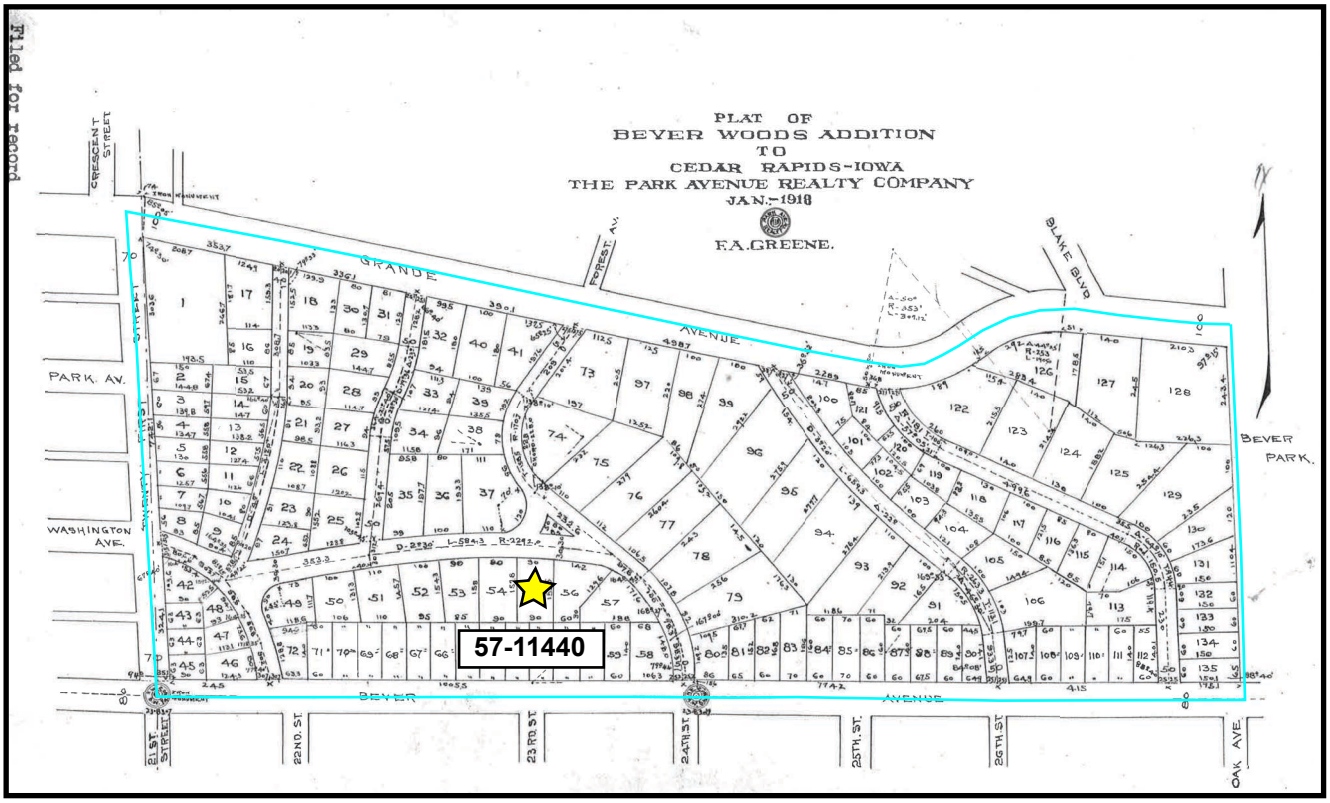
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

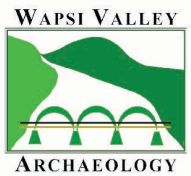
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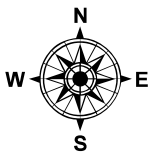
IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House I
Site Number: 57-11440
Address: 2267 Washington Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House I
Address: 2267 Washington Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11440
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House I
Site Number: 57-11440
Address: 2267 Washington Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 267 Washington Avenue SE (57-11440). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House I
Site Number: 57-11440
Address: 2267 Washington Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2267 Washington Avenue SE (57-11440), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11441 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Dr. Rudolph Vorpahl House

B) Other names: _____

- **Location**

A) Street address: 2259 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11441 Address: 2259 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Dr. Rudolph Vorpahl House	Linn
Name of Property	County
2259 Washington Avenue SE	Cedar Rapids
Address	City

Dr. Rudolph Vorpahl House, Site Inventory Number 57-11441

Address: 2259 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story side-gable wood house with a first-level recessed side volume and a side carport with two Doric columns. The main materials are wood siding and asphalt roofing. Brackets support a front pediment entrance portico and the front door has a glass transom and sidelights. The windows are replacements. A detached two-car garage matches the house's design.

Historic Background:
Dr. Rudolph Vorpahl was born in Wisconsin in 1883. He was a doctor with a private practice in Cedar Rapids and he lived in the house with his wife Florence in 1940.

Date of Construction: 1922

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the window replacements. The 1922 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by Family Search.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Dr. Rudolph Vorpahl House	Linn
Name of Property	County
2259 Washington Avenue SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

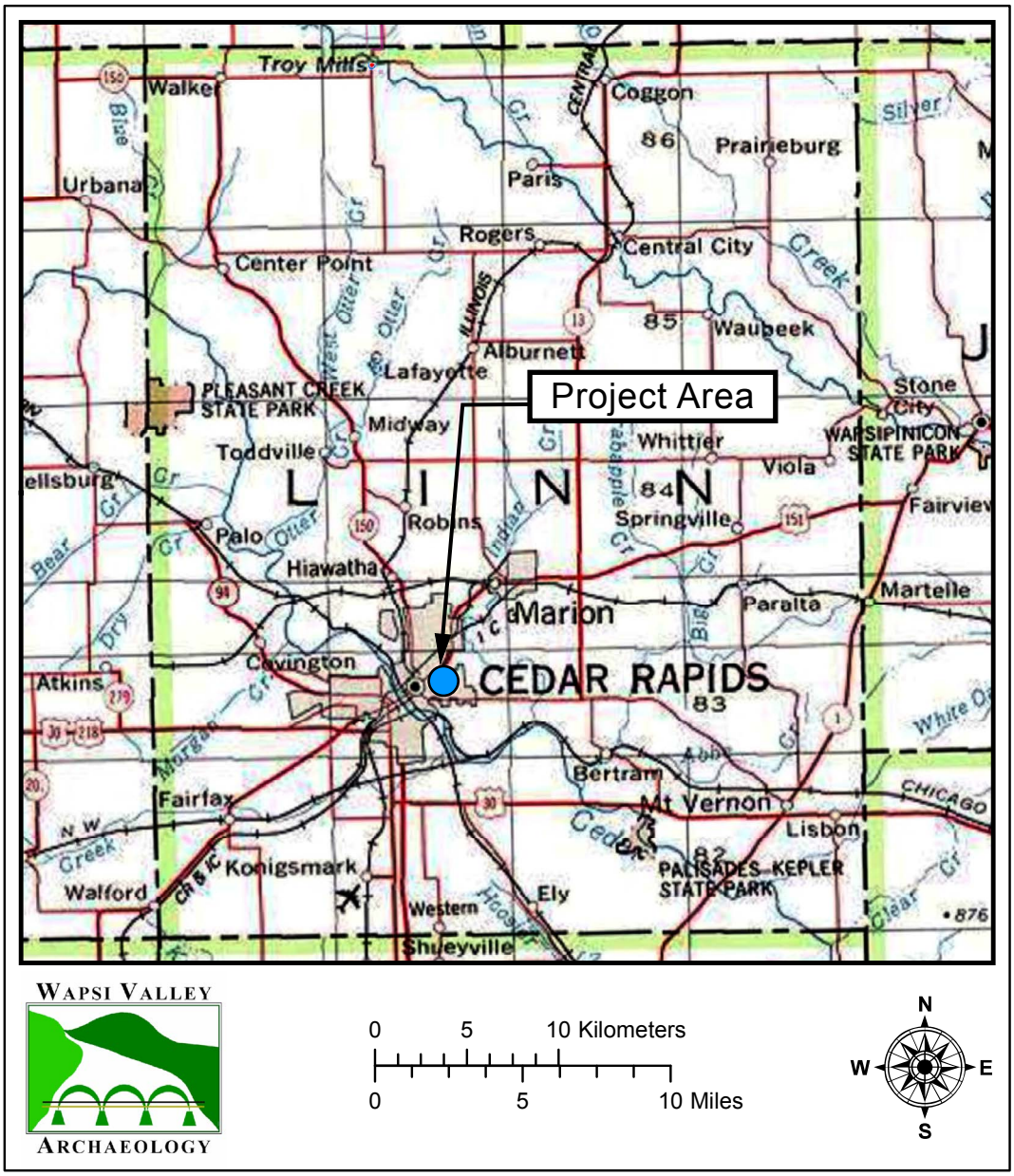
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Rudolph Vorpahl House
Site Number: 57-11441
Address: 2259 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



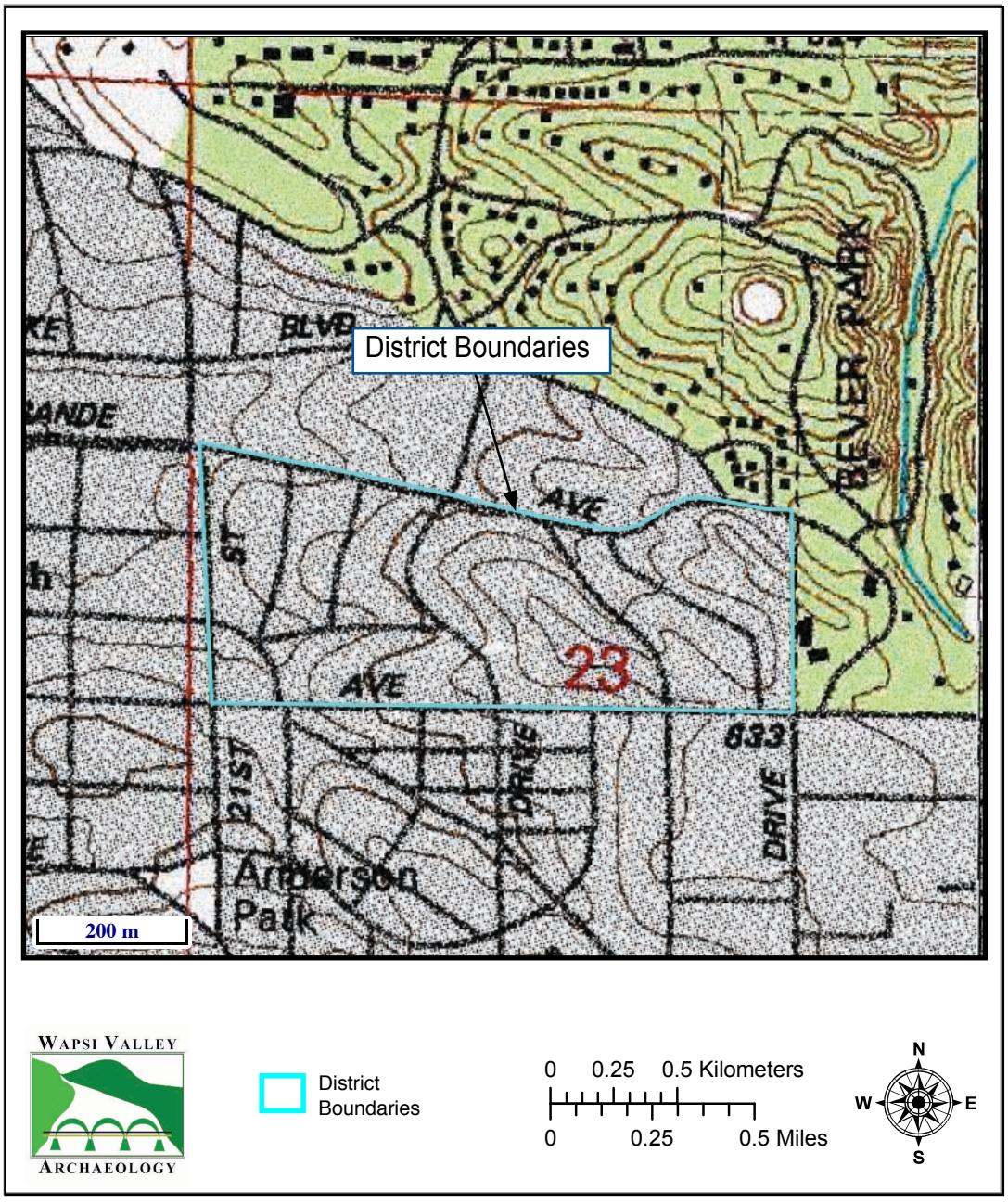
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Rudolph Vorpahl House
Site Number: 57-11441
Address: 2259 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



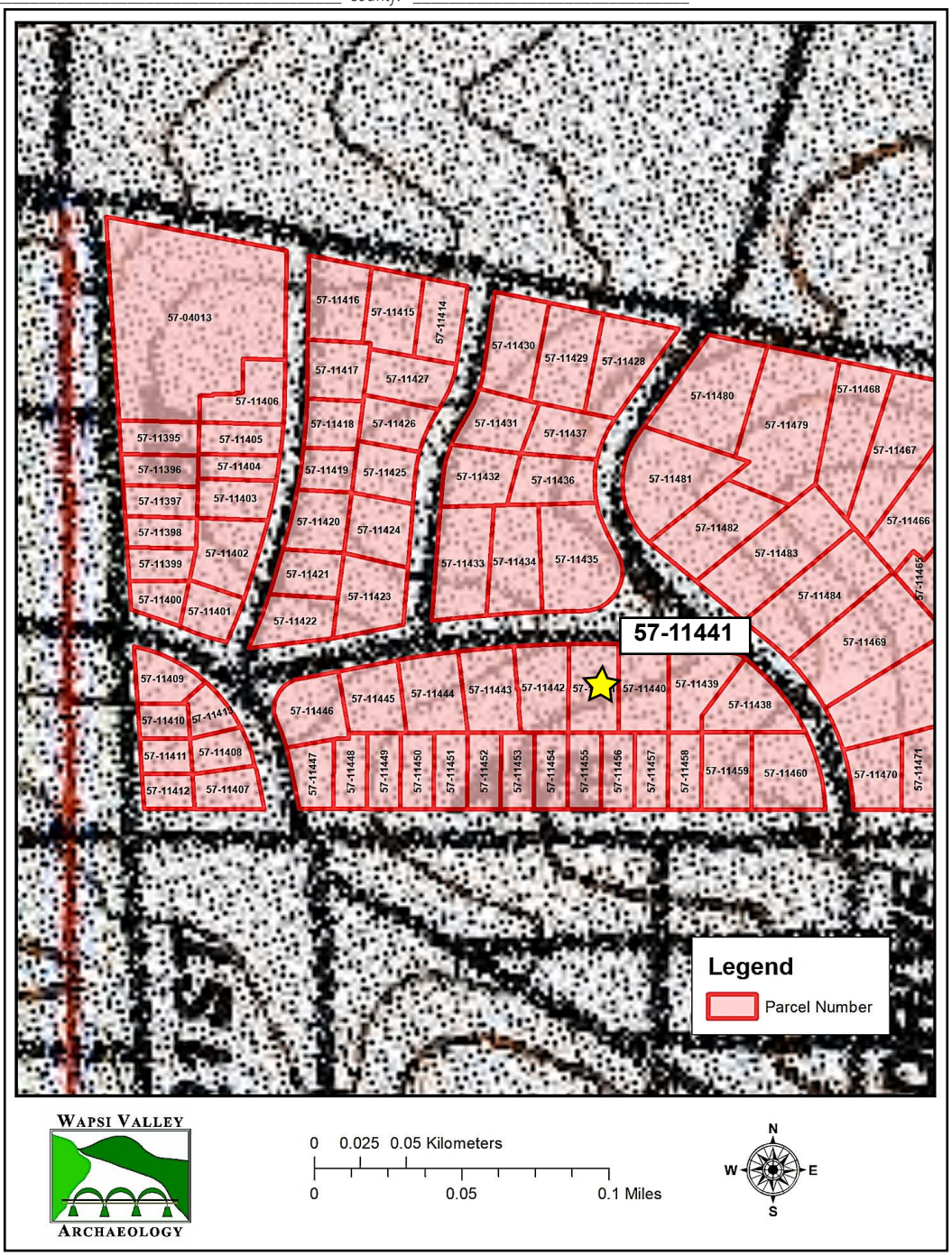
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Rudolph Vorpahl House
Site Number: 57-11441
Address: 2259 Washington Avenue SE
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City: Cedar Rapids County: Linn



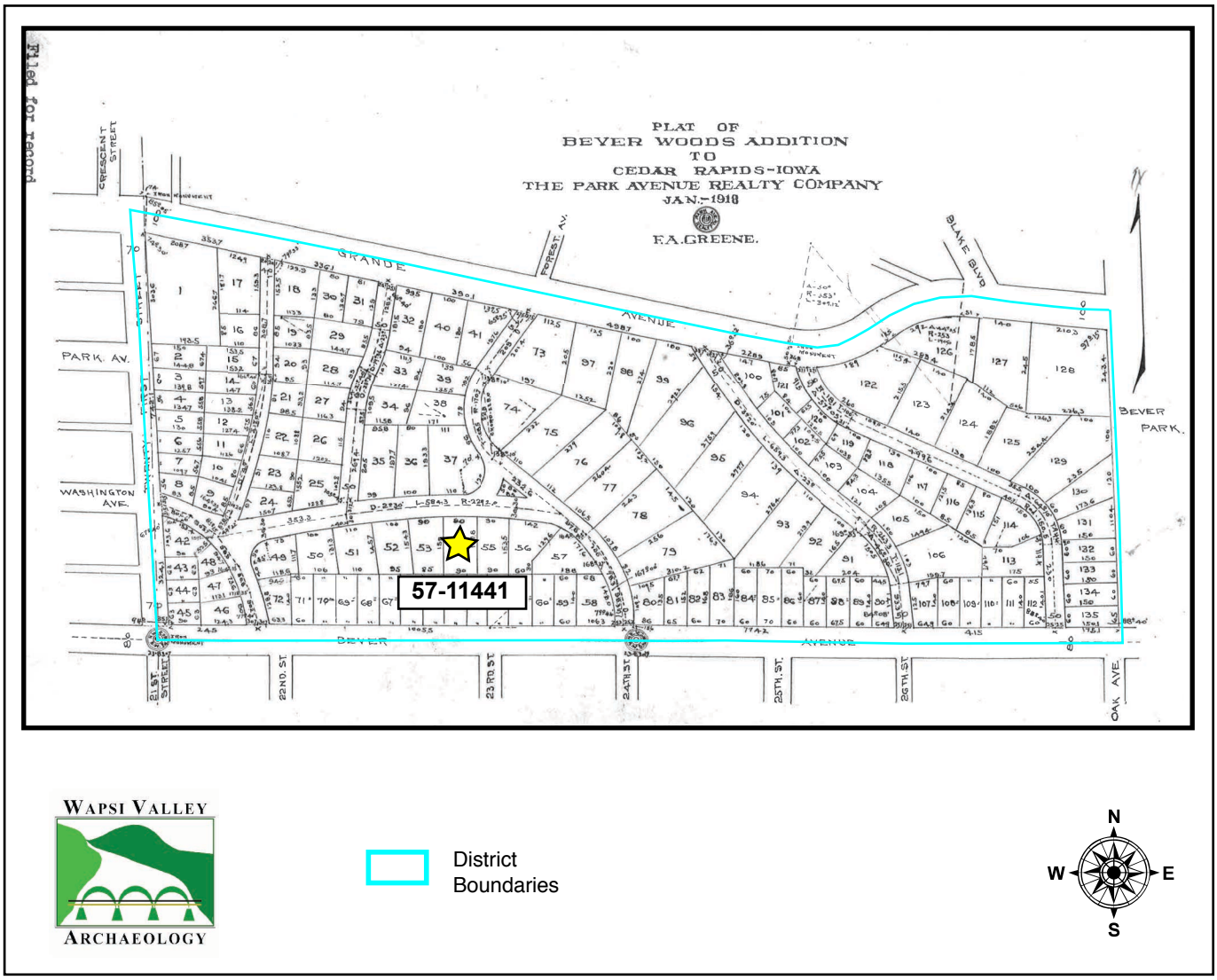
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Rudolph Vorpahl House
Site Number: 57-11441
Address: 2259 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Rudolph Vorpahl House
Site Number: 57-11441
Address: 2259 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Rudolph Vorpahl House
Site Number: 57-11441
Address: 2259 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2259 Washington Avenue SE (57-11441). *Source: Linn County Assessor.*

ArcGIS Web Map showing properties on the east side of Bever Woods District. *Source: City of Cedar Rapids, Iowa (2017).*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Rudolph Vorpahl House
Site Number: 57-11441
Address: 2259 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2259 Washington Avenue SE (57-11441), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11442 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Jackson House

B) Other names: _____

- **Location**

A) Street address: 2249 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11442 Address: 2249 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1929 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Jackson House	Linn
Name of Property	County
2249 Washington Avenue SE	Cedar Rapids
Address	City

Jackson House, Site Inventory Number 57-11442

Address: 2249 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1929 building is a two-story side-gable house with a first-level side volume and shed-roof entrance. The main materials are vinyl siding and asphalt roofing. The windows are replacements. A detached two-car garage matches the house's design.

Date of Construction: 1929

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 1929 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

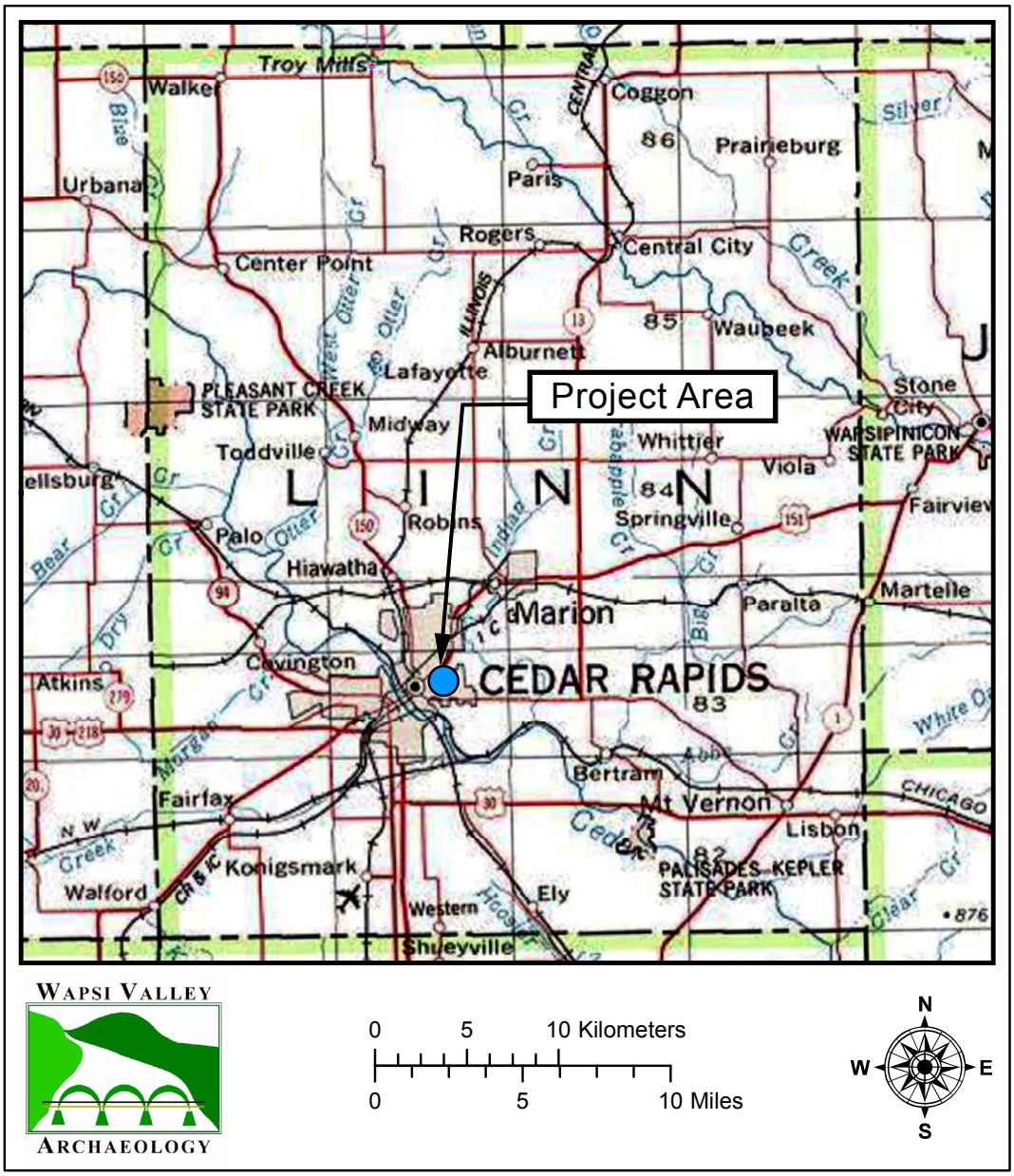
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Jackson House
Site Number: 57-11442
Address: 2249 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



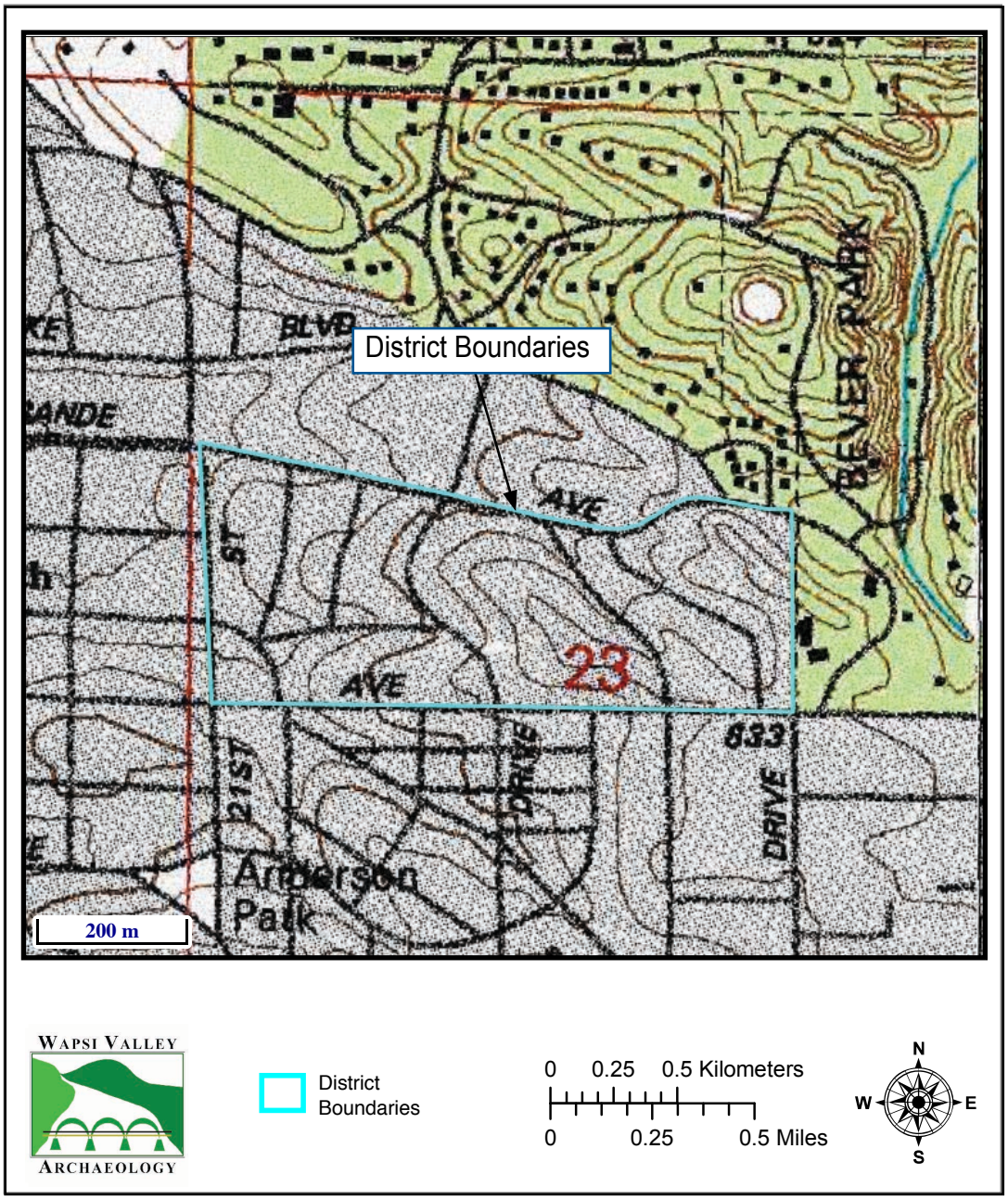
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Jackson House
Site Number: 57-11442
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City: Cedar Rapids County: Linn



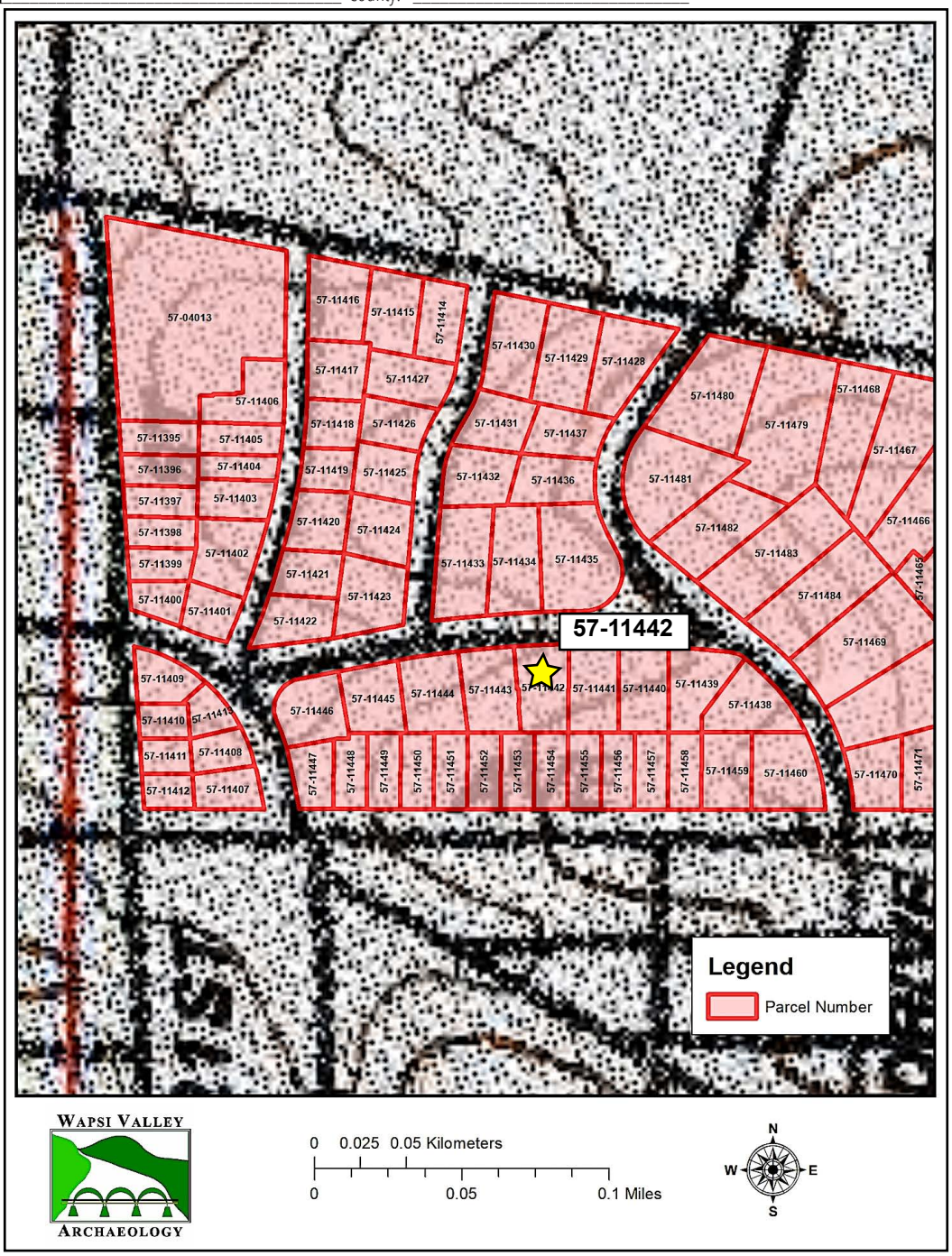
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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Name of Property: Jackson House
Site Number: 57-11442
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City: Cedar Rapids County: Linn



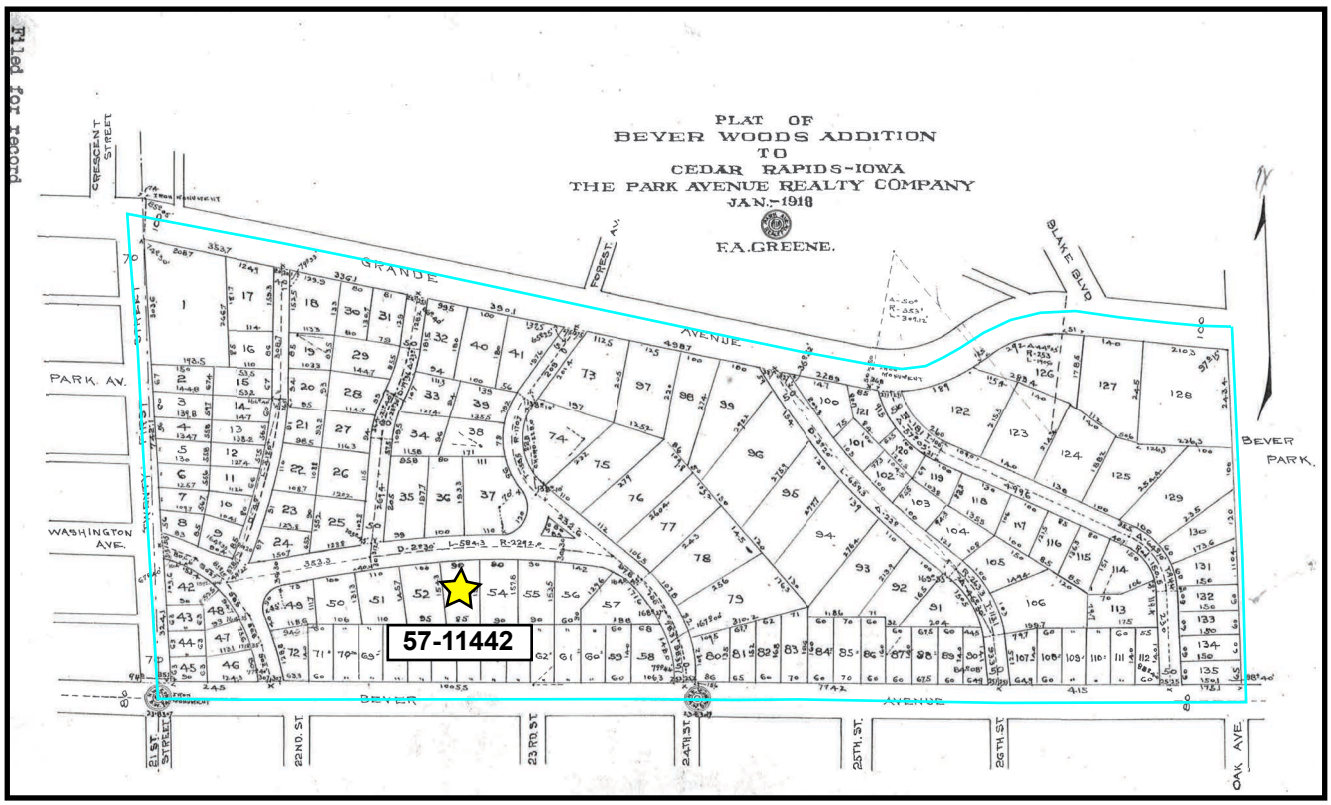
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Jackson House
Site Number: 57-11442
Address: 2249 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Jackson House
Site Number: 57-11442
Address: 2249 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Jackson House
Site Number: 57-11442
Address: 2249 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2249 Washington Avenue SE (57-11442). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Jackson House
Site Number: 57-11442
Address: 2249 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2249 Washington Avenue SE (57-11442), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11443 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Laurie Bever House

B) Other names: _____

- **Location**

A) Street address: 2237 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11443 Address: 2237 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1917 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Laurie Bever House	Linn
Name of Property	County
2237 Washington Avenue SE	Cedar Rapids
Address	City

Laurie Bever House, Site Inventory Number 57-11443

Address: 2237 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1917 building is a two-story, hipped-roof wood house with front hipped-roof dormer. The main materials are wood siding and asphalt roofing. Two Doric columns and two pilasters support an open pediment entrance portico. The front door has a glass transom and sidelights. The wood windows are original. A detached two-car garage matches the house's design.

Date of Construction: 1917

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1917 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

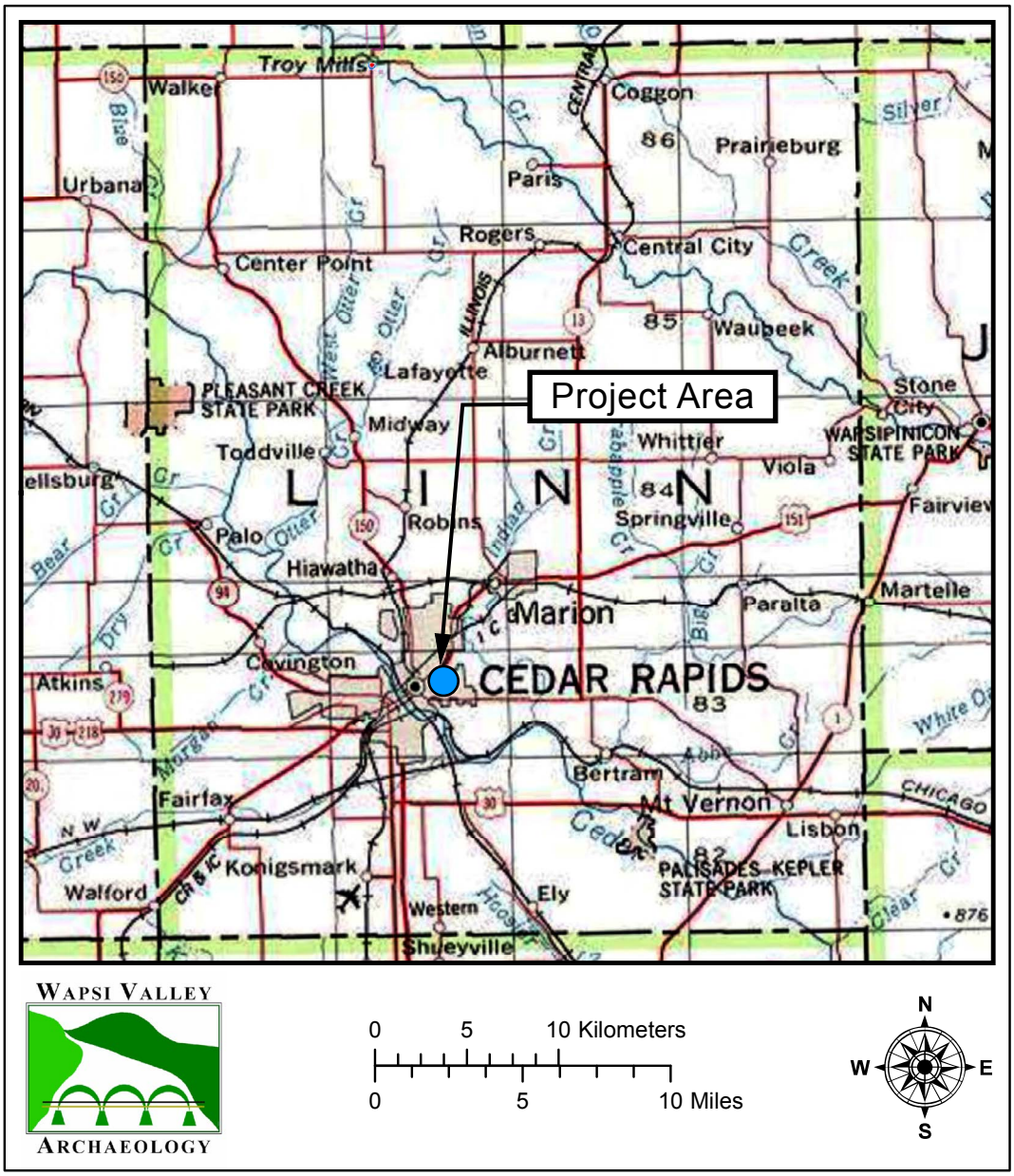
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Laurie Bever House
Site Number: 57-11443
Address: 2237 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



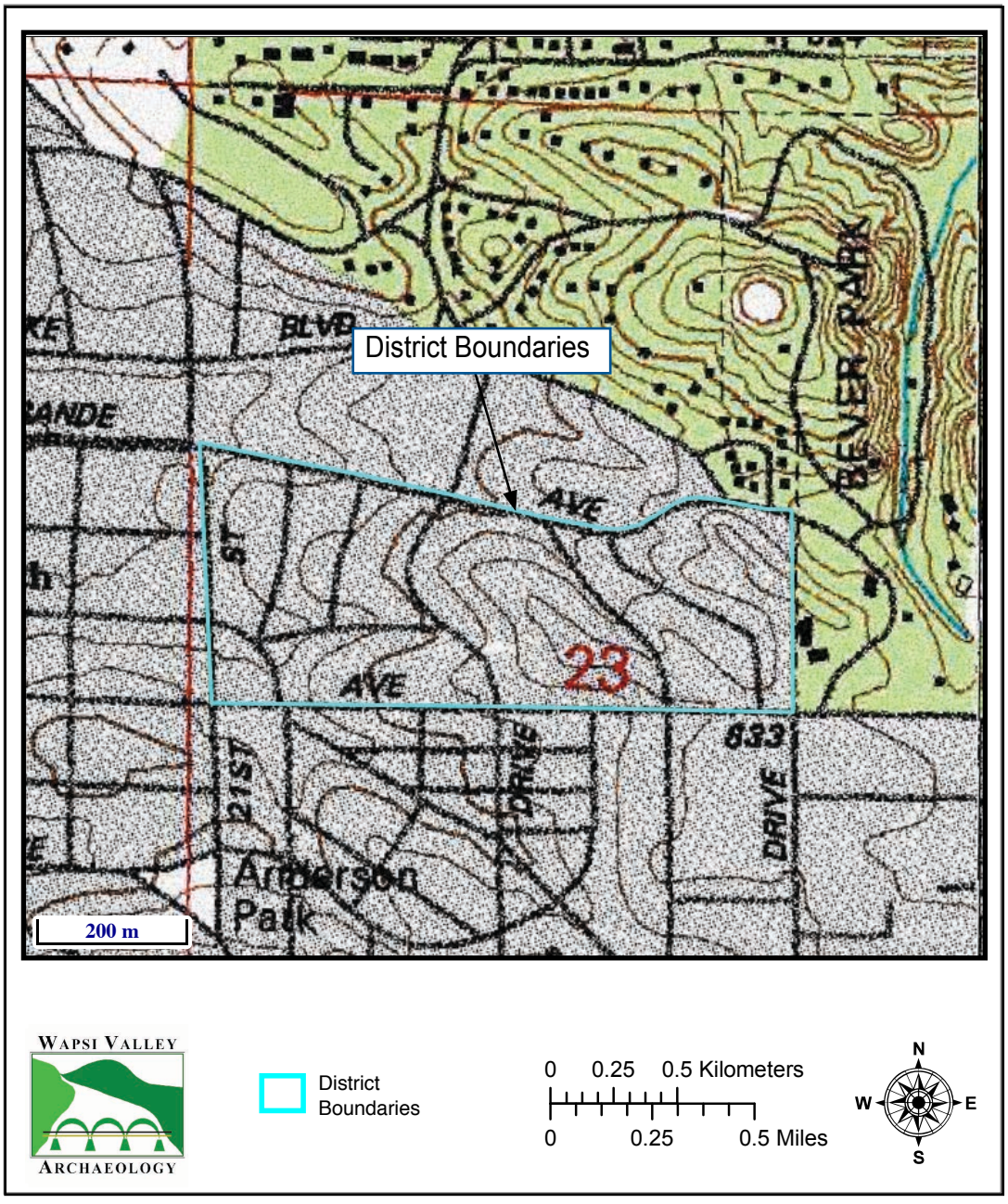
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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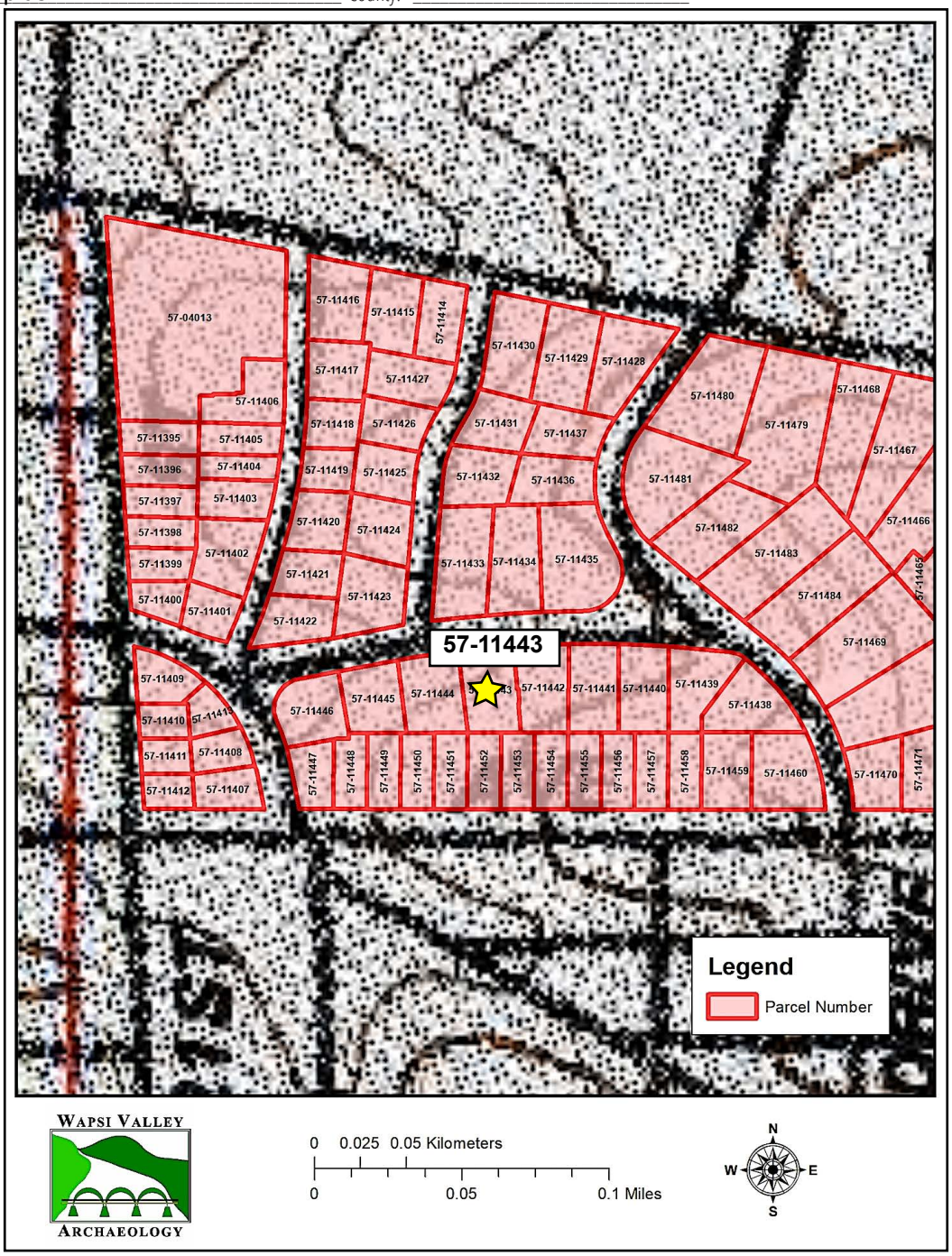
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Laurie Bever House
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Address: 2237 Washington Avenue SE
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City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

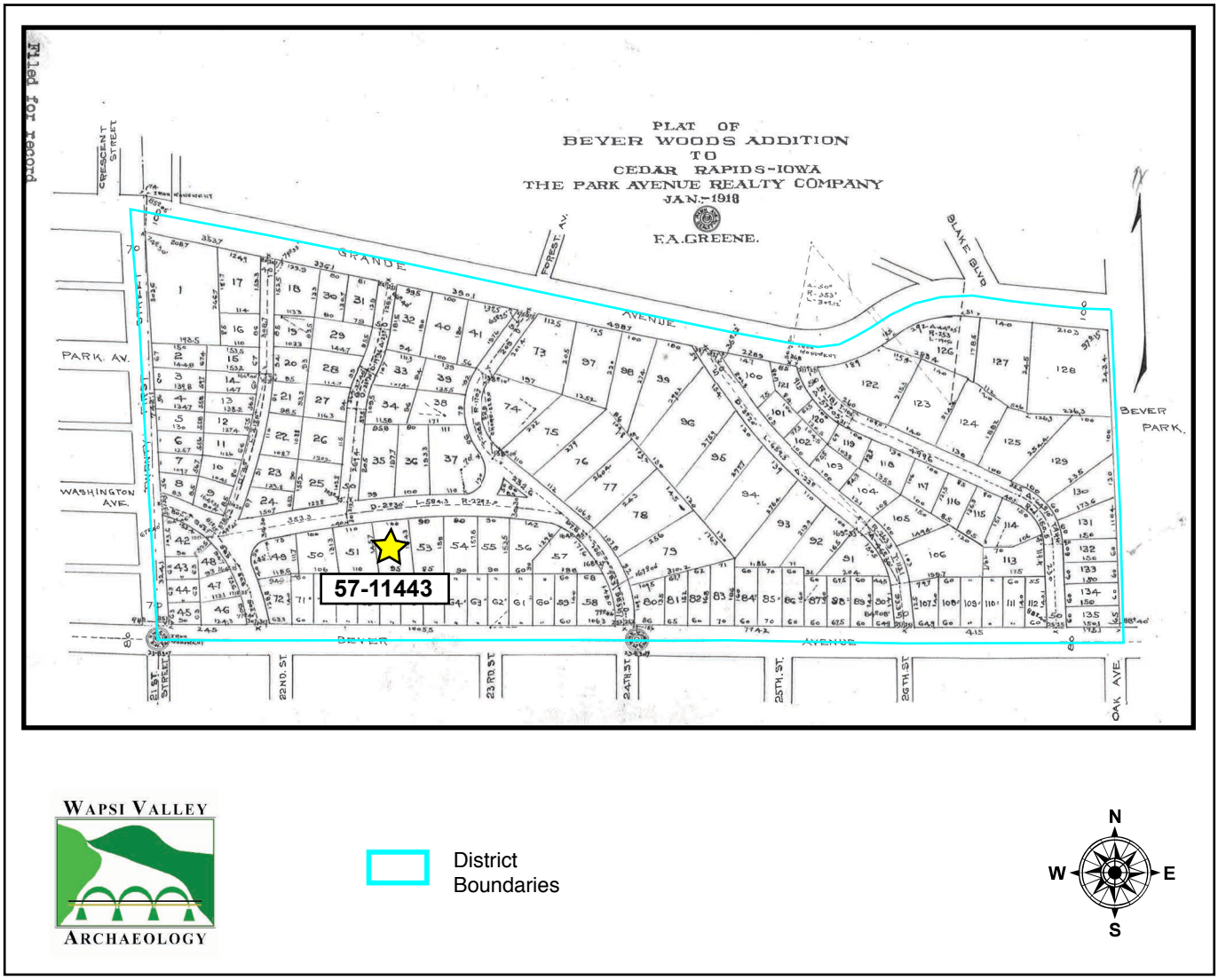
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Laurie Bever House
Address: 2237 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11443
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Laurie Bever House
Site Number: 57-11443
Address: 2237 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Laurie Bever House
Site Number: 57-11443
Address: 2237 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2237 Washington Avenue SE (57-11443). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Laurie Bever House
Site Number: 57-11443
Address: 2237 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2237 Washington Avenue SE (57-11443), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11444 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Doubrasky House

B) Other names: _____

- **Location**

A) Street address: 2227 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 02B Shingle
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11444 Address: 2227 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1935 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Doubrasky House	Linn
Name of Property	County
2227 Washington Avenue SE	Cedar Rapids
Address	City

Doubrasky House, Site Inventory Number 57-11444

Address: 2227 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1935 building is a two-story cross-gambrel house with front gambrel-roof volume and a shed-roof entrance volume and awning. The main materials are wood siding and cedar shingle roof. A first-level bay window is on the side volume. The windows are replacements. A detached two-car garage matches the house's style.

Date of Construction: 1935

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The 1936 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

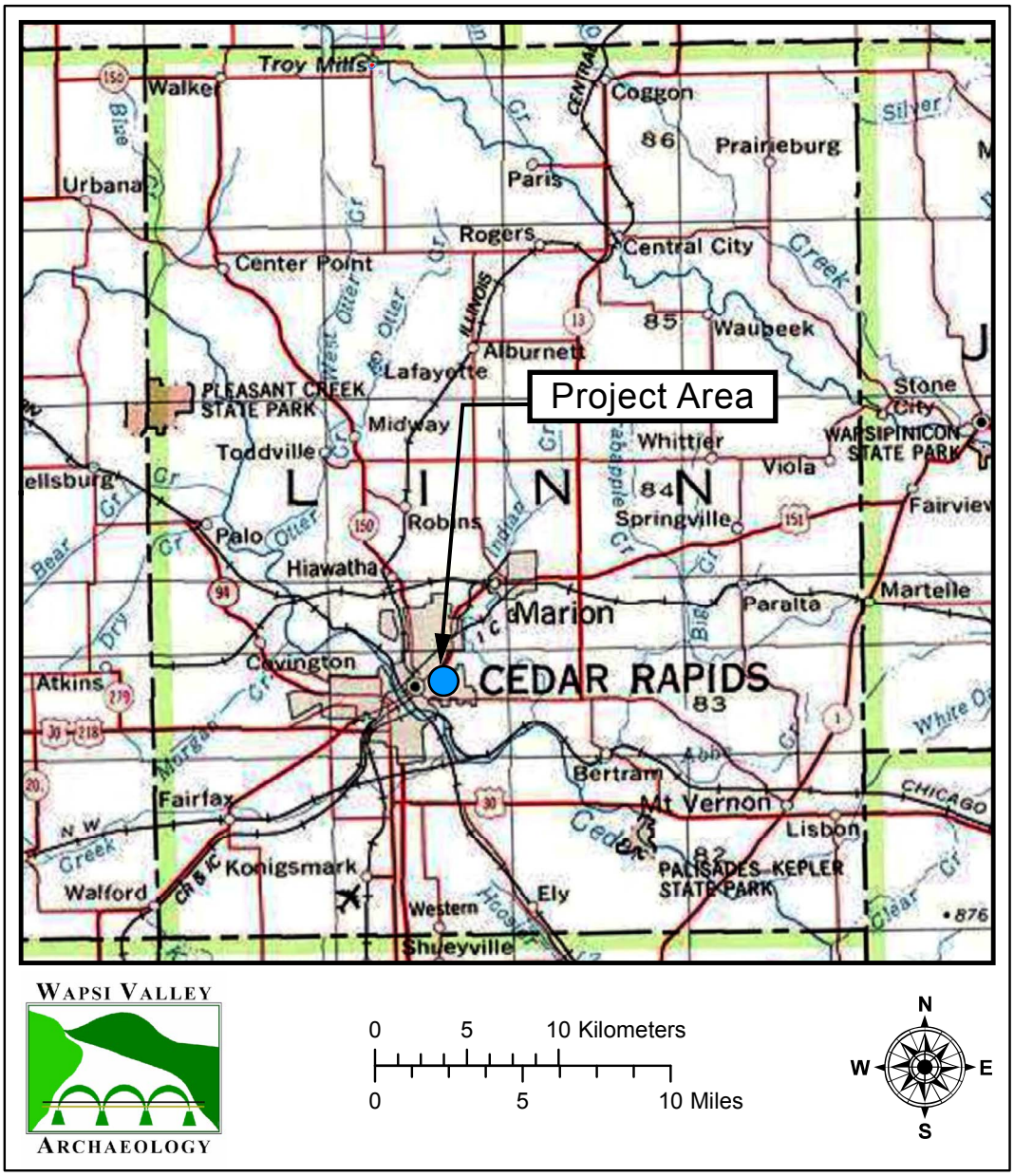
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Doubrasky House
Site Number: 57-11444
Address: 2227 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



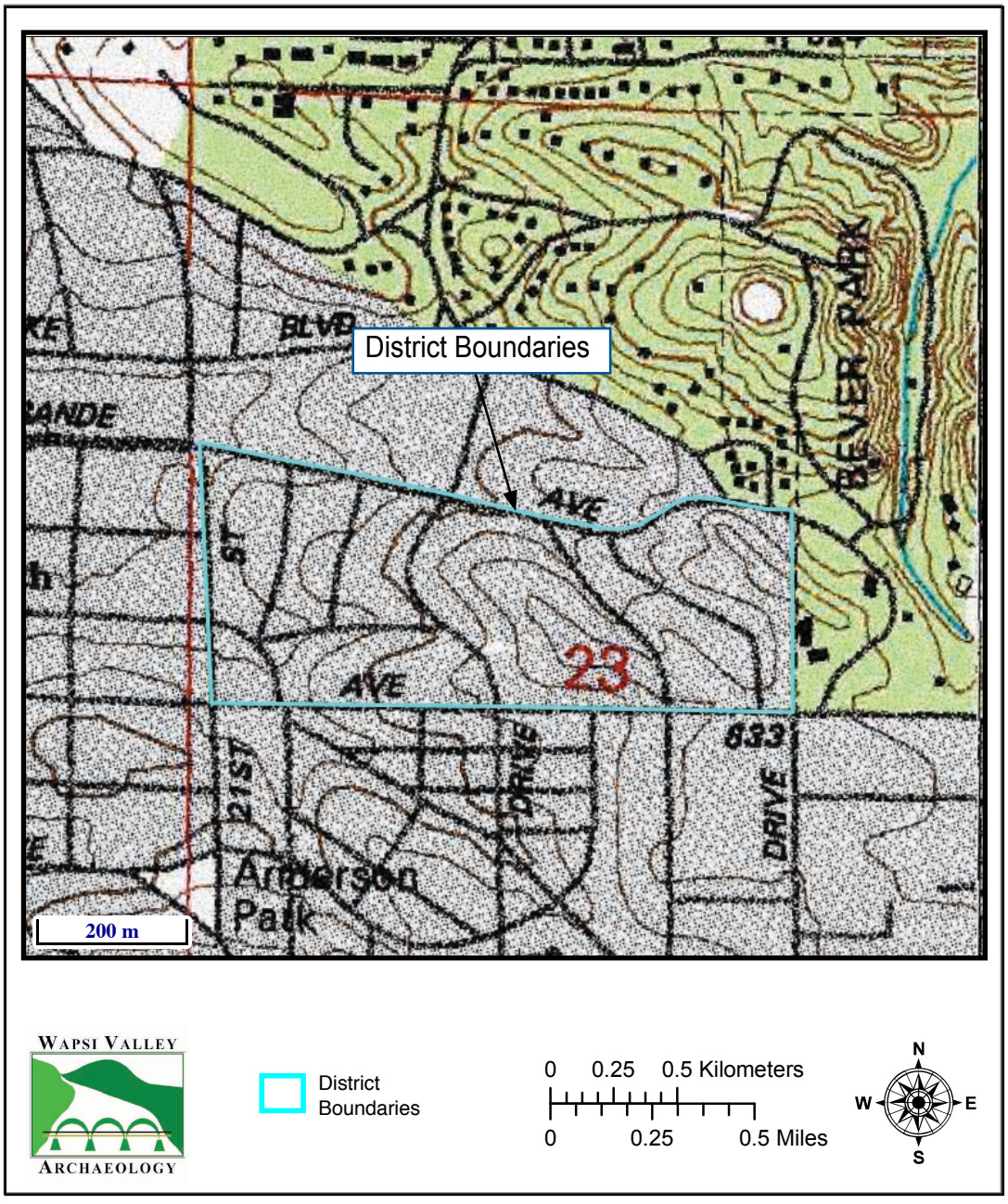
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Doubrasky House
Site Number: 57-11444
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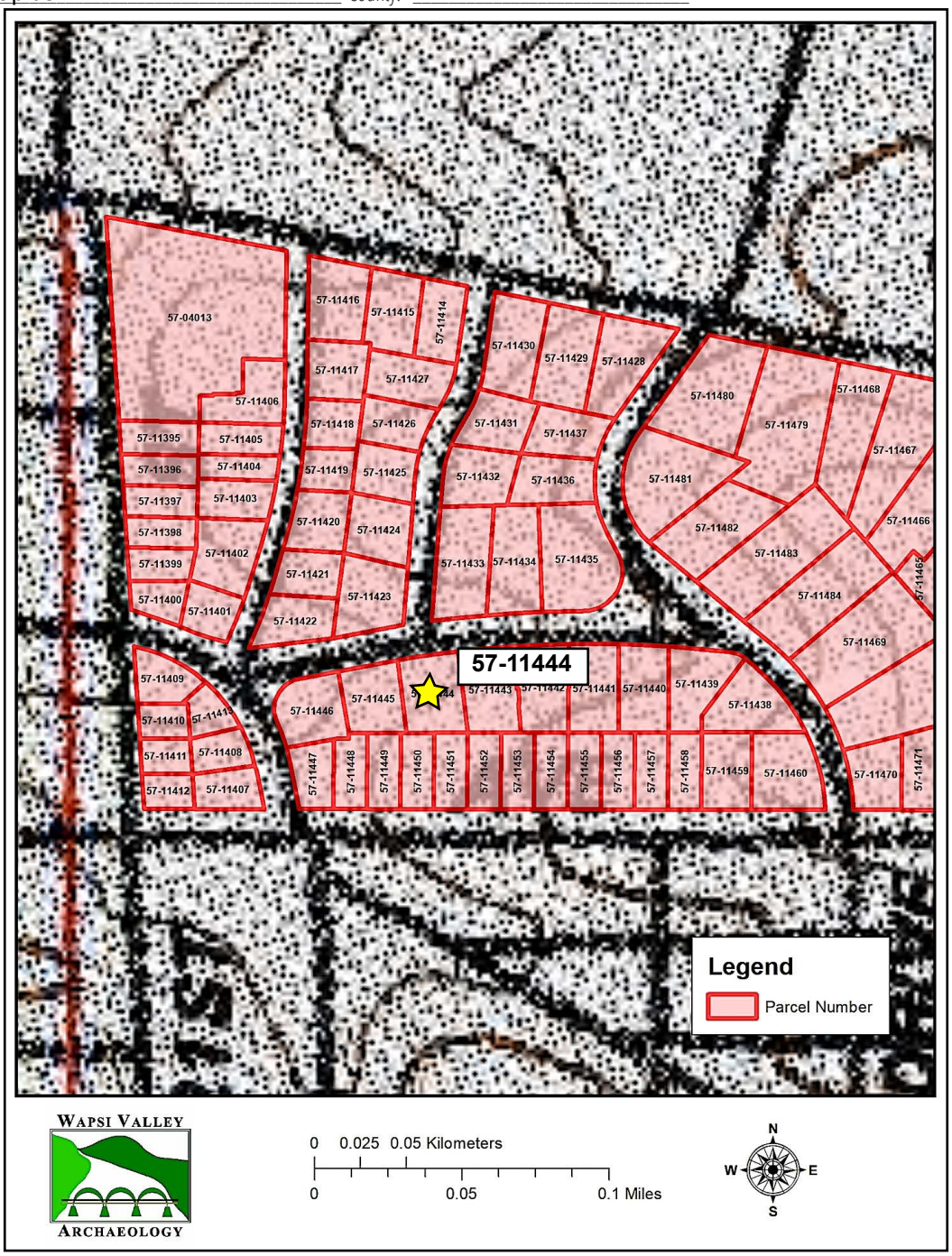
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Doubrasky House
Site Number: 57-11444
Address: 2227 Washington Avenue SE
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City: Cedar Rapids County: Linn



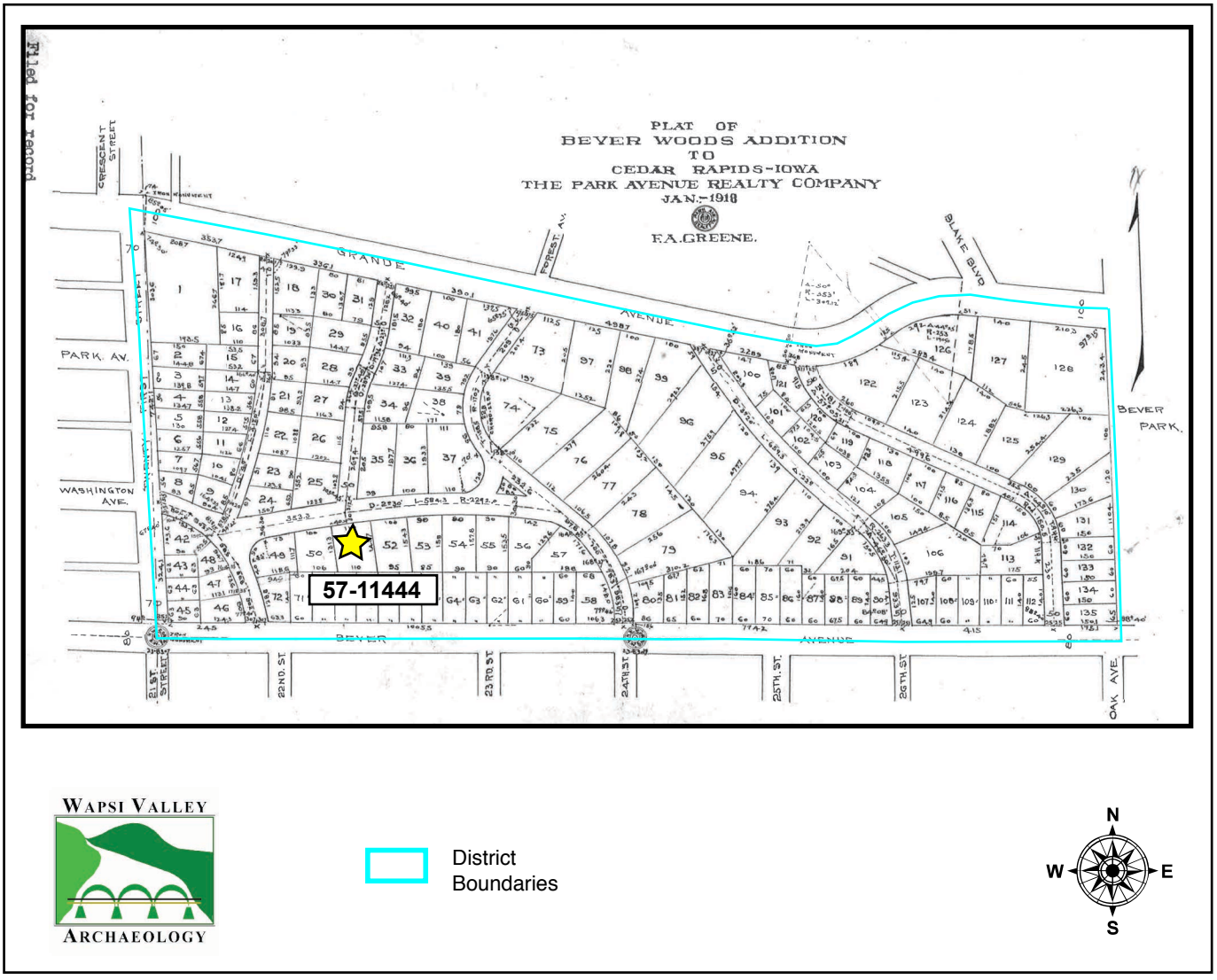
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Doubrasky House
Site Number: 57-11444
Address: 2227 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Doubrasky House
Address: 2227 Washington Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11444
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Doubrasky House
Site Number: 57-11444
Address: 2227 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2227 Washington Avenue SE (57-11444). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Doubrasky House
Site Number: 57-11444
Address: 2227 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2227 Washington Avenue SE (57-11444), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11445 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Peter L. Topic House

B) Other names: _____

- **Location**

A) Street address: 2215 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
09A06 Hipped Roof, 2 Stories	Foundation (visible exterior): 10 Concrete
_____	Walls (visible exterior): 02A Weatherboard, 04 Stone
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11445 Address: 2215 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1948 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Peter L. Topic House	Linn
Name of Property	County
2215 Washington Avenue SE	Cedar Rapids
Address	City

Peter L. Topic House, Site Inventory Number 57-11445

Address: 2215 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1948 building is a two-story hipped-roof house with first-level side volume. The main materials are stone, board siding and asphalt roof. The second-level volume overhangs from the first level, which is stone-clad. The entrance door has a glass transom and sidelites. The metal windows appear to be original. A detached two-car garage does not match the house's design.

Date of Construction: 1948

Integrity:
The hipped-roof-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1981 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

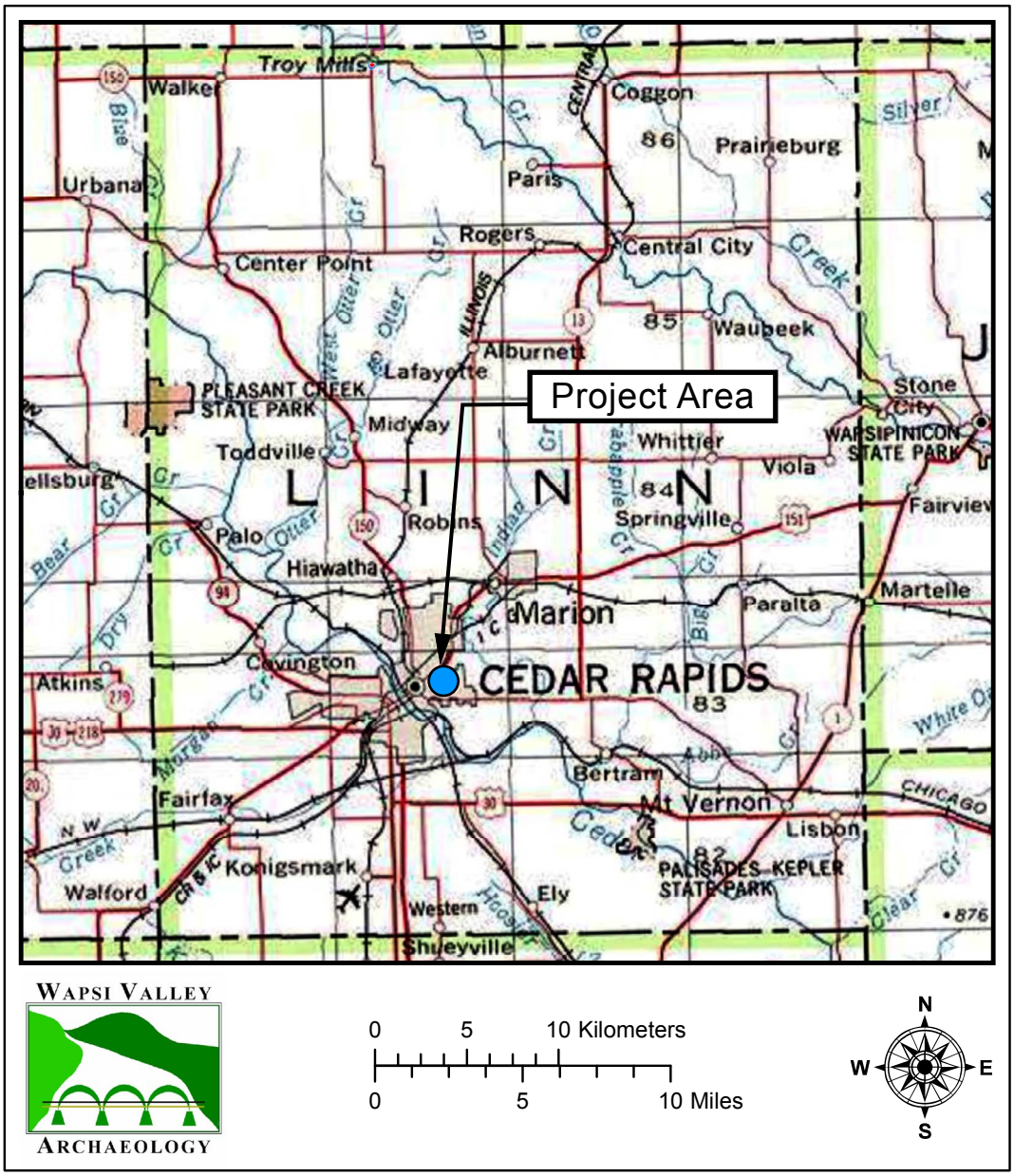
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Peter L. Topic House
Site Number: 57-11445
Address: 2215 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



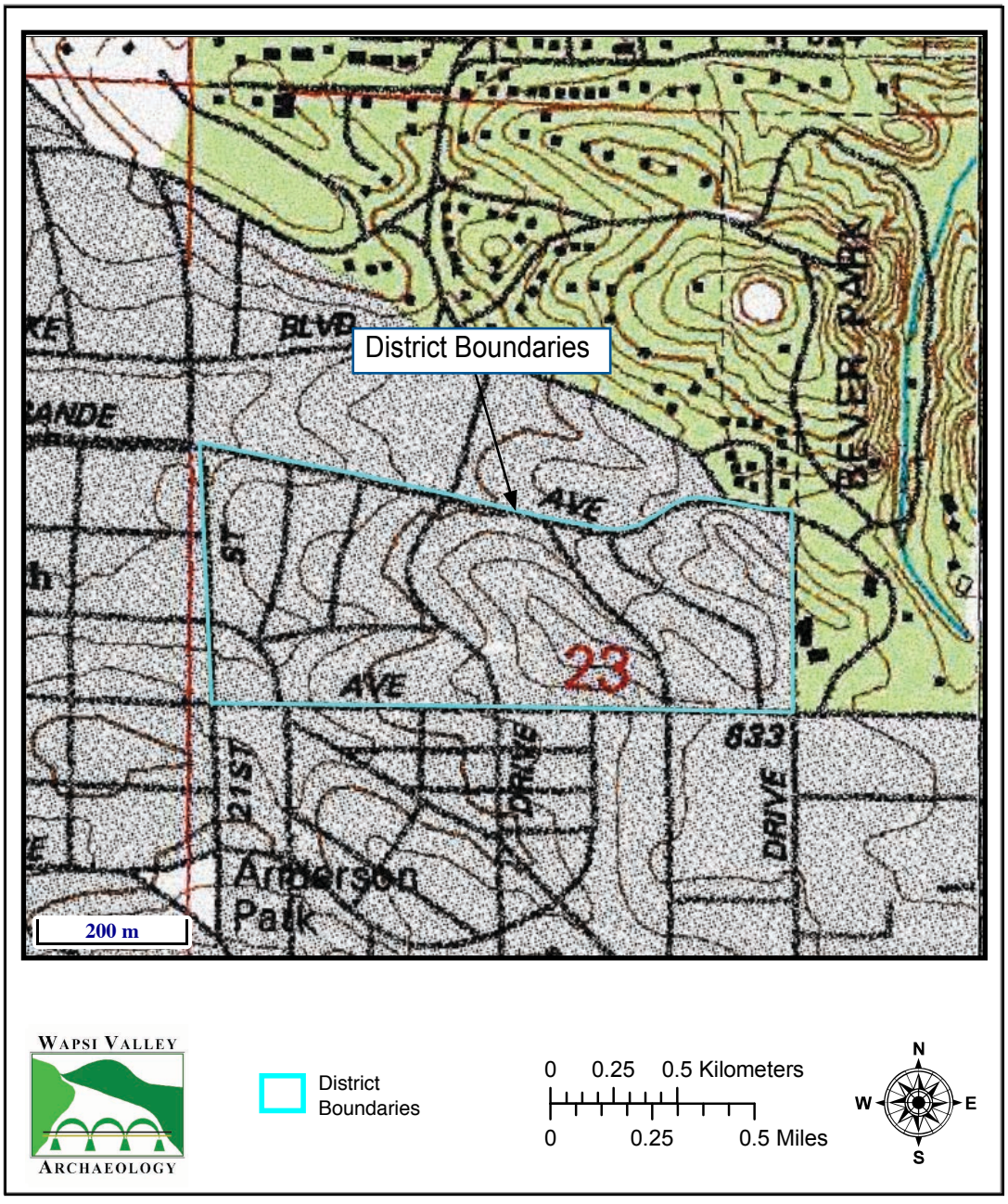
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Peter L. Topic House
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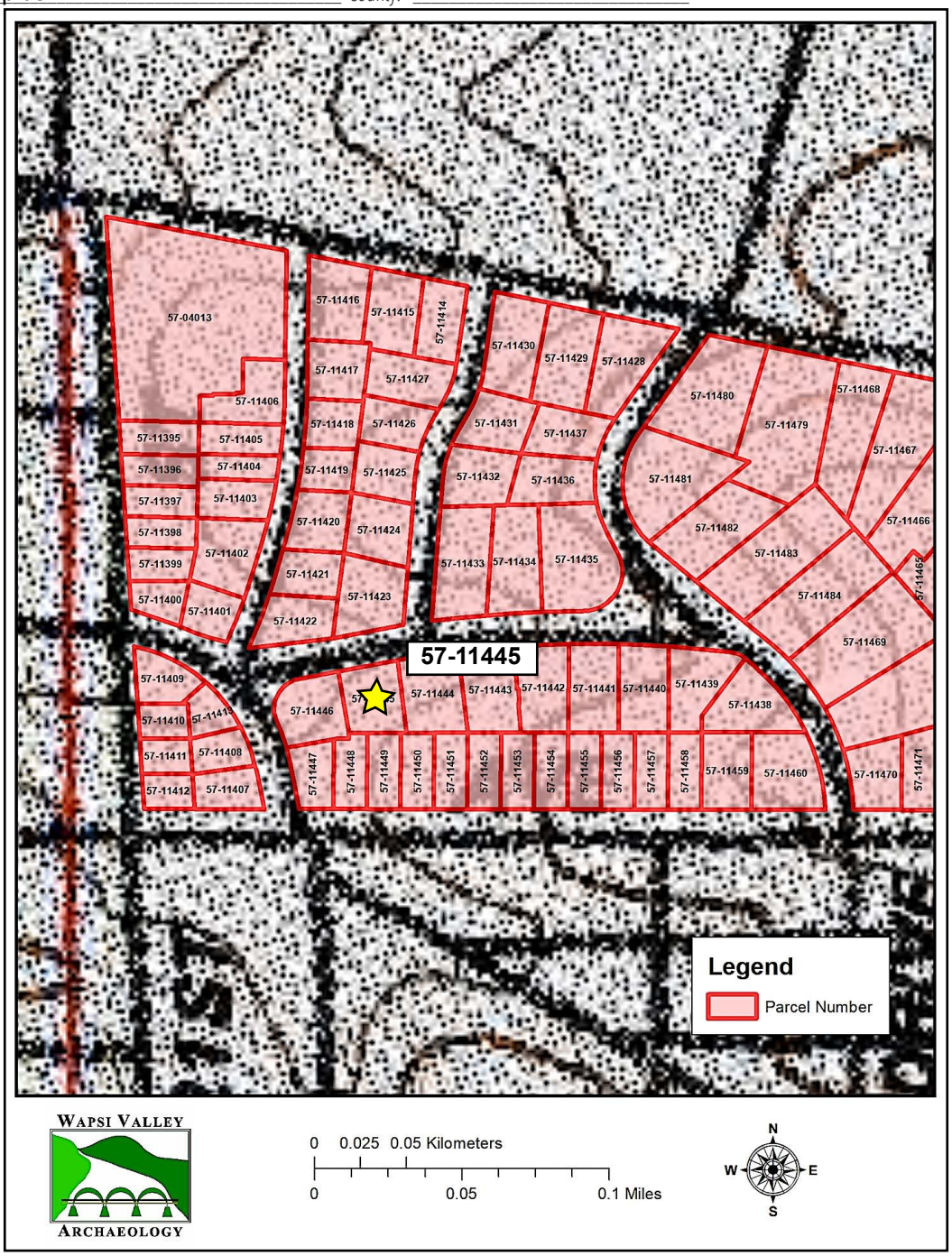
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Peter L. Topic House
Site Number: 57-11445
Address: 2215 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



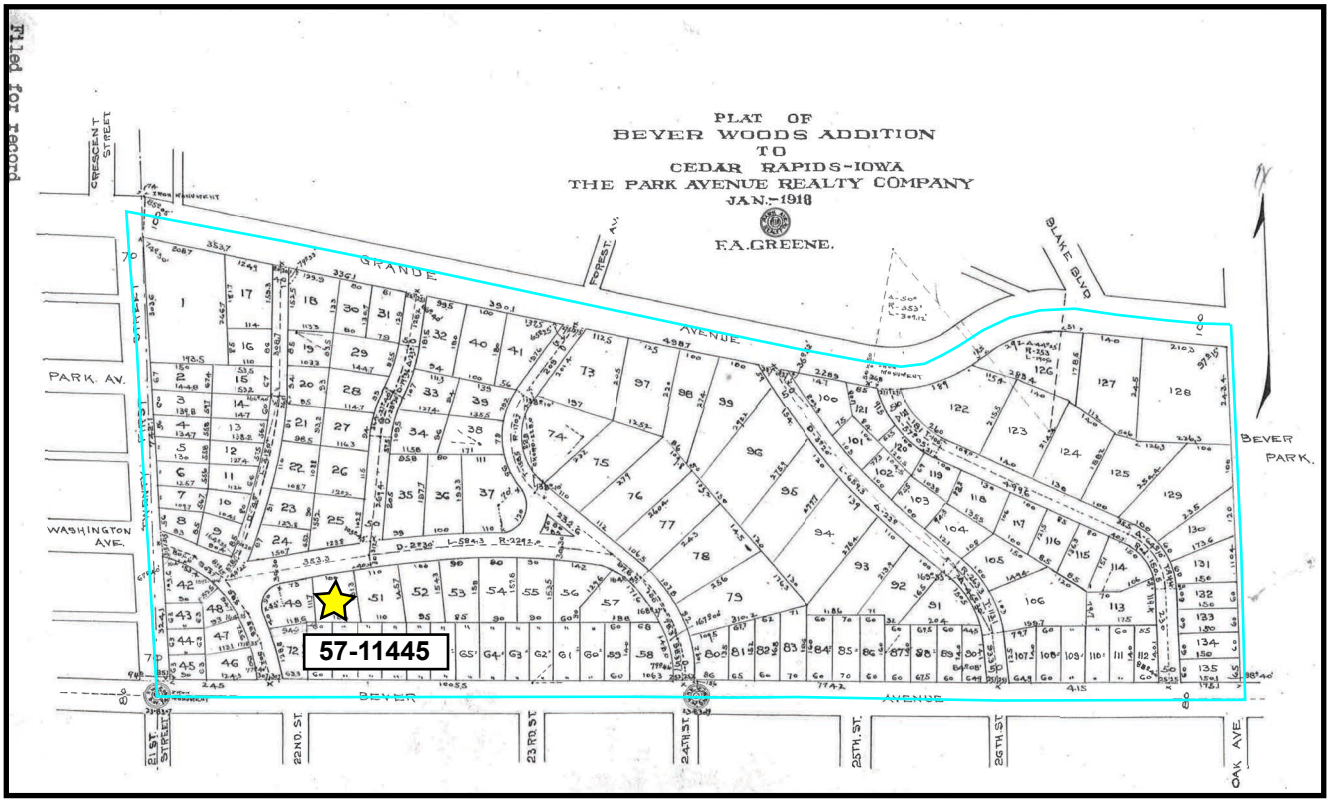
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Peter L. Topic House
Site Number: 57-11445
Address: 2215 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Peter L. Topic House
Site Number: 57-11445
Address: 2215 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Peter L. Topic House
Site Number: 57-11445
Address: 2215 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2215 Washington Avenue SE (57-11445). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Peter L. Topic House
Site Number: 57-11445
Address: 2215 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2215 Washington Avenue SE (57-11445), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11446 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Paul Lattner House I

B) Other names: _____

- **Location**

A) Street address: 2201 Washington Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 15B Vinyl
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11446 Address: 2201 Washington Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1917 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Paul Lattner House I	Linn
Name of Property	County
2201 Washington Avenue SE	Cedar Rapids
Address	City

Paul Lattner House I, Site Inventory Number 57-11446
Address: 2201 Washington Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story hipped-roof house with front curved-roof dormer. The main materials are vinyl siding and asphalt roof. Two brick columns support an open entrance porch and two additional columns support a side pergola. The front door has sidelights. Some wood windows are original. A detached two-car garage on back does not match the house's design.

Historic Background:
Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children Bedford, Amanda and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909-1910 by Paul Lattner.

Date of Construction: 1919

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the siding and window replacements. The 1919 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
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Find a Grave, accessed October 2, 2019. Findagrave.com

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Paul Lattner House I	Linn
Name of Property	County
2201 Washington Avenue SE	Cedar Rapids
Address	City

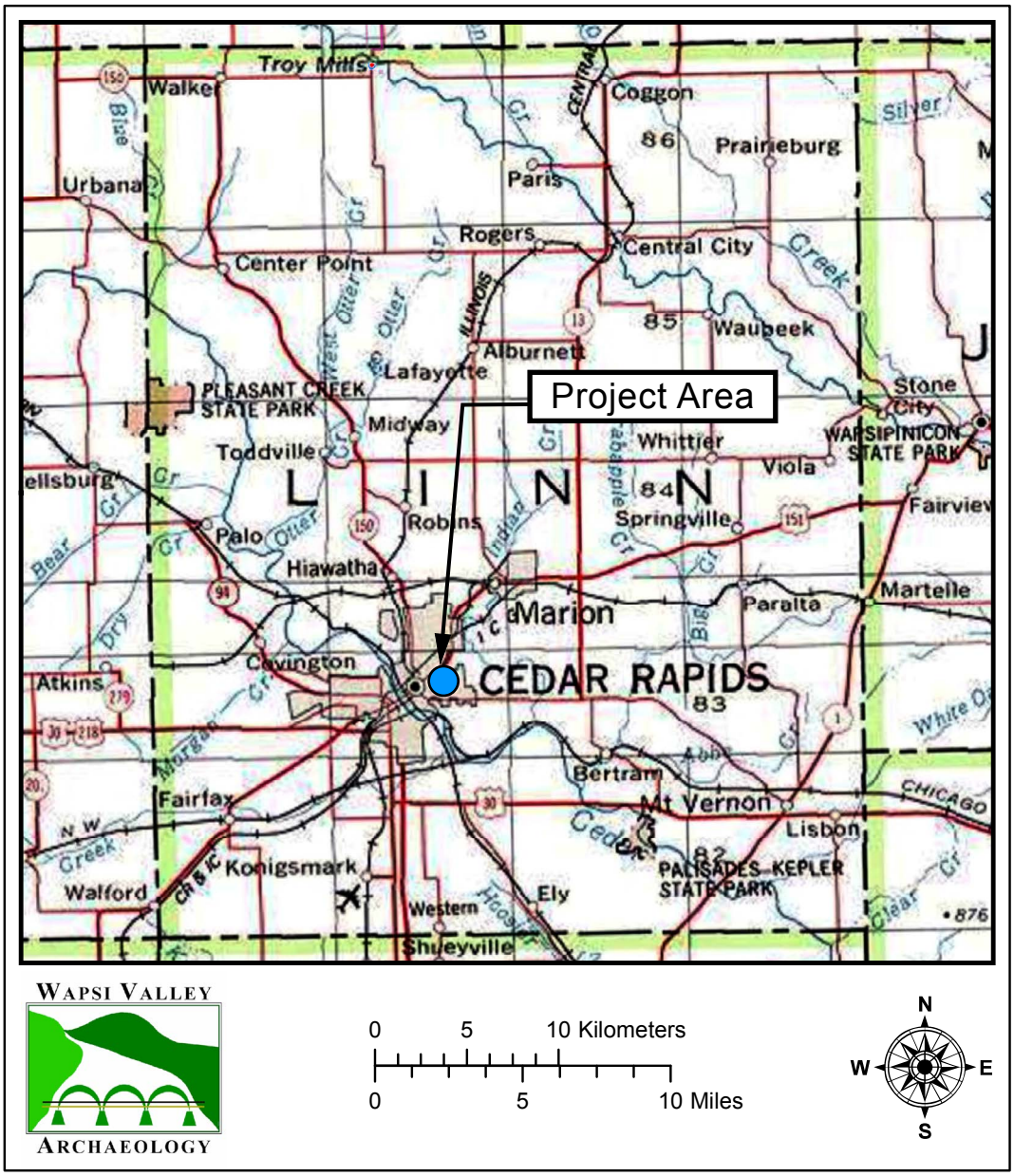
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House I
Site Number: 57-11446
Address: 2201 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



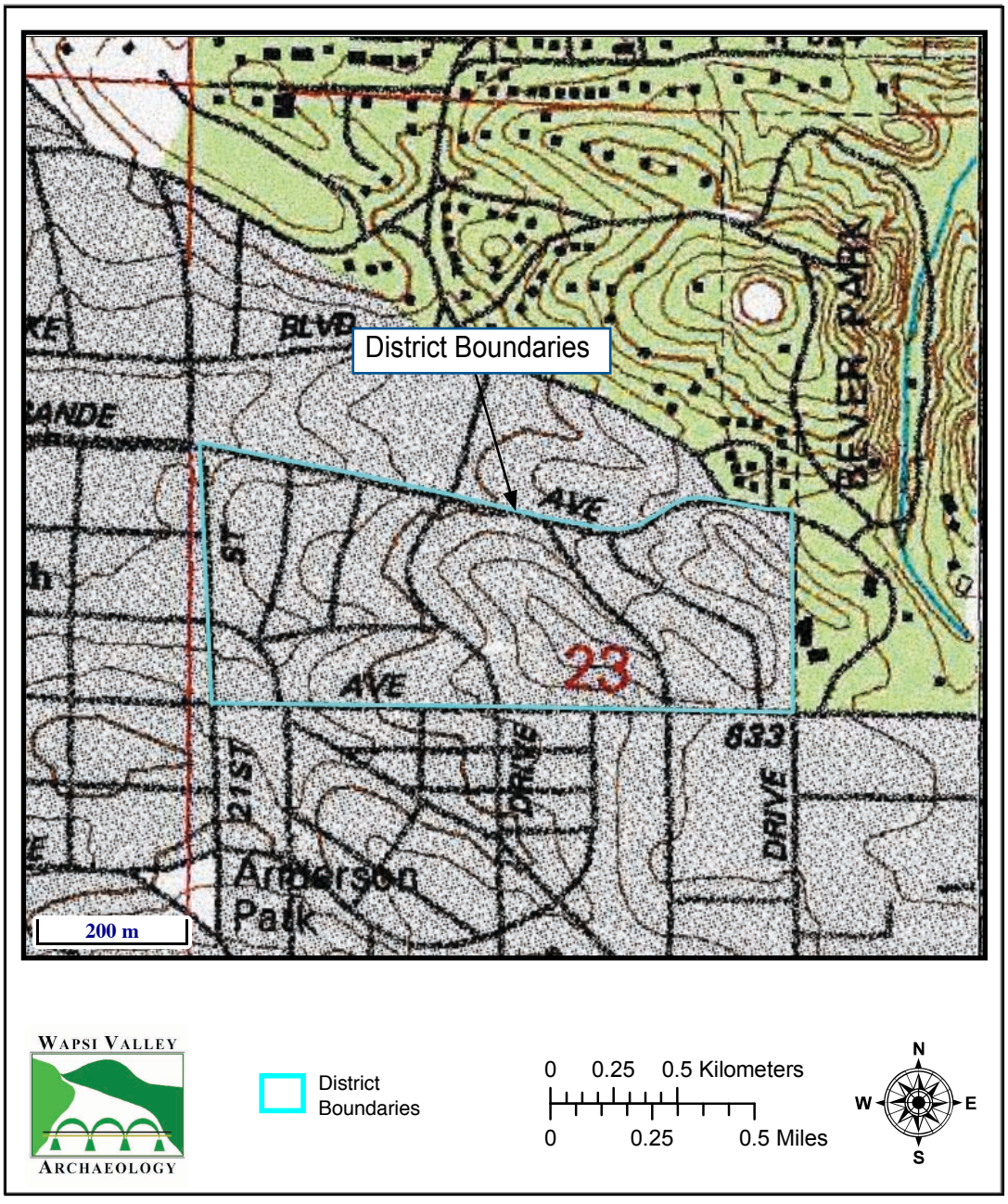
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House I
Site Number: 57-11446
Address: 2201 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



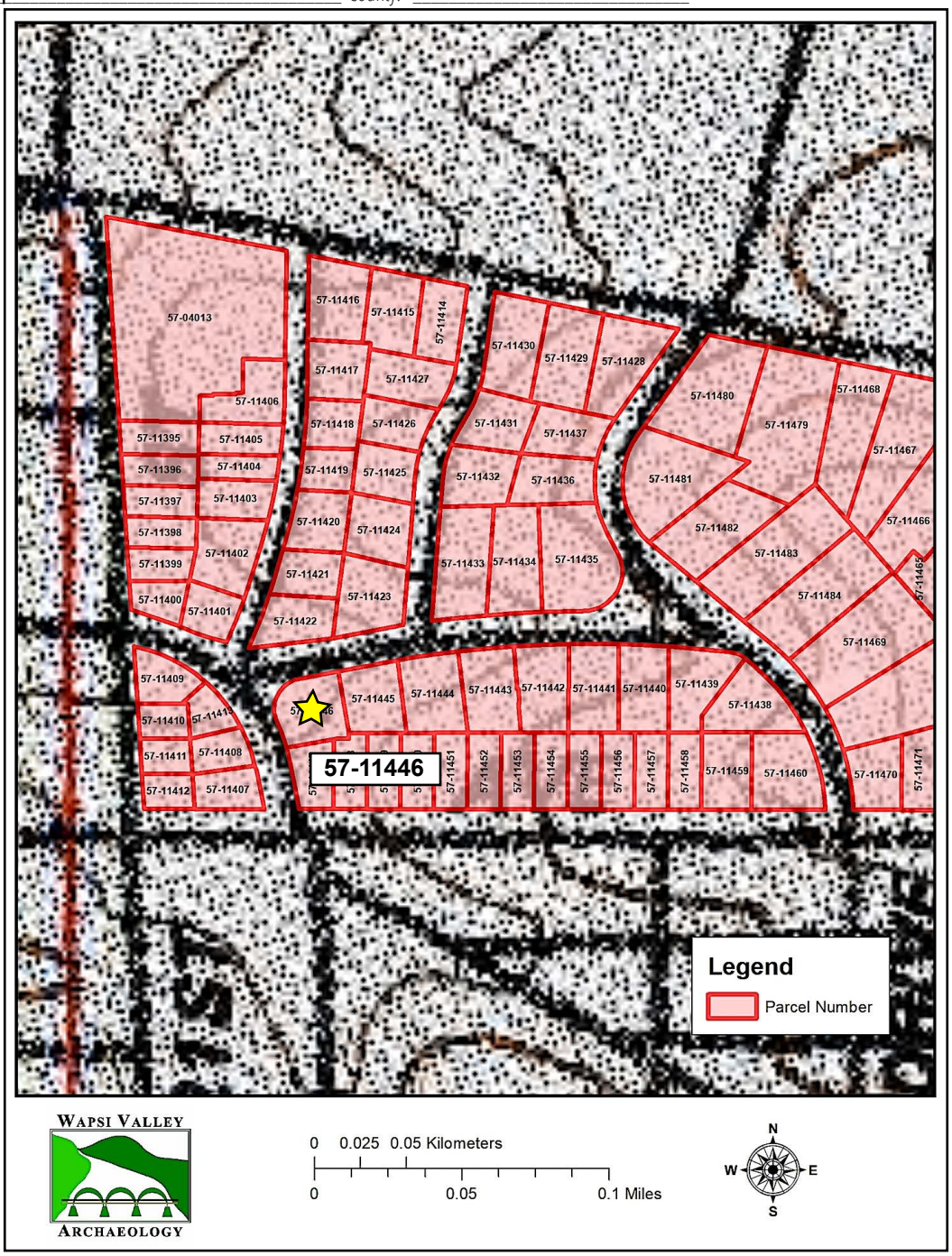
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House I
Site Number: 57-11446
Address: 2201 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



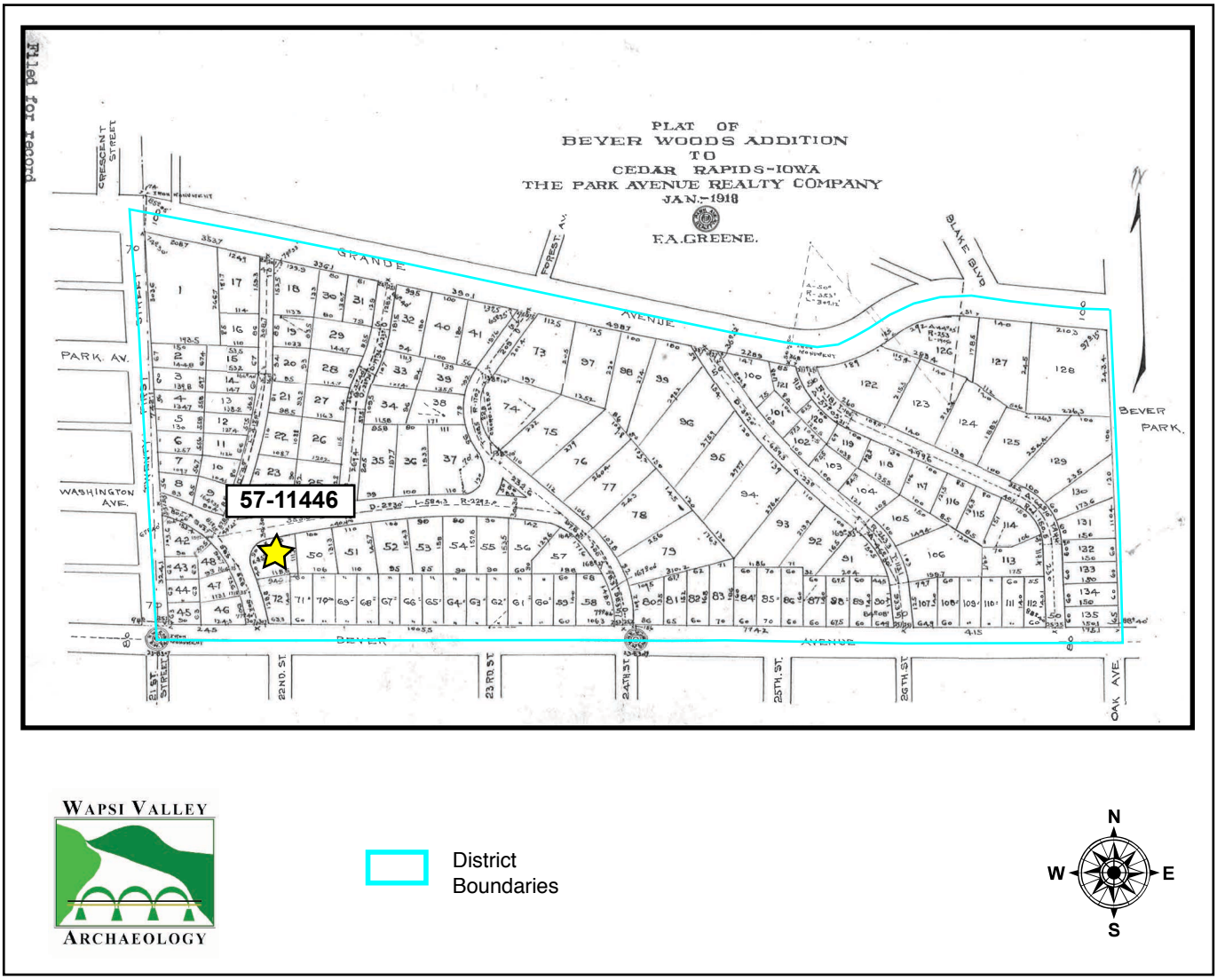
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House I
Site Number: 57-11446
Address: 2201 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Paul Lattner House I
Site Number: 57-11446
Address: 2201 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House I
Site Number: 57-11446
Address: 2201 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2201 Washington Avenue SE (57-11446). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House I
Site Number: 57-11446
Address: 2201 Washington Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2201 Washington Avenue SE (57-11446), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11447 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Paul Lattner House II

B) Other names: _____

- **Location**

A) Street address: 2200 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood, 04 Stone, 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11447 Address: 2200 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1948 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Paul Lattner House II II	Linn
Name of Property	County
2200 Bever Avenue SE	Cedar Rapids
Address	City

Paul Lattner House II, Site Inventory Number 57-11447
Address: 2200 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1948 building is a one-and-a-half-story cross-gable house with additional stone front-gable volume. The main materials are stone, wood siding and asphalt roofing. The front door has a glass transom and sidelights. The wood windows are original. A detached two-car garage matches the house's design.

Historic Background:
Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children Bedford, Amanda and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909-1910 by Paul Lattner.

Date of Construction: 1948

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1948 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

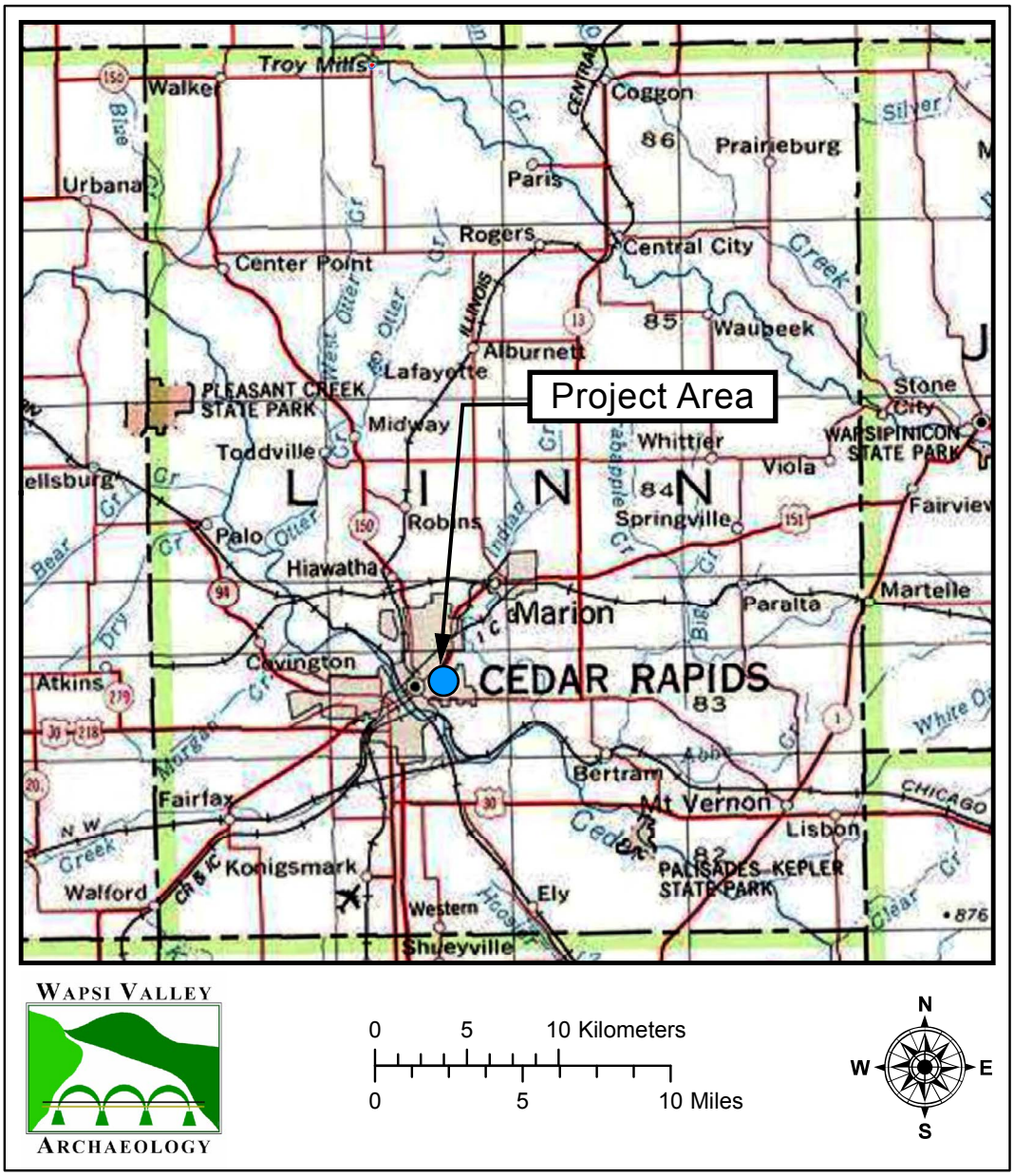
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House II
Site Number: 57-11447
Address: 2200 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



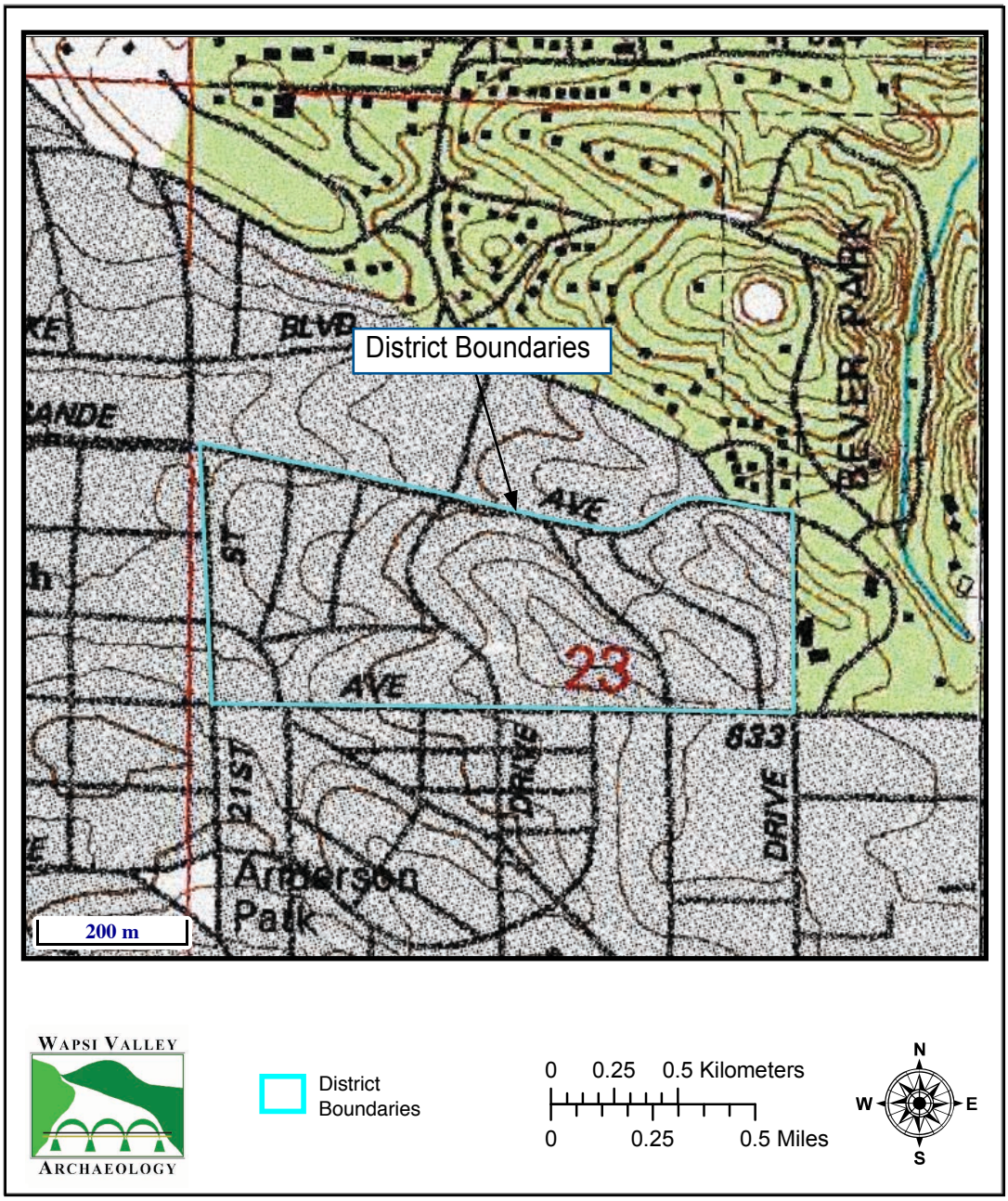
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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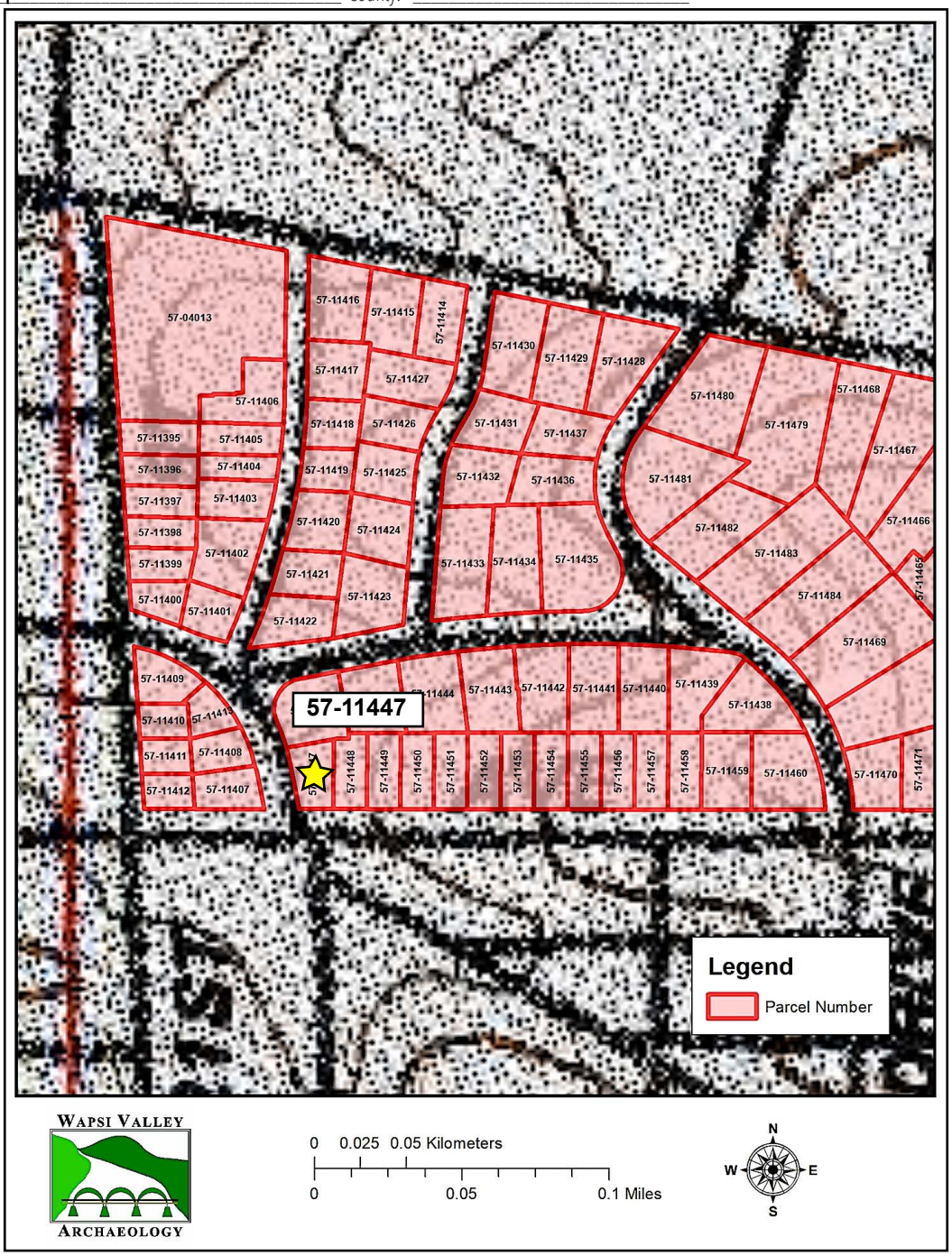
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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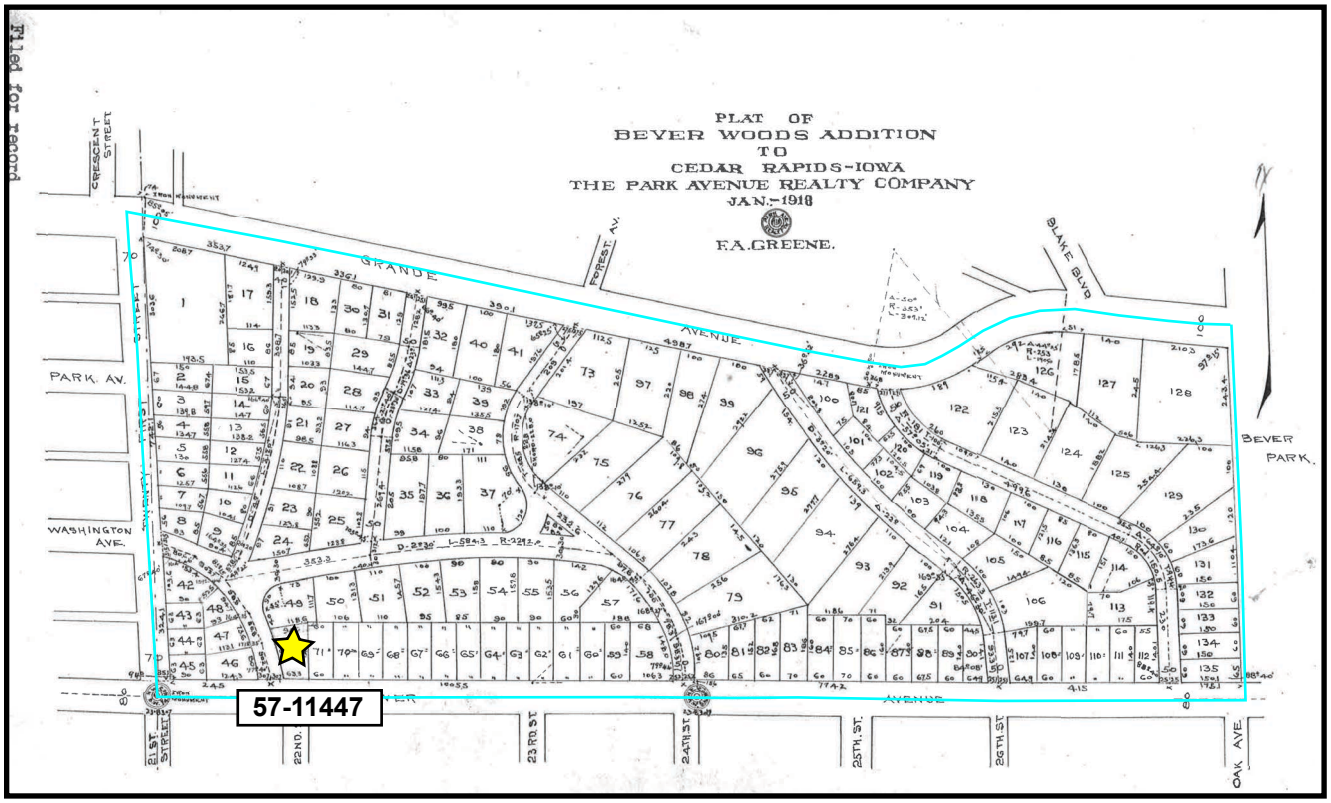
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

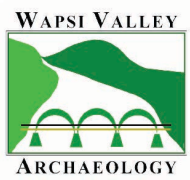
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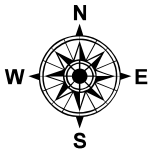
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Name of Property: Paul Lattner House II
Site Number: 57-11447
Address: 2200 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-11447
Address: 2200 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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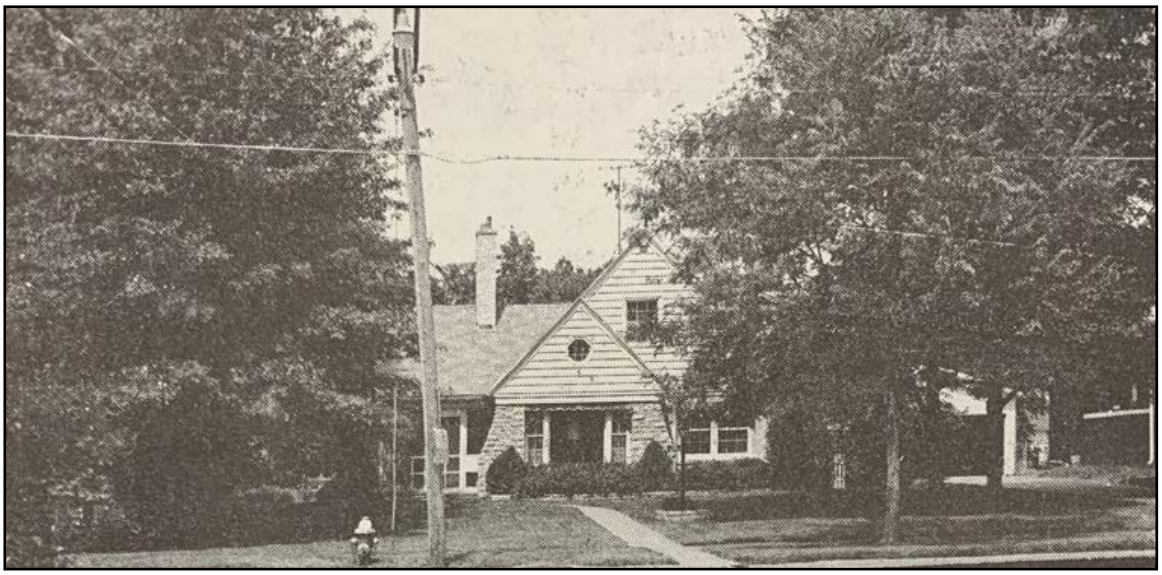
Sketch map of 2200 Bever Avenue SE (57-11447). *Source: Linn County Assessor.*

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Address: 2200 Bever Avenue SE
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City: Cedar Rapids County: Linn



1980 photograph of 2200 Bever Avenue SE (Site Inventory No. 57-11447).
Source: Pfeiler Real Estate, The History Center, Cedar Rapids, Iowa.

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Name of Property: Paul Lattner House II
Site Number: 57-11447
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City: Cedar Rapids County: Linn



2200 Bever Avenue SE (57-11447), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11448 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Dr. Pfeiffer House

B) Other names: _____

- **Location**

A) Street address: 2208 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E Bungalow / Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11448 Address: 2208 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
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B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Dr. Pfeiffer House	Linn
Name of Property	County
2208 Bever Avenue SE	Cedar Rapids
Address	City

Dr. Pfeiffer House, Site Inventory Number 57-11448

Address: 2208 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a one-story, hipped-roof brick house with front gable-roof volume and side gable-roof dormer. The main materials are brick and asphalt roof. Two brick columns over a low wall support an open entrance porch. The wood windows are original. A detached two-car garage matches the house's style.

Date of Construction: 1923

Integrity:
The Bungalow Craftsman style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1923 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
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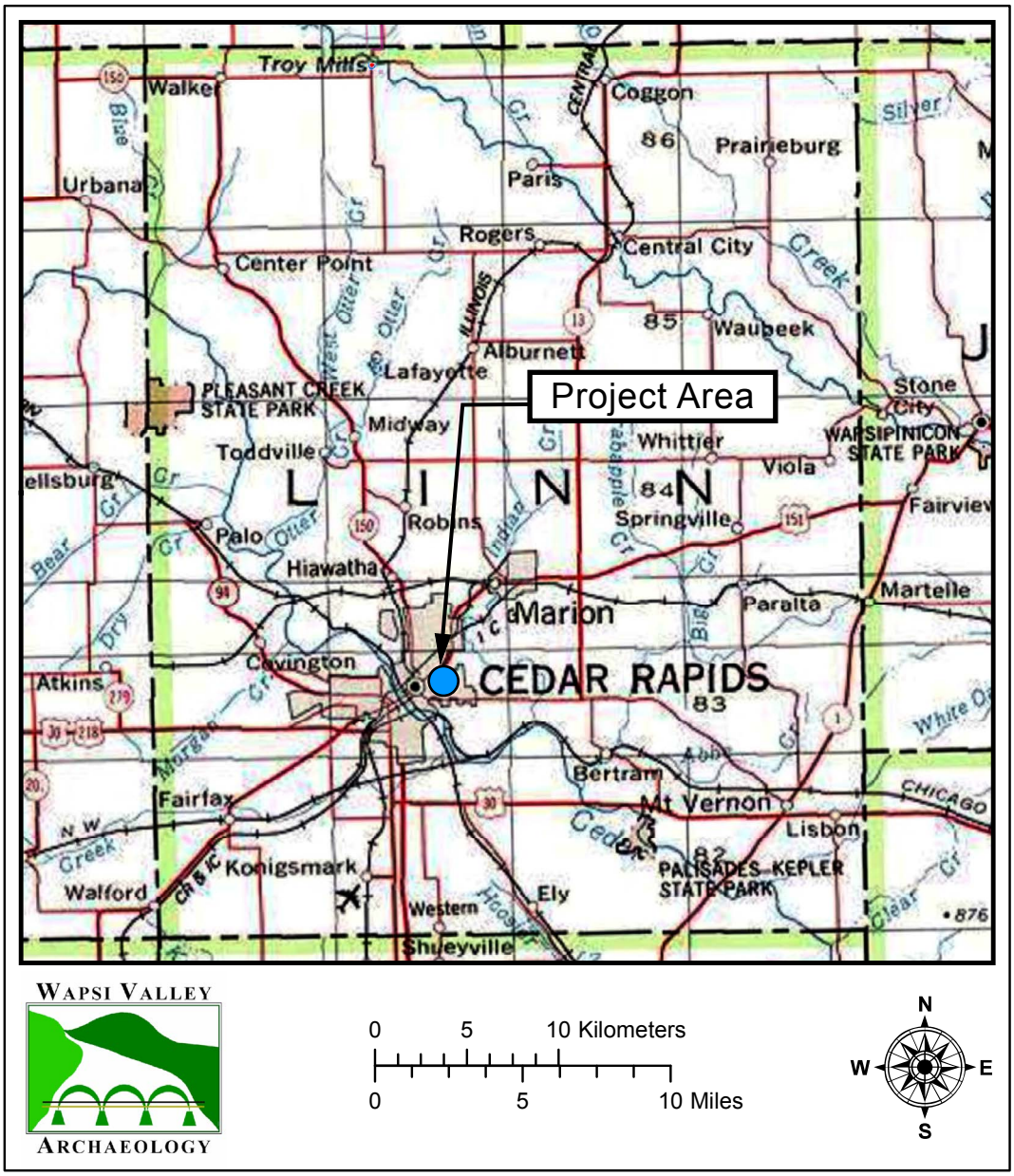
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Pfeiffer House
Site Number: 57-11448
Address: 2208 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



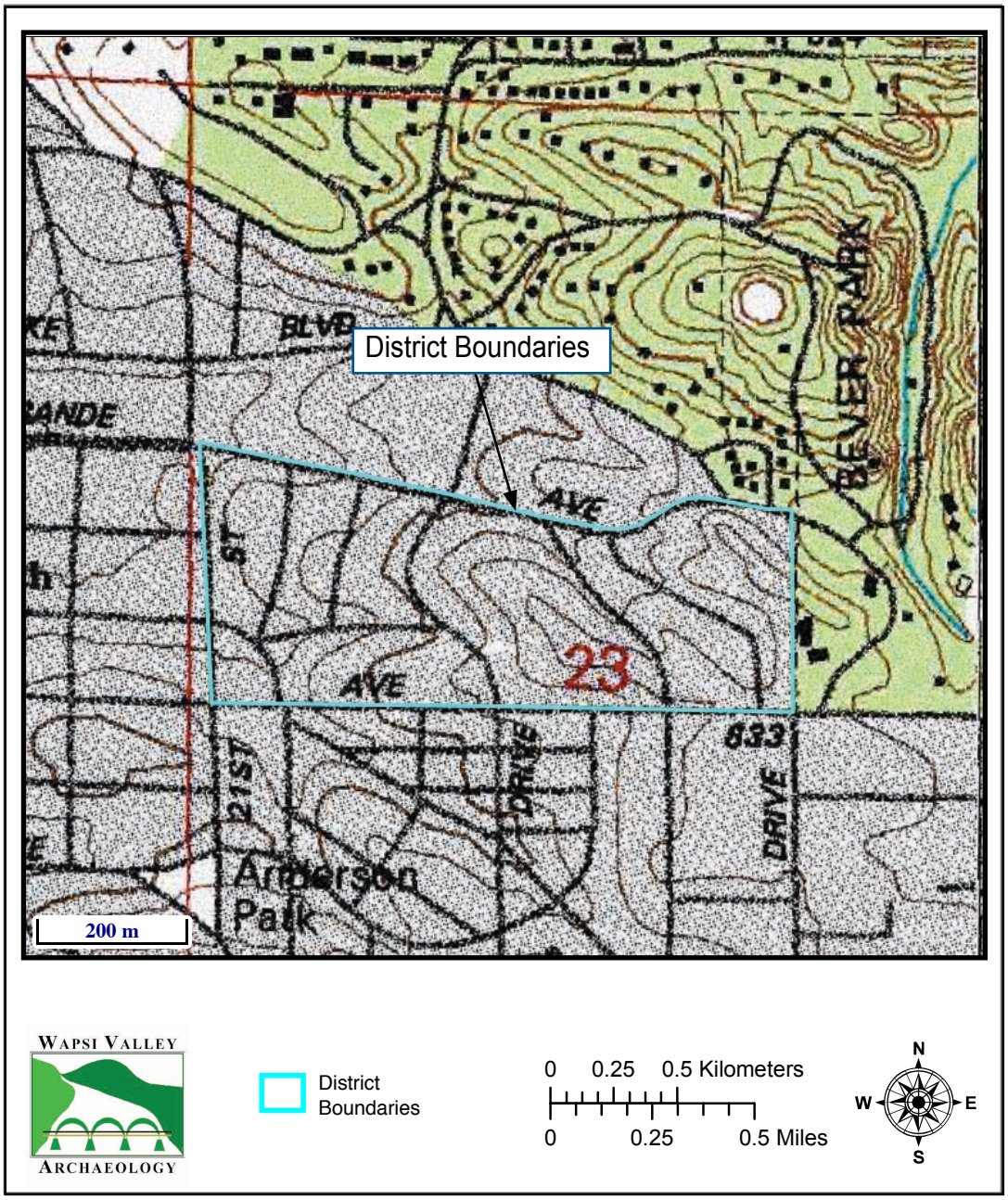
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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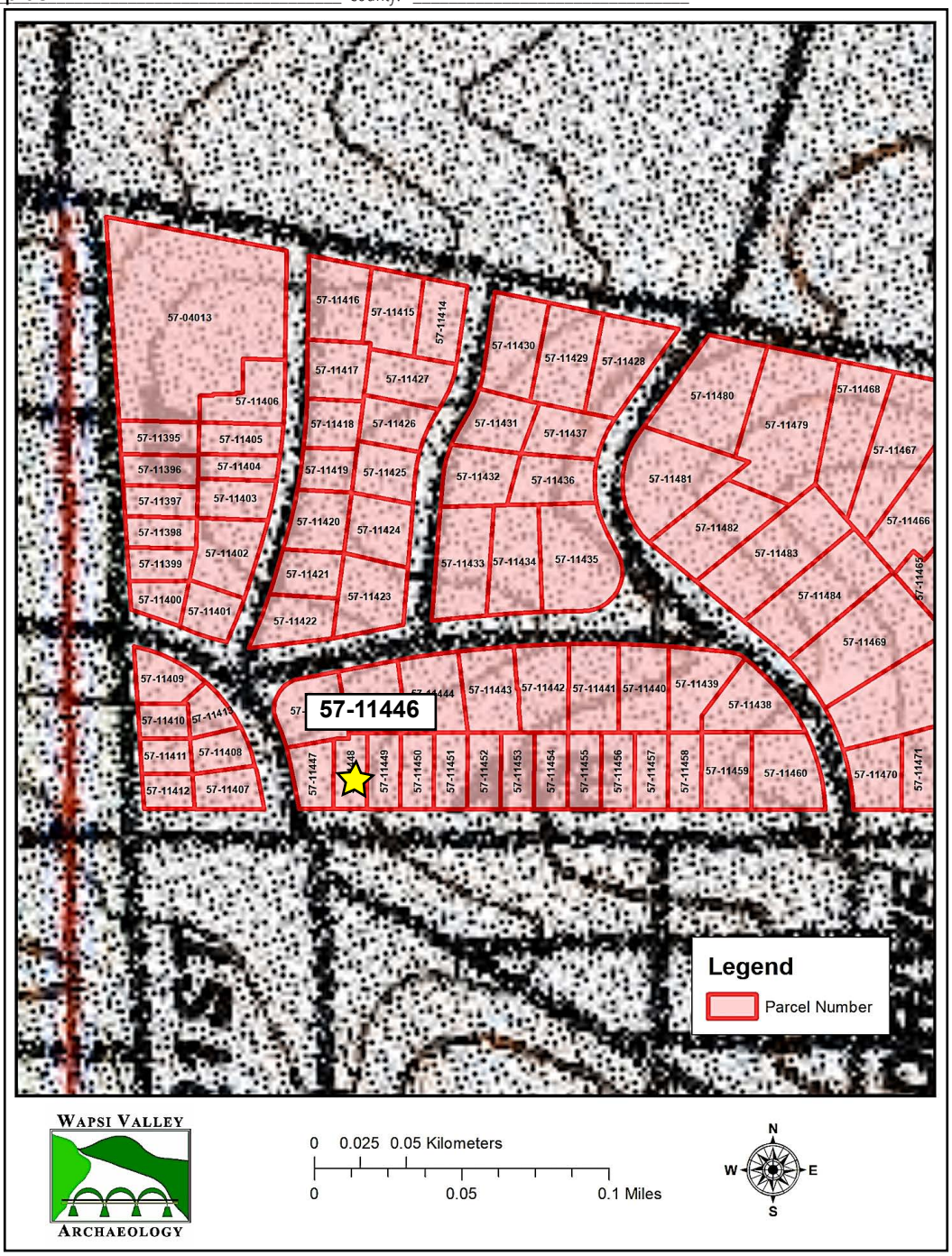
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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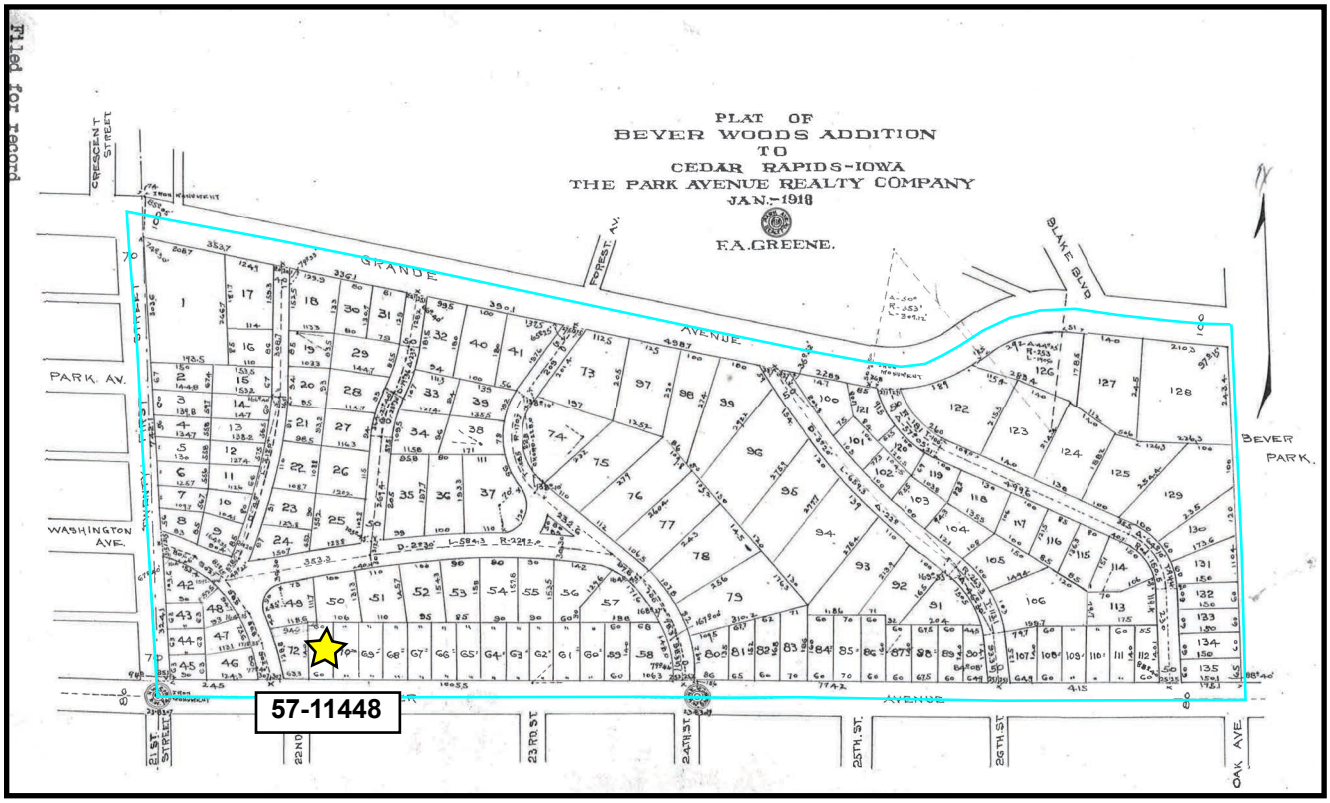
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

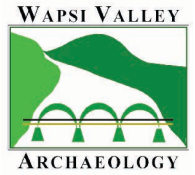
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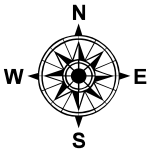
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Name of Property: Dr. Pfeiffer House
Site Number: 57-11448
Address: 2208 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-11448
Address: 2208 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Sketch map of 2208 Bever Avenue SE (57-11448). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Pfeiffer House
Site Number: 57-11448
Address: 2208 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2208 Bever Avenue SE (57-11448), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11449 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Weston Ralston House

B) Other names: _____

- **Location**

A) Street address: 2216 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06 Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11449 Address: 2216 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1938 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Weston Ralston House	Linn
Name of Property	County
2216 Bever Avenue SE	Cedar Rapids
Address	City

Weston Ralston House, Site Inventory Number 57-11449
Address: 2216 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1938 building is a two-story side-gable house with front pediment-entrance portico. The main materials are vinyl siding and asphalt roof. Three Doric columns on each side and two pilasters support the pediment with segmented arch detail. A first-level bay window is on the house's side. The windows are replacements. A detached two-car garage does not match the house's style.

Historic Background:
Weston D. Ralston was born in Iowa in 1890. He was an insurance salesman in Cedar Rapids and he lived in the house in 1940 with his wife Geraldine and sons James and Weston.

Date of Construction: 1938

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised because of the siding and window replacements. The 1938 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Weston Ralston House	Linn
Name of Property	County
2216 Bever Avenue SE	Cedar Rapids
Address	City

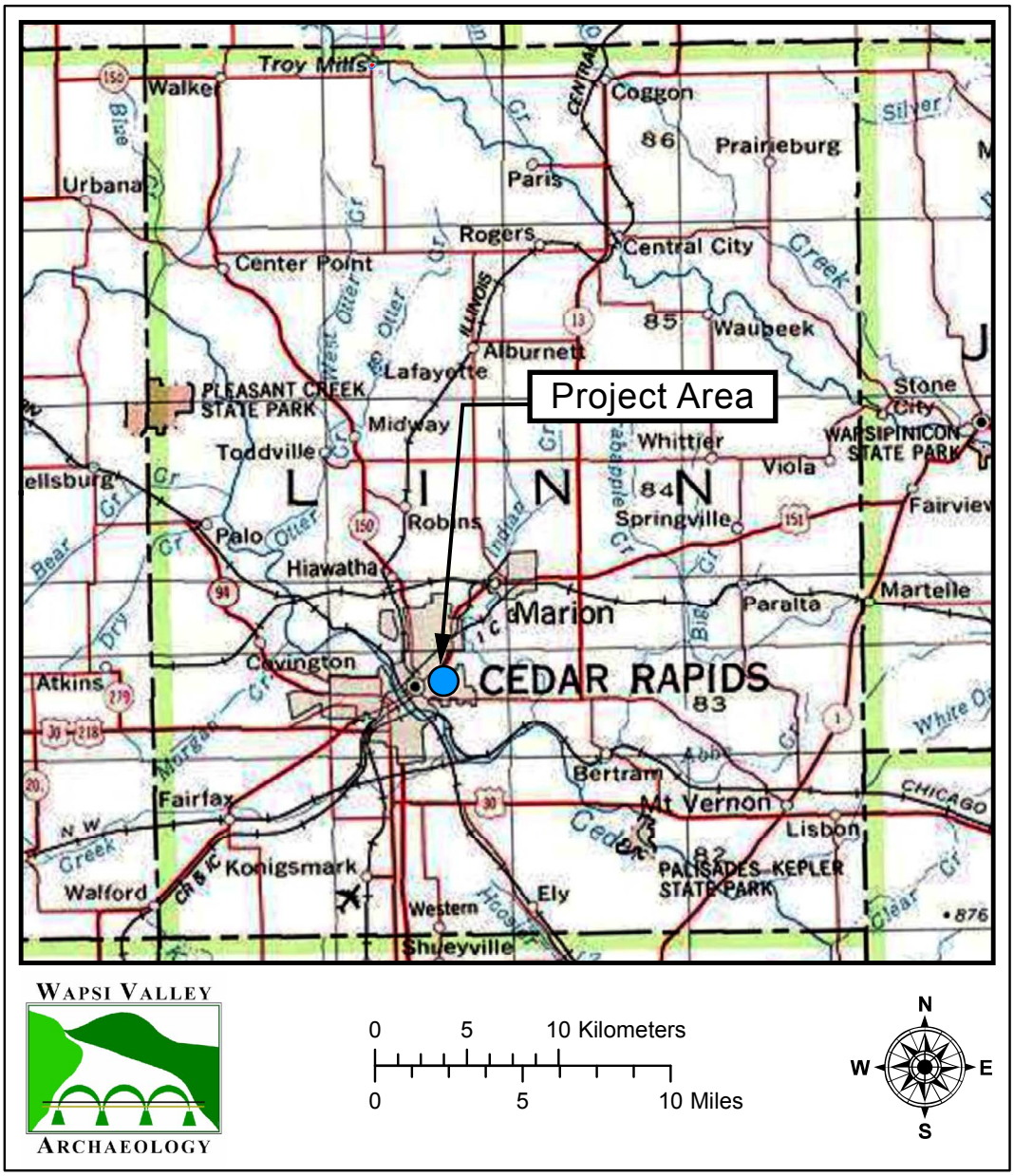
Western Historical Company. *History of Linn County, Iowa.* Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Weston Ralston House
Site Number: 57-11449
Address: 2216 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



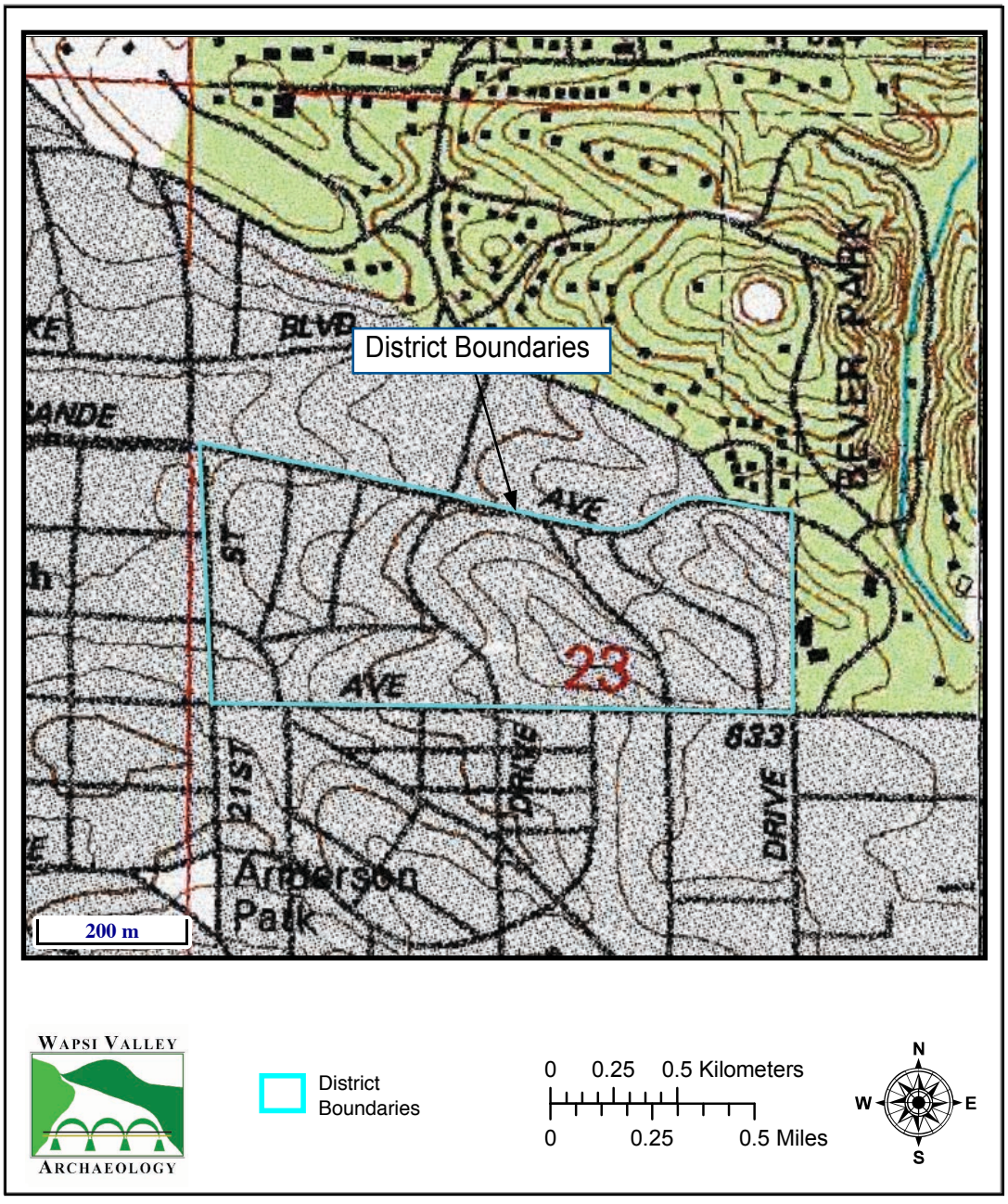
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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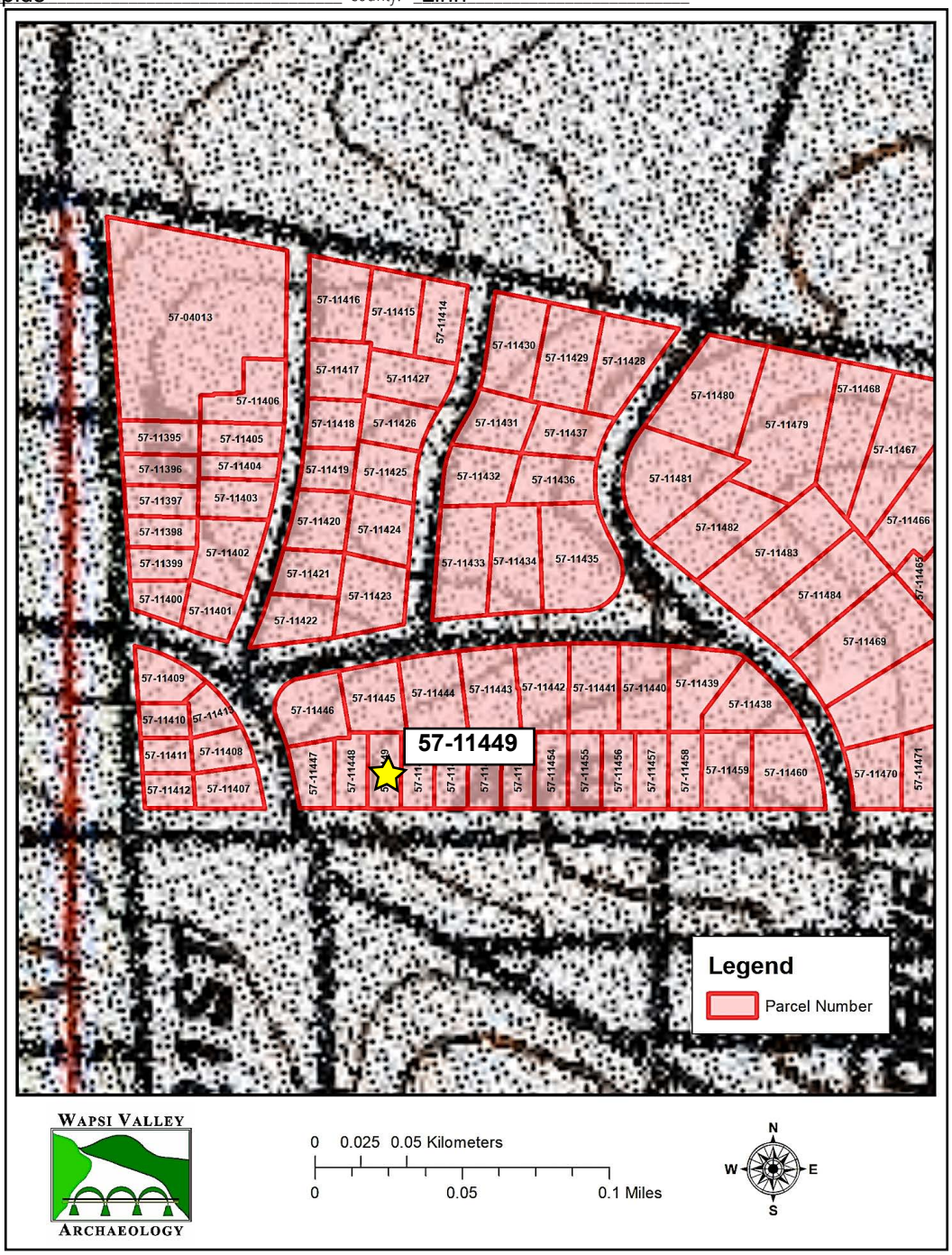
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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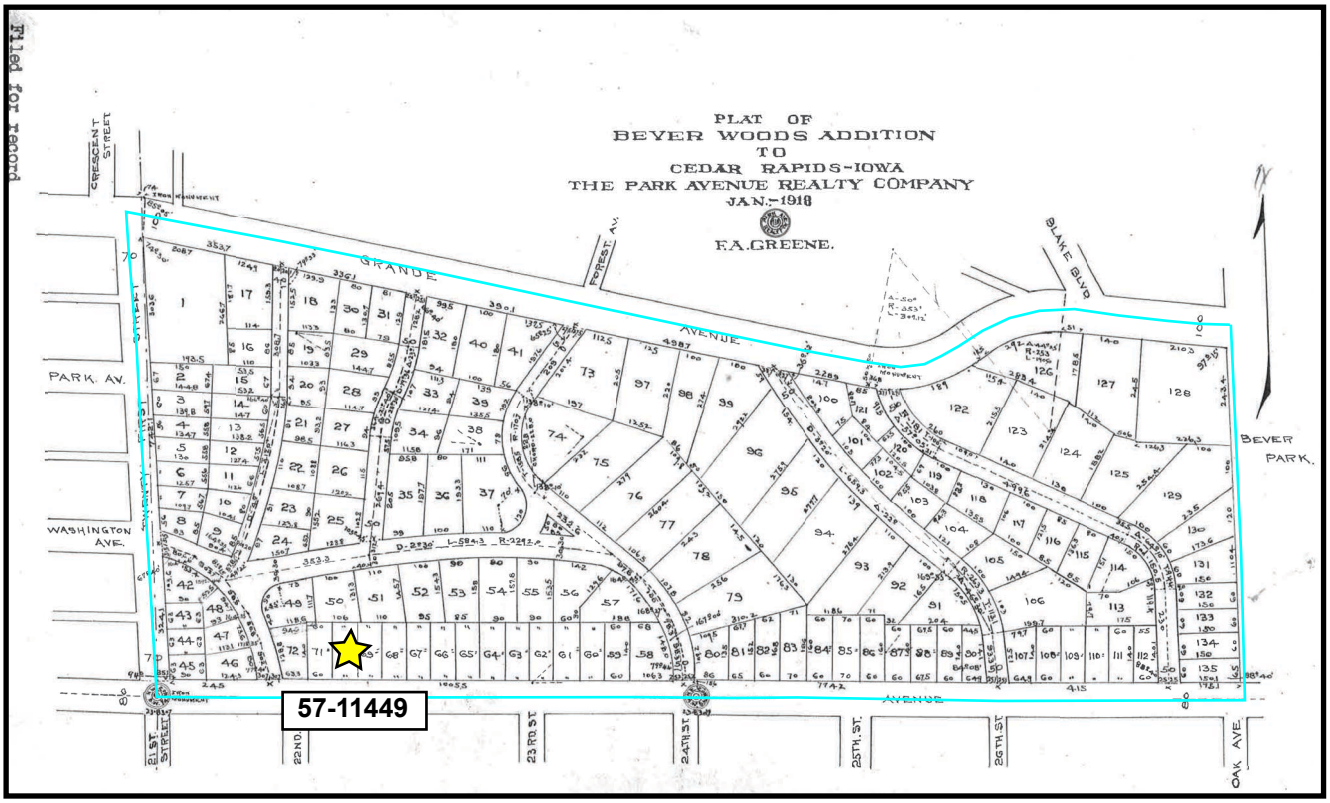
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Weston Ralston House
Site Number: 57-11449
Address: 2216 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Weston Ralston House
Site Number: 57-11449
Address: 2216 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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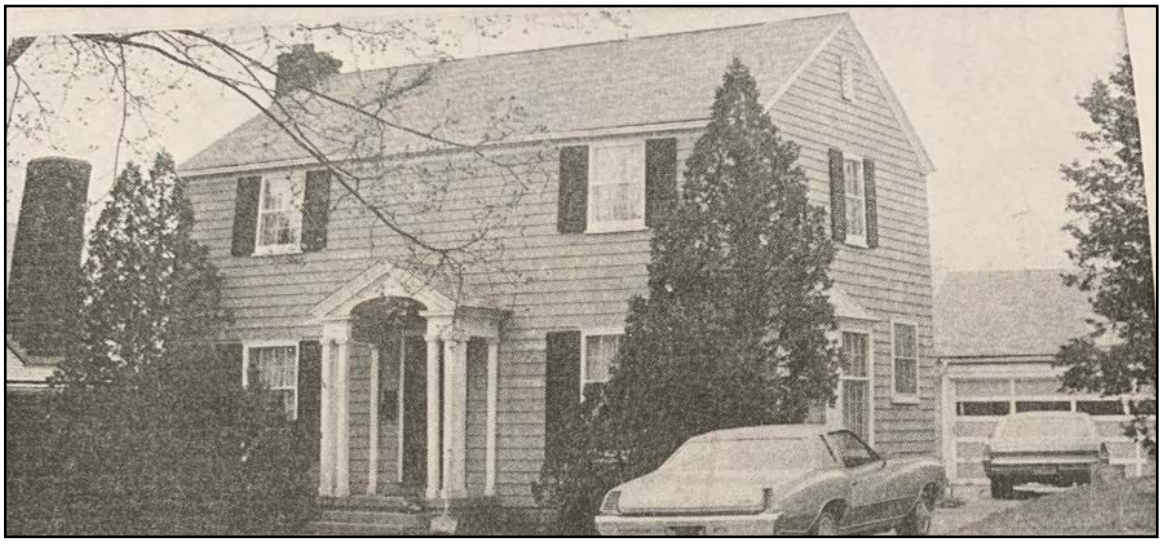
Sketch map of 2116 Bever Avenue SE (57-11449). *Source: Linn County Assessor.*

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Site Number: 57-11449
Address: 2216 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1973 photograph of 2216 Bever Avenue SE (Site Inventory No. 57-11449).
Source: Hedges Real Estate, The History Center, Cedar Rapids, Iowa.

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Name of Property: Weston Ralston House
Site Number: 57-11449
Address: 2216 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2116 Bever Avenue SE (57-11449), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11450 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Homer Evans House

B) Other names: _____

- **Location**

A) Street address: 2220 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E Bungalow / Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11450 Address: 2220 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Homer Evans House	Linn
Name of Property	County
2220 Bever Avenue SE	Cedar Rapids
Address	City

Homer Evans House, Site Inventory Number 57-11450

Address: 2220 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a one-story cross-gable house with front-gable open porch supported by three Doric columns. The main materials are wood siding and asphalt roof. A fanlight window is in the center gable, and Stick style details appear on the rafters and between the front columns. Filigree wood-carved details adorn the porch's three sides. Simple wood railings enclose the front porch. Most of the windows are replacements. A detached two-car garage matches the house's design.

Date of Construction: 1921

Integrity:
The Bungalow Craftsman style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding and window replacements. The 1921 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

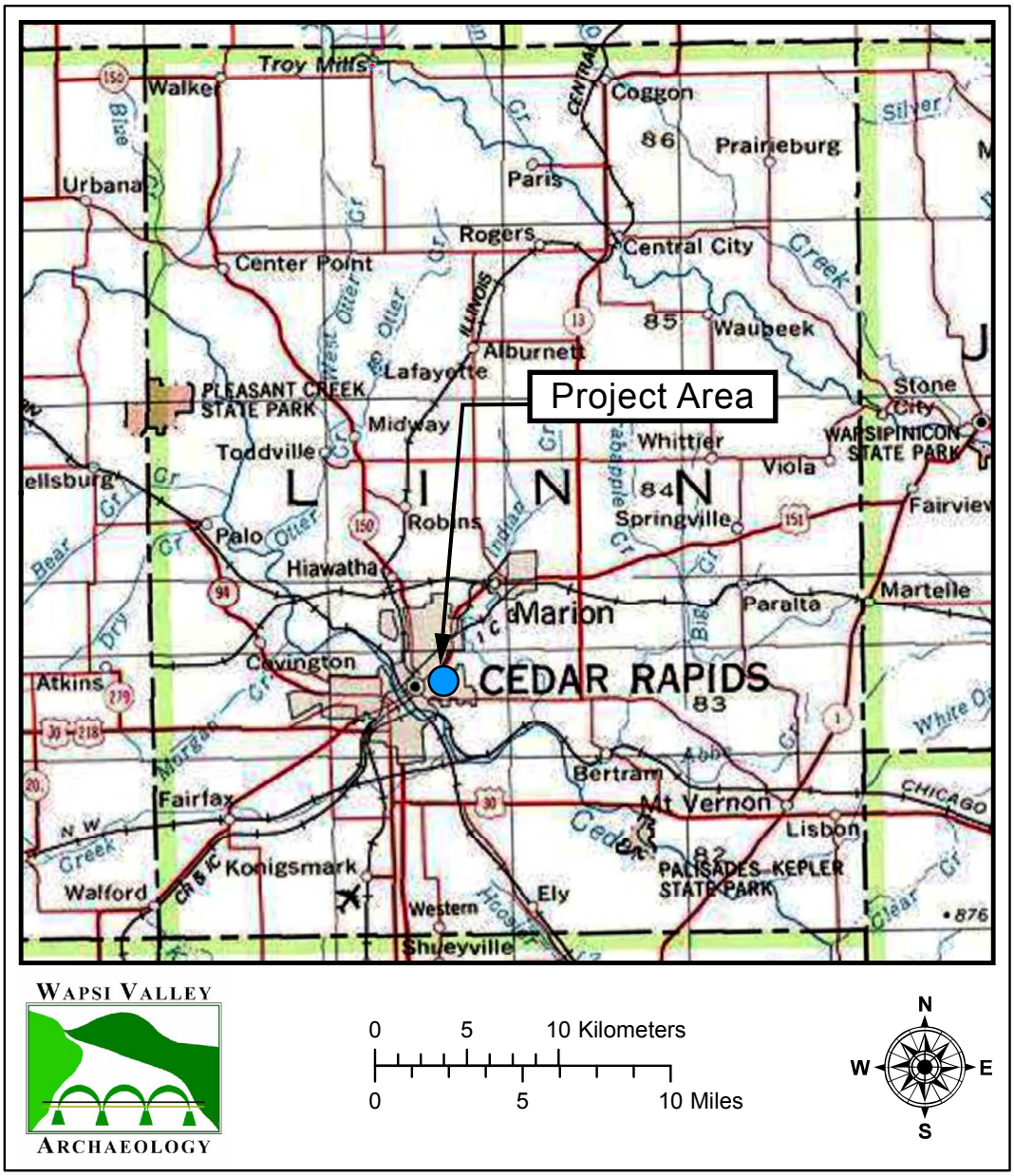
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Homer Evans House
Site Number: 57-11450
Address: 2220 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



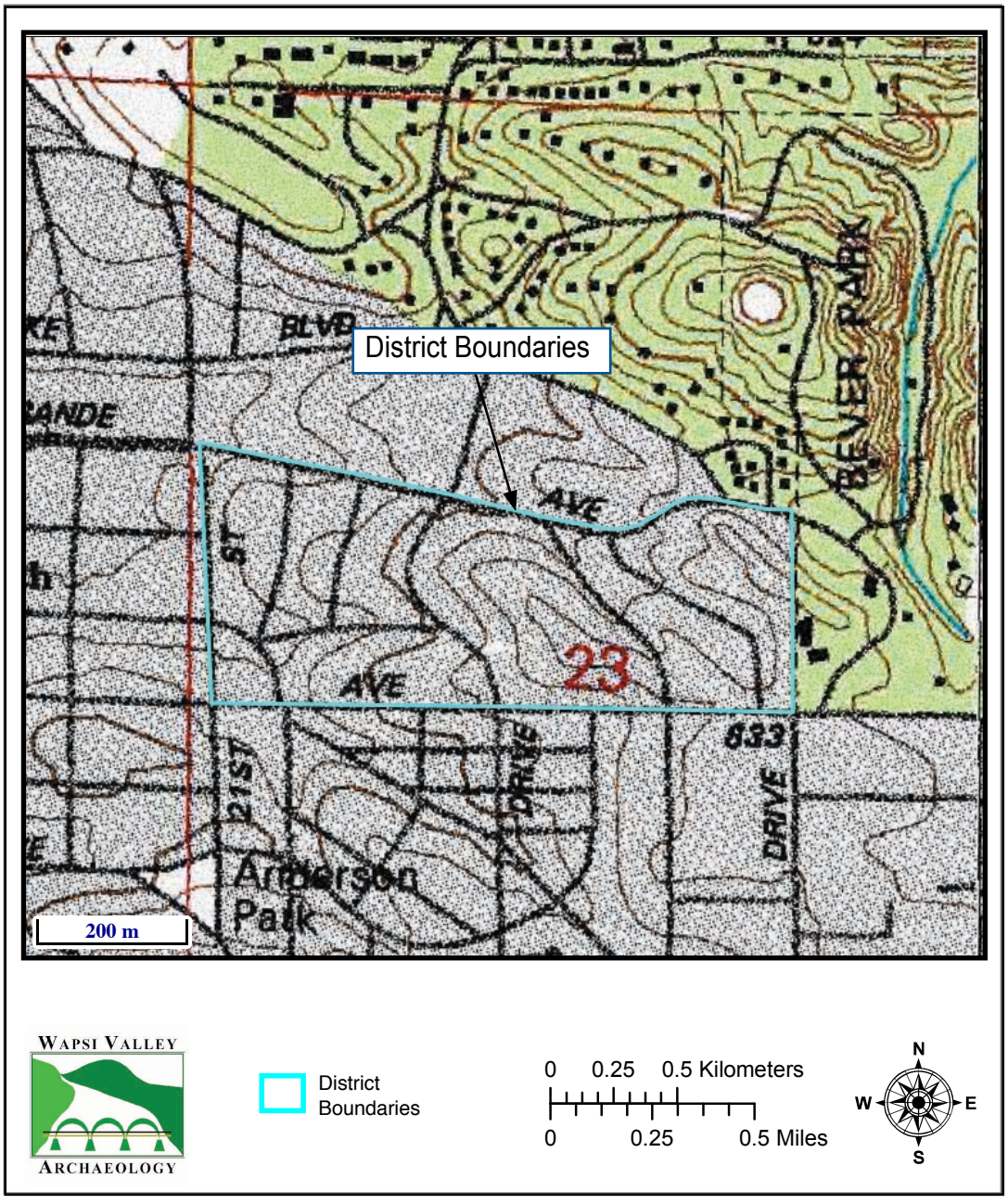
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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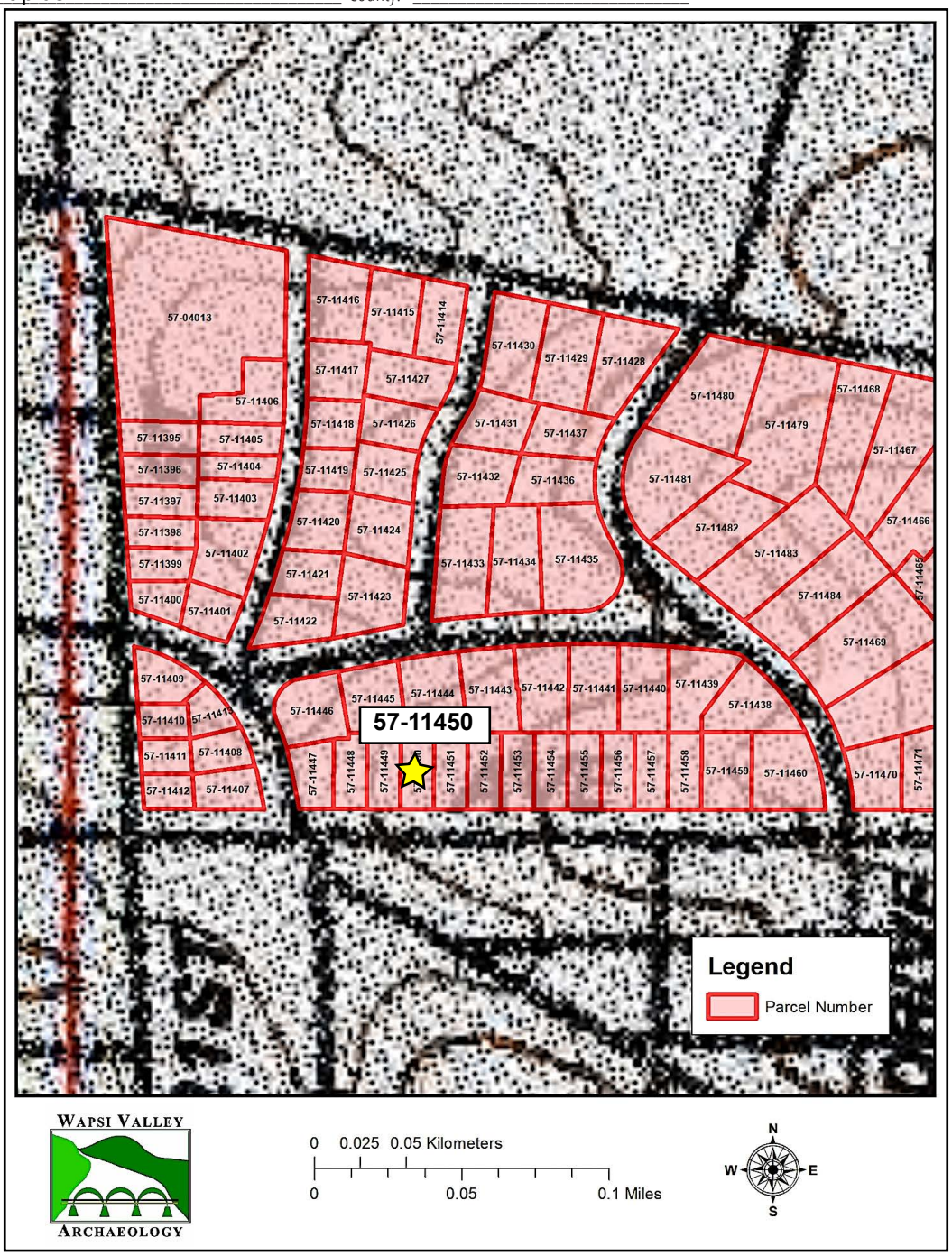
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Address: 2220 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



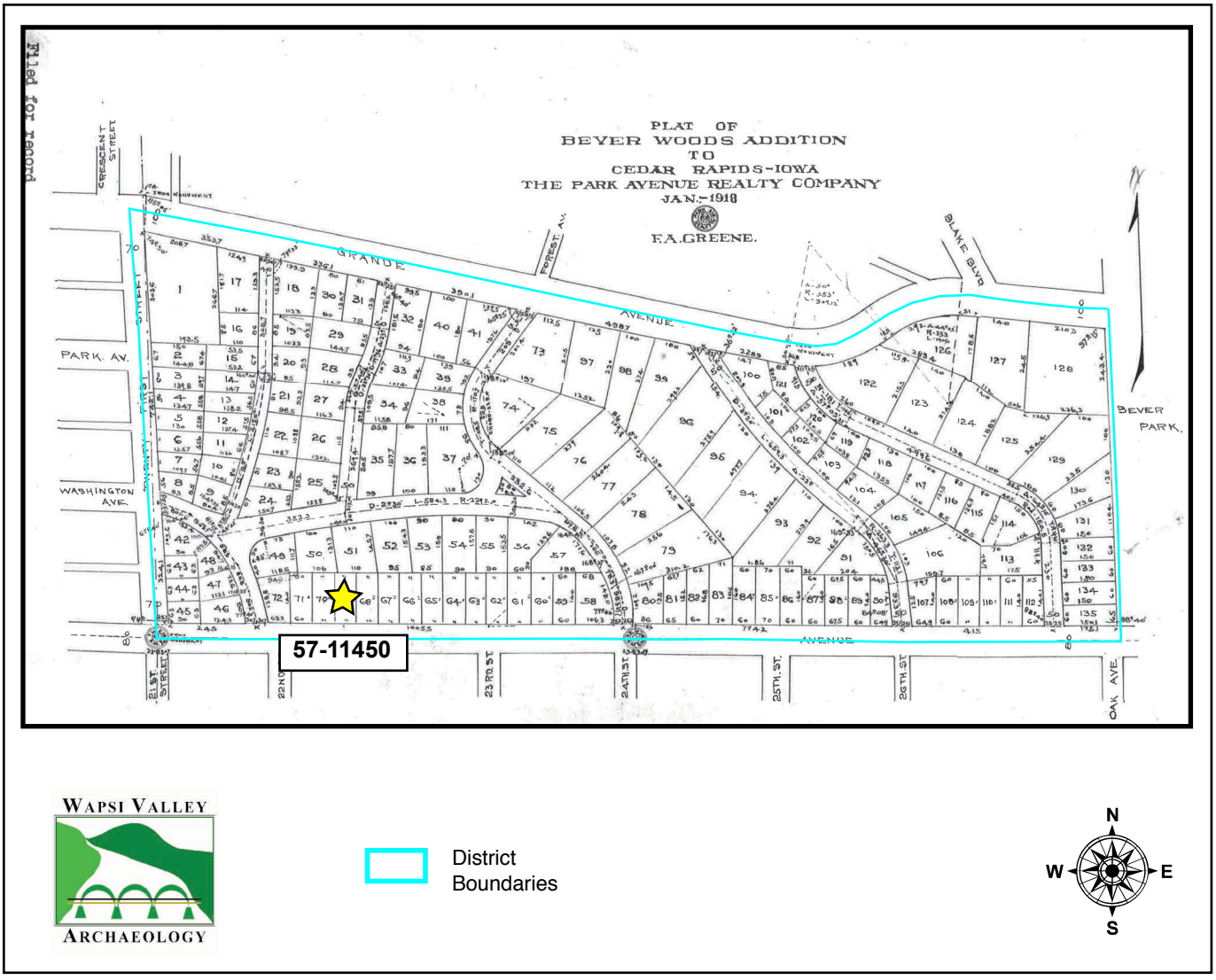
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Homer Evans House
Site Number: 57-11450
Address: 2220 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Homer Evans House
Site Number: 57-11450
Address: 2220 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Homer Evans House
Site Number: 57-11450
Address: 2220 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2220 Bever Avenue SE (57-11450). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Homer Evans House
Site Number: 57-11450
Address: 2220 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1959 photograph of 2220 Bever Avenue SE (Site Inventory No. 57-11450).
Source: Hedges Real Estate, The History Center, Cedar Rapids, Iowa.

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Homer Evans House
Address: 2220 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11450
Related District Number: 57-11394



2220 Bever Avenue SE (57-11450), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11451 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Max Mildenstein House

B) Other names: _____

- **Location**

A) Street address: 2226 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11451 Address: 2226 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Max Mildenstein House	Linn
Name of Property	County
2226 Bever Avenue SE	Cedar Rapids
Address	City

Max Mildenstein House, Site Inventory Number 57-11451

Address: 2226 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story gable-roof wood house with front gable-roof open porch. The main materials are wood siding and asphalt roof. Two simple wood columns support the open-entrance porch. Cornices and dentil details adorn the roof. The wood windows are original. A detached two-car garage matches the house's design.

Historic Background:
Max Mildenstein was born in 1886 in Clinton, Iowa. He was a building contractor and he lived in the house in 1940 with his wife Dallen and son Wallace.

Date of Construction: 1919

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

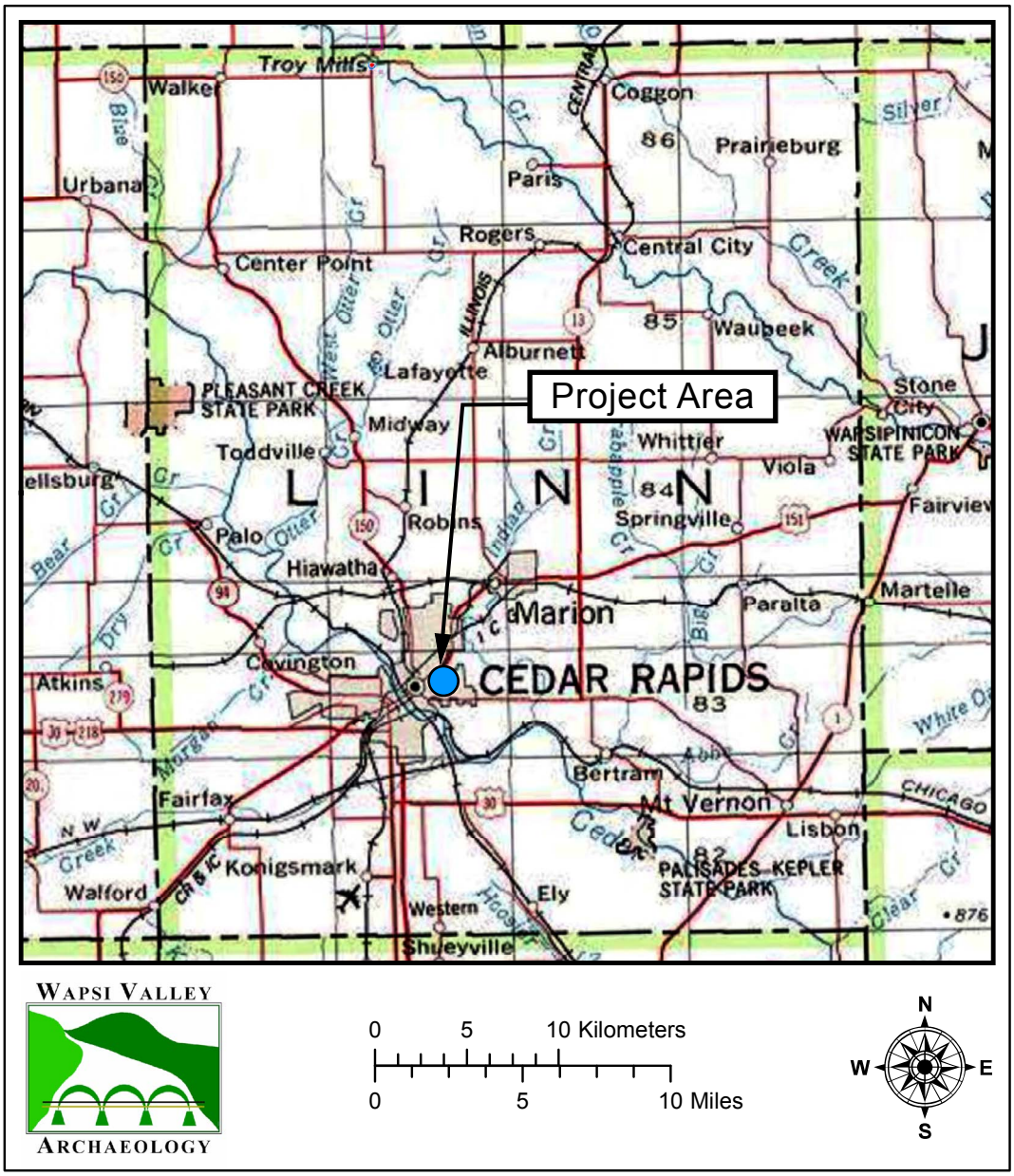
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



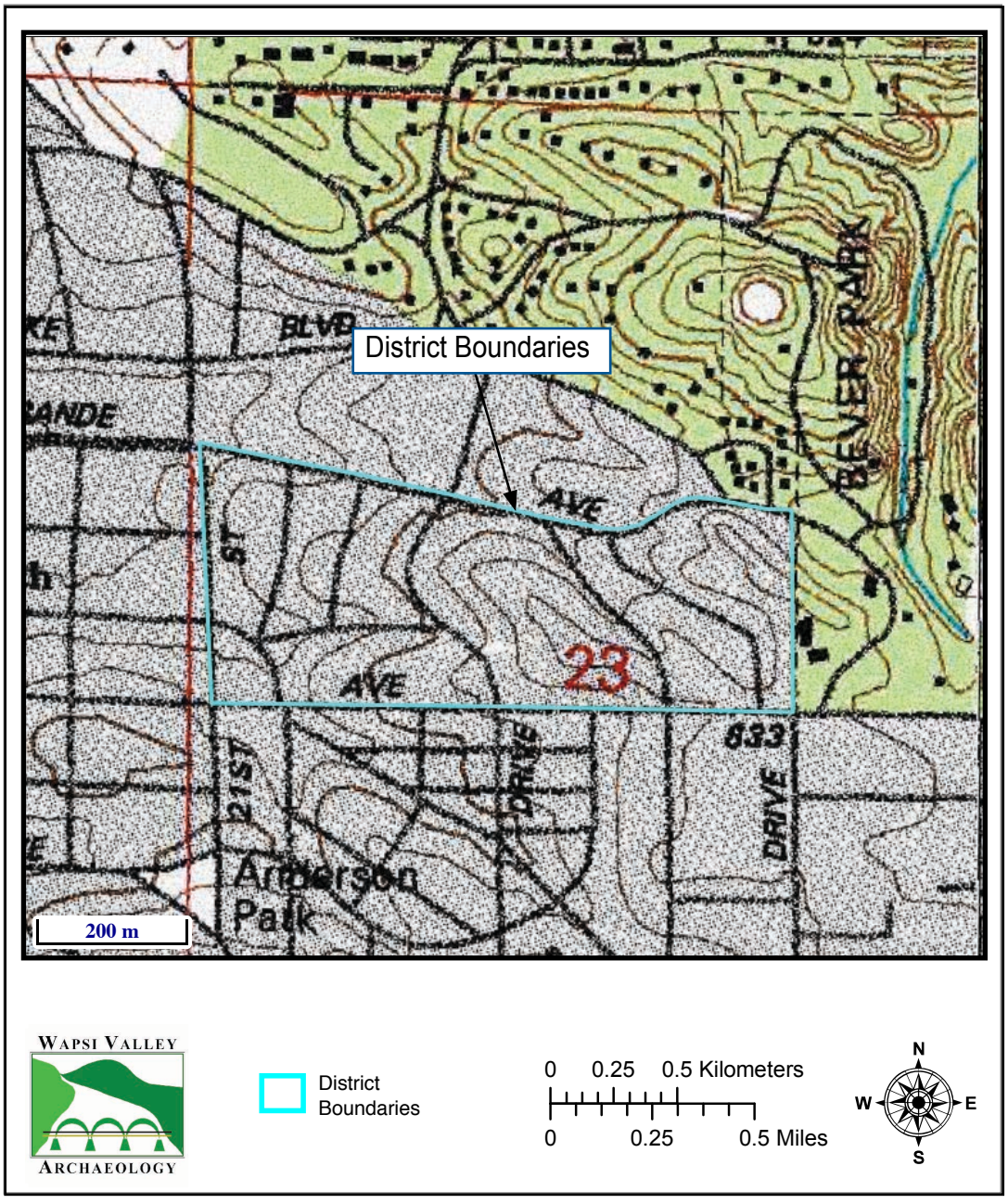
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



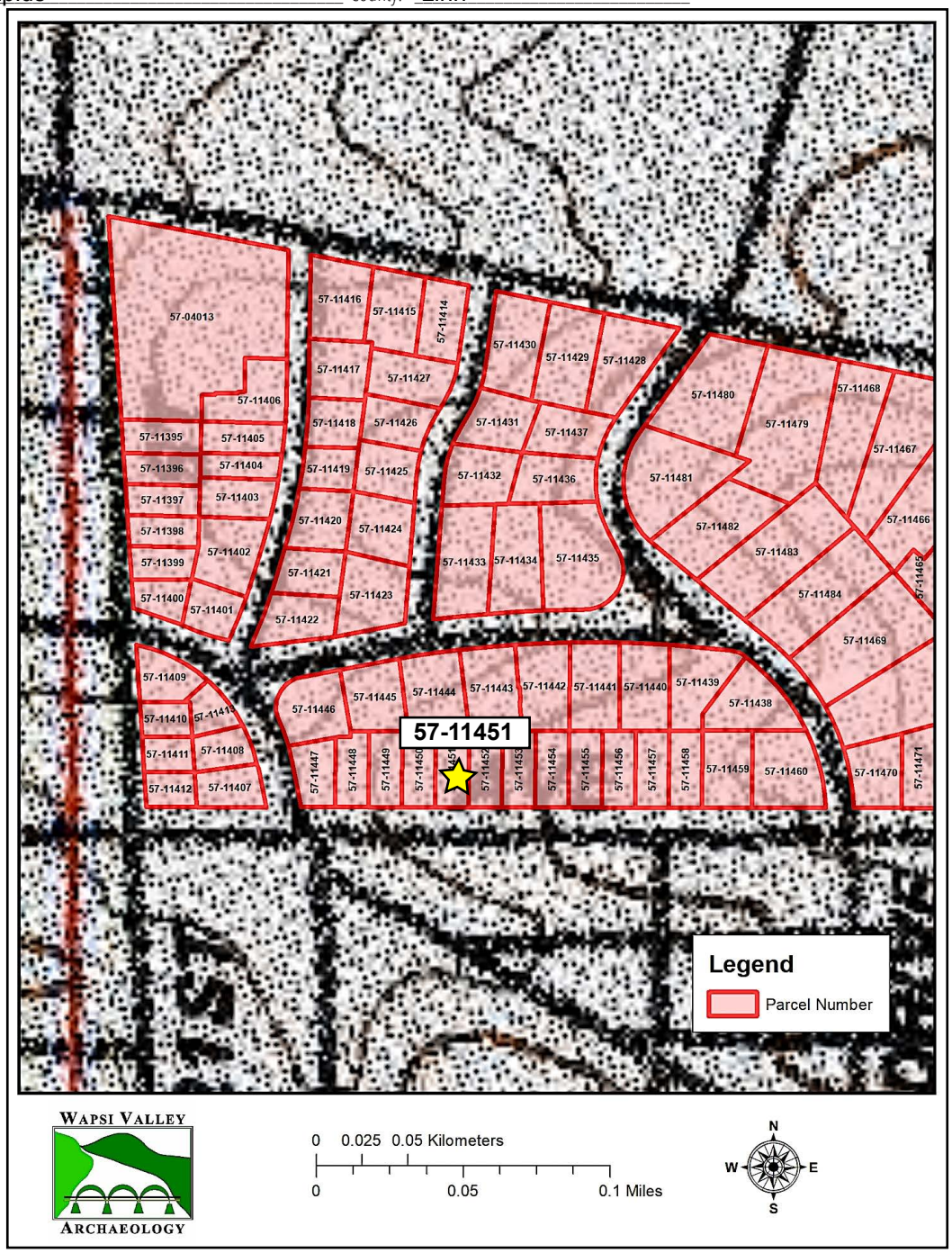
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



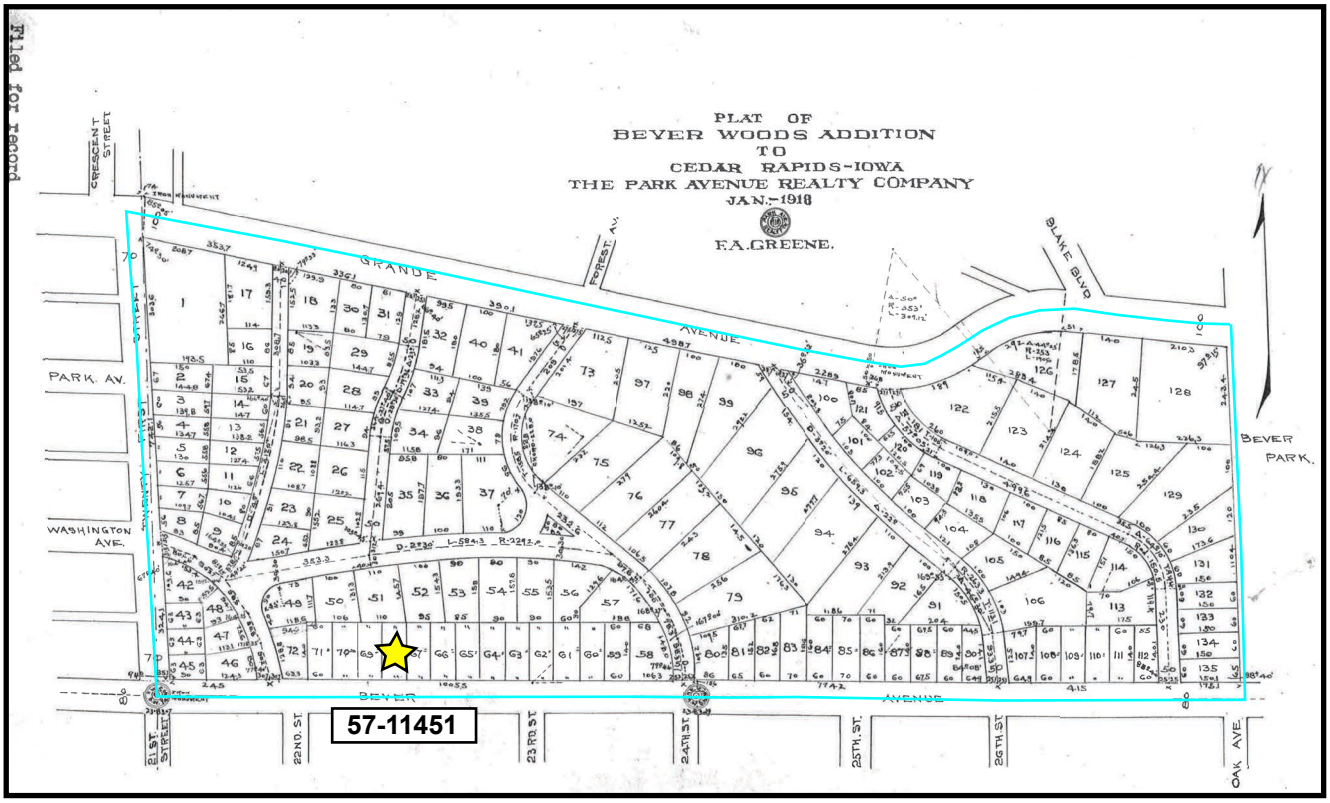
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2226 Bever Avenue SE (57-11451). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1959 photograph of 2220 Bever Avenue SE (Site Inventory No. 57-11450).
Source: Hedges Real Estate, The History Center, Cedar Rapids, Iowa.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Max Mildenstein House
Site Number: 57-11451
Address: 2226 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2226 Bever Avenue SE (57-11451), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11452 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Paul Lattner House III

B) Other names: _____

- **Location**

A) Street address: 2232 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11452 Address: 2232 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Paul Lattner House III	Linn
Name of Property	County
2232 Bever Avenue SE	Cedar Rapids
Address	City

Paul Lattner House III, Site Inventory Number 57-11452
Address: 2232 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story gambrel-roof wood house with first-level awning. The main materials are wood siding and asphalt roof. Two Doric columns support an open, curved-roof entrance portico. The front door has a curved transom and sidelites. The wood windows appear to be original. A detached two-car garage matches the house's design.

Historic Background:
Paul Lattner was born in 1872 in Iowa. He married Amanda Lescher and had three children Bedford, Amanda and Byrdine. He was the owner of the Cedar Rapids Auto and Supply Company that was located on the Third Avenue SE. The building was a three-story commercial brick building constructed between 1909-1910 by Paul Lattner.

Date of Construction: 1923

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1923 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

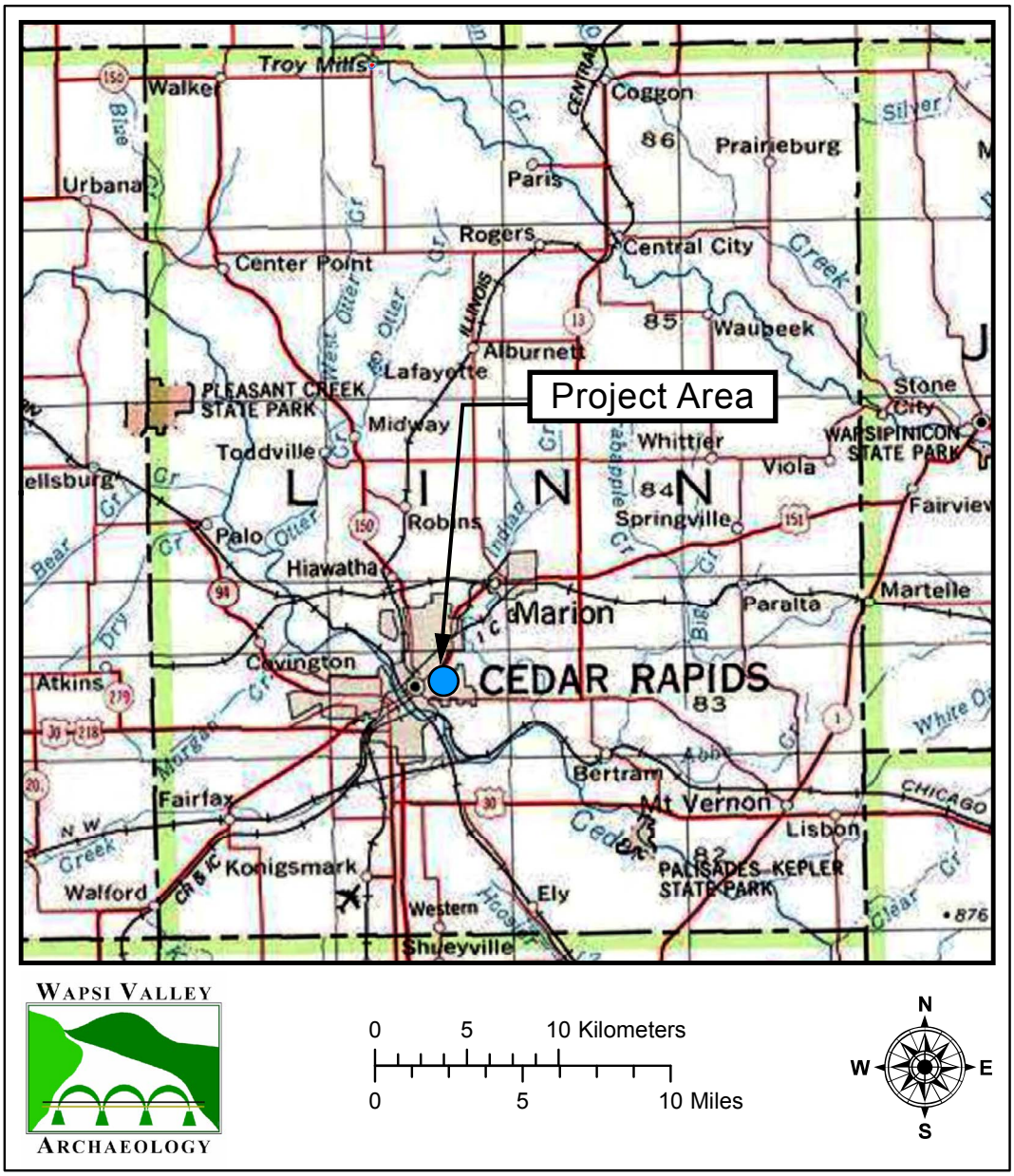
Paul Lattner House III	Linn
Name of Property	County
2232 Bever Avenue SE	Cedar Rapids
Address	City

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House III
Site Number: 57-11452
Address: 2232 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



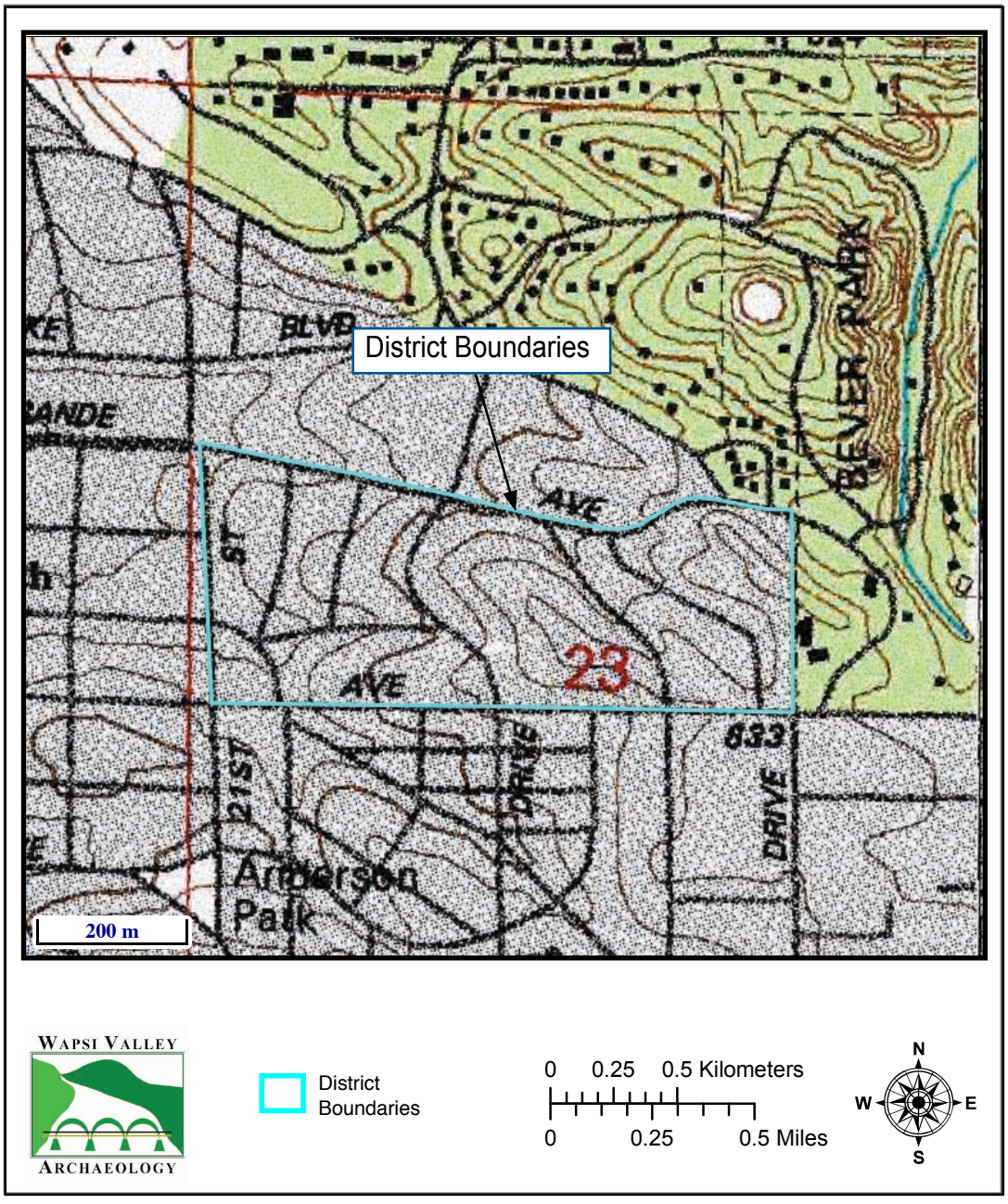
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House III
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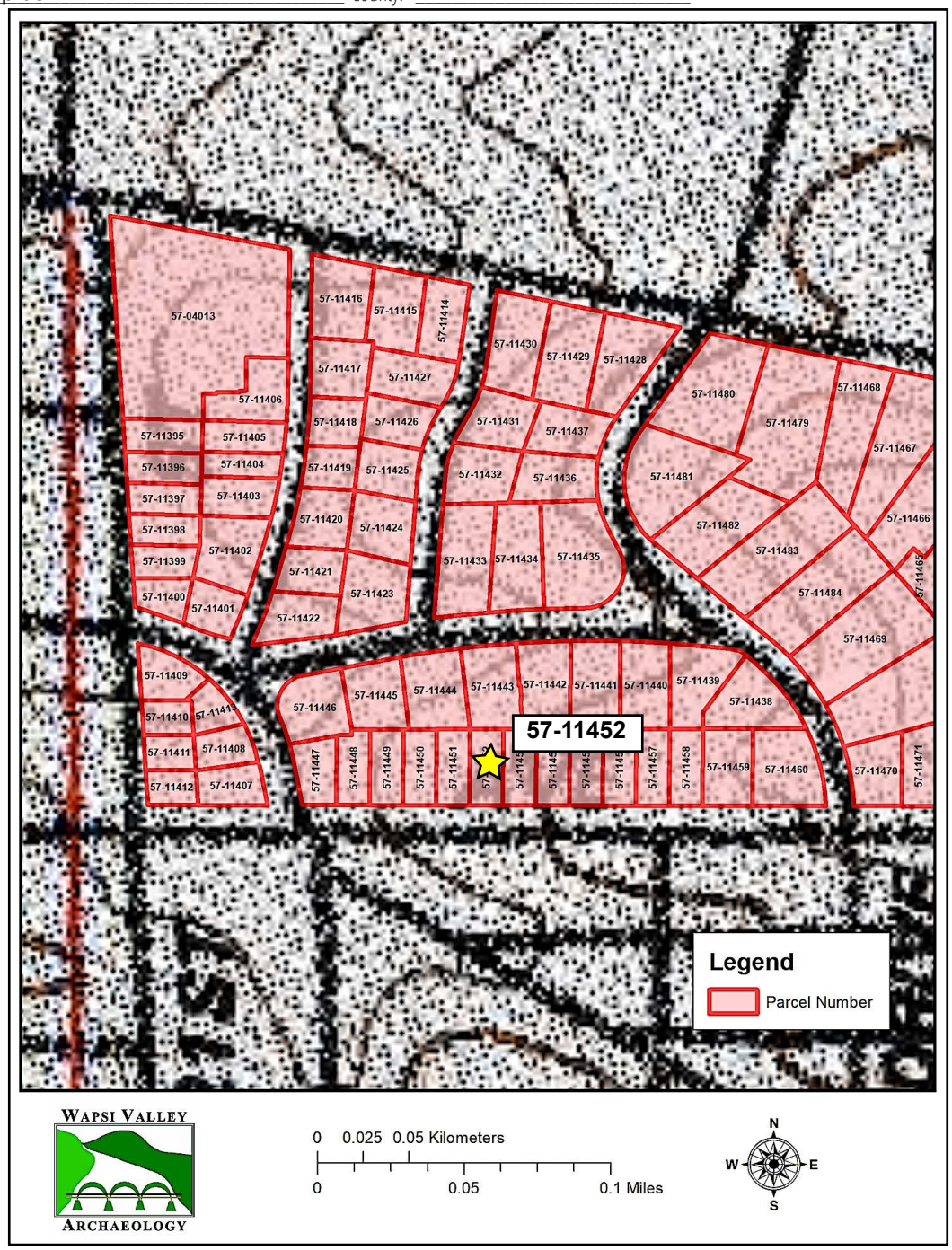
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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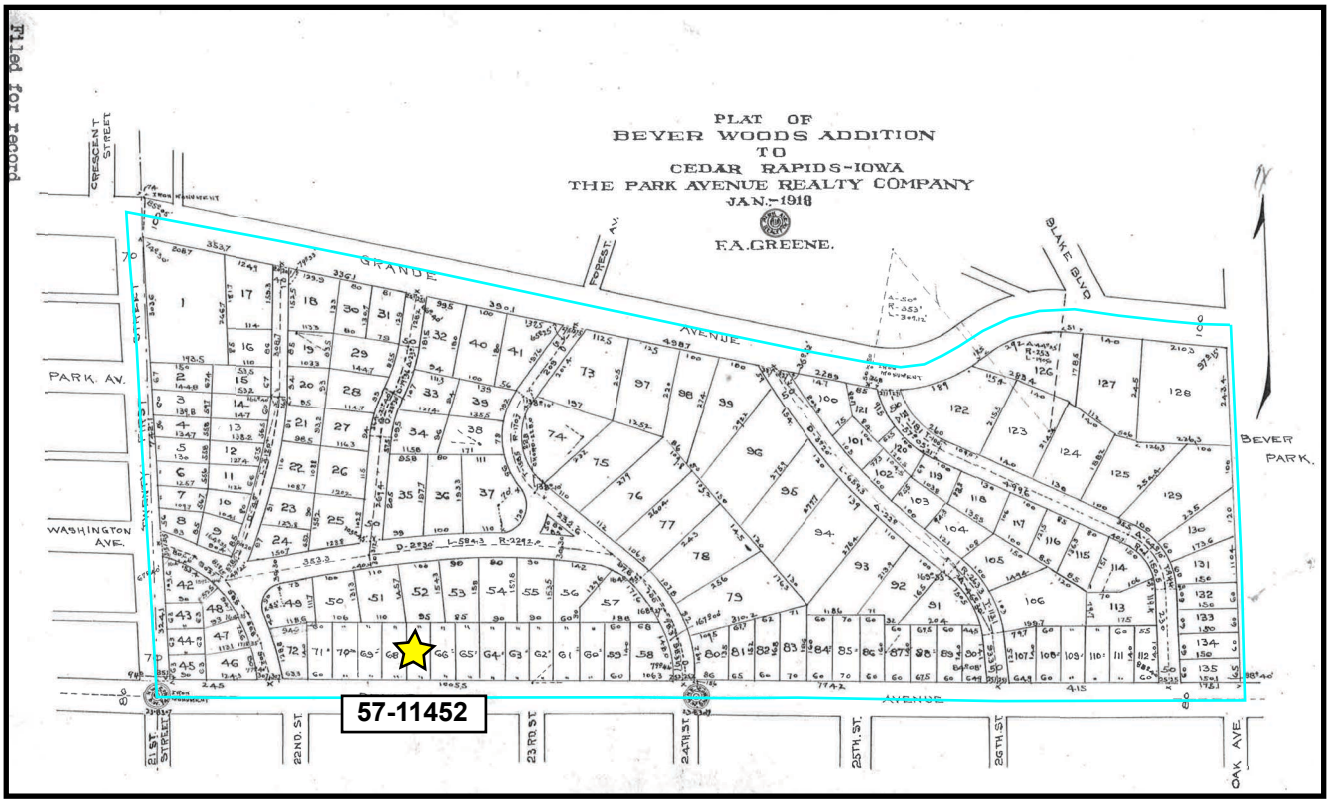
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Paul Lattner House III
Site Number: 57-11452
Address: 2232 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House III
Site Number: 57-11452
Address: 2232 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House III
Site Number: 57-11452
Address: 2232 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2232 Bever Avenue SE (57-11452). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House III
Site Number: 57-11452
Address: 2232 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1977 photograph of 2232 Bever Avenue SE (Site Inventory No. 57-11452).
Sources: Hedges Real Estate; The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Paul Lattner House III
Site Number: 57-11452
Address: 2232 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2232 Bever Avenue SE (57-11452), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11453 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Victor Svoboda House

B) Other names: _____

- **Location**

A) Street address: 2238 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11453 Address: 2238 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1917 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Victor Svoboda House	Linn
Name of Property	County
2238 Bever Avenue SE	Cedar Rapids
Address	City

Victor Svoboda House, Site Inventory Number 57-11453
Address: 2238 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1931 building is a two-story gambrel-roof brick house with pediment-entrance portico supported by wood brackets. The main materials are brick and asphalt roof. The wood windows are original. A detached two-car garage does not match the house's design.

Historic Background:
Victor F Svoboda was born in Iowa in 1896. He worked as a millwright in a cereal mill in Cedar Rapids. He lived in the house in 1940 with his wife Emma and daughters Bernice and Yvonne.

Date of Construction: 1931

Integrity:
The Neoclassical style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 2004 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

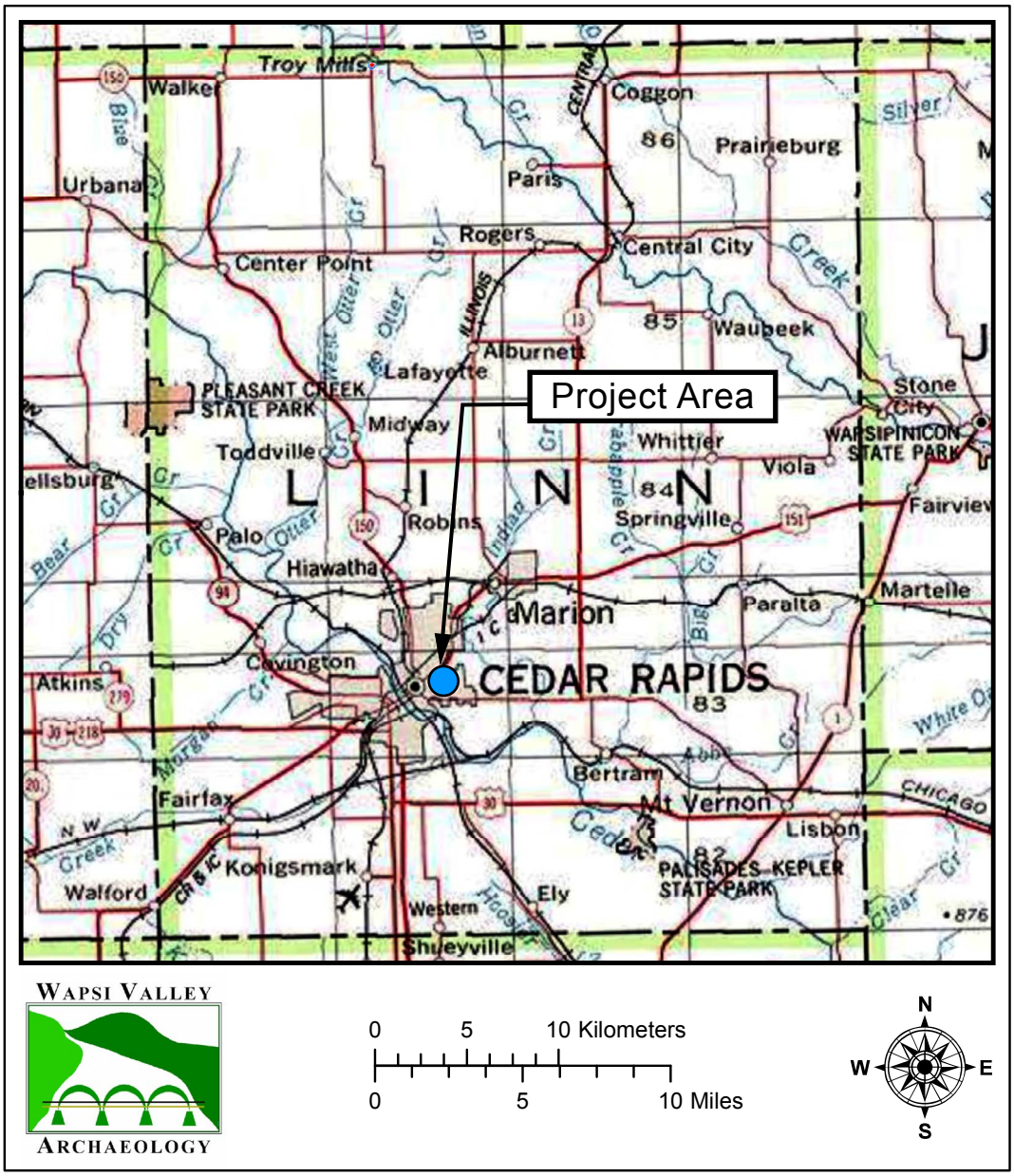
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Victor Svobda House
Site Number: 57-11453
Address: 2238 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



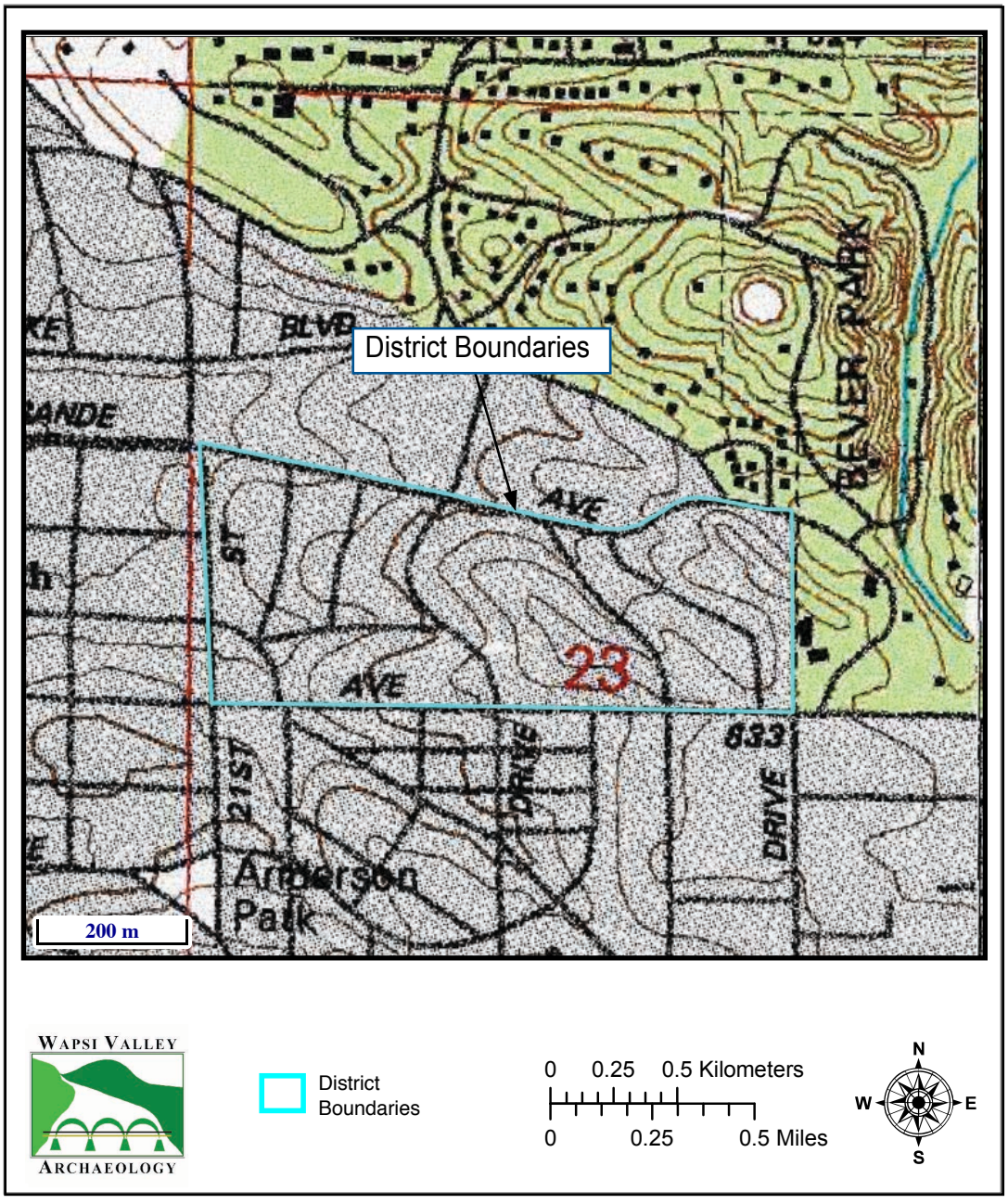
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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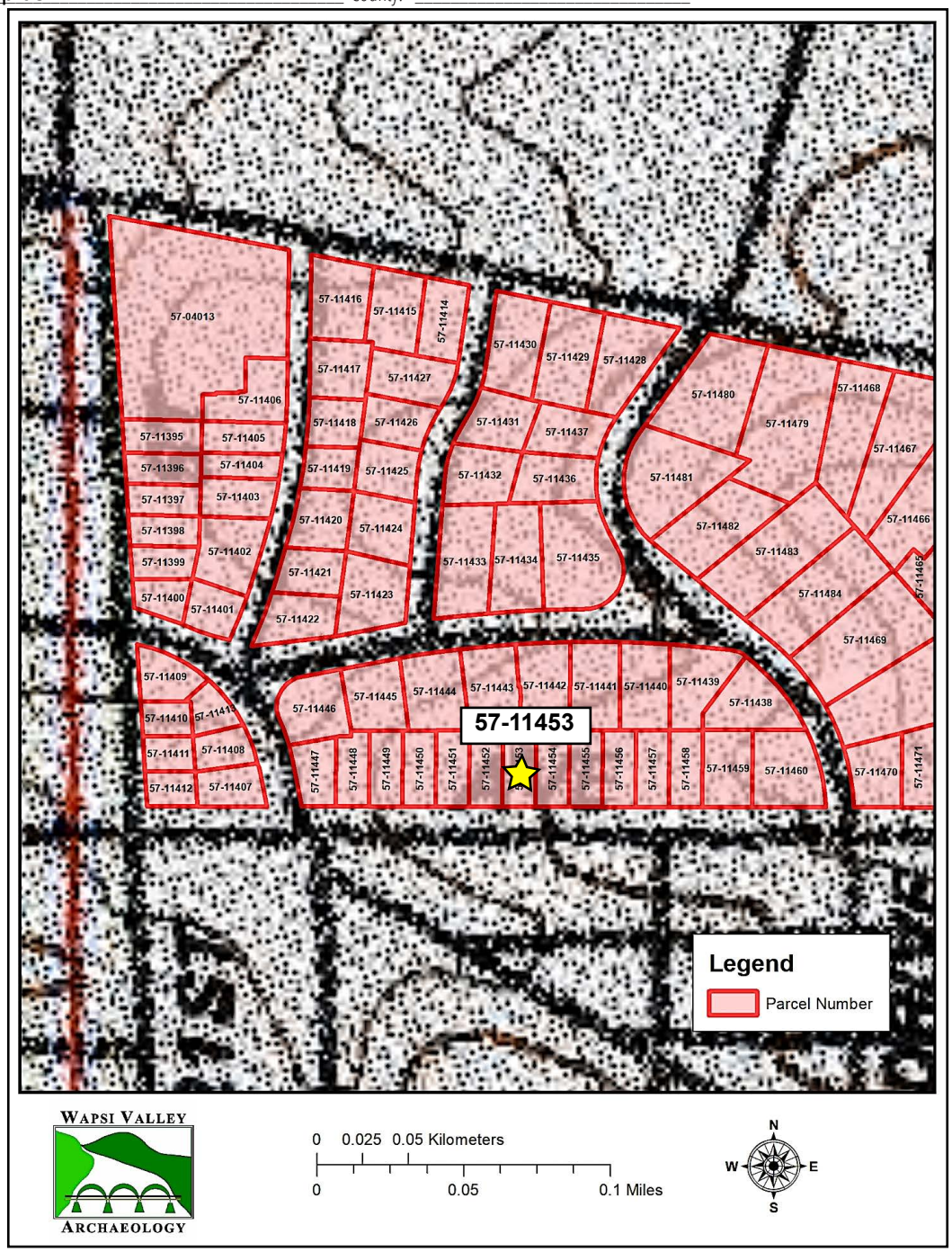
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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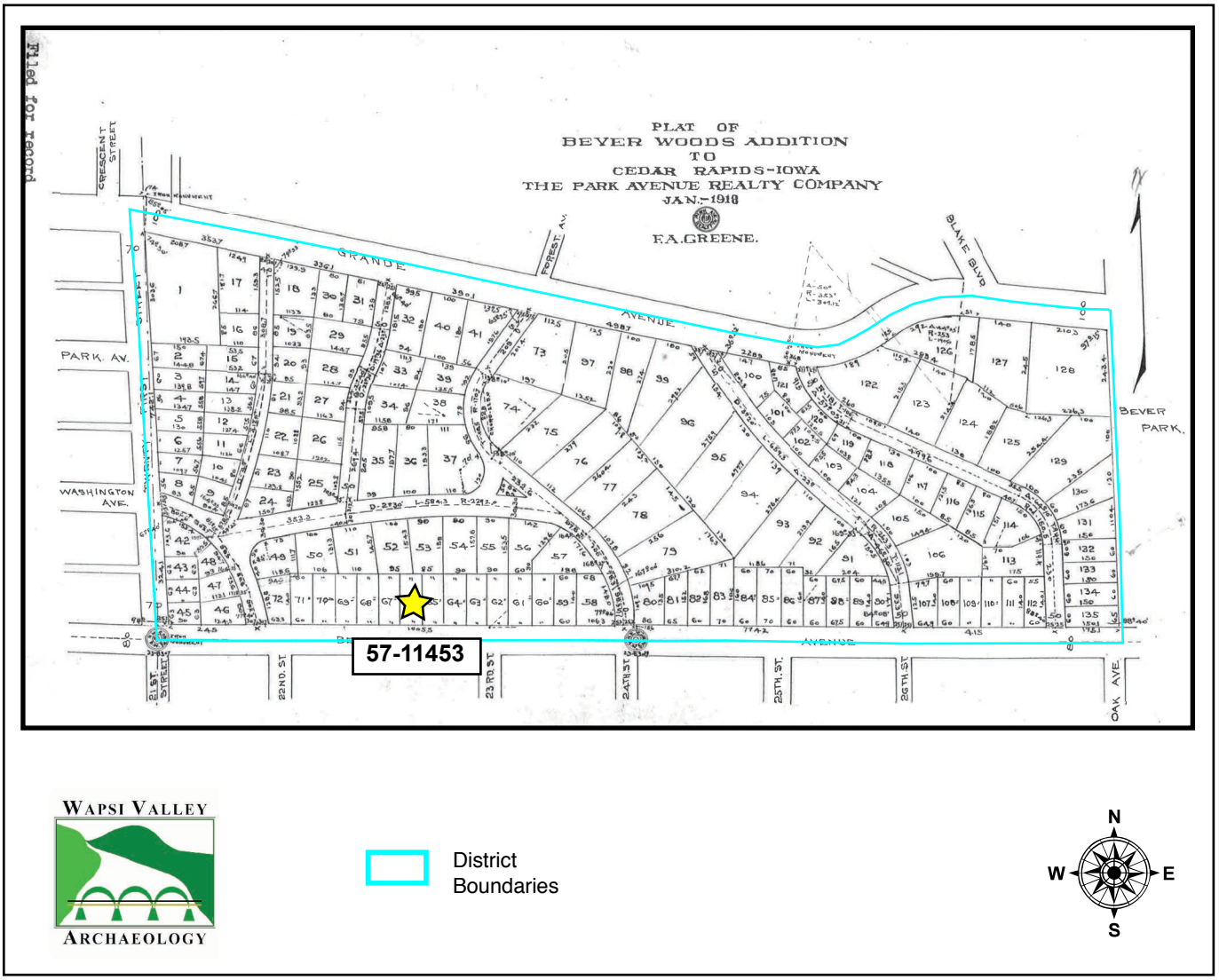
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Victor Svobda House
Site Number: 57-11453
Address: 2238 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Victor Svobda House
Site Number: 57-11453
Address: 2238 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Site Number: 57-11453
Address: 2238 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2238 Bever Avenue SE (57-11453). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Victor Svobda House
Address: 2238 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11453
Related District Number: 57-11394



1972 photograph of 2238 Bever Avenue SE (Site Inventory No. 57-11453).
Source: Gohmann-Associates, The History Center, Cedar Rapids, Iowa.

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Name of Property: Victor Svobda House
Site Number: 57-11453
Address: 2238 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2238 Bever Avenue SE (57-11453), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11454 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James Porter House

B) Other names: _____

- **Location**

A) Street address: 2244 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood, 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11454 Address: 2244 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

James Porter House	Linn
Name of Property	County
2244 Bever Avenue SE	Cedar Rapids
Address	City

James Porter House, Site Inventory Number 57-11454

Address: 2244 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1921 building is a two-story hipped-roof stucco house with a brick apron around the main volume. The main materials are wood, stucco siding and asphalt roof. Three Doric wood columns and two pilasters on each side support an open pediment-entrance portico. The front door has a glass transom. The wood windows are original. A detached two-car garage matches the house's design.

Date of Construction: 1921

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1921 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

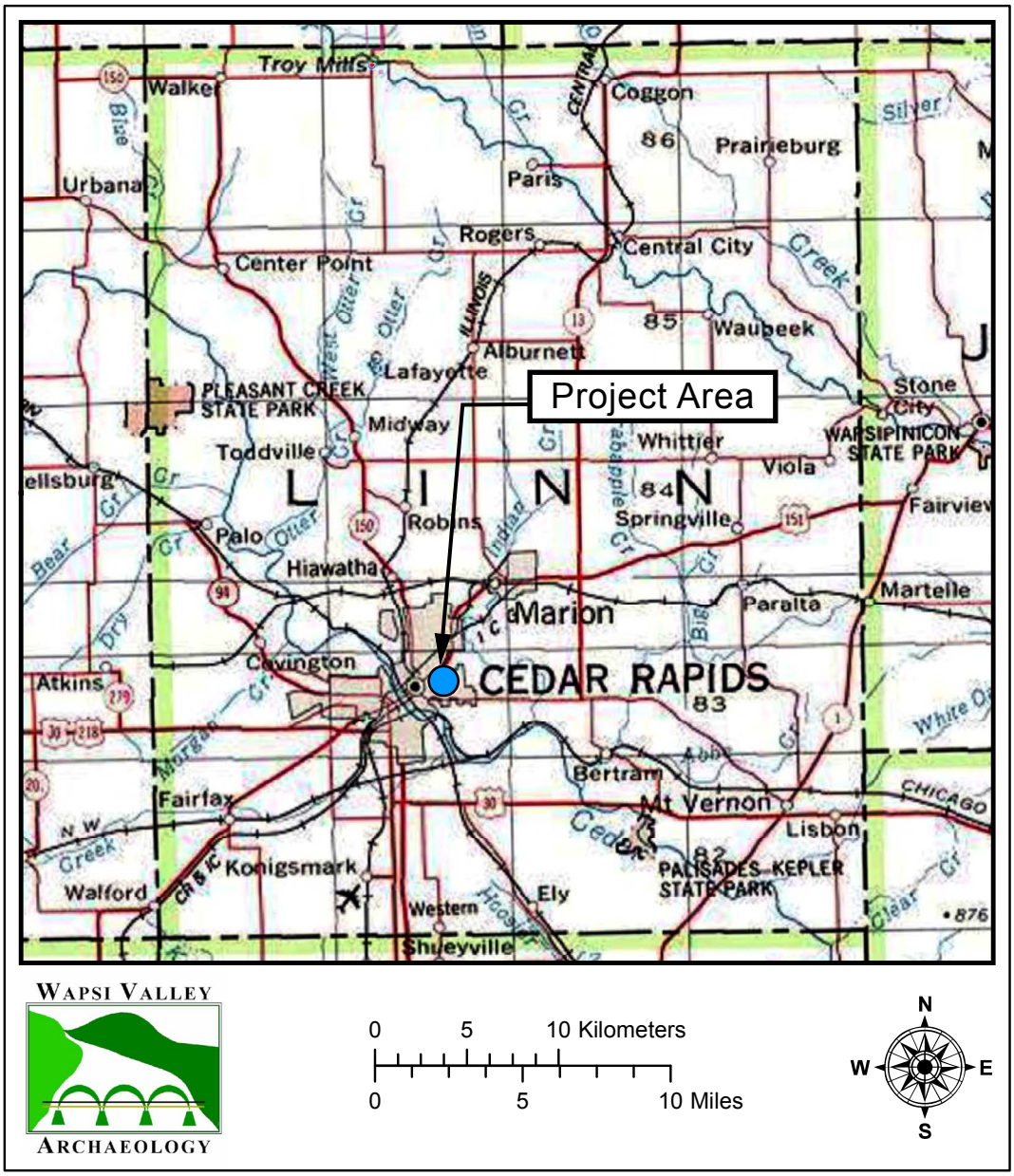
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
Address: 2244 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



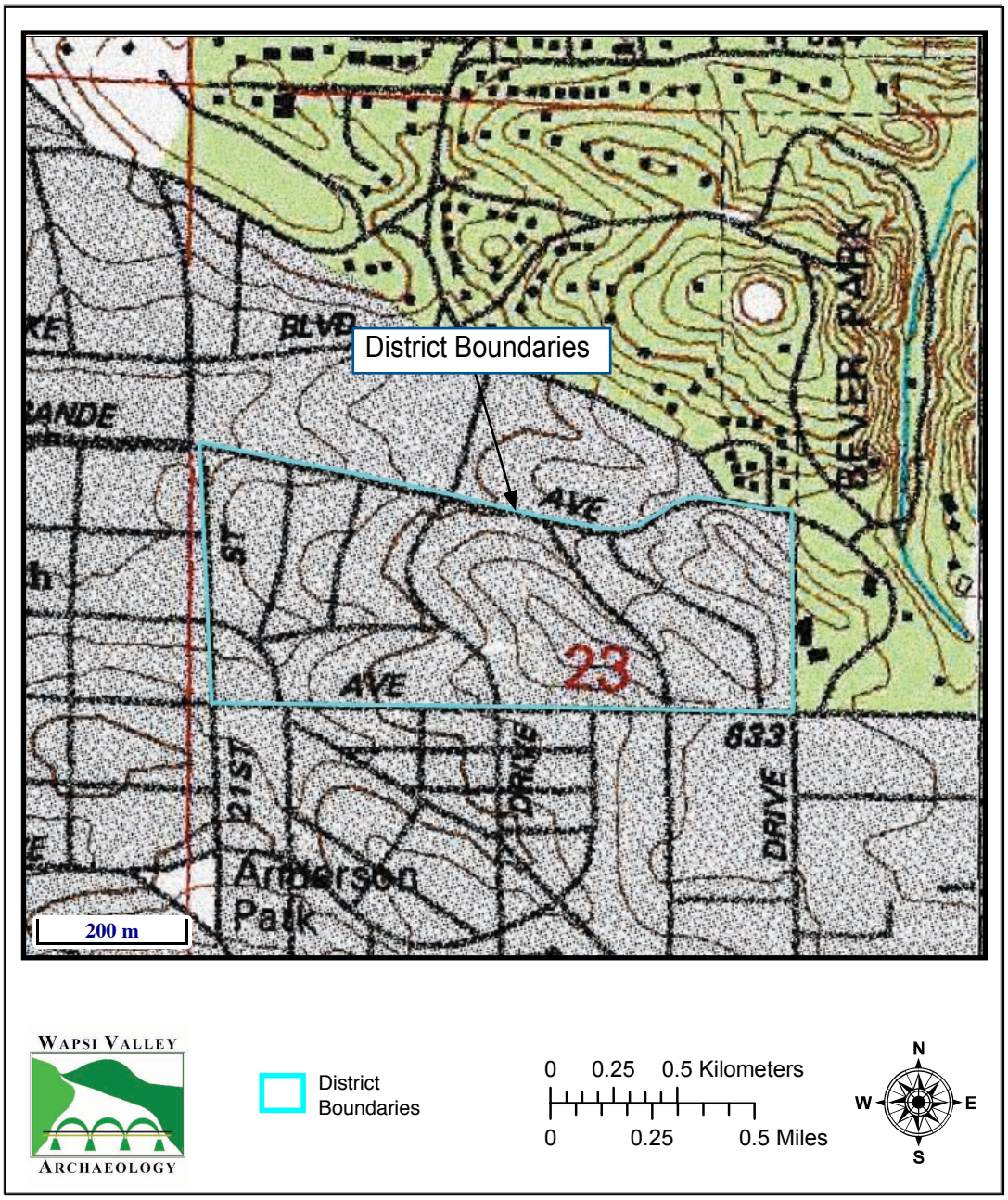
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
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City: Cedar Rapids County: Linn

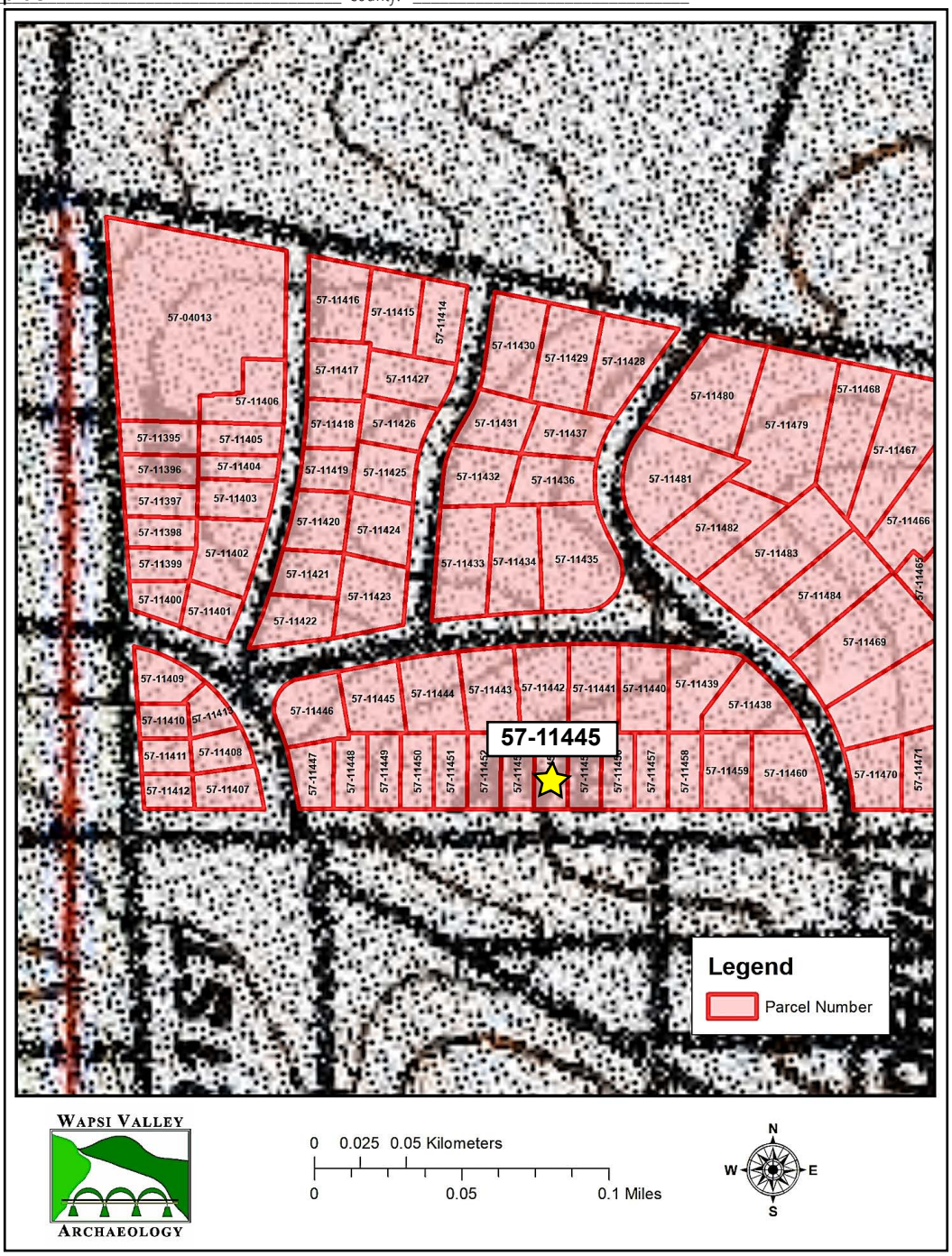


Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
Address: 2244 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



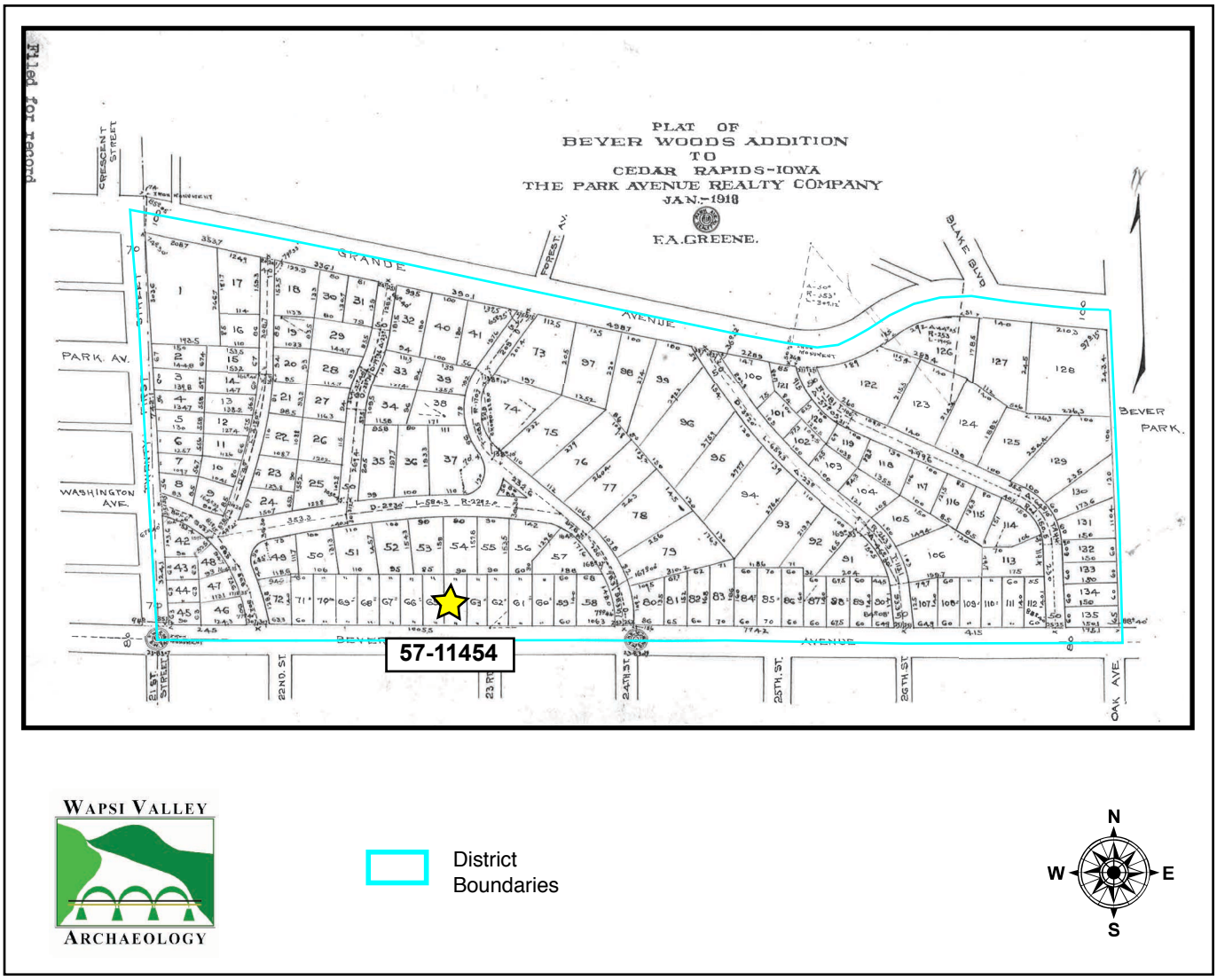
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
Address: 2244 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
Address: 2244 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
Address: 2244 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2244 Bever Avenue SE (57-11454). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
Address: 2244 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1972 photograph of 2244 Bever Avenue SE (Site Inventory No. 57-11454).
Sources: Zachar Real Estate; The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Porter House
Site Number: 57-11454
Address: 2244 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2244 Bever Avenue SE (57-11454), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11455 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James Daubs House

B) Other names: _____

- **Location**

A) Street address: 2250 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11455 Address: 2250 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

James Daubs House	Linn
Name of Property	County
2250 Bever Avenue SE	Cedar Rapids
Address	City

James Daubs House, Site Inventory Number 57-11455
Address: 2250 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story wood house with side-gable roof, front dormer, and a shed-roofed entrance porch. The main materials are wood siding and asphalt roof. Two Doric columns, with one pilaster on each side, support the entrance porch. The wood windows are original. A detached two-car garage matches the house's design.

Historic Background:
James Daubs was born in 1876 in Iowa. He was a bookkeeper at an oil company and in 1940 he lived in the house with his wife Emma.

Date of Construction: 1922

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 2006 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

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Find a Grave, accessed October 2, 2019. Findagrave.com

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Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

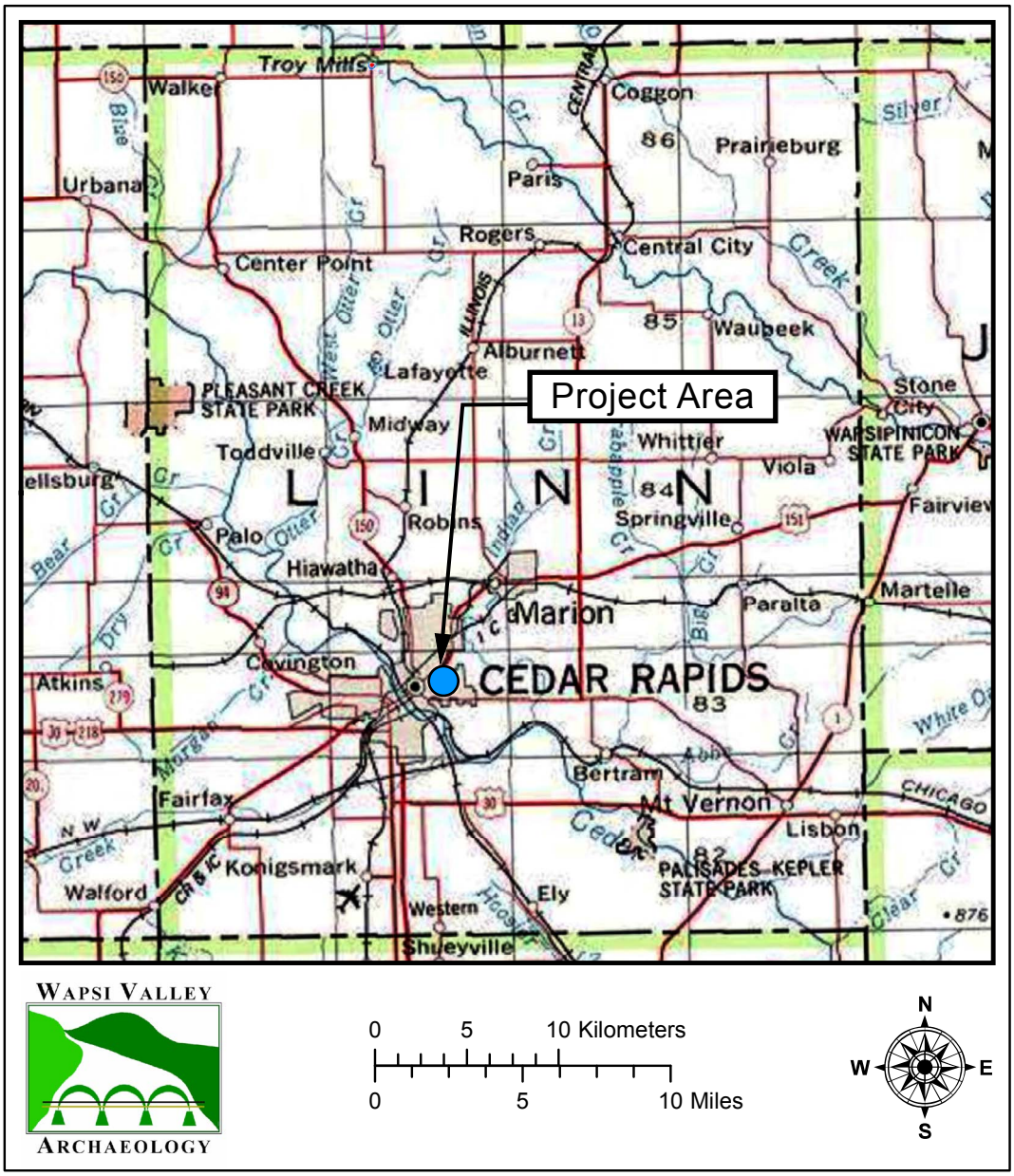
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Daubs House
Site Number: 57-11455
Address: 2250 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



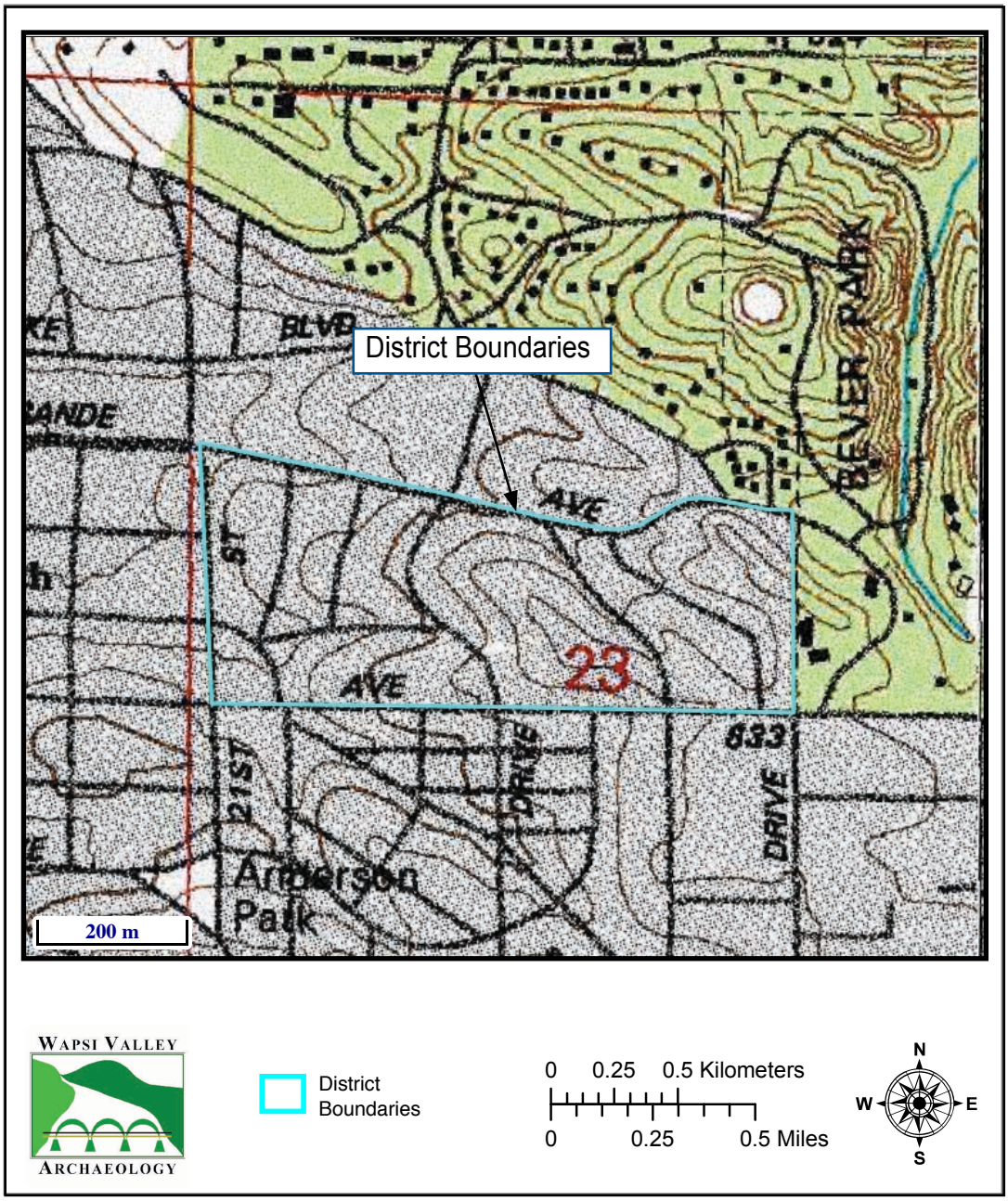
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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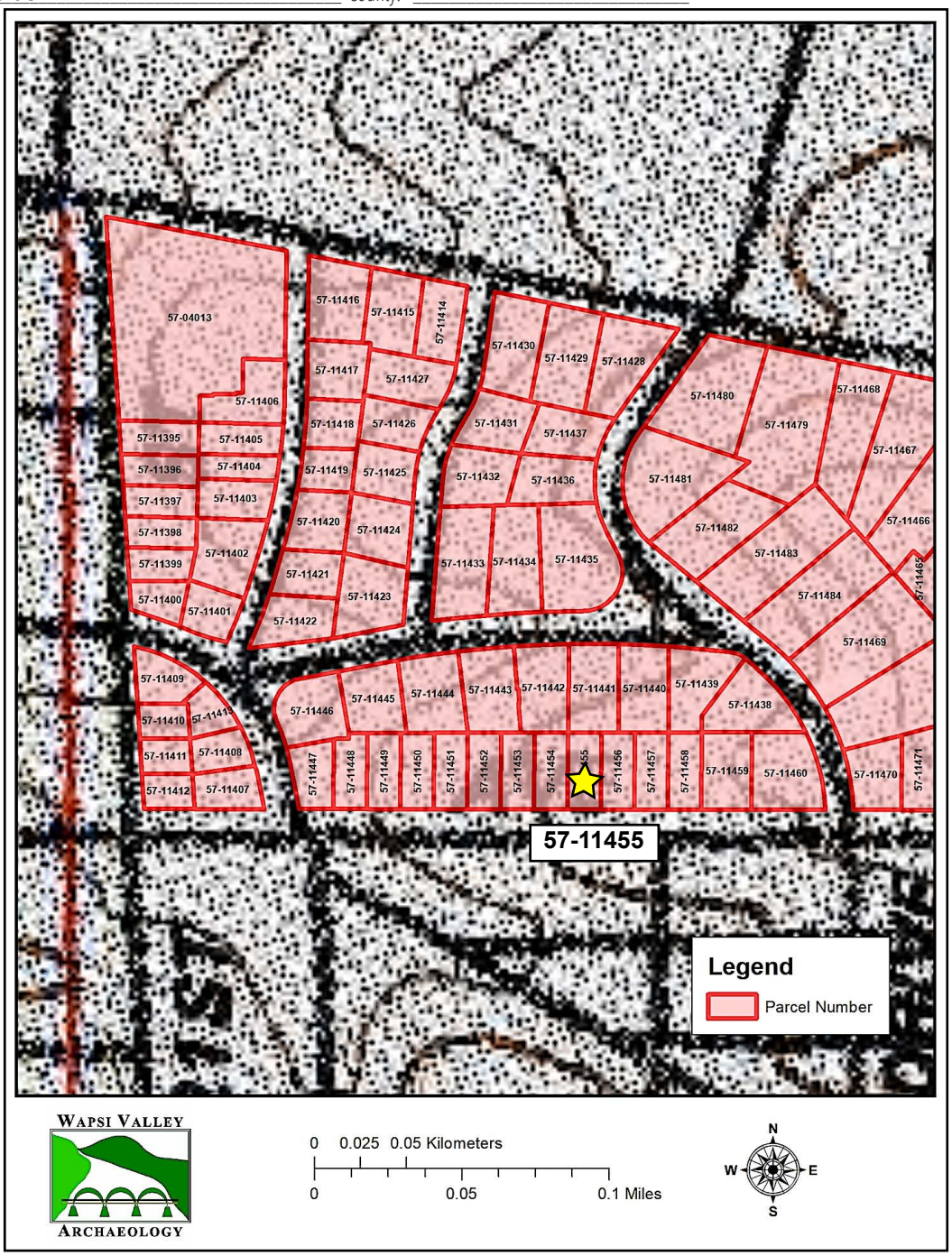
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: James Daubs House
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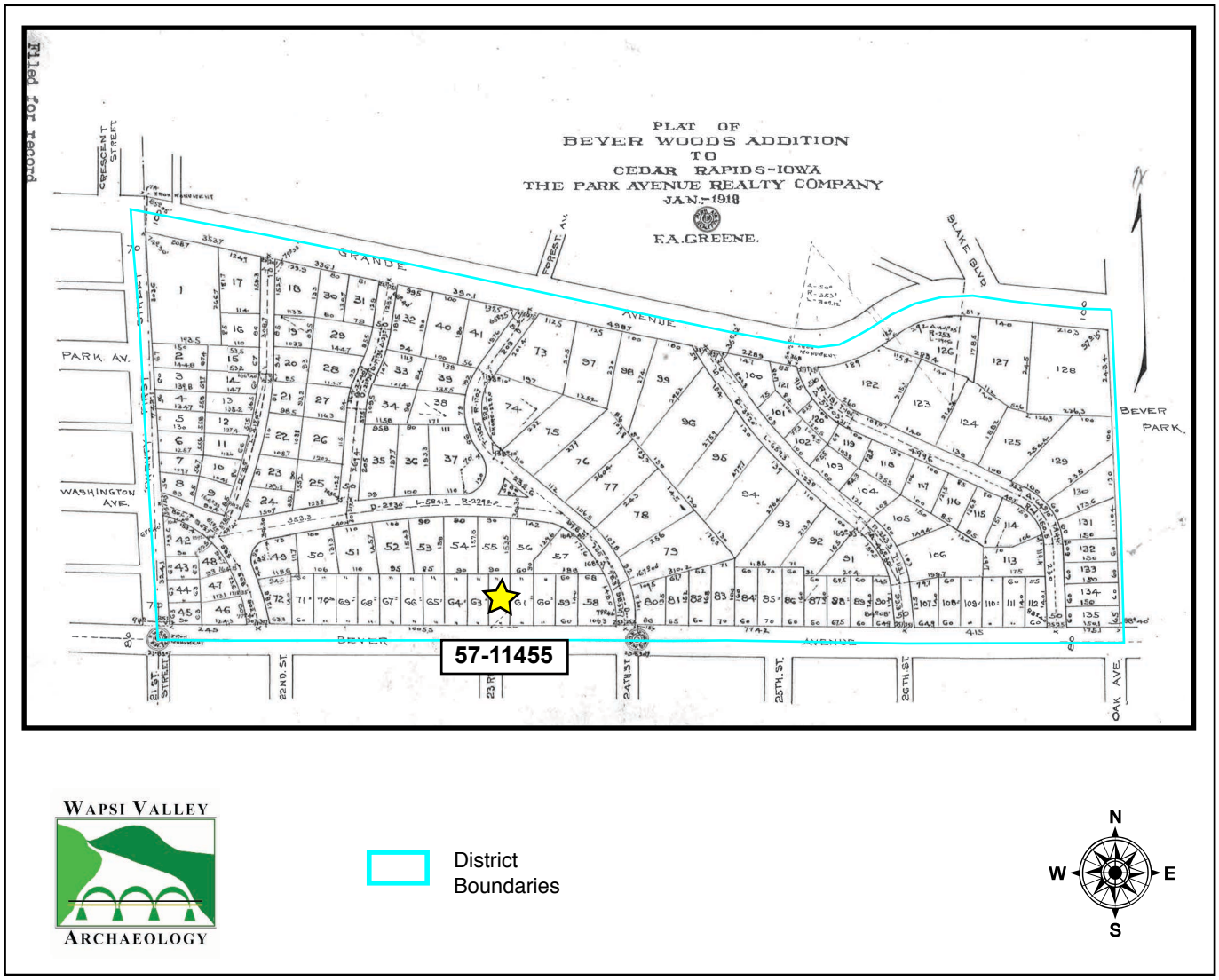
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Daubs House
Site Number: 57-11455
Address: 2250 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Daubs House
Site Number: 57-11455
Address: 2250 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Daubs House
Site Number: 57-11455
Address: 2250 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2250 Bever Avenue SE (57-11455). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Daubs House
Site Number: 57-11455
Address: 2250 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1967 photograph of 2250 Bever Avenue SE (Site Inventory No. 57-11455).
Source: Doolittle Real Estate, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Daubs House
Site Number: 57-11455
Address: 2250 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2250 Bever Avenue SE (57-11455), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11456 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Isabel Harbert House II

B) Other names: _____

- **Location**

A) Street address: 2256 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood, 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11456 Address: 2256 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Isabel Harbert House II	Linn
Name of Property	County
2256 Bever Avenue SE	Cedar Rapids
Address	City

Isabel Harbert House II, Site Inventory Number 57-11456

Address: 2256 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a two-story hipped-roof stucco house with front hipped-roof dormer. The main materials are wood, stucco siding, and asphalt roof. Two stucco columns over low walls support a hipped-roof entrance porch. The windows are replacements. A detached two-car garage matches the house's design.

Date of Construction: 1923

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 2005 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

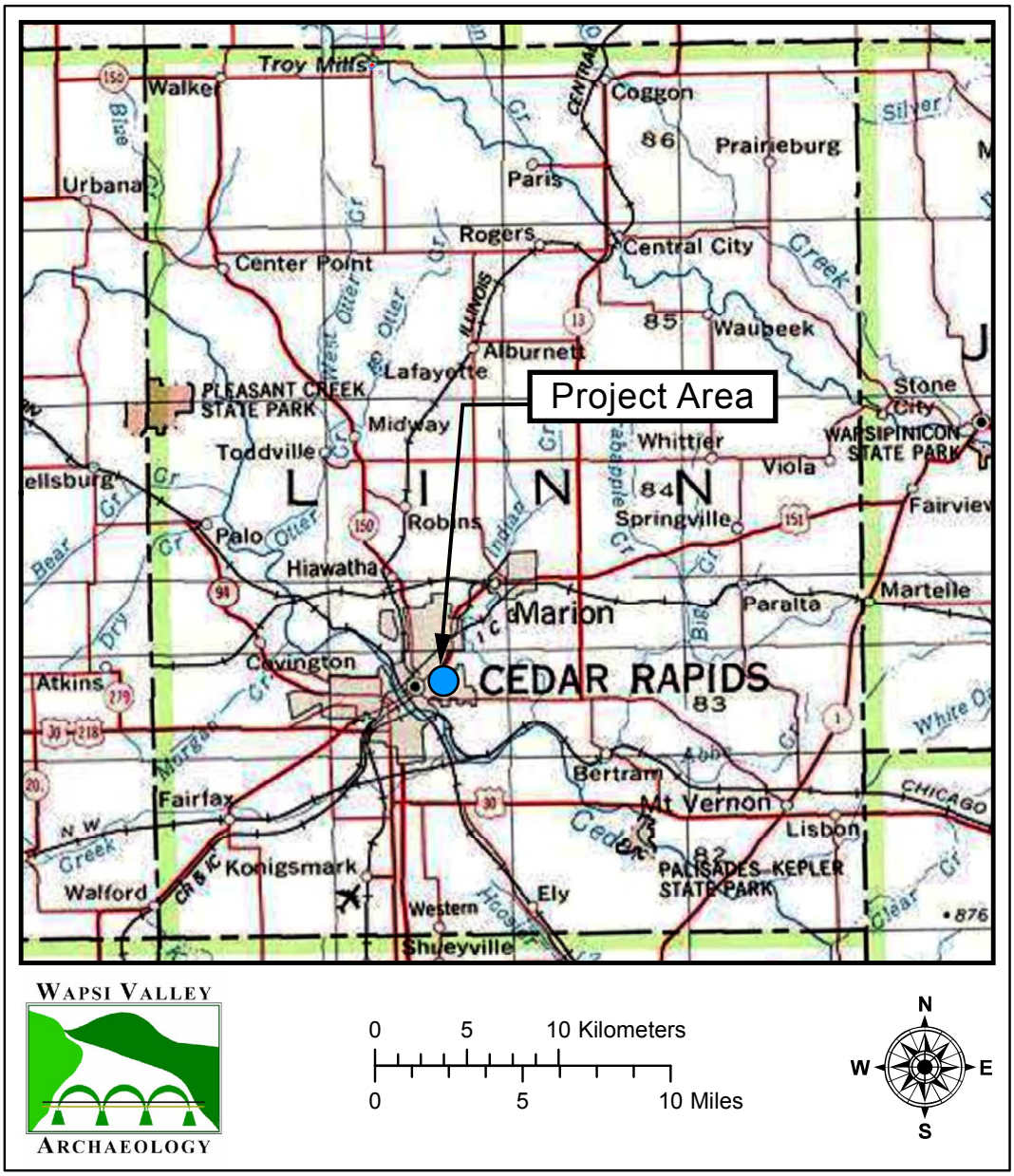
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House II
Site Number: 57-11456
Address: 2256 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



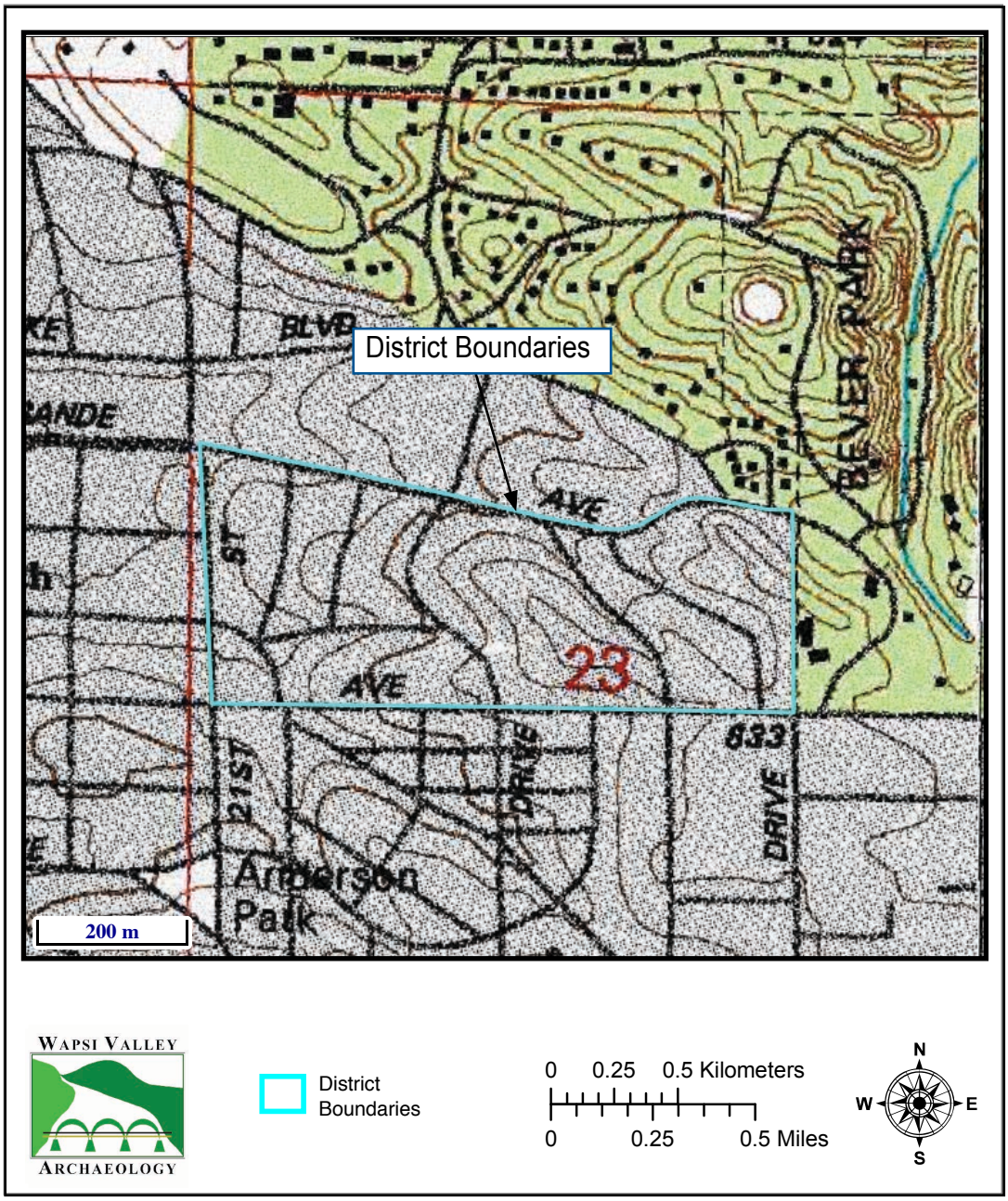
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House II
Site Number: 57-11456
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City: Cedar Rapids County: Linn



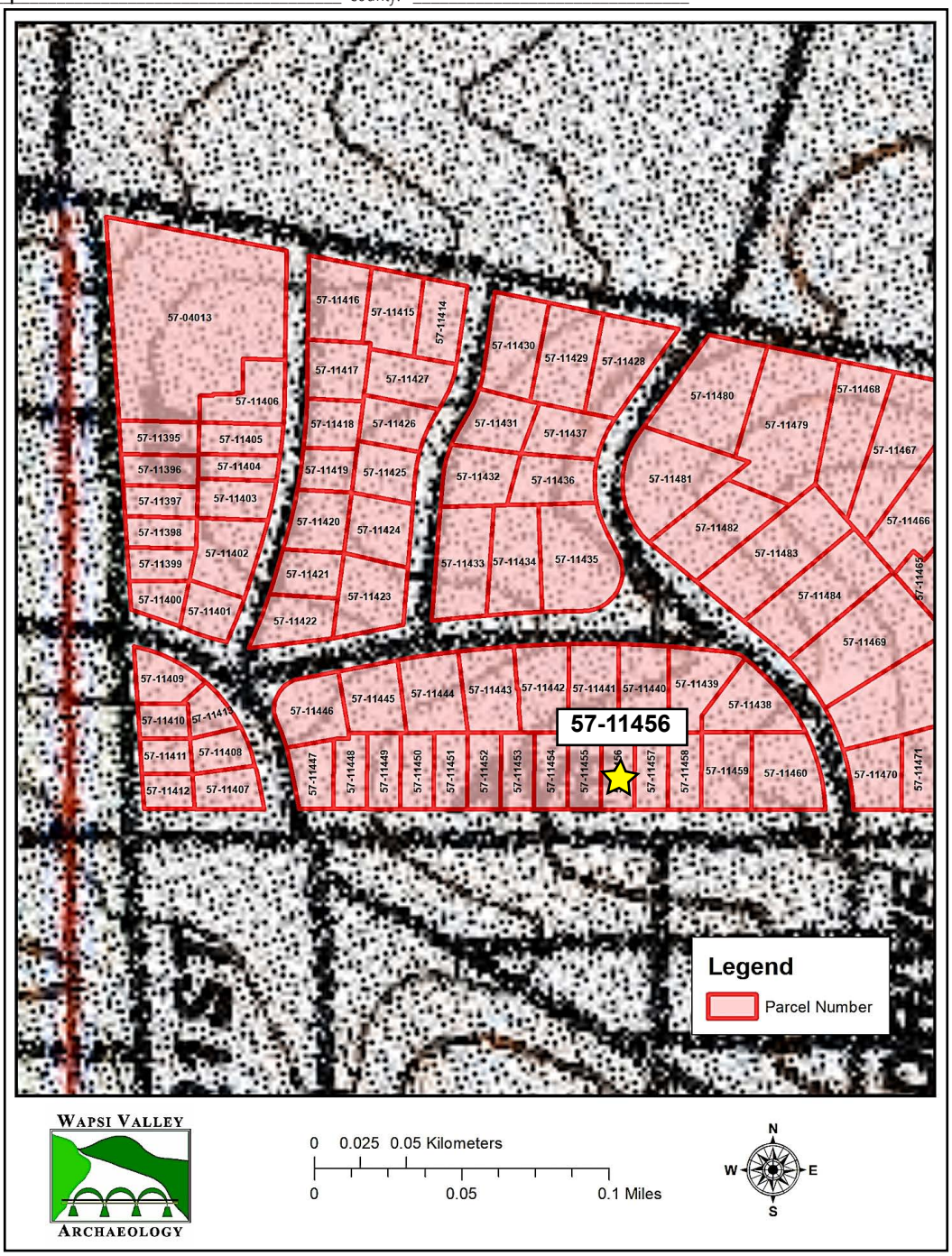
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House II
Site Number: 57-11456
Address: 2256 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

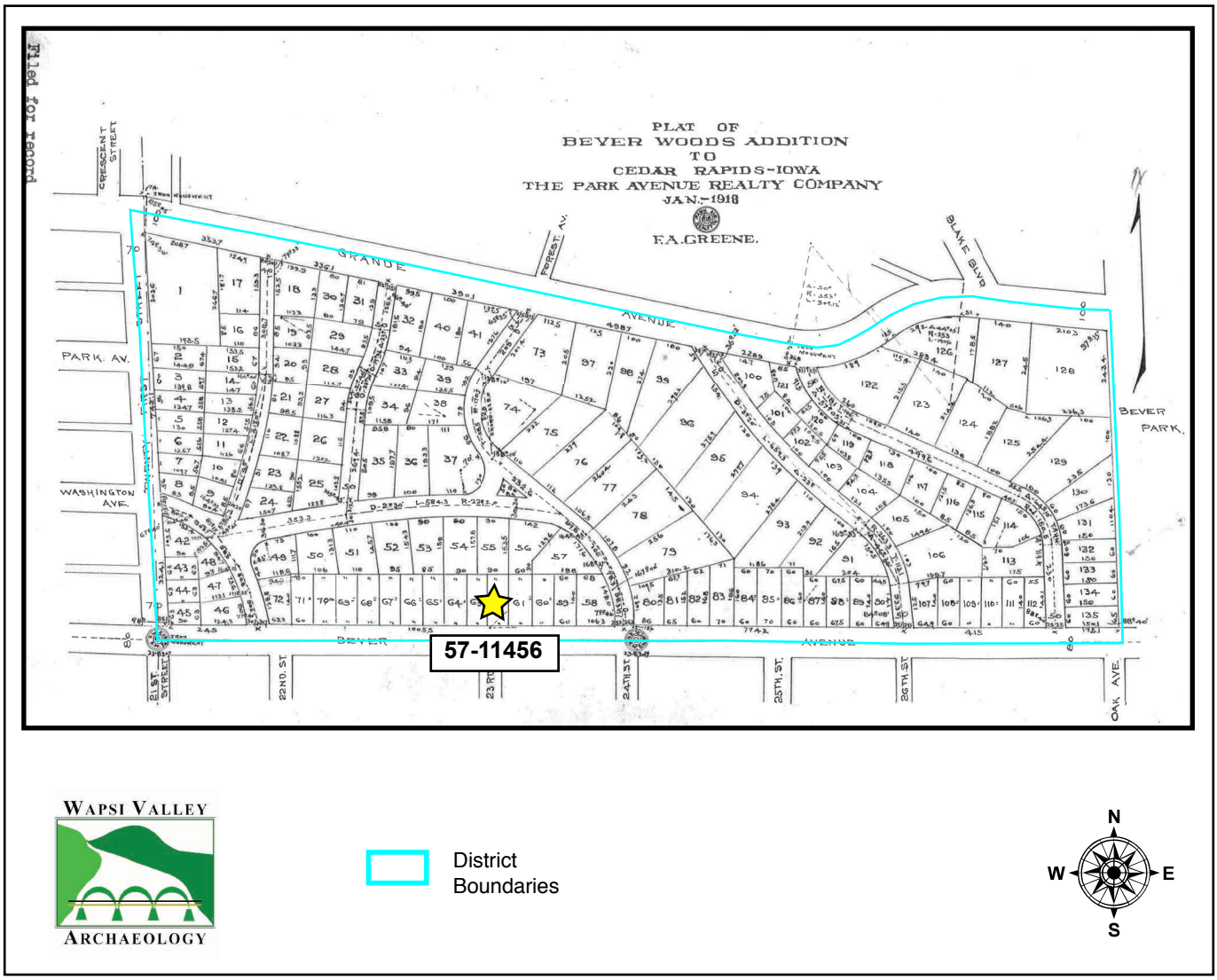
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House II
Address: 2256 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11456
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House II
Address: 2256 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11456
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Isabel Harbert House II
Site Number: 57-11456
Address: 2256 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2256 Bever Avenue SE (57-11456). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House II
Site Number: 57-11456
Address: 2256 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1972 photograph of 2256 Bever Avenue SE (Site Inventory No. 57-11456).
Sources: B & B Real Estate; The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isabel Harbert House II
Site Number: 57-11456
Address: 2256 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2256 Bever Avenue SE (57-11456), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11457 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Wayne Burkholder House

B) Other names: _____

- **Location**

A) Street address: 2300 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11457 Address: 2300 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1910 - 1960

E) Significant dates
Construction date
1918 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Wayne Burkholder House	Linn
Name of Property	County
2300 Bever Avenue SE	Cedar Rapids
Address	City

Wayne Burkholder House, Site Inventory Number 57-11457

Address: 2300 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1918 building is a two-story, side-gable, stucco-clad wood-frame house with front gable-roof dormer. The main materials are wood, stucco siding and asphalt roof. The entrance portico has two tapered wood columns over a stuccoed low wall base. A first-level side volume protrudes from the main volume of the house. A brick foundation on the first level surrounds the house. The wood windows appear to be original. A two-car detached garage matches the house's design.

Historic Background:
Wayne Burkholder was the original owner of the home at 2300 Bever Ave SE,[1] and the *Cedar Rapids City Directories* still list him as the resident there in 1925. Wayne Burkholder may have been a jeweler, as there are many ads in the newspapers of the time for McAllister Burkholder Jewelers, though it's not confirmed whether Wayne Burkholder was the same Burkholder. There appear to have been two other owners of the Burkholder house from the 1920s and 1930s. One is Karl P. Blaise, listed as being the asst. sec. of Inter Ocean Reinsurance Co.[2] Blaise also appears to have been an avid golfer, participating in a number of country club tournaments.[3] By 1932, a third owner, W. S. King, was at this address.[4] King previously lived at 2615 Bever Ave SE. A reference to "Dr W. S. King" in the *Evening Gazette and Republican* points to his likely profession.[5]

Date of Construction: 1918

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 2000 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

[1] *Cedar Rapids City Directories*, January 1, 1920, p. 193.
[2] *Cedar Rapids City Directories*, January 1, 1932, p. 491.
[3] "John Vavra's 71 Gives Him Qualifying Honors," *Cedar Rapids Gazette*, July 5, 1938, p. 8.
[4] *Cedar Rapids Phonebooks*, January 1, 1933, p. 52.
[5] "In the Gazette 10, 20 And 30 Years Ago," *Evening Gazette and Republican*, January 28, 1929, p. 10.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1920, p. 193.

Cedar Rapids City Directories, January 1, 1932, p. 491.

Cedar Rapids Gazette, "John Vavra's 71 Gives Him Qualifying Honors," July 5, 1938, p. 8.

Cedar Rapids Phonebooks, January 1, 1933, p. 52.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Evening Gazette and Republican, "In the Gazette 10, 20 And 30 Years Ago," January 28, 1929, p. 10.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

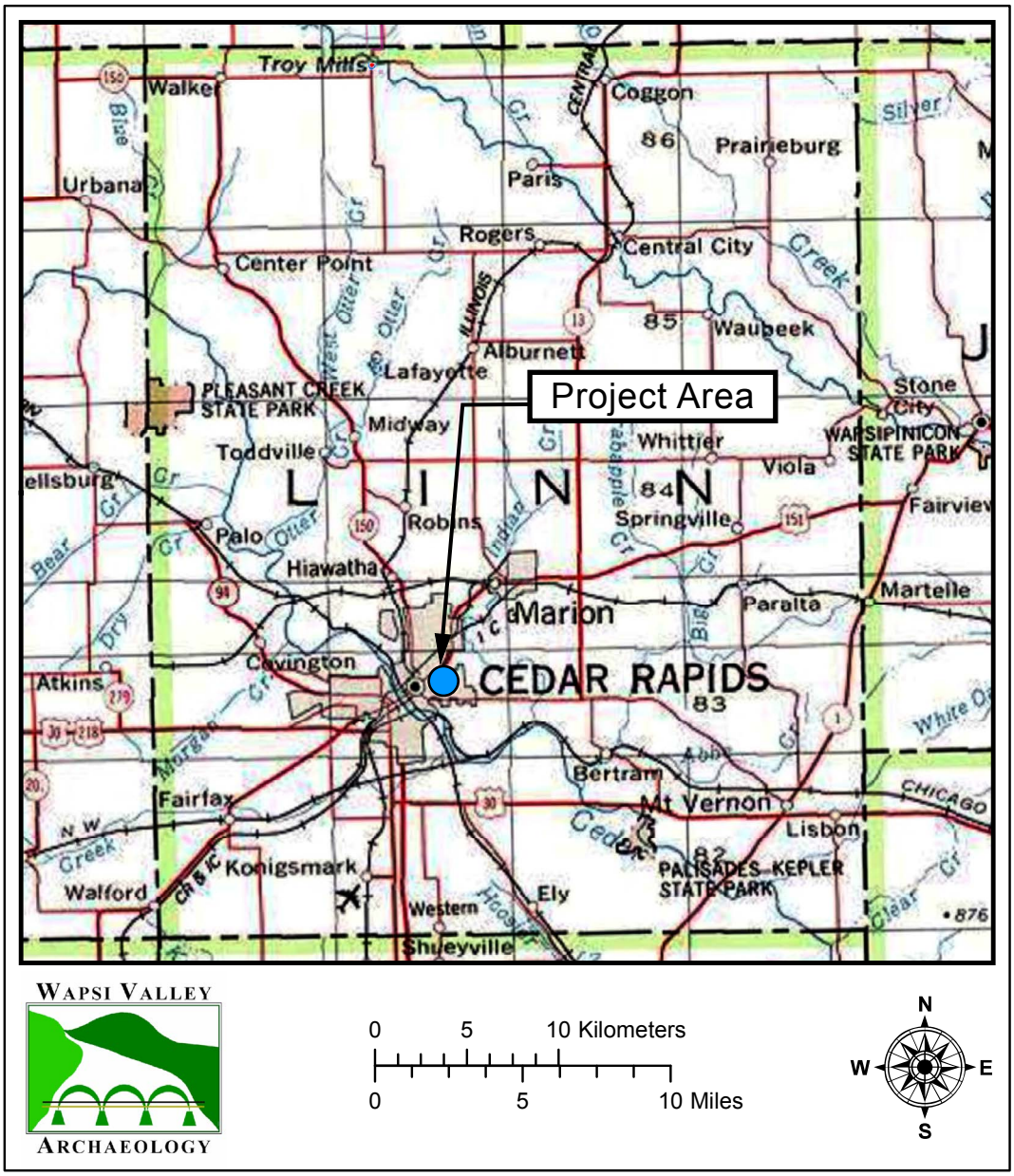
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wayne Burkholder House
Site Number: 57-11457
Address: 2300 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



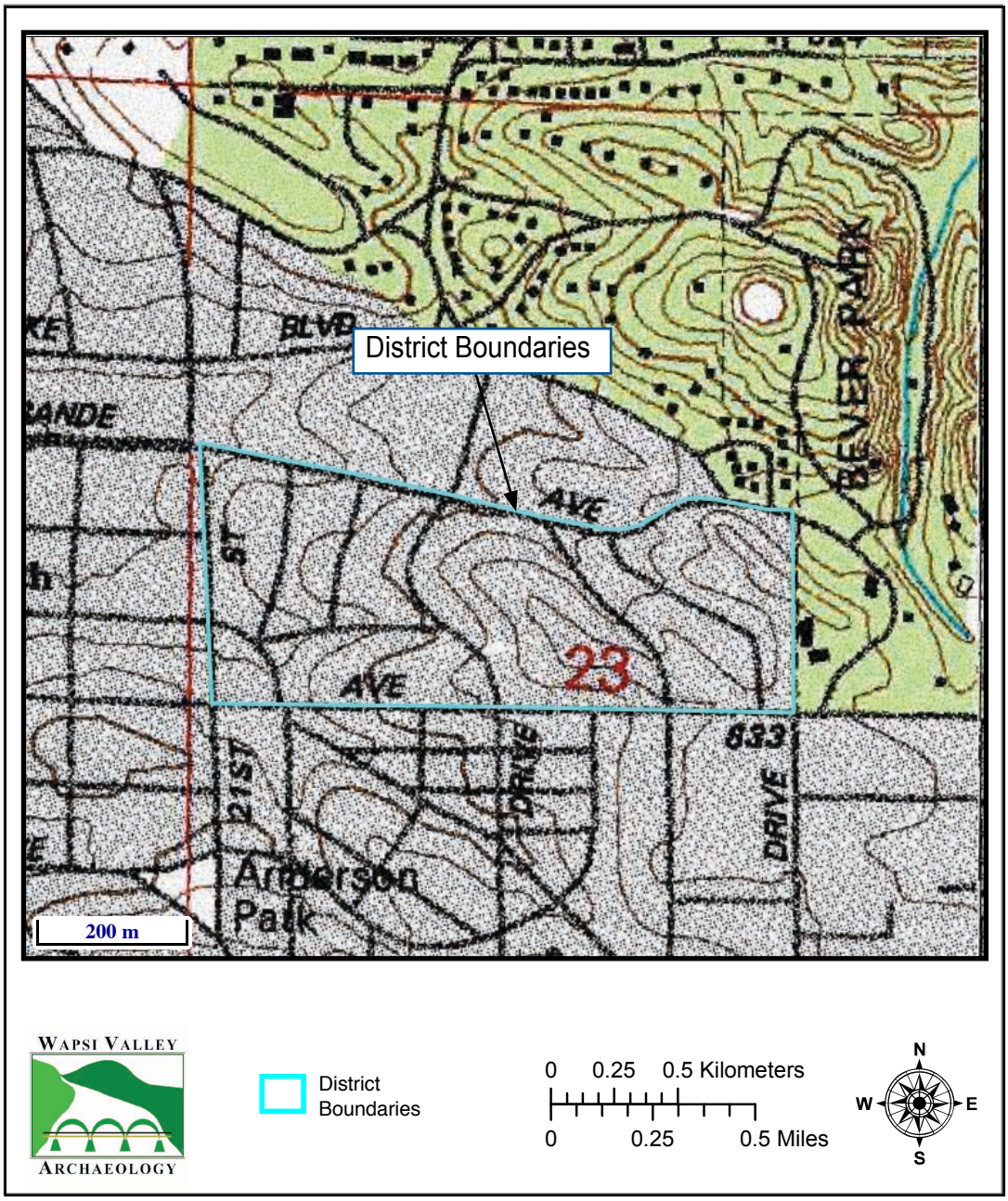
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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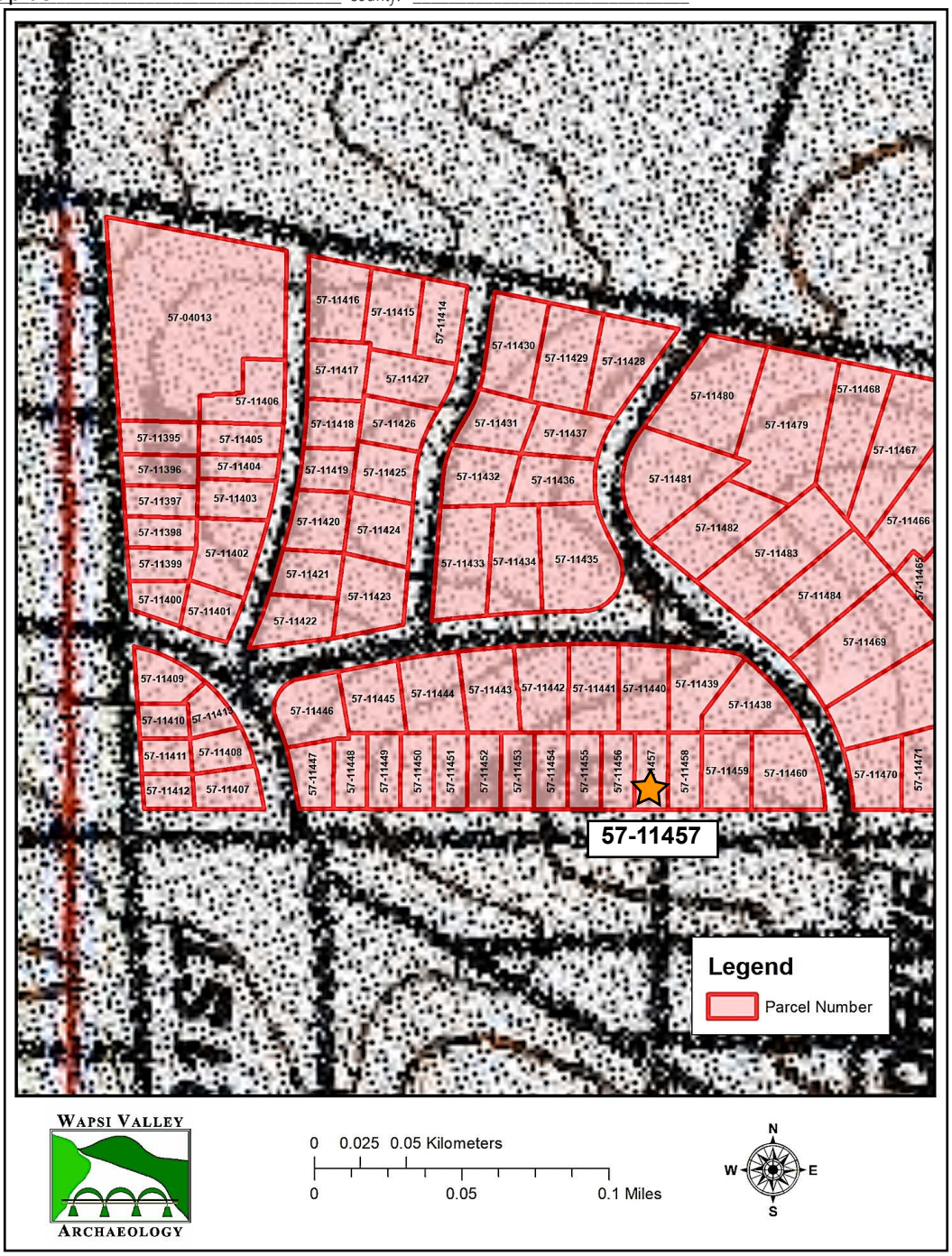
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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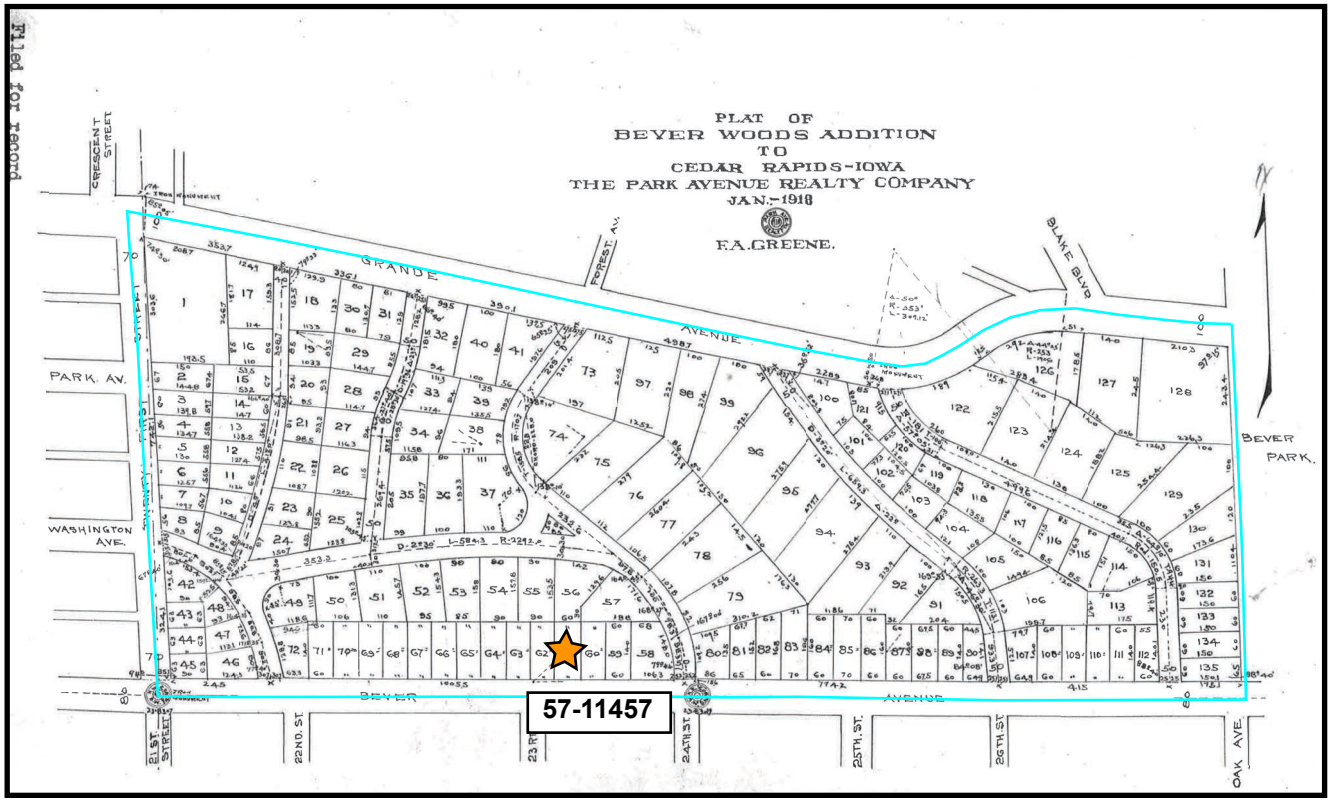
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wayne Burkholder House
Site Number: 57-11457
Address: 2300 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wayne Burkholder House
Site Number: 57-11457
Address: 2300 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wayne Burkholder House
Site Number: 57-11457
Address: 2300 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2300 Bever Avenue SE (57-11457). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wayne Burkholder House
Site Number: 57-11457
Address: 2300 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1976 photograph of 2300 Bever Avenue SE (Site Inventory No. 57-11457).
Source: Heritage Real Estate, The History Center, Cedar Rapids, Iowa.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Wayne Burkholder House
Site Number: 57-11457
Address: 2300 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2300 Bever Avenue SE (57-11457), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11458 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Carl Neitzel House

B) Other names: _____

- **Location**

A) Street address: 2304 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11458 Address: 2304 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Carl Neitzel House	Linn
Name of Property	County
2304 Bever Avenue SE	Cedar Rapids
Address	City

Carl Neitzel House, Site Inventory Number 57-11458
Address: 2304 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1924 building is a two-story side-gable wood house with entrance portico. The main materials are wood siding and asphalt roof. Two Doric columns and cornices on each side support an open pediment-entrance portico. The wood windows are original. A detached two-car garage matches the house's design.

Historic Background:
Carl H. Neitzel was born in 1891 in Iowa. He was a sales manager in an electric company. He lived with his wife Edna in the house in 1940.

Date of Construction: 1924

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1924 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

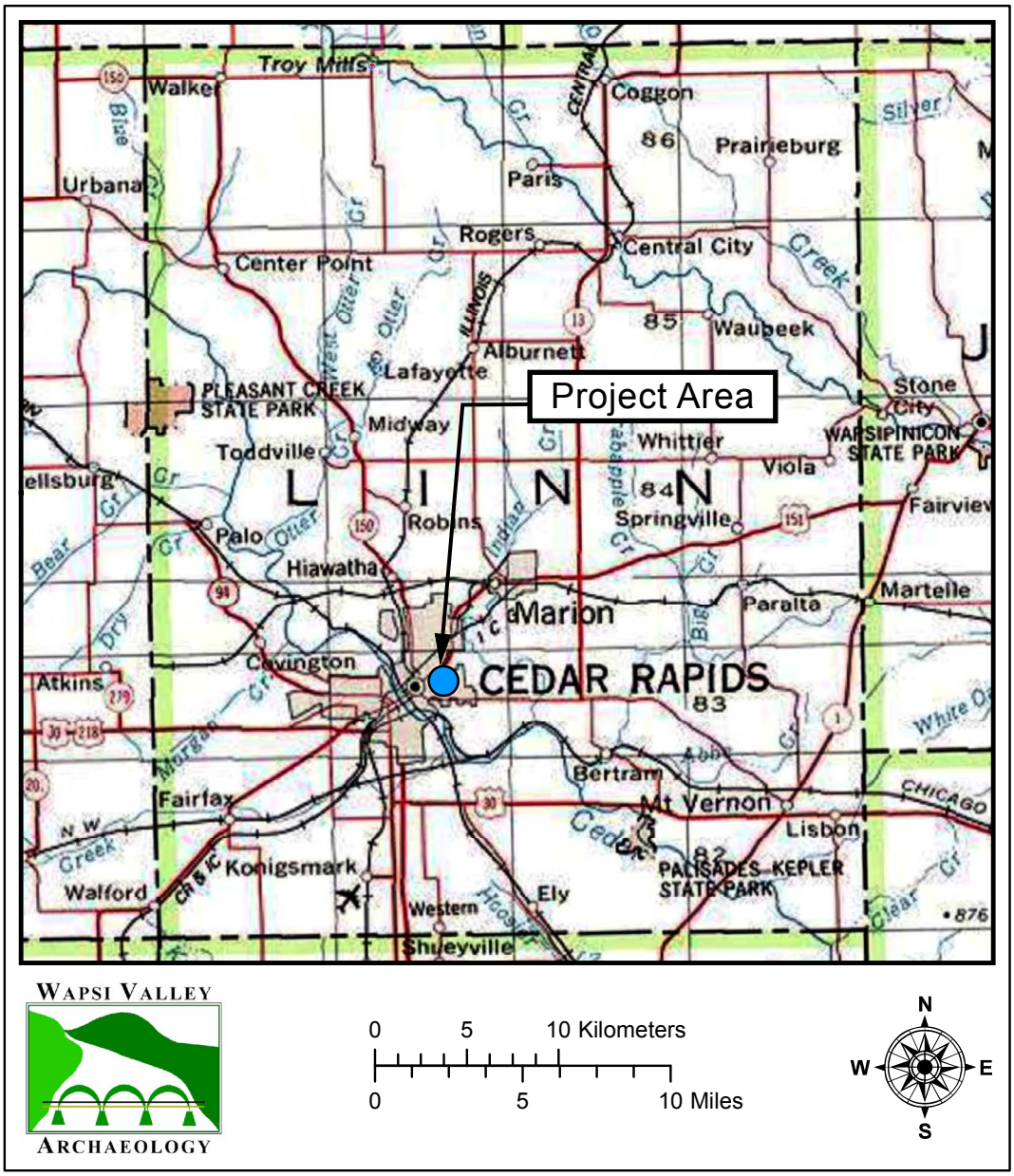
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Carl Neitzel House
Site Number: 57-11458
Address: 2304 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



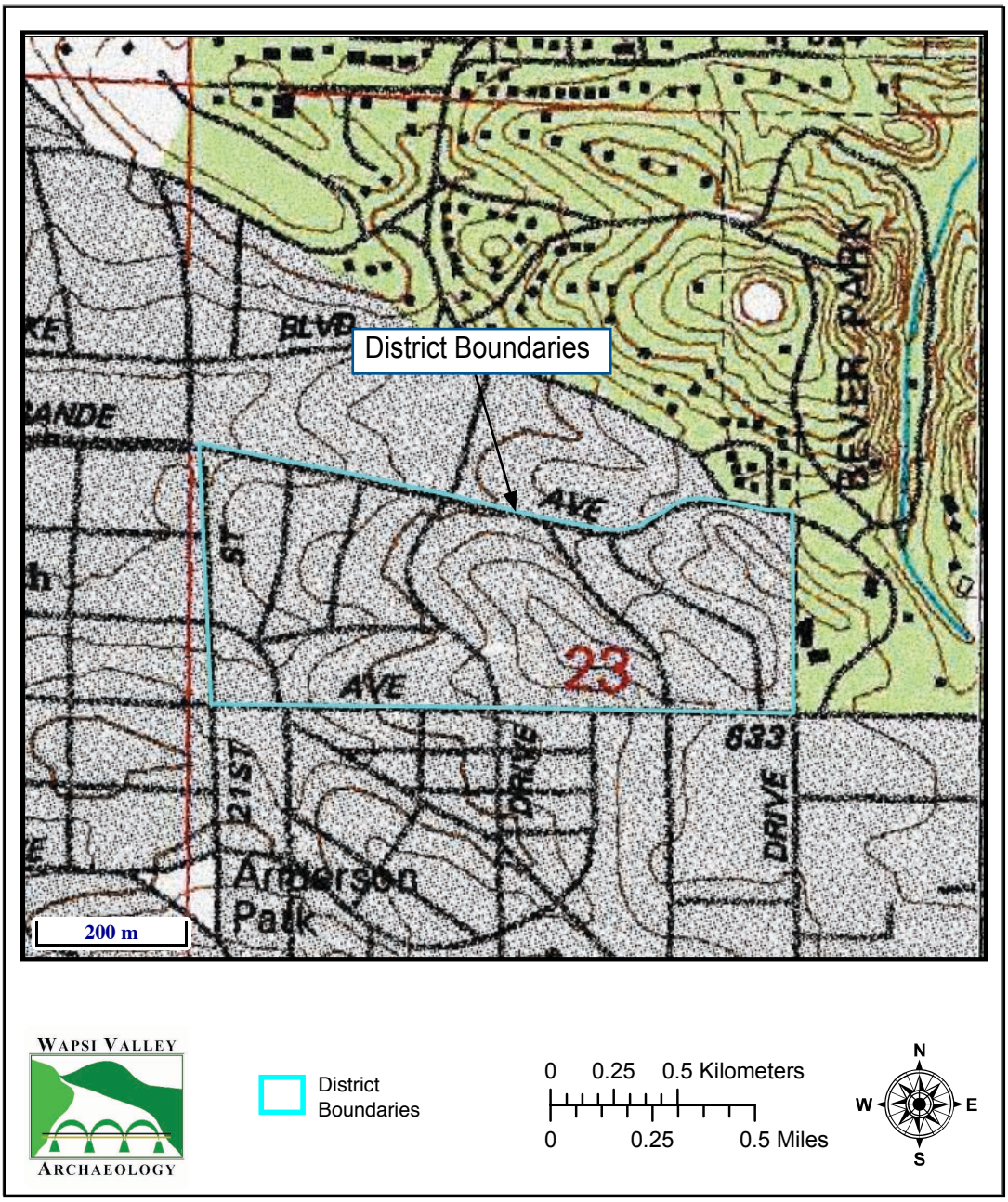
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Name of Property: Carl Neitzel House
Site Number: 57-11458
Address: 2304 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



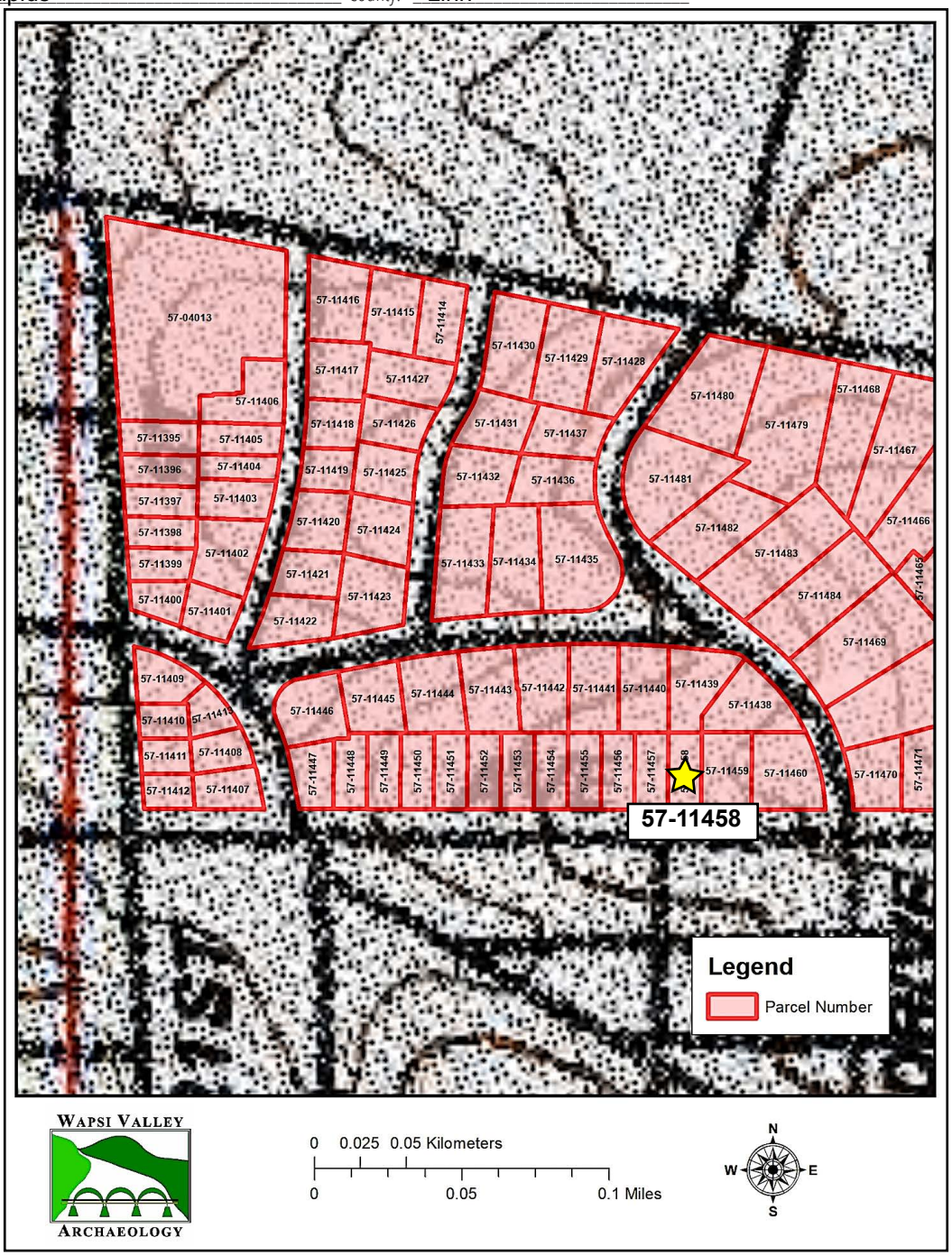
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Carl Neitzel House
Site Number: 57-11458
Address: 2304 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



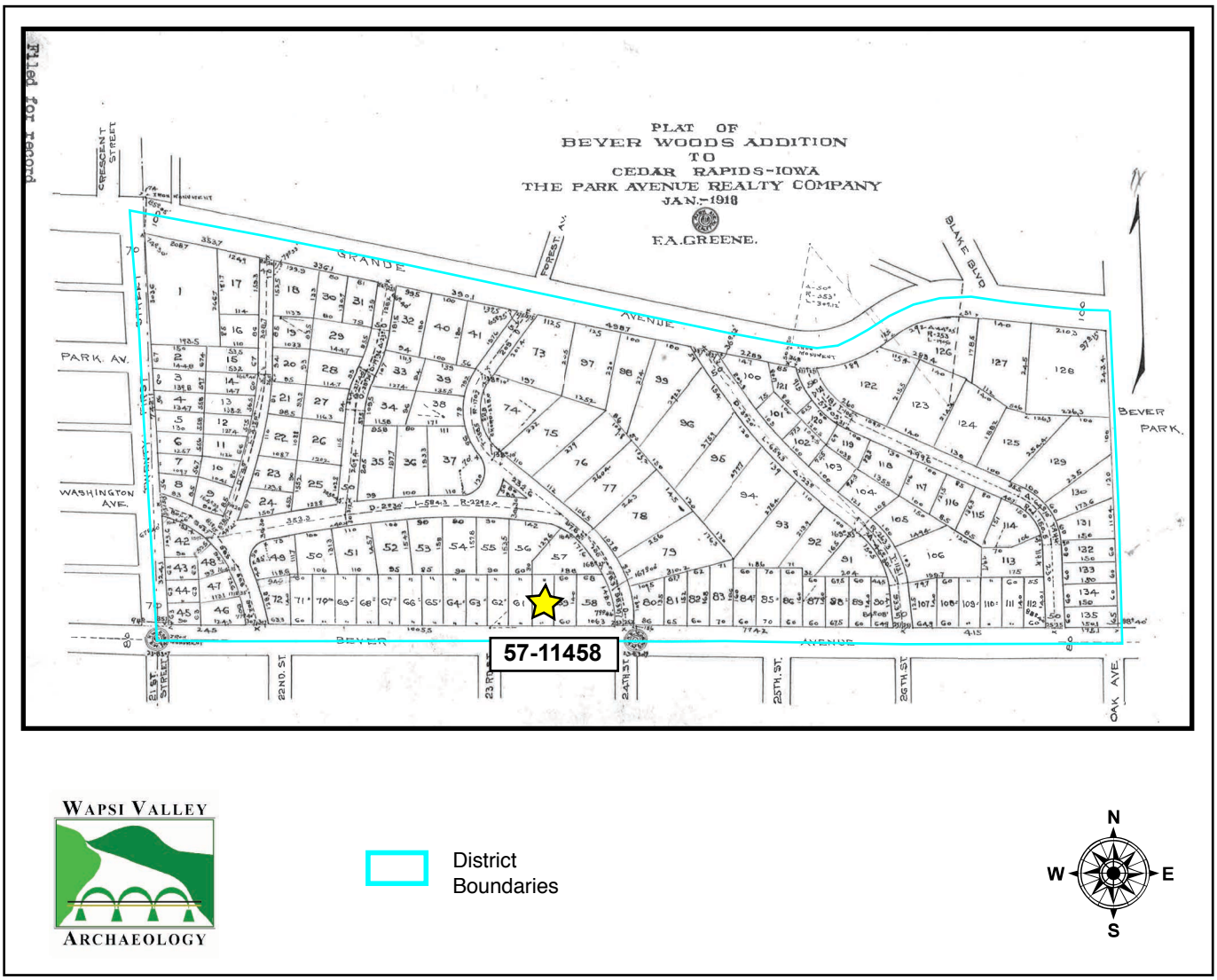
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Carl Neitzel House
Site Number: 57-11458
Address: 2304 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Carl Neitzel House
Site Number: 57-11458
Address: 2304 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Carl Neitzel House
Site Number: 57-11458
Address: 2304 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2304 Bever Avenue SE (57-11458). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Carl Neitzel House
Site Number: 57-11458
Address: 2304 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2304 Bever Avenue SE (57-11458), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11459 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Kenneth McKay House I

B) Other names: _____

- **Location**

A) Street address: 2314 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11459 Address: 2314 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Kenneth McKay House I	Linn
Name of Property	County
2314 Bever Avenue SE	Cedar Rapids
Address	City

Kenneth McKay House I, Site Inventory Number 57-11459
Address: 2314 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1924 building is a two-story side-gable wood house with front entrance portico. The main materials are wood siding and asphalt roof. Two fluted Doric columns and two pilasters support the portico roof, which has cornices and a faux balcony. A first-level side volume has dentil details, as does the roof, and is recessed from the main house. Some wood windows are original and two first-level windows have been replaced. A detached two-car garage matches the house's design.

Historic Background:
Kenneth McKay was born in 1888 in Scotland and was married to Anna. He was a contractor, builder and designer. Together with his brother Bruce, they formed McKay Construction Company and built houses in Cedar Rapids. It is likely that McKay Construction Co. built this house and that Kenneth designed it.

Date of Construction: 1924

Integrity:
The Neoclassical style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by some window replacements. The 1924 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Kenneth McKay House I	Linn
Name of Property	County
2314 Bever Avenue SE	Cedar Rapids
Address	City

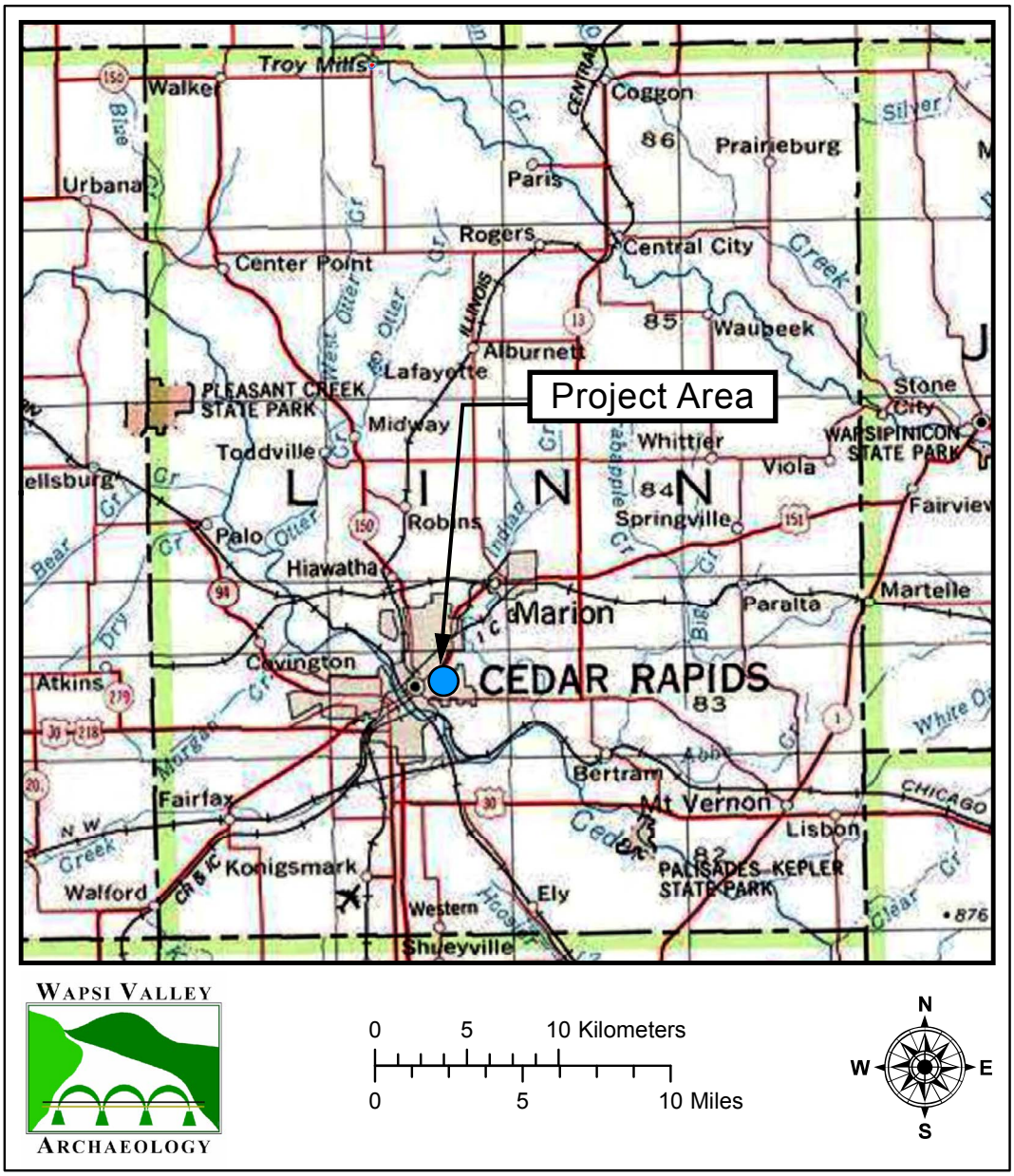
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



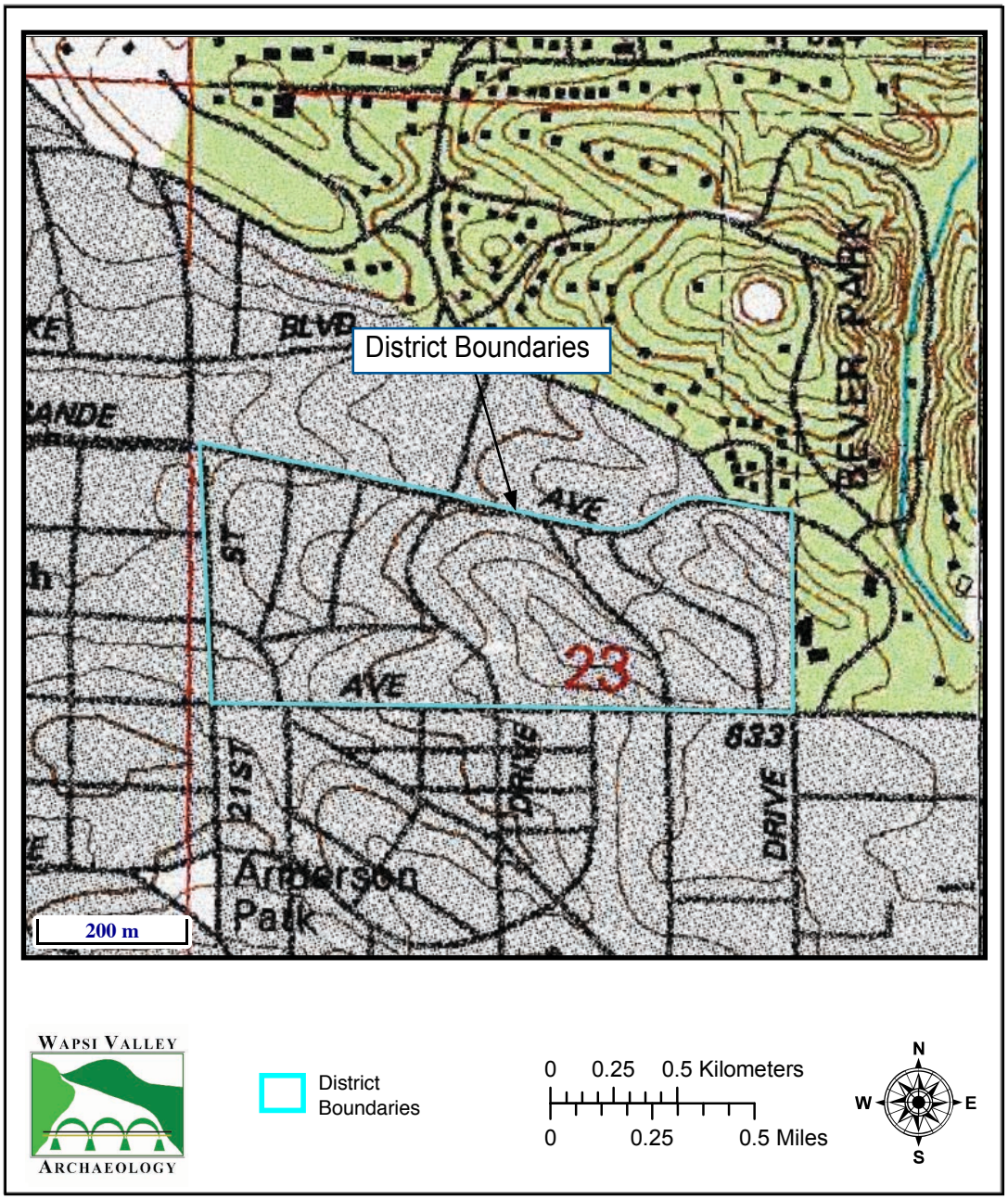
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



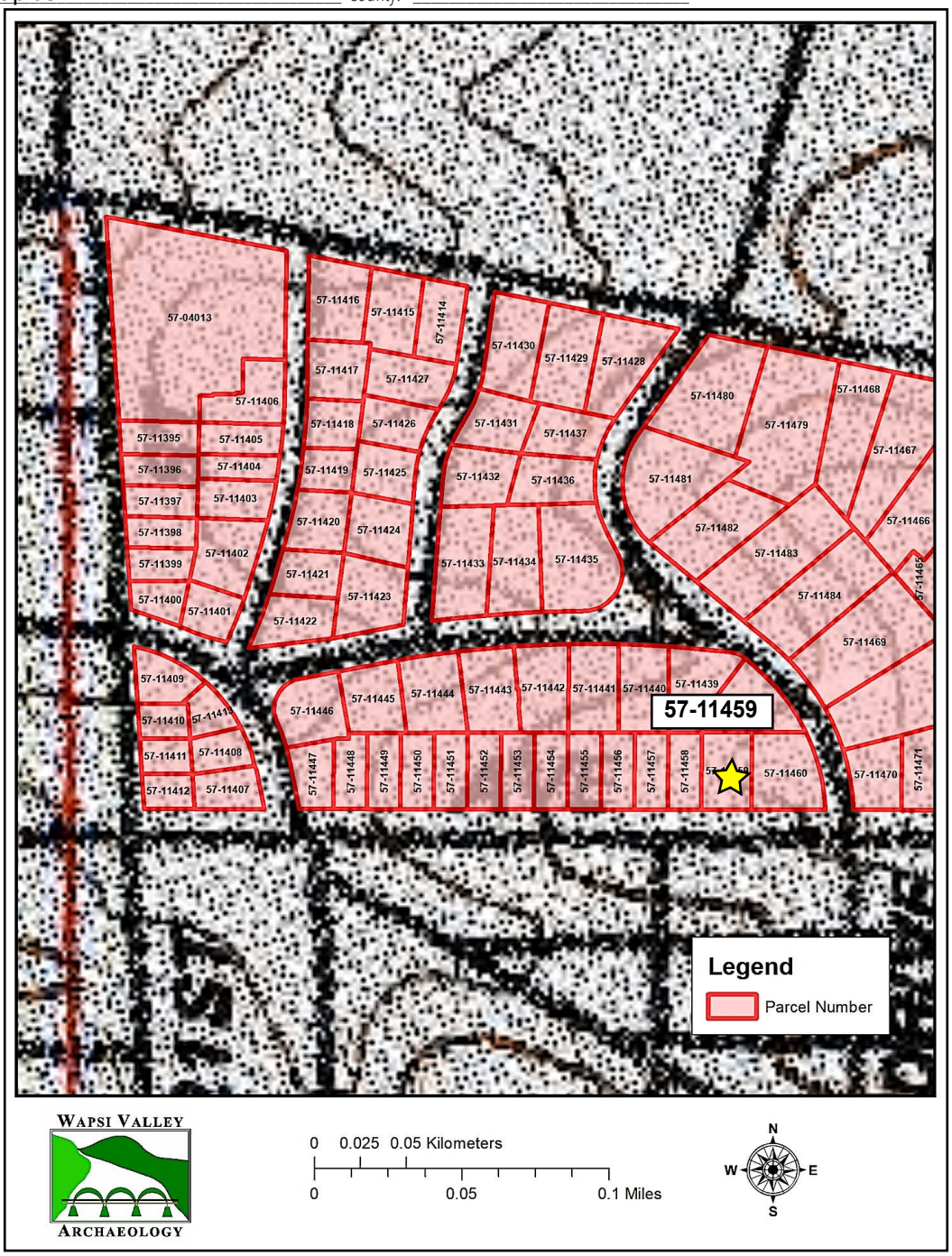
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
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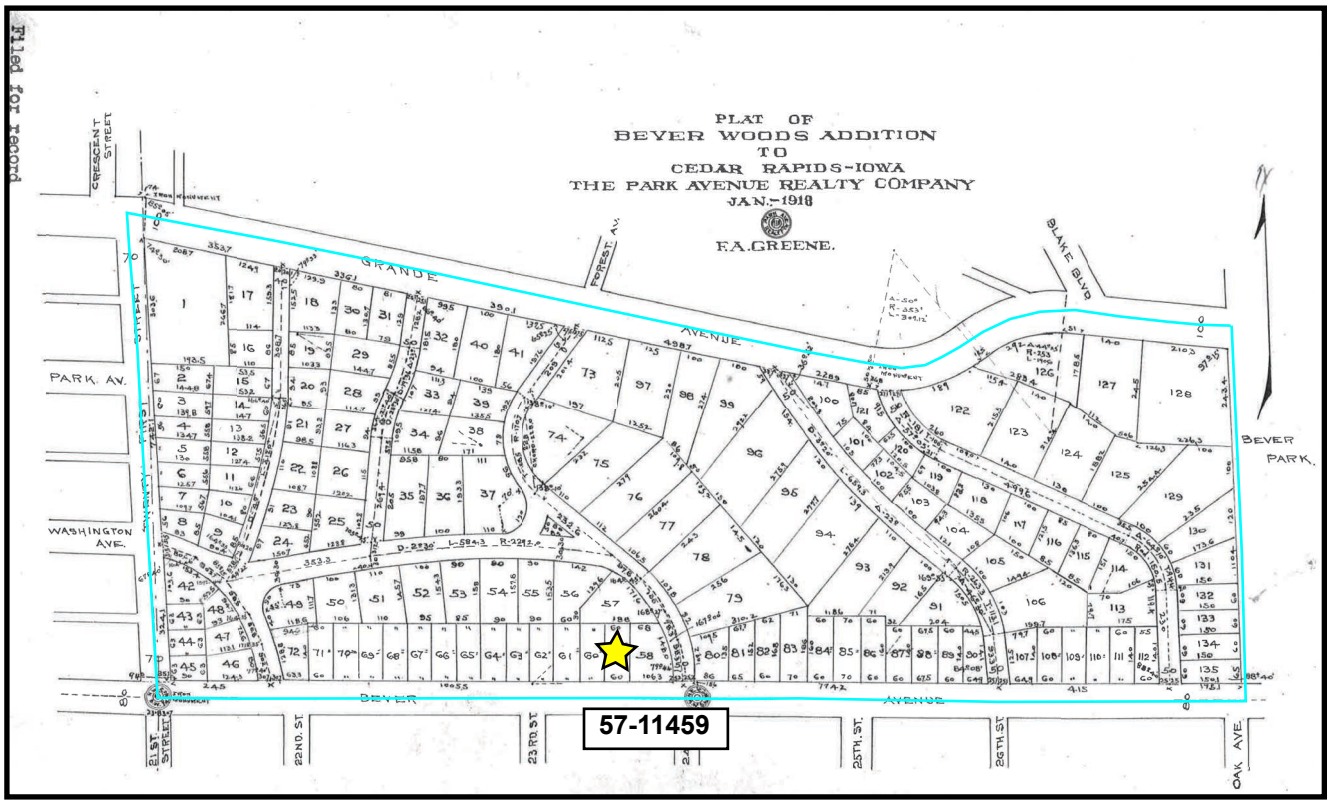
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2314 Bever Avenue SE (57-11459). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1980 photograph of 2314 Bever Avenue SE (Site Inventory No. 57-11459).
Source: M L & L Company, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House I
Site Number: 57-11459
Address: 2314 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2314 Bever Avenue SE (57-11459), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11460 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Herbert Pelton House

B) Other names: _____

- **Location**

A) Street address: 2326 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11460 Address: 2326 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Herbert Pelton House	Linn
Name of Property	County
2326 Bever Avenue SE	Cedar Rapids
Address	City

Herbert Pelton House, Site Inventory Number 57-11460

Address: 2326 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1921 building is a two-story wood house with side-gambrel roof and two front shed-roof dormers. The main materials are vinyl siding and asphalt roof. A side volume is recessed from the back of the main house. Two fluted Doric columns support a shed-roof entrance portico. The front door has sidelites. The wood windows are original. A detached one-car garage matches the house's design.

Date of Construction: 1921

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the change in siding material. The 1921 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

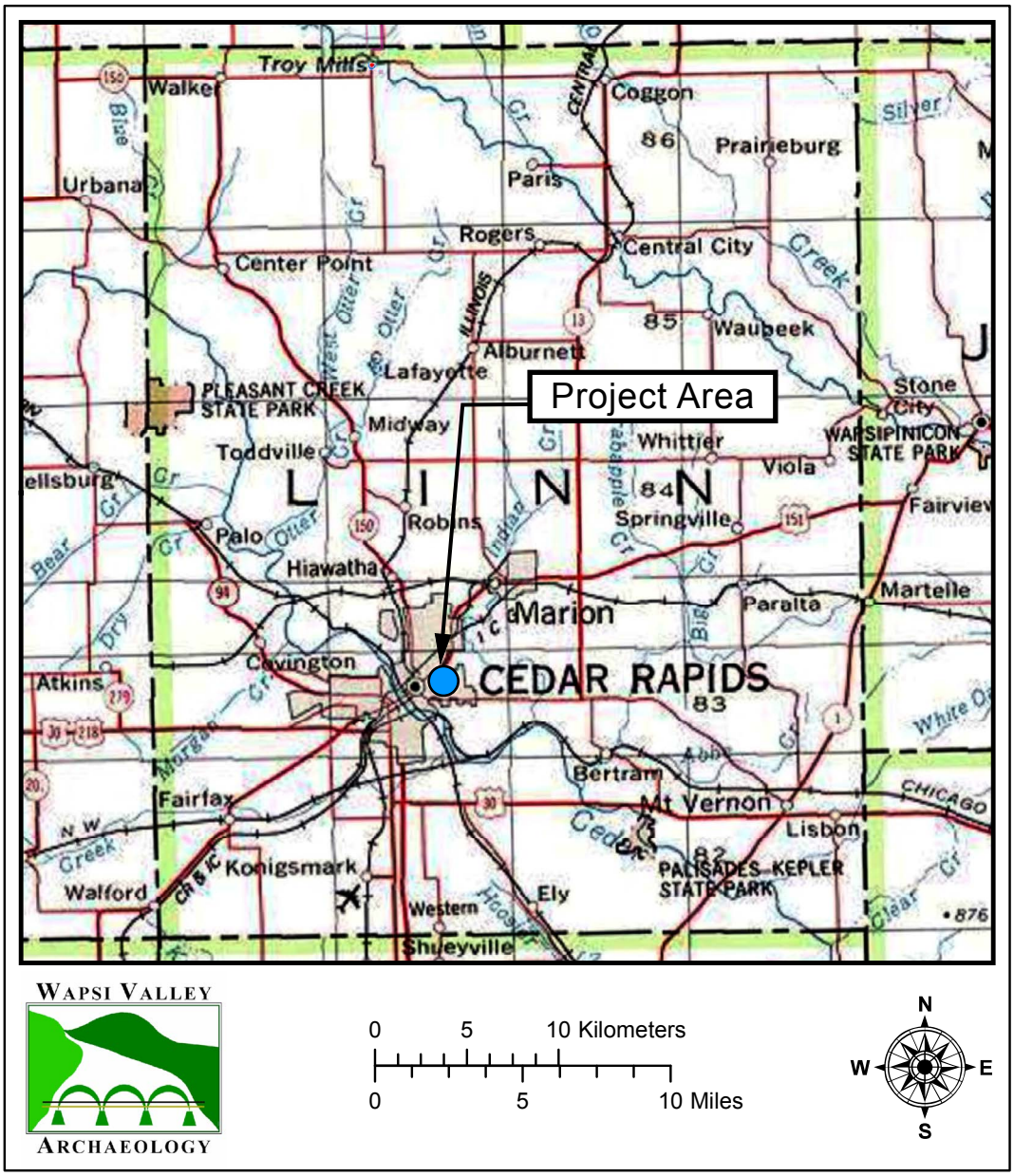
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Herbert Pelton House
Site Number: 57-11460
Address: 2326 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



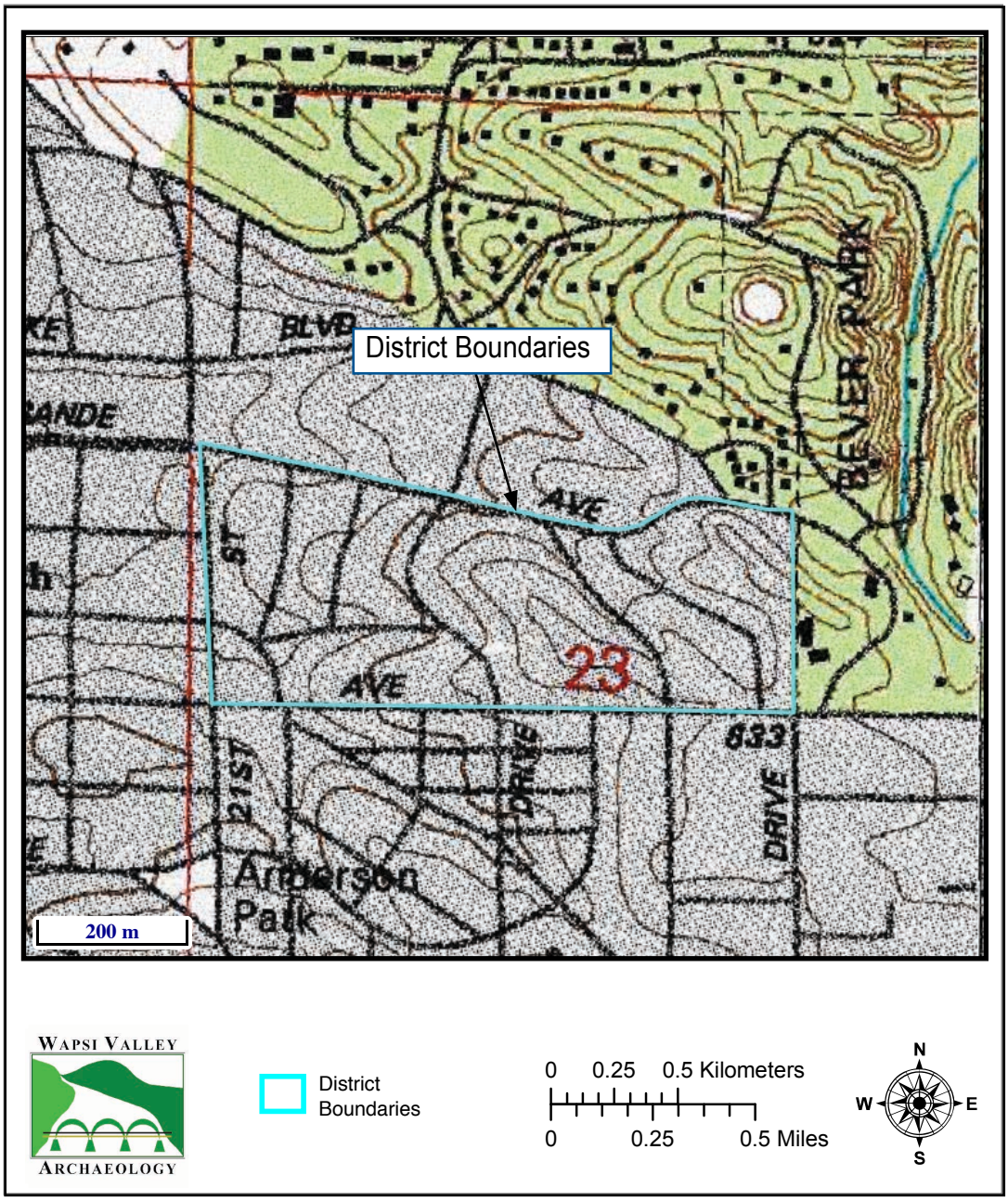
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Name of Property: Herbert Pelton House
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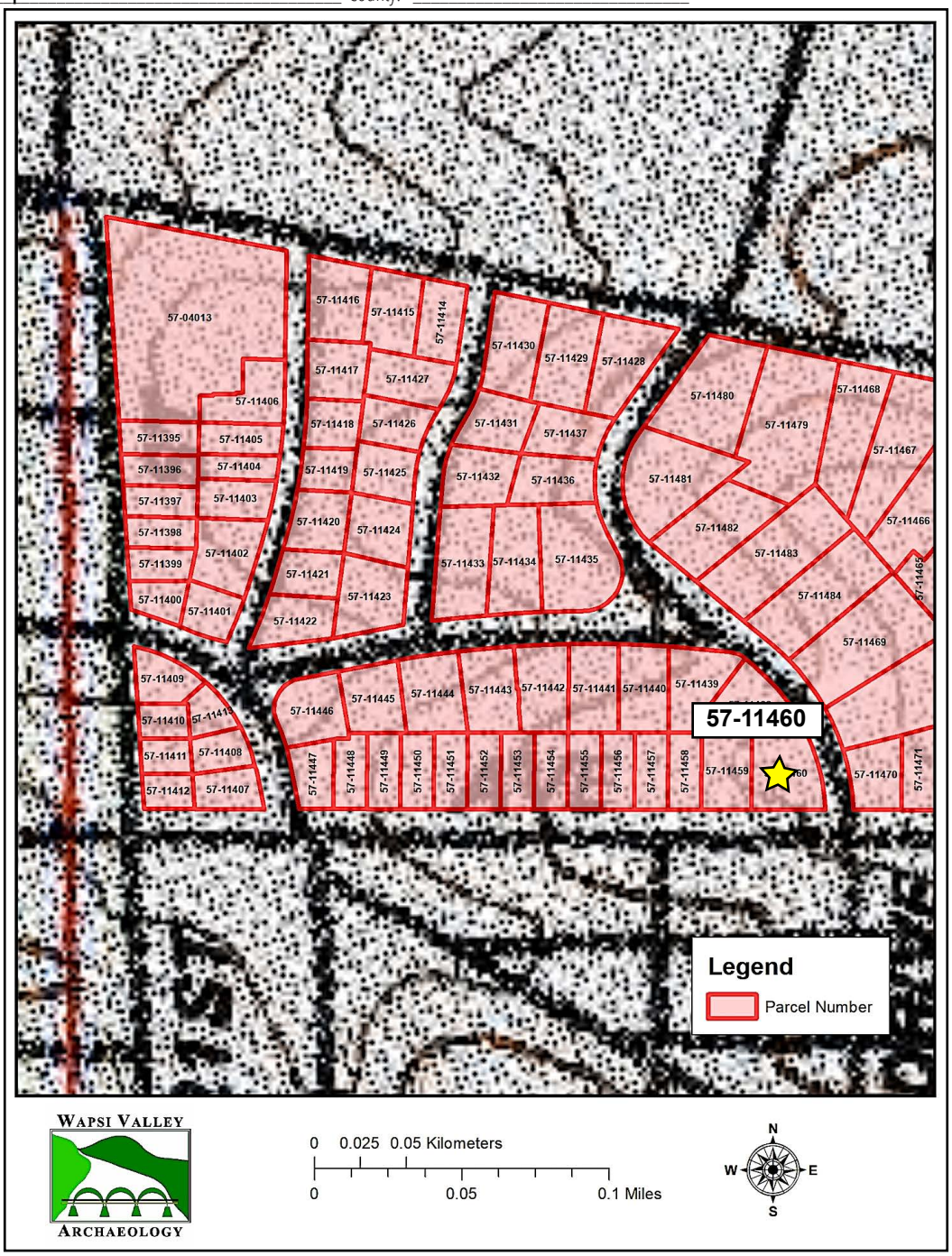
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Herbert Pelton House
Site Number: 57-11460
Address: 2326 Bever Avenue SE
Related District Number: 57-11394
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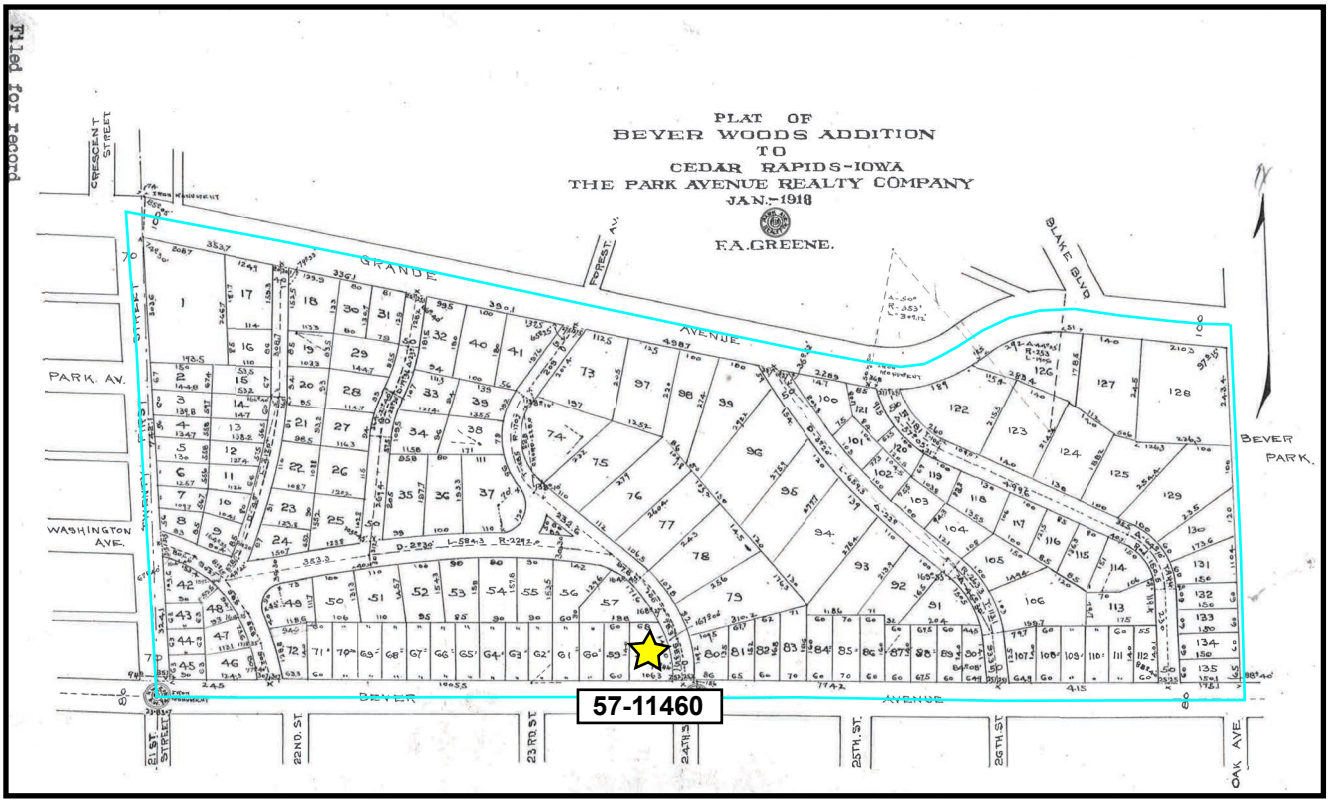
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Herbert Pelton House
Site Number: 57-11460
Address: 2326 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Herbert Pelton House
Site Number: 57-11460
Address: 2326 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Herbert Pelton House
Site Number: 57-11460
Address: 2326 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2326 Bever Avenue SE (57-11460). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Herbert Pelton House
Site Number: 57-11460
Address: 2326 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1964 photograph of 2326 Bever Avenue SE (Site Inventory No. 57-11460).
Source: Hedges Real Estate, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Herbert Pelton House
Site Number: 57-11460
Address: 2326 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2326 Bever Avenue SE (57-11460), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11461 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Davis Auten House

B) Other names: _____

- **Location**

A) Street address: 2520 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11461 Address: 2520 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Davis Auten House	Linn
Name of Property	County
2520 Bever Avenue SE	Cedar Rapids
Address	City

Davis Auten House, Site Inventory Number 57-11461

Address: 2520 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story hipped-roof wood house with front hipped-roof dormer. The main materials are wood siding and asphalt roof. Three Doric columns and a pilaster support each side of an open-pediment entrance portico. The entrance door has a wood fan detail above. The wood windows are original. A detached two-car garage matches the house's design.

Date of Construction: 1922

Integrity:
The Neoclassical style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1922 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

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"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

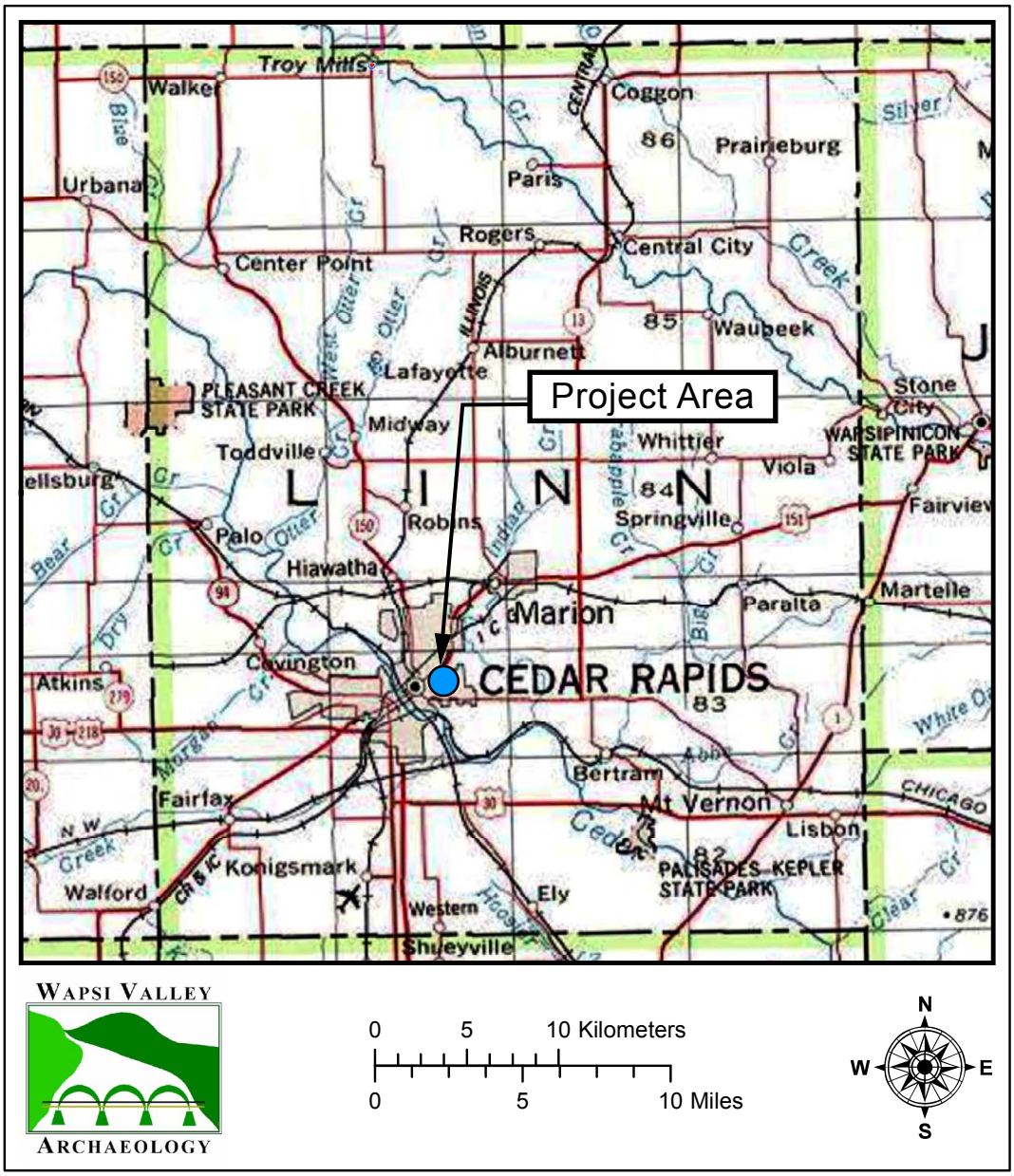
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Davis Auten House
Site Number: 57-11461
Address: 2520 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



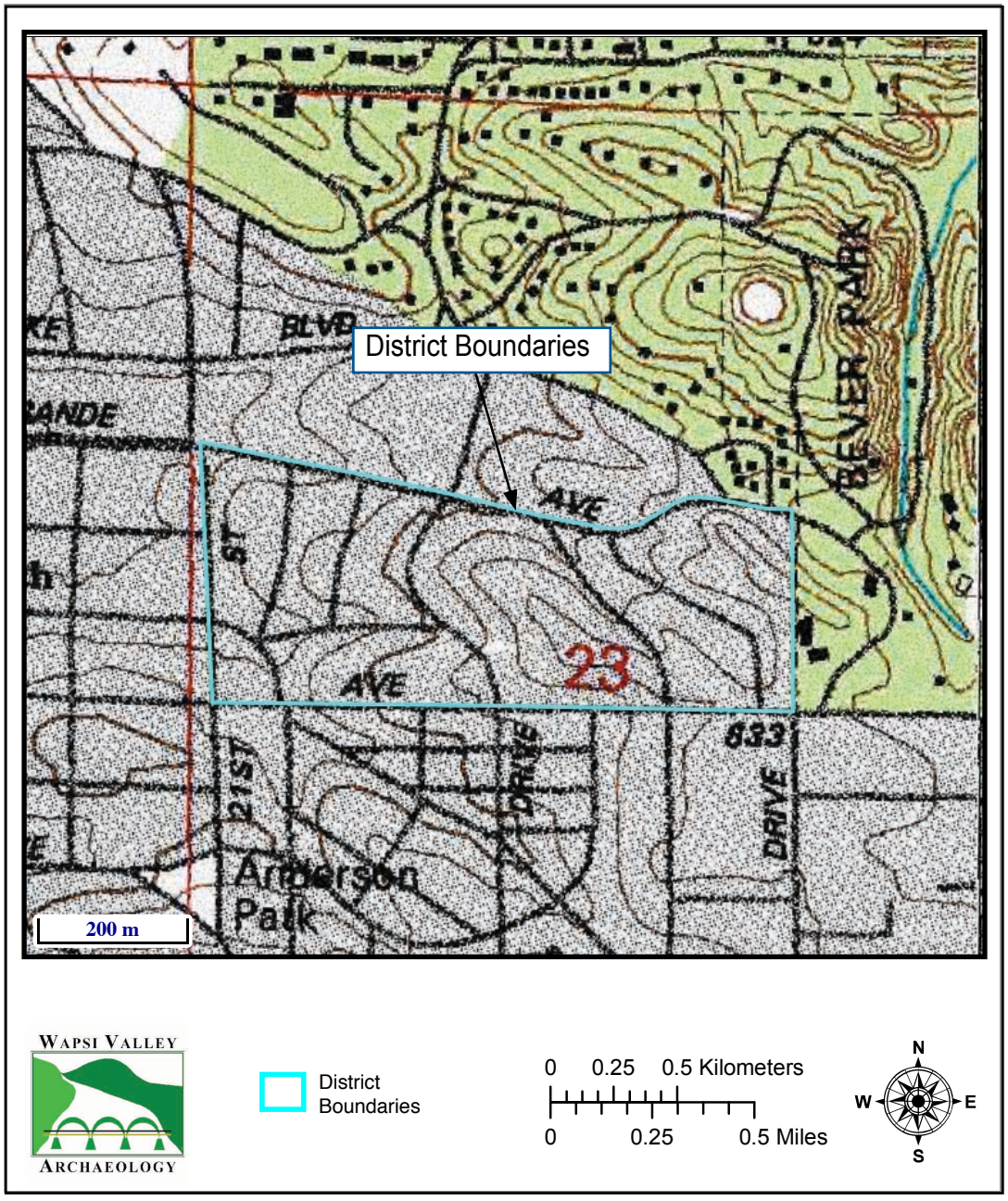
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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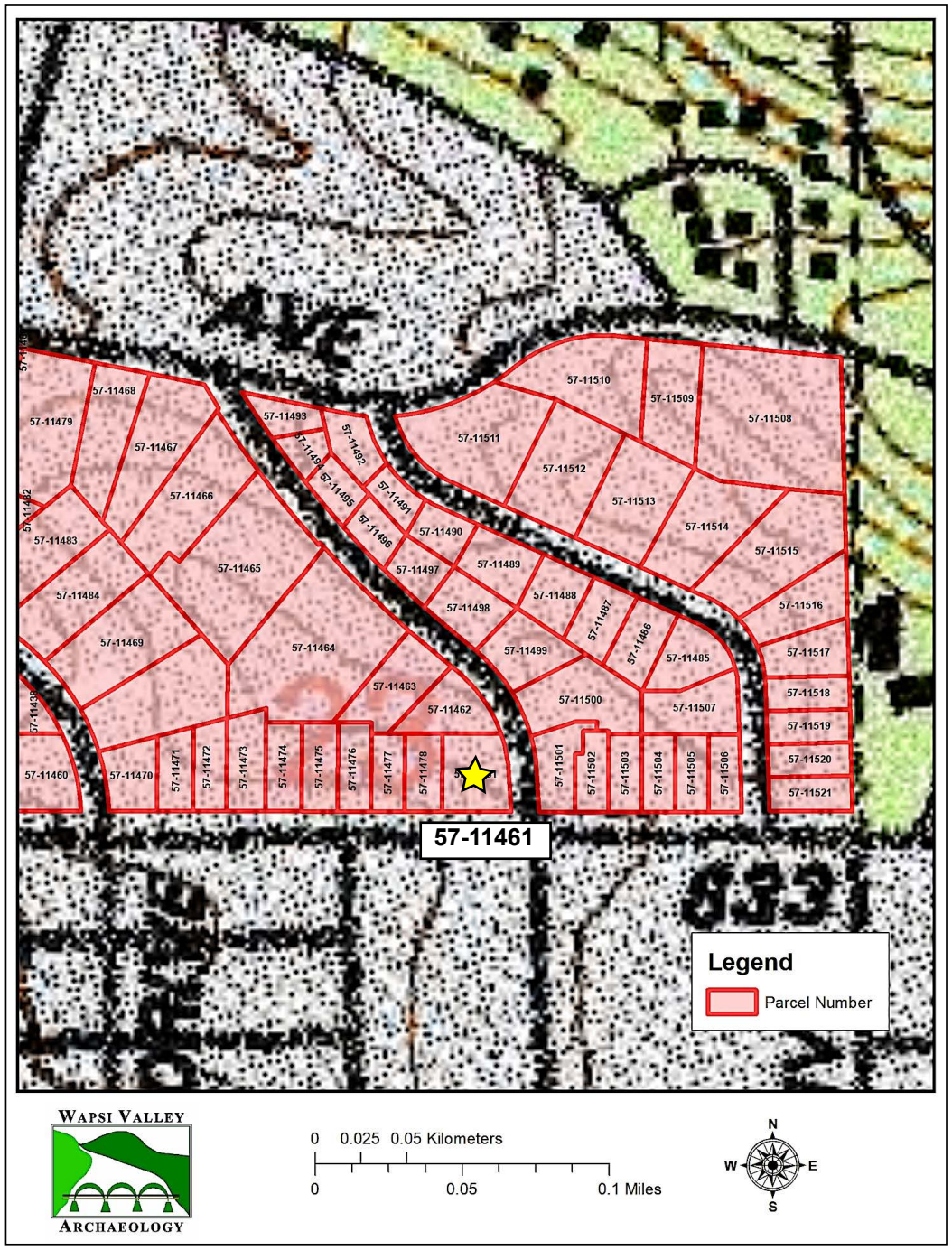
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

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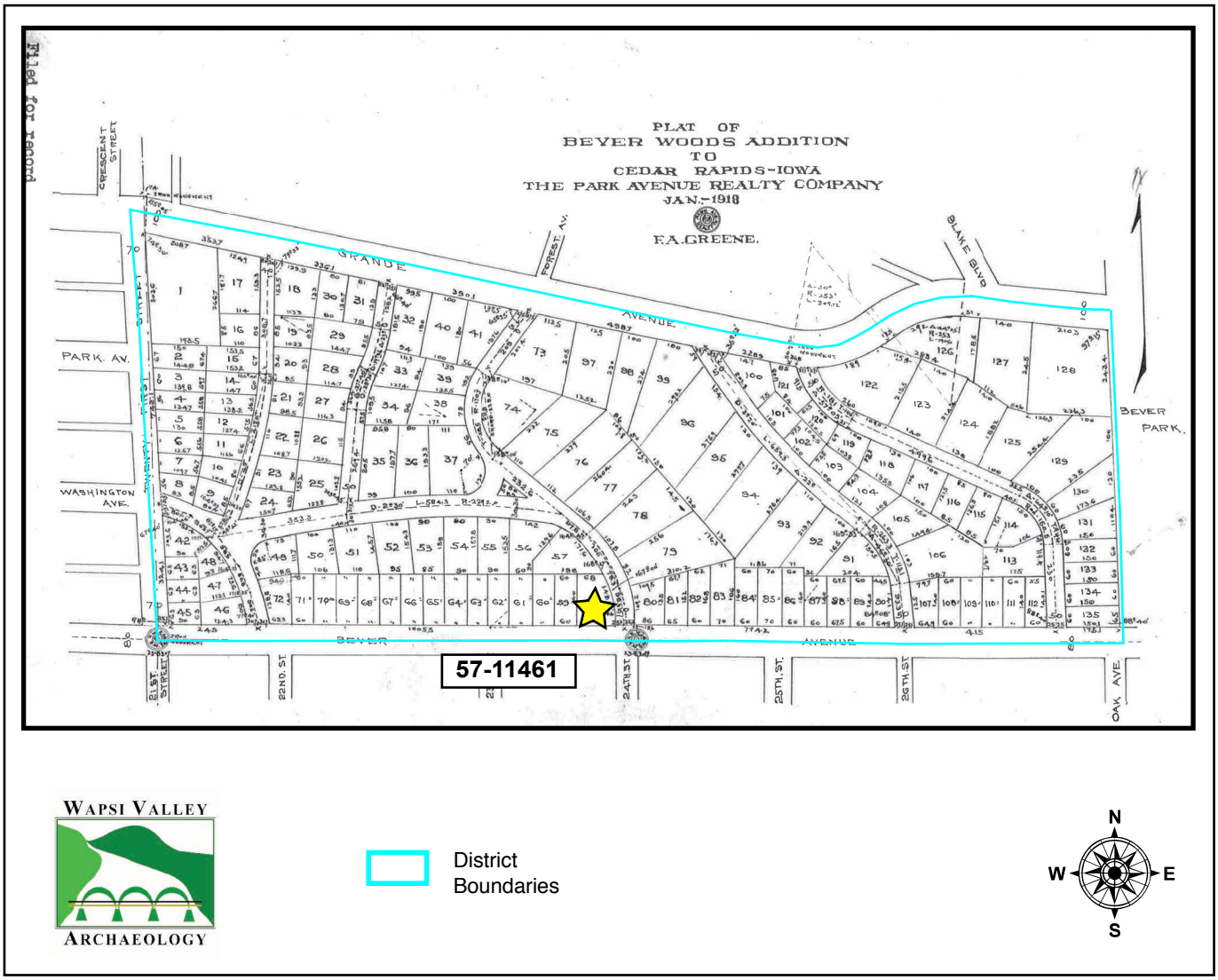
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Davis Auten House
Site Number: 57-11461
Address: 2520 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Davis Auten House
Site Number: 57-11461
Address: 2520 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Davis Auten House
Site Number: 57-11461
Address: 2520 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2520 Bever Avenue SE (57-11461). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Davis Auten House
Address: 2520 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11461
Related District Number: 57-11394



2520 Bever Avenue SE (57-11461), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11462 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Myers House

B) Other names: _____

- **Location**

A) Street address: 367 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 18 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11462 Address: 367 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Myers House	Linn
Name of Property	County
367 Woodland Drive SE	Cedar Rapids
Address	City

Myers House, Site Inventory Number 57-11462

Address: 367 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story side-gable house with front-gable entrance and two front awning dormers. The main materials are vinyl siding and asphalt roof. The front entrance door has a pediment detail. A recessed side volume is an attached two-car garage that matches the house.

Date of Construction: 1920

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the changes in siding material and window replacements. The 1960 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

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Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

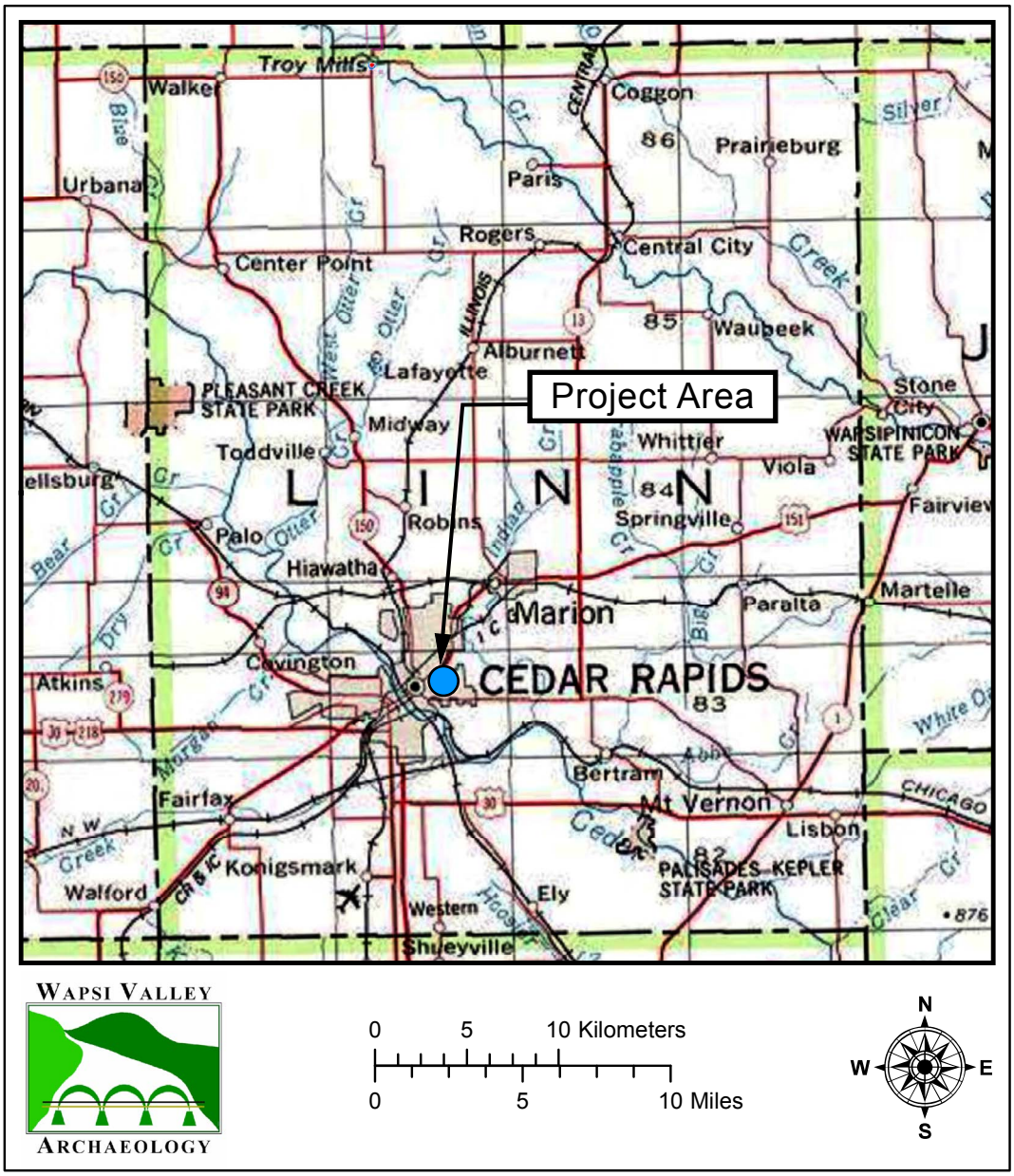
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Myers House
Site Number: 57-11462
Address: 367 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



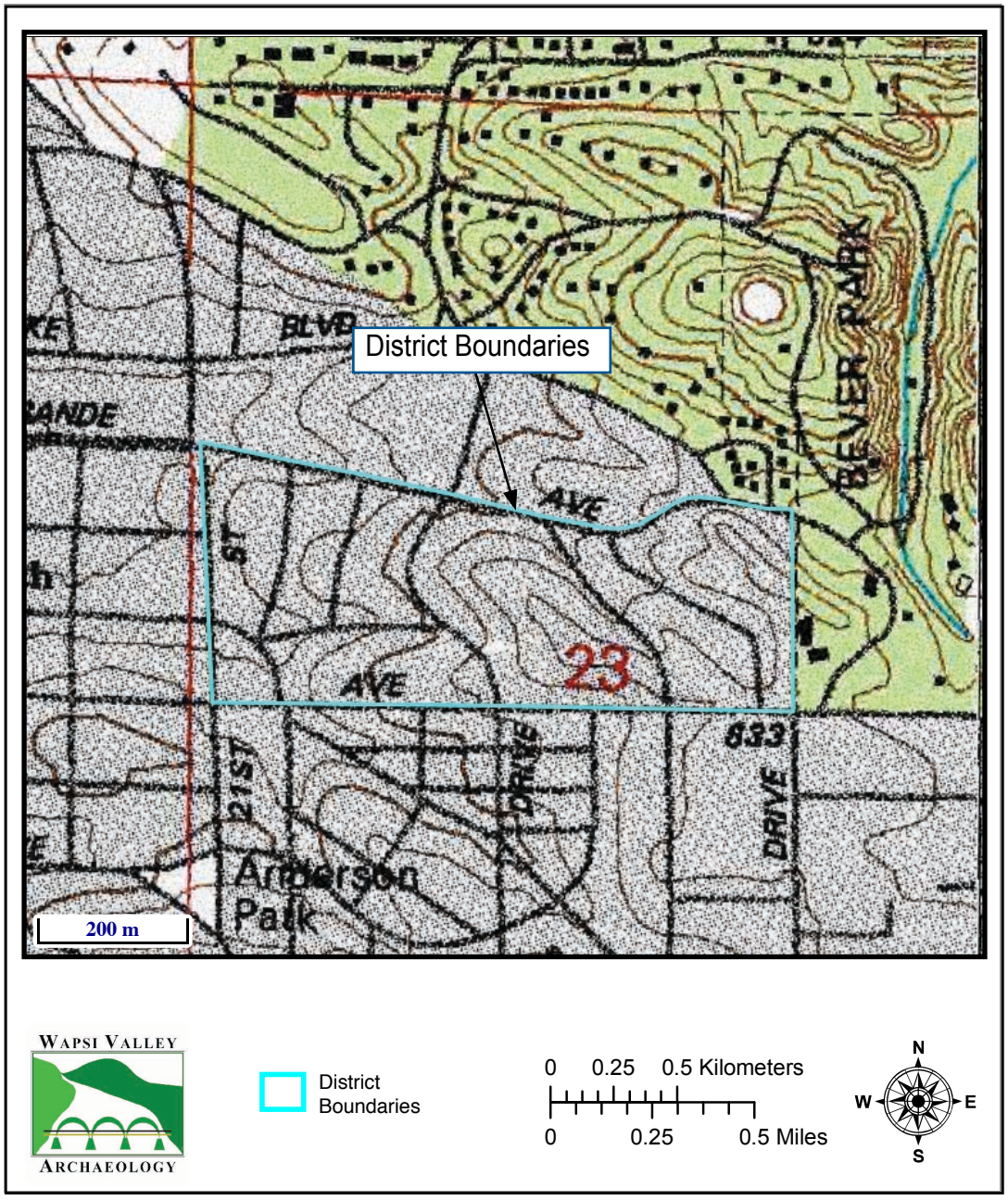
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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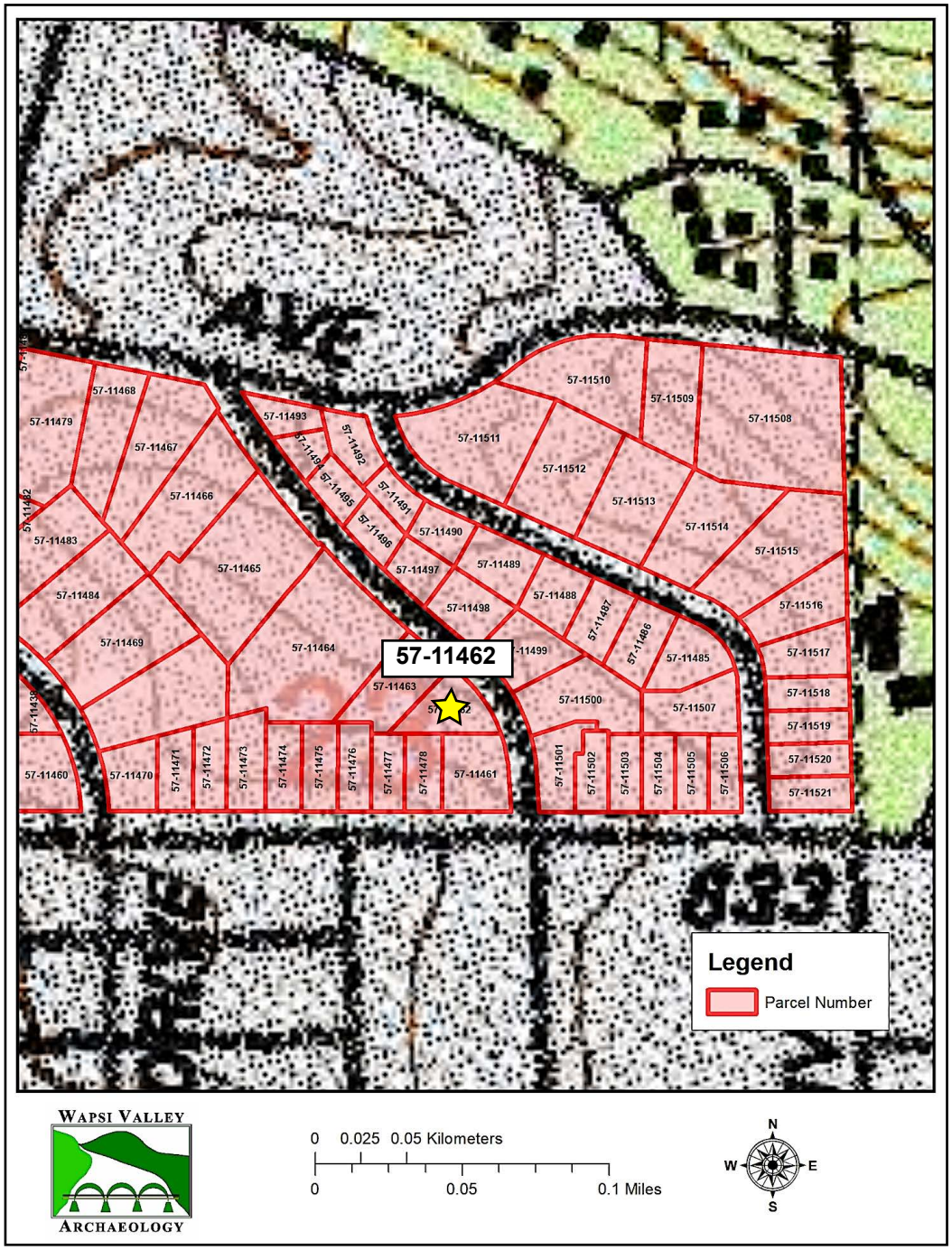
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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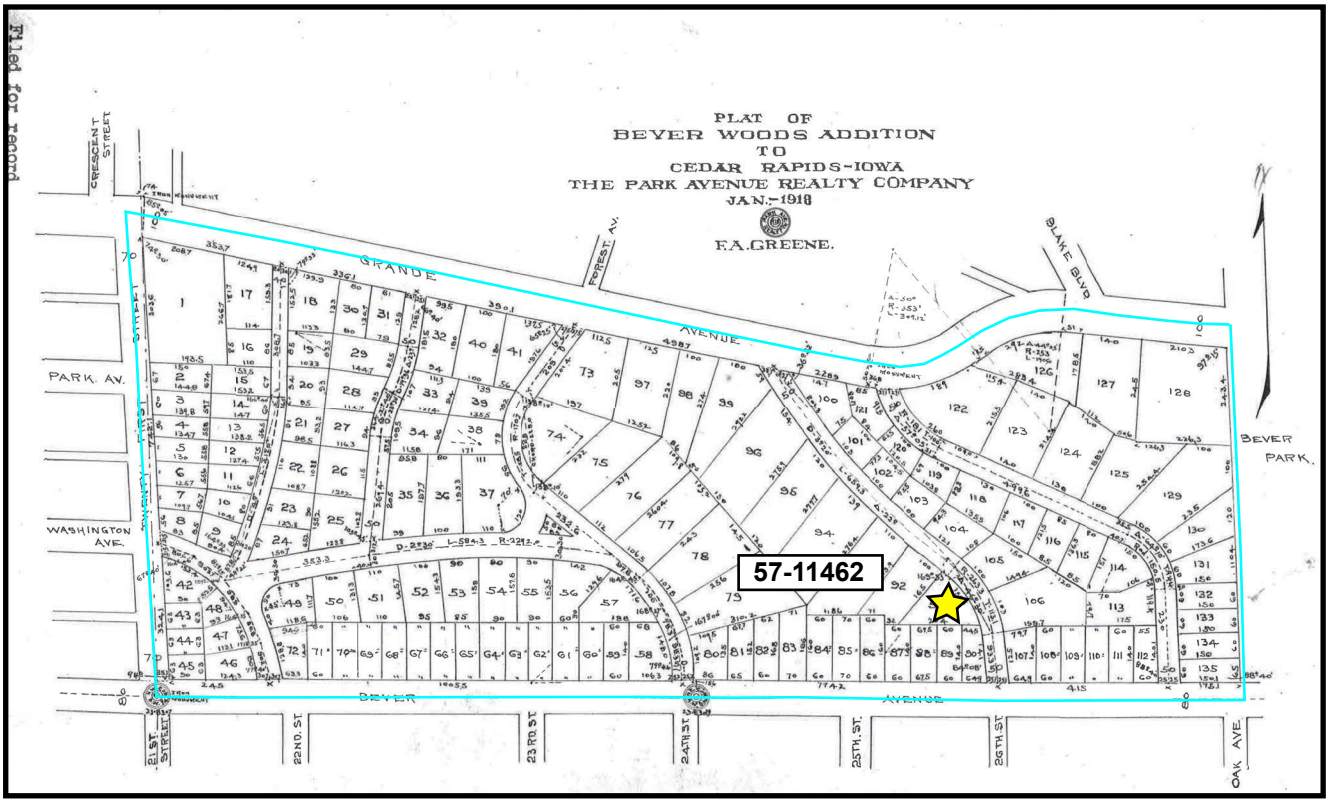
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Myers House
Site Number: 57-11462
Address: 367 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Myers House
Site Number: 57-11462
Address: 367 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Myers House
Site Number: 57-11462
Address: 367 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 367 Woodland Drive SE (57-11462). *Source: Linn County Assessor.*

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Name of Property: Myers House
Site Number: 57-11462
Address: 367 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



367 Woodland Drive SE (57-11462), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11463 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Arnold Tuttle House

B) Other names: _____

- **Location**

A) Street address: 361 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11463 Address: 361 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Arnold Tuttle House	Linn
Name of Property	County
361 Woodland Drive SE	Cedar Rapids
Address	City

Arnold Tuttle House, Site Inventory Number 57-11463

Address: 361 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story side-gable house with two gable-roof dormers. The main materials are wood, stucco siding and asphalt roof. Rafter details adorn the roof eaves. Two Doric columns and four pilasters support an open pediment entrance portico. The front door has a segmented arch glass transom and sidelites. The windows are replacements. An attached two-car garage is on the back of house.

Date of Construction: 1919

Integrity:
The Neoclassical style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The 1970 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

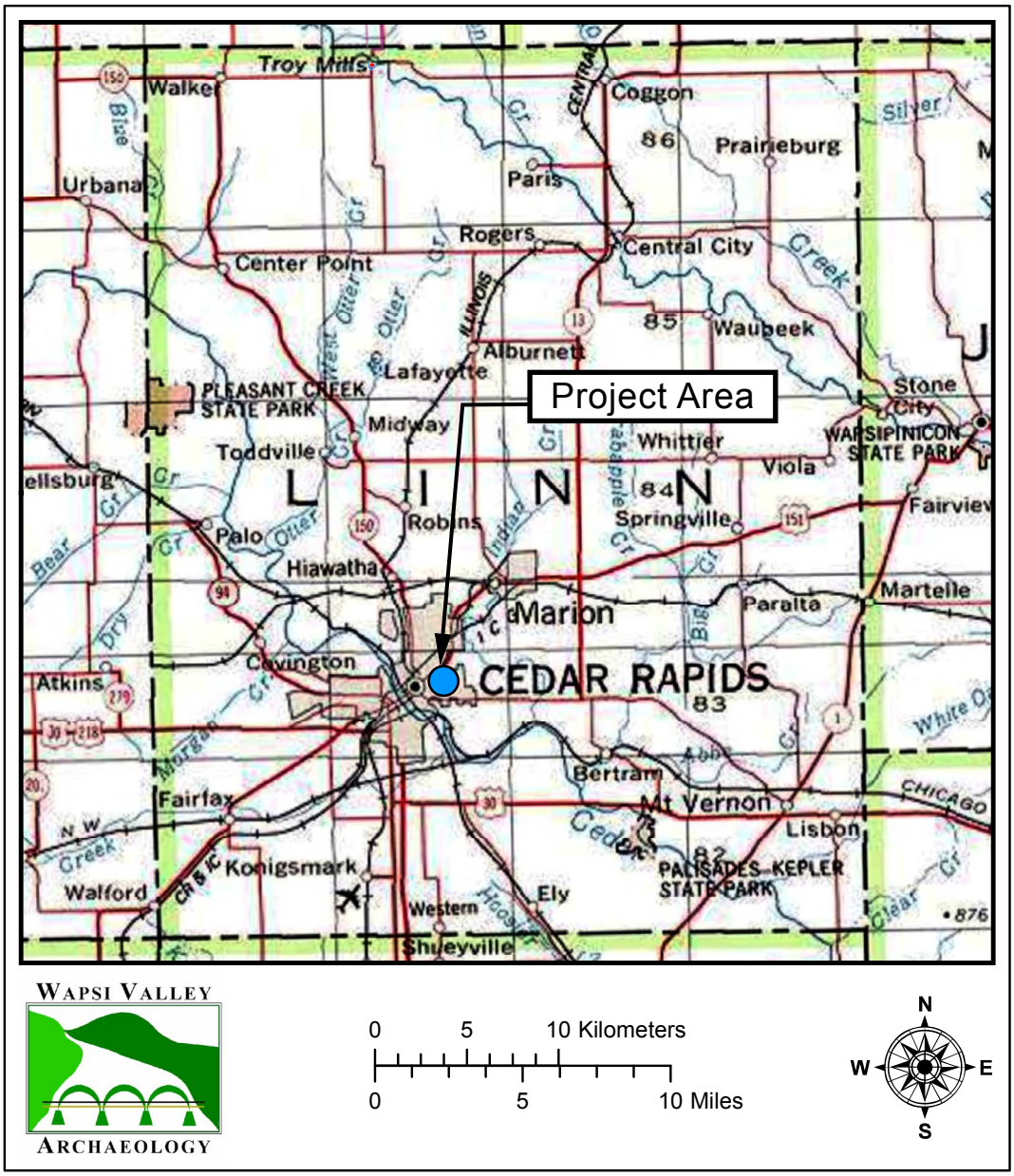
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arnold Tuttle House
Address: 361 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11463
Related District Number: 57-11394



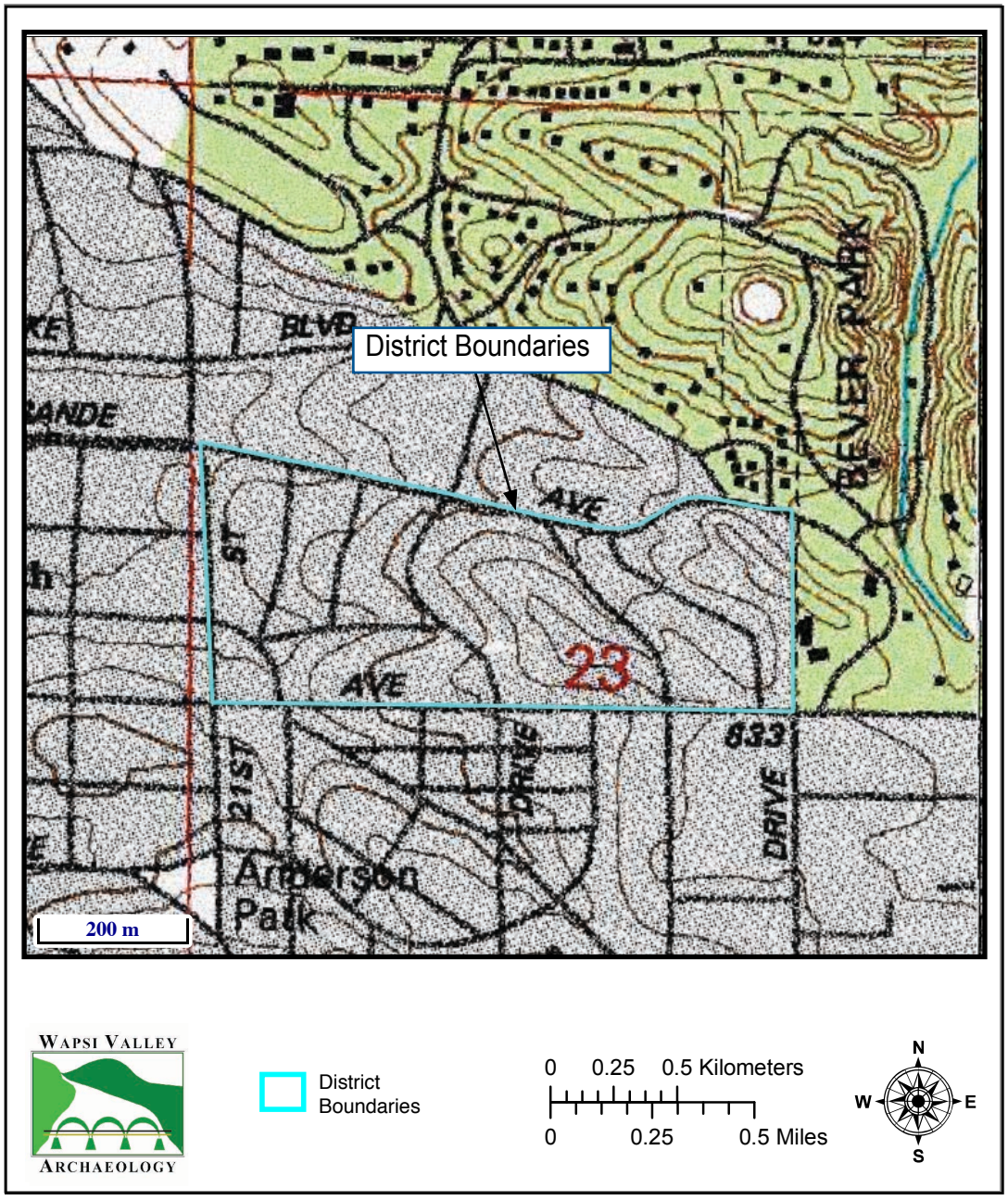
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arnold Tuttle House
Site Number: 57-11463
Address: 361 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



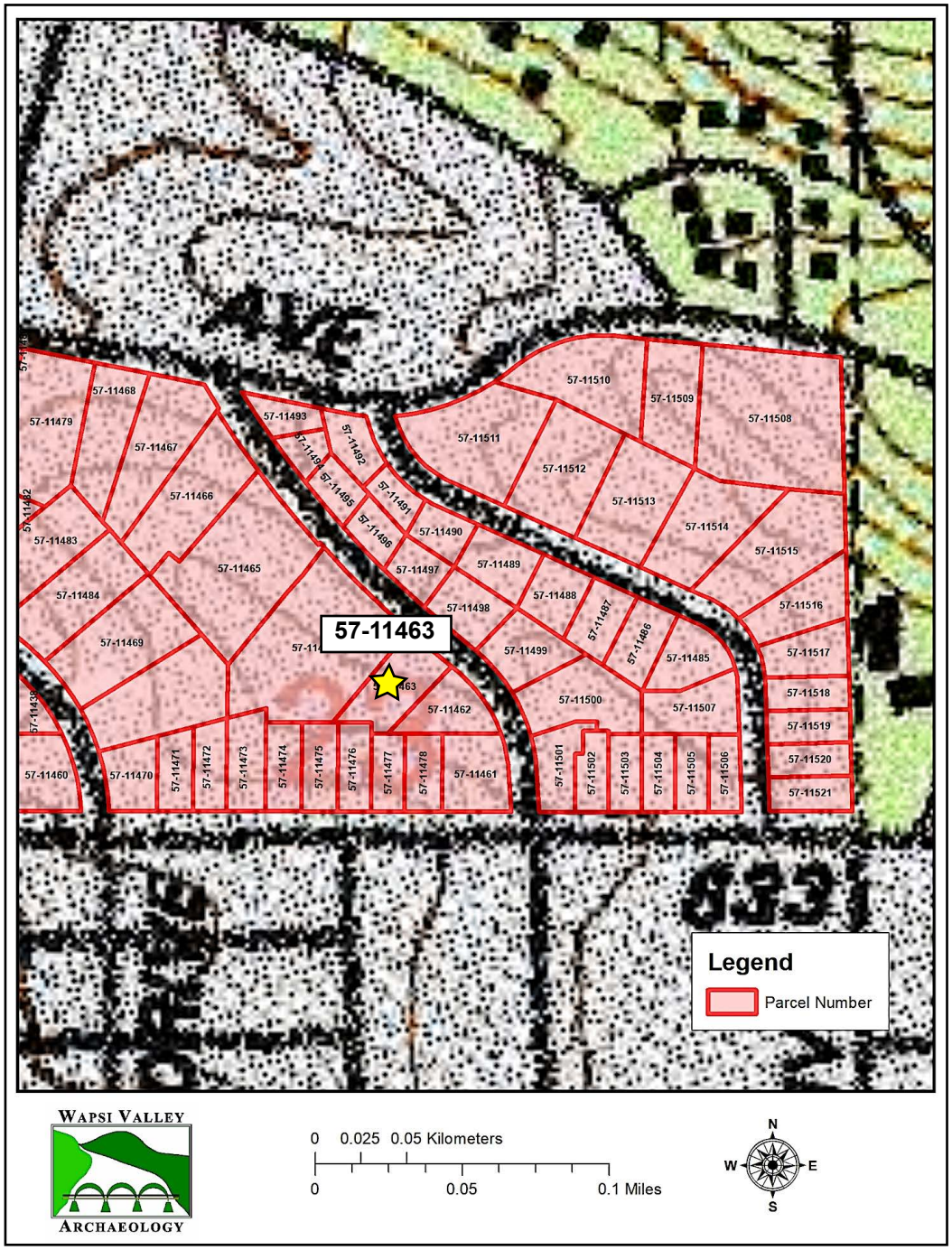
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Arnold Tuttle House
Site Number: 57-11463
Address: 361 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



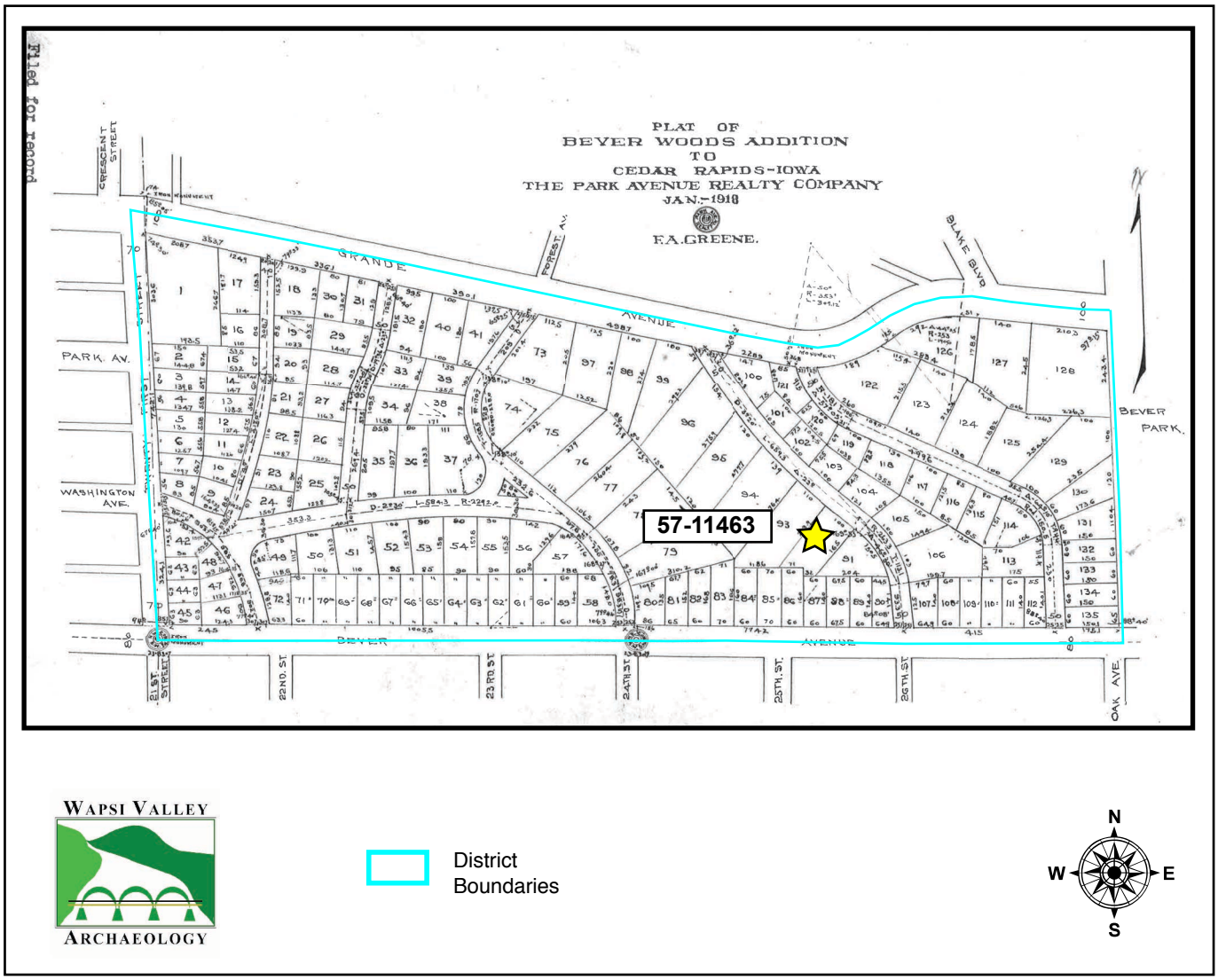
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arnold Tuttle House
Site Number: 57-11463
Address: 361 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arnold Tuttle House
Site Number: 57-11463
Address: 361 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arnold Tuttle House
Site Number: 57-11463
Address: 361 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 361 Woodland Drive (57-11463). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Arnold Tuttle House
Site Number: 57-11463
Address: 361 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



361 Woodland Drive (57-11463), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11464 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Beatrice Ivins House

B) Other names: _____

- **Location**

A) Street address: 357 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 04 Stone
_____	Walls (visible exterior): 03 Brick, 04 Stone
_____	Roof: 04E Slate
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11464 Address: 357 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1927 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Beatrice Ivins House	Linn
Name of Property	County
357 Woodland Drive SE	Cedar Rapids
Address	City

Beatrice Ivins House, Site Inventory Number 57-11464

Address: 357 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1927 building is a two-story, side-gable brick house with front entrance gable and double-gable roof dormer. The main materials are stone, brick, and asphalt roof. The entrance volume has stone quoin details on the arched door and on the two side windows. A first-level side volume has an additional front gable. A stone foundation surrounds the house. The wood windows appear to be original. A two-car detached garage matches the house's design. The front yard has a stone retaining wall.

Date of Construction: 1927

Integrity:
The Tudor Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

National Register Eligibility:
The building is individually eligible for the National Register under Criterion C for its distinctive architectural elements. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

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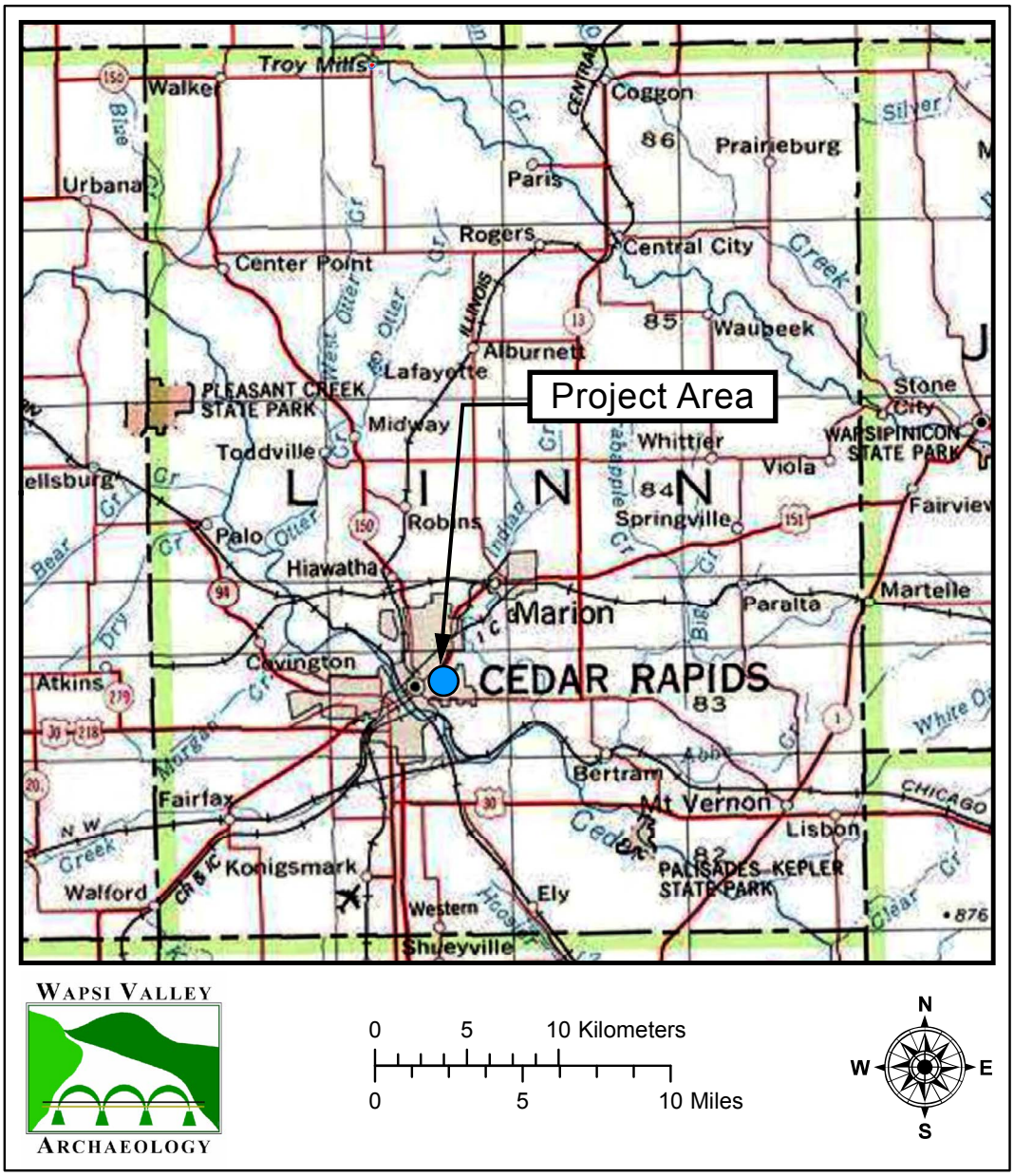
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Beatrice Ivins House
Site Number: 57-11464
Address: 357 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



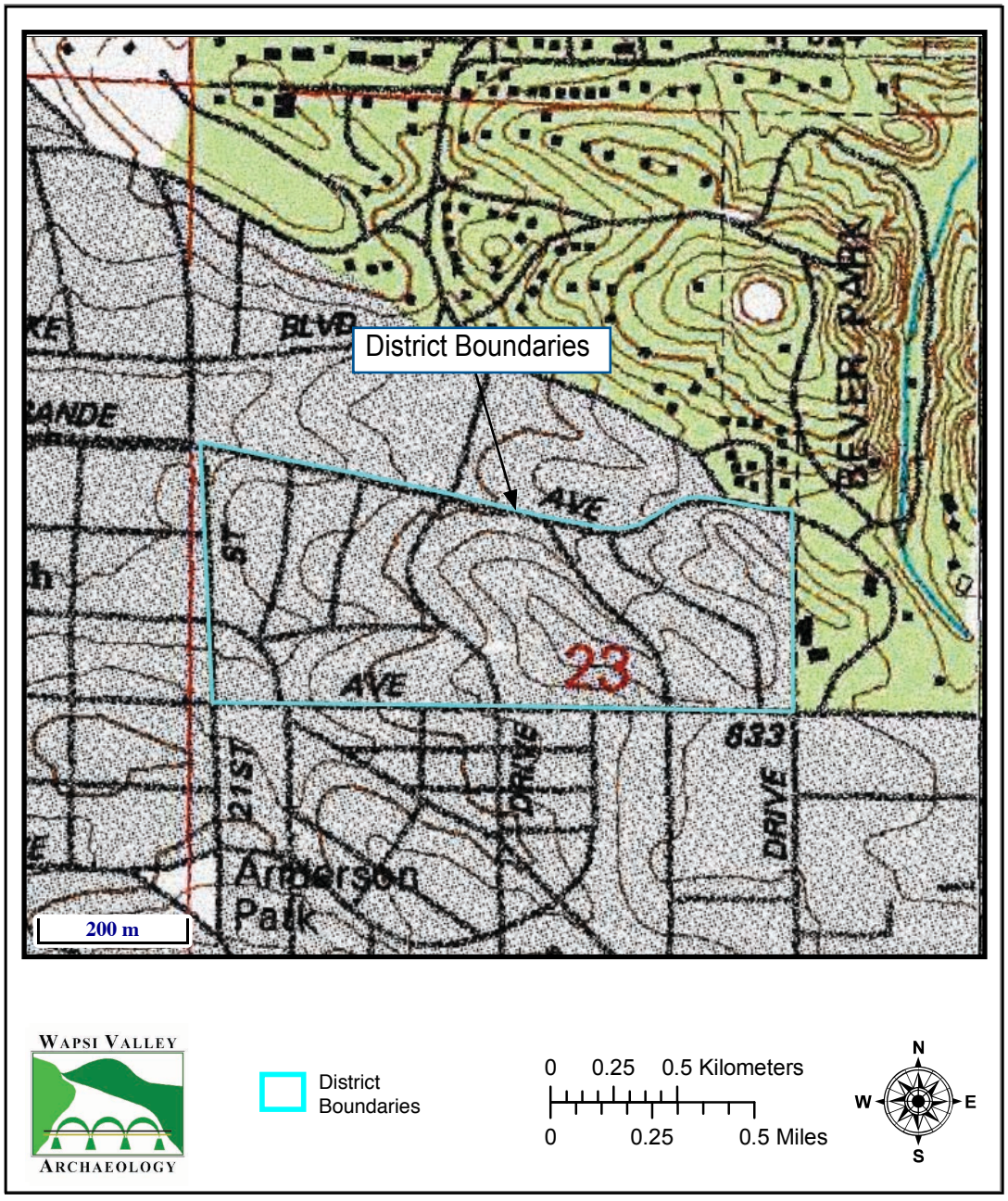
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Site Number: 57-11464
Address: 357 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



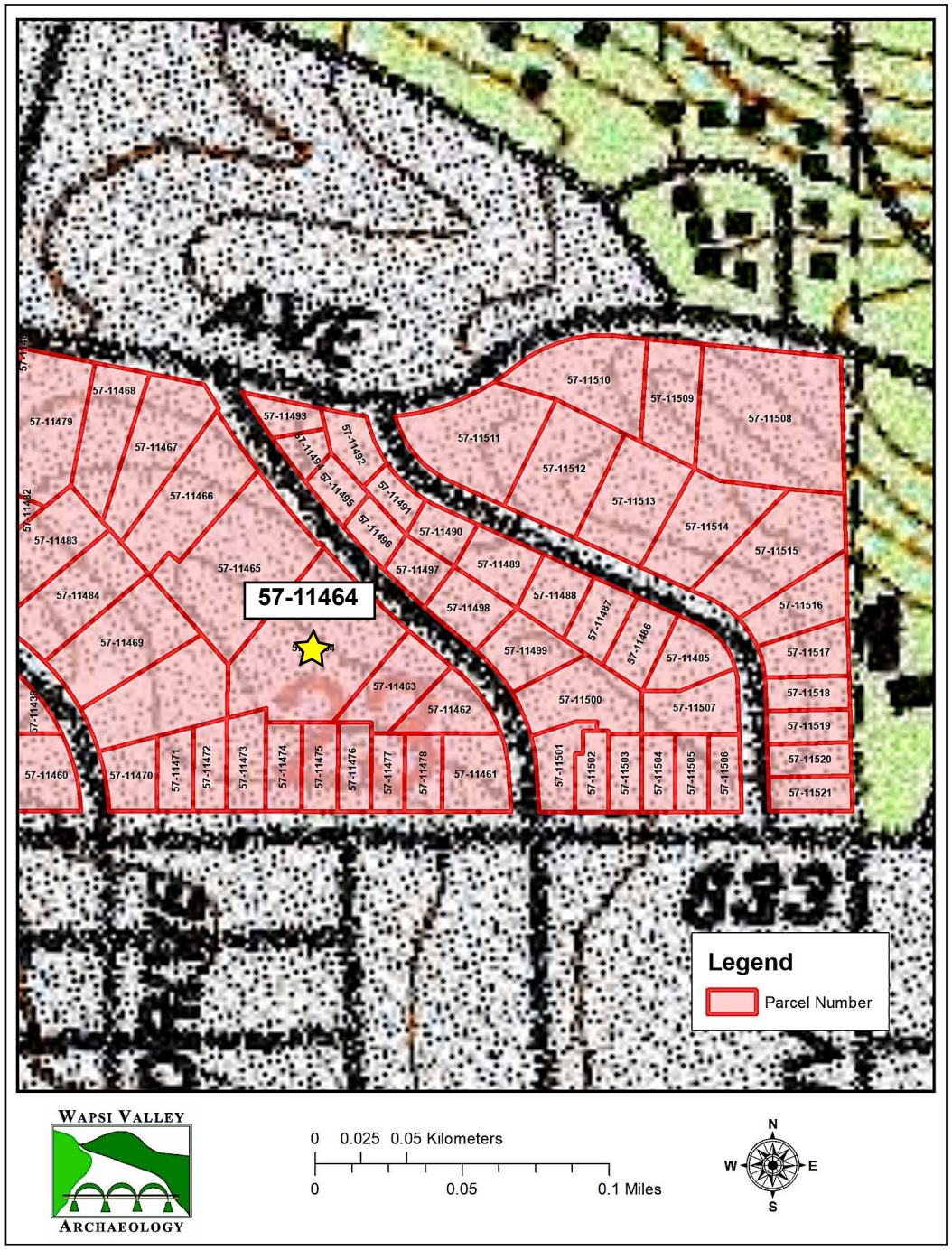
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Beatrice Ivins House
Site Number: 57-11464
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City: Cedar Rapids County: Linn



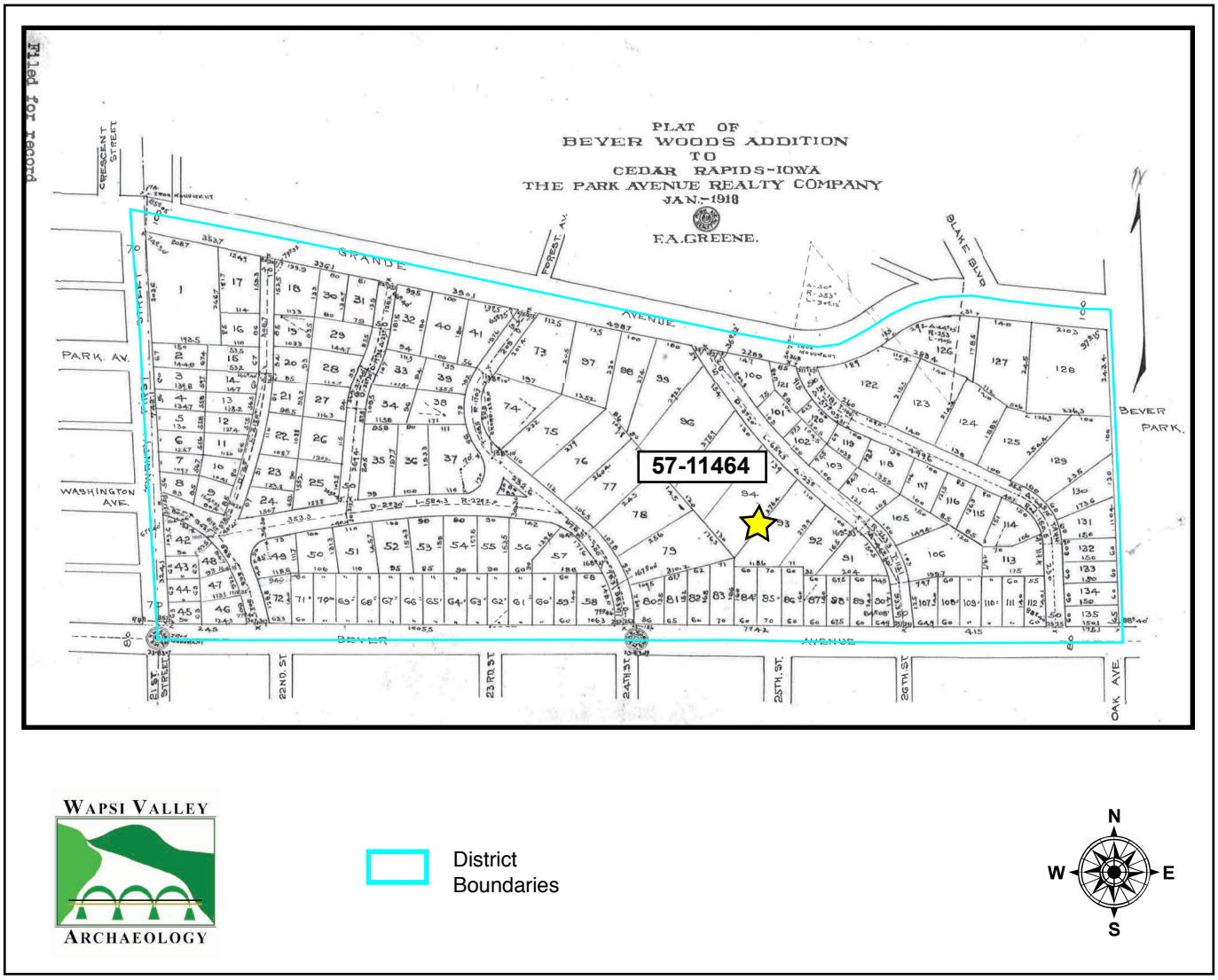
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Beatrice Ivins House
Site Number: 57-11464
Address: 357 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Beatrice Ivins House
Site Number: 57-11464
Address: 357 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Beatrice Ivins House
Site Number: 57-11464
Address: 357 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 357 Woodland Drive SE (57-11464). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Beatrice Ivins House
Site Number: 57-11464
Address: 357 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



357 Woodland Drive SE (57-11464), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11465 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Alfred and Gertrude Torgueson House II

B) Other names: _____

- **Location**

A) Street address: 349 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Colonial Revival / Neoclassical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 02B Shingle
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11465 Address: 349 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1932 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Alfred and Gertrude Torgueson House II	Linn
Name of Property	County
349 Woodland Drive SE	Cedar Rapids
Address	City

Alfred and Gertrude Torgueson House II, Site Inventory Number 57-11465

Address: 349 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1932 building is a two-story, side-gable brick house with front-gable entrance volume. The main materials are brick and cedar shingle roof. The recessed entrance portico has two wood columns under a simple frieze. The entrance volume protrudes from the main volume of the house and has a semicircular transom window in the center. The wood windows and shutters appear to be original. An attached carriage / guest house matching the house's design is on back of the property.

Historic Background:
The original owner of 349 Woodland Dr. SE was Nicholas Craemer,[1] and as of 1935, was still listed as the resident. Craemer was clearly a man of wealth and high society; in a September 1926 issue in the *Republican*, it is noted that a Craemer Club Dinner was hosted by the Craemer Co-Operative club at the Commonwealth tearoom, and Nicholas Craemer is listed as having given a short talk.[2]

Date of Construction: 1932

Integrity:
The Colonial / Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1994 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1934, p. 76.

"Craemer Club Dinner," *Republican*, September 14, 1926, p. 2.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1934, p. 76.
[2] "Craemer Club Dinner," *Republican*, September 14, 1926, p. 2.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

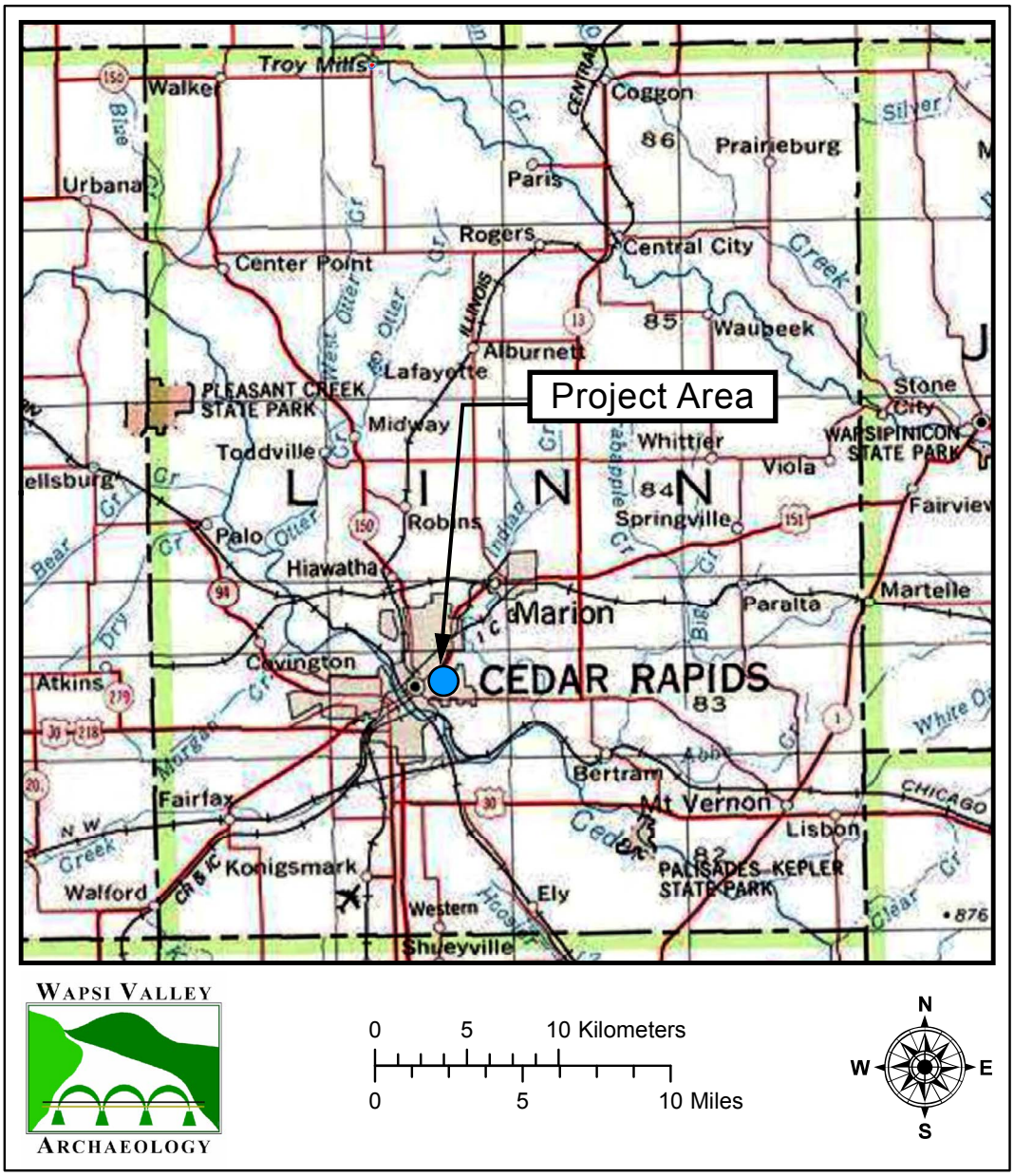
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Alfred and Gertrude Torgueson House II
Address: 349 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11465
Related District Number: 57-11394



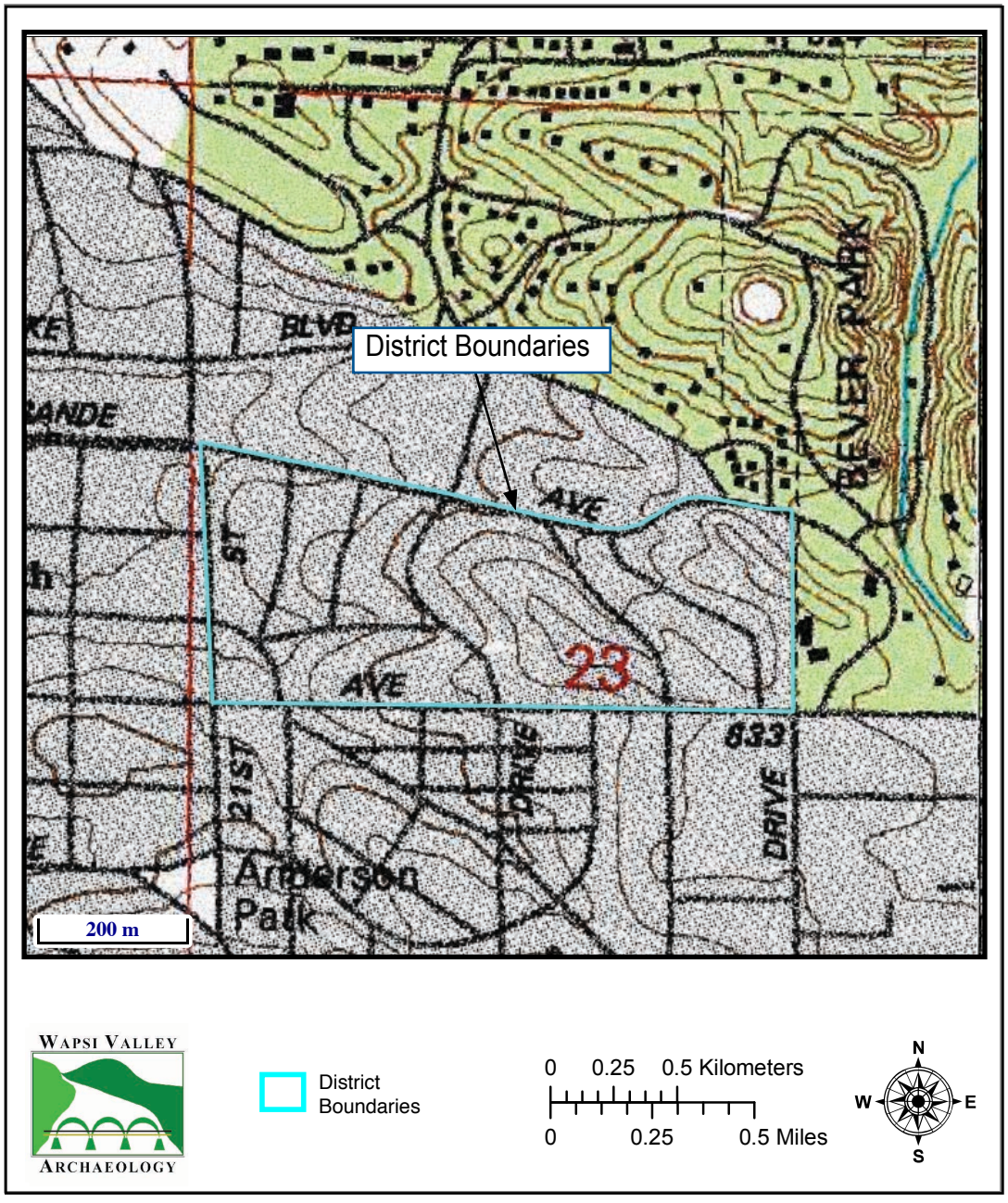
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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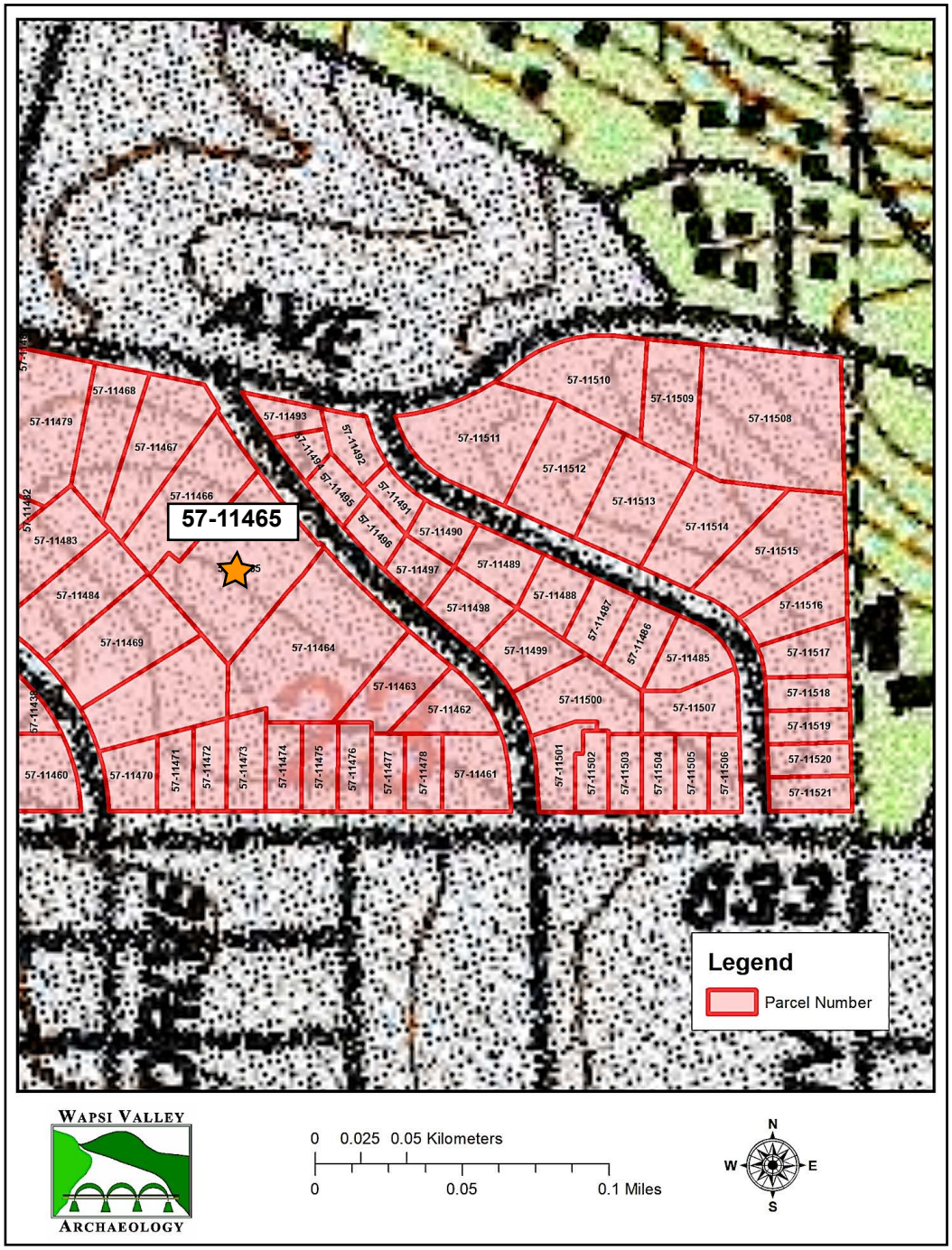
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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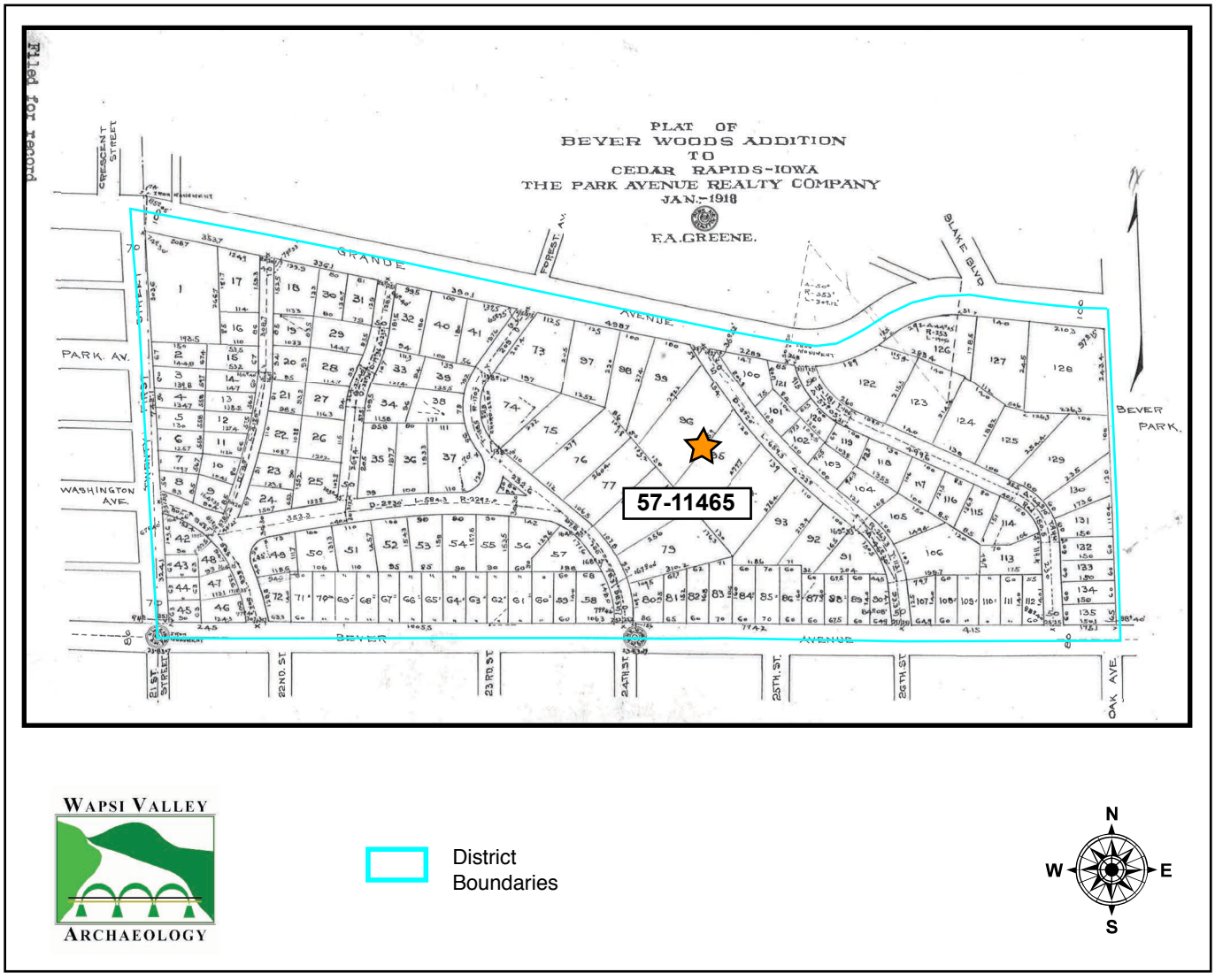
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Alfred and Gertrude Torgueson House II
Site Number: 57-11465
Address: 349 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Address: 349 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11465
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Site Number: 57-11465
Address: 349 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 349 Woodland Drive SE (57-11465). *Source: Linn County Assessor.*

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Site Number: 57-11465
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



1977 photograph of 349 Woodland Drive SE (Site Inventory No. 57-11465).
Source: Yuill & Company, The History Center, Cedar Rapids, Iowa.

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Site Number: 57-11465
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



349 Woodland Drive SE (57-11465), view to southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11466 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Theodore and Louise Blaul House

B) Other names: _____

- **Location**

A) Street address: 345 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification
06D Tudor Revival
_____
_____
_____

B) Materials
Foundation (visible exterior): 04 Stone
Walls (visible exterior): 03 Brick, 04 Stone
Roof: 08 Asphalt
Other: 05B Copper

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11466 Address: 345 Woodland Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1927 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
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B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Theodore and Louise Blaul House	Linn
Name of Property	County
345 Woodland Drive SE	Cedar Rapids
Address	City

Theodore and Louise Blaul House, Site Inventory Number 57-11466

Address: 345 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1927 building is a two-story, side-gable stone and brick house with two stacked front gables for the entrance and side volume. The main materials are stone, brick, and asphalt roof. The entrance volume has a detailed stone relief segmented arch portico with faux balcony on the second level. A front-gable side volume protrudes from the main volume of the house. A stone foundation on the first level surrounds the house. The wood windows and detailed copper gutters are original. A two-car detached garage matches the house's design.

Historic Background:
Theodore Blaul was born in Burlington, Iowa, in 1890 and was a wholesale grocery store manager in Cedar Rapids. His father Theodore was one of the sons of John Blaul's Sons Company from Burlington, Iowa. The company was incorporated in 1903 and was a family run wholesale grocery store and canning factory. Theodore Jr. became president of the company's branch house in Cedar Rapids after his father died in 1926. He was the original owner of 345 Woodland Dr. SE and is still listed as the resident of the property in the 1935 edition of the *Cedar Rapids City Directories*. He lived in the house with wife, Louise, and four daughters. There were numerous society page mentions of the Blaul family from the 1920s and 1930s. Some of the mentions from 1928 include the headings "Guests from Burlington Visit in Blaul Home"[1] and "Mrs. Blaul Honors Mrs. A. C. Torgeson."[2]

Date of Construction: 1927

Integrity:
The Tudor Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1927 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

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Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Evening Gazette and Republican*, July 26, 1928, p. 6.
[2] *Gazette and Republican*, September 9, 1928, p. 23.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Evening Gazette and Republican, July 26, 1928, p. 6.

Evening Gazette and Republican, September 9, 1928, p. 23.

Find a Grave, accessed October 2, 2019. Findagrave.com

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Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

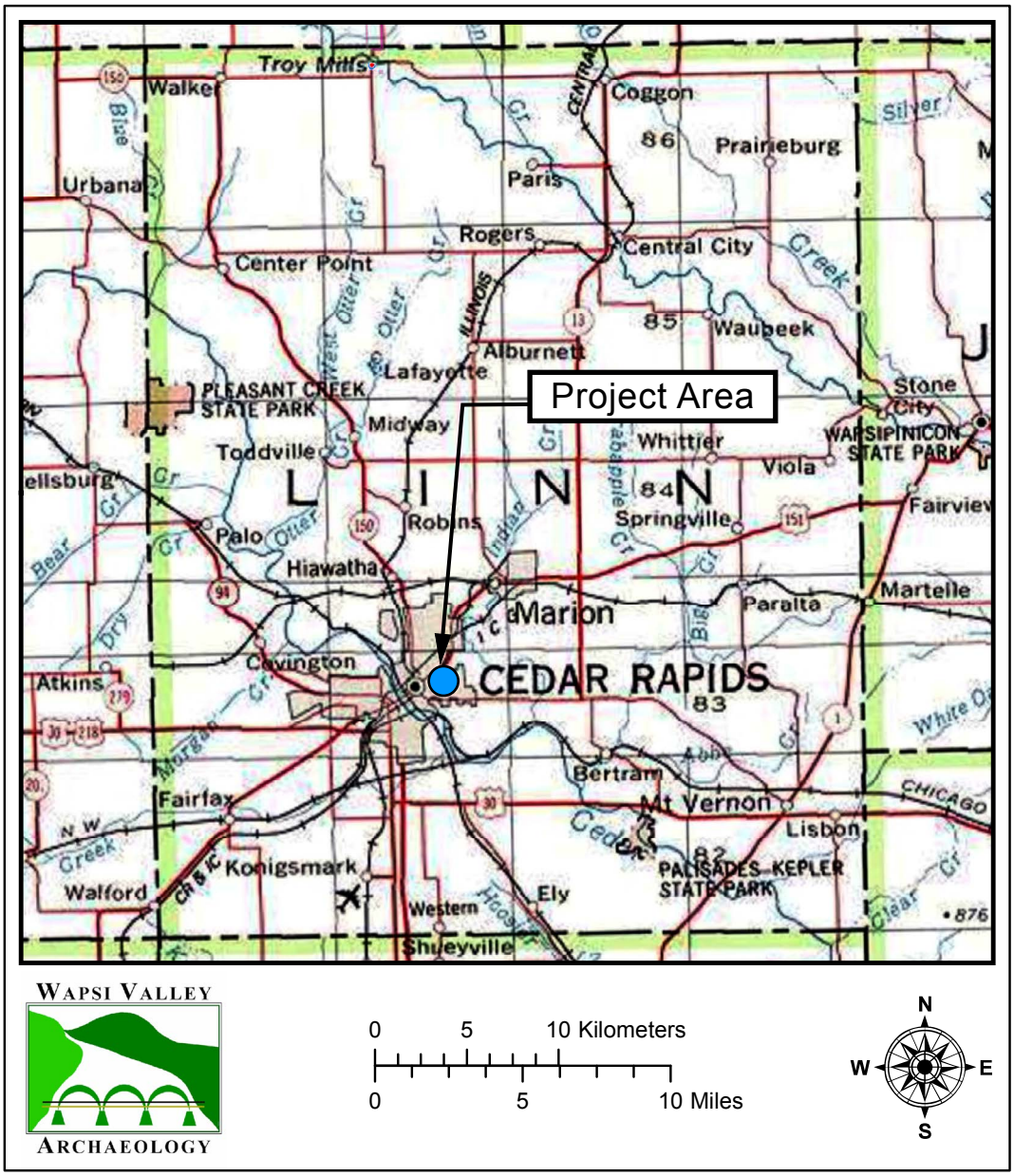
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Theodore and Louise Blaul House
Site Number: 57-11466
Address: 345 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



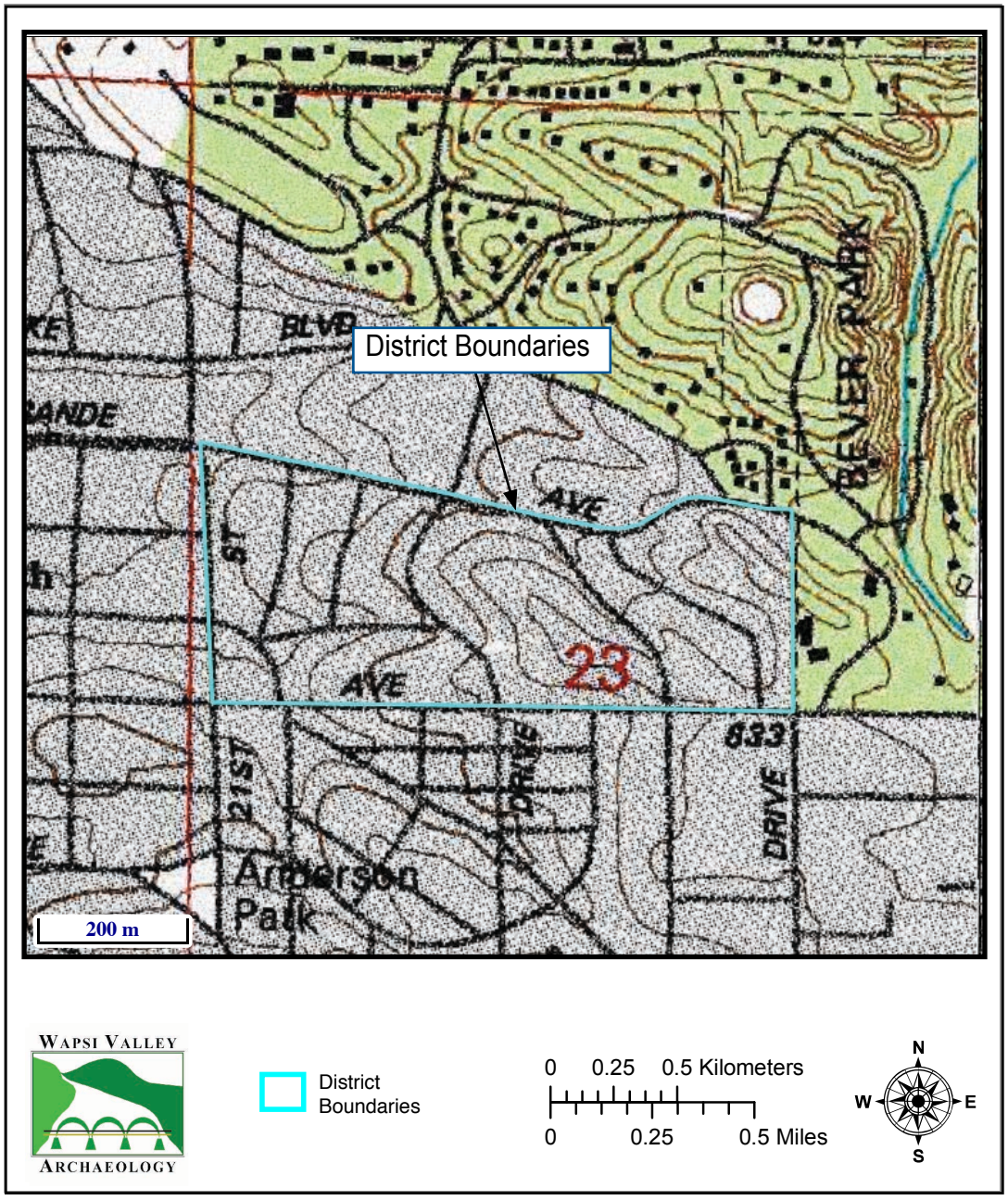
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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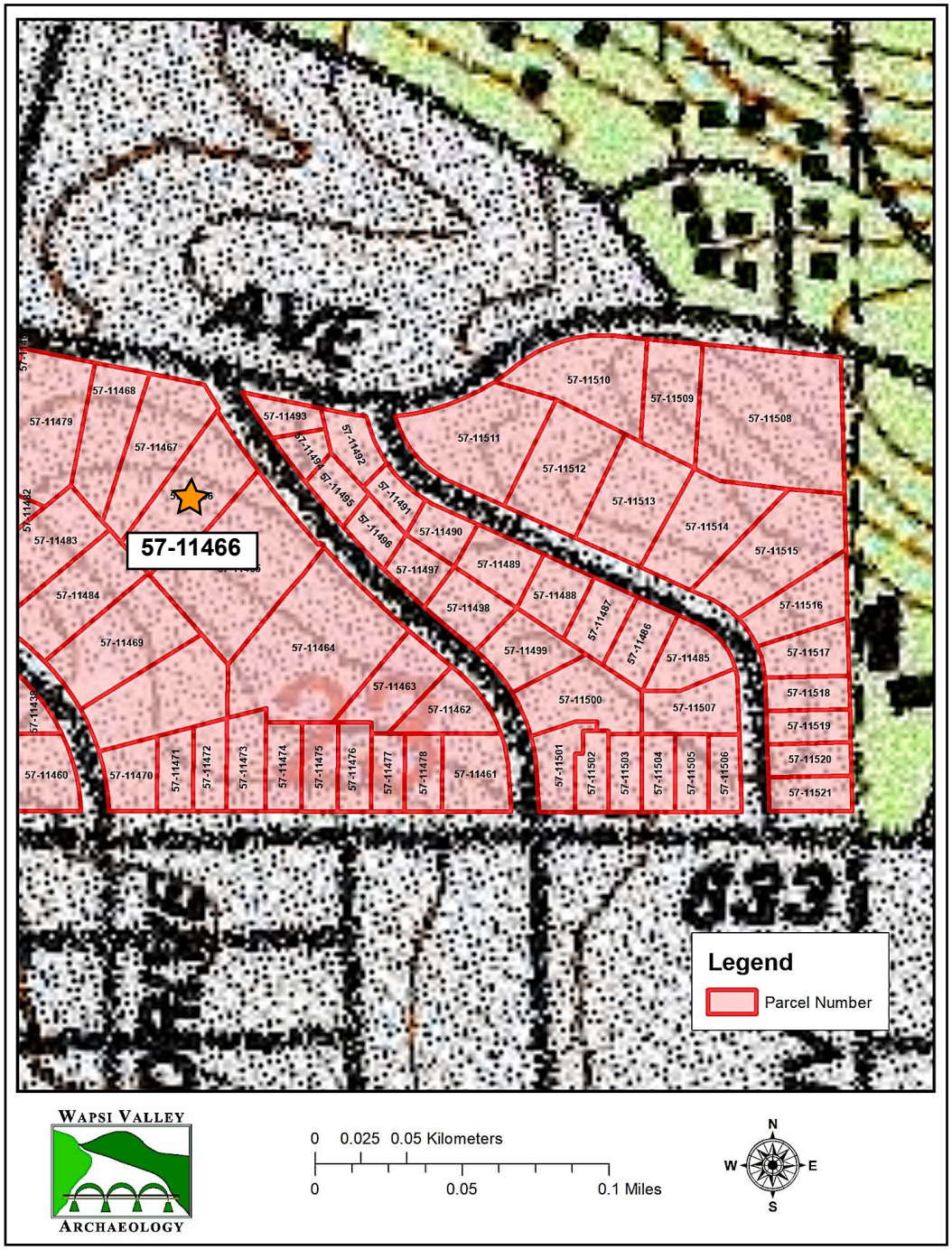
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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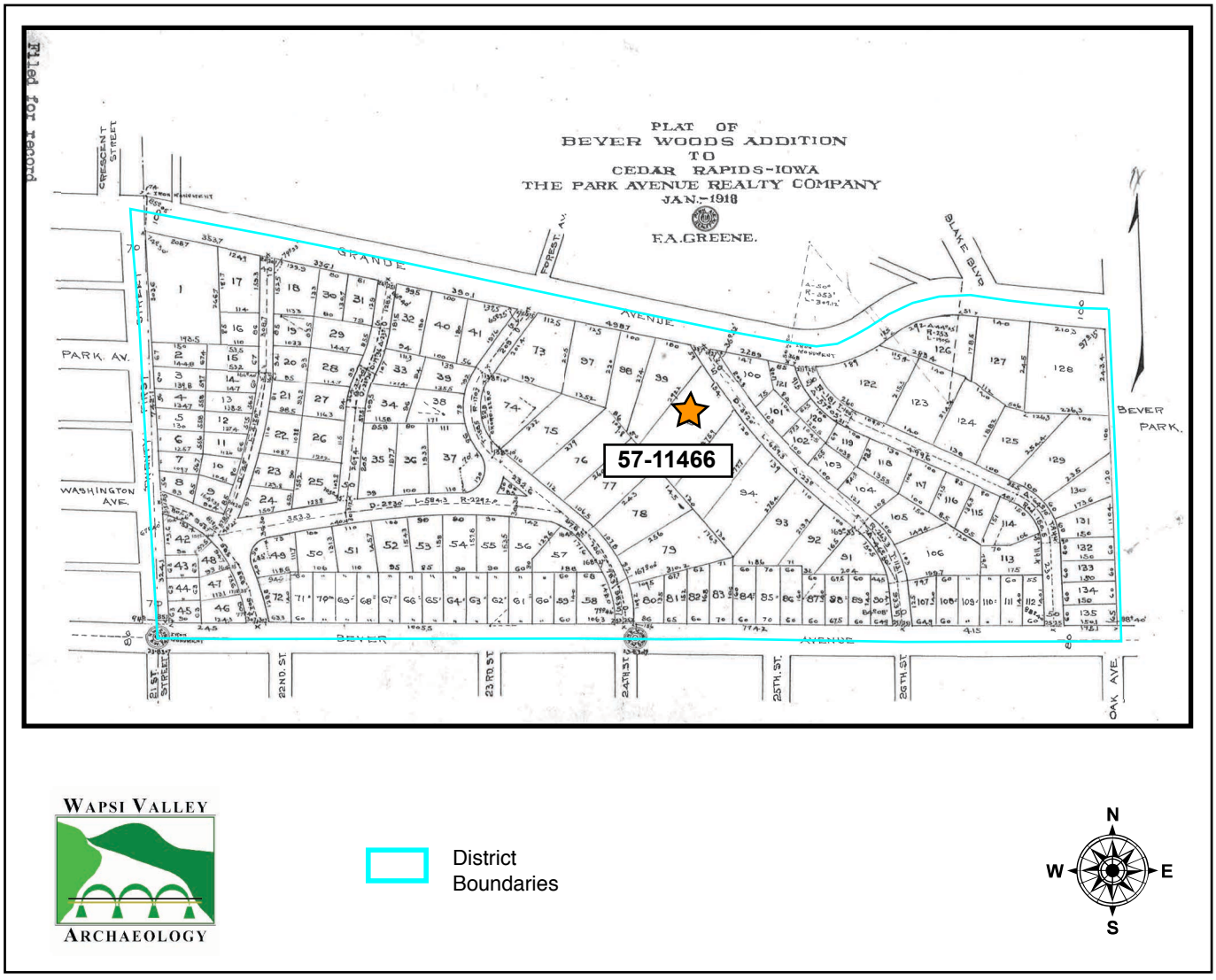
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Site Number: 57-11466
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City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-11466
Address: 345 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Address: 345 Woodland Drive SE
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City: Cedar Rapids County: Linn

Sketch map of 376 Park Terrace SE (57-11466). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Theodore and Louise Blaul House
Site Number: 57-11466
Address: 345 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1967 photograph of 345 Woodland Drive SE (Site Inventory No. 57-11466).
Source: Hedges Realty, The History Center, Cedar Rapids, Iowa.

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Theodore and Louise Blaul House
Site Number: 57-11466
Address: 345 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



345 Woodland Drive SE (57-11466), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11467 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: William Neuzil House

B) Other names: _____

- **Location**

A) Street address: 2343 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neoclassical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11467 Address: 2343 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

William Neuzil House	Linn
Name of Property	County
2343 Grande Avenue SE	Cedar Rapids
Address	City

William Neuzil House, Site Inventory Number 57-11467
Address: 2343 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story brick house with hipped-tile roof and three front-hipped tile dormers. The main materials are brick and tile roof. The entrance portico is semicircular with two Doric columns and pilasters and a faux balcony on the second level. A side volume is recessed from the main volume of the house. The wood windows appear to be original. A two-car detached garage matches the house's design.

Historic Background:
The Neuzil family were the original occupants of 2343 Grande Ave SE. Dr. William Neuzil was born in 1886 in Iowa City and was a surgeon with a private practice. He was the assistant to Dr. Murphy and had offices in a building at 601-605 Third Avenue in Cedar Rapids. He married Alice Dobry in 1916 and had a daughter named Betty. In 1920, Dr. Neuzil was named a Knights of Columbus officer (Faithful Admiral) for the upcoming year.[1] In May 1928, along with Dr. R. A. Vorphal, Dr. Neuzil was appointed a physician in charge for upcoming holiday events.[2] The Neuzils were still living in the house in 1940.

Date of Construction: 1922

Integrity:
The Neoclassical Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1922 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

[1] "Local K.C's Plan for Des Moines Ceremonial," *Cedar Rapids Evening Gazette*, September 24, 1920, p. 17.
[2] "Officials Named for Holiday Events," *Evening Gazette and Republican*, May 28, 1928, p. 9.

William Neuzil House	Linn
Name of Property	County
2343 Grande Avenue SE	Cedar Rapids
Address	City

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

"Local K.C's Plan for Des Moines Ceremonial," *Cedar Rapids Evening Gazette*, September 24, 1920, p. 17.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

"Officials Named for Holiday Events," *Evening Gazette and Republican*, May 28, 1928, p. 9.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

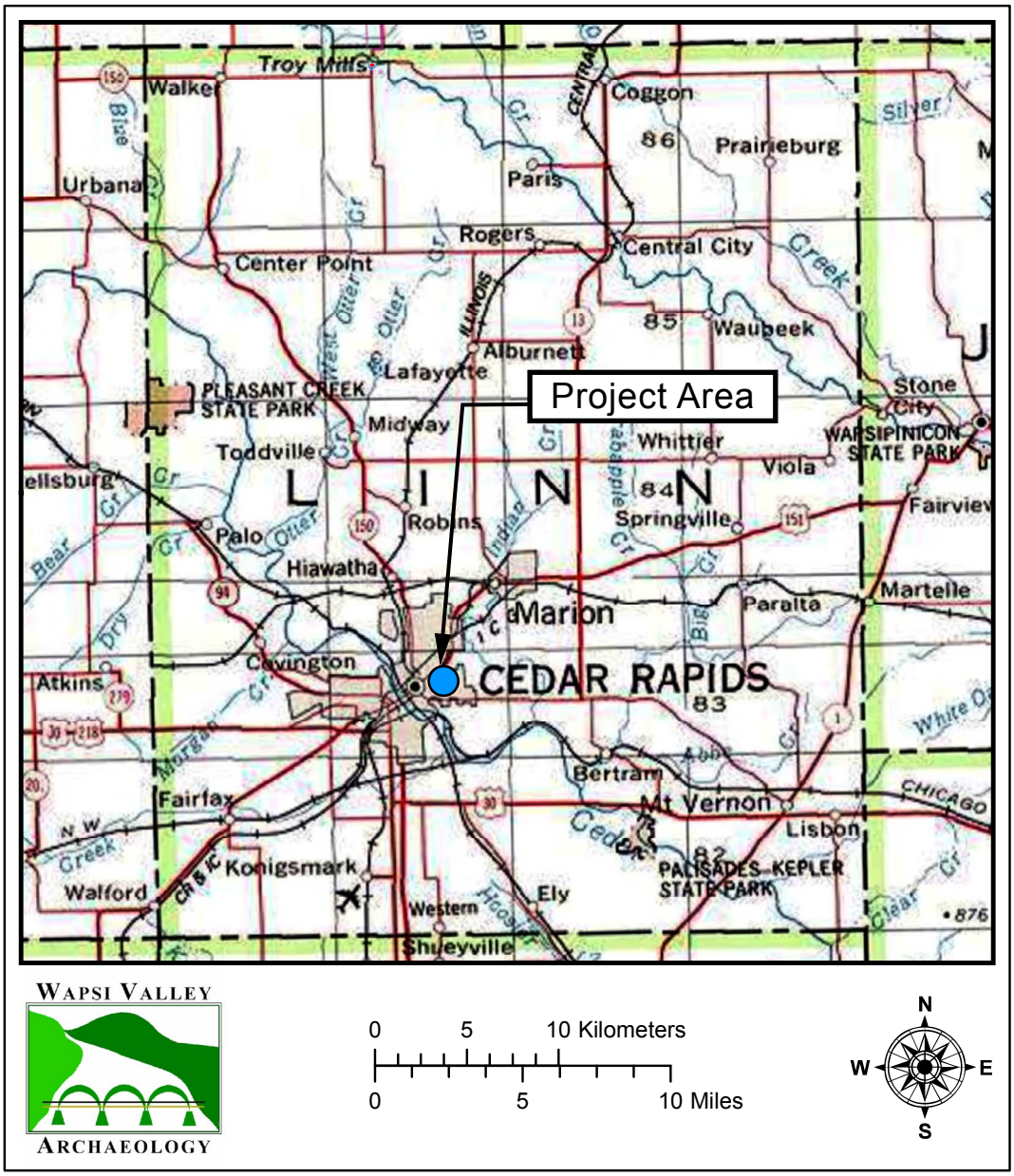
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: William Neuzil House
Site Number: 57-11467
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



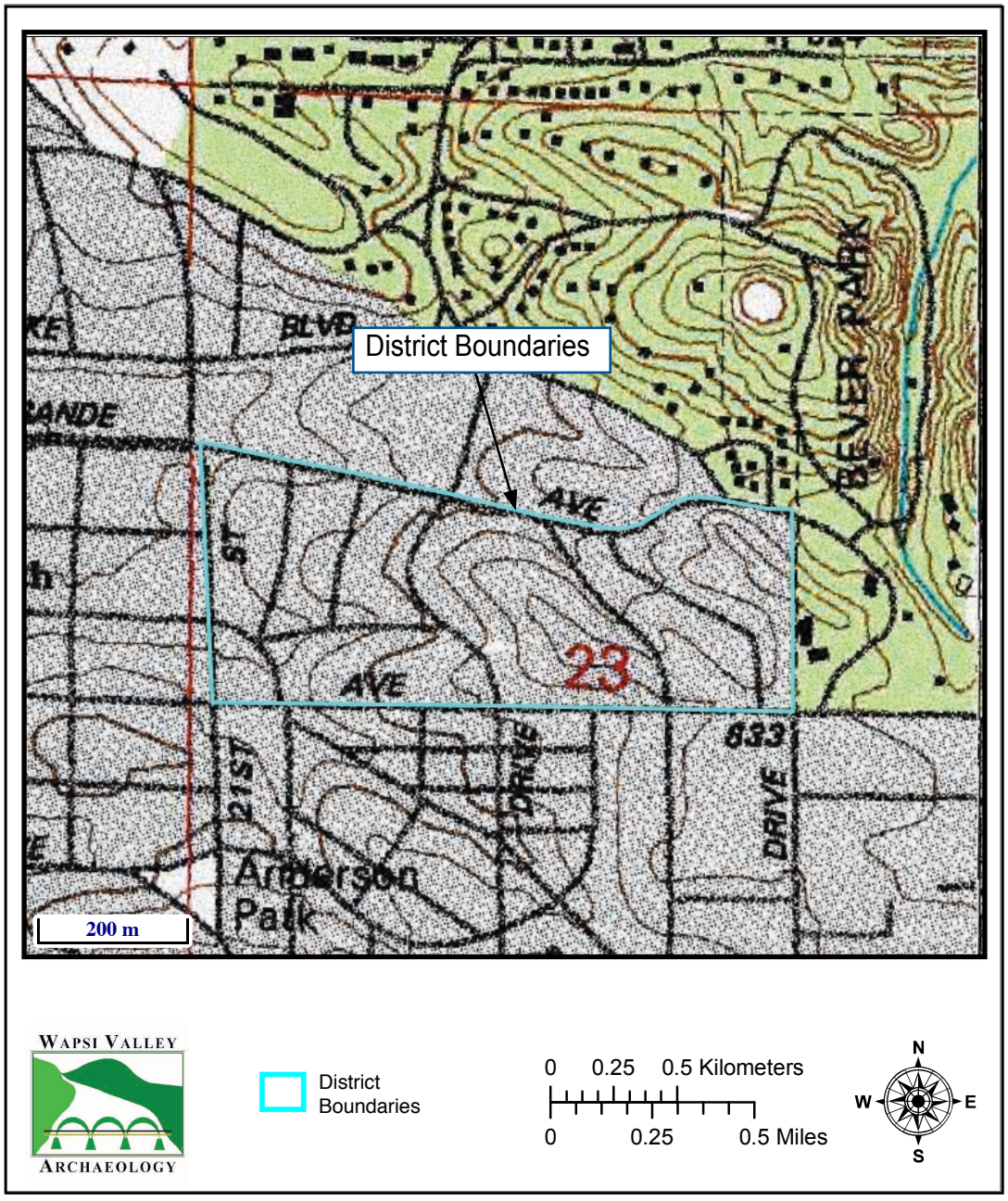
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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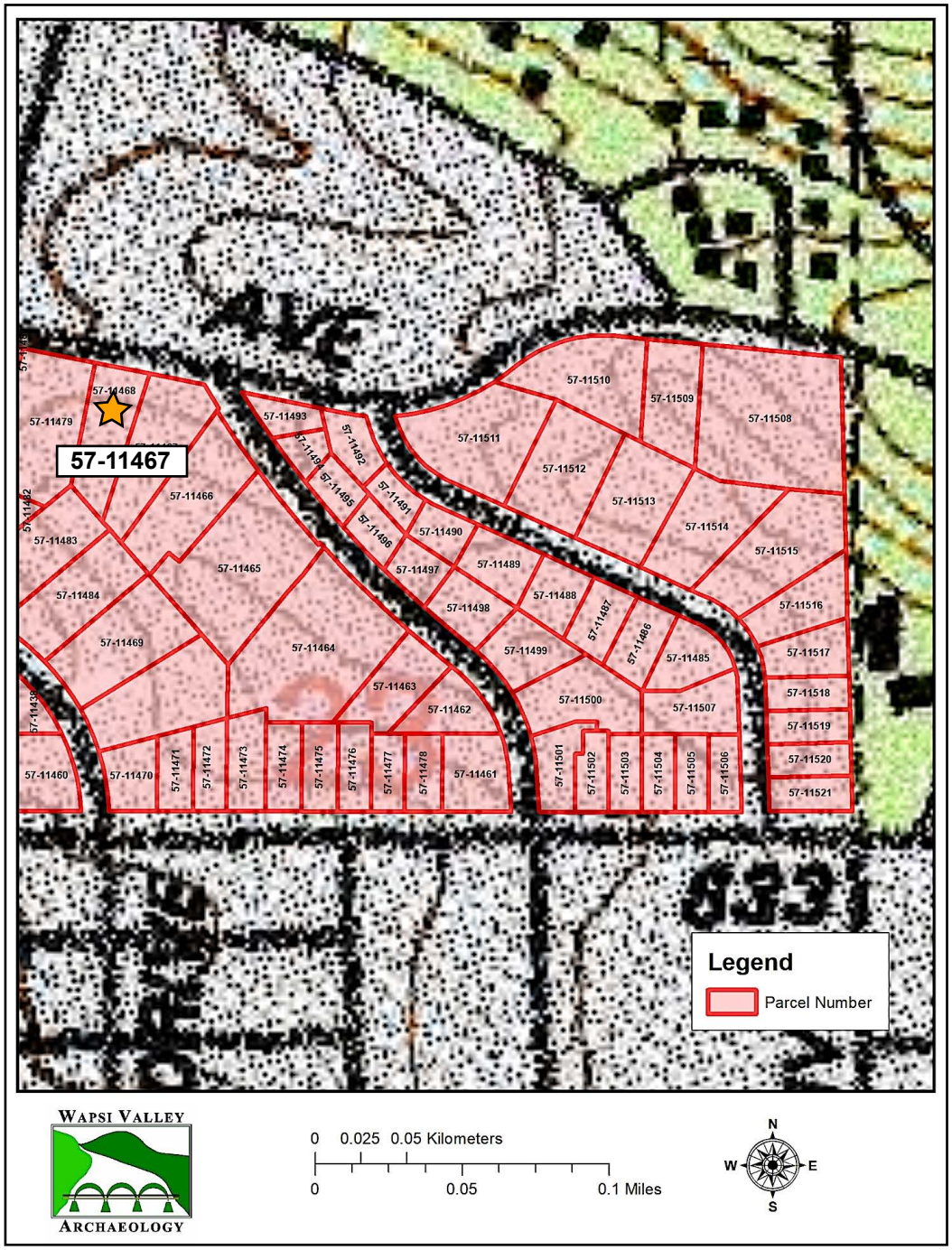
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: William Neuzil House
Site Number: 57-11467
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

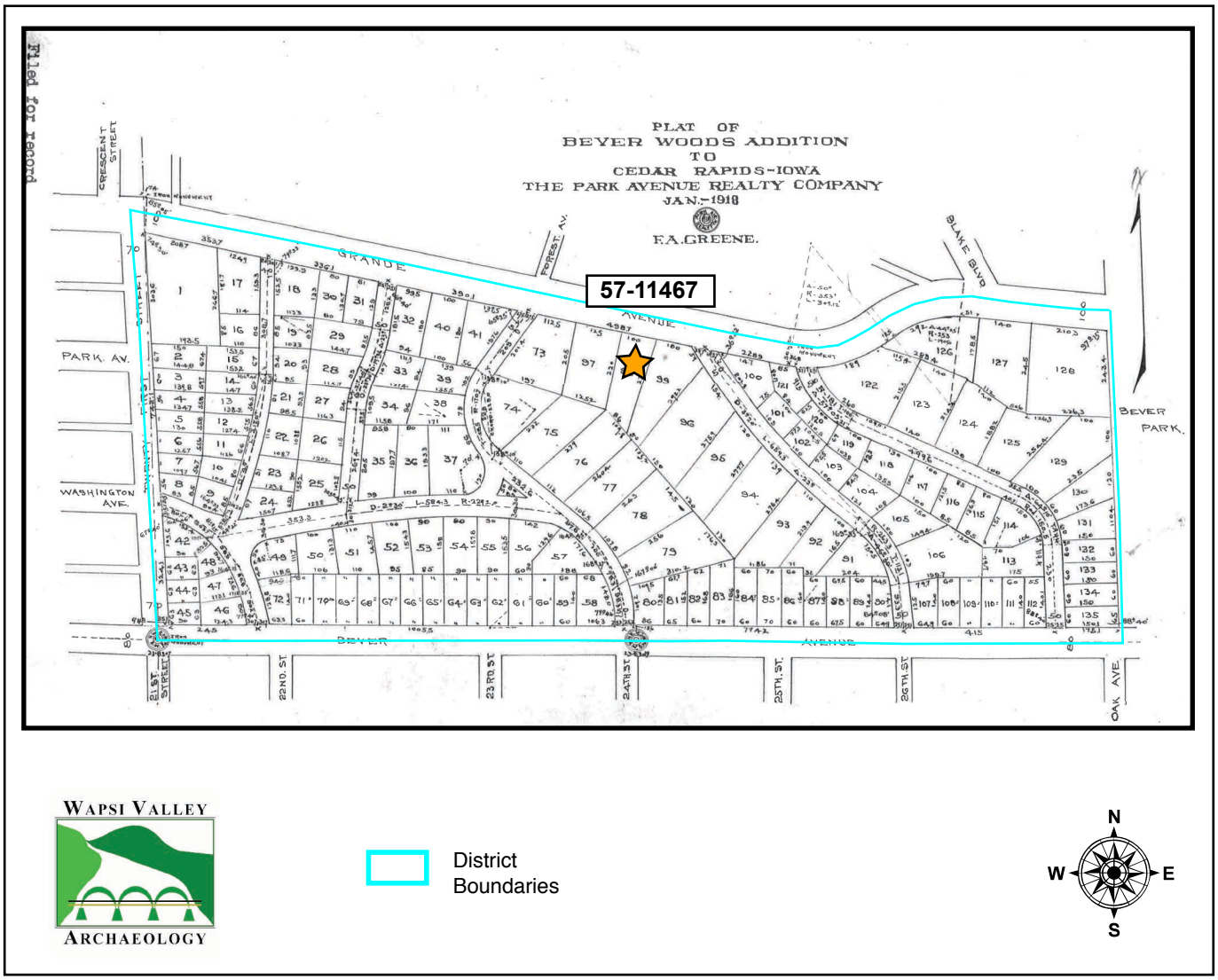
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Name of Property: William Neuzil House
Address: 2325 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11467
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: William Neuzil House
Site Number: 57-11467
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: William Neuzil House
Site Number: 57-11467
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2343 Grande Avenue SE (57-11467). *Source: Linn County Assessor.*

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Name of Property: William Neuzil House
Site Number: 57-11467
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2343 Grande Avenue SE (57-11467), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11468 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Edward Moravec House

B) Other names: _____

- **Location**

A) Street address: 2325 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11468 Address: 2325 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Edward Moravec House	Linn
Name of Property	County
2325 Grande Avenue SE	Cedar Rapids
Address	City

Edward Moravec House, Site Inventory Number 57-11468
Address: 2325 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story, hipped-roof brick and stucco house with front curved roof dormer. The main materials are wood, stucco siding, and asphalt roof. The entrance portico has brick columns and wood capital details supporting a segmented arched roof. The first level is brick and the second level is stucco. A first-level side wood pergola is supported by brick columns. The wood windows appear to be original. A two-car attached garage matches the house's design.

Historic Background:
Edward L. Moravec, the original owner of the house, was born in 1881 in Iowa and was an exodontist/dentist with a private practice in Cedar Rapids. Like many of these homes' owners, Dr. Moravec and his wife, Gertrude, have many mentions on the society pages. In 1929, their son, Marvin Moravec, is noted as a "prominent" member of the Shattuck School senior class, where he excelled at, among other things, academics and swimming.[1] The Moravecs still lived in the house in 1940.

Date of Construction: 1919

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

[1] "Two Local Youths Are Prominent in Shattuck School Senior Class," *Evening Gazette and Republican*, June 7, 1929, p. 17.

Edward Moravec House	Linn
Name of Property	County
2325 Grande Avenue SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

"Two Local Youths Are Prominent in Shattuck School Senior Class," *Evening Gazette and Republican*, June 7, 1929, p. 17.

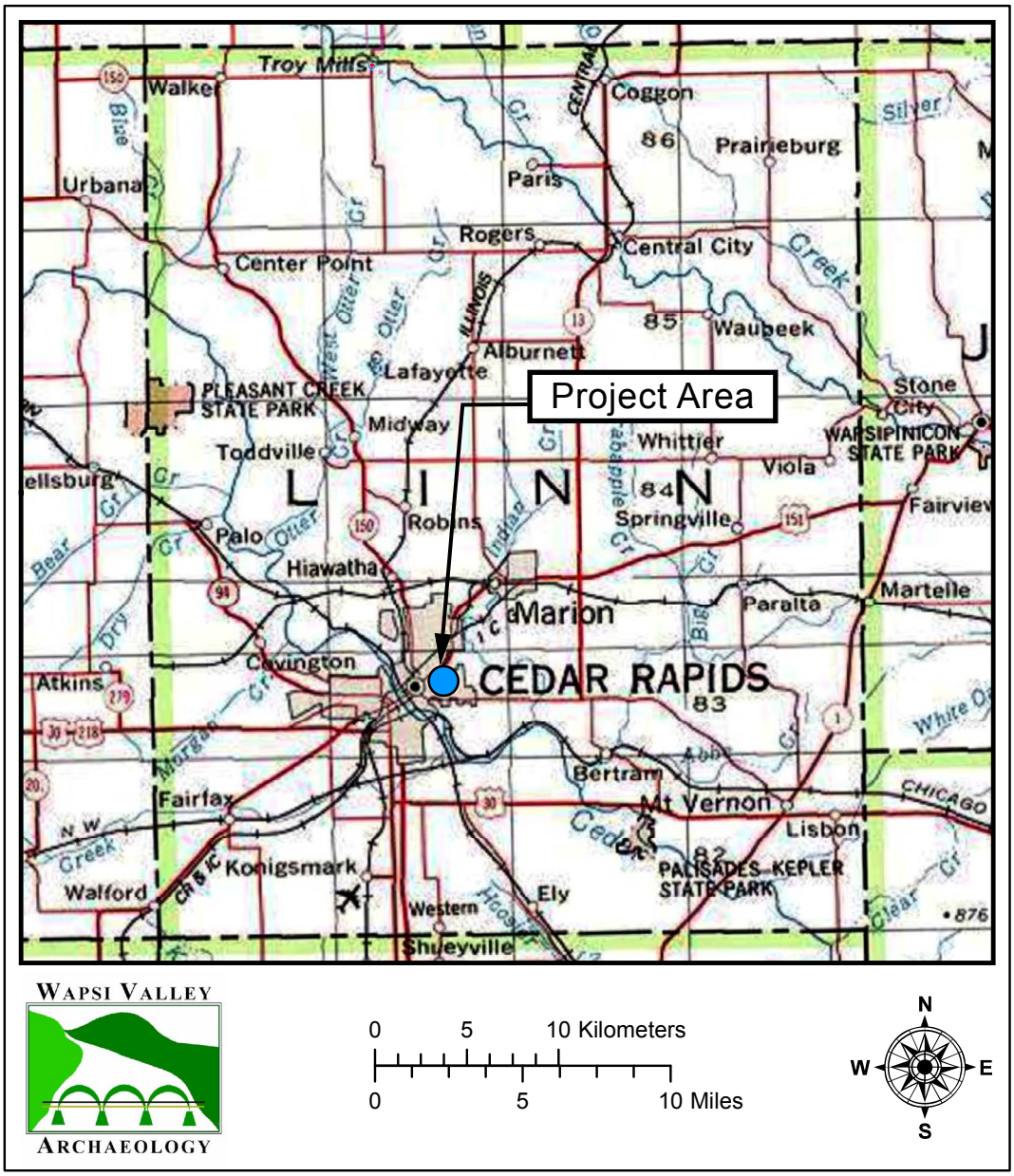
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward Moravec House
Site Number: 57-11468
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



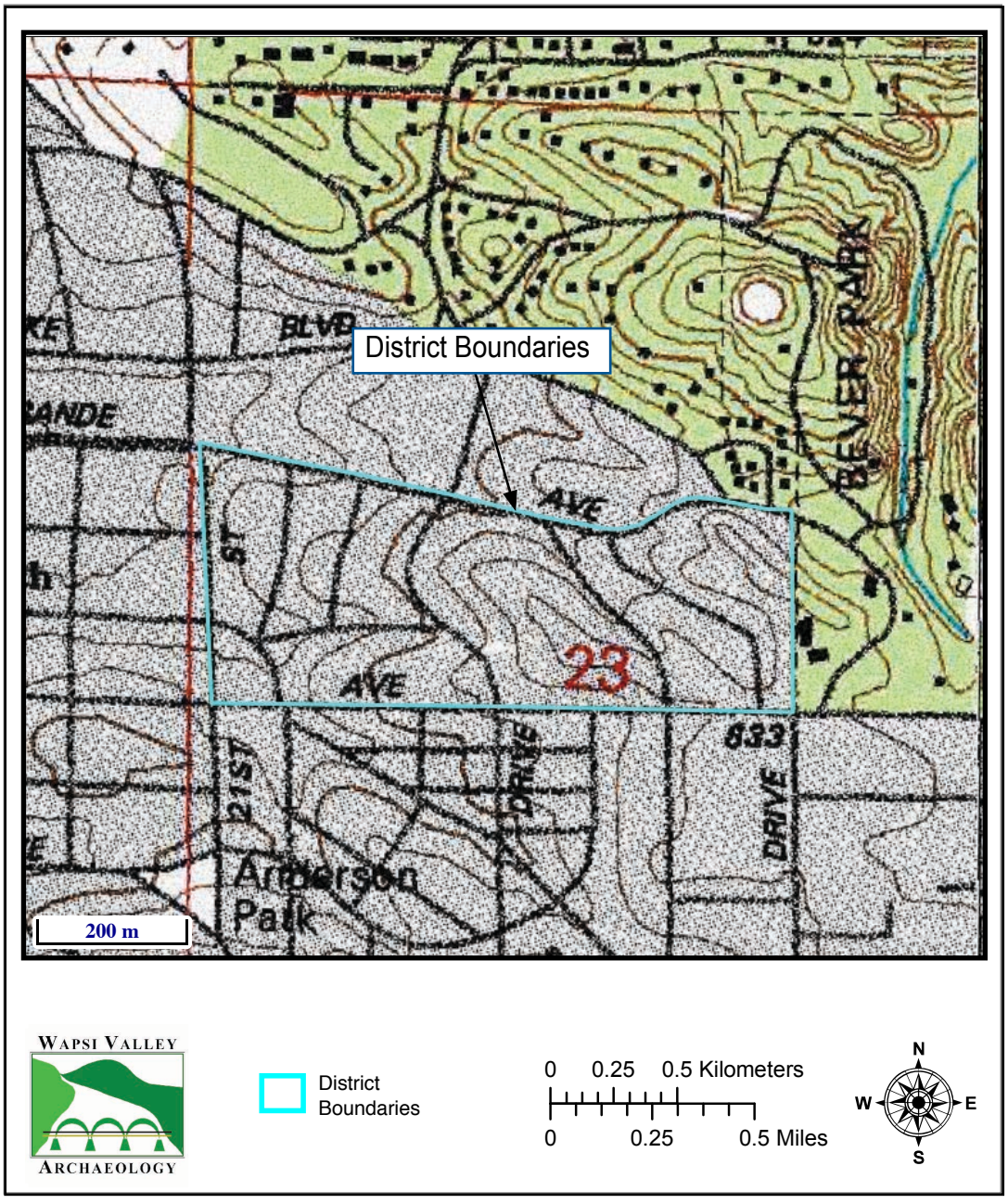
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Site Number: 57-11468
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



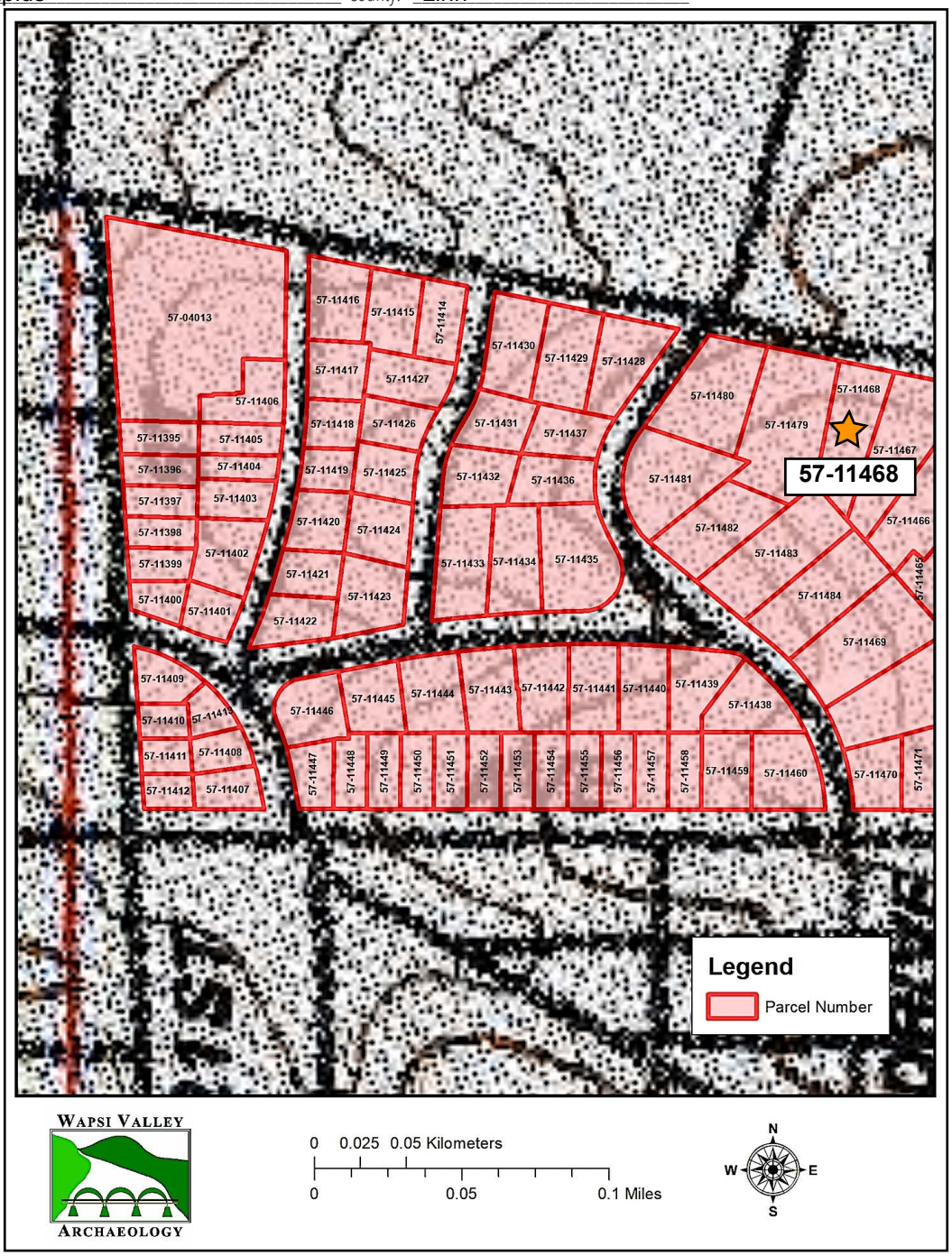
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward Moravec House
Site Number: 57-11468
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



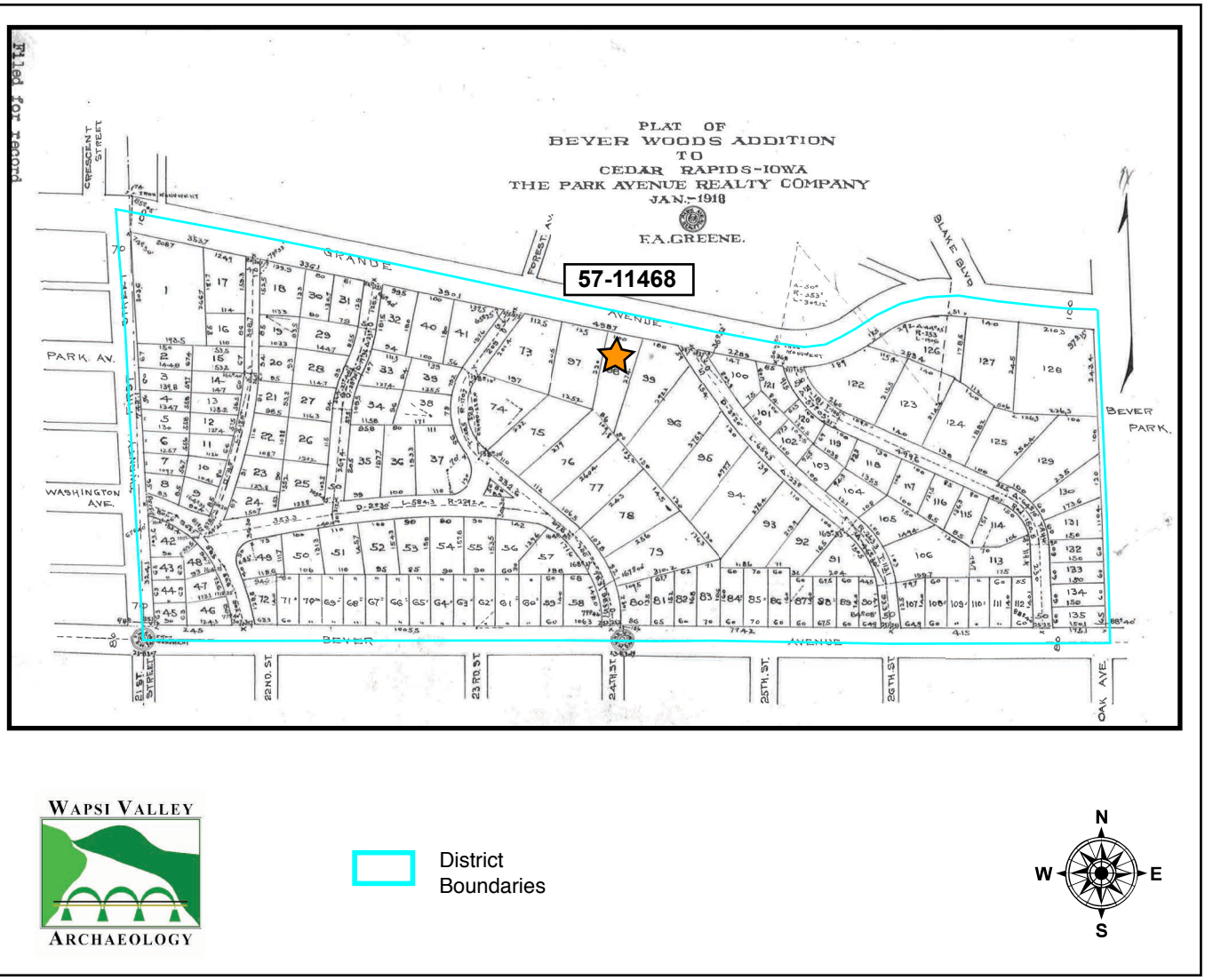
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward Moravec House
Site Number: 57-11468
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward Moravec House
Site Number: 57-11468
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward Moravec House
Site Number: 57-11468
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2325 Grande Avenue SE (57-11468). *Source: Linn County Assessor.*

STATE HISTORIC PRESERVATION OFFICE
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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward Moravec House
Site Number: 57-11468
Address: 2325 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2325 Grande Avenue SE (57-11468), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11469 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Gerald Ovel House

B) Other names: _____

- **Location**

A) Street address: 364 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11469 Address: 364 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1931 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Gerald Ovel House	Linn
Name of Property	County
364 Forest Drive SE	Cedar Rapids
Address	City

Gerald Ovel House, Site Inventory Number 57-11469

Address: 364 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1931 building is a two-story, side-gable brick and stone house with front curved gable. The main materials are wood, stucco siding, and asphalt roof. The stone entrance volume has a Tudor arched front door and side window. A first-level side volume has a gable dormer. Three of the wood windows are replacements and three appear original. A two-car detached garage matches the house's style.

Historic Background:
Burton M. Harrington, the president of the Home Lumber Co., was the original owner of 364 Forest Dr. SE.[1] The Harringtons' son was Dr. Arlen F. Harrington who, in 1936, graduated from the College of Medicine at the University of Iowa, where he had been a member of the Alpha Kappa Kappa medical fraternity; Arlen married Miss Beulah Gillham, daughter of Mr. and Mrs. Bert Gillham, shortly after his medical school graduation.[2]

Date of Construction: 1931

Integrity:
The Tudor Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

"Beulah Gillham And Dr. Harrington Wed," *Cedar Rapids Gazette*, June 9, 1936, p. 8.

Cedar Rapids City Directories, January 1, 1932, p. 133.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1932, p. 133.
[2] "Beulah Gillham And Dr. Harrington Wed," *Cedar Rapids Gazette*, June 9, 1936, p. 8.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

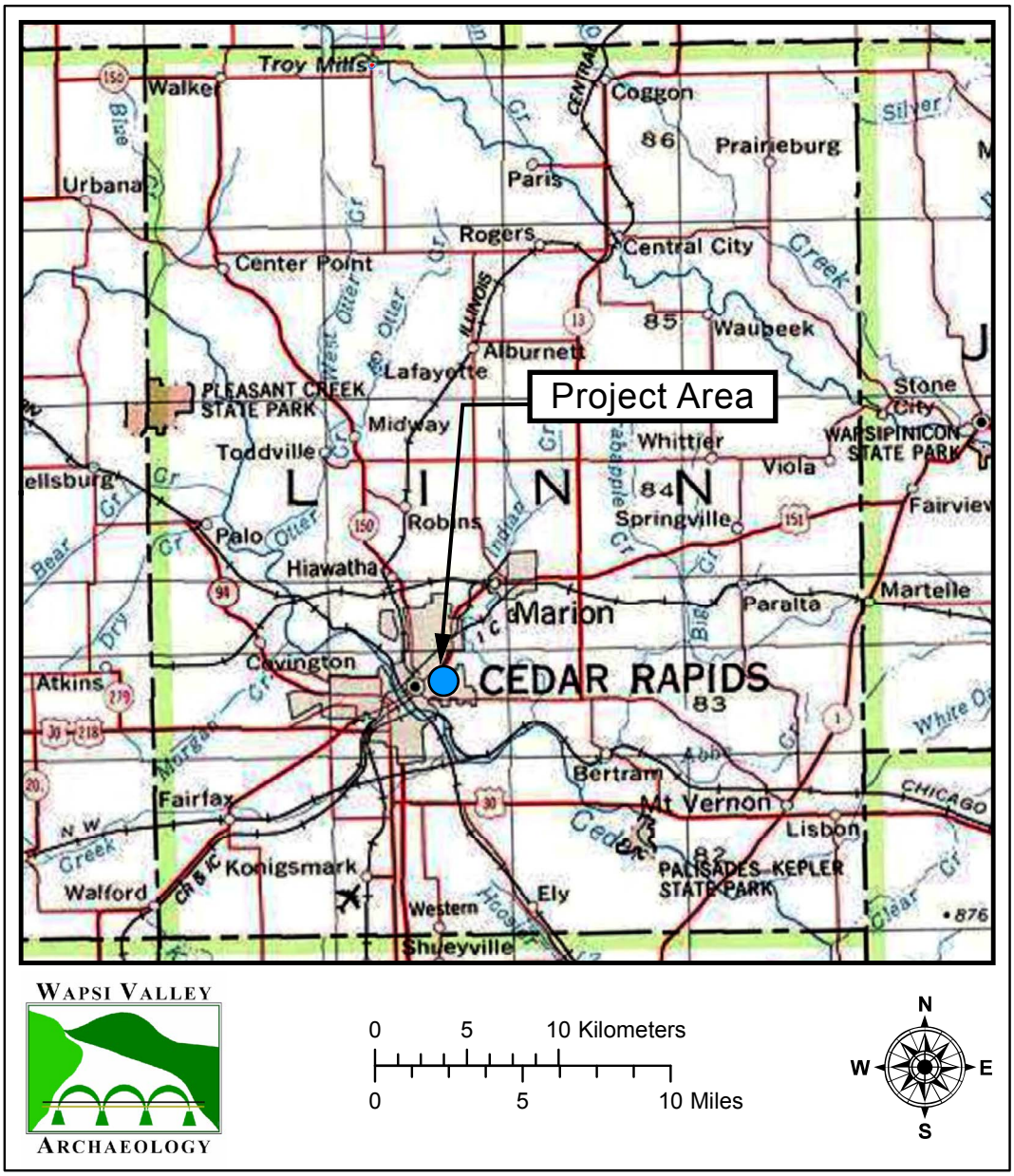
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Gerald Ovel House
Site Number: 57-11469
Address: 364 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



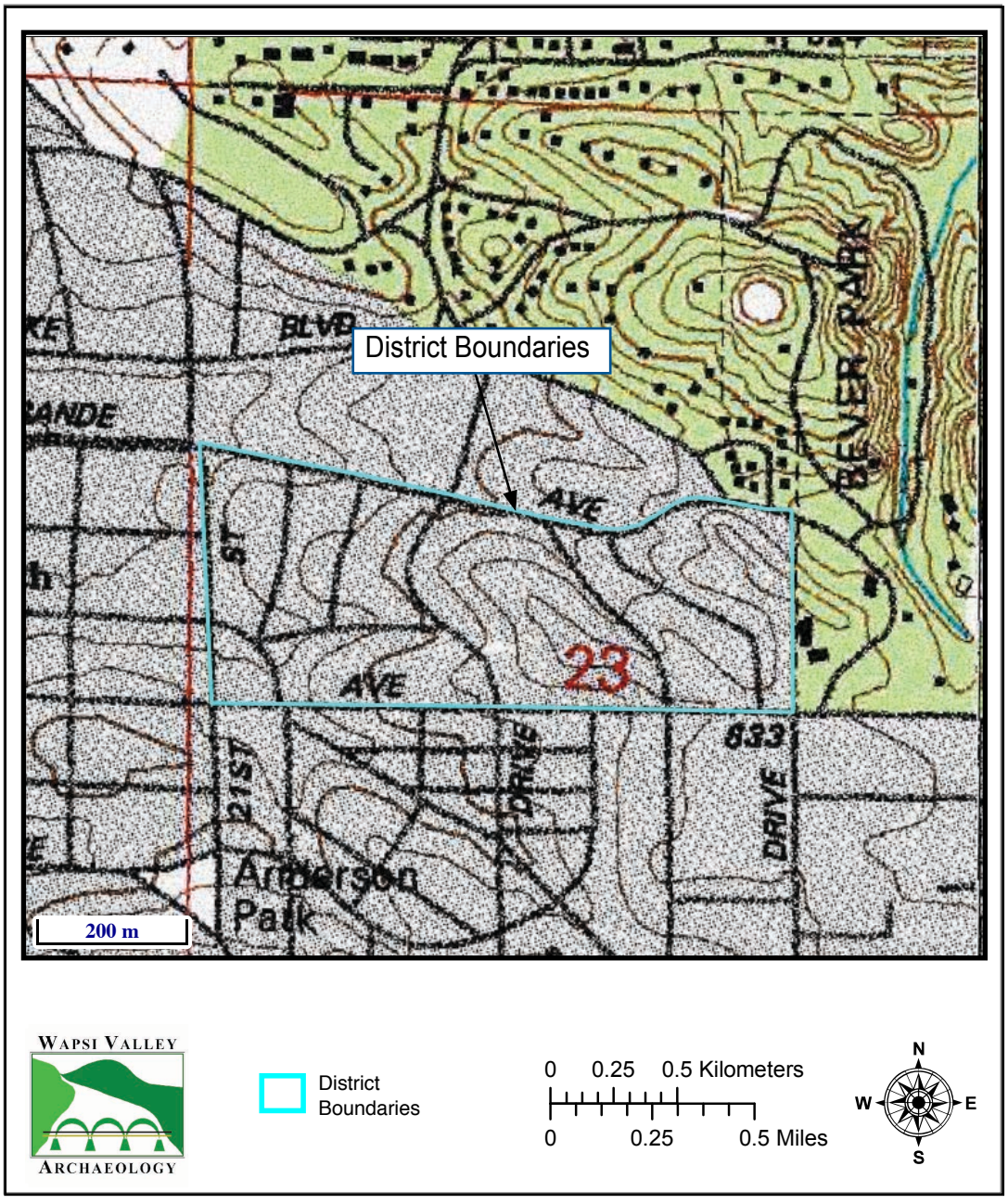
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Gerald Ovel House
Site Number: 57-11469
Address: 364 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



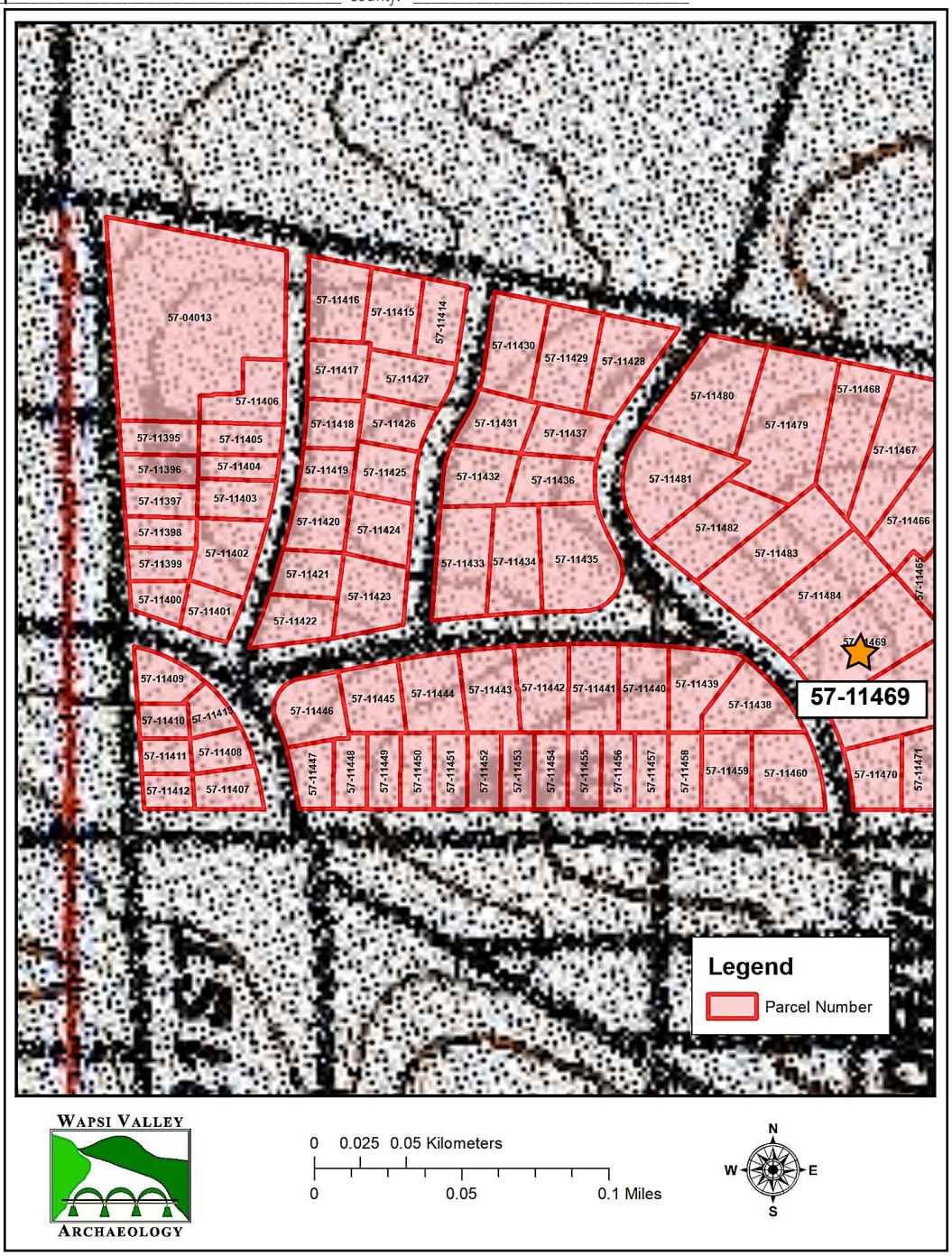
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Gerald Ovel House
Site Number: 57-11469
Address: 364 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



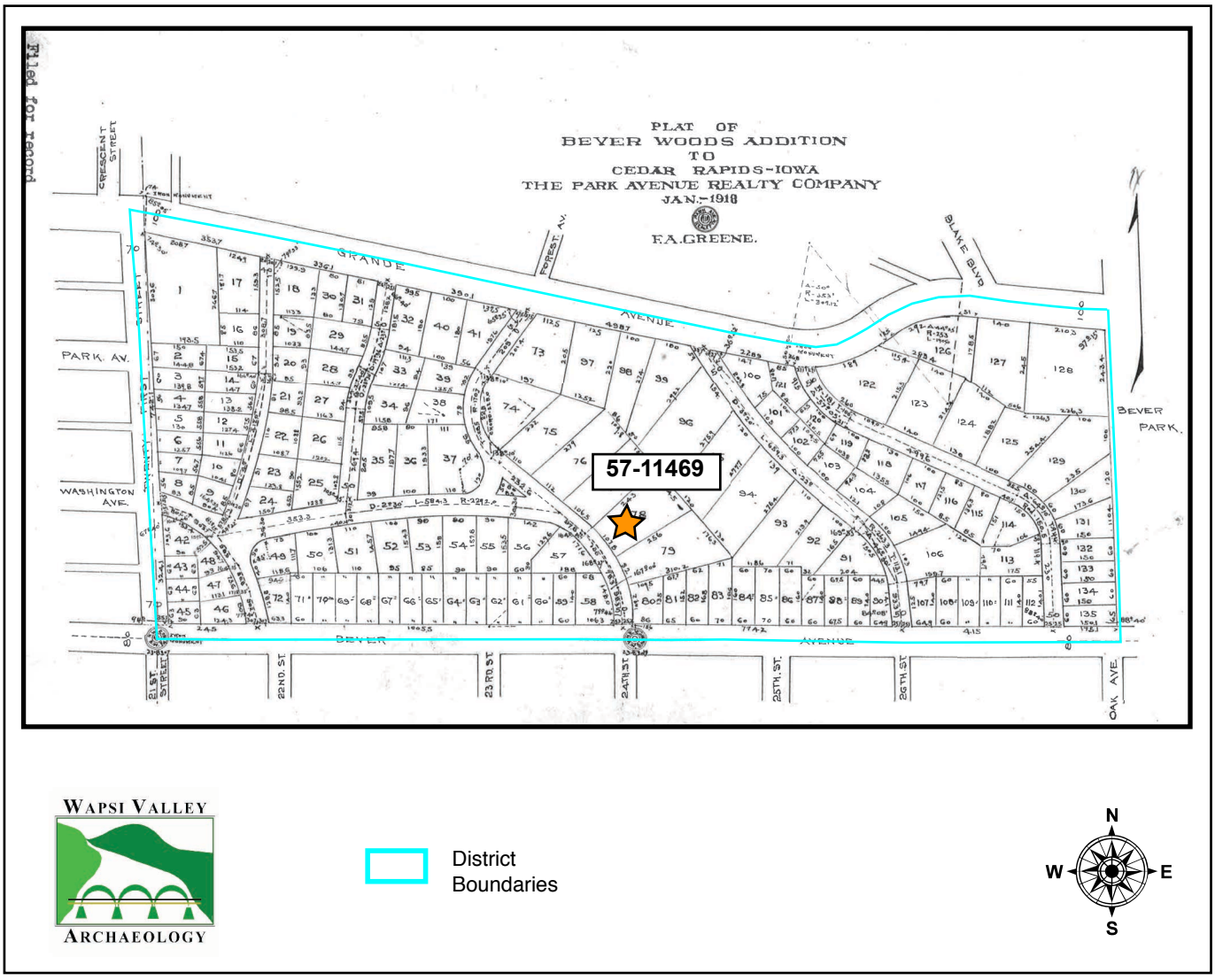
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Gerald Ovel House
Site Number: 57-11469
Address: 364 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Gerald Ovel House
Site Number: 57-11469
Address: 364 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Gerald Ovel House
Site Number: 57-11469
Address: 364 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 364 Forest Drive SE (57-11469). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Gerald Ovel House
Site Number: 57-11469
Address: 364 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



364 Forest Drive SE (57-11469), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11470 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Cook House

B) Other names: _____

- **Location**

A) Street address: 2400 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11470 Address: 2400 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1917 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Cook House	Linn
Name of Property	County
2400 Bever Avenue SE	Cedar Rapids
Address	City

Cook House, Site Inventory Number 57-11470

Address: 2400 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1917 building is a one-and-a-half-story side-gable house with front gable-roof dormer. The main materials are vinyl siding and asphalt roof. Rafter details adorn the eaves. Two tapered columns support a front porch, and two additional tapered columns support a side carport. The wood windows are original. An attached two-car garage matches the house's style. A stone retaining wall is in the side yard.

Date of Construction: 1917

Integrity:
The Craftsman-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship and materials is compromised by the siding replacement. The 1999 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

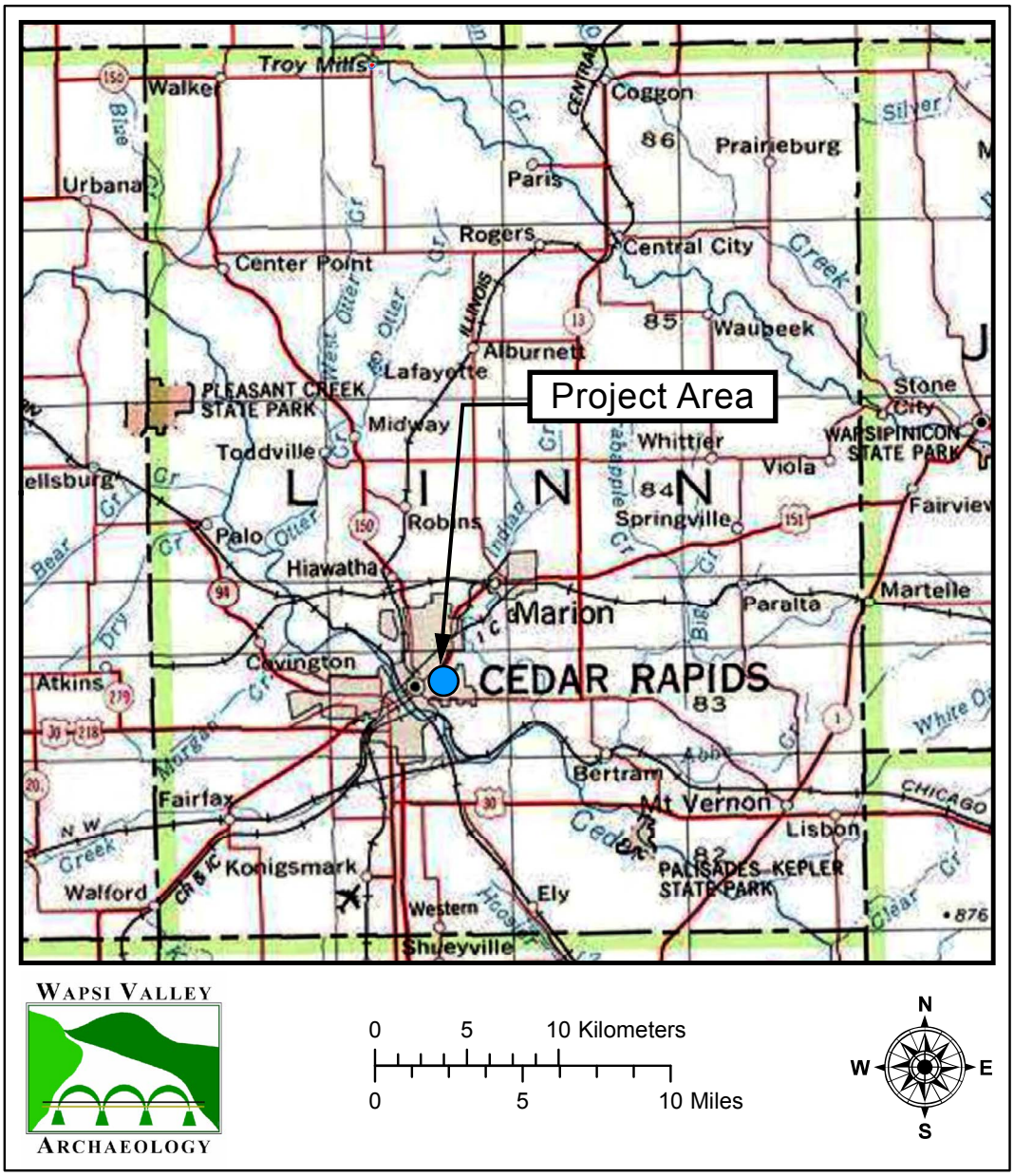
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cook House
Site Number: 57-11470
Address: 2400 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



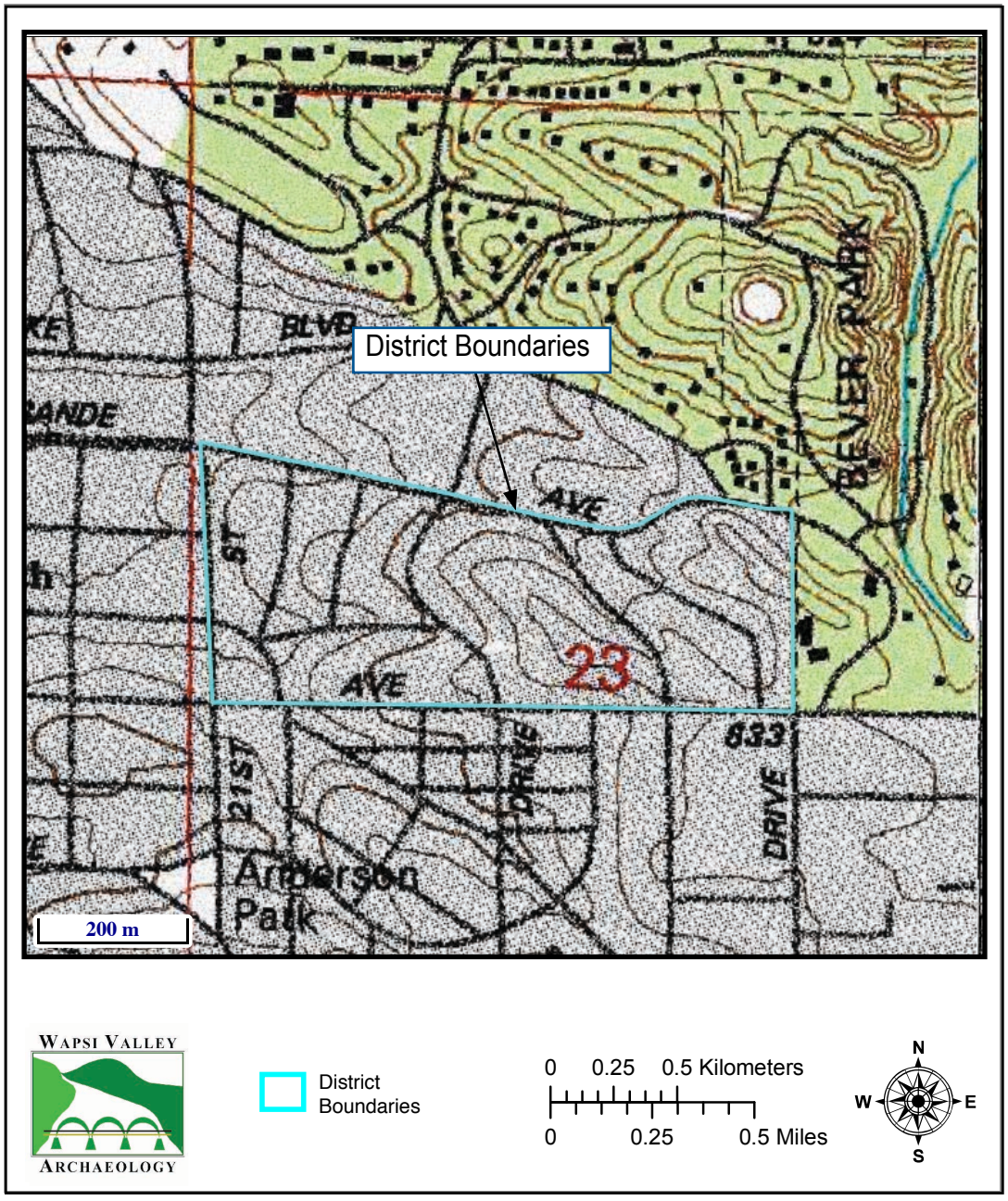
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cook House
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City: Cedar Rapids
County: Linn



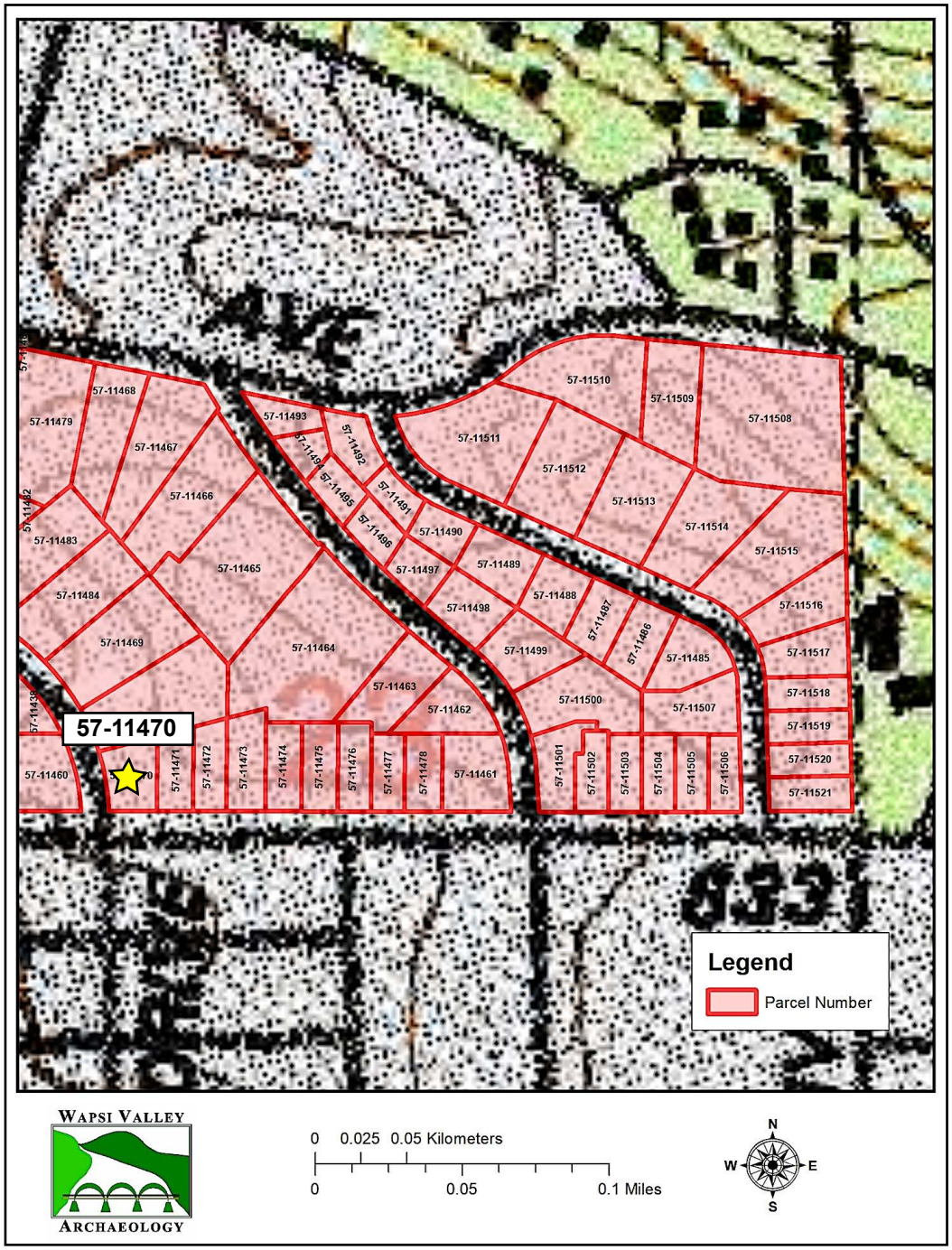
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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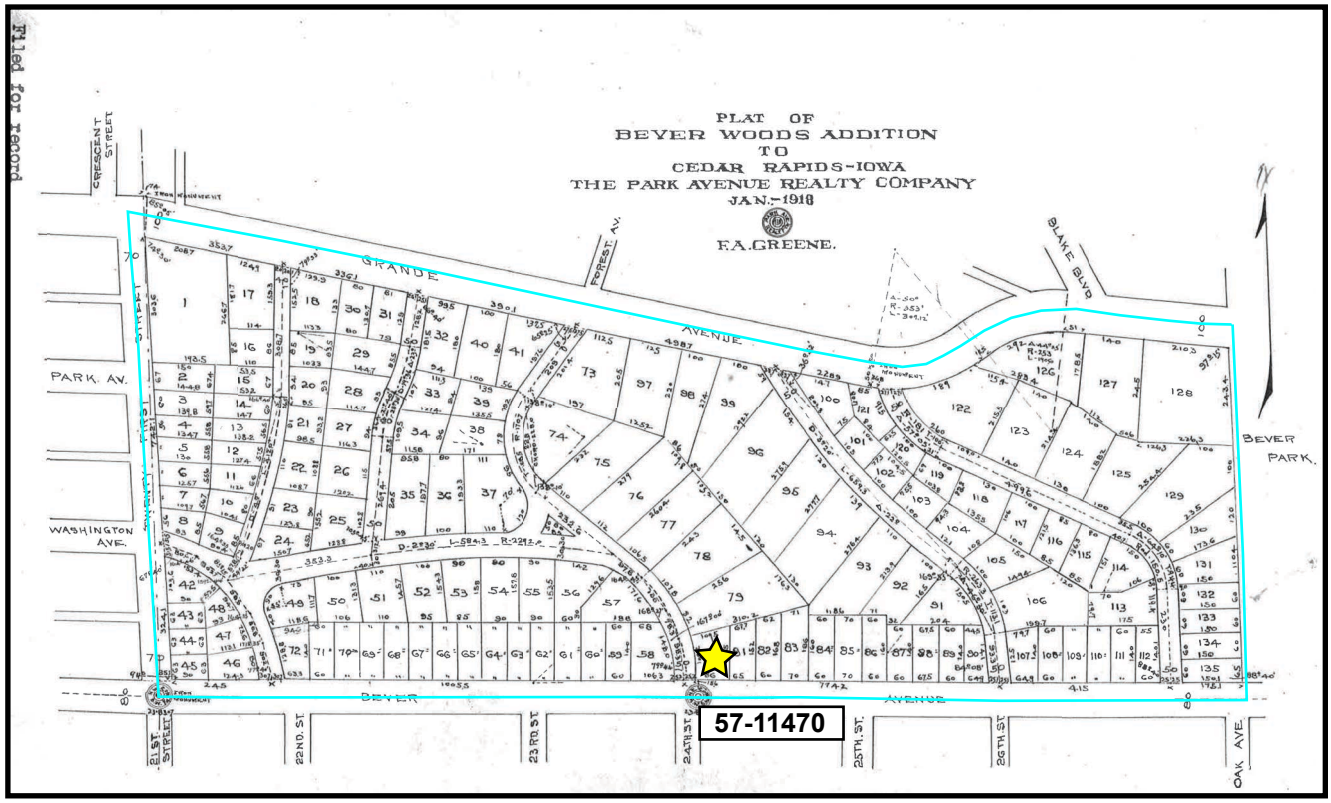
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cook House
Site Number: 57-11470
Address: 2400 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cook House
Site Number: 57-11470
Address: 2400 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cook House
Site Number: 57-11470
Address: 2400 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2400 Bever Avenue SE (57-11470). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cook House
Site Number: 57-11470
Address: 2400 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1961 photograph of 2400 Bever Avenue SE (Site Inventory No. 57-11470).
Source: Bickel & Byers, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Cook House
Site Number: 57-11470
Address: 2400 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2400 Bever Avenue SE (57-11470), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11471 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: McIntosh House

B) Other names: _____

- **Location**

A) Street address: 2410 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11471 Address: 2410 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1926 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

McIntosh House	Linn
Name of Property	County
2410 Bever Avenue SE	Cedar Rapids
Address	City

McIntosh House, Site Inventory Number 57-11471

Address: 2410 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1926 building is a one-story cross-gable house with a brick open porch with metal railing. The main materials are wood, stucco siding, and asphalt roof. The front gable is adorned with a diamond-shaped window in the center, wood inlay details, and a segmented arch window. The wood windows are original. A detached two-car garage matches the house's style.

Date of Construction: 1926

Integrity:
The Tudor Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1926 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

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Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

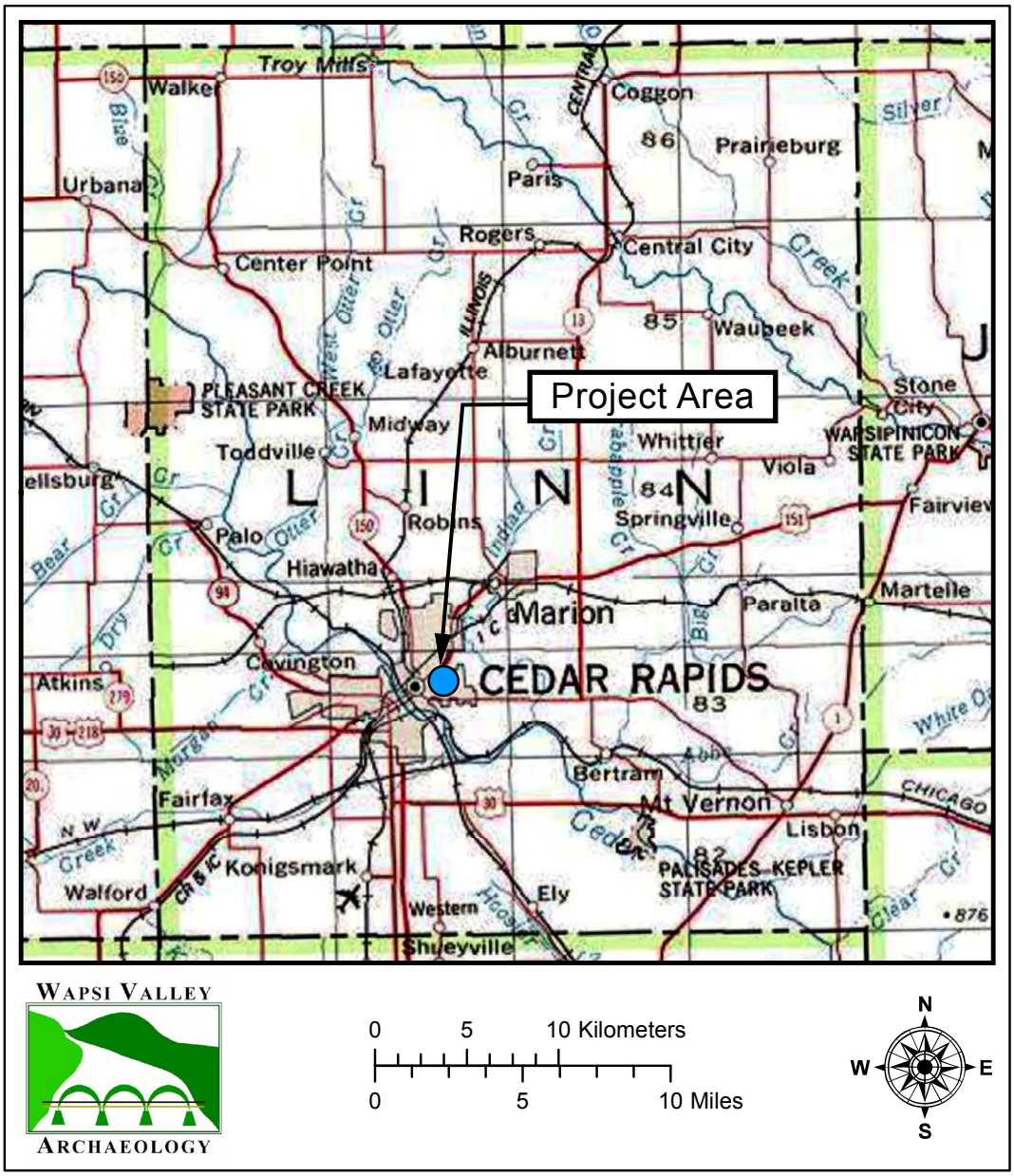
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: McIntosh House
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Address: 2410 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

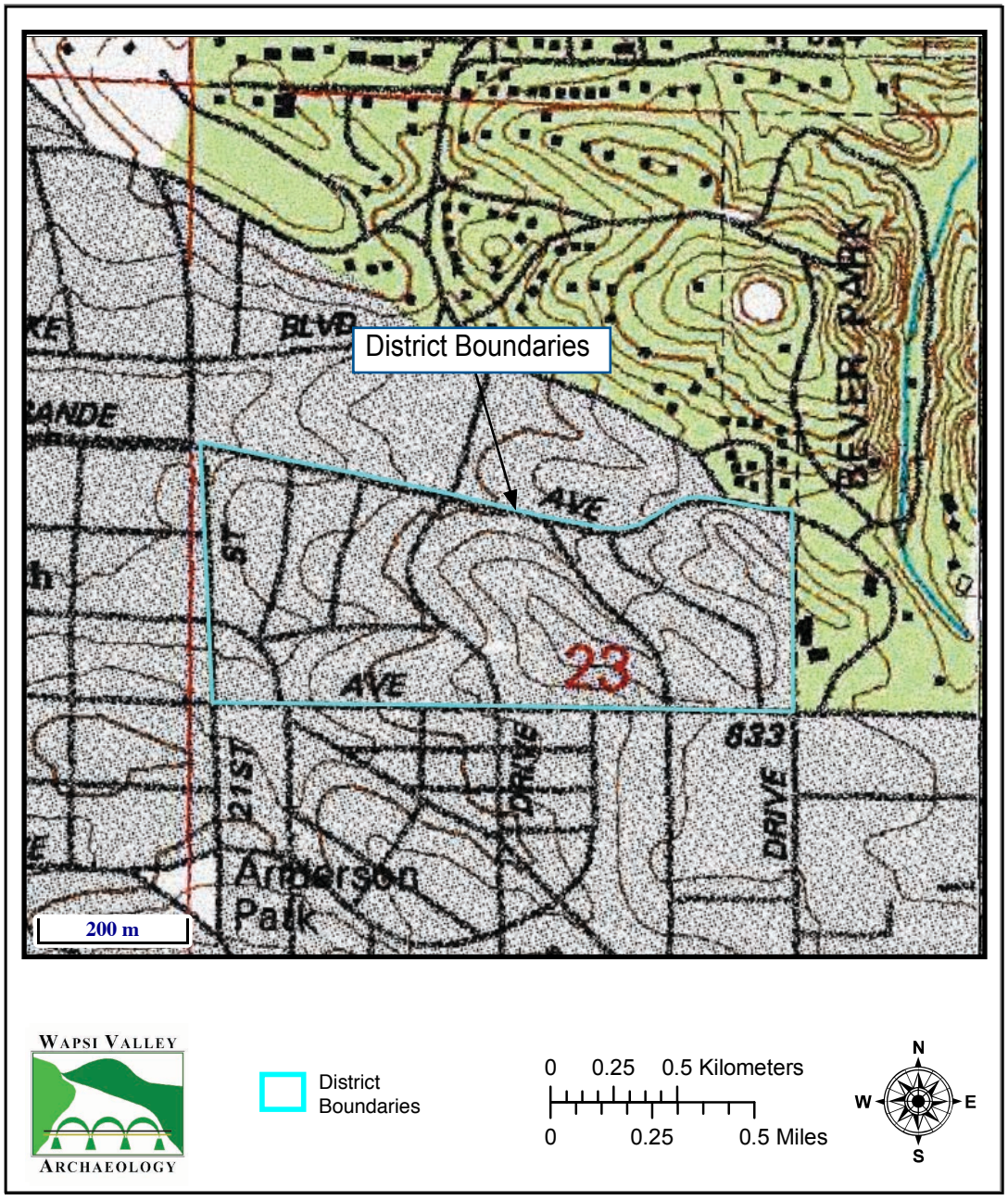


Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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City: Cedar Rapids County: Linn



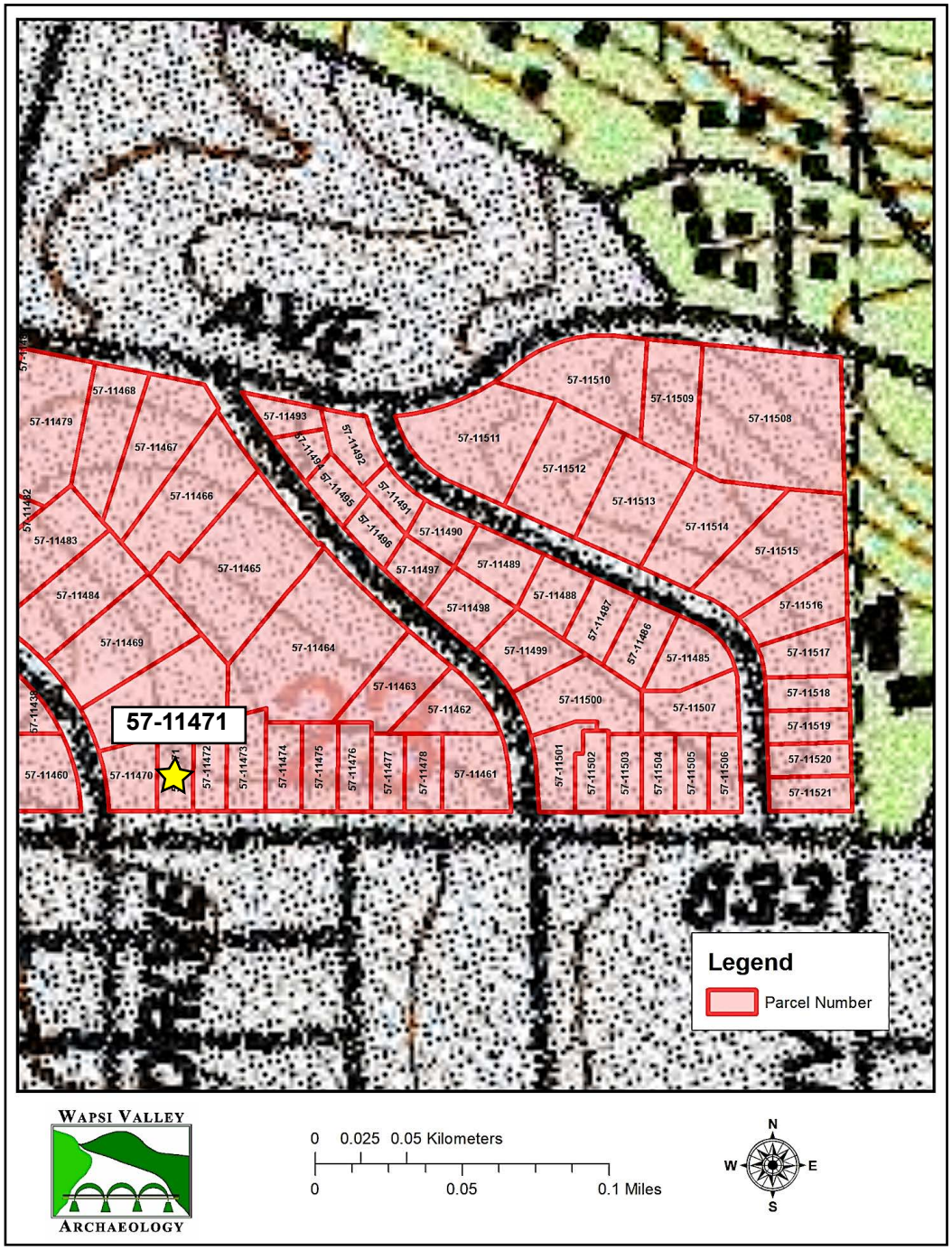
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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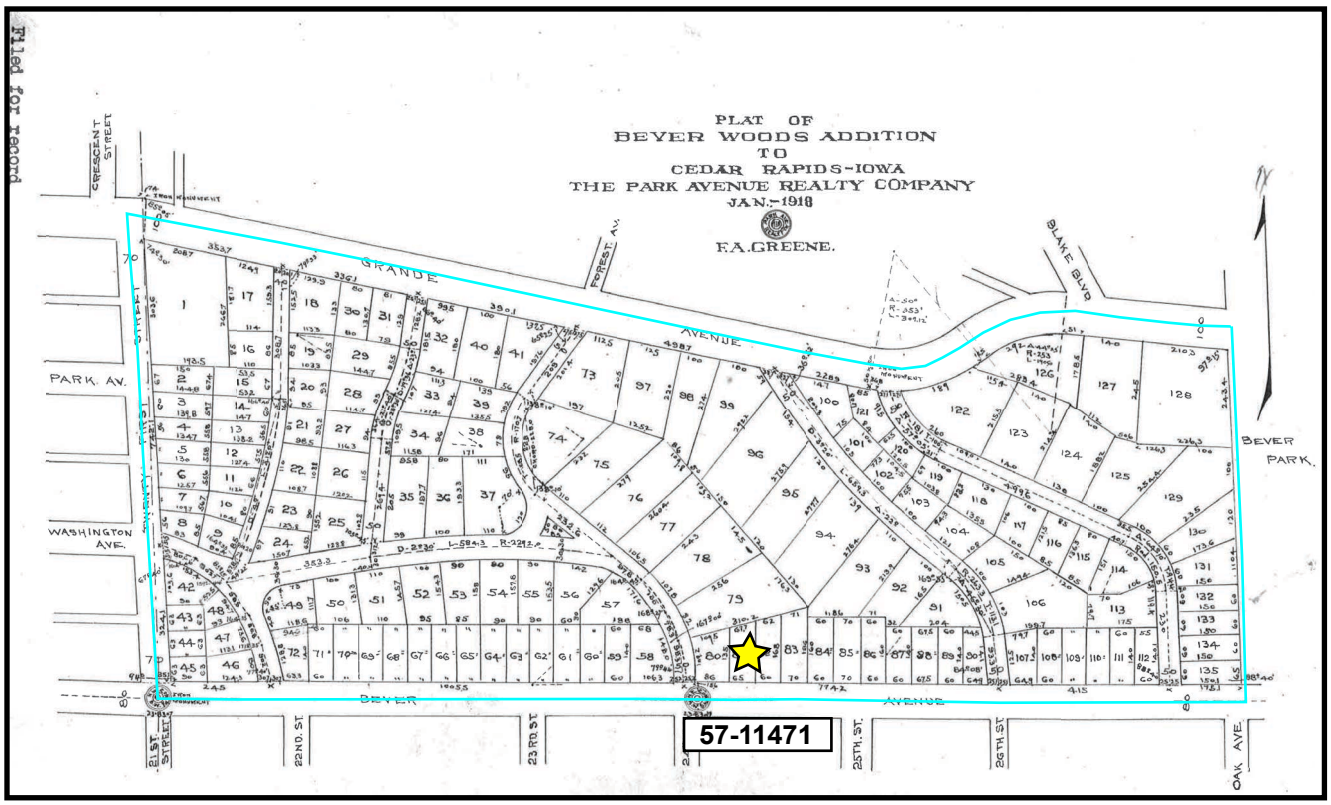
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

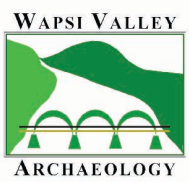
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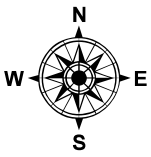
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Name of Property: McIntosh House
Site Number: 57-11471
Address: 2410 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: McIntosh House
Site Number: 57-11471
Address: 2410 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: McIntosh House
Site Number: 57-11471
Address: 2410 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2410 Bever Avenue SE (57-11471). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: McIntosh House
Site Number: 57-11471
Address: 2410 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2410 Bever Avenue SE (57-11471), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11472 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James Du Bois House

B) Other names: _____

- **Location**

A) Street address: 2416 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11472 Address: 2416 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

James Du Bois House	Linn
Name of Property	County
2416 Bever Avenue SE	Cedar Rapids
Address	City

James Du Bois House, Site Inventory Number 57-11472

Address: 2416 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a one-story cross-gable house with an open front gable-roofed porch. The main materials are wood, stucco siding, and asphalt roof. Wood columns over brick bases support the entrance porch. Exposed double rafters and brackets support the roof. A side pergola is supported by wood columns over brick bases. The windows are replacements. A detached two-car garage matches the house's style.

Historic Background:
James A. Du Bois was born in 1876 in Ohio. He was an insurance salesman and lived in the house with his wife Elizabeth in 1940.

Date of Construction: 1917

Integrity:
The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the front porch and window replacements. The 1958 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

James Du Bois House	Linn
Name of Property	County
2416 Bever Avenue SE	Cedar Rapids
Address	City

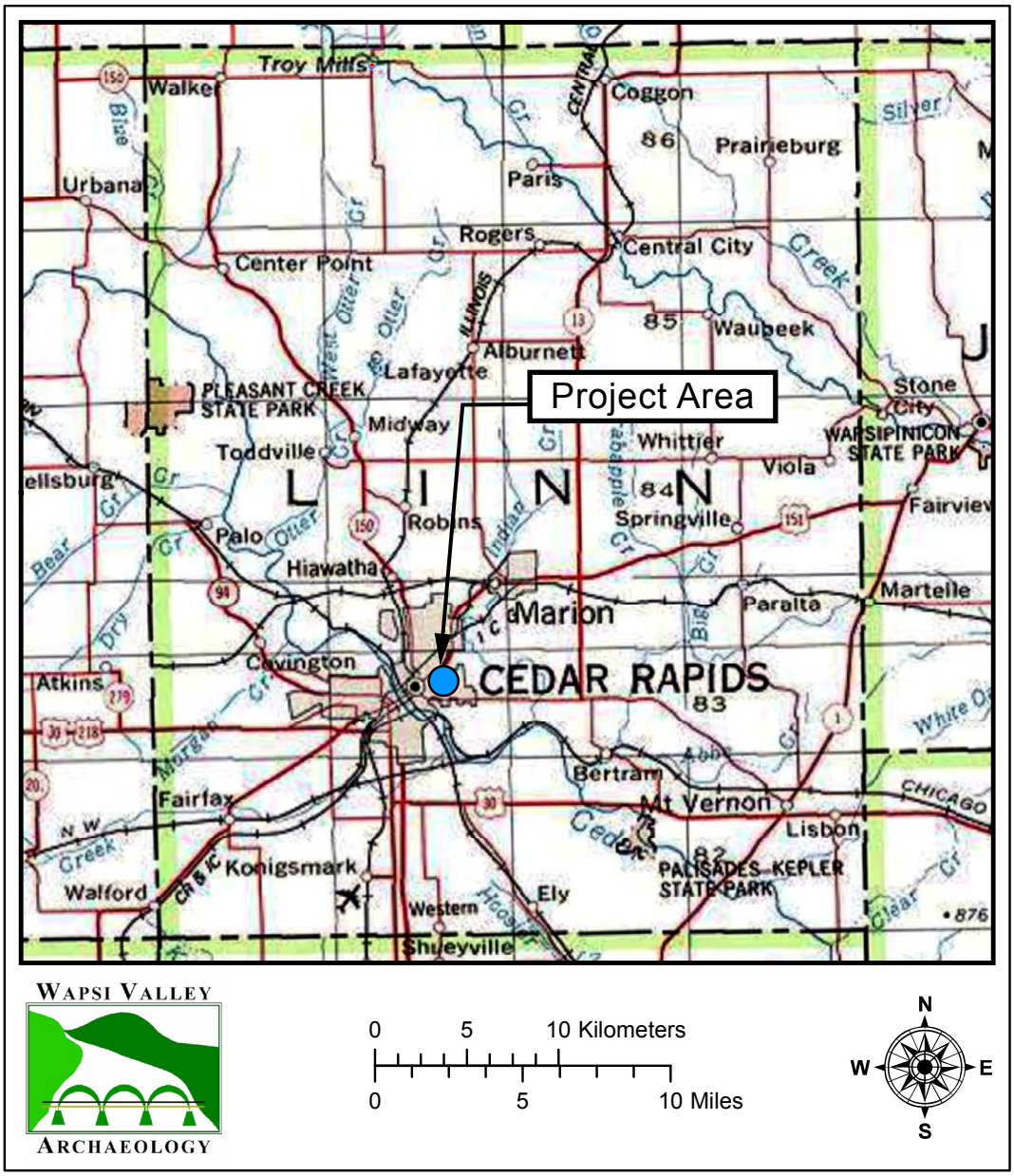
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
Address: 2416 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



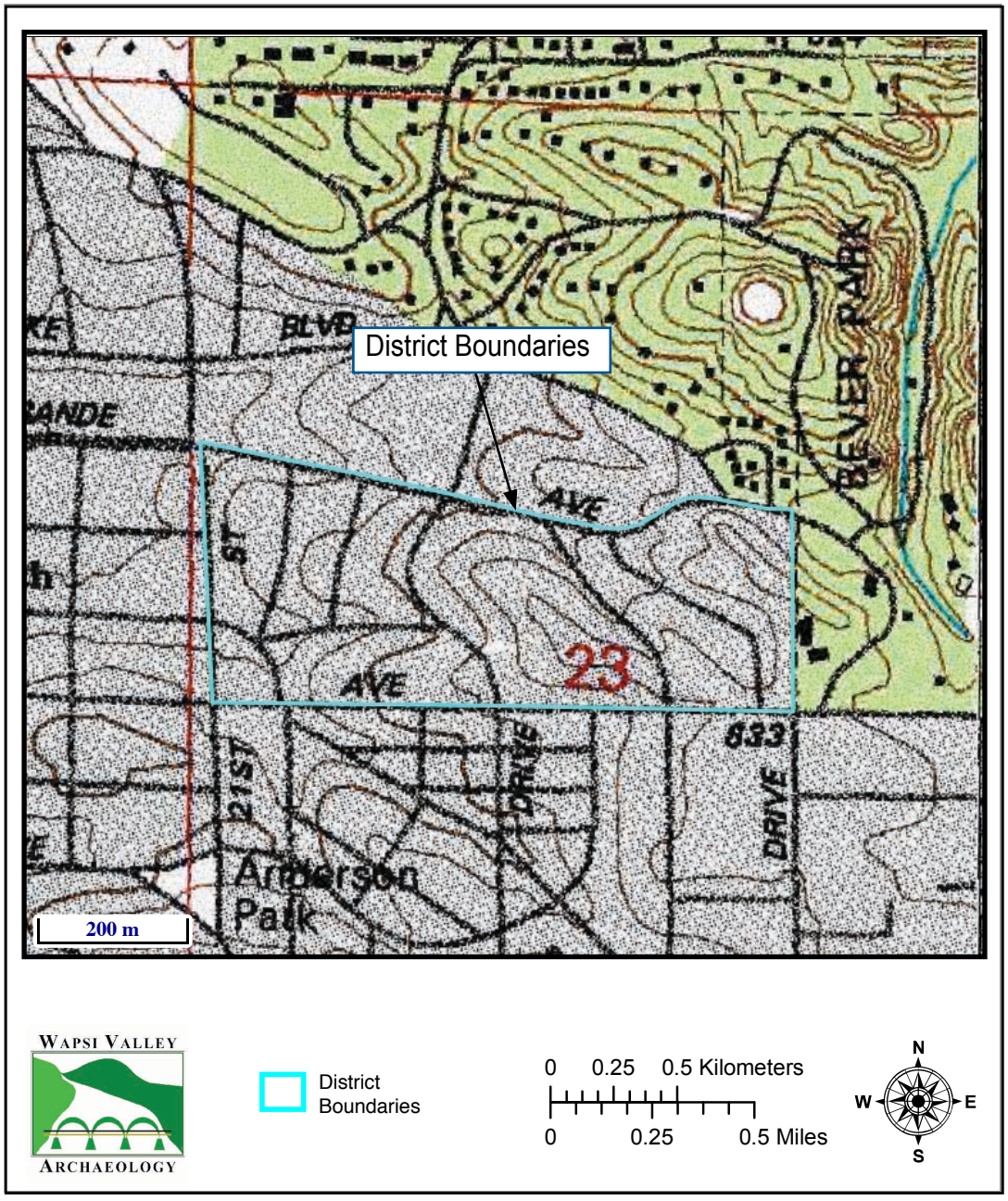
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



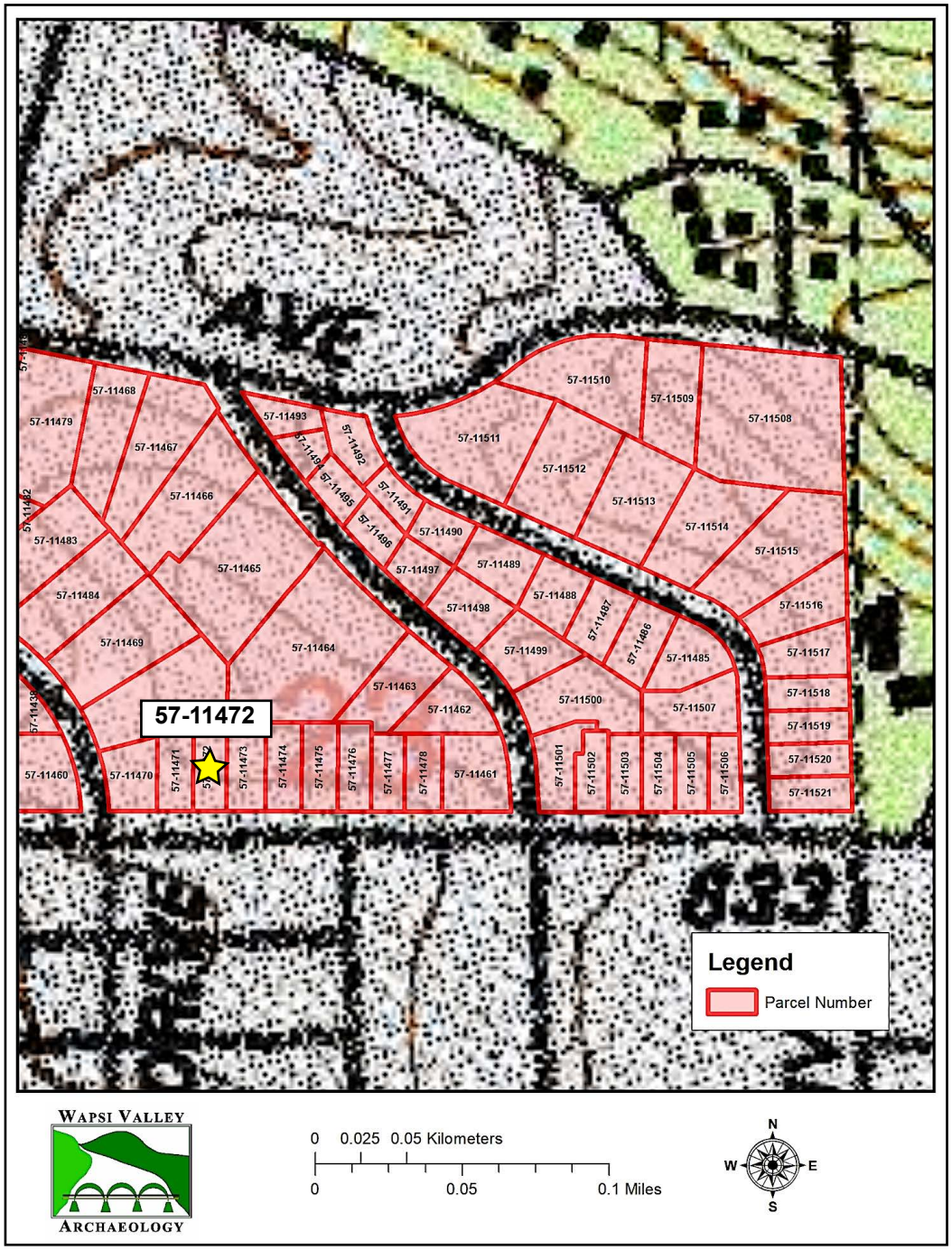
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
Address: 2416 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



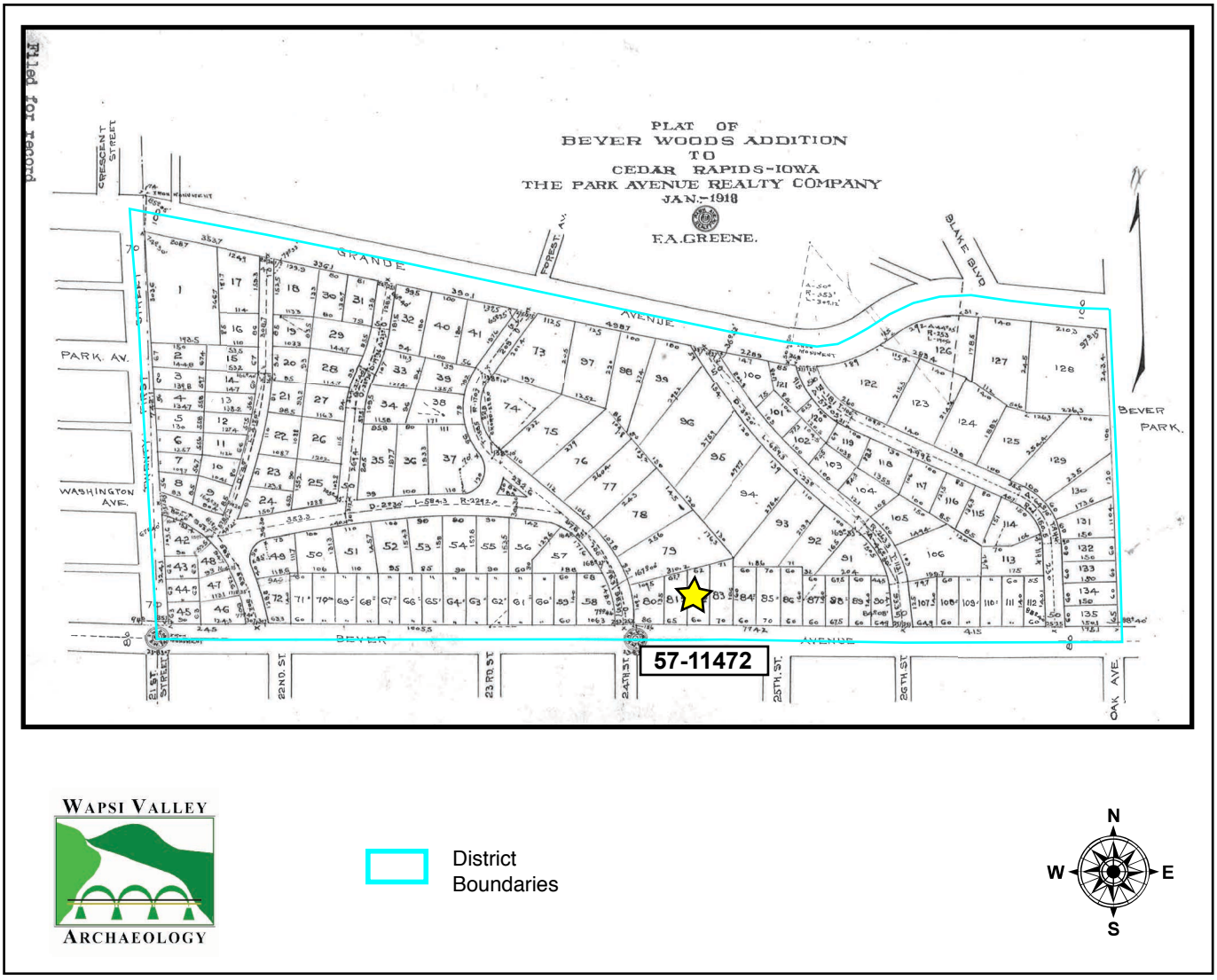
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
Address: 2416 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
Address: 2416 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
Address: 2416 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2416 Bever Avenue SE (57-11472). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
Address: 2416 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1971 photograph of 2418 Bever Avenue SE (Site Inventory No. 57-11472.
Source: Gohmann-Associates, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James Du Bois House
Site Number: 57-11472
Address: 2416 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2416 Bever Avenue SE (57-11472), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11473 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Stanley W. Reid House II

B) Other names: _____

- **Location**

A) Street address: 2424 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11473 Address: 2424 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1926 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor
Deayner & Building Company

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
2424 Bever Avenue SE	Cedar Rapids
Address	City

Stanley W. Reid House II, Site Inventory Number 57-11473
Address: 2424 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story side-gable house with front gable-roof entrance volume. The main materials are stucco siding, and asphalt roof. Two Doric columns support a curved-roof entrance portico. The wood windows are original. A detached two-car garage does not match the house's style.

Historic Background:
Stanley Reid was born in 1894 in Iowa. He was the owner of Deayner & Building Company in Cedar Rapids. His wife's name was Ruth. It is likely that Stanley Reid's building company built this house.

Date of Construction: 1926

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1926 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

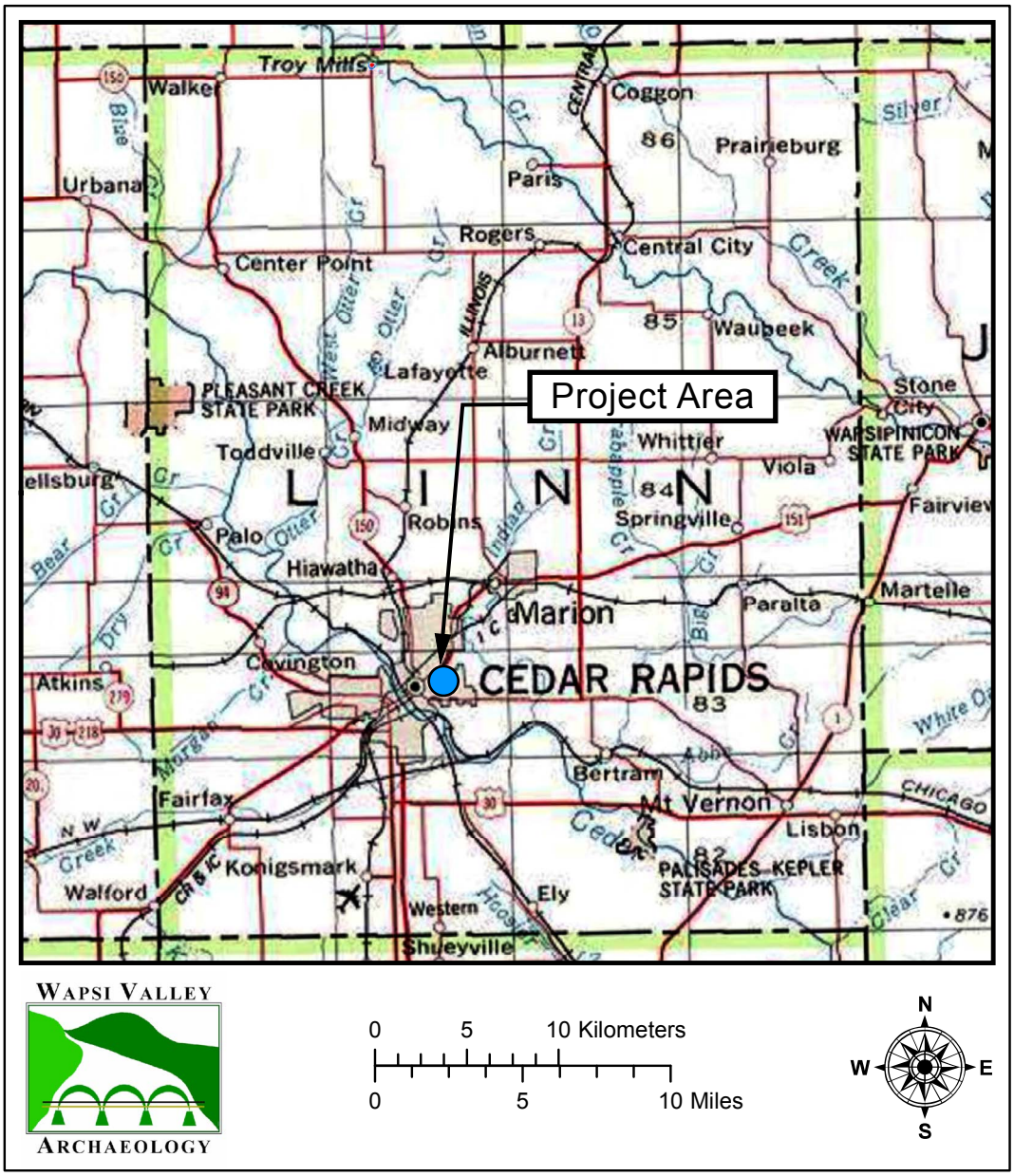
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House II
Site Number: 57-11473
Address: 2424 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



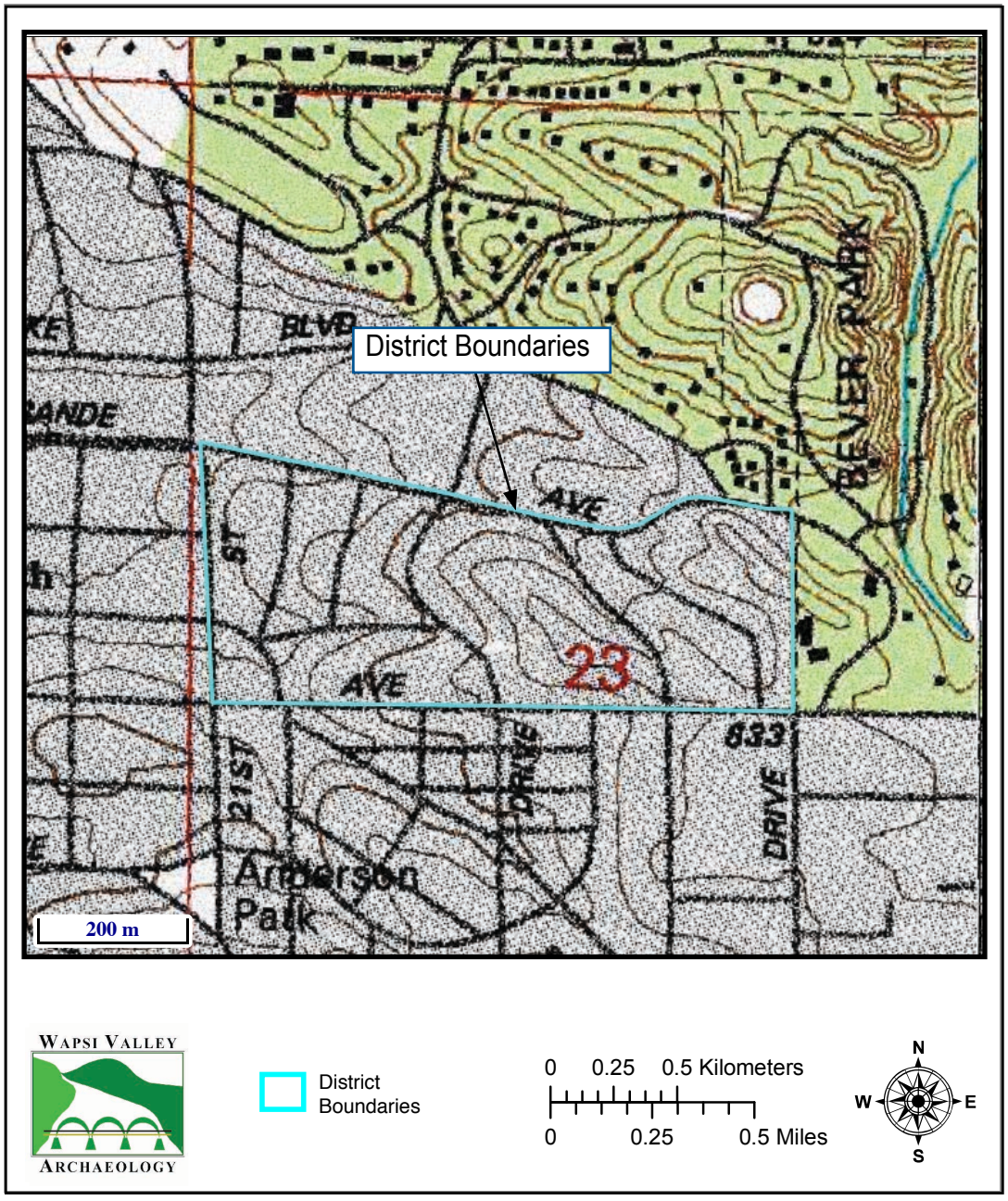
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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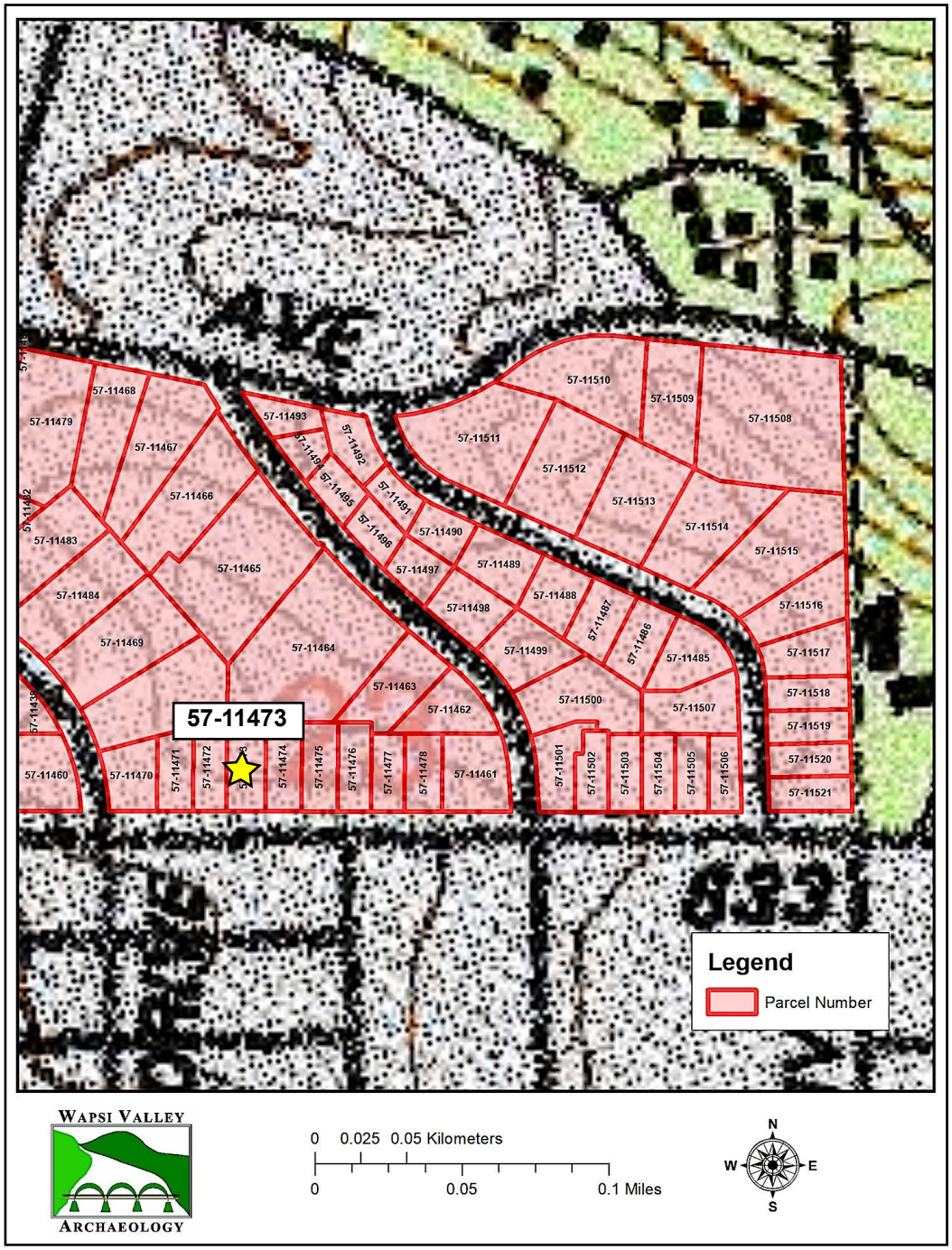
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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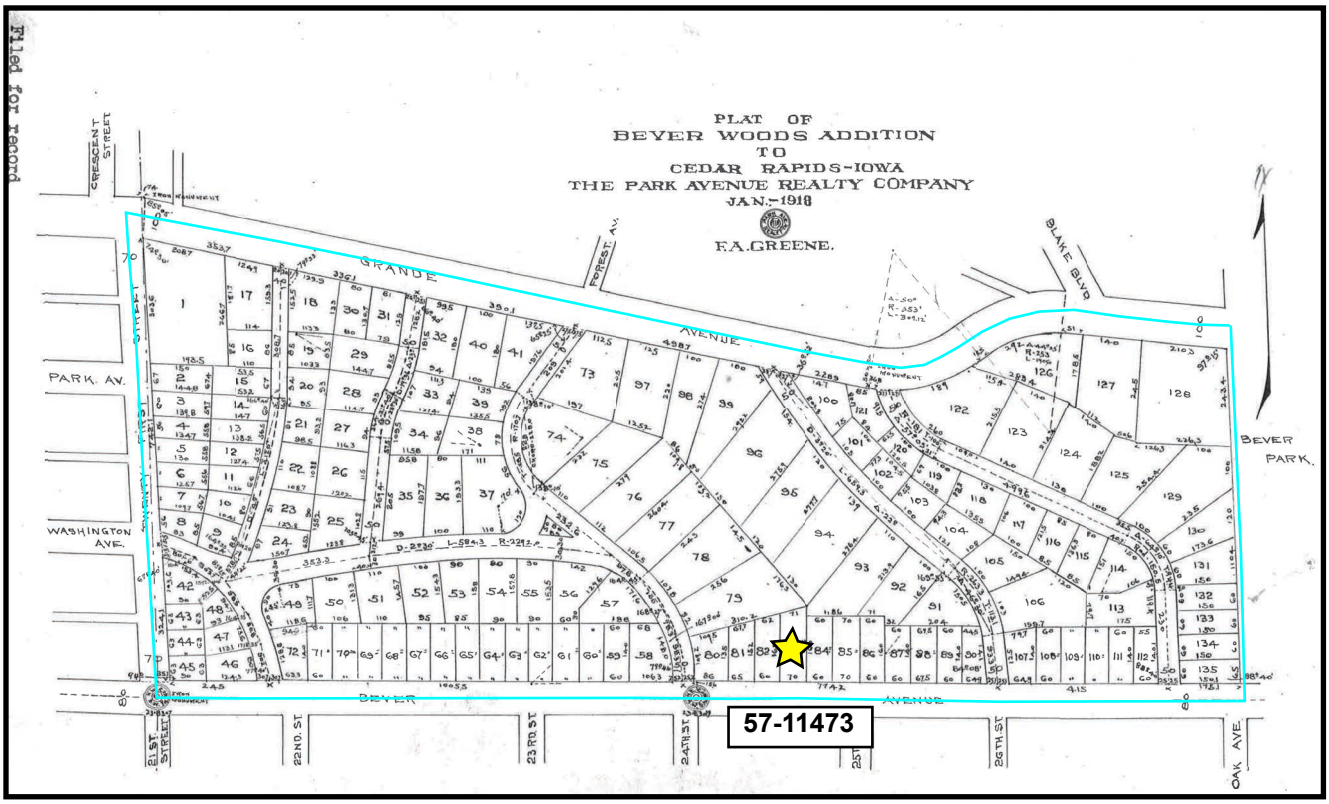
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House II
Site Number: 57-11473
Address: 2424 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House II
Site Number: 57-11473
Address: 2424 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Stanley W. Reid House II
Site Number: 57-11473
Address: 2424 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2424 Bever Avenue SE (57-11473). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House II
Site Number: 57-11473
Address: 2424 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1970 photograph of 2424 Bever Avenue SE (Site Inventory No. 57-11473).
Source: Gohmann-Associates,The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House II
Site Number: 57-11473
Address: 2424 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2424 Bever Avenue SE (57-11473), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11474 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Shrader House

B) Other names: _____

- **Location**

A) Street address: 2430 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11474 Address: 2430 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Shrader House	Linn
Name of Property	County
2430 Bever Avenue SE	Cedar Rapids
Address	City

Shrader House, Site Inventory Number 57-11474

Address: 2430 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a one-story side-gable house with a front gable-roof dormer. The main materials are vinyl siding and asphalt roof. Four Doric columns support an open porch with flat roof in the center and pergolas on each side. Wood rafters and brackets adorn the eaves. The wood windows are original. A detached two-car garage does not match the house's design.

Date of Construction: 1922

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1922 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

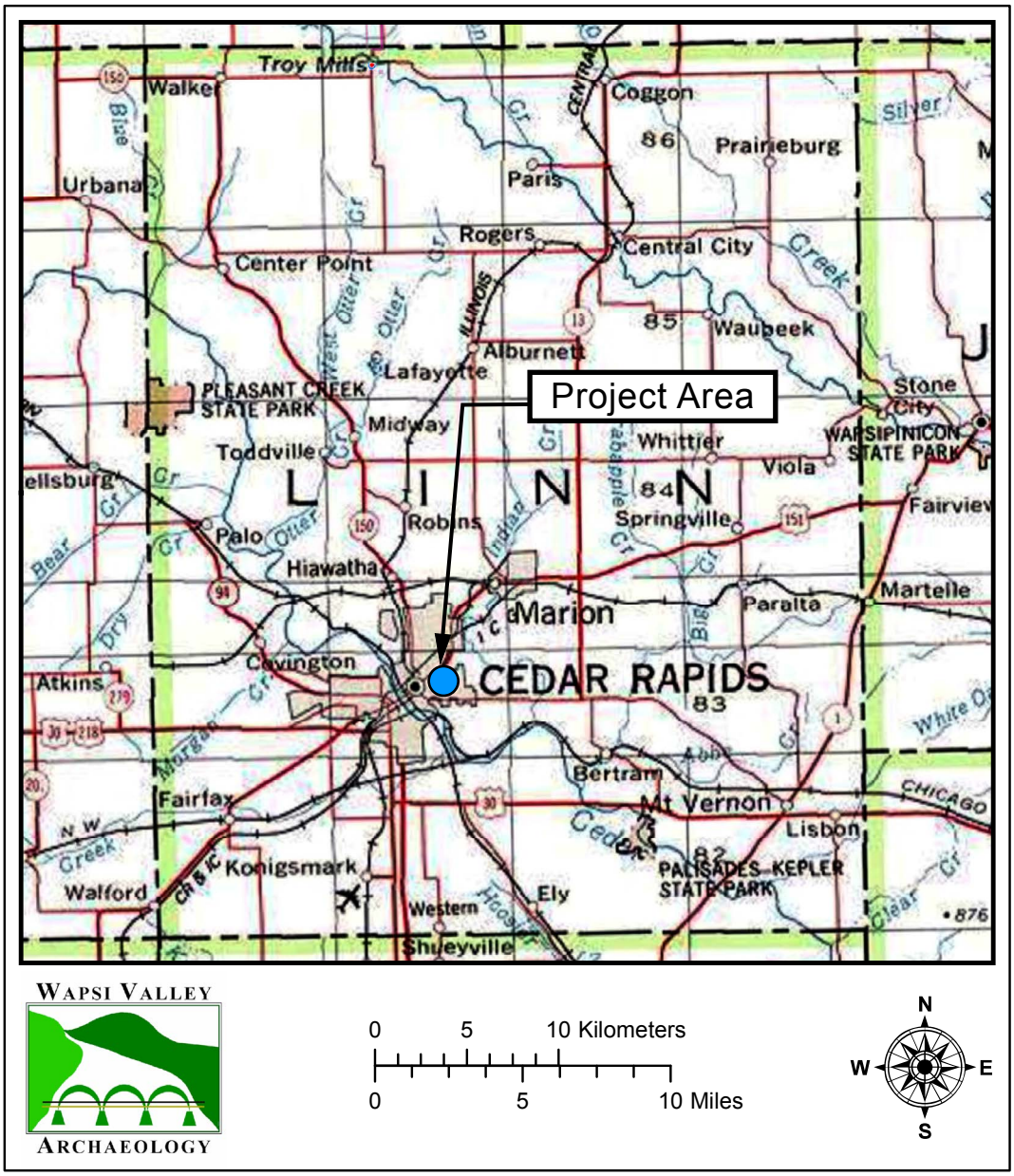
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
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www.iowahistory.org/historicpreservation
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Shrader House
Site Number: 57-11474
Address: 2430 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



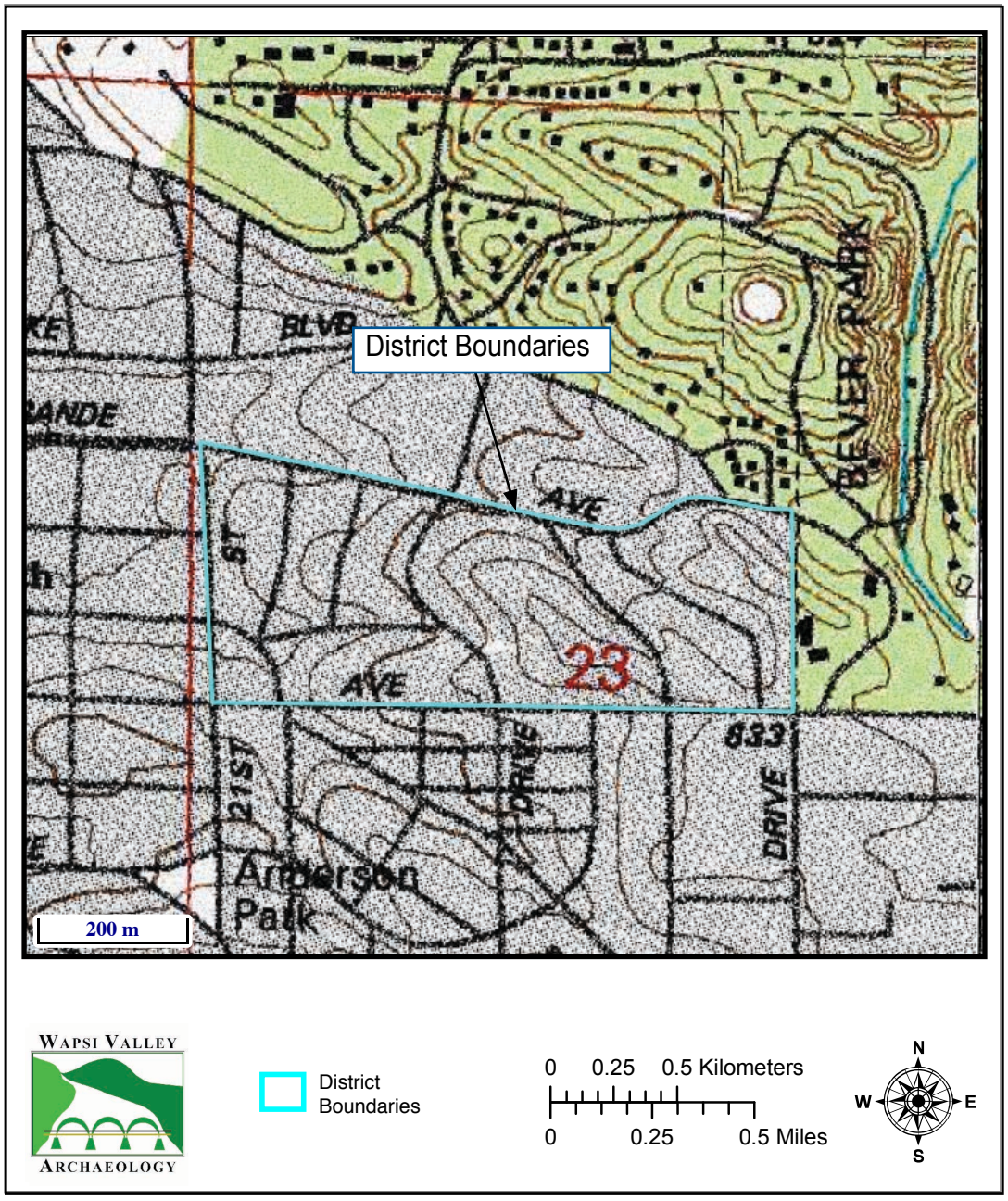
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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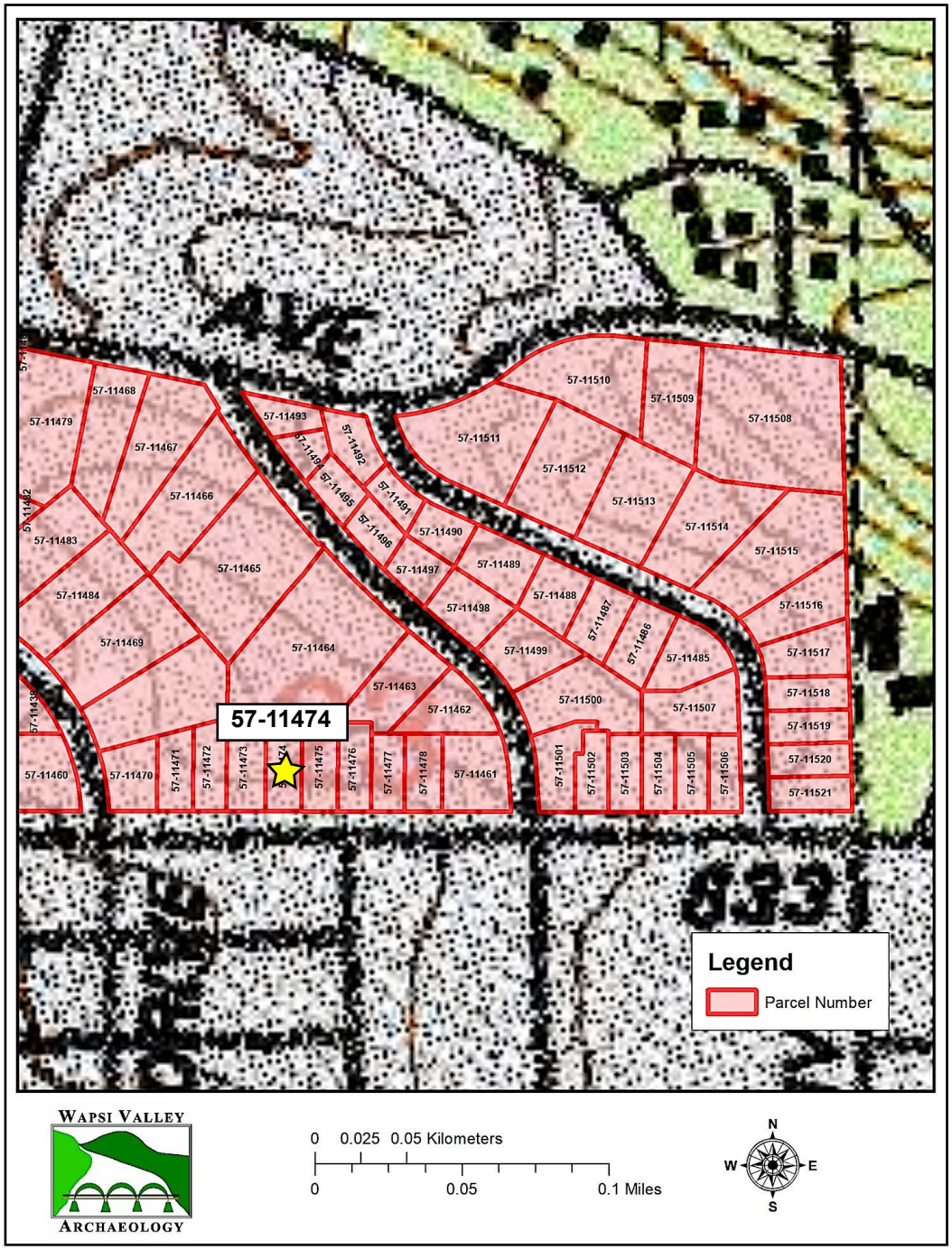
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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City: Cedar Rapids County: Linn



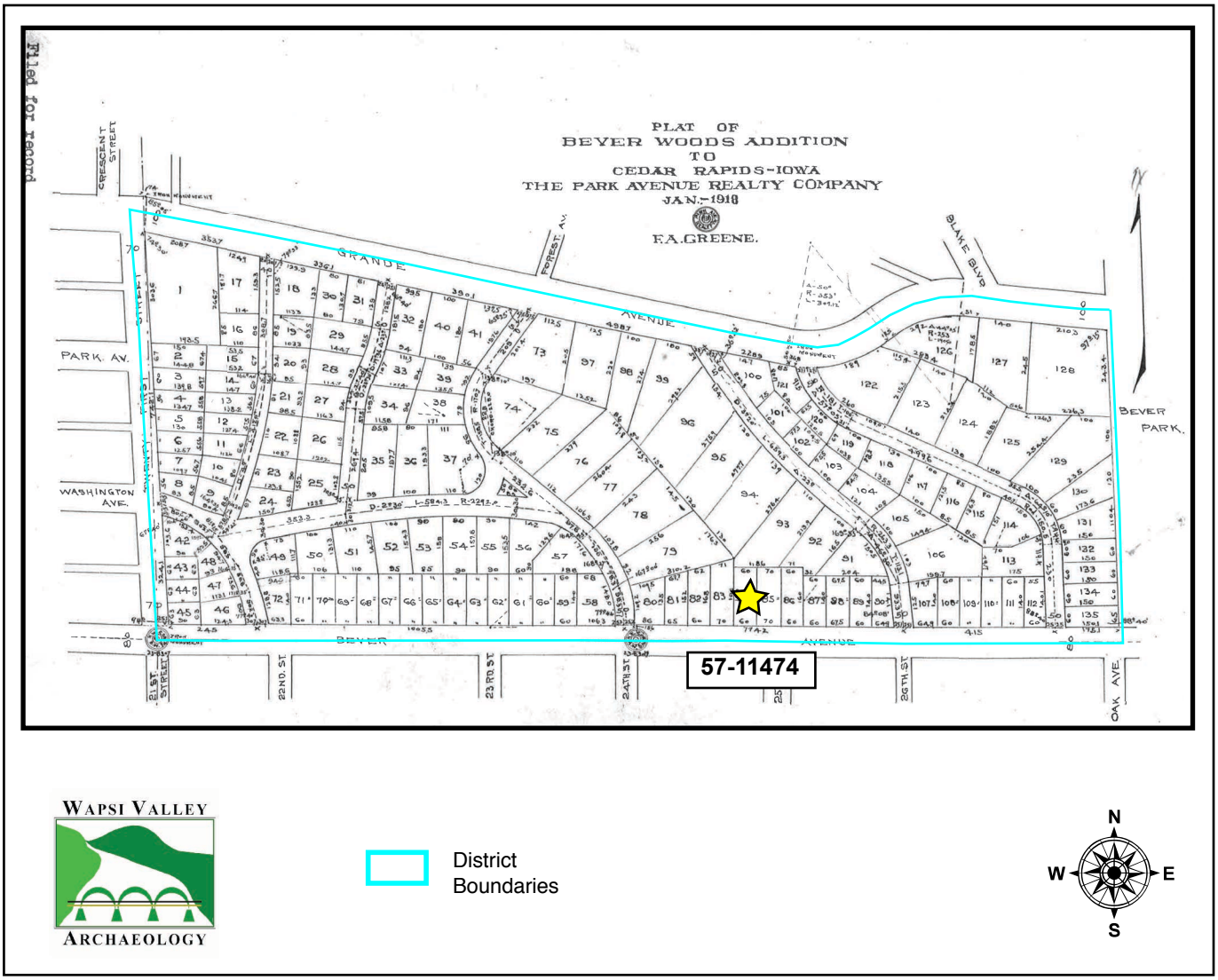
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Shrader House
Site Number: 57-11474
Address: 2430 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Shrader House
Site Number: 57-11474
Address: 2430 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Shrader House
Site Number: 57-11474
Address: 2430 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2430 Bever Avenue SE (57-11474). *Source: Linn County Assessor.*

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Name of Property: Shrader House
Site Number: 57-11474
Address: 2430 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1967 photograph of 2430 Bever Avenue SE (Site Inventory No. 57-11474).
Source: Luce & Sullivan, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Shrader House
Site Number: 57-11474
Address: 2430 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



2430 Bever Avenue SE (57-11474), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11475 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Porter House

B) Other names: _____

- **Location**

A) Street address: 2434 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11475 Address: 2434 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1940 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Porter House	Linn
Name of Property	County
2434 Bever Avenue SE	Cedar Rapids
Address	City

Porter House, Site Inventory Number 57-11475

Address: 2434 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1940 building is a two-story hipped-roof brick house with front entrance portico and faux balcony above. The main materials are brick and asphalt roof. Three Doric columns and a pilaster support each side of the shed-roof portico, and dentil details adorn the cornices. The front door has an arched glass transom and sidelites. The wood windows are original. A detached two-car garage does match the house's design.

Date of Construction: 1940

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1940 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

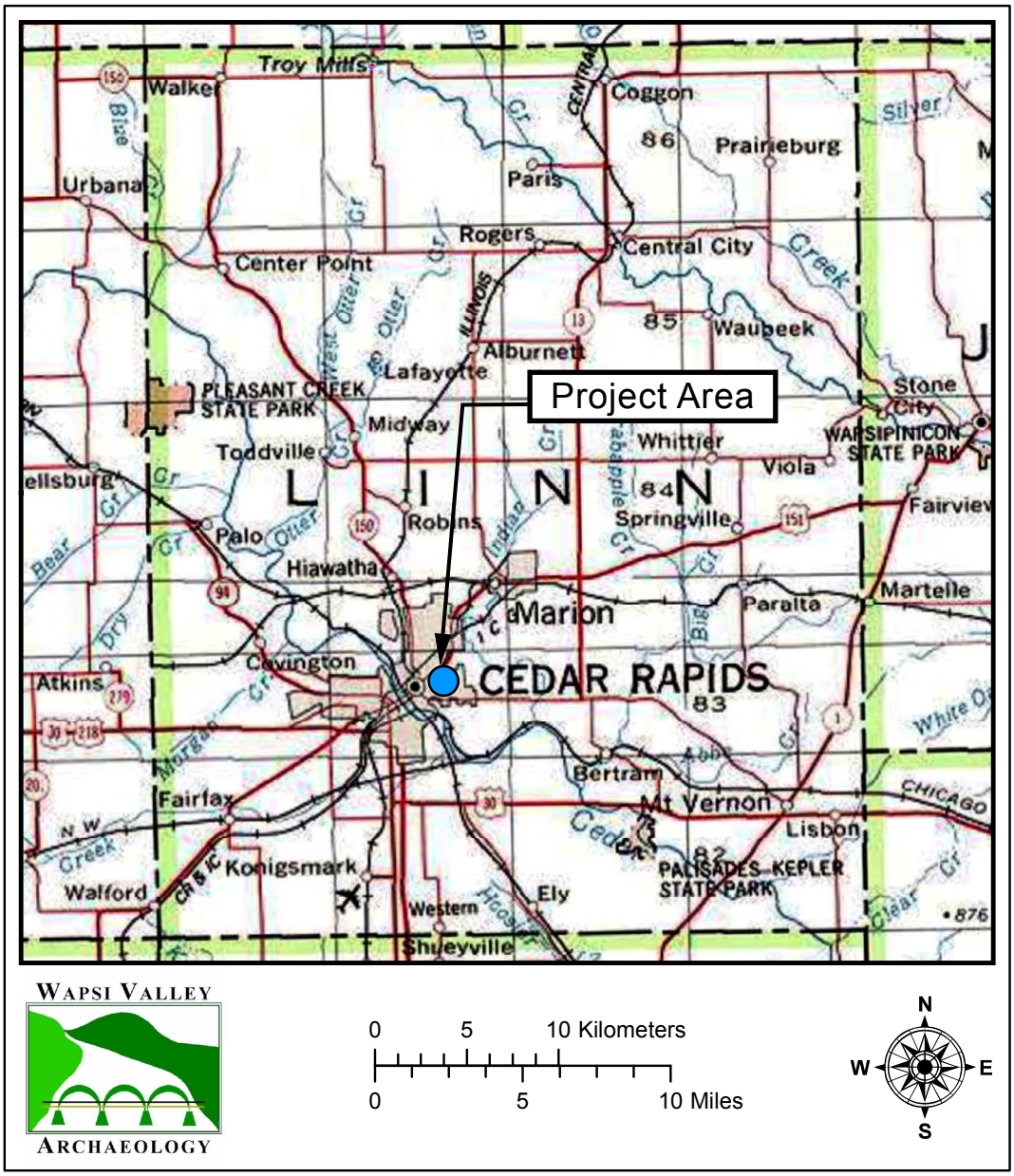
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Porter House
Site Number: 57-11475
Address: 2434 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



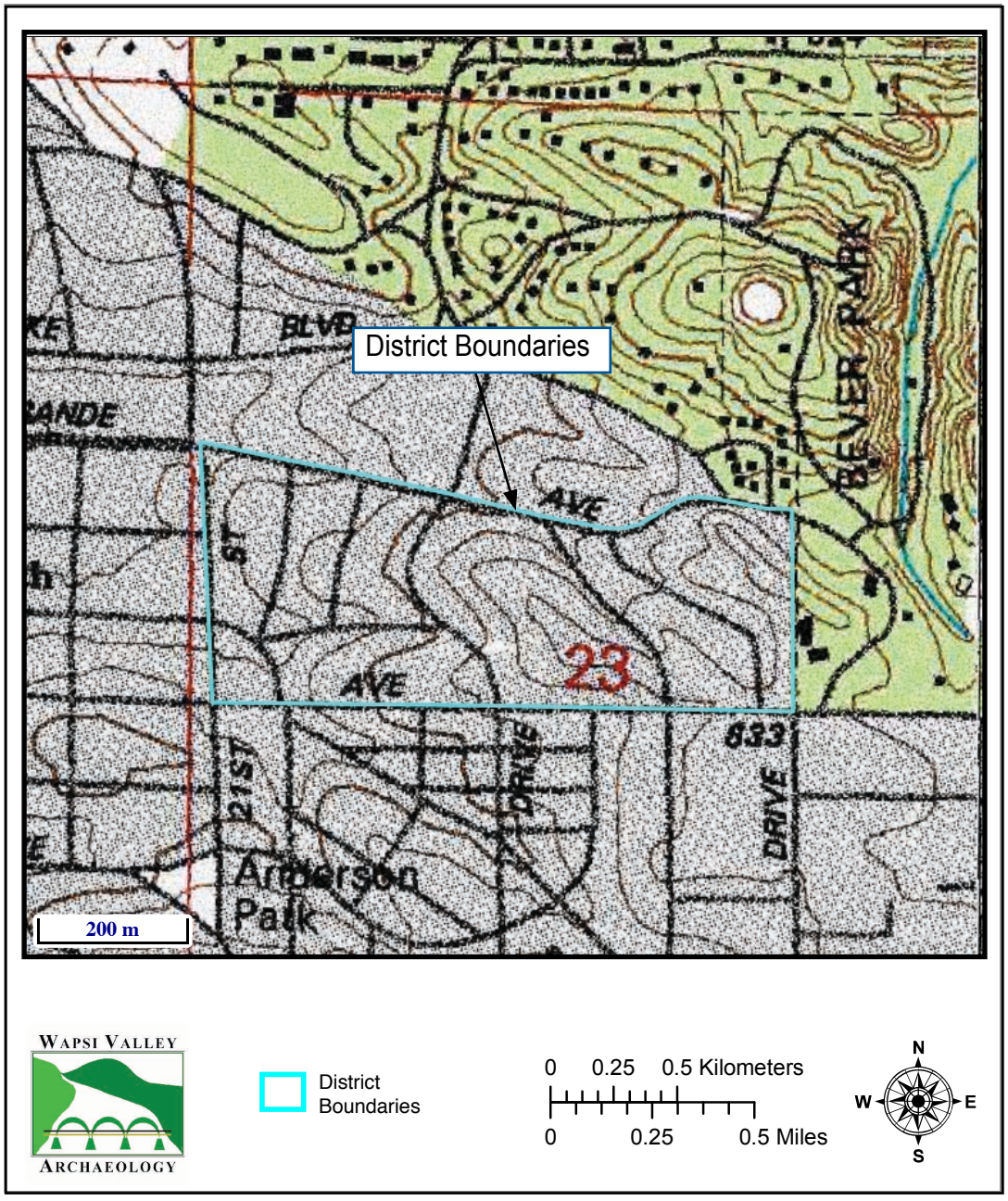
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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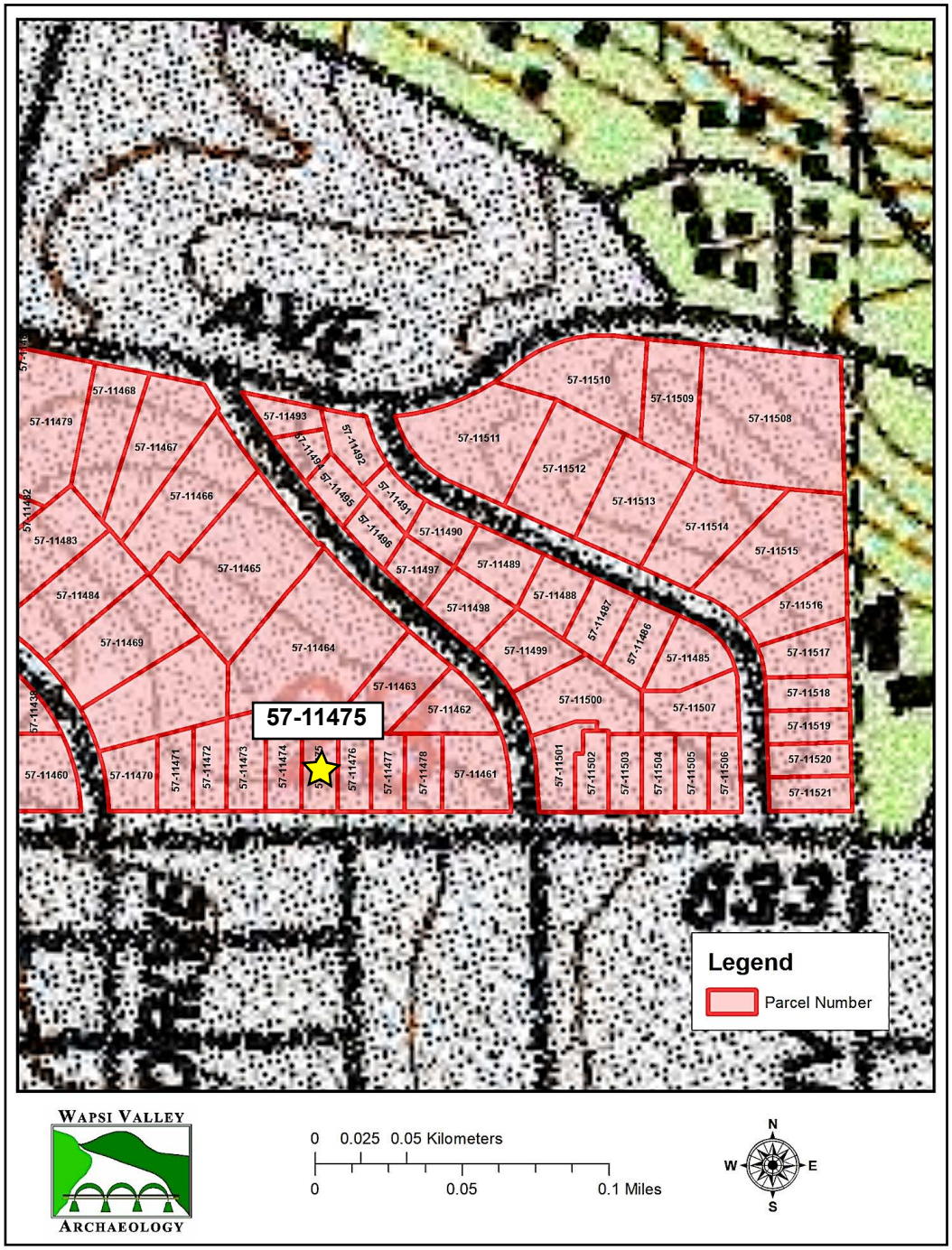
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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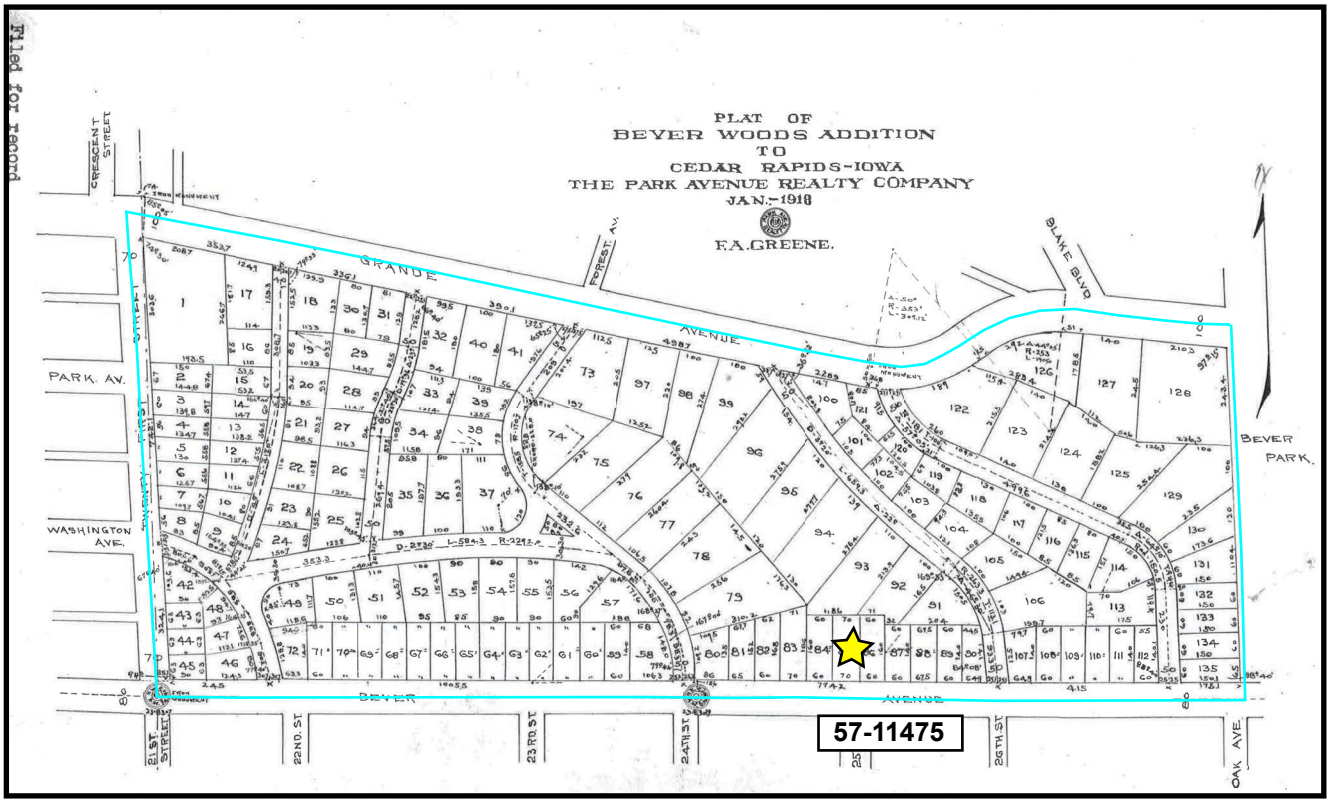
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Porter House
Site Number: 57-11475
Address: 2434 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Porter House
Site Number: 57-11475
Address: 2434 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2434 Bever Avenue SE (57-11475). *Source: Linn County Assessor.*

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Porter House
Site Number: 57-11475
Address: 2434 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



2434 Bever Avenue SE (57-11475), view to north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11476 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Fredk F. and Hellen Stark House

B) Other names: _____

- **Location**

A) Street address: 2442 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11476 Address: 2442 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1927 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Fredk F. and Hellen Stark House	Linn
Name of Property	County
2442 Bever Avenue SE	Cedar Rapids
Address	City

Fredk F. and Hellen House, Site Inventory Number 57-11476

Address: 2442 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1927 building is a one-and-a-half-story, cross-gable stucco house with hexagonal front entrance turret. The main materials are stucco siding and asphalt roof. A first-level bay window has a front gable. A brick foundation on the first level surrounds the house. Some of the wood windows appear to be original. A two-car detached garage matches the house's style.

Historic Background:
Fredk F. Stark and his wife, Helen, were the original occupants of 2442 Bever Ave SE.[1] Fredk Stark was a general contractor. It seems that construction was a family business, as Carl G. Stark is listed as a builder.[2] In 1926, Fredk Stark was president and one of the directors for the Cedar Rapids Kennel Association.[3] Milvoy Unzeitig of Unzeitig Motor Co. is the owner of the property as of January 1932.[4] Milvoy's wife's name was Julia. Milvoy Unzeitig is still noted as the resident of the property in 1935. In 1936, Unzeitig sold his Cedar Rapids Pontiac dealership. He sold everything, "including all stock and fixtures, to William C. Culver of Cedar Rapids, a traveling representative for the Chevrolet Company."[5] At that point in time, Unzeitig had been in the automobile business in Cedar Rapids for 18 years, including 15 years as a dealer, always selling Pontiacs. It was stated that he would "continue to operate his dealership in Iowa City" but had no other immediate plans except "to rest for a year or so."[6]

Date of Construction: 1927

Integrity:
The Tudor Revival style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1985 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

[1] *Cedar Rapids City Directories*, January 1, 1931, p. 349.
[2] "Home Builder's Directory," *Republican*, April 8, 1923, p. 9.
[3] *Republican*, January 31, 1926, p. 29.
[4] *Cedar Rapids City Directories*, January 1, 1932, p. 342.
[5] "Milvoy Unzeitig Sells Pontiac Dealership; Other Auto News," *Cedar Rapids Gazette*, September 6, 1936, p. 21.
[6] Ibid.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

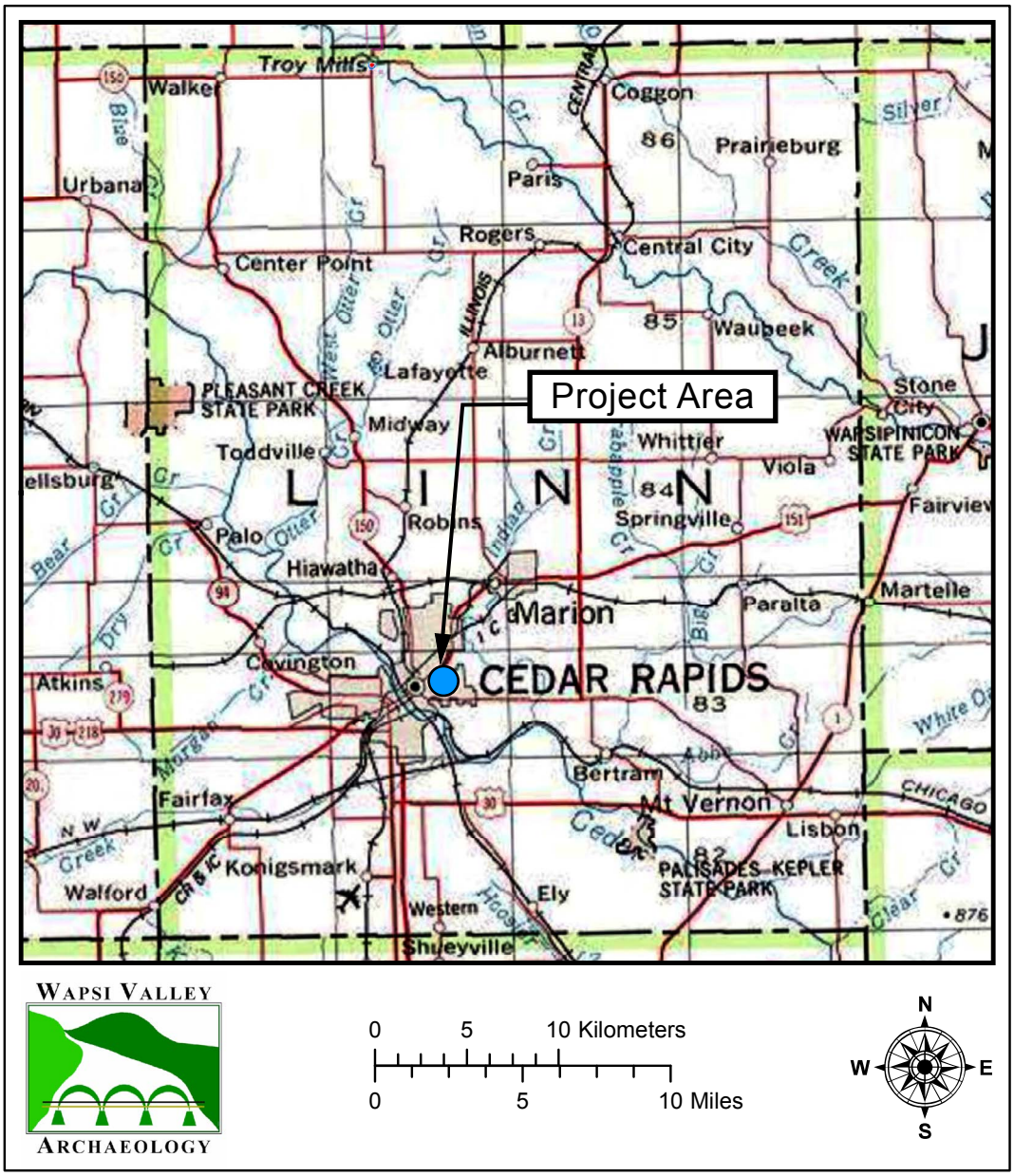
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fredk F. and Hellen Stark House
Site Number: 57-11476
Address: 2442 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



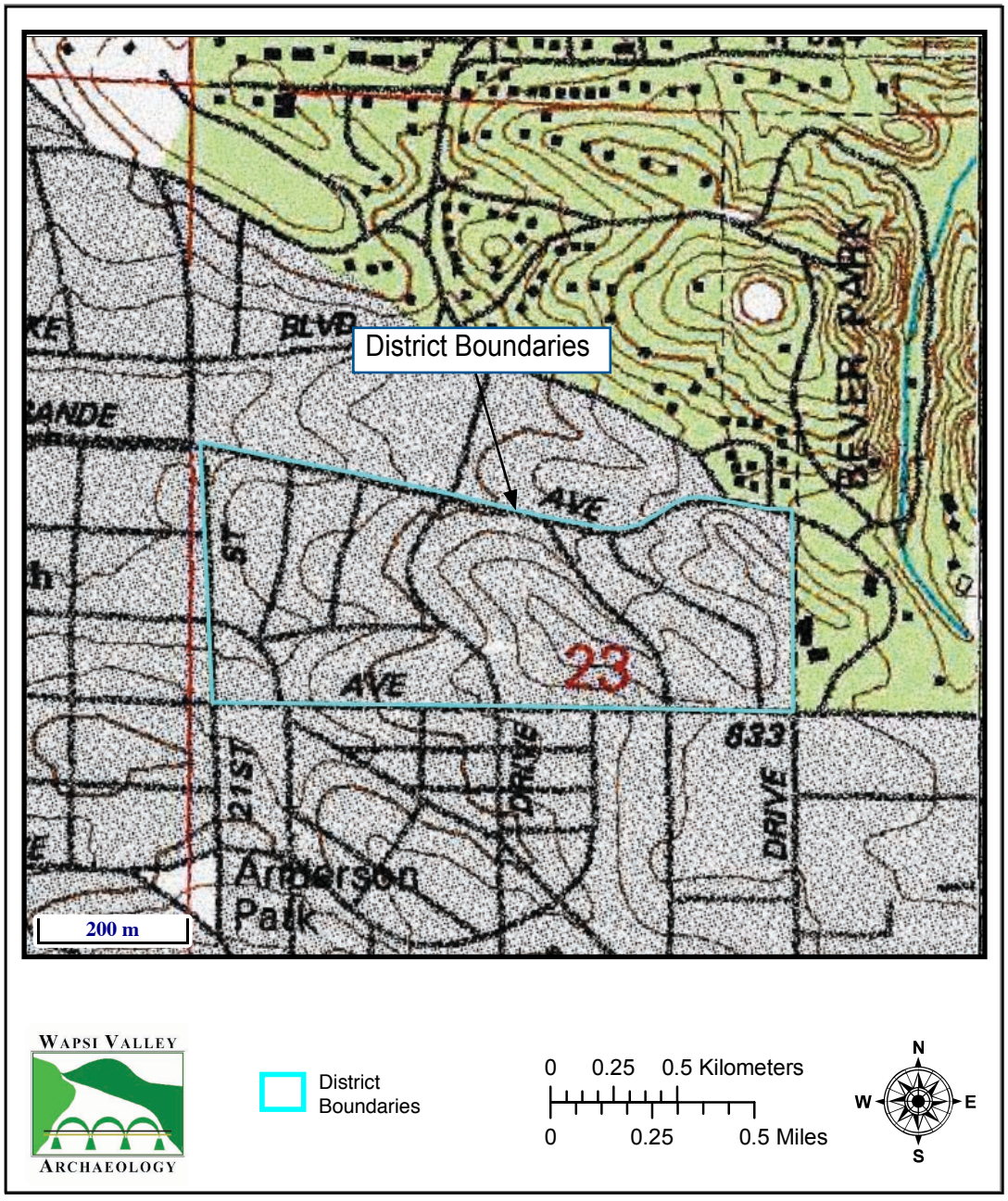
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Site Number: 57-11476
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City: Cedar Rapids County: Linn



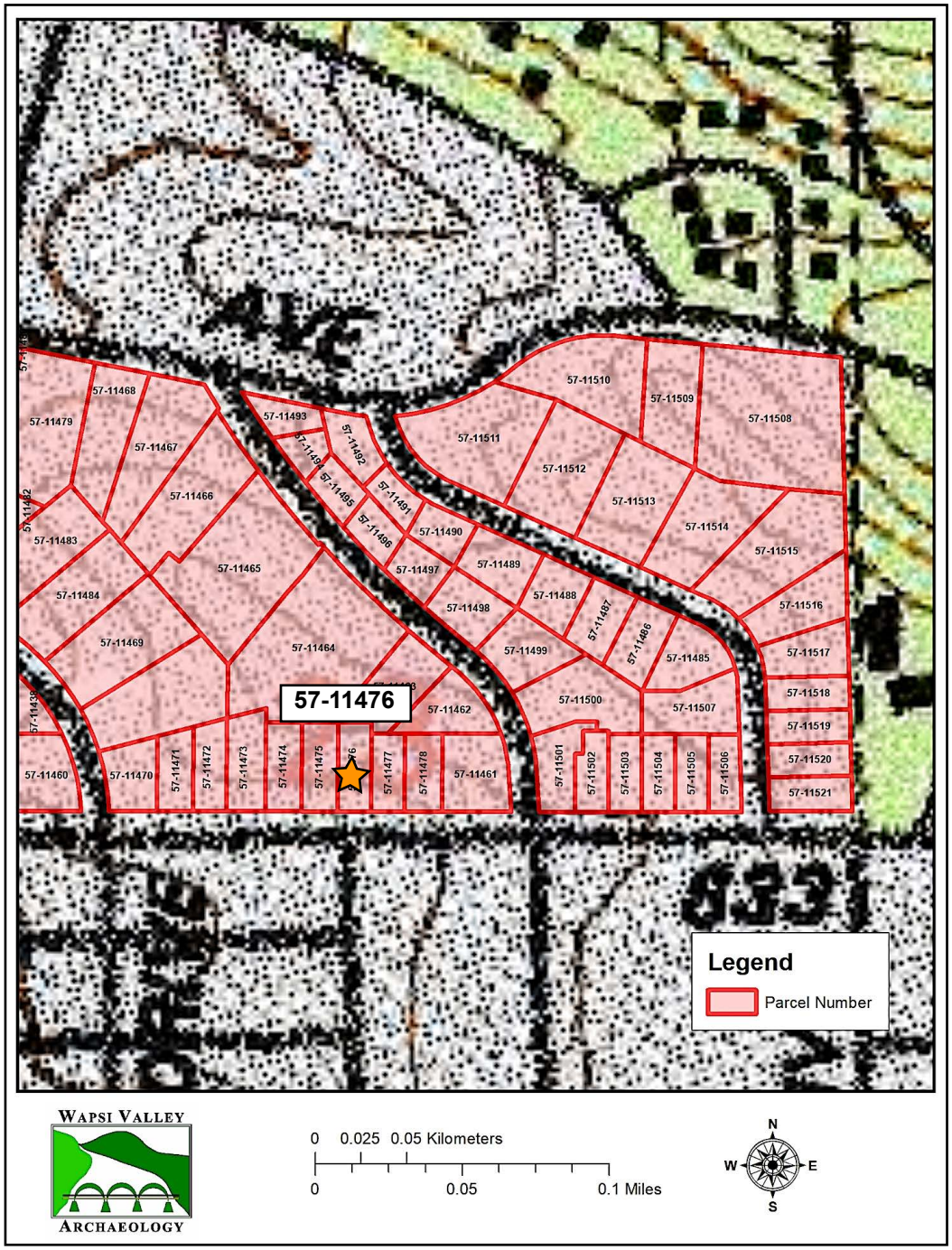
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Fredk F. and Hellen Stark House
Site Number: 57-11476
Address: 2442 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



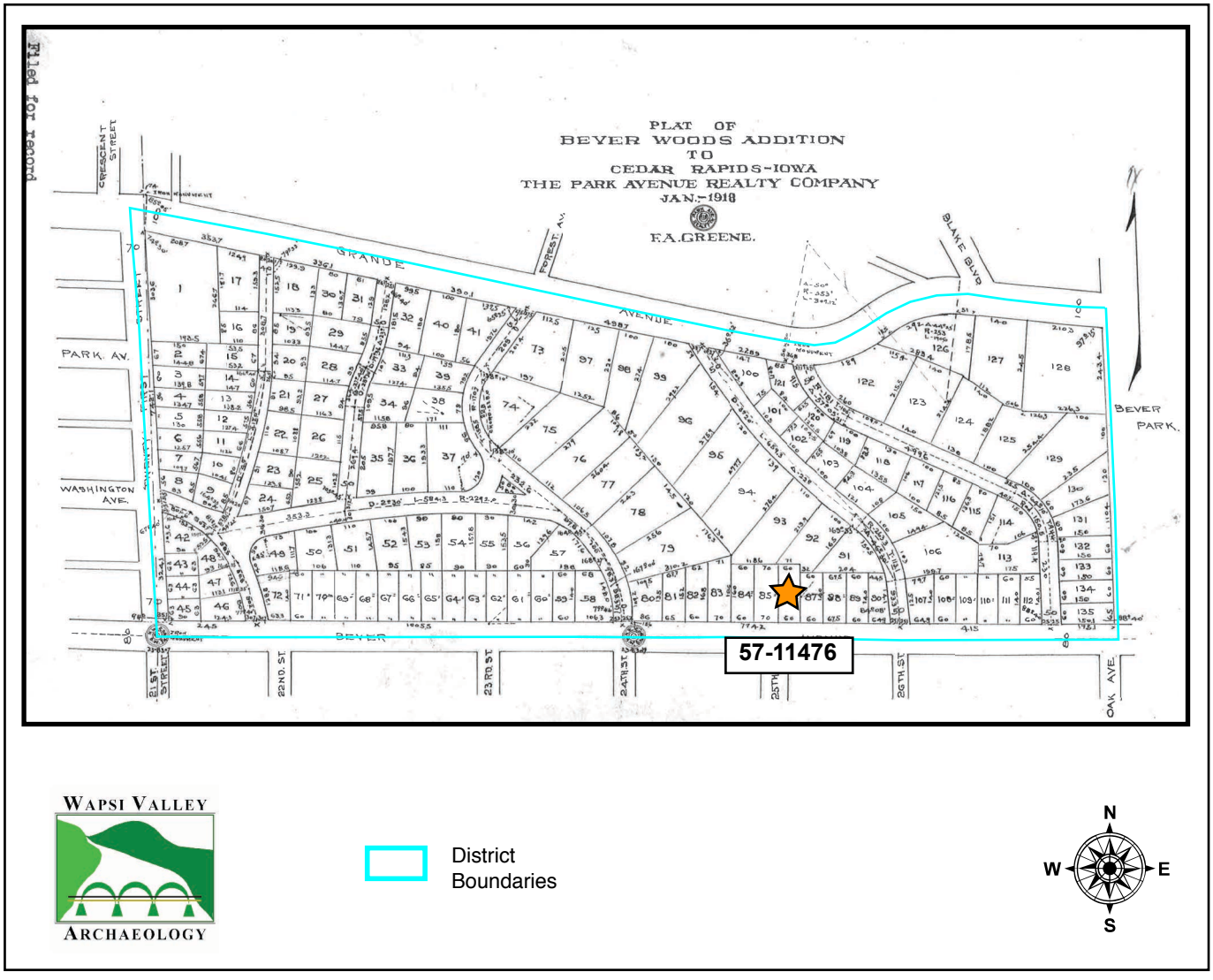
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Fredk F. and Hellen Stark House
Site Number: 57-11476
Address: 2442 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fredk F. and Hellen Stark House
Site Number: 57-11476
Address: 2442 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Fredk F. and Hellen Stark House
Site Number: 57-11476
Address: 2442 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2442 Bever Avenue SE (57-11476). *Source: Linn County Assessor.*

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Name of Property: Fredk F. and Hellen Stark House
Site Number: 57-11476
Address: 2442 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1966 photograph of 2442 Bever Avenue SE (Site Inventory No. 57-11476).
Source: Hedges Real Estate, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Fredk F. and Hellen Stark House
Site Number: 57-11476
Address: 2442 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2442 Bever Avenue SE (57-11476), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11477 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Mary Nunemaker House

B) Other names: _____

- **Location**

A) Street address: 2500 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11477 Address: 2500 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1926 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Mary Nunemaker House	Linn
Name of Property	County
2500 Bever Avenue SE	Cedar Rapids
Address	City

Mary Nunemaker House, Site Inventory Number 57-11477

Address: 2500 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1926 building is a two-story hipped-roof wood house with two front hipped-roof dormers. The main materials are brick and asphalt roof. Two Doric columns and two pilasters support a shed-roof entrance porch with dentil details on the cornices. The front door has sidelites. The windows are replacements. A detached two-car garage matches the house's style.

Date of Construction: 1926

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The 1926 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

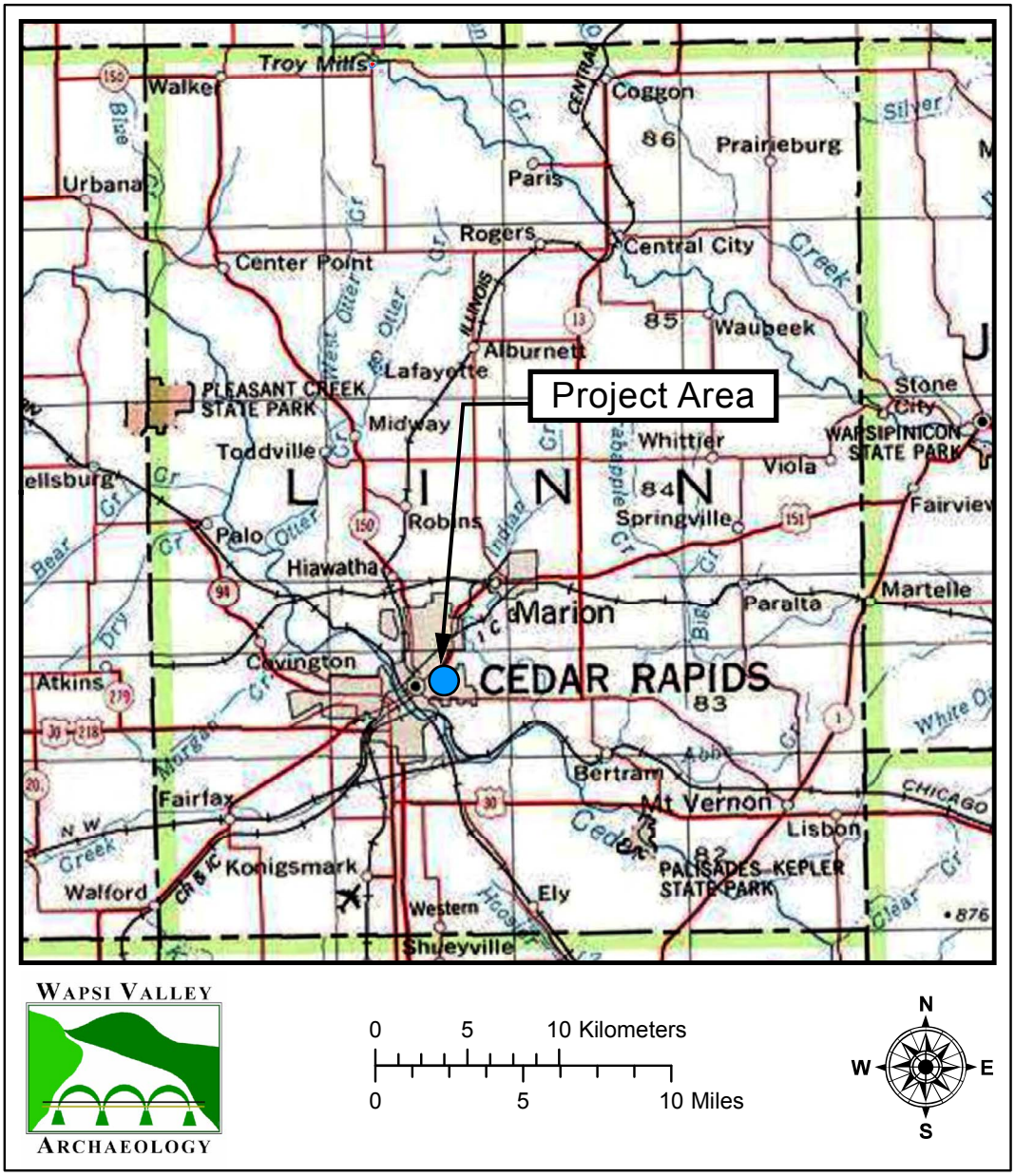
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mary Nunemaker House
Site Number: 57-11477
Address: 2500 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



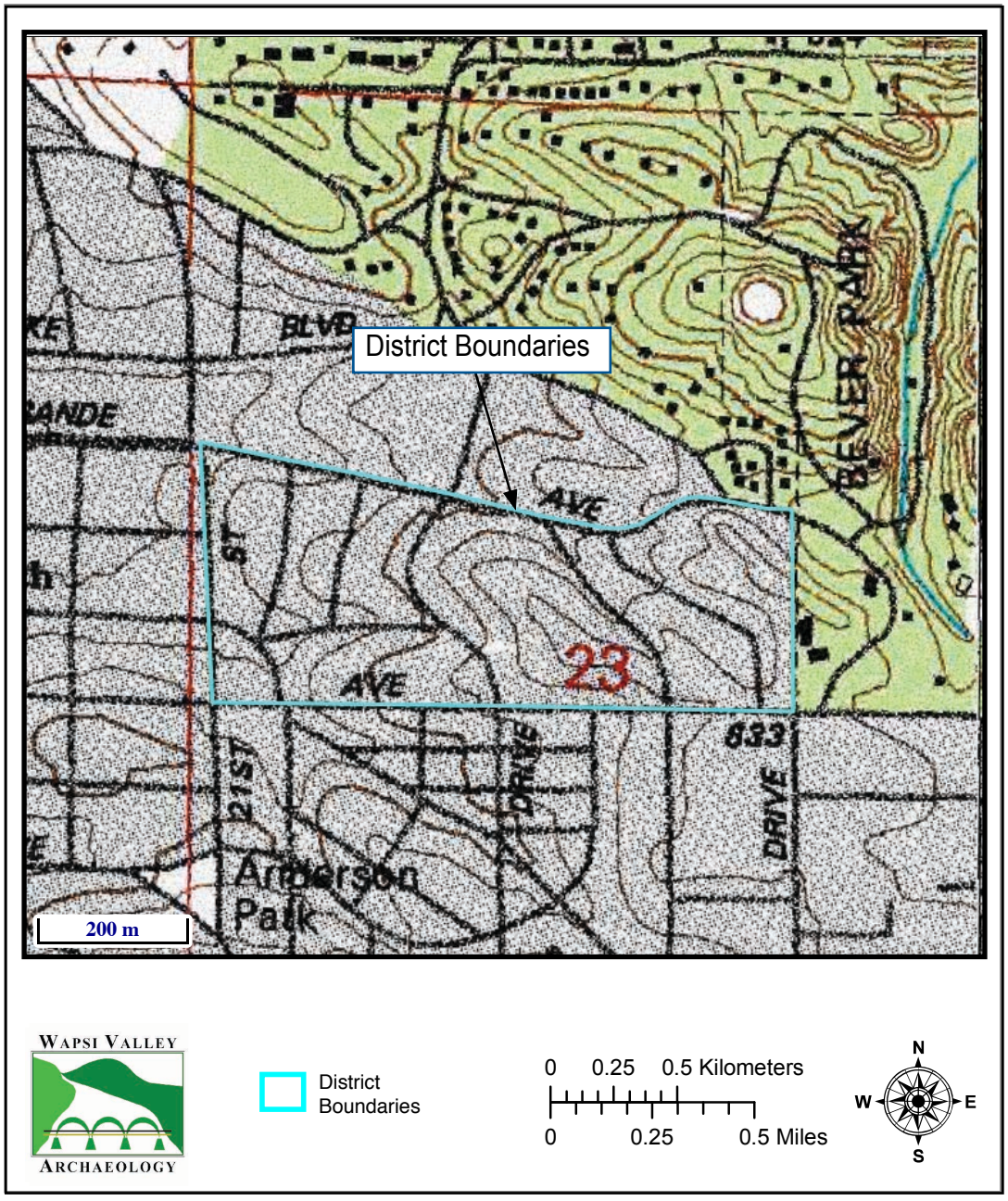
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Related District Number: 57-11394
City: Cedar Rapids County: Linn



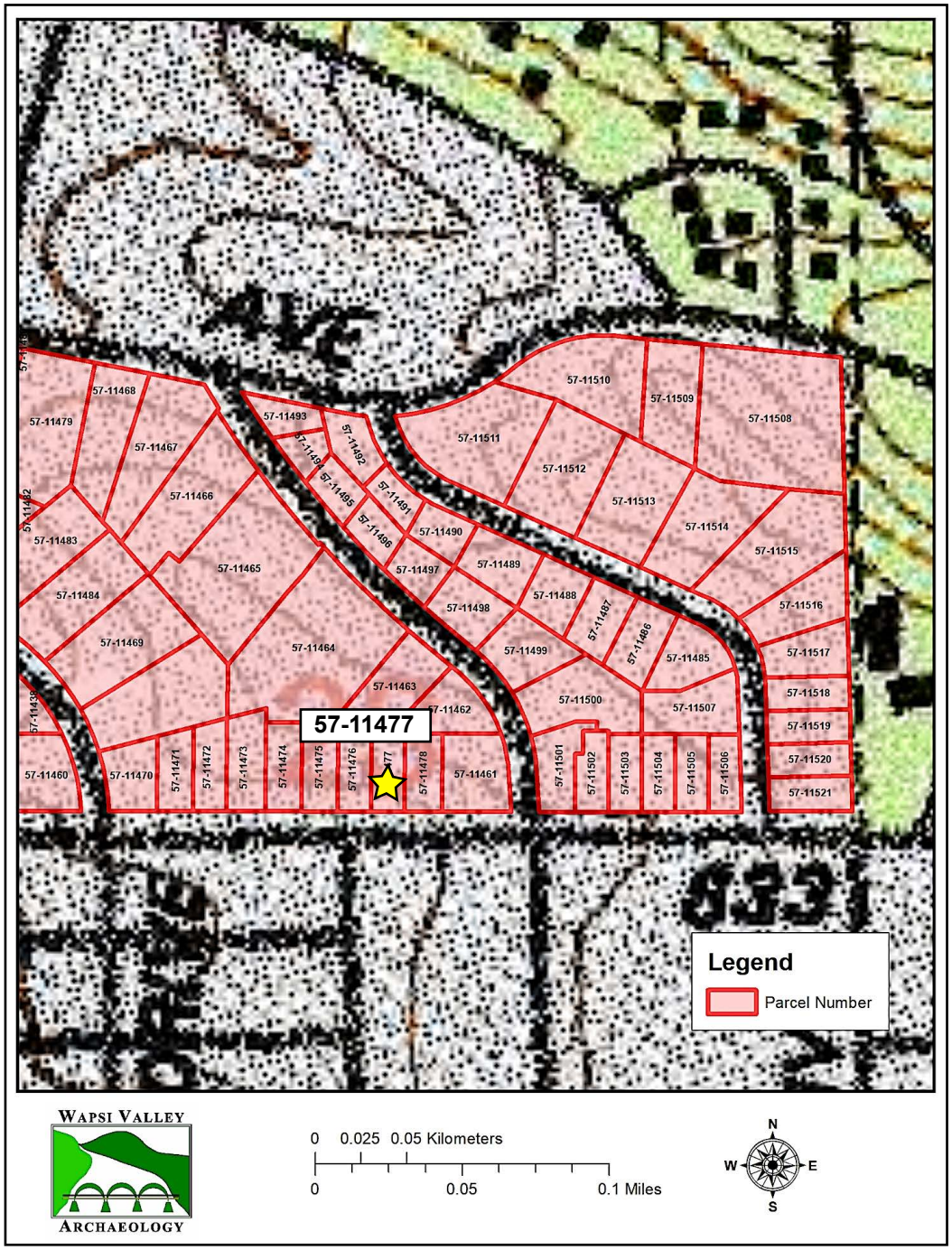
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mary Nunemaker House
Site Number: 57-11477
Address: 2500 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



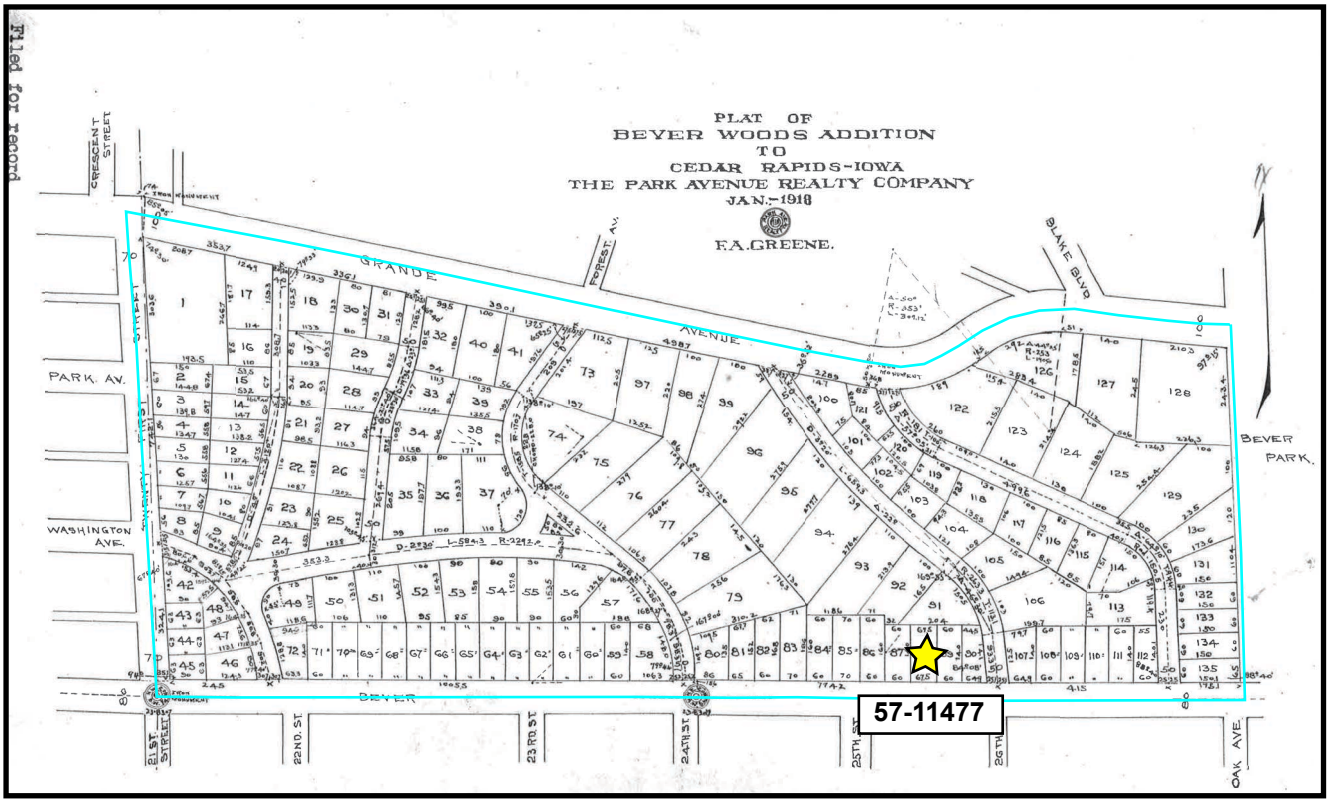
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

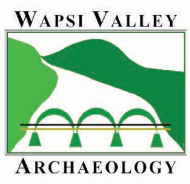
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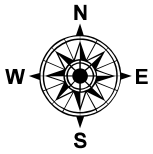
IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mary Nunemaker House
Site Number: 57-11477
Address: 2500 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mary Nunemaker House
Site Number: 57-11477
Address: 2500 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mary Nunemaker House
Site Number: 57-11477
Address: 2500 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2500 Bever Avenue SE (57-11477). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mary Nunemaker House
Site Number: 57-11477
Address: 2500 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1972 photograph of 2500 Bever Avenue SE (Site Inventory No. 57-11477).
Source: Hedges Real Estate, The History Center, Cedar Rapids, Iowa.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mary Nunemaker House
Site Number: 57-11477
Address: 2500 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2500 Bever Avenue SE (57-11477), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11478 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Herbert Ring House

B) Other names: _____

- **Location**

A) Street address: 2508 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11478 Address: 2508 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Herbert Ring House	Linn
Name of Property	County
2508 Bever Avenue SE	Cedar Rapids
Address	City

Herbert Ring House, Site Inventory Number 57-11478
Address: 2508 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a one-story cross-gable house with front gable-roof entrance portico and side hipped-roof dormer. The main materials are brick and asphalt roof. The first-level wood windows are original, and the second-level gable windows are replacements. A detached two-car garage matches the house's design.

Historic Background:
Herbert Clarence Ring was born in 1870 in Center Point, Iowa. Mr. Ring received a law degree in 1893 from the State University of Iowa. He served as a clerk in the Linn County District Court from 1904 to 1908. He then moved to Cedar Rapids for private practice and in 1929 was elected to the 18th Judicial District Court as a Judge. He was living in the house in 1940 with his wife Maud and two sons David and Dean. He died a year later still serving as district court judge.

Date of Construction: 1922

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1922 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

"LINN, Lewis Fields - Biographical Information." Electronic document, http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000338, accessed July 26, 2019.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

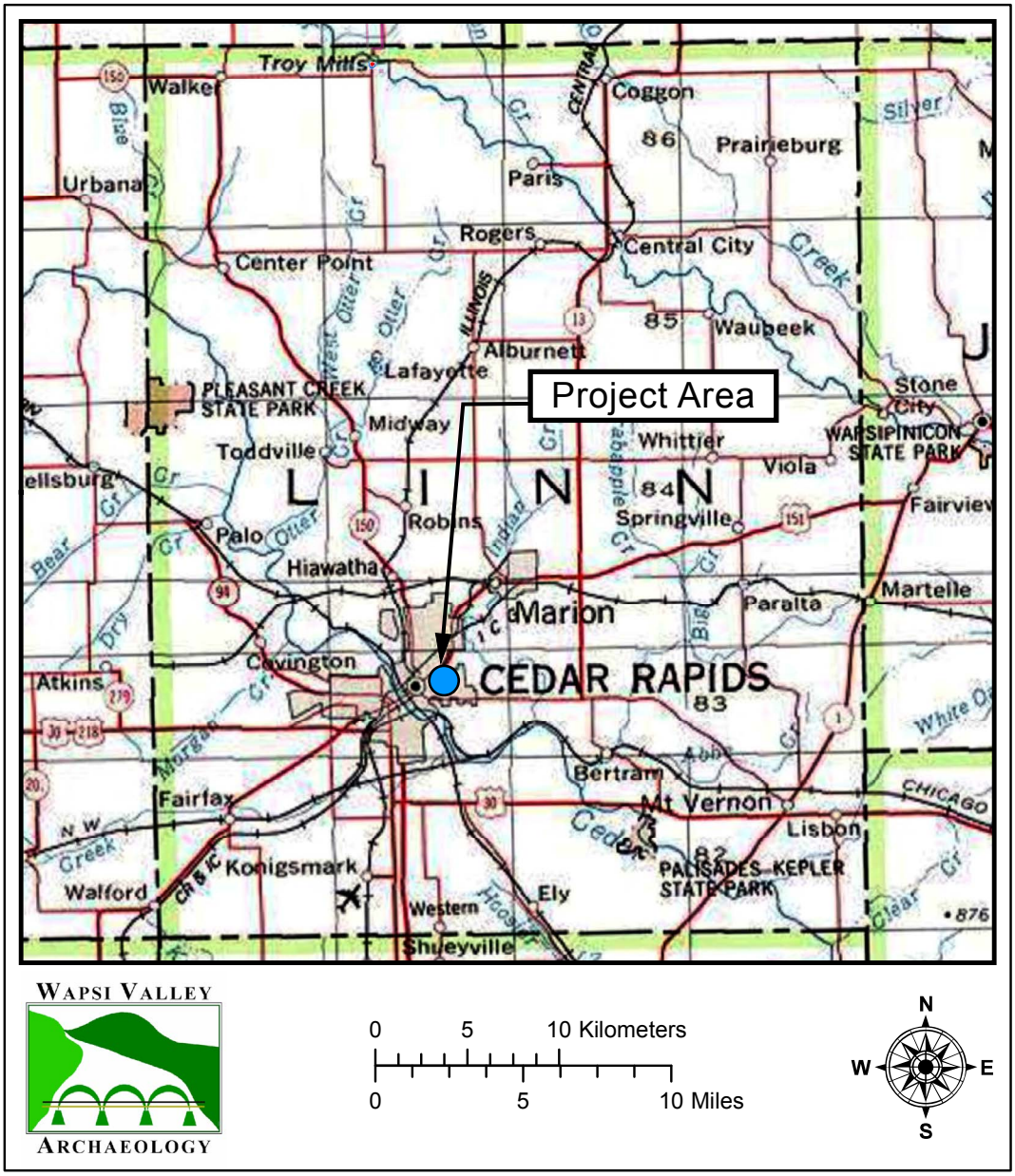
Herbert Ring House	Linn
Name of Property	County
2508 Bever Avenue SE	Cedar Rapids
Address	City

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Herbert Ring House
Site Number: 57-11478
Address: 2508 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



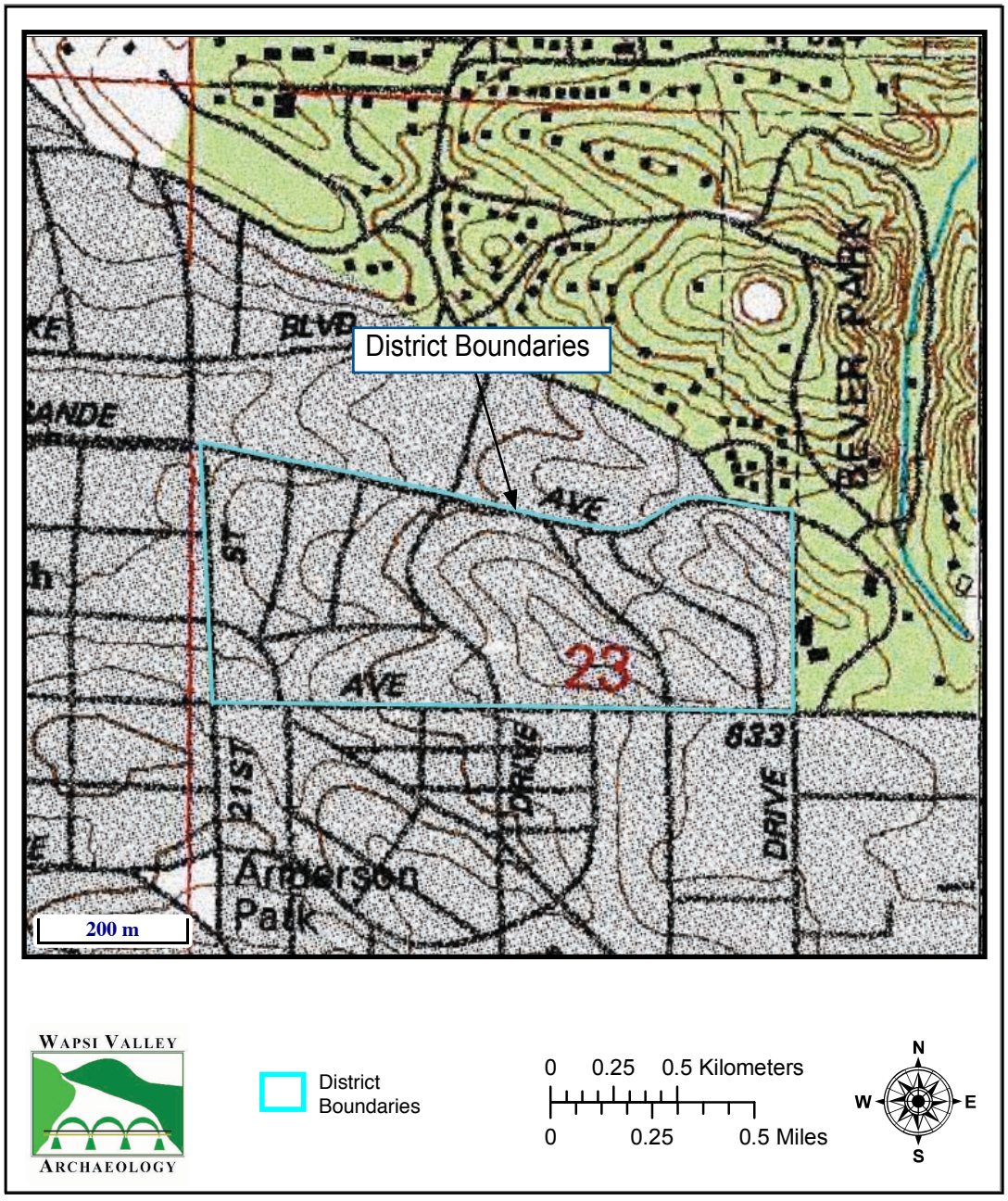
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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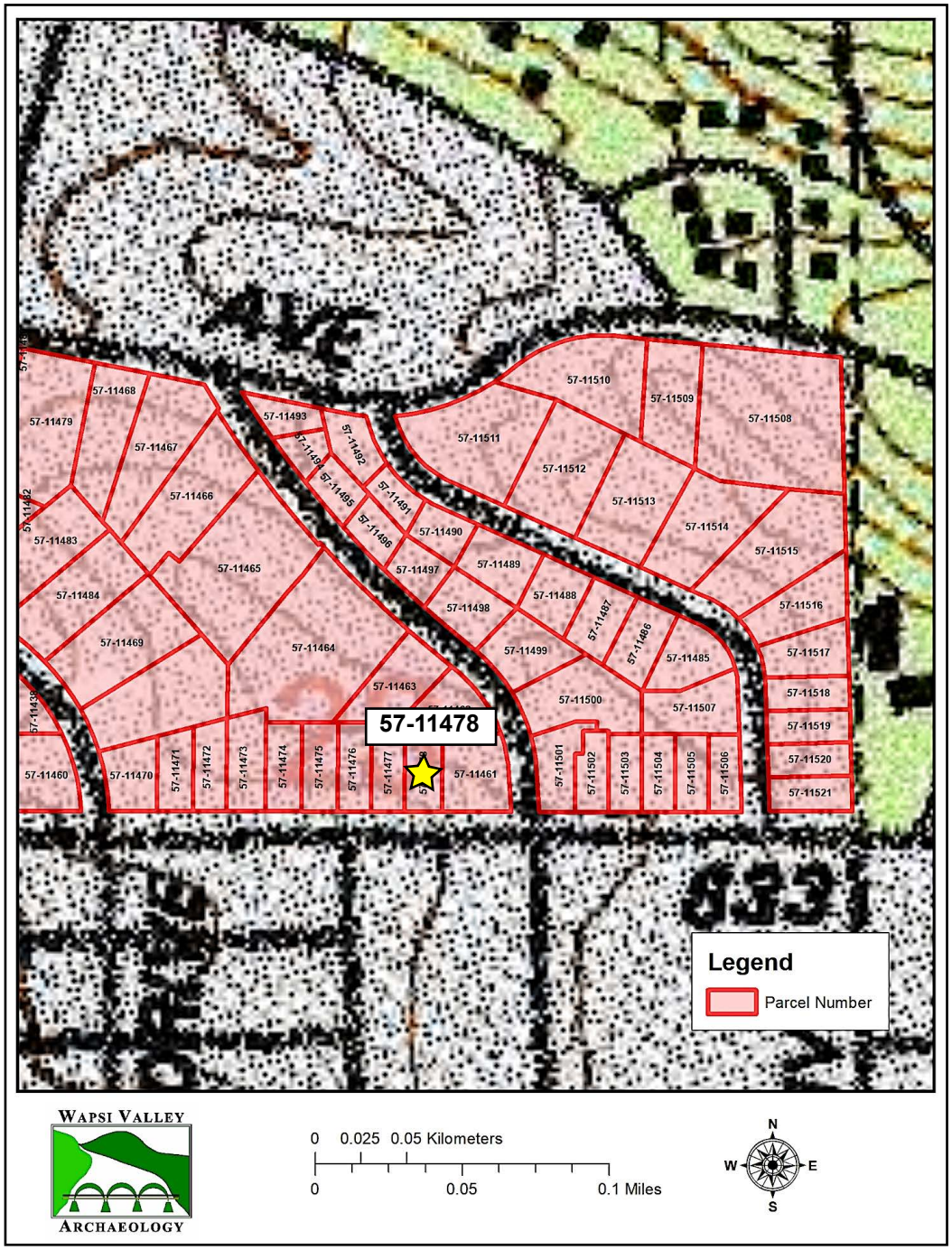
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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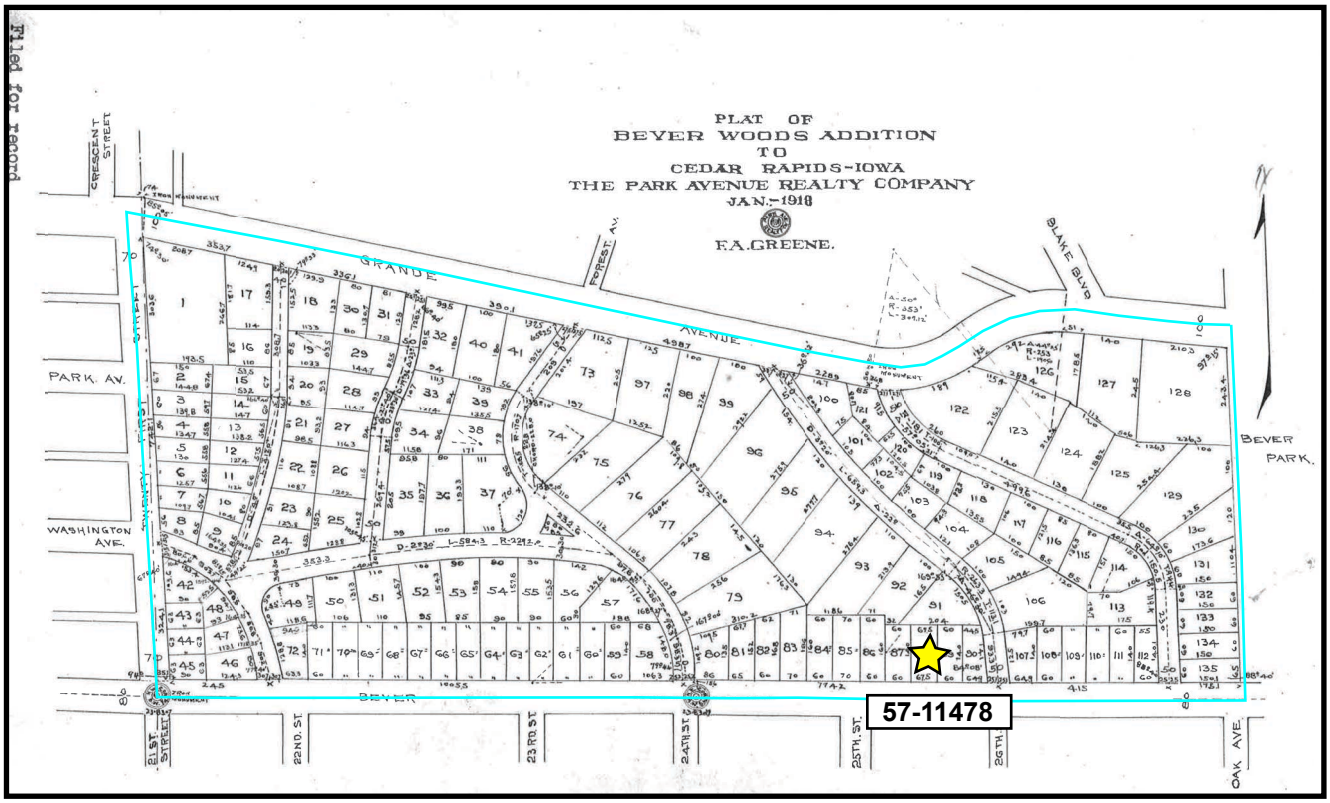
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

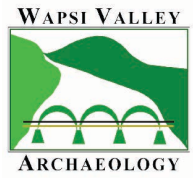
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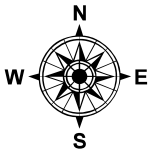
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Name of Property: Herbert Ring House
Site Number: 57-11478
Address: 2508 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Herbert Ring House
Site Number: 57-11478
Address: 2508 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Herbert Ring House
Site Number: 57-11478
Address: 2508 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2508 Bever Avenue SE (57-11478). *Source: Linn County Assessor.*

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Name of Property: Herbert Ring House
Site Number: 57-11478
Address: 2508 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1974 photograph of 2508 Bever Avenue SE (Site Inventory No. 57-11478).
Source: Skogman Realty, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Herbert Ring House
Site Number: 57-11478
Address: 2508 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2508 Bever Avenue SE (57-11478), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11479 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Edward W. and Laura La Plant House I

B) Other names: _____

- **Location**

A) Street address: 2317 Grande Avenue SE
B) City or town:Cedar Rapids (☐ Vicinity) County:Linn
C) Legal description:
Rural: Township Name:_____ Township No.:83 Range No.:07 Section:23 Qtr:_____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
05B Italianate	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11479 Address: 2317 Grande Avenue SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ A: Owned by a religious institution or used for religious purposes.
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☐ C: A birthplace or grave.
☐ D: A cemetery
☐ E: A reconstructed building, object, or structure.
☐ F: A commemorative property.
☐ G: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Edward W. and Laura La Plant House I	Linn
Name of Property	County
2317 Grande Avenue SE	Cedar Rapids
Address	City

Edward W. and Laura La Plant House I, Site Inventory Number 57-11479

Address: 2317 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story stucco-clad house with large-scale hipped-roof and front hipped-roof dormers. The main materials are stucco siding and tile roof. The entrance portico has double tapered wood columns on each side. The entrance volume protrudes from the main volume of the house towards one side. An integrated carport to the side of the house forms an arched entrance. A brick foundation on the first level surrounds the house. The wood windows appear to be original. A two-car attached garage on back of the property matches the house's design.

Historic Background:
The original owner of 2317 Grande Ave SE was Edward W. La Plant, along with his wife Laura.[1] La Plant was the president of La Plant-Choate Mfg Co., which manufactured a variety of articles in Cedar Rapids, including house moving machinery, jacks, stump pulling machinery, and windlasses.[2] The company was previously La Plant Virden Company.[3] La Plant seems to have received some negative press over the years. A 1916 article headline states "La Plant Signs Agreement with Building Trades" and implies that he was previously opposed to union labor but eventually came around.[4] In a 1919 article, he is blamed damaging trees while housemoving.[5]

In 1915, La Plant traveled to Nicaragua to investigate property, as well as survey the management at the Central America Land and Development Company's El Banco Plantation and general living conditions. He donated a tiger and a monkey from Central America to the Bever Park zoo.[6] A real estate transfer of several Daniels Park lots is made to La Plant in 1917.[7]

As of January 1, 1923, Edward J. Carey was the owner of this property.[8] Carey is still noted as the resident in 1935. E. J. Carey was the president and treasurer of the Martin Dry Goods company. His father, Edward Carey, was a pioneer resident of Sioux City and died at age 87 in 1930.[9]

Date of Construction: 1919

Integrity:
The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.The building also contributes to a

[1] *Cedar Rapids City Directories*, January 1, 1920, p. 363.
[2] "List of Articles Manufactured in Cedar Rapids," *Cedar Rapids Evening Gazette*, October 18, 1919, p. 20.
[3] "Mr. E. W. La Plant of La Plant Virden Company," *Cedar Rapids Evening Gazette*, August 5, 1911, p. 2.
[4] "La Plant Signs Agreement with Building Trades," *Cedar Rapids Tribune*, March 10, 1916, p. 1.
[5] "Damage to Trees May Be Collected Says Mayor Rall: Property Owners Have Right to File Claims at City Hall He Declares; Blames Mr. La Plant; Says Housemover Failed to Apply for Routing—even That Would Not Permit Him to Out the Trees—Every Tree Damaged Must be Paid For," *Republican*, October 5, 1919, p. 4.
[6] "Tiger and Monkey Now at Park Zoo," *Republican*, March 9, 1915, p. 2.
[7] "Real Estate Transfers," *Republican*, September 30, 1917, p. 3.
[8] *Cedar Rapids City Directories*, January 1, 1923, p. 167.
[9] "E. J. Carey's Father Dies At Sioux City; Was Pioneer There," *Evening Gazette and Republican*, July 21, 1930, p. 1.

possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

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Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

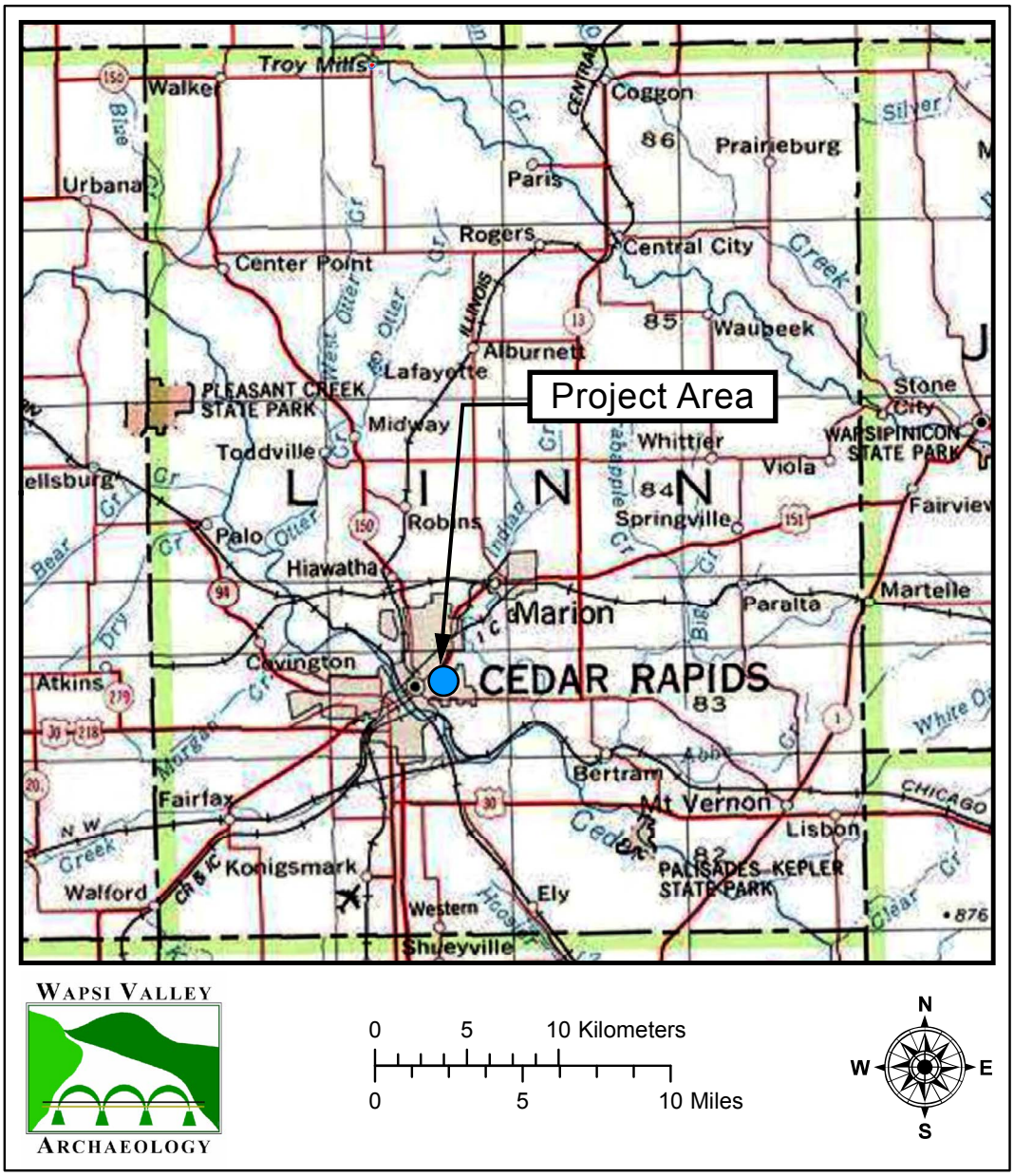
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward W. and Laura La Plant House I
Site Number: 57-11479
Address: 2317 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



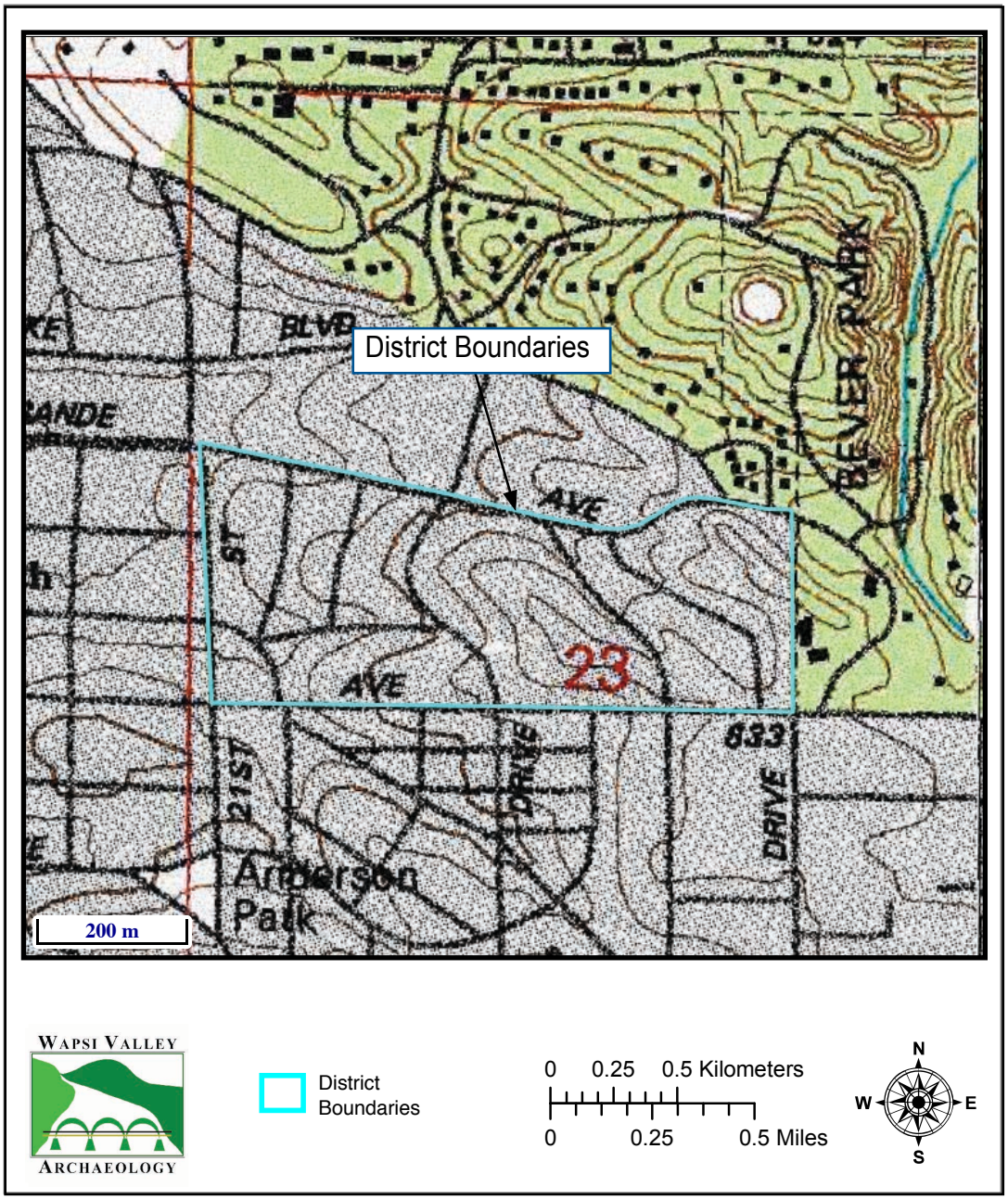
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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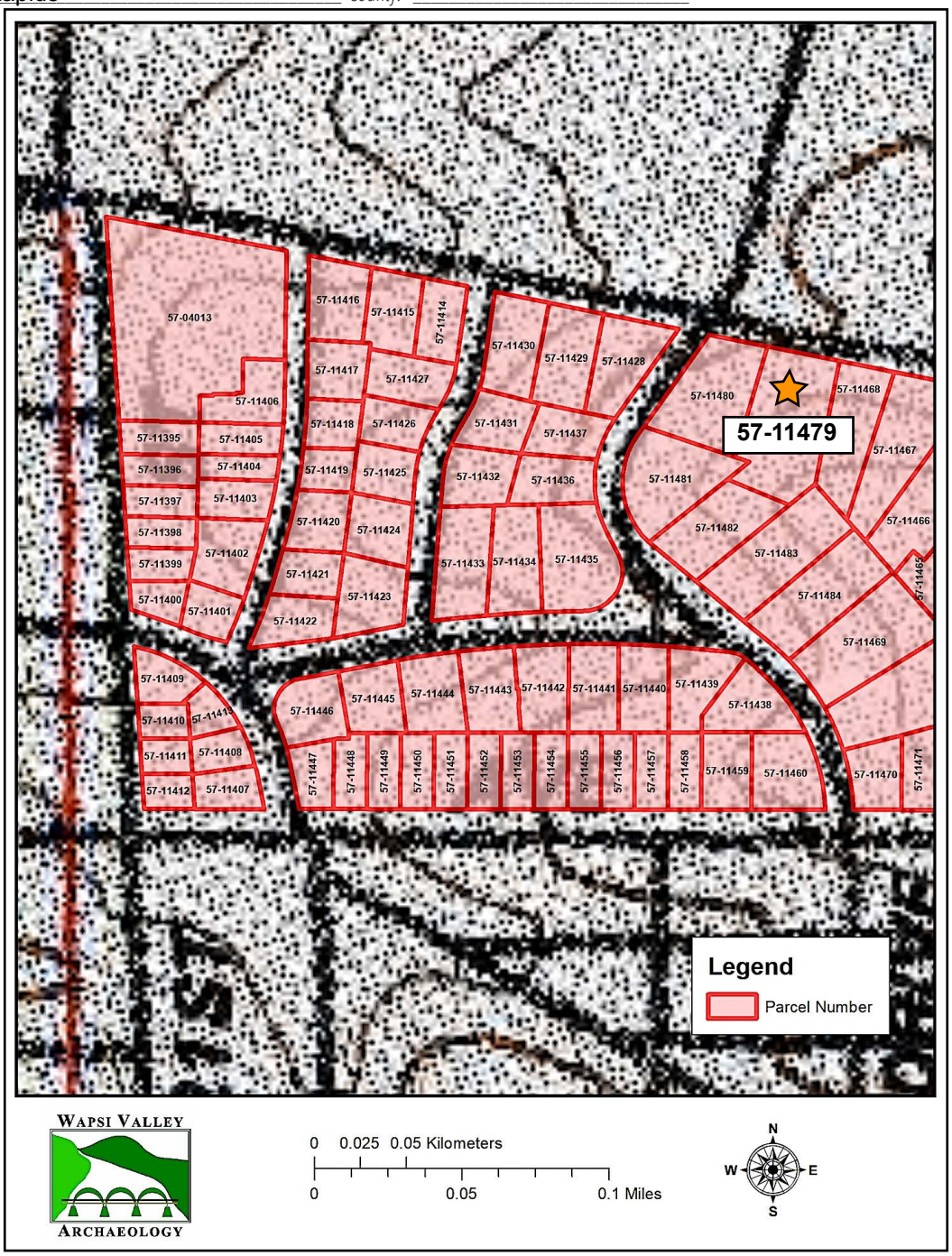
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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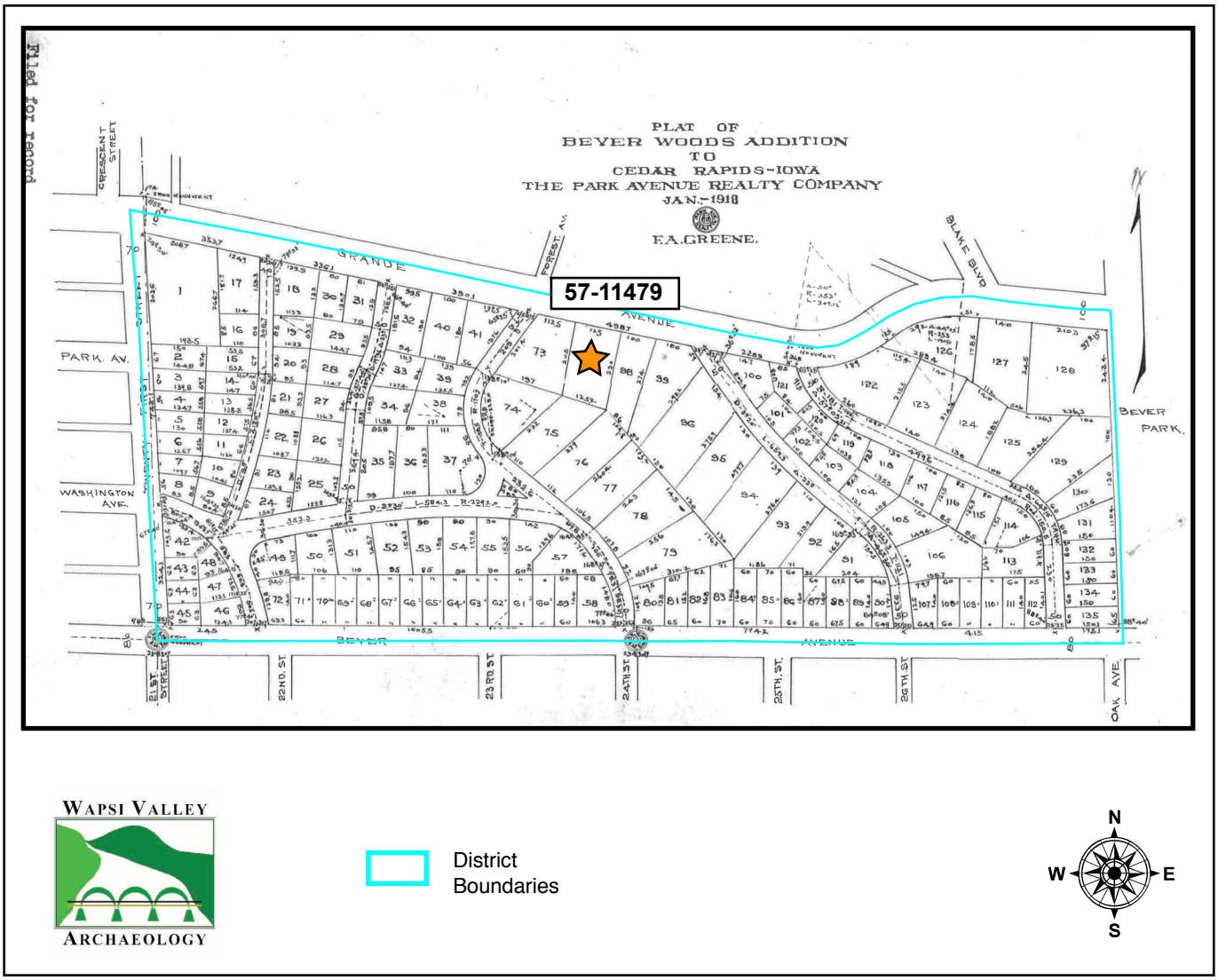
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Site Number: 57-11479
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City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Address: 2317 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11479
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Site Number: 57-11479
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City: Cedar Rapids County: Linn

Sketch map of 2317 Grande Avenue SE (57-11479). *Source: Linn County Assessor.*

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Address: 2317 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2317 Grande Avenue SE (57-11479), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11480 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Edward W. and Laura La Plant House II

B) Other names: _____

- **Location**

A) Street address: 344 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
10D Split-level	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11480 Address: 344 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1957 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
344 Forest Drive SE	Cedar Rapids
Address	City

Edward W. and Laura La Plant House II, Site Inventory Number 57-11480

Address: 344 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story split-level wood house with a side-gable roof on the main level and a hipped roof on the second level. The main materials are wood siding and asphalt roof. Four metal columns support an open entrance porch. The windows appear to be original. An integrated two-car garage is under the second level.

Historic Background:
Edward W. and his wife Laura La Plant[1] owned this property and 2317 Grande Ave SE La Plant was the president of La Plant-Choate Mfg Co., which manufactured a variety of articles in Cedar Rapids, including house moving machinery, jacks, stump pulling machinery, and windlasses.[2] The company was previously La Plant Virden Company.[3] La Plant seems to have received some negative press over the years. A 1916 article headline states “La Plant Signs Agreement with Building Trades” and implies that he was previously opposed to union labor but eventually came around.[4] In a 1919 article, he is blamed damaging trees while housemoving.[5]

In 1915, La Plant traveled to Nicaragua to investigate property, as well as survey the management at the Central America Land and Development Company’s El Banco Plantation and general living conditions. He donated a tiger and a monkey from Central America to the Bever Park zoo.[6] A real estate transfer of several Daniels Park lots is made to La Plant in 1917.[7]

Date of Construction: 1957

Integrity:
The Split-Level style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

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[1] *Cedar Rapids City Directories*, January 1, 1920, p. 363.
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Name of Property	County
344 Forest Drive SE	Cedar Rapids
Address	City

References:

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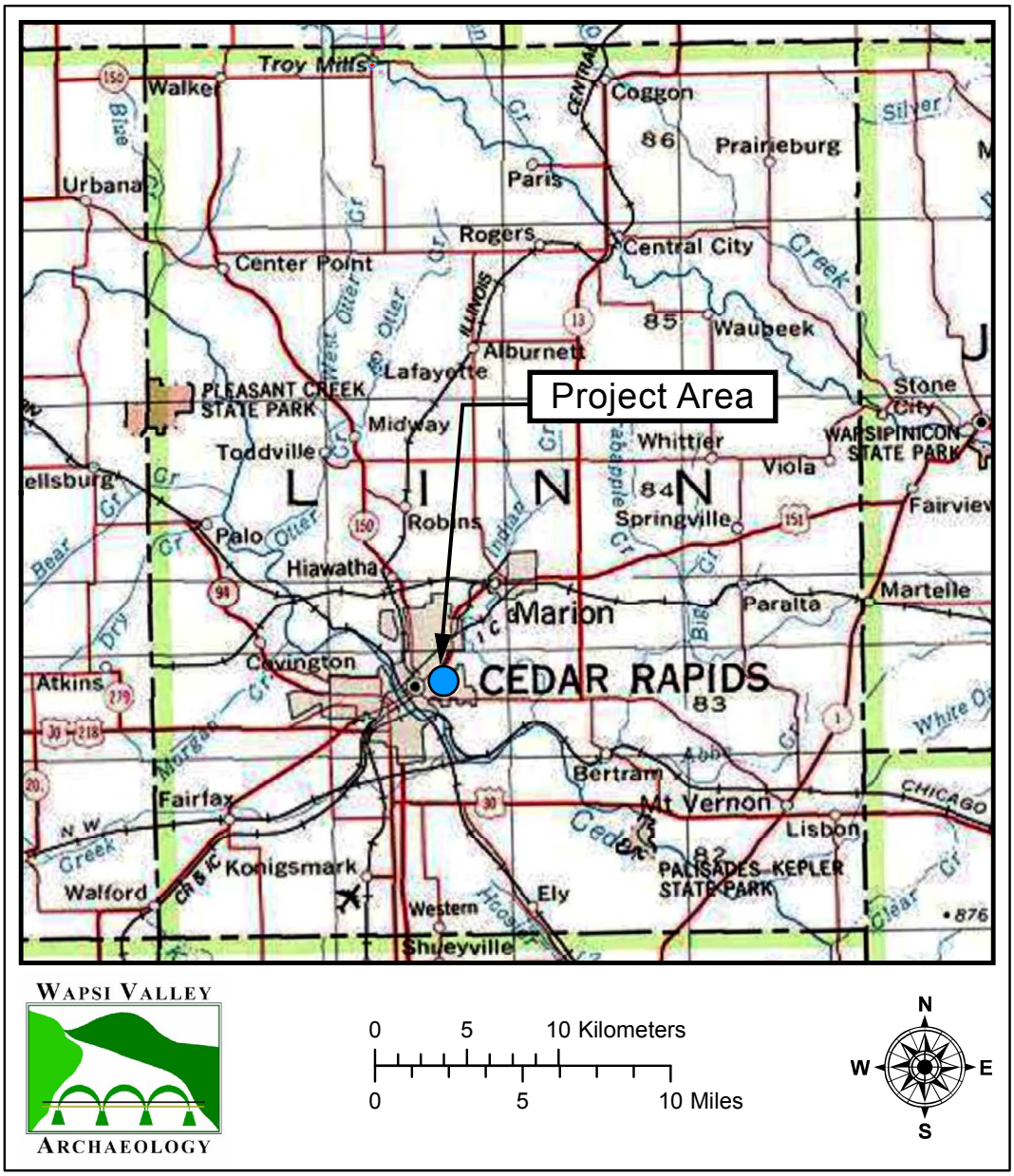
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward W. and Laura La Plant House II
Site Number: 57-11480
Address: 344 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



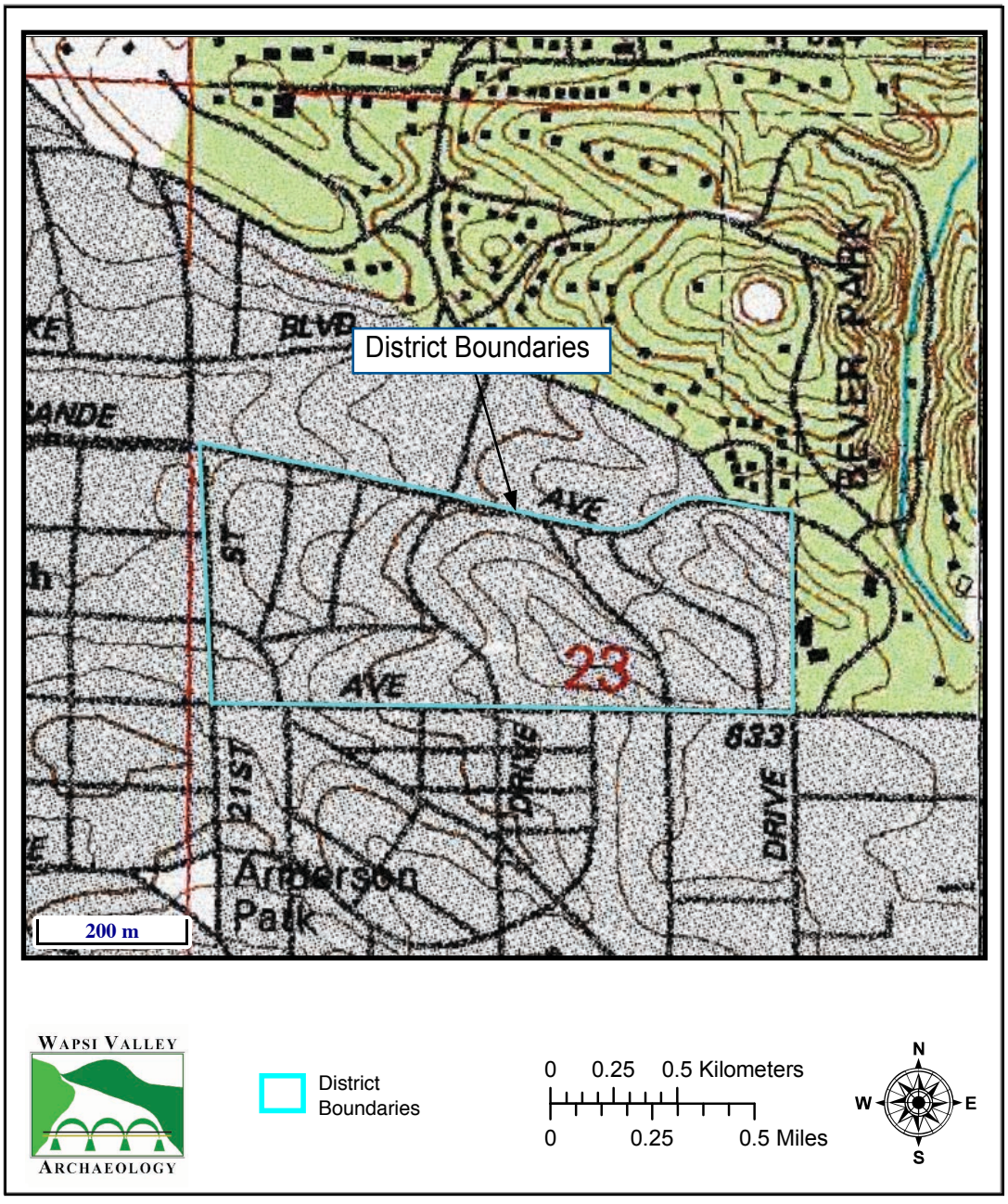
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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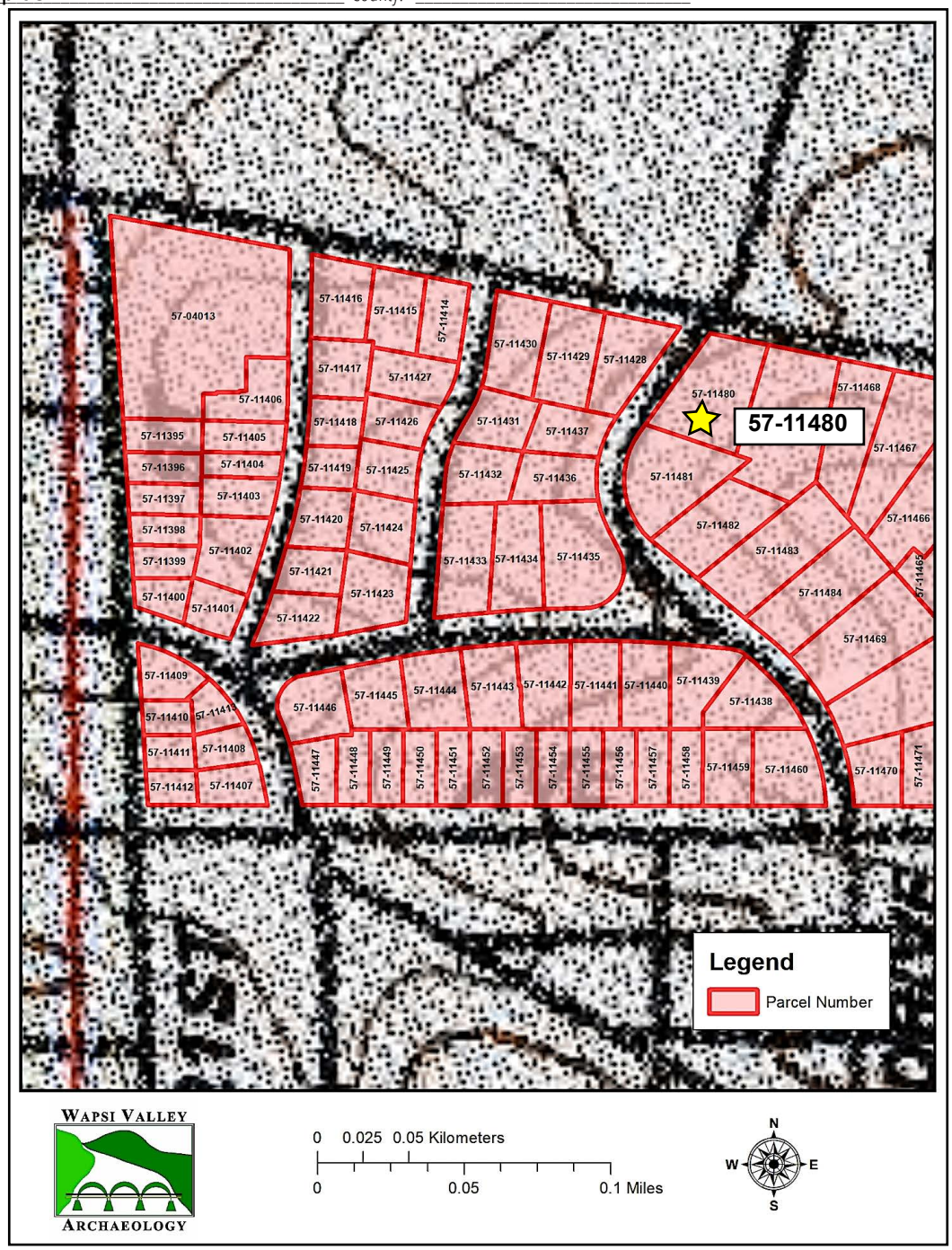
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

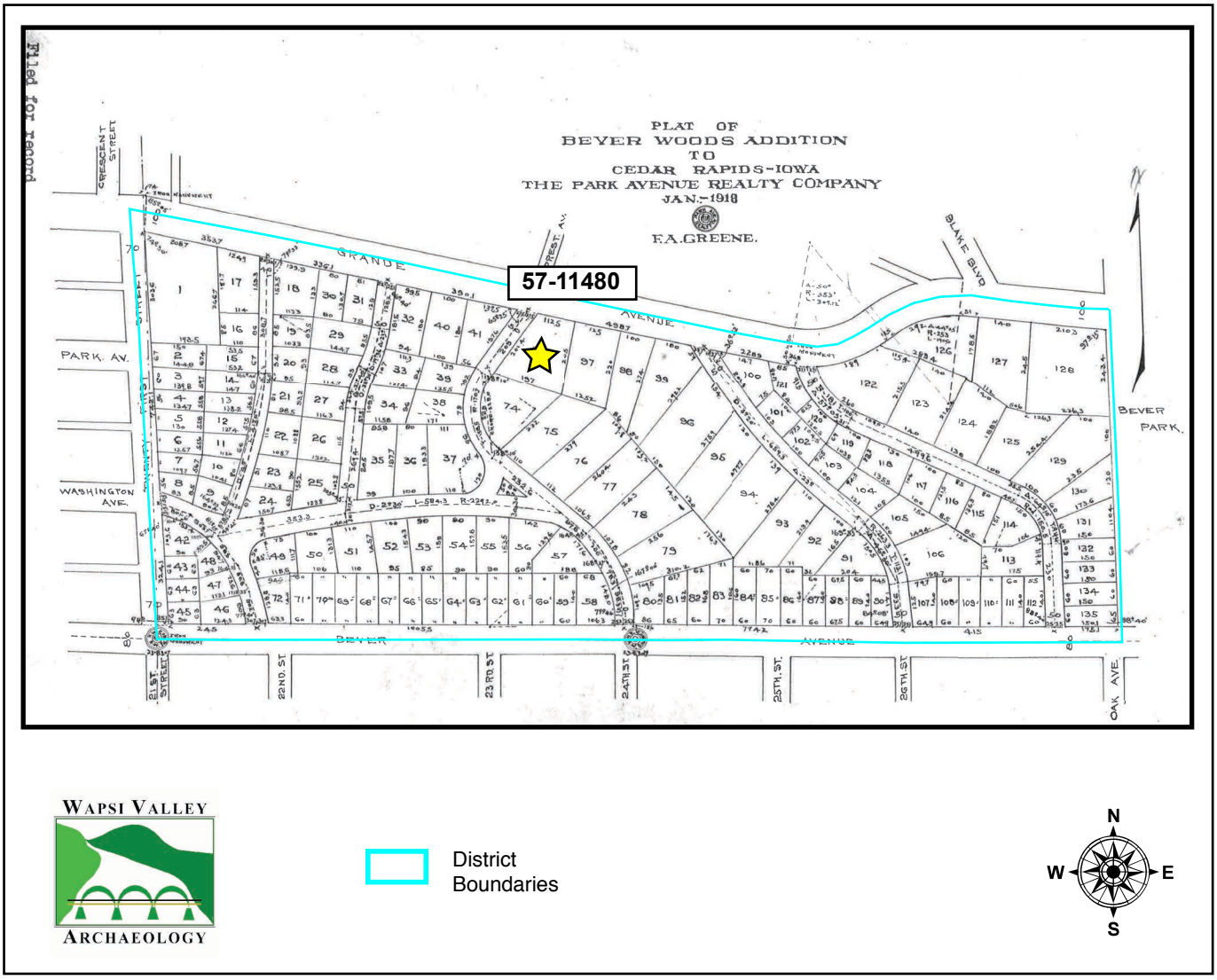
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Address: 344 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11480
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Sketch map of 344 Forest Drive SE (57-11480). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Edward W. and Laura La Plant House II
Site Number: 57-11480
Address: 344 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



344 Forest Drive SE (57-11480), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11481 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Benjamin O. Tapper House

B) Other names: _____

- **Location**

A) Street address: 348 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
05B Italianate	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 16 Clay Tile
_____	Other: 05B Copper

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11481 Address: 348 Forest Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1925 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Mark Anthony
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Benjamin O. Tapper House	Linn
Name of Property	County
348 Forest Drive SE	Cedar Rapids
Address	City

Benjamin O. Tapper House, Site Inventory Number 57-11481

Address: 348 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1925 building is a two-story red brick house with a wood-rafter-hipped roof and a receded side volume. The main materials are wood siding, and tile roof. The receded entrance portico has a semicircular arch and detailed terracotta lion medallions at each side. A first-level side volume protrudes from the main volume of the house. The wood windows and copper gutters are original. A two-car detached garage matches the house's design.

Historic Background:
Benjamin O. Tapper was the original occupant of 348 Forest Dr. SE. He was the president and treasurer of the Cedar Rapids Construction Co. and was married to Emelic.[1] They had three daughters, Bertha, Inga, and Olga. Bertha was a pianist and instructor of piano at Coe College and a member of the Beethoven Club. There are a number of newspaper clippings about her performances and concerts. She married James M. Skinner on Thanksgiving Day in 1928.[2] Inga was the principal of Polk school, and Olga was a teacher at Fillmore school.[3] This house was designed by architect Mark Anthony and featured in the *Cedar Rapids Republican* newspaper on page 24 in September 12, 1929.

Date of Construction: 1925

Integrity:
The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1925 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

[1] *Cedar Rapids City Directories*, January 1, 1929, p. 449.
[2] "Honor Bertha Tapper," *Evening Gazette and Republican*, November 26, 1928, p. 3.
[3] *Cedar Rapids City Directories*, January 1, 1928, p. 458.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

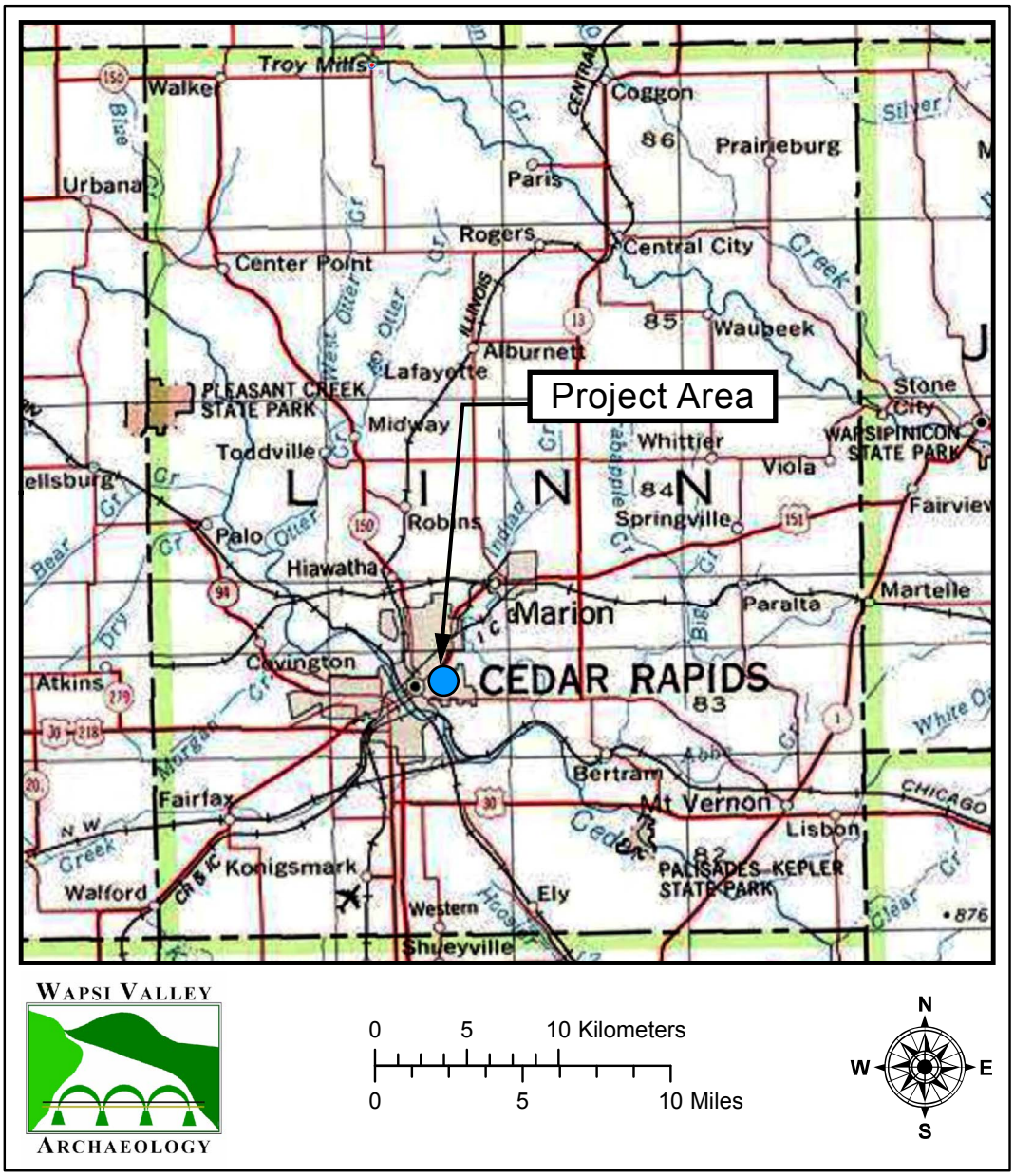
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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Name of Property: Benjamin O. Tapper House
Site Number: 57-11481
Address: 348 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



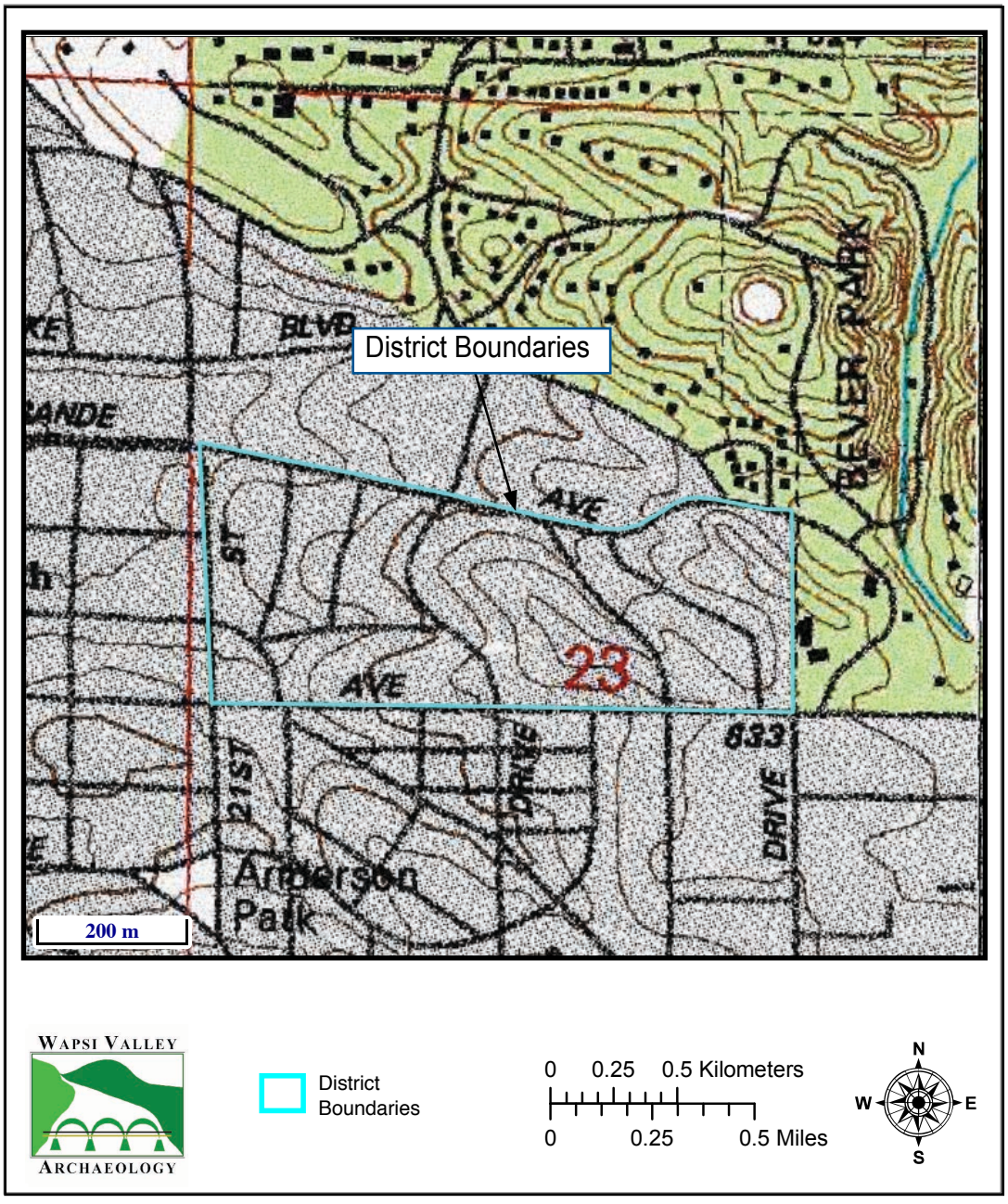
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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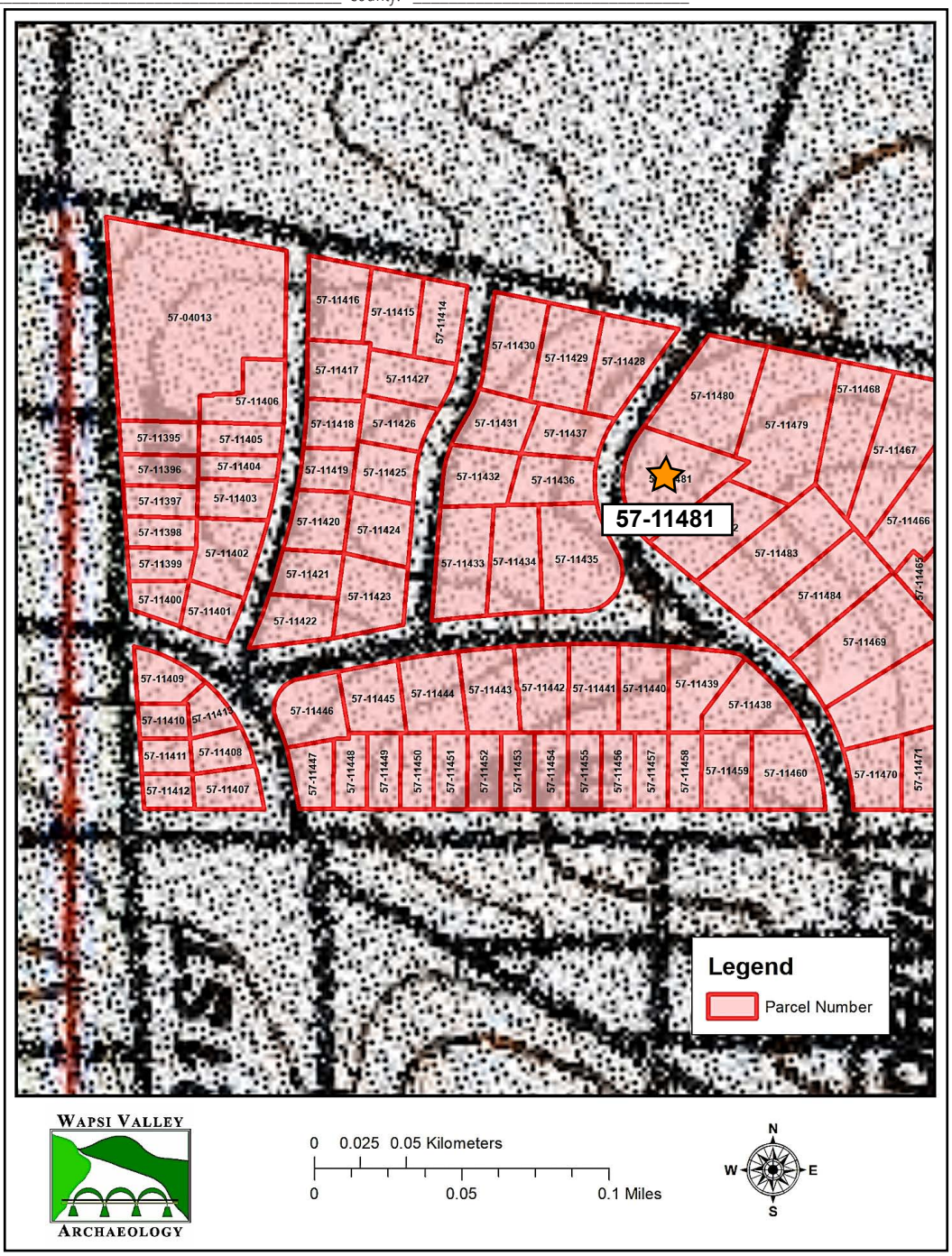
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Benjamin O. Tapper House
Site Number: 57-11481
Address: 348 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

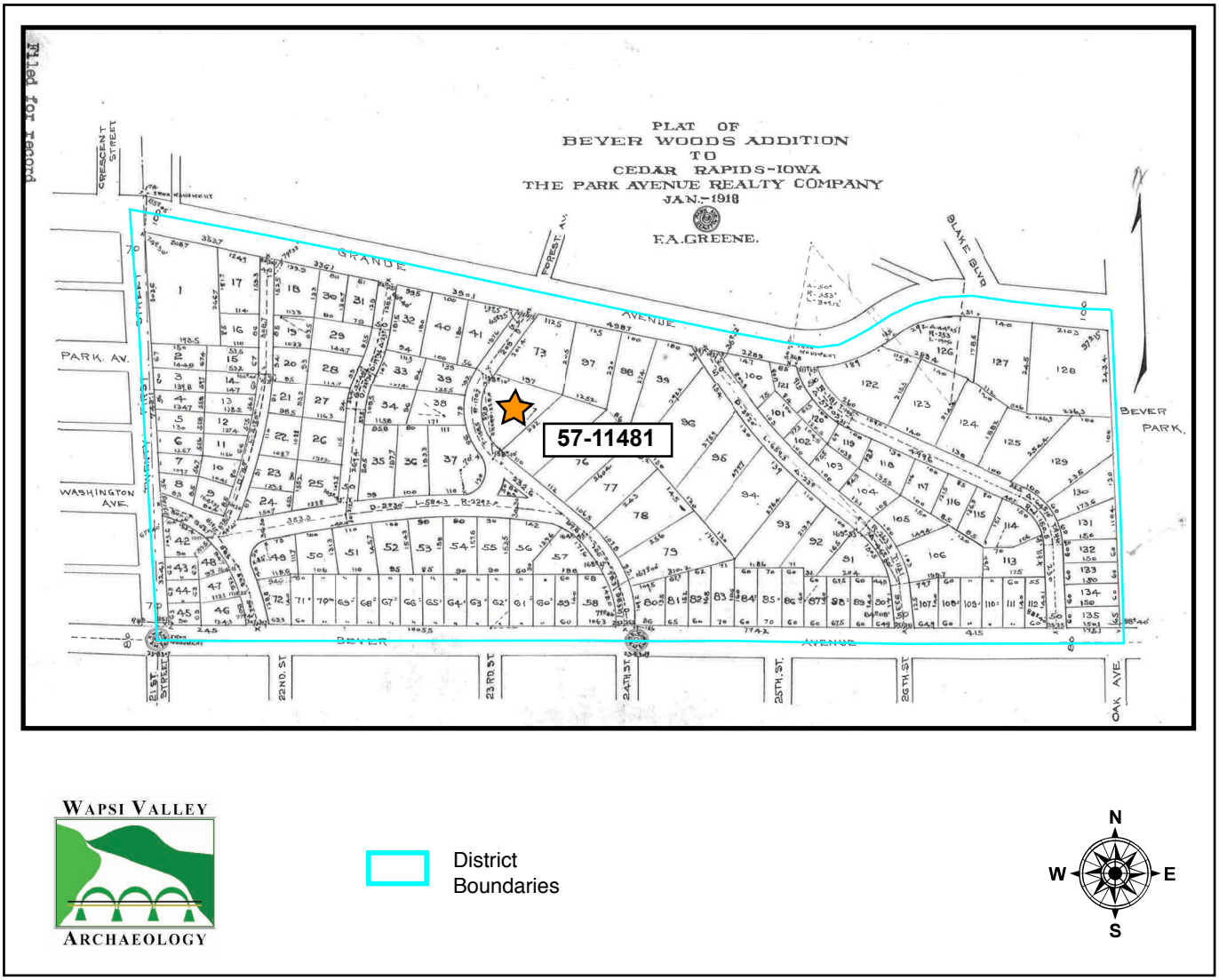
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Name of Property: Benjamin O. Tapper House
Address: 348 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11481
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-11481
Address: 348 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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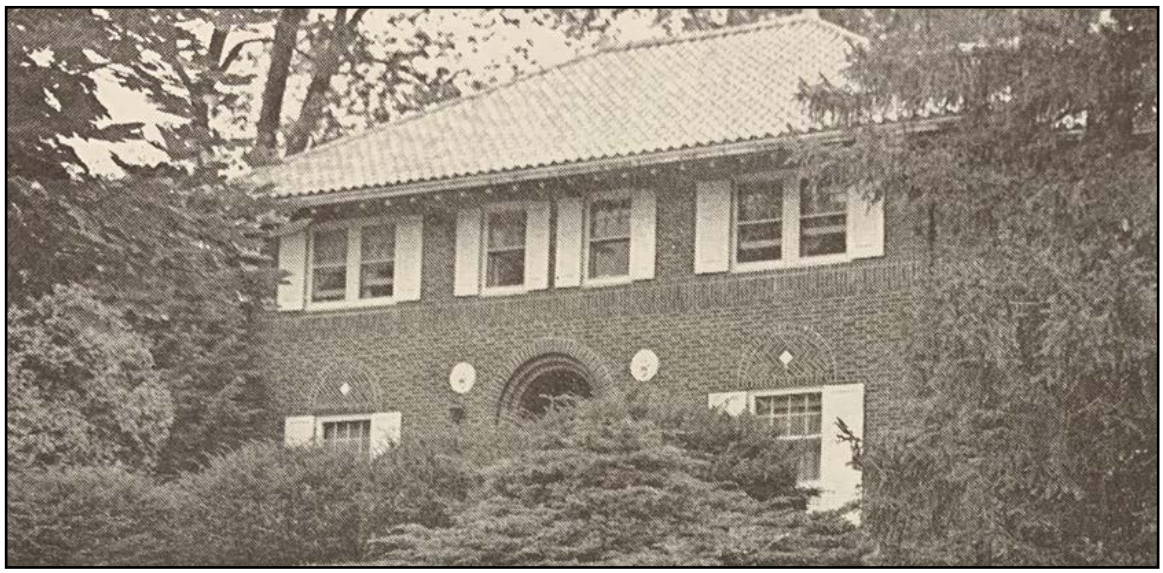
Sketch map of 348 Forest Drive SE (57-11481). *Source: Linn County Assessor.*

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Site Number: 57-11481
Address: 348 Forest Drive SE
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City: Cedar Rapids County: Linn



1981 photograph of 348 Forest Drive SE (Site Inventory No. 57-11481).
Source: Baty and Happel,The History Center, Cedar Rapids, Iowa.

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Name of Property: Benjamin O. Tapper House
Site Number: 57-11481
Address: 348 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



348 Forest Drive SE (57-11481), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11482 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: John M. Costas House

B) Other names: _____

- **Location**

A) Street address: 352 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
10C Rambler / Ranch	Foundation (visible exterior): 10 Concrete
_____	Walls (visible exterior): 04 Stone, 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11482 Address: 352 Forest Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1952 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

John M. Costas House	Linn
Name of Property	County
352 Forest Drive SE	Cedar Rapids
Address	City

John M. Costas House, Site Inventory Number 57-11482

Address: 352 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1952 building is a one-and-a-half story house with side-gable roof and a recessed entrance porch supported by one corner wood column over a stone base. The main materials are stone, vinyl siding, and asphalt roof. A stone veneer apron detail is in the facade. The windows appear to be original. An attached two-car garage matches the house's design.

Date of Construction: 1952

Integrity:
The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

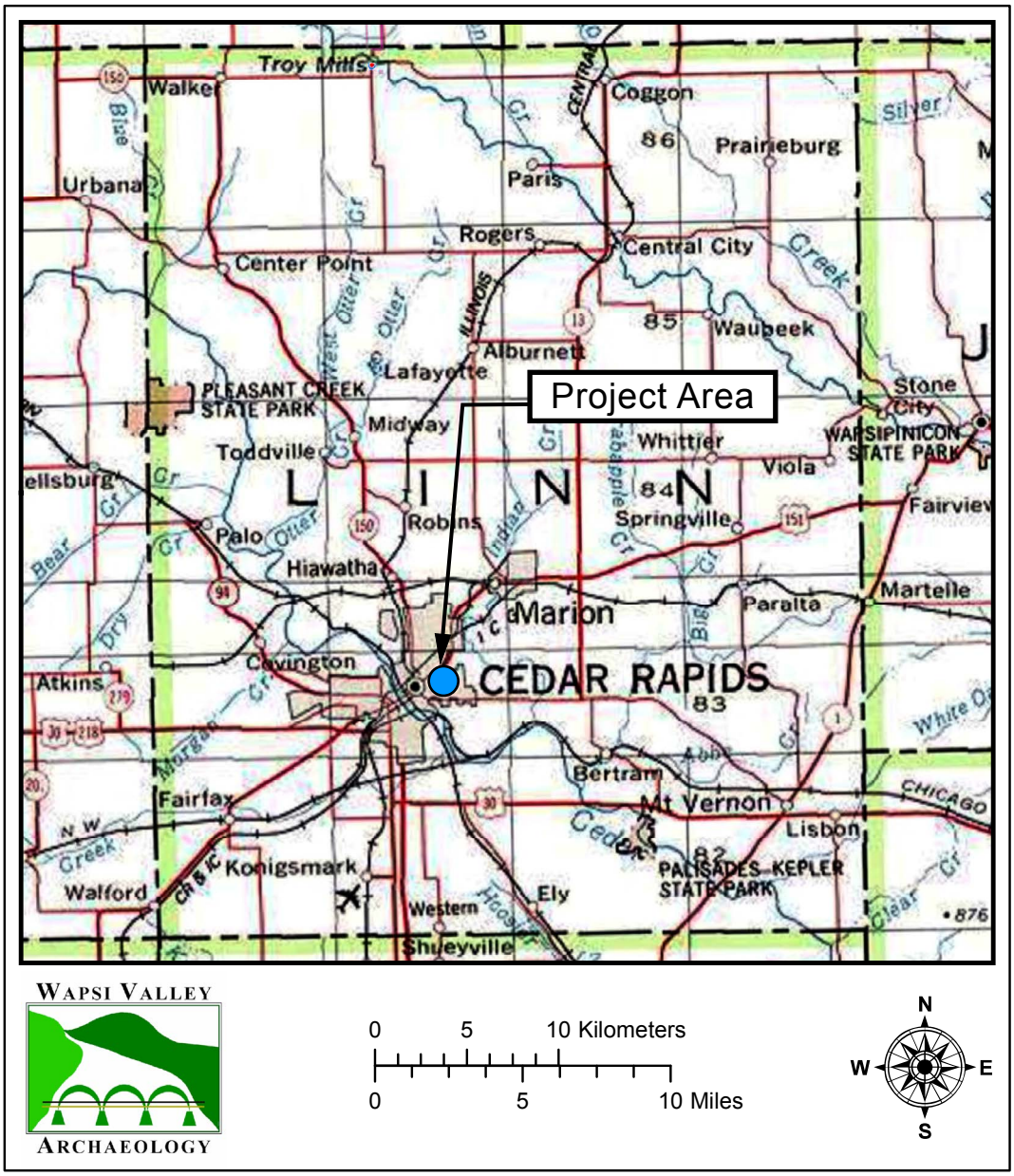
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Name of Property: John M. Costas House
Site Number: 57-11482
Address: 352 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



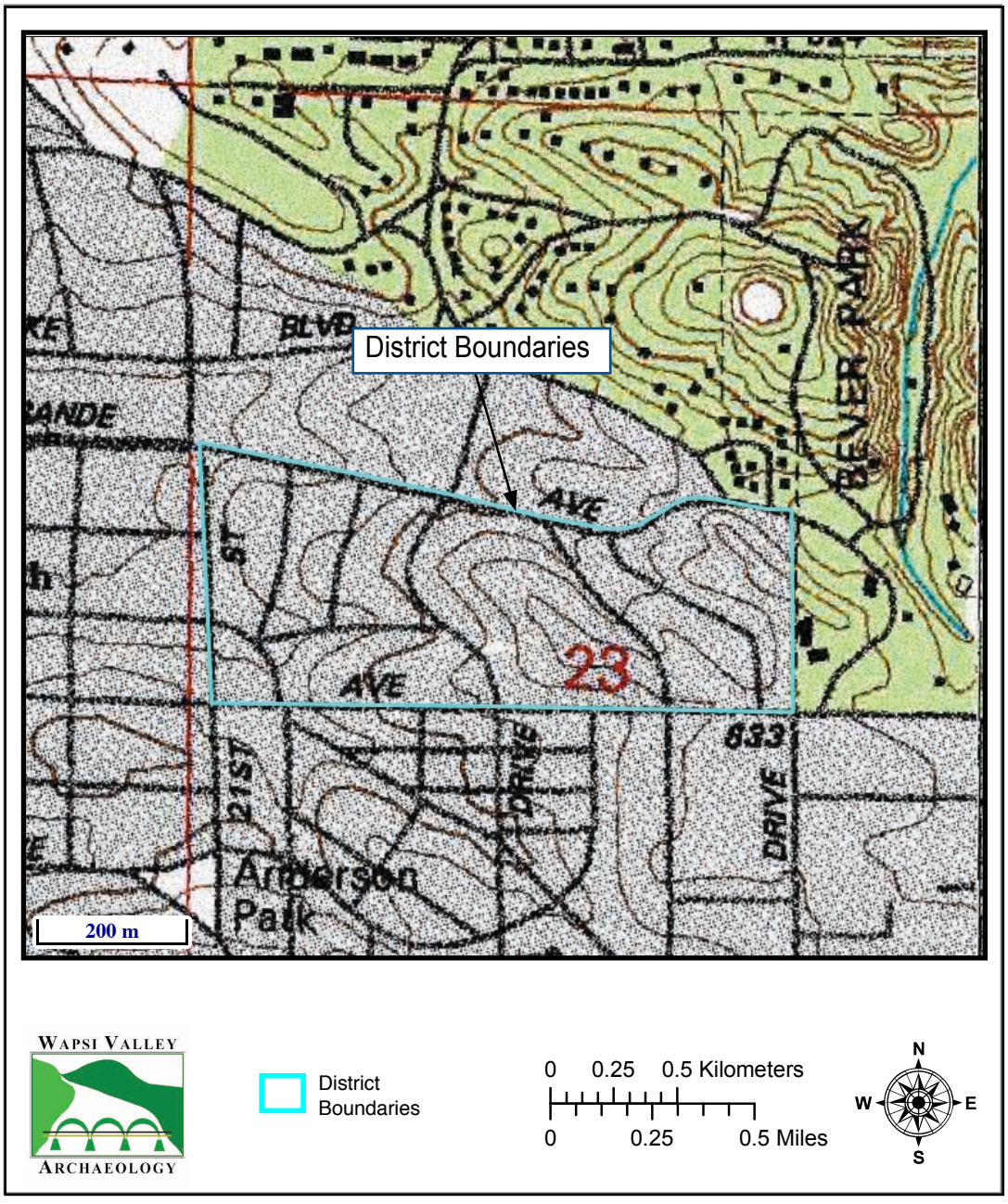
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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Related District Number: 57-11394
City: Cedar Rapids County: Linn



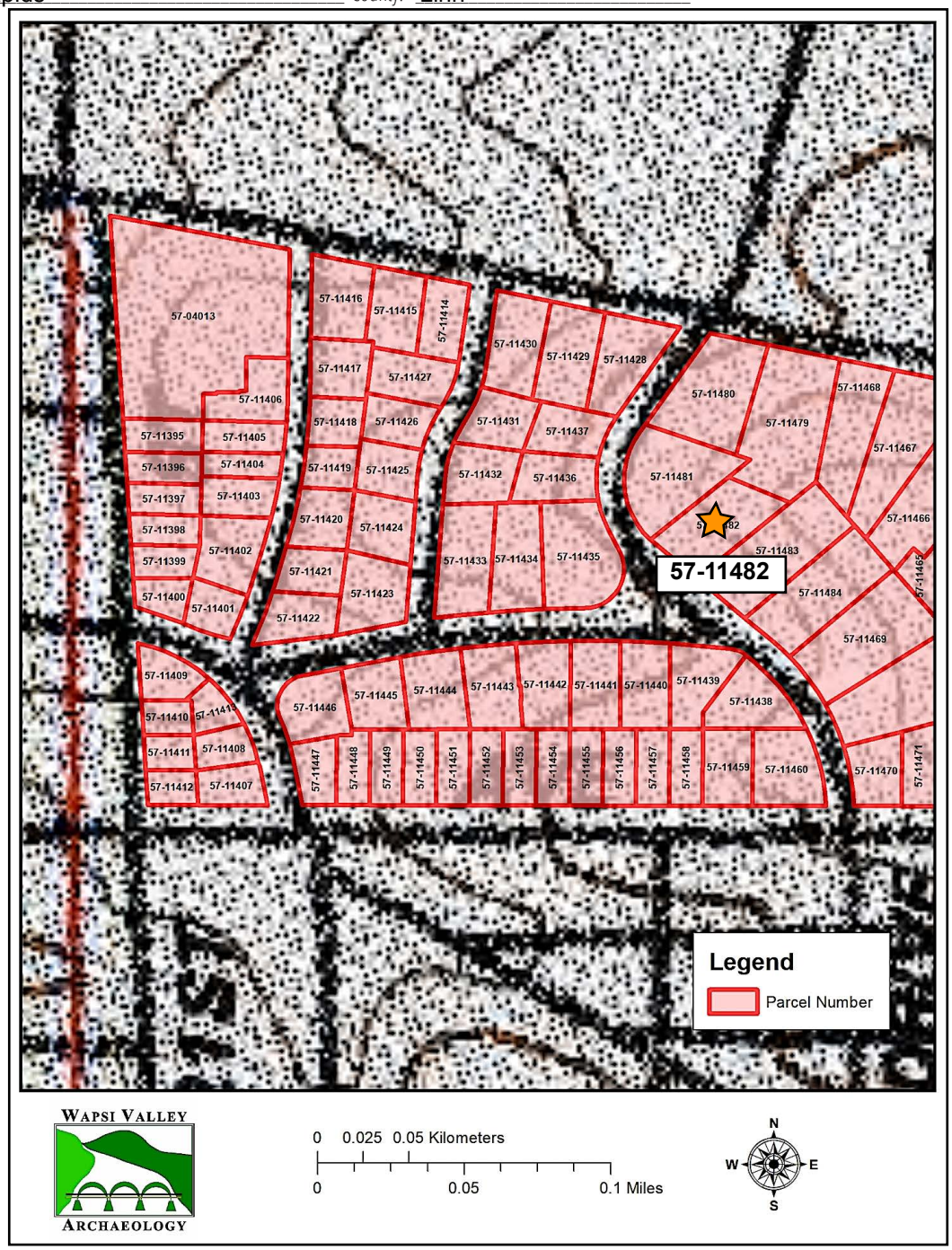
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John M. Costas House
Site Number: 57-11482
Address: 352 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

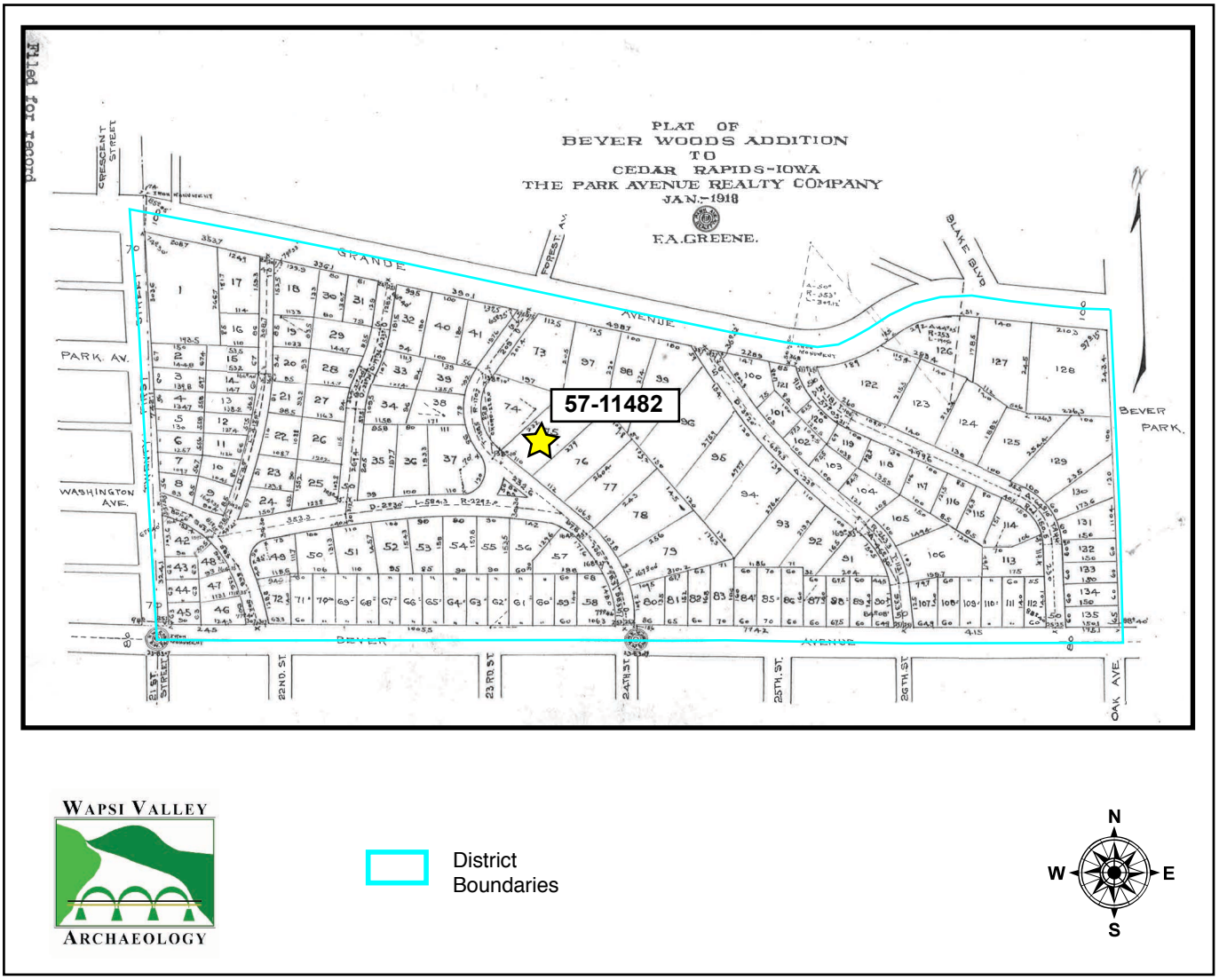
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John M. Costas House
Address: 352 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11482
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John M. Costas House
Site Number: 57-11482
Address: 352 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John M. Costas House
Site Number: 57-11482
Address: 352 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 352 Forest Drive SE (57-11482). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John M. Costas House
Address: 352 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11482
Related District Number: 57-11394



352 Forest Drive SE (57-11482), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11483 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Charles Schoen House

B) Other names: _____

- **Location**

A) Street address: 356 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neoclassical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11483 Address: 356 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
McKay Bros. Construction Co
Builder/contractor
McKay Bros. Construction Co

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Charles Schoen House	Linn
Name of Property	County
356 Forest Drive SE	Cedar Rapids
Address	City

Charles Schoen House, Site Inventory Number 57-11483
Address: 356 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1924 building is a two-story, dentil-detailed, brick house with side-gambrel roof and two front awning roof dormers. The main materials are brick and asphalt roof. The entrance portico has two Doric columns and pilasters supporting a faux balcony on the second level. A first-level side volume recedes from the main volume of the house. The wood windows appear to be original. A two-car detached garage matches the house's design.

Historic Background:
Charles (Chas) Schoen was born in New York City in 1879. He was the owner of Schoen Exclusive Furrier. As of 1925, the Schoen family had been in the fur business for 168 years, according to an article in the *Republican*.[1] In 1940 he was still living in the house with his wife Emma. They had moved from 1609 Washington Avenue to this house in 1925. Mr. Schoen probably worked at or owned Ohsman & Sons, which is a Cedar Rapids' company that still sells cattle hides to tanneries for the manufacturing of leather products. Schoen was elected the first President of Temple Judah when the liberal Jewish congregation was initially formed in the early 1920s.[2] This house was designed by McKay Bros. Construction Co Architects & Builders located in the Granby Building, according to original blueprints of the house.

Date of Construction: 1924

Integrity:
The Neoclassical-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1924 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

[1] "Schoen Family Has Been Engaged in Fur Business 168 Years," *Republican*, May 17, 1925, p. 17.
[2] History of Temple Judah. https://templejudah.org/about/optional-drill-down-example/, 2020.

History of Temple Judah. https://templejudah.org/about/optional-drill-down-example/, 2020.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

"Schoen Family Has Been Engaged in Fur Business 168 Years," *Republican*, May 17, 1925, p. 17.

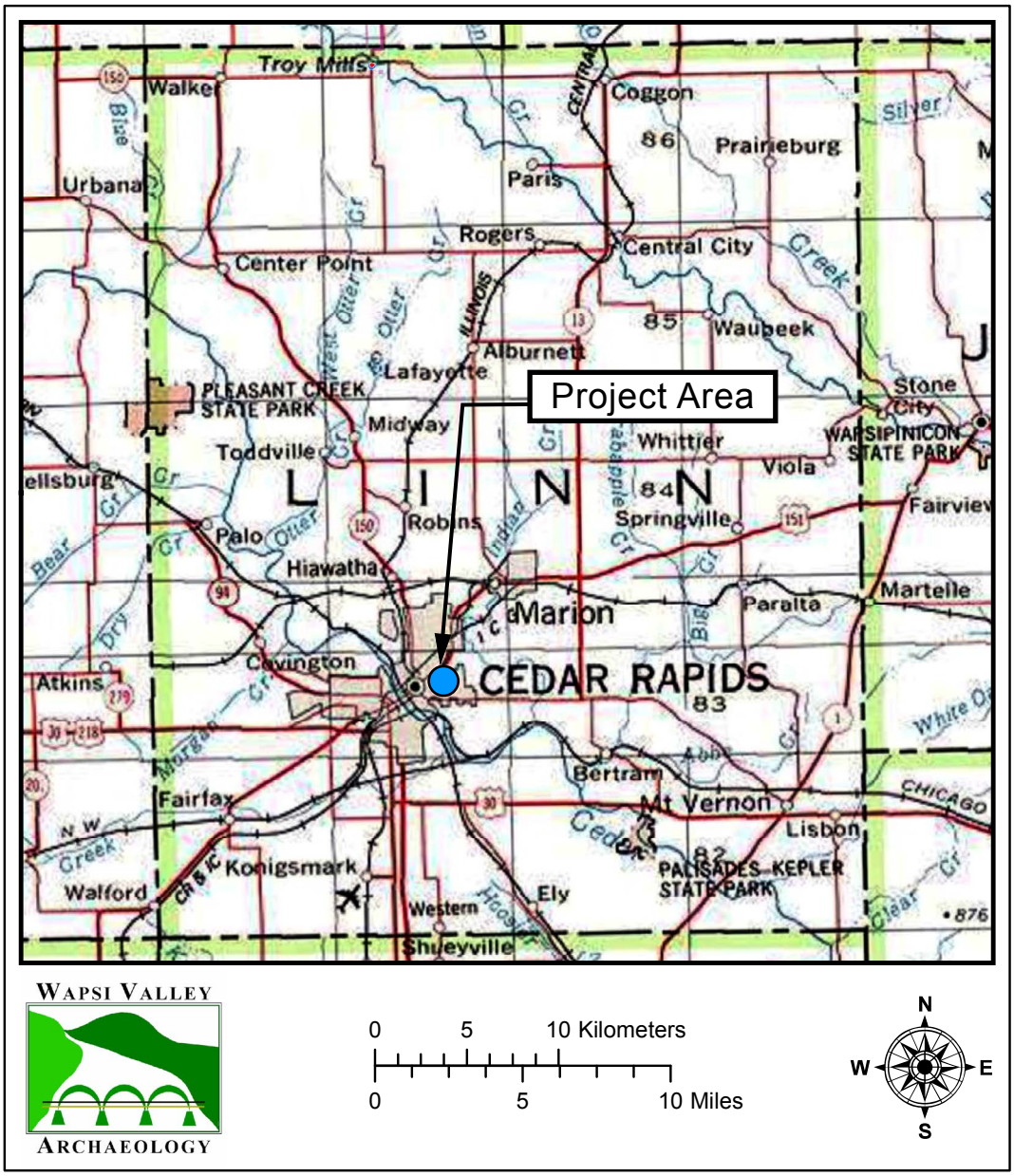
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles Schoen House
Site Number: 57-11483
Address: 356 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



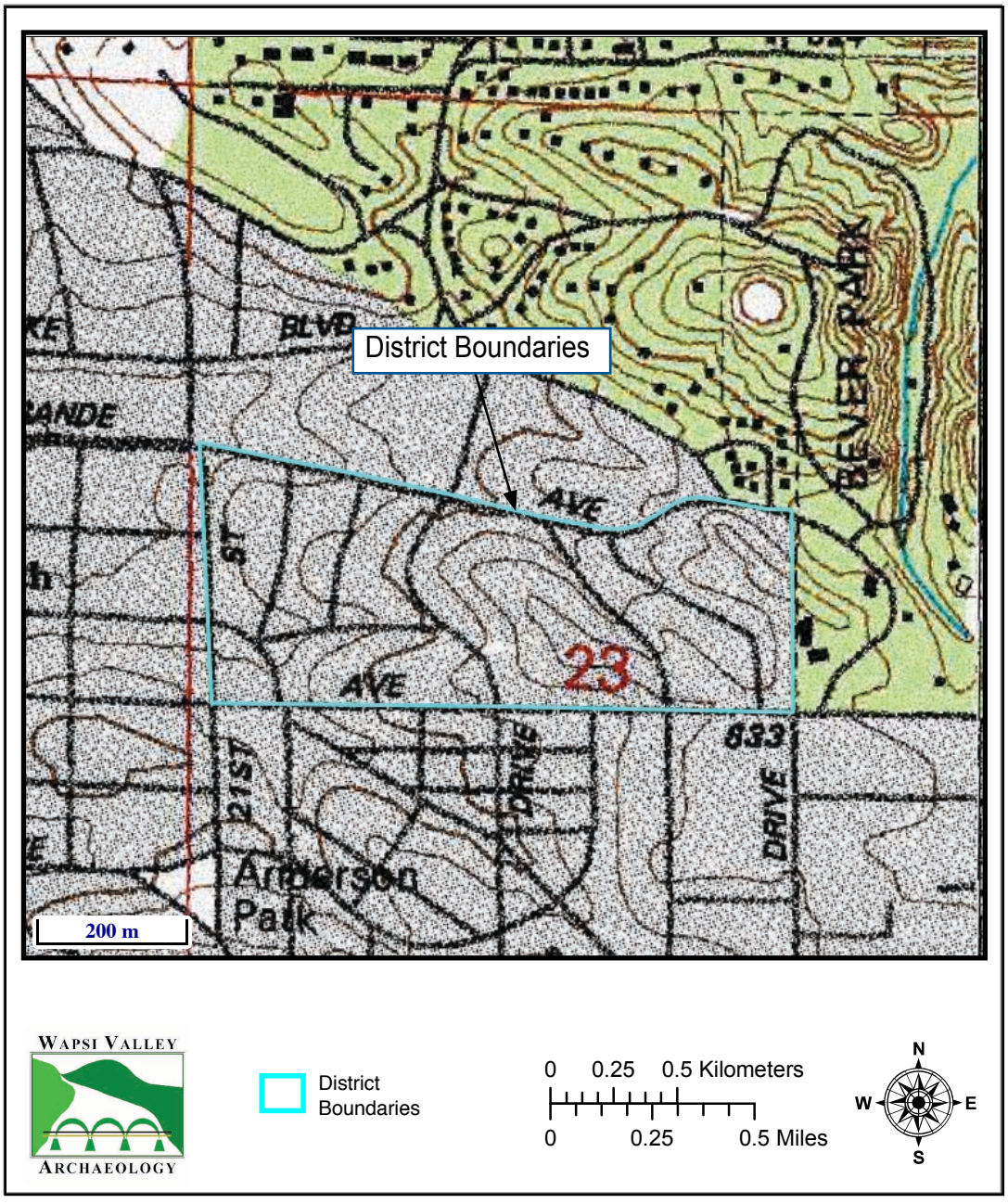
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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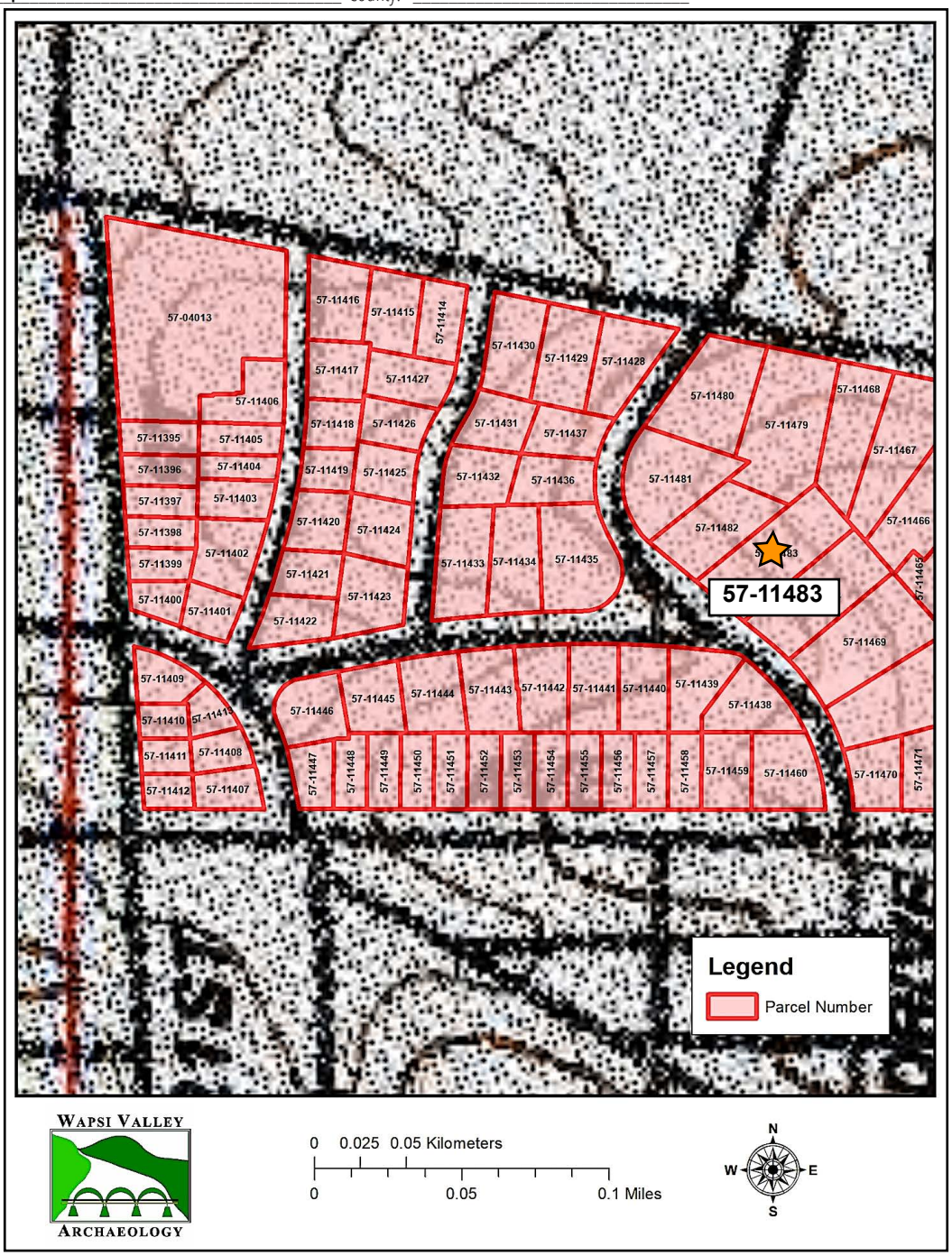
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Charles Schoen House
Site Number: 57-11483
Address: 356 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

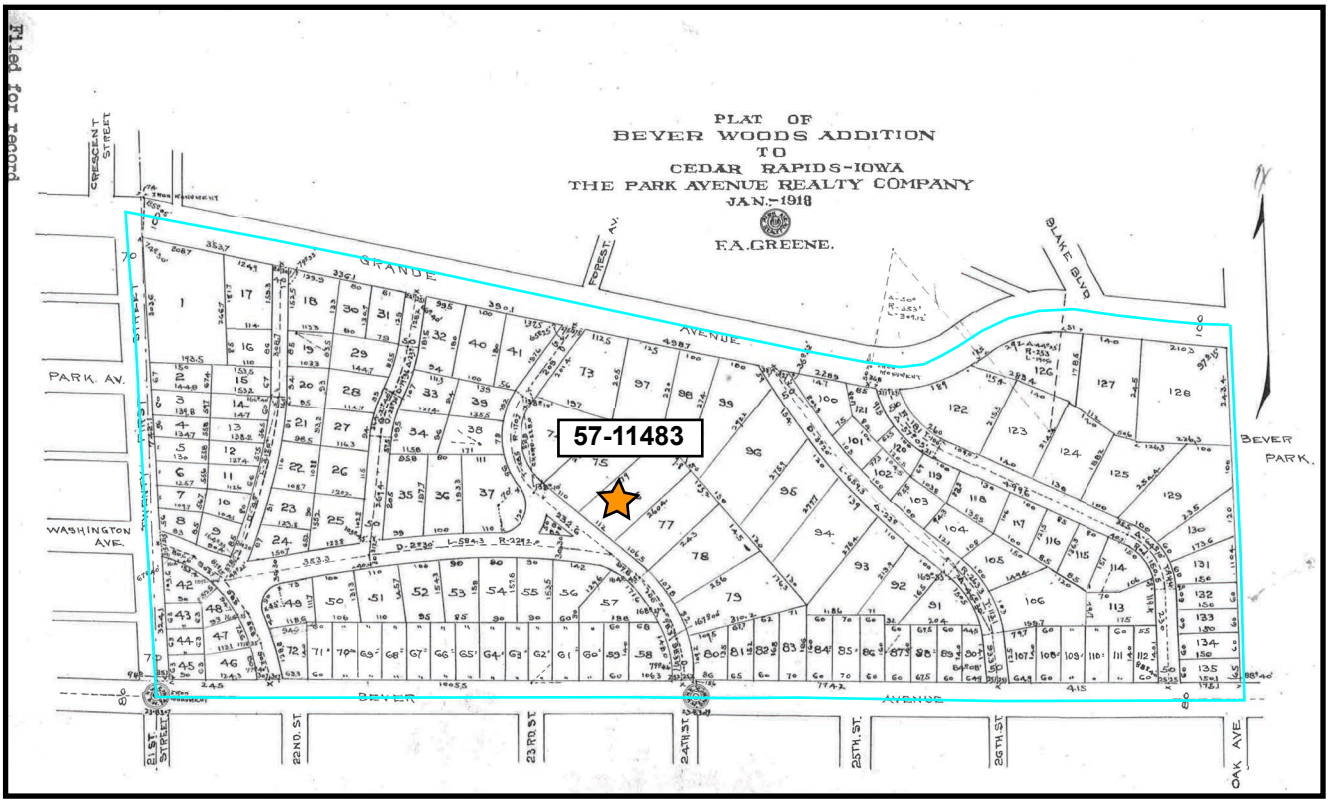
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles Schoen House
Address: 356 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11483
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N
W E
S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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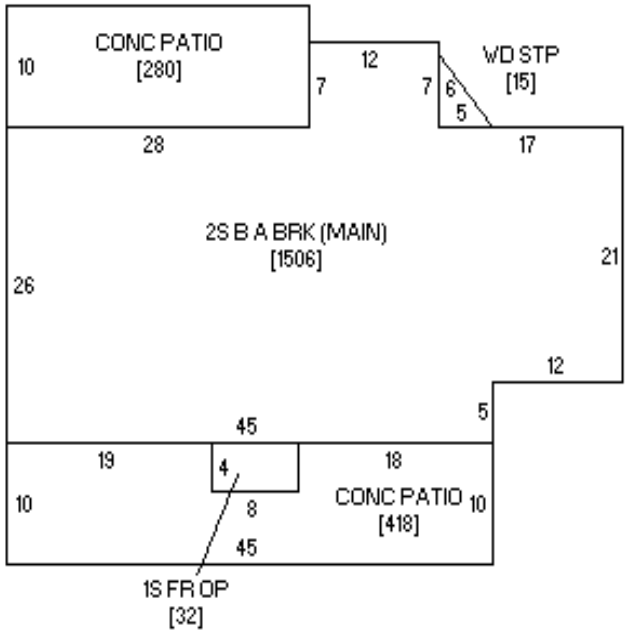


ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles Schoen House
Site Number: 57-11483
Address: 356 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Sketch map of 356 Forest Drive SE (57-11483). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles Schoen House
Site Number: 57-11483
Address: 356 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1964 photograph of 356 Forest Drive SE (Site Inventory No. 11483).
Source: Y & G Real Estate, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles Schoen House
Site Number: 57-11483
Address: 356 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



356 Forest Drive SE (57-11483), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11484 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Mann House

B) Other names: _____

- **Location**

A) Street address: 360 Forest Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
02E Georgian	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11484 Address: 360 Forest Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Mann House	Linn
Name of Property	County
360 Forest Drive SE	Cedar Rapids
Address	City

Mann House, Site Inventory Number 57-11484

Address: 360 Forest Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1923 building is a two-story brick house with side-gable roof and first-level side volume. The main materials are brick and asphalt roof. Two Doric columns support an open pediment entrance portico. The front door has an arched wood fan detail above the door and sidelites. The wood windows are original. A detached two-car garage matches the house's style.

Date of Construction: 1923

Integrity:
The Georgian-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1923 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
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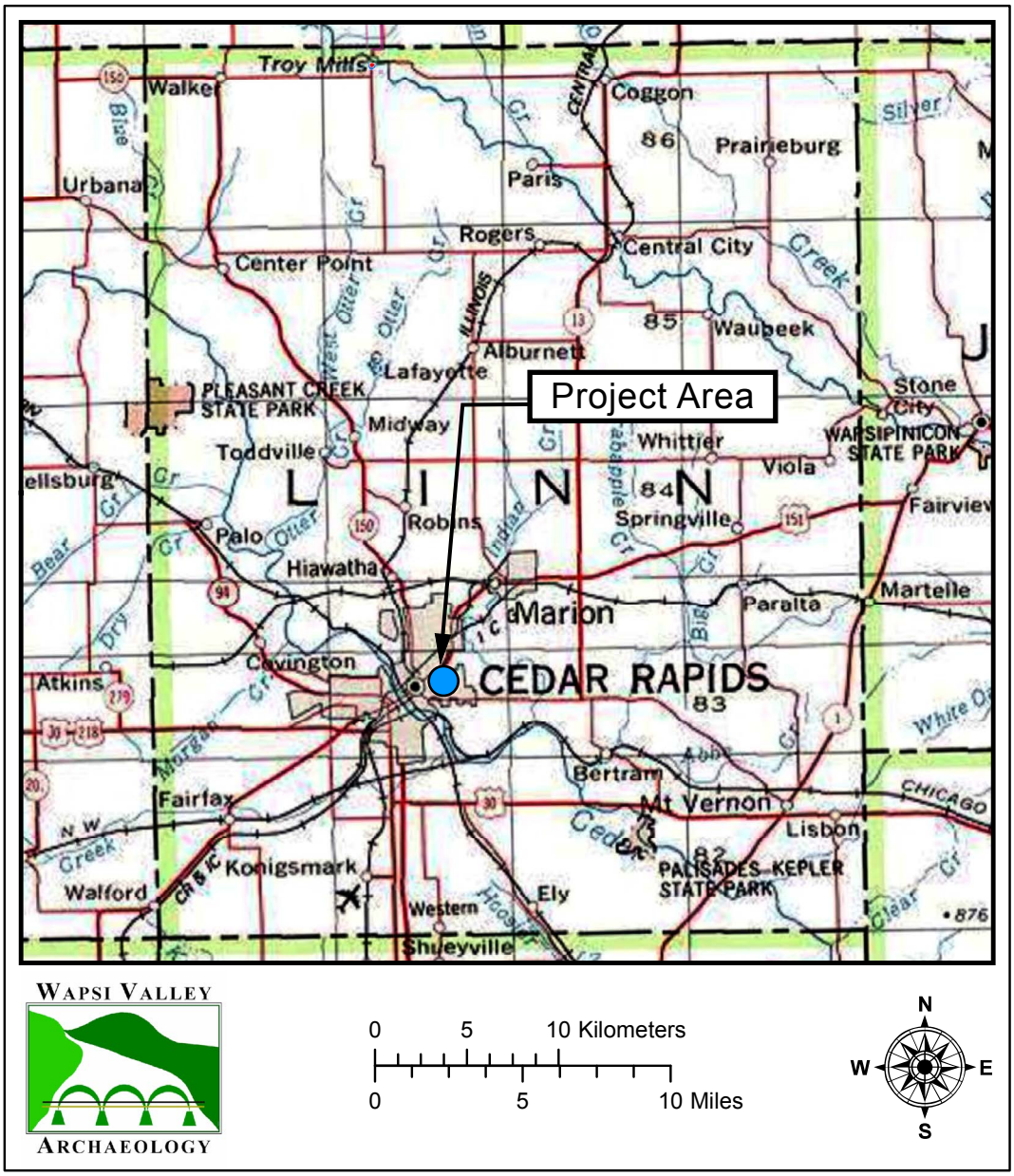
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mann House
Site Number: 57-11484
Address: 360 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



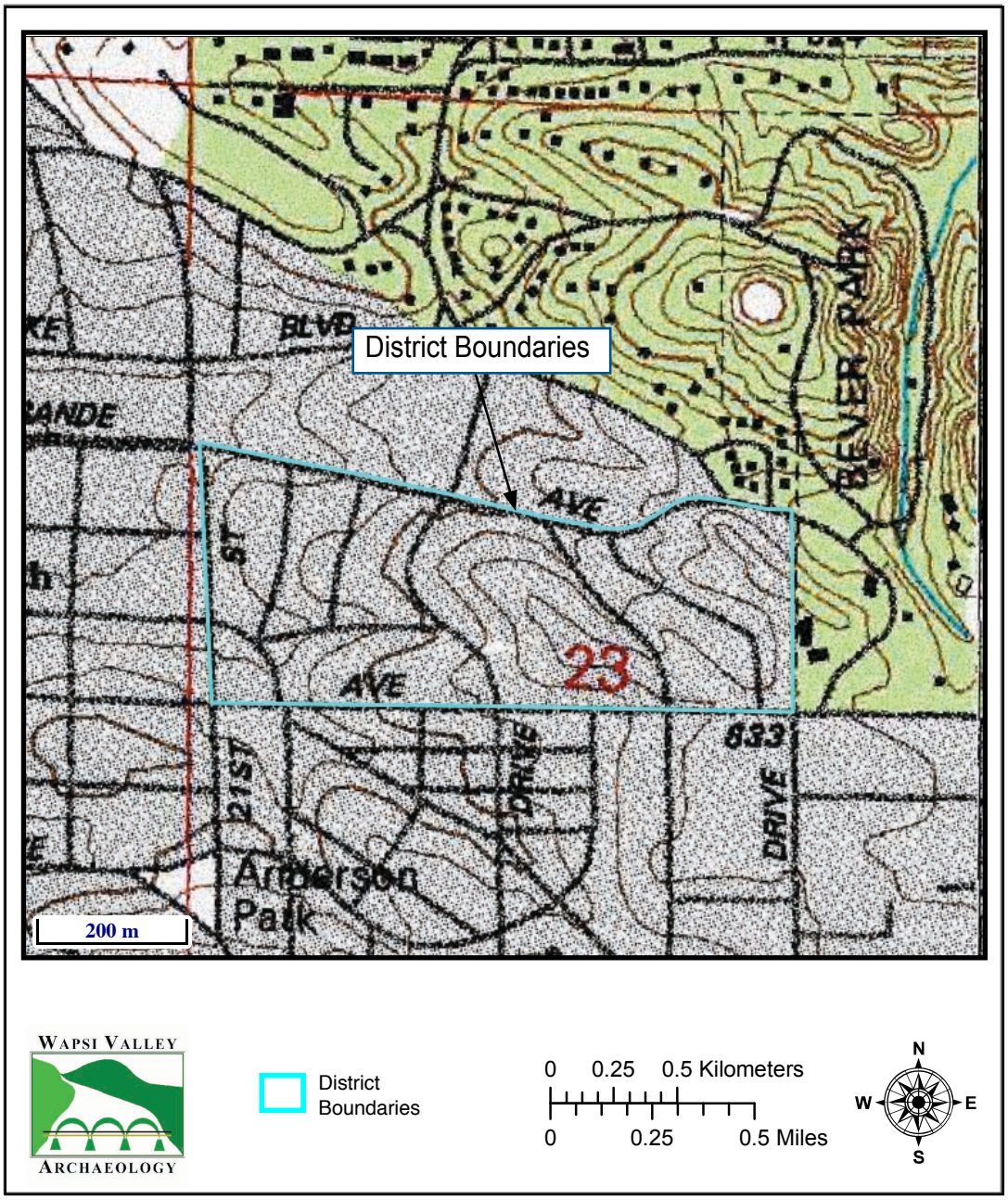
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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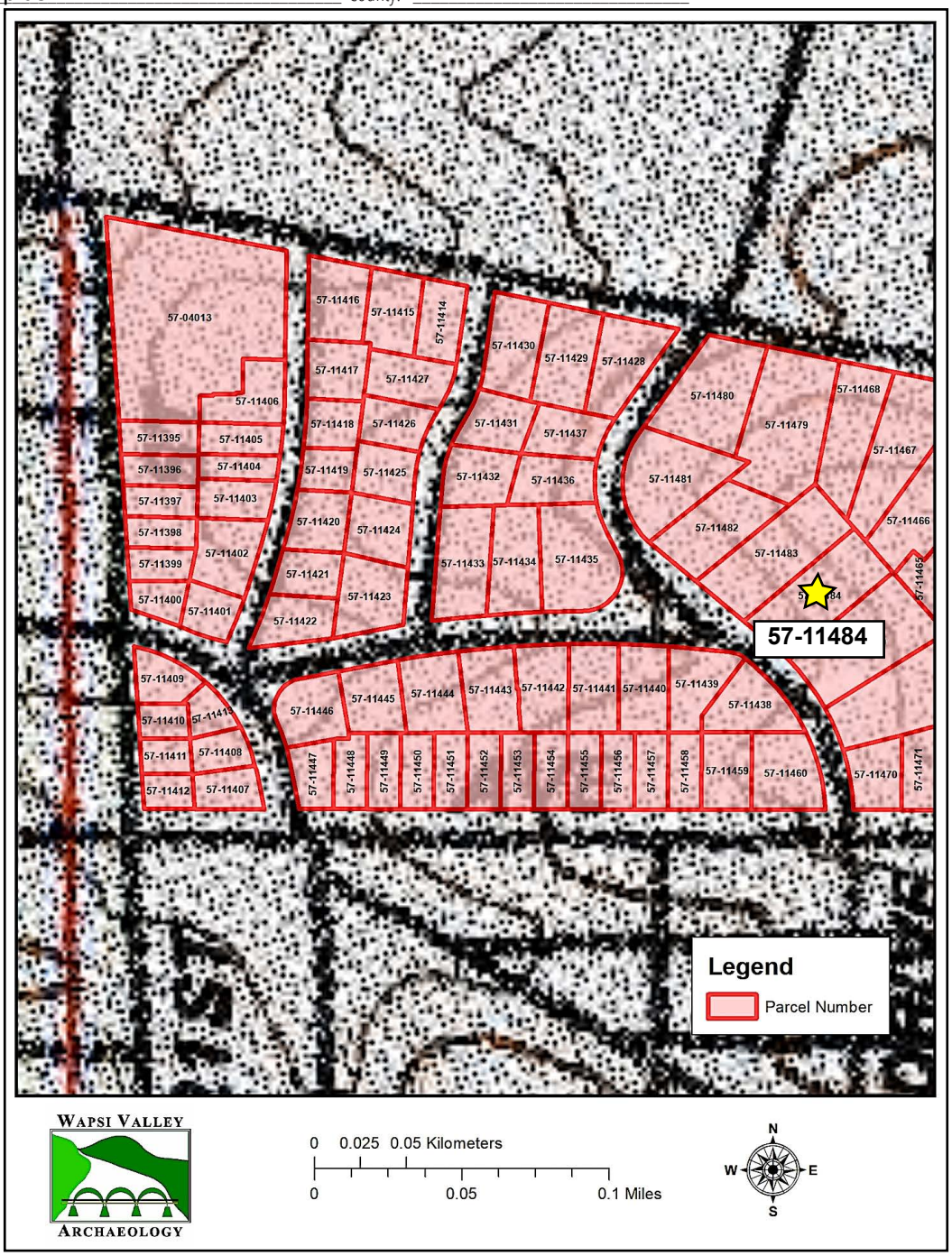
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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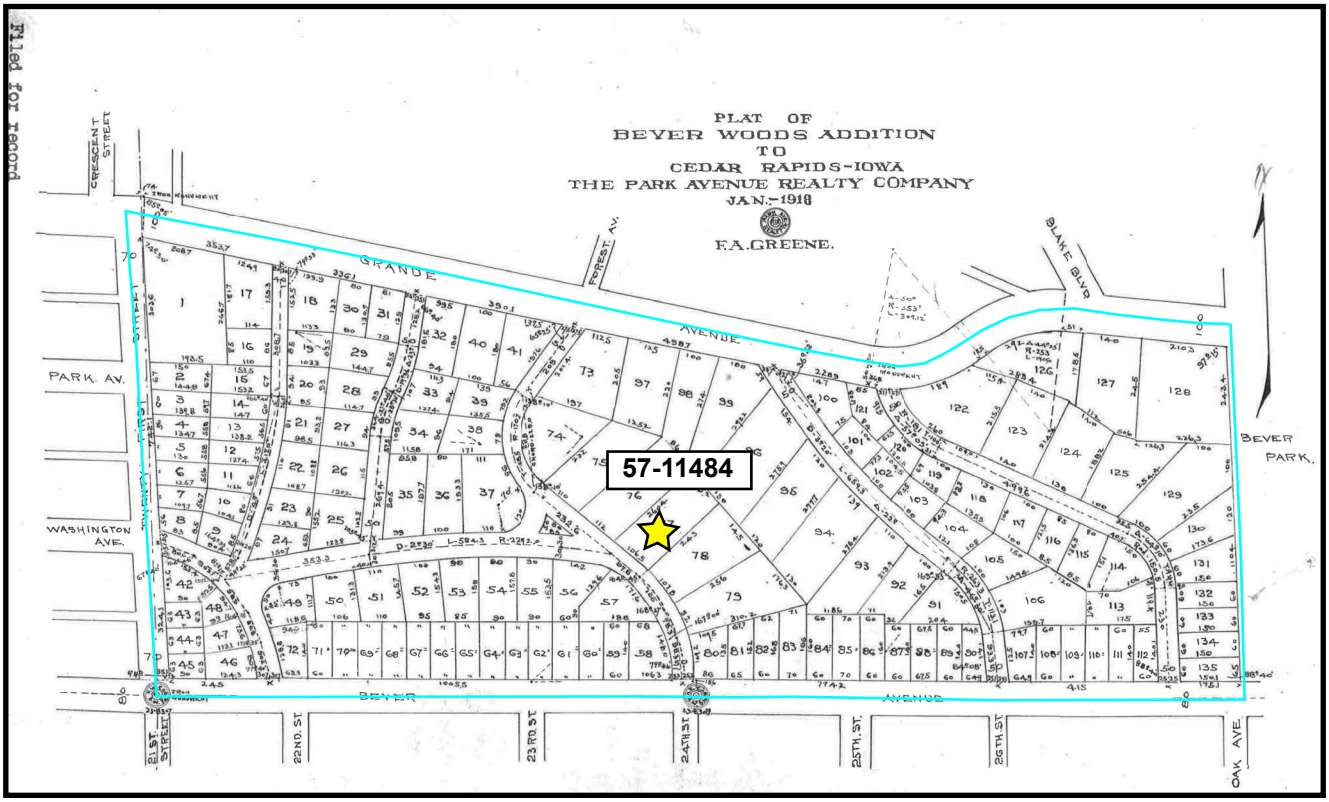
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mann House
Site Number: 57-11484
Address: 360 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mann House
Address: 360 Forest Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11484
Related District Number: 57-11394



ArcGIS Web Map showing the west side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mann House
Site Number: 57-11484
Address: 360 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 360 Forest Drive SE (57-11484). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mann House
Site Number: 57-11484
Address: 360 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1964 photograph of 356 Forest Drive SE (Site Inventory No. 11483).
Source: Y & G Real Estate, The History Center, Cedar Rapids, Iowa.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Mann House
Site Number: 57-11484
Address: 360 Forest Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



360 Forest Drive SE (57-11484), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11485 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Abraham Lincoln Smulekoff House

B) Other names: _____

- **Location**

A) Street address: 365 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11485 Address: 365 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Abraham Lincoln Smulekoff House	Linn
Name of Property	County
365 Park Terrace SE	Cedar Rapids
Address	City

Abraham Lincoln Smulekoff House, Site Inventory Number 57-11485
Address: 365 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1921 building is a two-story house with side-gable roof and an added side volume that is recessed from the main house. The main materials are vinyl siding and asphalt roof. Double Doric columns support a pediment entrance portico on each side. The wood windows are original on the main volume of house and new on the side addition. An integrated two-car garage is part of the addition.

Historic Background:
Guy P. Linville, who owned and transferred this property initially, was born in 1878 in Iowa. He was an attorney with a private practice in Cedar Rapids.

The original occupant of this house was A. L. (Abraham Lincoln) Smulekoff.[1] Called Mr. A. L. by his employees, Smulekoff was the president of the Smulekoff Furniture company, a business that was started by his father, Henry Smulekoff.[2] Henry Smulekoff fled Russia under Alexander III's persecution of the Jews and came to the United States when he was 20. He had a rough start initially but was able to buy a small shop on Mays Island in Cedar Rapids in 1894. By 1910, he had built a larger store at First St. and Third Avenue. His sons learned the business from their father.

A. L. Smulekoff was born February 12, 1900. He attended the University of Iowa and the Wharton School of Business at the University of Pennsylvania. His brother, called Mr. Leo by their employees, also graduated from the Wharton School of Business.[3] In 1984, A. L. and Leo had worked 62 and 55 years, respectively, at Smulekoff Furniture.[4]

A.L. Smulekoff married Cecelia Atlas in 1923, and they had two children, Elaine and Sue. Smulekoff's obituary stated that he played a "prime role in his family's retail furniture business." That and his "extensive real estate investing contributed immensely to the longtime strength and health of downtown Cedar Rapids. "[5]

Date of Construction: 1921

Integrity:
The Neoclassical-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the side addition and siding replacement.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.
[2] "Mr. A.L. & Mr. Leo: The Smulekoff brothers carry on retail tradition," *The Gazette*, September 19, 1984.
[3] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971.
[4] *Cedar Rapids Gazette*, September 19, 1984, p. 6a.
[5] *Cedar Rapids Gazette*, June 23, 1988, p. 1a.

residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:

"$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971.

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 631.

Cedar Rapids Gazette, September 19, 1984, p. 6a.

Cedar Rapids Gazette, June 23, 1988, p. 1a.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

"Mr. A.L. & Mr. Leo: The Smulekoff brothers carry on retail tradition," *The Gazette*, September 19, 1984.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

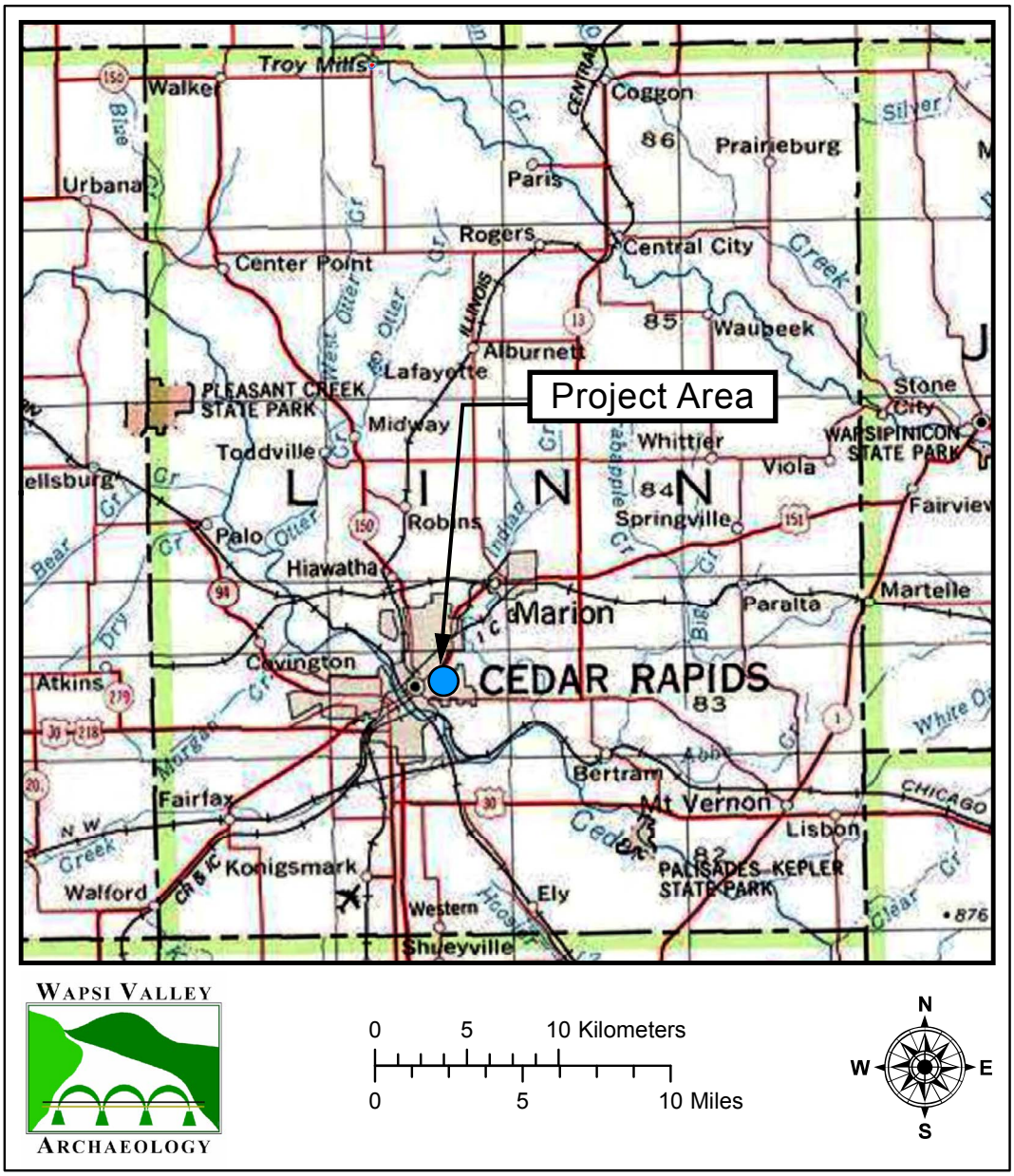
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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Abraham Lincoln Smulekoff House
Site Number: 57-11485
Address: 365 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



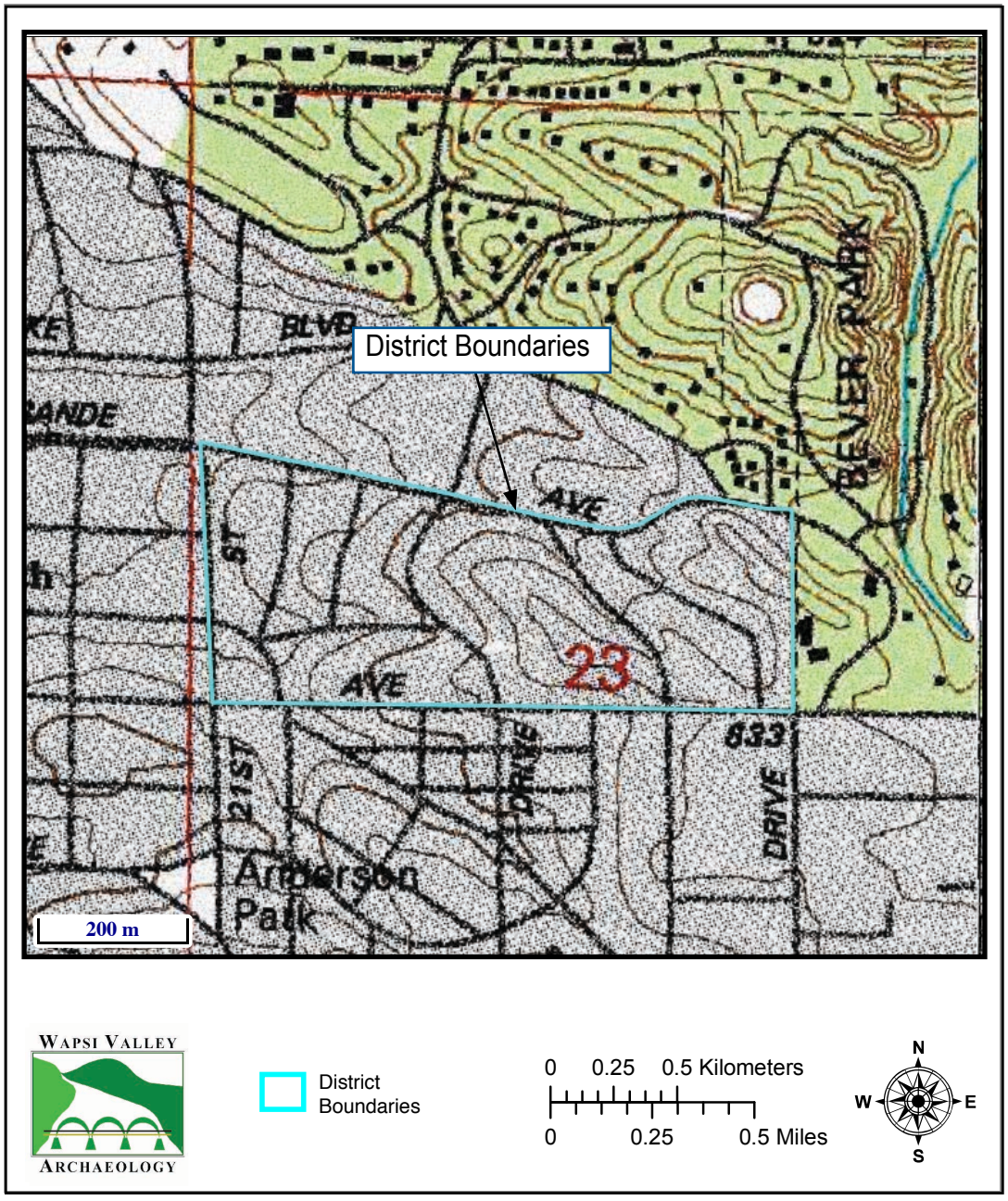
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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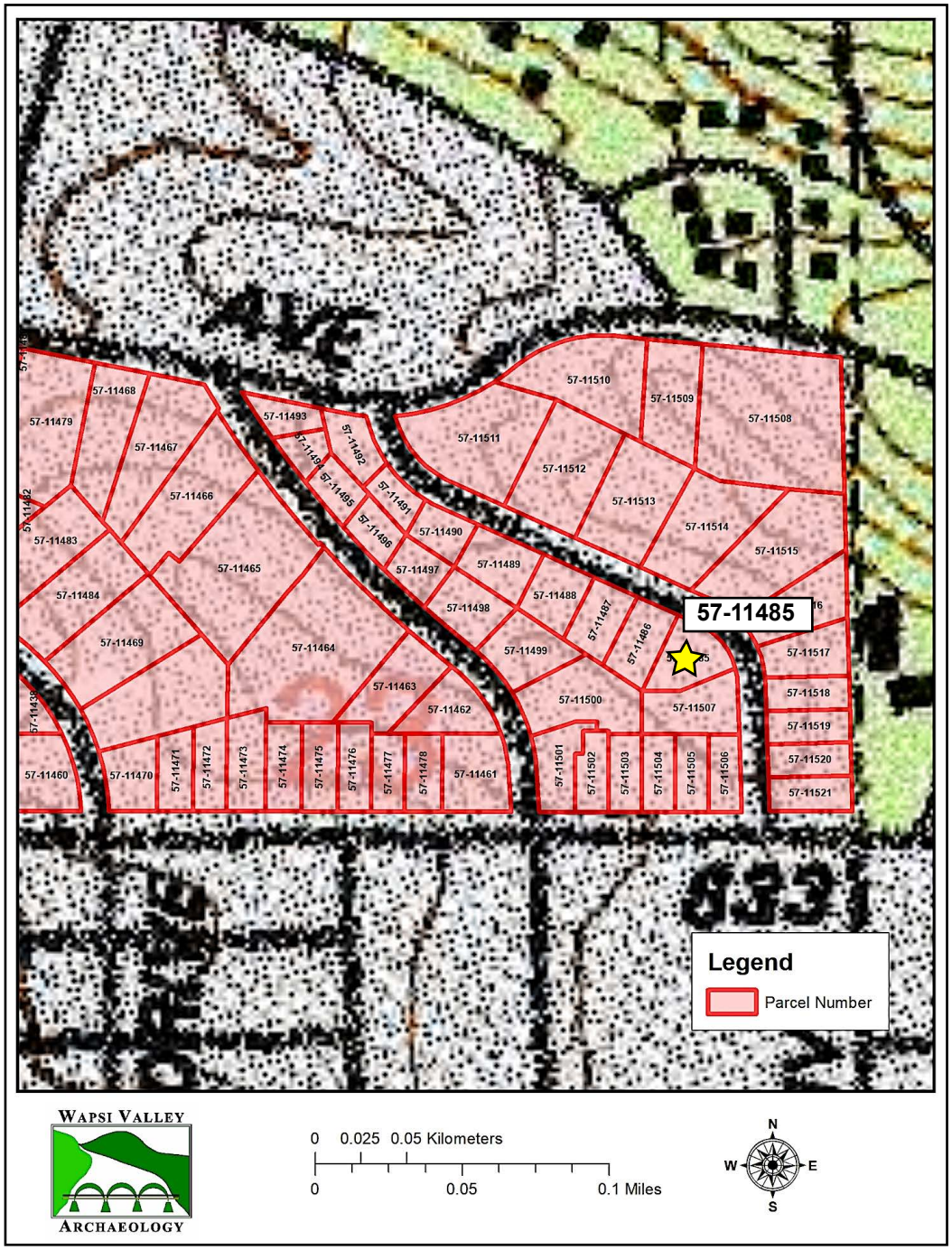
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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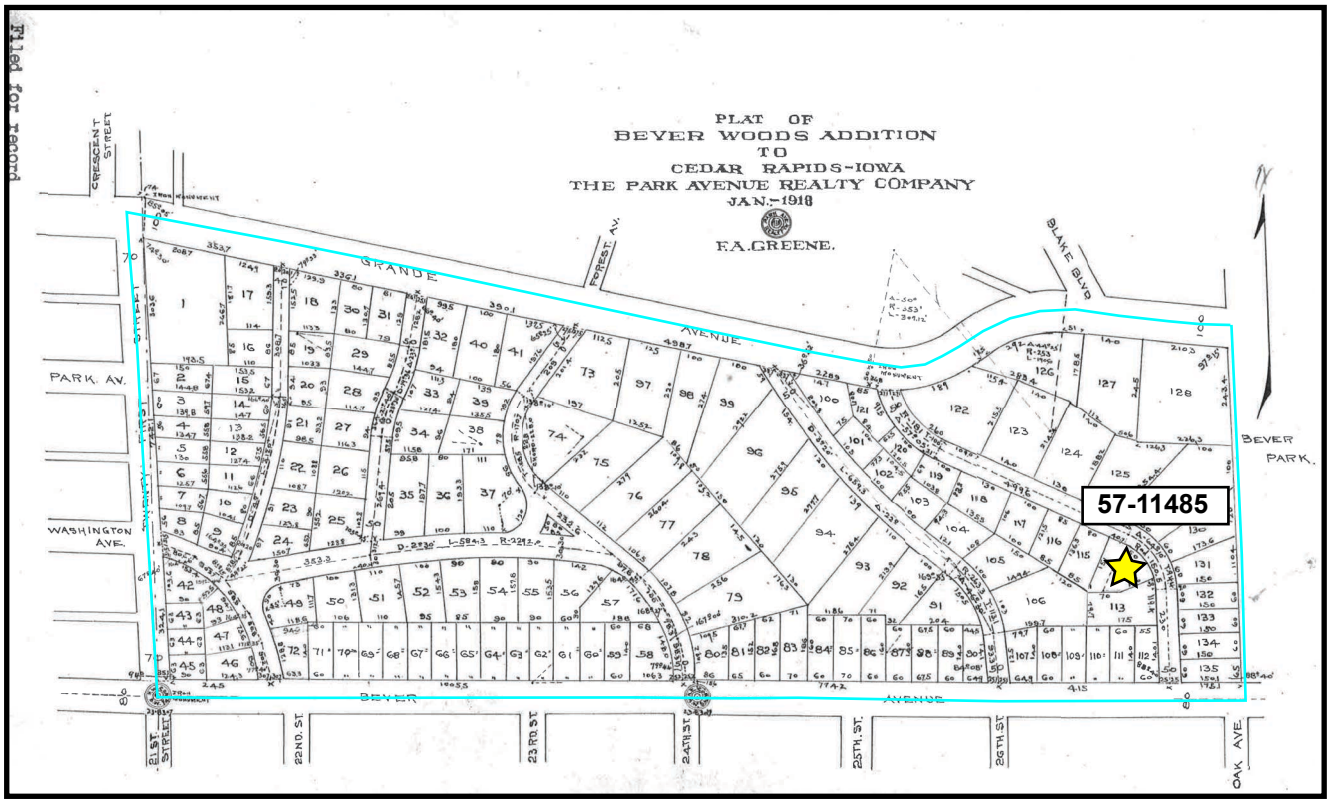
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Abraham Lincoln Smulekoff House
Site Number: 57-11485
Address: 365 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Abraham Lincoln Smulekoff House
Site Number: 57-11485
Address: 365 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017)

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Name of Property: Abraham Lincoln Smulekoff House
Site Number: 57-11485
Address: 365 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 365 Park Terrace SE (57-11485). *Source: Linn County Assessor.*

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Name of Property: Abraham Lincoln Smulekoff House
Site Number: 57-11485
Address: 365 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Figure 1. 365 Park Terrace SE (57-11485), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11486 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Weaver House

B) Other names: _____

- **Location**

A) Street address: 361 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11486 Address: 361 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1921 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Weaver House	Linn
Name of Property	County
361 Park Terrace SE	Cedar Rapids
Address	City

Weaver House, Site Inventory Number 57-11486

Address: 361 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1921 building is a two-story hipped-roof wood house with front hipped-roof dormer. The main materials are stucco siding and asphalt roof. Two metal brackets support the entrance awning. A brick apron surrounds the house. The front door has sidelites. The windows are replacements. An attached two-car garage matches the house's design.

This property was vacant in 1925. In 1931, the owner was Horton Bailey.[1]

Date of Construction: 1921

Integrity:
The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the side garage addition and window replacements. The 1984 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1931, p. 676.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1931, p. 676.

Weaver House	Linn
Name of Property	County
361 Park Terrace SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

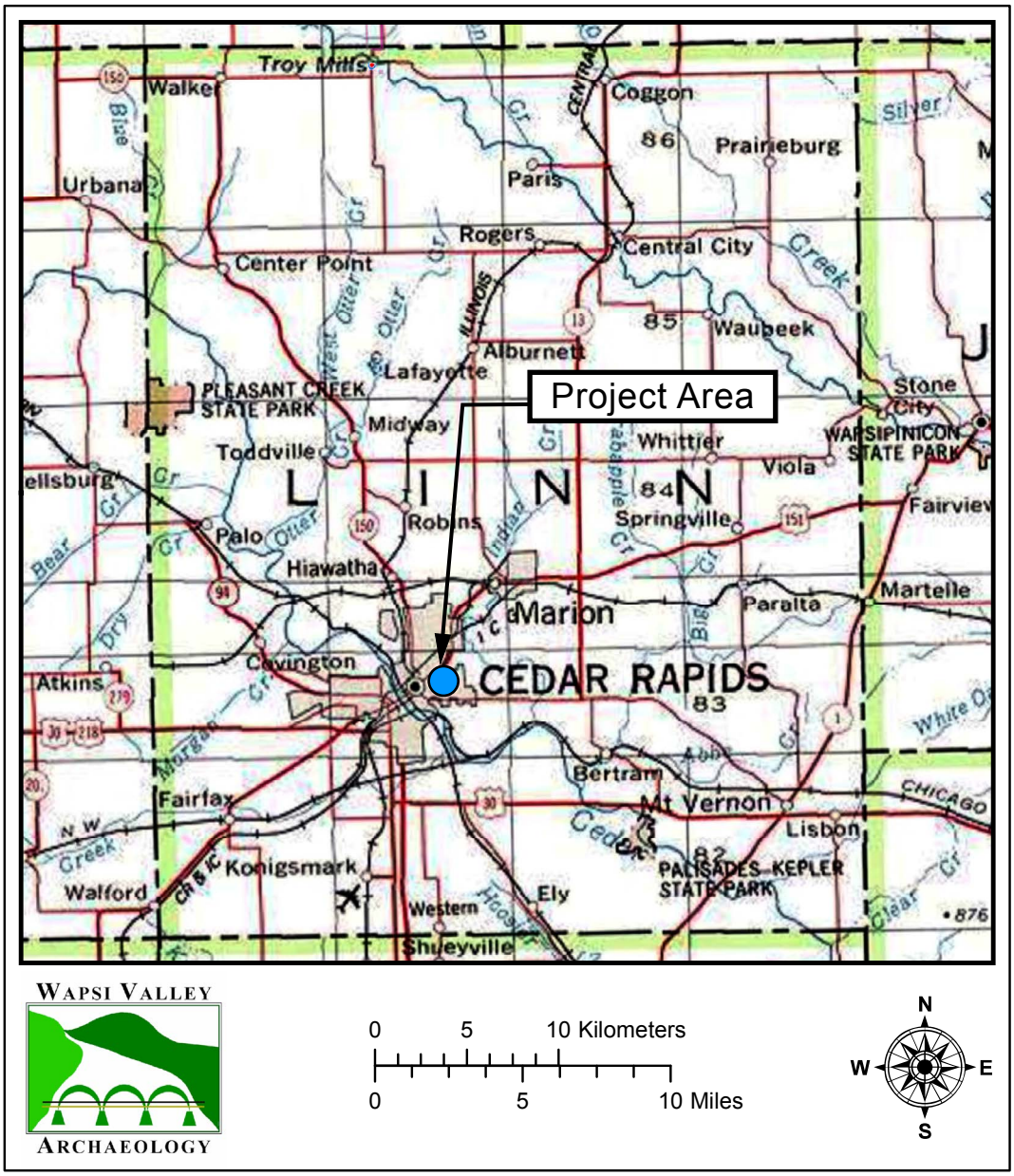
National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Weaver House
Site Number: 57-11486
Address: 361 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



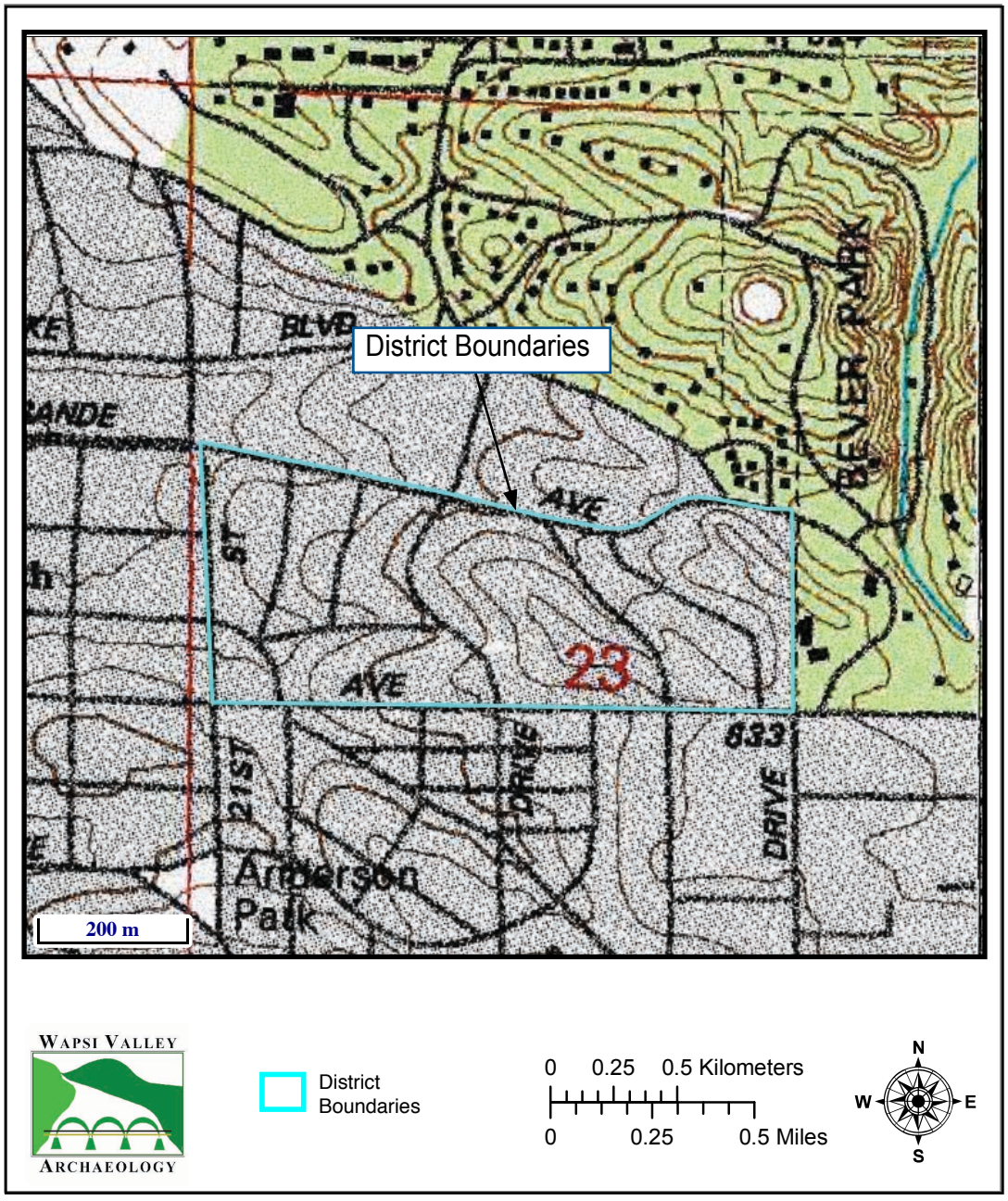
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Weaver House
Site Number: 57-11486
Address: 361 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



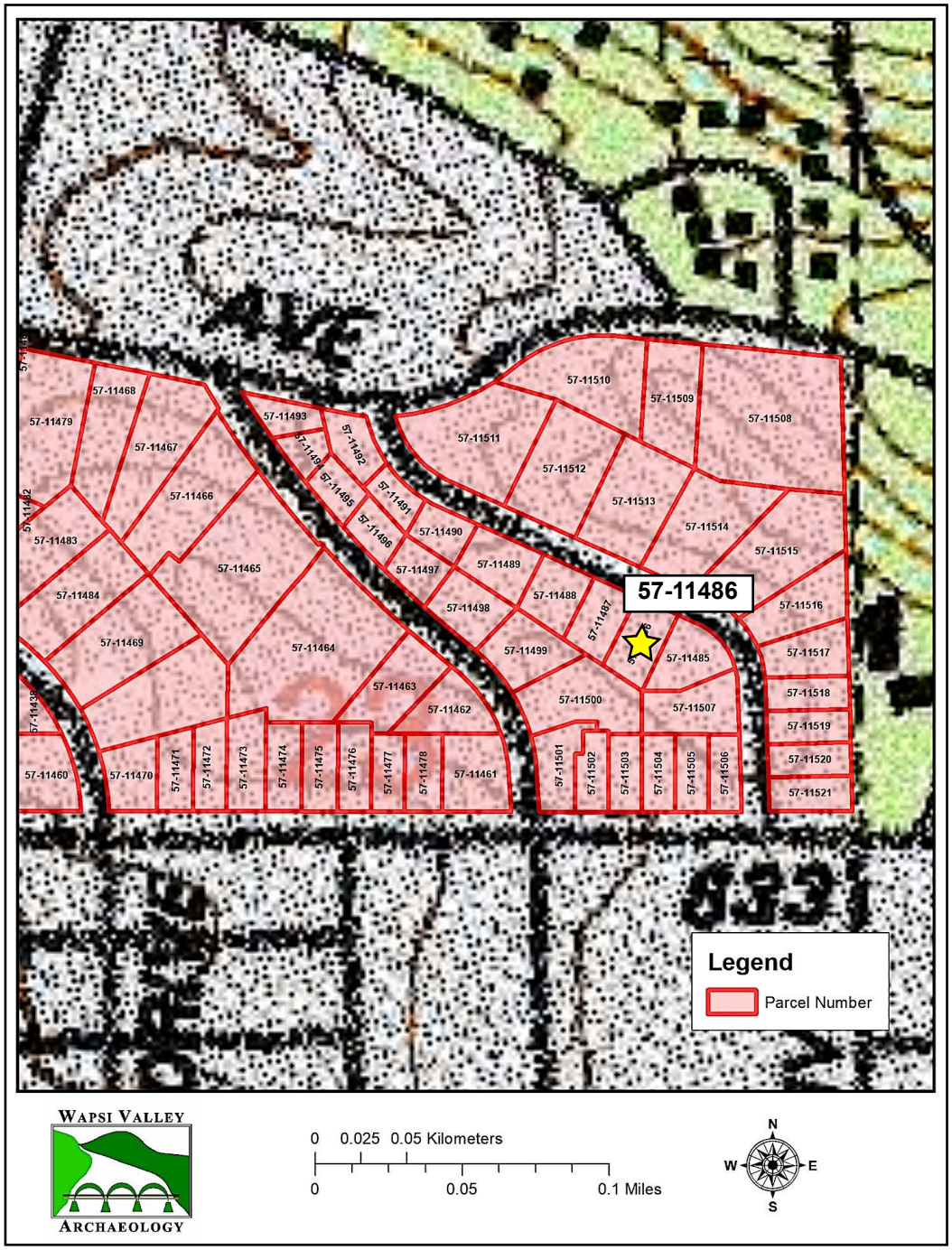
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Weaver House
Site Number: 57-11486
Address: 361 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

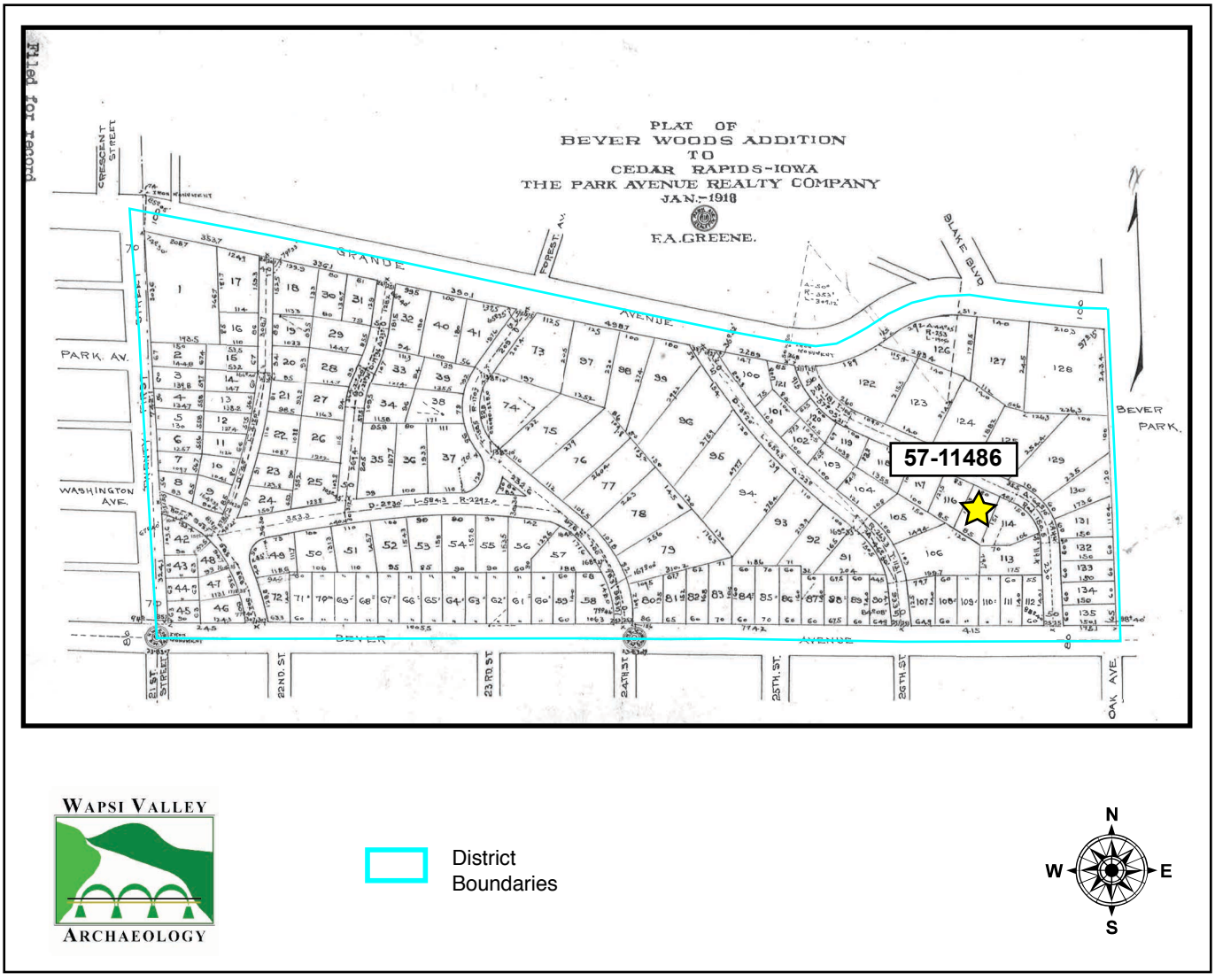
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Weaver House
Address: 361 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11486
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Weaver House
Address: 361 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11486
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017)

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Weaver House
Site Number: 57-11486
Address: 361 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 361 Park Terrace SE (57-11485). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Weaver House
Site Number: 57-11486
Address: 361 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Figure 1. 361 Park Terrace SE (57-11486) , view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11487 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Henry Kadghin House

B) Other names: _____

- **Location**

A) Street address: 359 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11487 Address: 359 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1910 - 1960

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Henry Kadghin House	Linn
Name of Property	County
359 Park Terrace SE	Cedar Rapids
Address	City

Henry Kadghin House, Site Inventory Number 57-11487

Address: 359 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story brick house with cross-gable roof and two front shed-roof dormers. The main materials are brick and asphalt roof. An entrance volume protrudes from the main volume. The wood windows are original. A detached two-car garage matches the house's style.

Historic Background:
Photographer Henry Kadgihn was the original owner of 359 Park Terrace SE.[1] He had offices in Granby Building. According to "Why's Why in Cedar Rapids" (1928), he was born in Bloomington, Illinois, on January 8, 1865, and came to Cedar Rapids in 1892 because it was a good environment for his photography.

Date of Construction: 1924

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1935 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

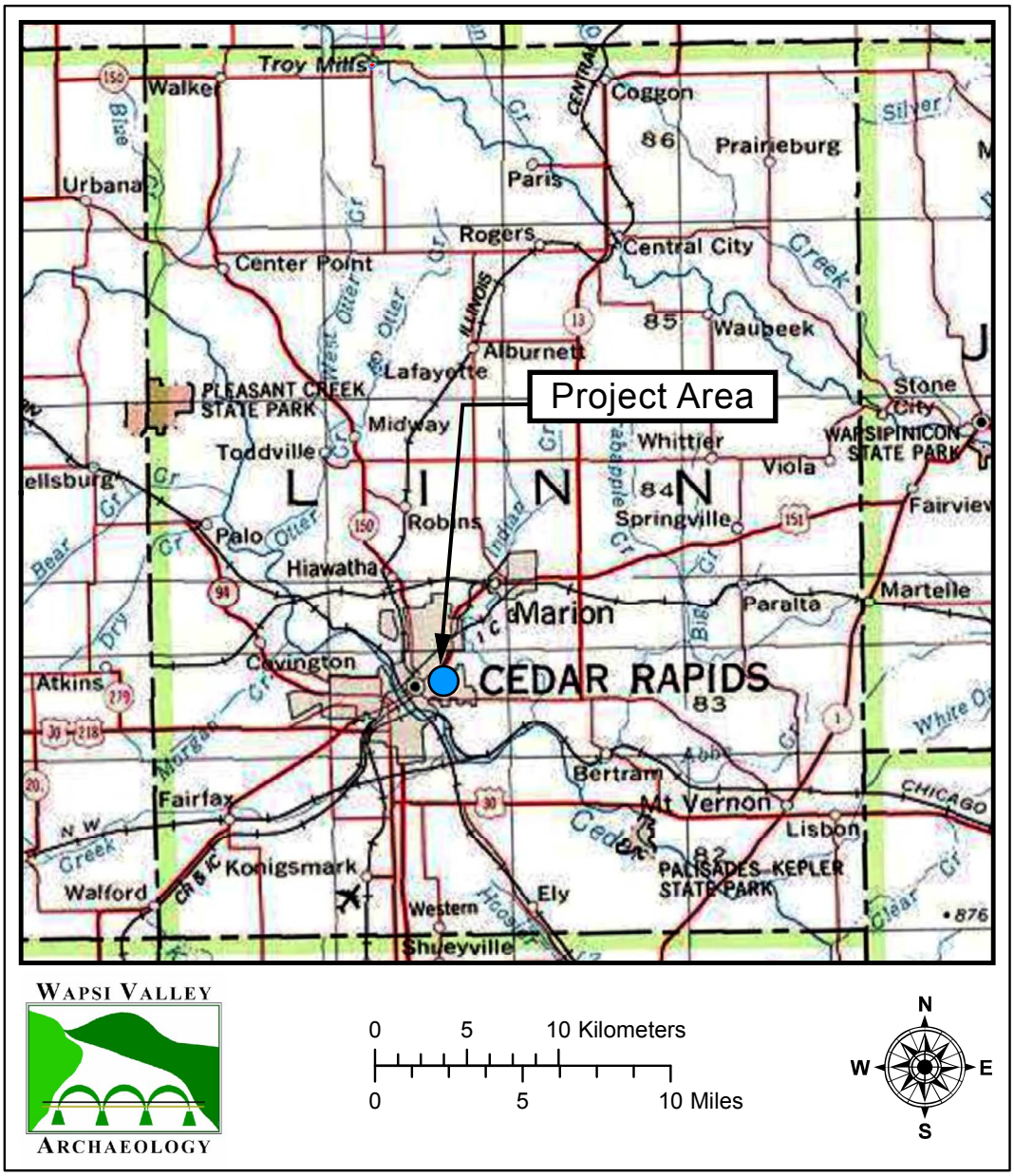
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Kadghin House
Site Number: 57-11487
Address: 359 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



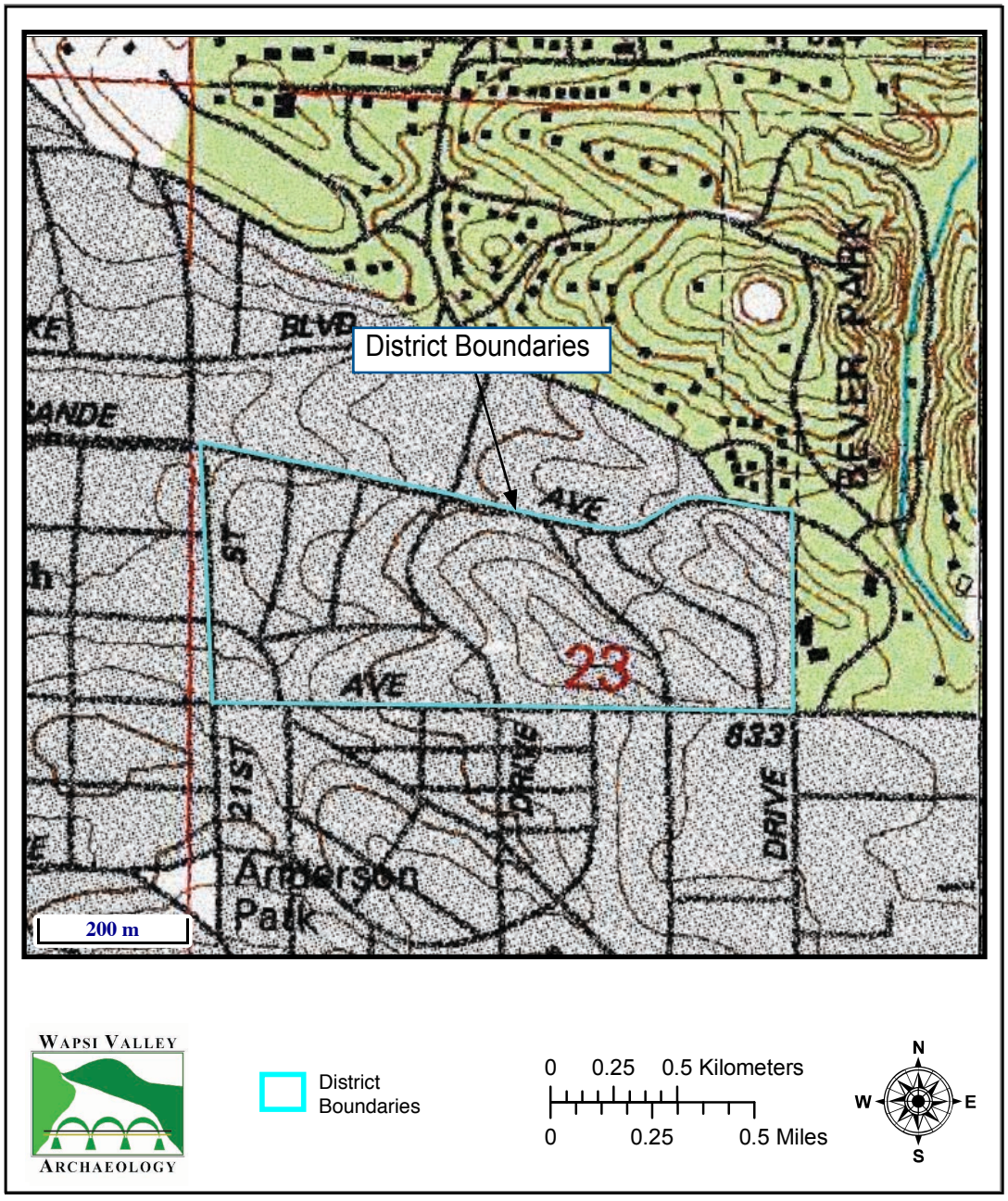
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Kadghin House
Site Number: 57-11487
Address: 359 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



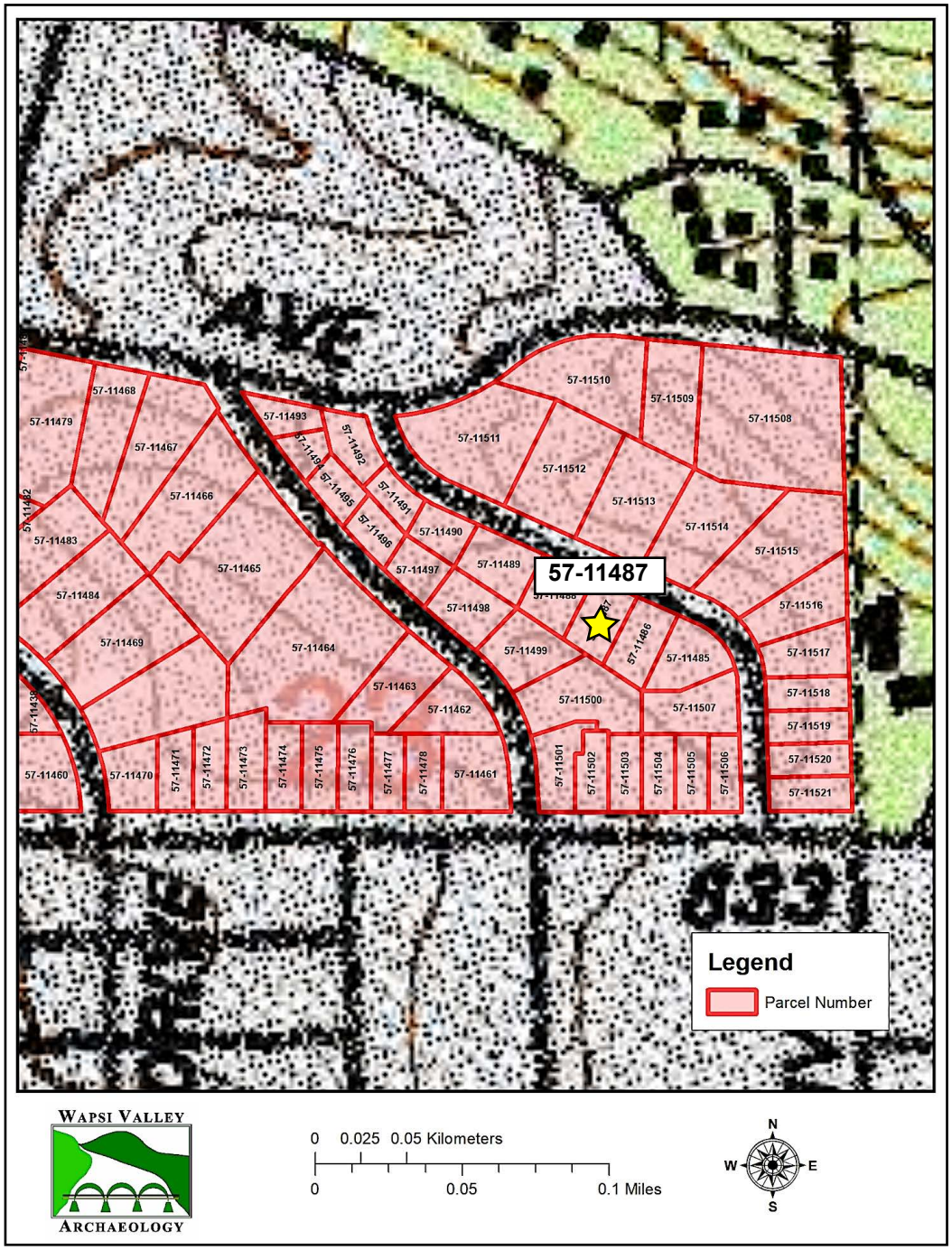
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Kadghin House
Site Number: 57-11487
Address: 359 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

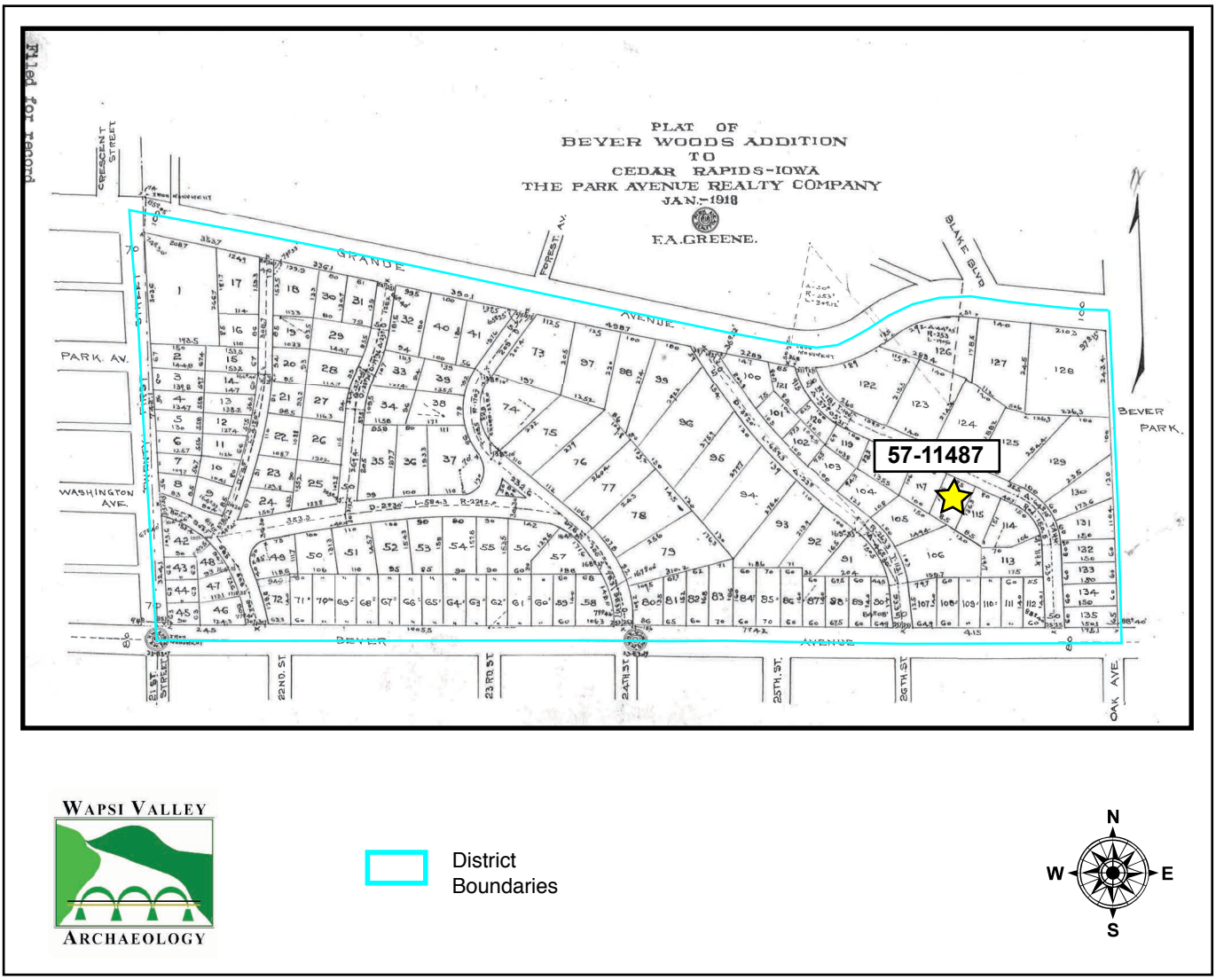
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Kadghin House
Address: 359 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11487
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Kadghin House
Site Number: 57-11487
Address: 359 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017)

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Kadghin House
Site Number: 57-11487
Address: 359 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 359 Park Terrace SE (57-11487). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Kadghin House
Site Number: 57-11487
Address: 359 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Figure 1. 359 Park Terrace SE (57-11487), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11488 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Howard Hall House I

B) Other names: _____

- **Location**

A) Street address: 357 Park Terrace SE
B) City or town :Cedar Rapids (☐ Vicinity) County :Linn
C) Legal description:
Rural: Township Name:_____ Township No.:83 Range No.:07 Section:23 Qtr:_____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title *Historical Architectural Data Base #*
_____ 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11488 Address: 357 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 -1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
357 Park Terrace SE	Cedar Rapids
Address	City

Howard Hall House I, Site Inventory Number 57-11488

Address: 357 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story, hipped roof house with front shed dormer. The main materials are stucco siding and asphalt roof. The entrance portico has two columns over brick columns supporting a shed roof. A first-level side carport has the same column design of the portico and a brick apron surrounds the house. Some windows are original and the first level windows appear to be replacements. A one-car detached garage that matches the house's style is at the back of the property.

Howard Hall was born in 1894 in Onslow, Iowa. In 1909, his family moved to Cedar Rapids and he began working as a delivery boy for the Commercial National Bank and later worked as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Mr. Hall was co-founder and president of Iowa Steel and Iron Works Company and Iowa Manufacturing Company in Cedar Rapids, two of the major employers in the region. In 1923 he met Margaret, the eldest daughter of George and Irene Douglas, who were the owners of the Brucemore Estate. They married that same year and he moved to the Brucemore Estate.

According to the 1922 Cedar Rapids City Directory, Howard W. Hall, Secretary and Treasurer of Iowa Steel and Iron Works and Vice President and Treasurer of Iowa Manufacturing Company, lived in this house in 1922, along with his mother, Margeret (widow of H.D.).[1]

One legacy of the Halls was the Hall Foundation, which began in 1953 with a gift of 20 shares of stock worth $3,080. The foundation's assets had grown to $9 million by 1976. The initial gift came from Margaret Lamey Hall, Howard's mother, who gave the shares in the Iowa Manufacturing Co.[2] The family's foundation benefitted hospitals, medical facilities, non-profit groups, civic and community groups, every college in Cedar Rapids, and arts and culture groups.

Howard, known as an industrialist and philanthropist, gave many other gifts to the foundation during his life and left most of his $17 million fortune to the foundation when he died in 1971. Through this charitable foundation, he gave back to the community of Cedar Rapids.[3] Howard Hall was friends with former Presidents Herbert Hoover and Harry Truman.[4]

Date of Construction: 1919

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 2008 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

[1] *McCoy's Cedar Rapids City Directory*, 1922, page 276.
[2] *Des Moines Register*, July 27, 1981, p. 3A.
[3] History Center Archives, Cedar Rapids.
[4] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.

Error! Reference source not found.	Linn
Name of Property	County
357 Park Terrace SE	Cedar Rapids
Address	City

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:

"$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

McCoy's Cedar Rapids City Directory, 1922, page 276.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

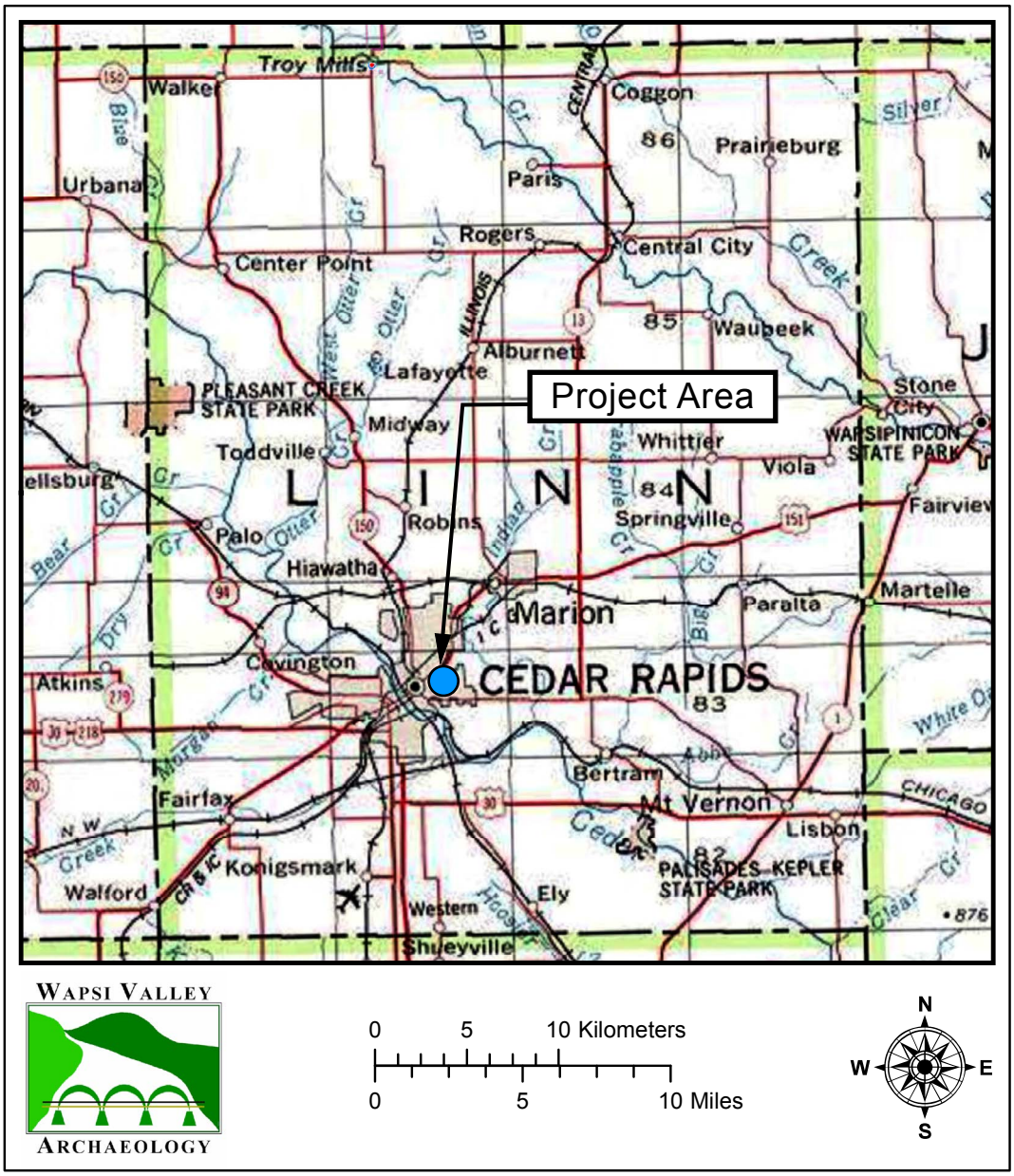
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House I
Site Number: 57-11488
Address: 357 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



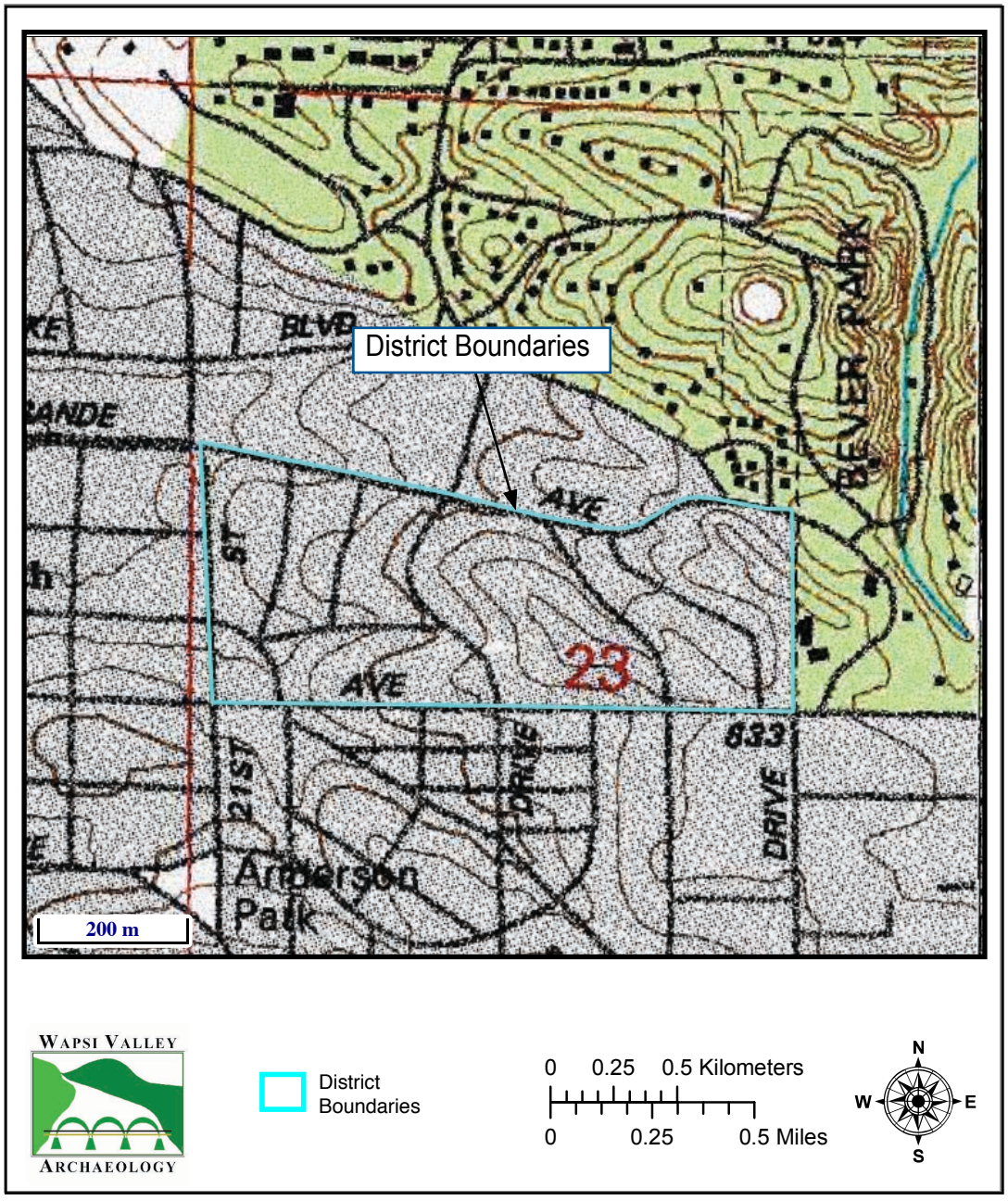
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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Name of Property: Howard Hall House I
Site Number: 57-11488
Address: 357 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



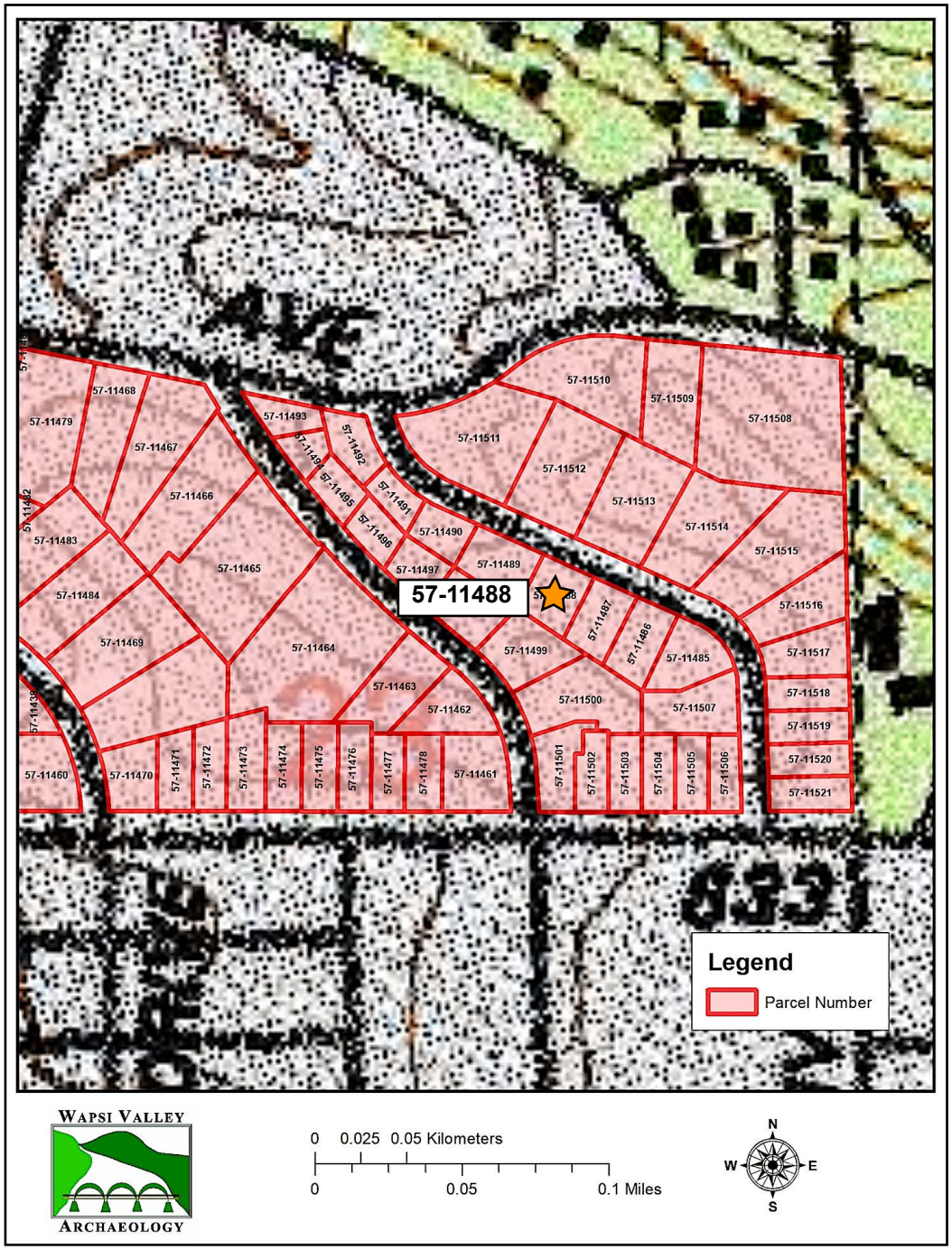
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Site Number: 57-11488
Address: 357 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



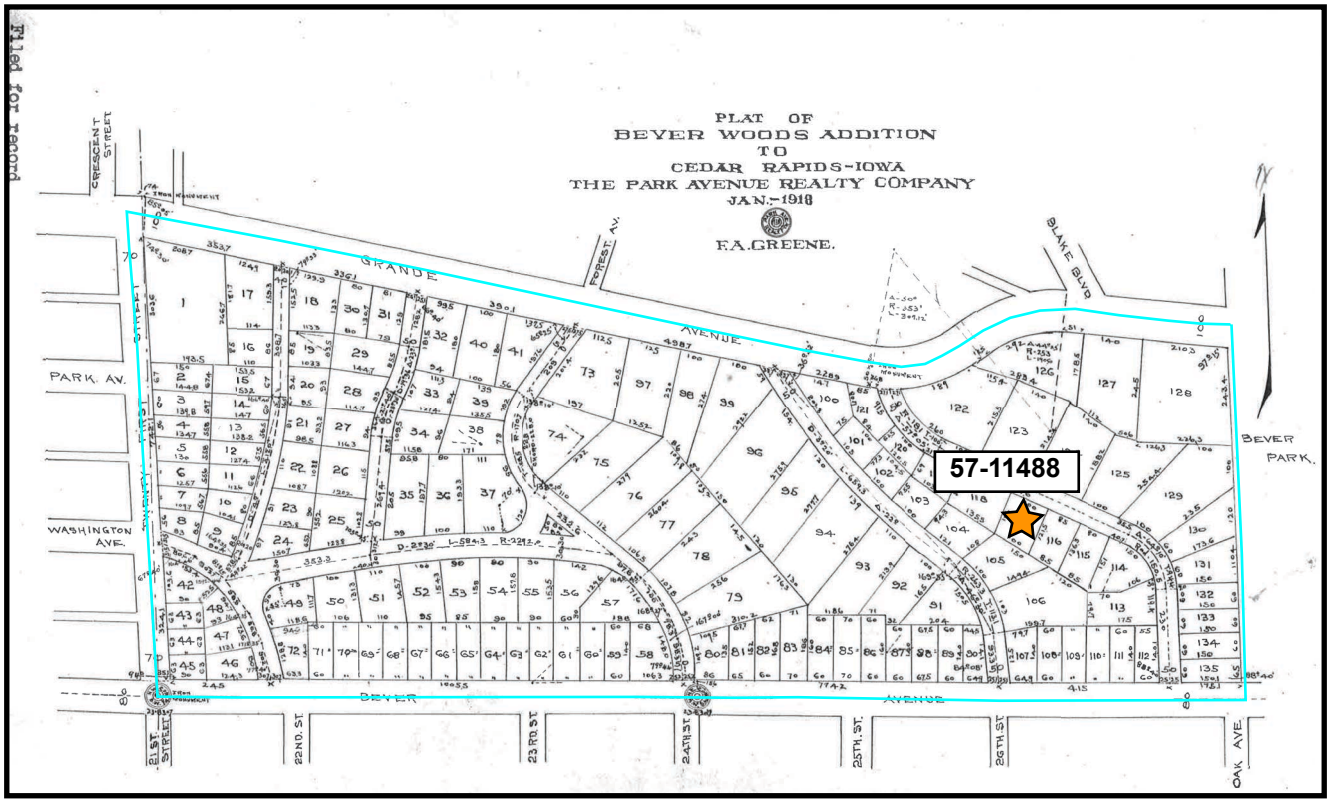
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: Howard Hall House I
Site Number: 57-11488
Address: 357 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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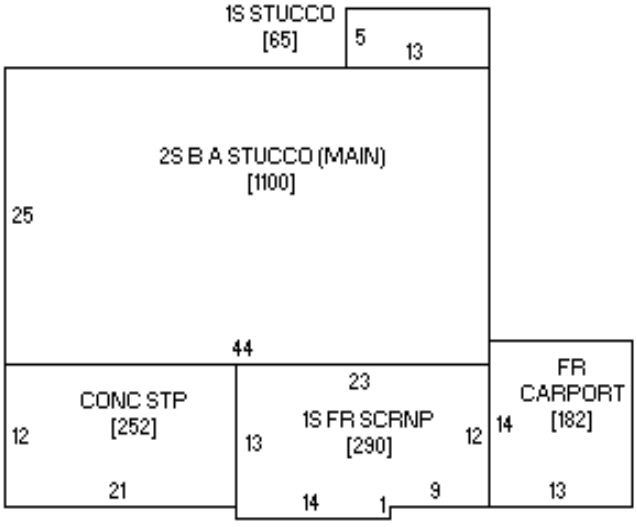


ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017)

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House I
Site Number: 57-11488
Address: 357 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Sketch map of 357 Park Terrace SE (57-11488). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House I
Site Number: 57-11488
Address: 357 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Figure 1. 357 Park Terrace SE (57-11488), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11489 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Howard Hall House II

B) Other names: _____

- **Location**

A) Street address: 353 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neoclassical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11489 Address: 353 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Howard Hall House II	Linn
Name of Property	County
353 Park Terrace SE	Cedar Rapids
Address	City

Howard Hall House II, Site Inventory Number 57-11489

Address: 353 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story, side-gable wood-frame house with front gable dormer. The main materials are wood siding and asphalt roof. The entrance portico has two wood Doric columns supporting an open pediment roof. A first-level side volume recedes from the main volume of the house. Doric columns support a carport and loggia on the opposite side, with a balcony on the second level. A brick foundation surrounds the house. The wood windows and wood shutters appear to be original. A one-car detached garage that matches the house's style is at the back of the property.

Historic Background:
The 1922 City Directory shows that Wm. E. Lamey lived in this house with his wife, Anna.[1] He is also listed in the 1925 directory.[2] This property was originally owned by Howard Hall

Howard Hall was born in 1894 in Onslow, Iowa. In 1909, his family moved to Cedar Rapids and he began working as a delivery boy for the Commercial National Bank and later worked as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Mr. Hall was co-founder and president of Iowa Steel and Iron Works Company and Iowa Manufacturing Company in Cedar Rapids, two of the major employers in the region. In 1923 he met Margaret, the eldest daughter of George and Irene Douglas, who were the owners of the Brucemore Estate. They married that same year and he moved to the Brucemore Estate.

According to the 1922 Cedar Rapids City Directory, Howard W. Hall, Secretary and Treasurer of Iowa Steel and Iron Works and Vice President and Treasurer of Iowa Manufacturing Company, lived in this house in 1922, along with his mother, Margeret (widow of H.D.).[3]

One legacy of the Halls was the Hall Foundation, which began in 1953 with a gift of 20 shares of stock worth $3,080. The foundation's assets had grown to $9 million by 1976. The initial gift came from Margaret Lamey Hall, Howard's mother, who gave the shares in the Iowa Manufacturing Co.[4] The family's foundation benefitted hospitals, medical facilities, non-profit groups, civic and community groups, every college in Cedar Rapids, and arts and culture groups.

Howard, known as an industrialist and philanthropist, gave many other gifts to the foundation during his life and left most of his $17 million fortune to the foundation when he died in 1971. Through this charitable foundation, he gave back to the community of Cedar Rapids.[5] Howard Hall was friends with former Presidents Herbert Hoover and Harry Truman.[6]

Date of Construction: 1920

Integrity:
The Neoclassical Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1920 garage is contributing to the property.

---

[1] *McCoy's Cedar Rapids City Directory*, 1922, p. 350.
[2] *Cedar Rapids City Directories*, January 1, 1925, p. 631.
[3] *McCoy's Cedar Rapids City Directory*, 1922, page 276.
[4] *Des Moines Register*, July 27, 1981, p. 3A.
[5] History Center Archives, Cedar Rapids.
[6] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.

Howard Hall House II	Linn
Name of Property	County
353 Park Terrace SE	Cedar Rapids
Address	City

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

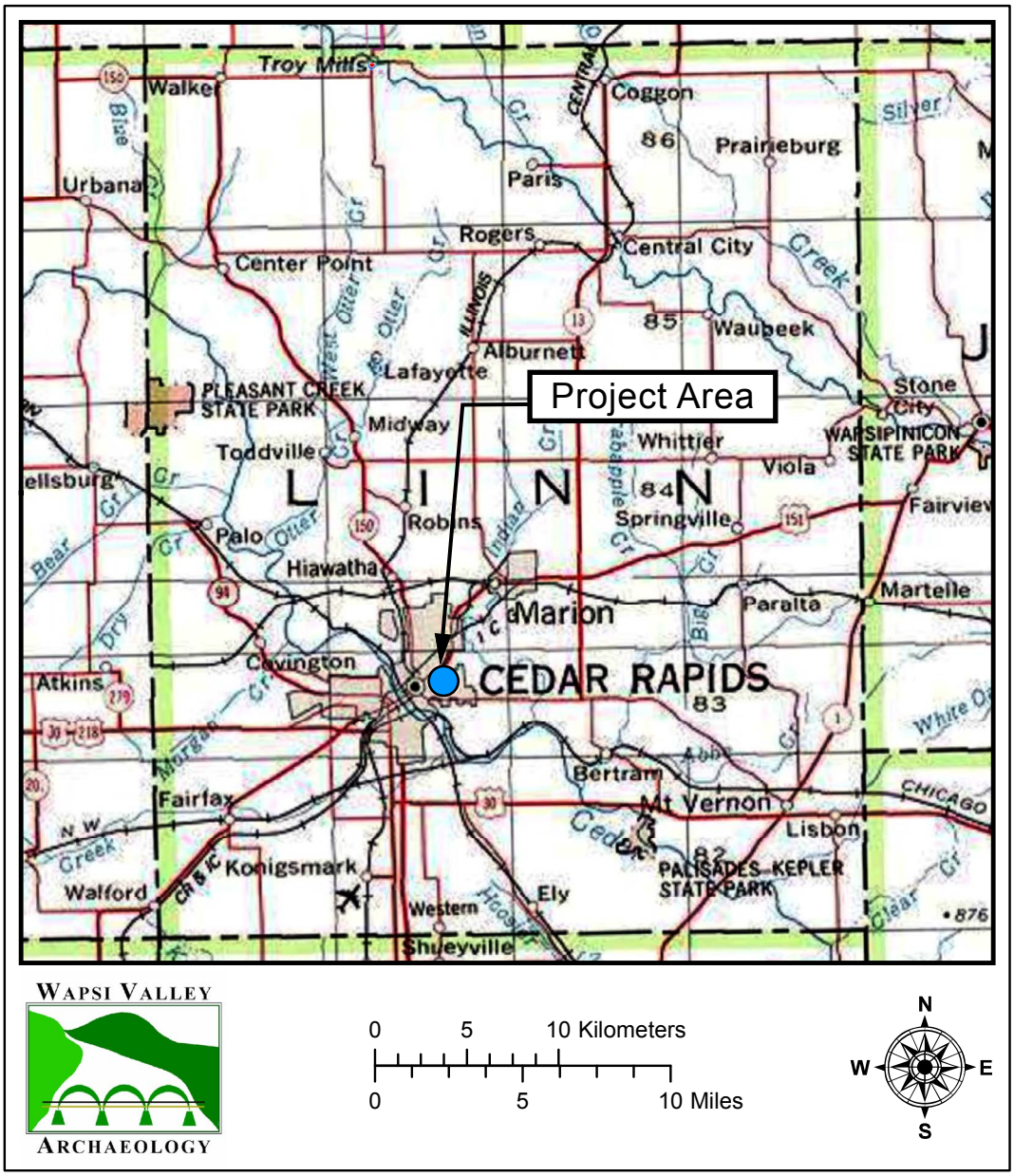
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House II
Site Number: 57-11489
Address: 353 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



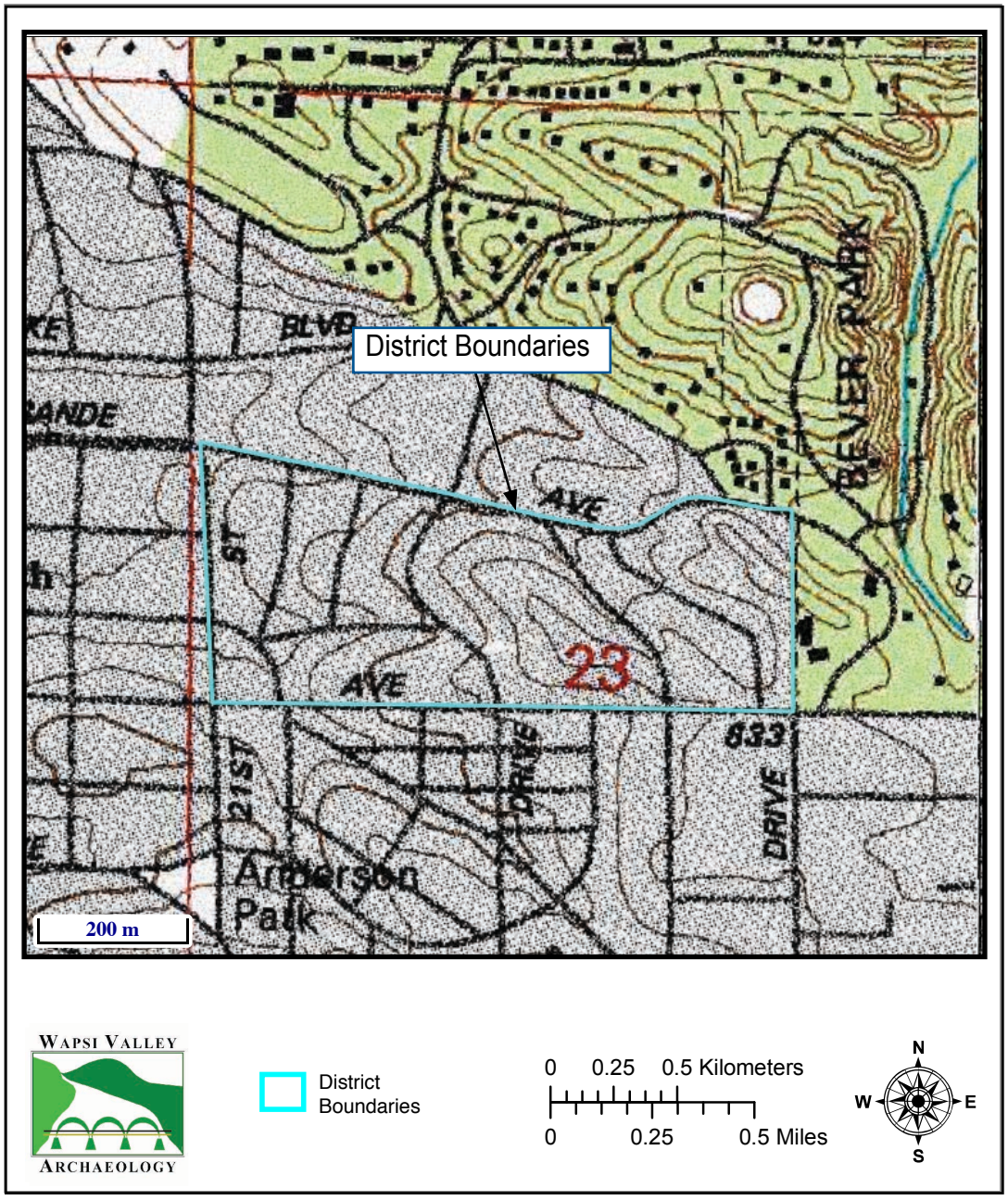
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House II
Site Number: 57-11489
Address: 353 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



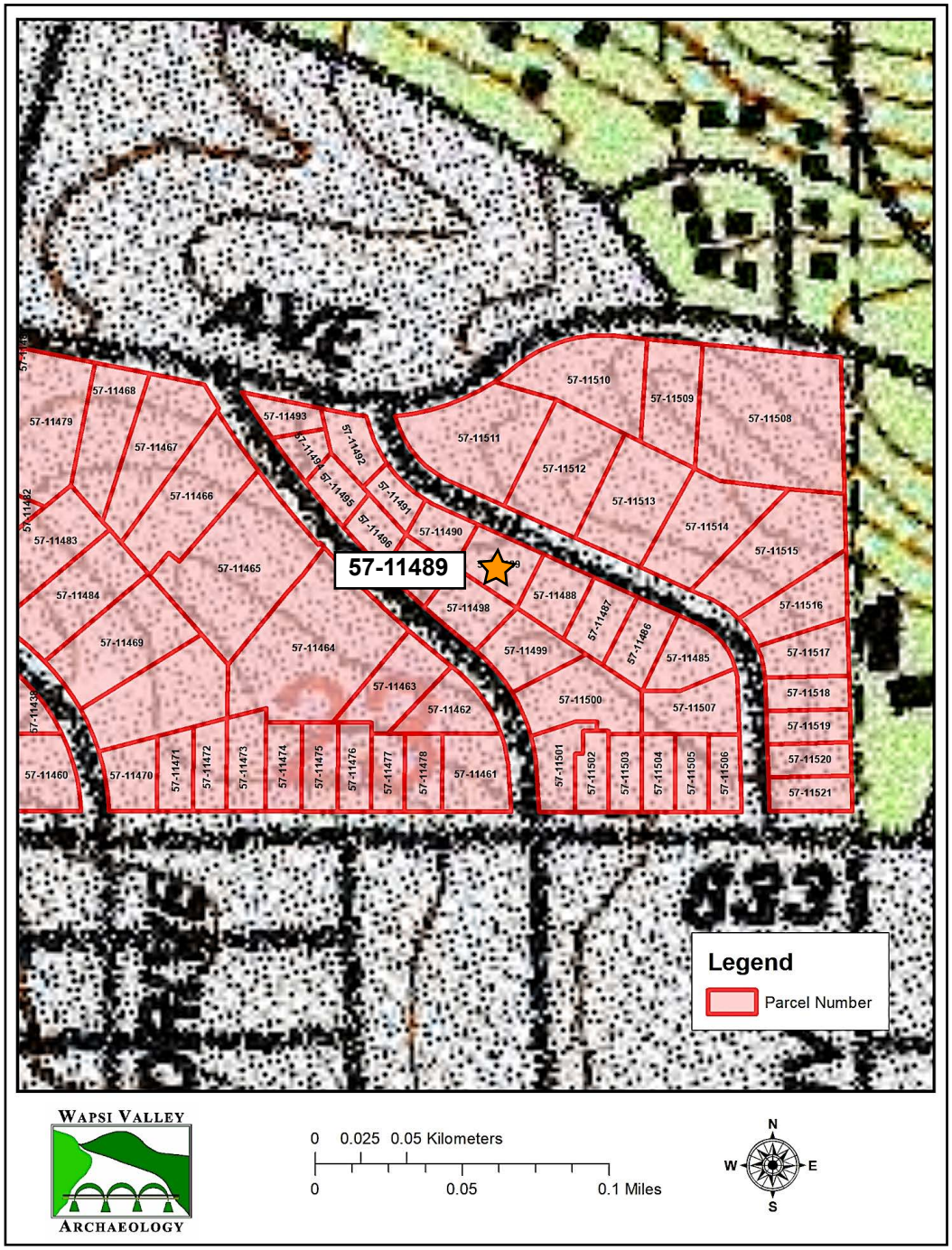
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House II
Site Number: 57-11489
Address: 353 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

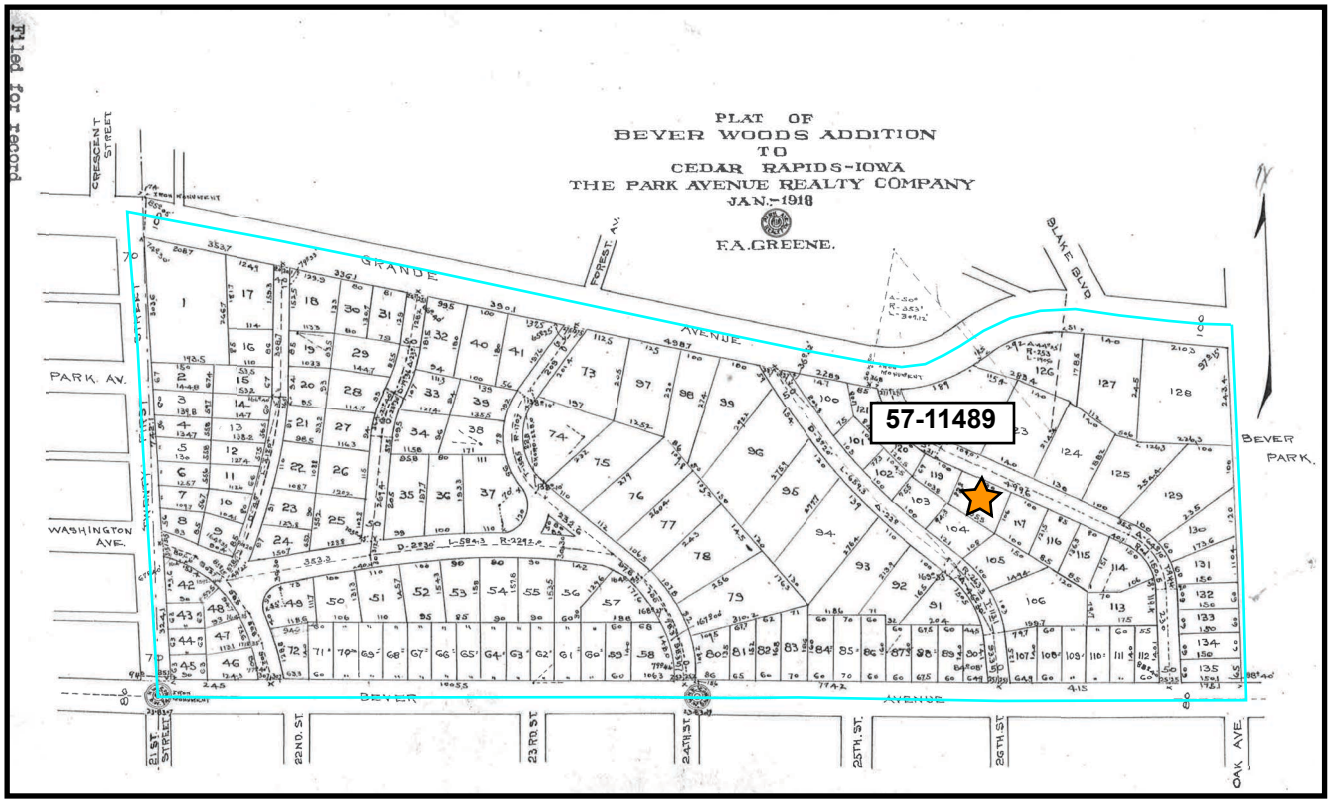
STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

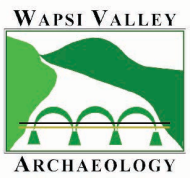
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

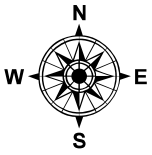
Name of Property: Howard Hall House II
Address: 353 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11489
Related District Number: 57-11394





District Boundaries



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries. *Source: Linn County Recorder's Office.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House II
Site Number: 57-11489
Address: 353 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing properties on the east side of Bever Woods District.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House II
Site Number: 57-11489
Address: 353 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 353 Park Terrace SE (57-11489). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House II
Site Number: 57-11489
Address: 353 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Figure 1. 353 Park Terrace SE (57-11489), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11490 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James L. Bever Jr. House

B) Other names: _____

- **Location**

A) Street address: 349 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11490 Address: 349 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1915 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

James L. Bever Jr. House	Linn
Name of Property	County
349 Park Terrace SE	Cedar Rapids
Address	City

James L. Bever Jr. House, Site Inventory Number 57-11490

Address: 349 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1915 building is a two-story, hipped-roof, brick and wood-frame house with a front hipped-roof dormer. The main materials are wood siding and asphalt roof. The entrance portico has two brick columns over low brick wall bases. A first-level side volume protrudes from the main volume of the house. A brick apron on the first level surrounds the house. Second-level wood windows appear to be original, and the first-level windows are replacements. A two-car detached garage matches the house's design.

Historic Background:
James L. Bever, Jr. was born in 1874, the son of James L. Bever, one of the original landowners of Bever Woods. Bever worked in the family business of banking and real estate.

In 1925, W. K. Roth was living in this house.[1] As of 1940, Walter Roth was still living in this house with his wife Elisabeth. Roth was a manager at a wholesale grocery.

Date of Construction: 1915

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1915 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

James L. Bever Jr. House	Linn
Name of Property	County
349 Park Terrace SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

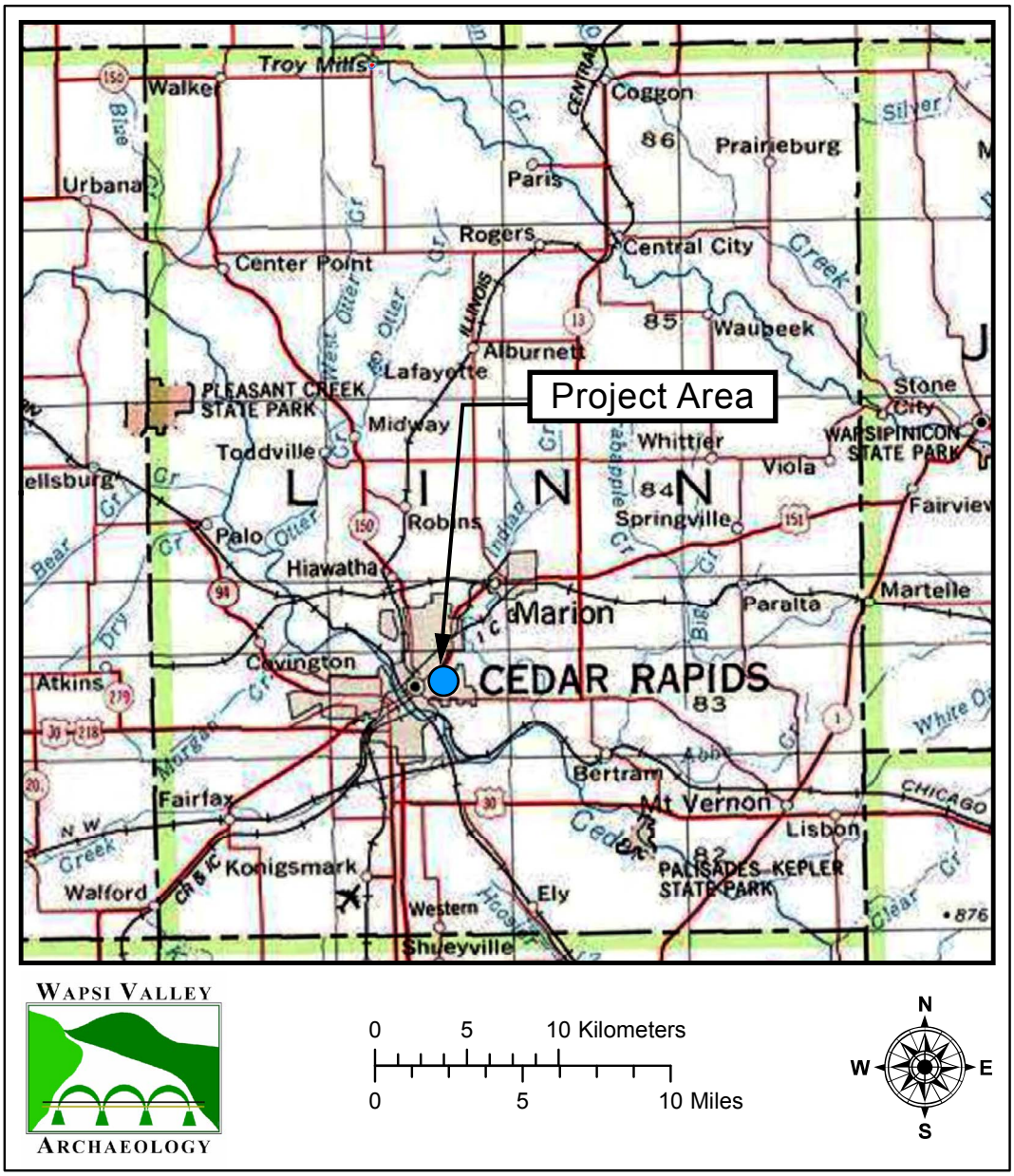
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever Jr. House
Site Number: 57-11490
Address: 349 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

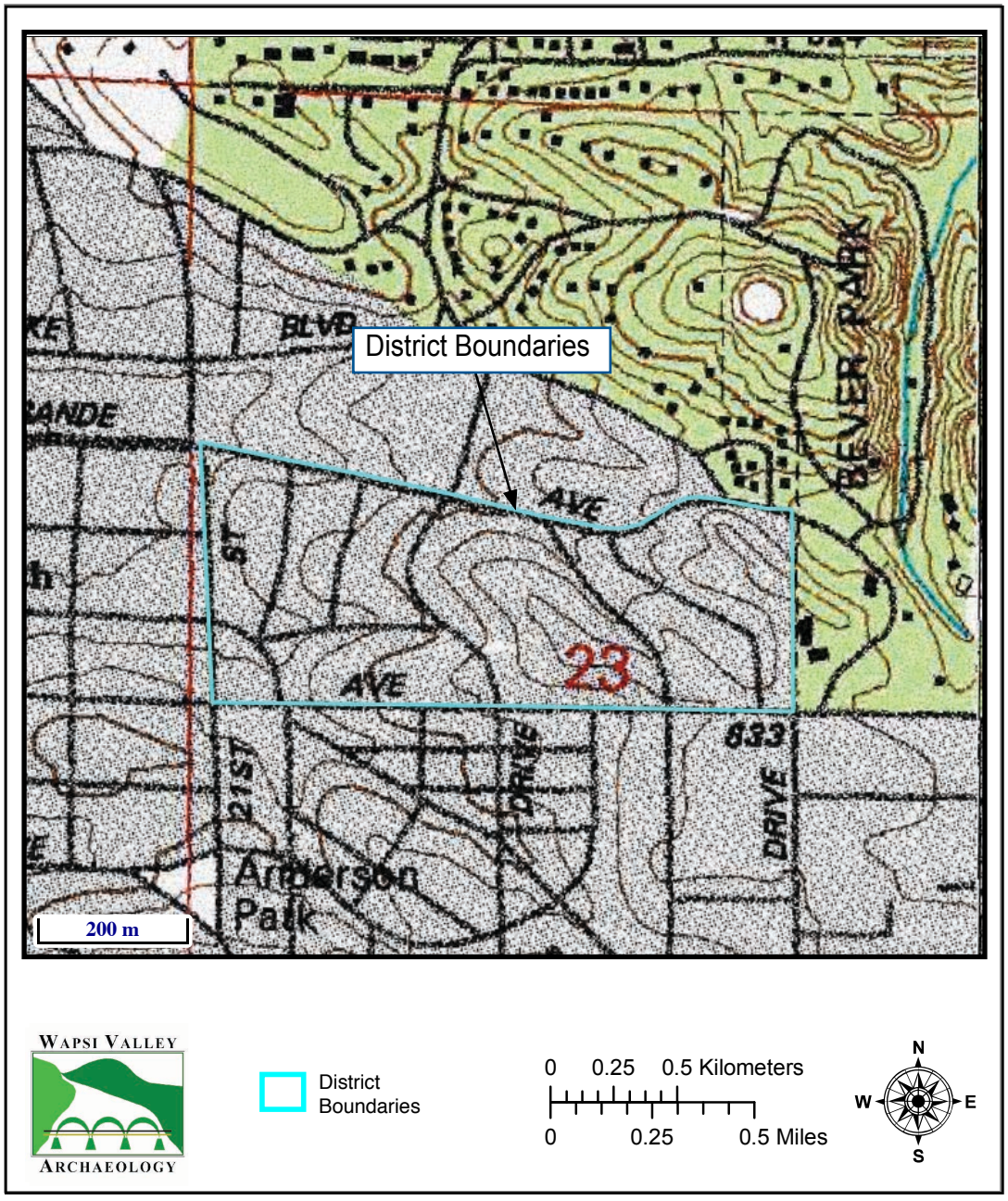


Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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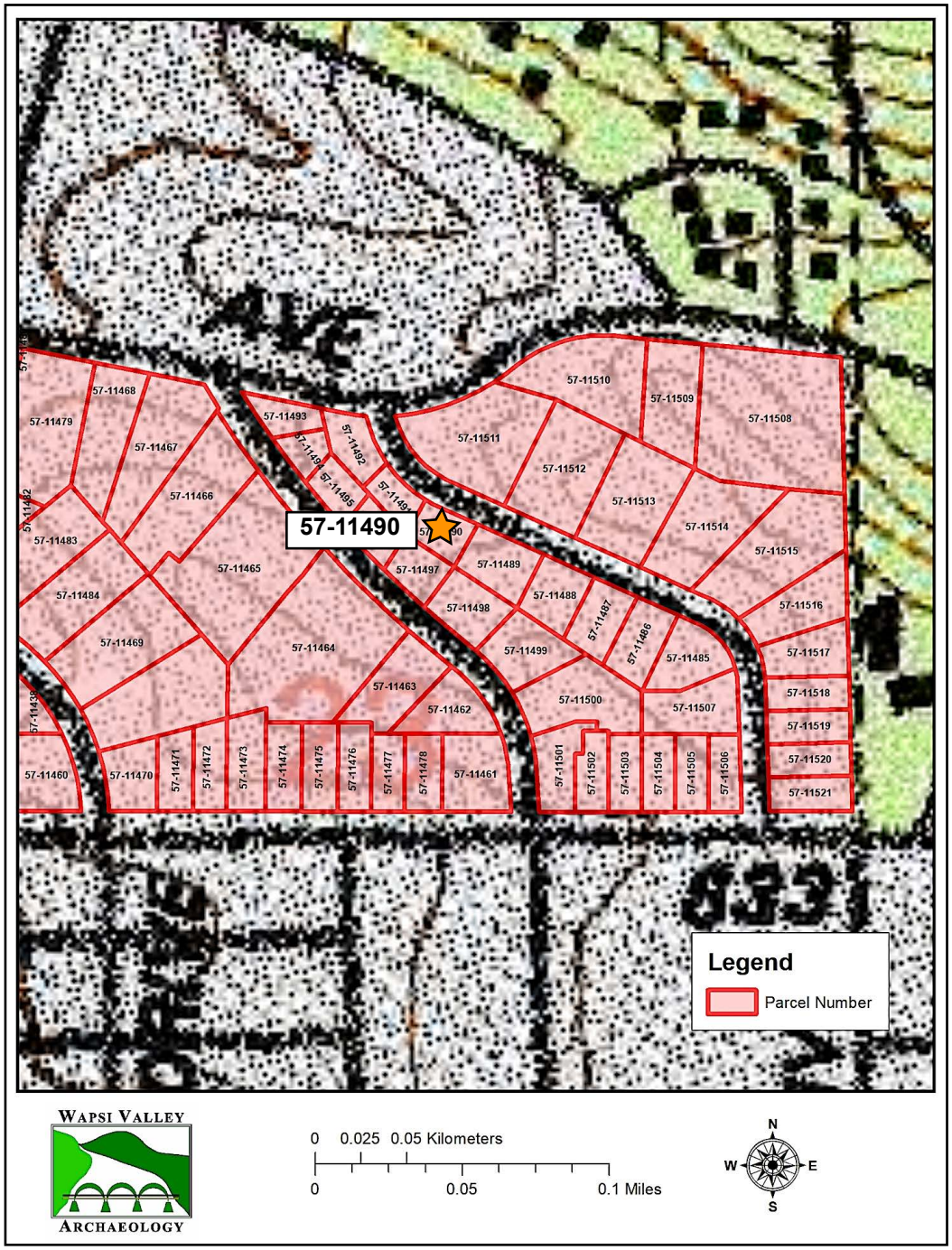
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: James L. Bever Jr. House
Site Number: 57-11490
Address: 349 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

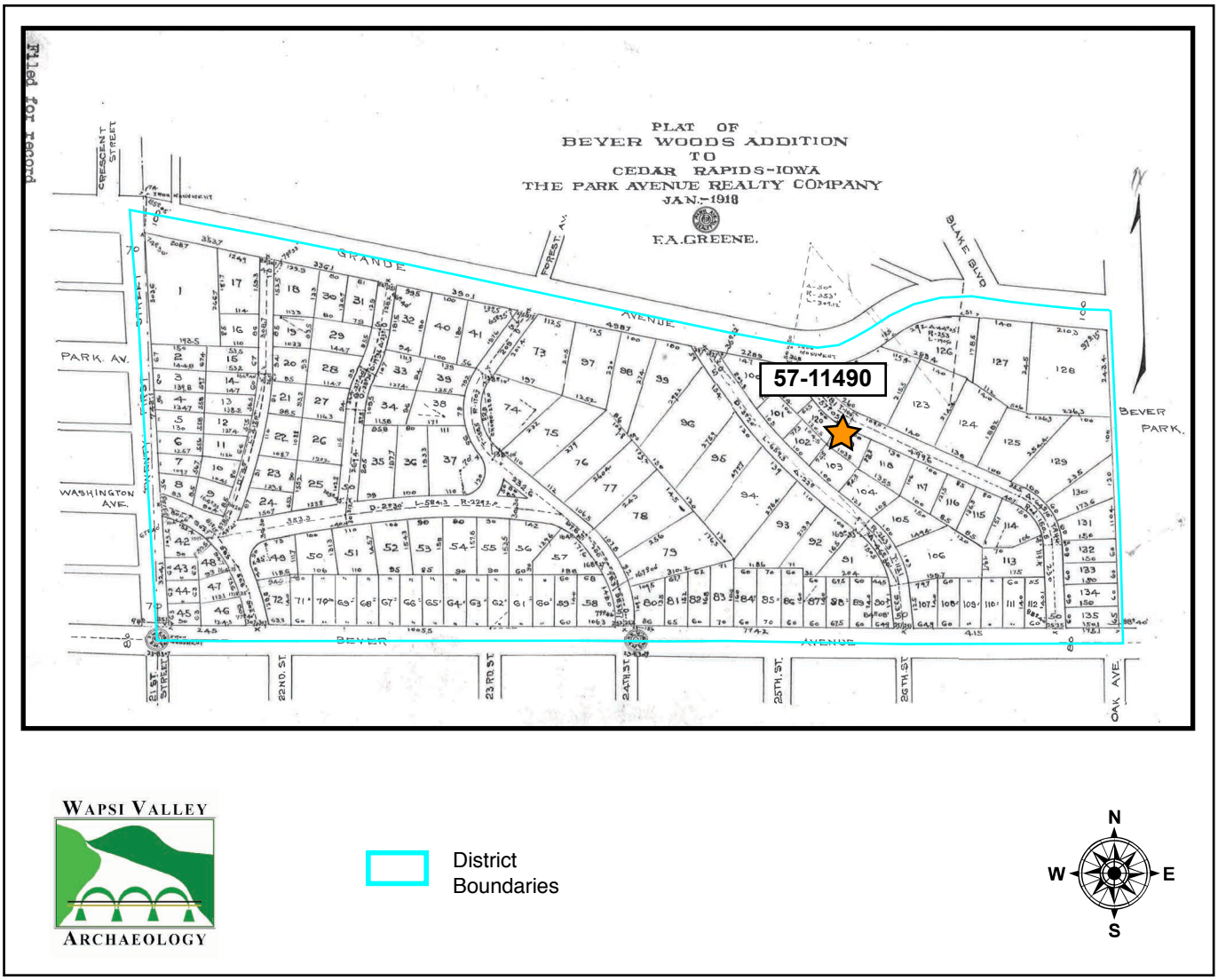
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Name of Property: James L. Bever Jr. House
Address: 349 Park Terrace SE
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Site Number: 57-11490
Related District Number: 57-11394



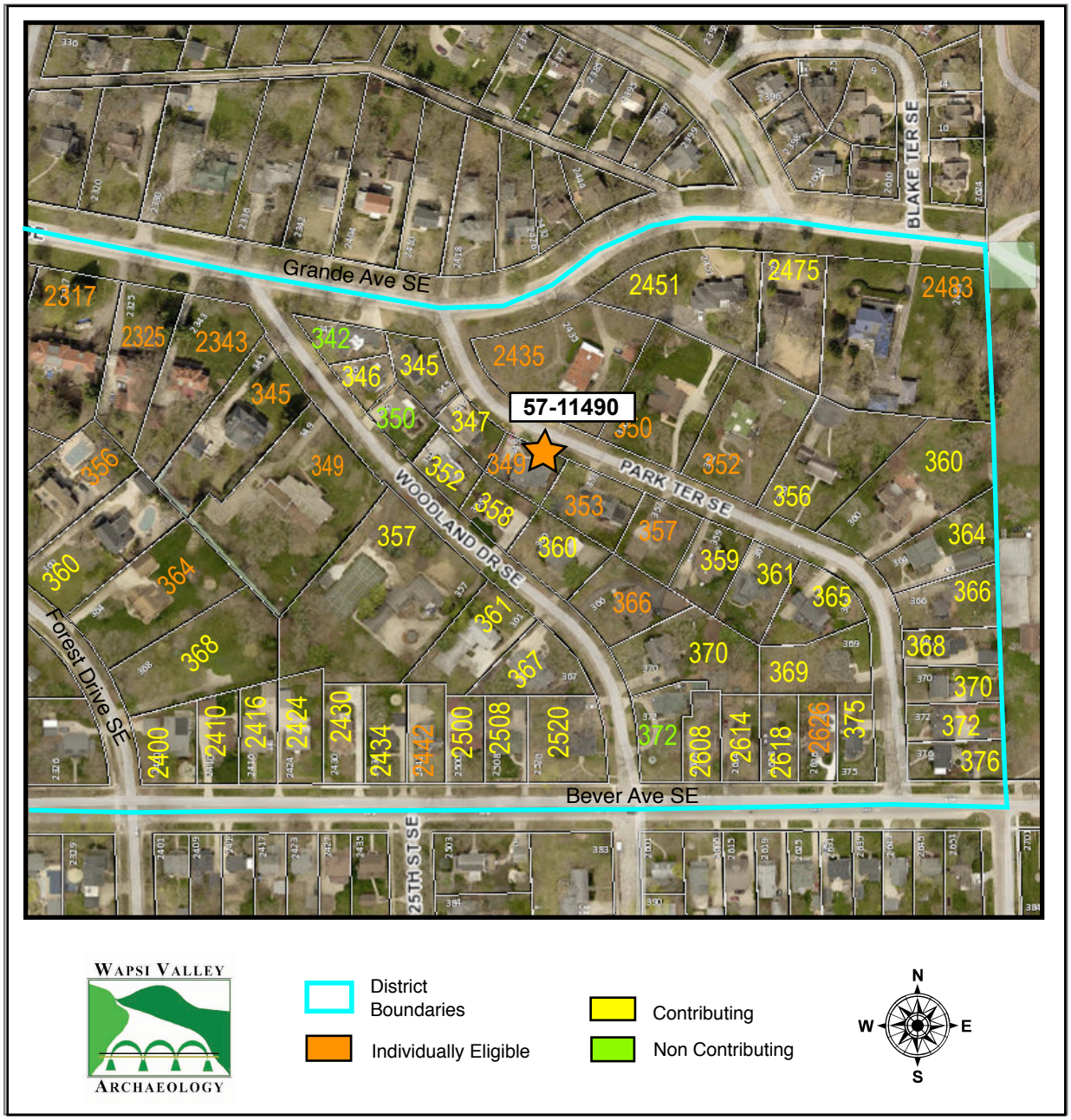
1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever Jr. House
Site Number: 57-11490
Address: 349 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa ***(2017)***

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Name of Property: James L. Bever Jr. House
Site Number: 57-11490
Address: 349 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 349 Park Terrace SE (57-11490). *Source: Linn County Assessor.*

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Name of Property: James L. Bever Jr. House
Site Number: 57-11490
Address: 349 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1971 photograph of 349 Park Terrace SE (Site Inventory No. 57-11490).
Source: Zachar Realty, The History Center, Cedar Rapids, Iowa.

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Site Number: 57-11490
Address: 349 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



349 Park Terrace SE (57-11490), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11491 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: George Martineck House

B) Other names: _____

- **Location**

A) Street address: 347 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11491 Address: 347 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
347 Park Terrace SE	Cedar Rapids
Address	City

George Martineck House, Site Inventory Number 57-11491

Address: 347 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1924 building is a two-story wood house with side-gambrel roof and first-level side volume. The main materials are wood siding and asphalt roof. Two detailed wood corbel brackets support an open pediment entrance portico. The windows are replacements. A detached two-car garage matches the house's style.

Historic Background:
According to the 1925 *Cedar Rapids City Directories*, G. F. Martinek lived in the house at 347 Park Terrace SE. George Martinek was born in 1899 in Iowa. He was an assistant manager at an electric supply company. In 1940, he and his wife Melvina were still living in the house.

Date of Construction: 1924

Integrity:
The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The 2001 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Error! Reference source not found.	Linn
Name of Property	County
347 Park Terrace SE	Cedar Rapids
Address	City

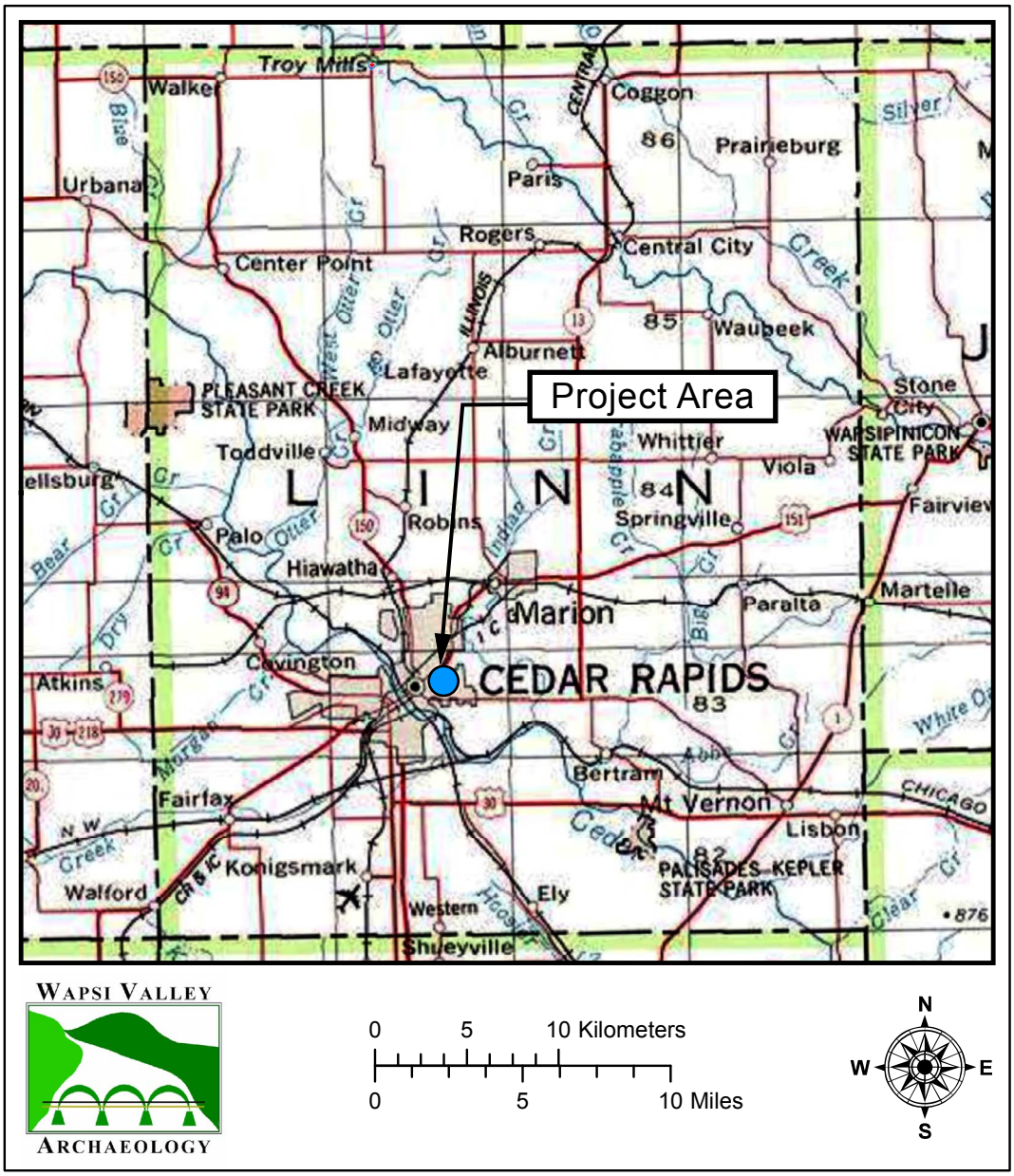
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Martineck House
Site Number: 57-11491
Address: 347 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



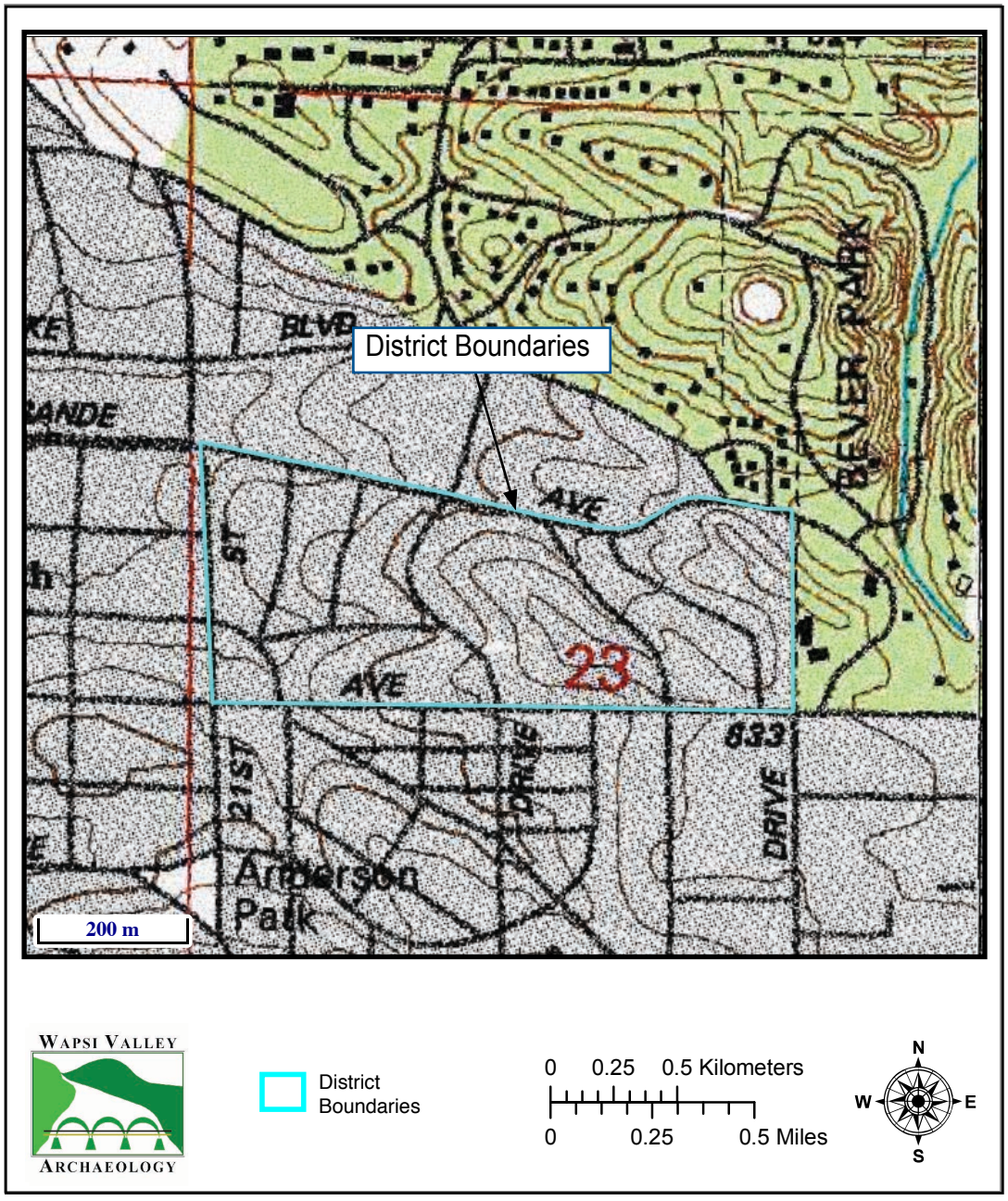
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Martineck House
Site Number: 57-11491
Address: 347 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



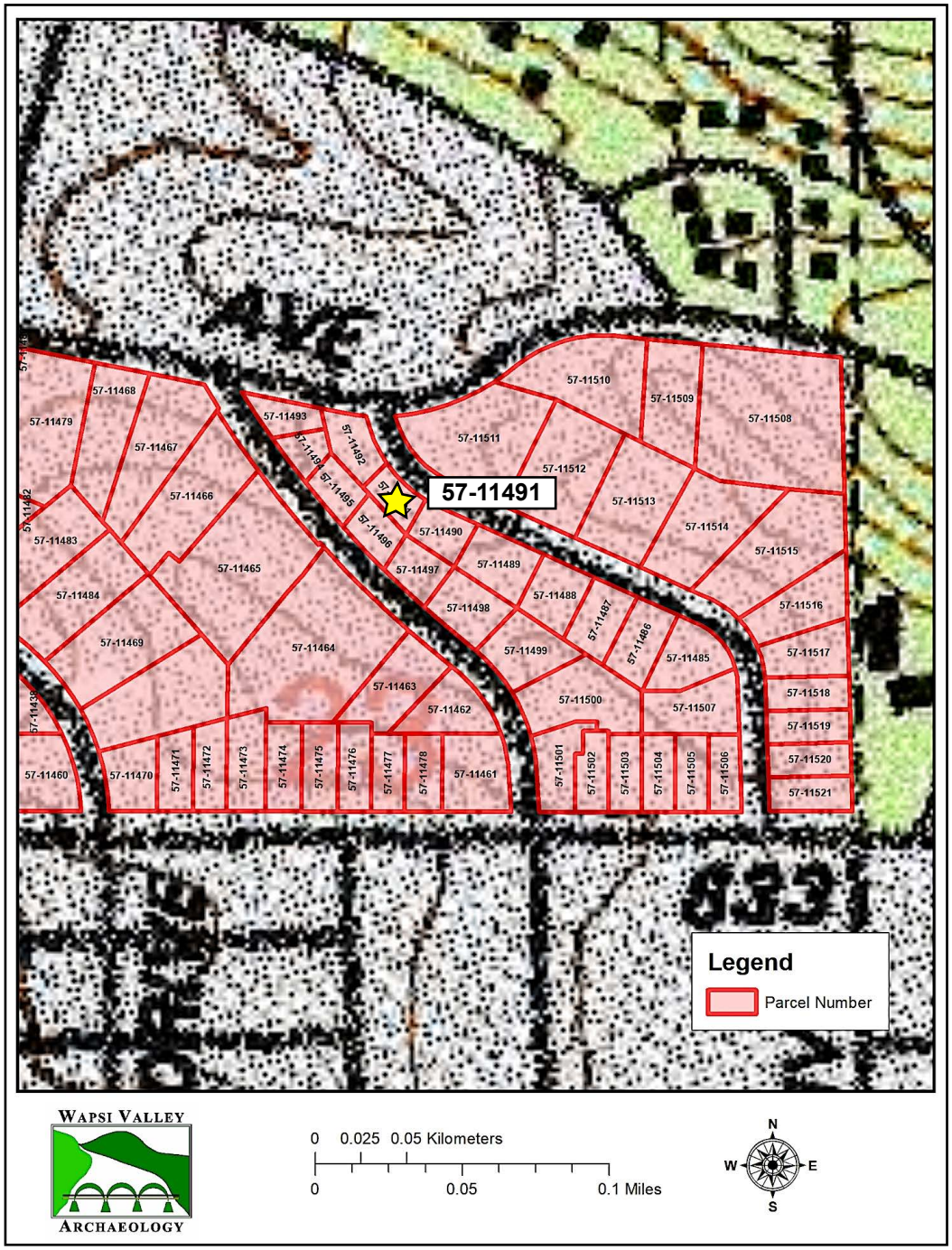
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Martineck House
Site Number: 57-11491
Address: 347 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

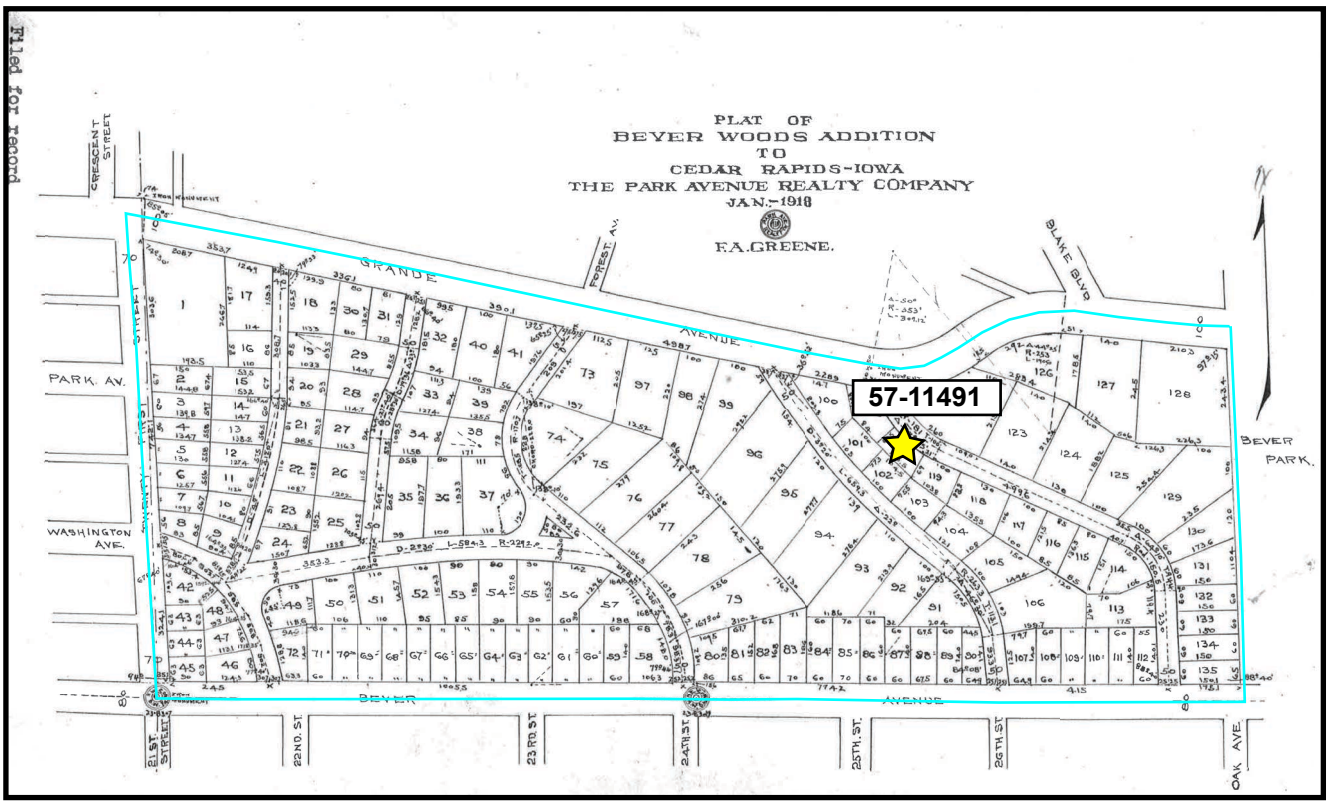
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Martineck House
Address: 347 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11491
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: George Martineck House
Site Number: 57-11491
Address: 347 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Martineck House
Site Number: 57-11491
Address: 347 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 347 Park Terrace SE (57-11491). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: George Martineck House
Site Number: 57-11491
Address: 347 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



347 Park Terrace SE (57-11491), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11492 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Guy P. Linnville House II

B) Other names: _____

- **Location**

A) Street address: 345 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11492 Address: 345 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Guy P. Linnville House II	Linn
Name of Property	County
345 Park Terrace SE	Cedar Rapids
Address	City

Guy P. Linnville House II, Site Inventory Number 57-11492

Address: 345 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1924 building is a two-story hipped-roof house with front hipped-roof dormer and a first-level side volume. The main materials are stucco siding and asphalt roof. Two metal columns support a shed-roof entrance porch that was added later. The windows are replacements. A detached two-car garage matches the house's style.

Historic Background:
Guy P. Linville was born in 1878 in Iowa. In 1917, he was a lawyer with Crissman & Linville at the Cedar Rapids National Bank. By 1926, he was a district attorney.

The owner of 345 Park Terrace SE is listed as Mrs. Belle Butterfield, as of 1931.[1]

Date of Construction: 1924

Integrity:
The Craftsman-style house retains integrity of location, setting, feeling, and association. Integrity of design, craftsmanship, and materials is compromised by the porch and window replacements. The 1924 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1931, p. 676.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

[1] *Cedar Rapids City Directories*, January 1, 1931, p. 676.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

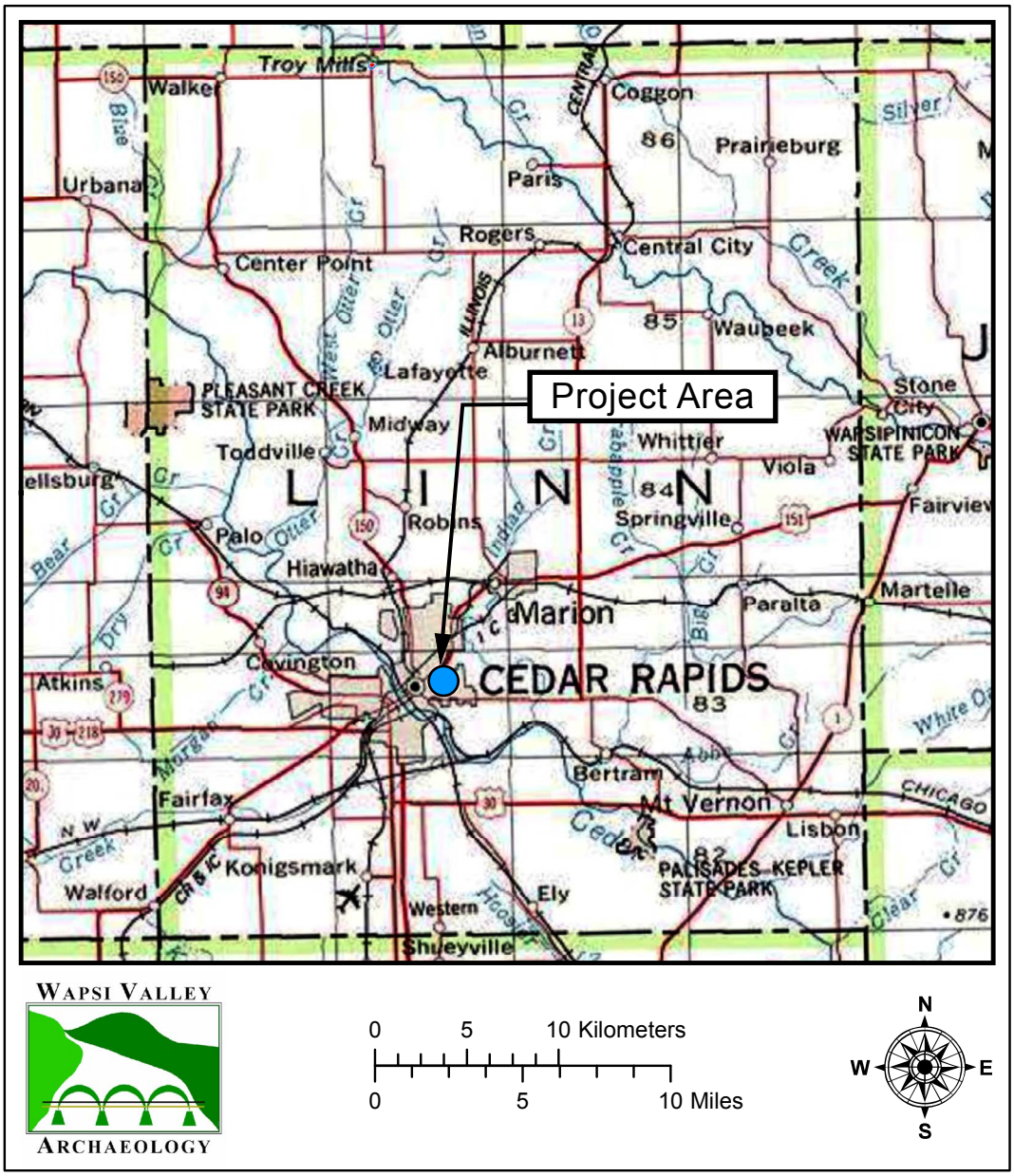
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linnville House II
Site Number: 57-11492
Address: 345 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



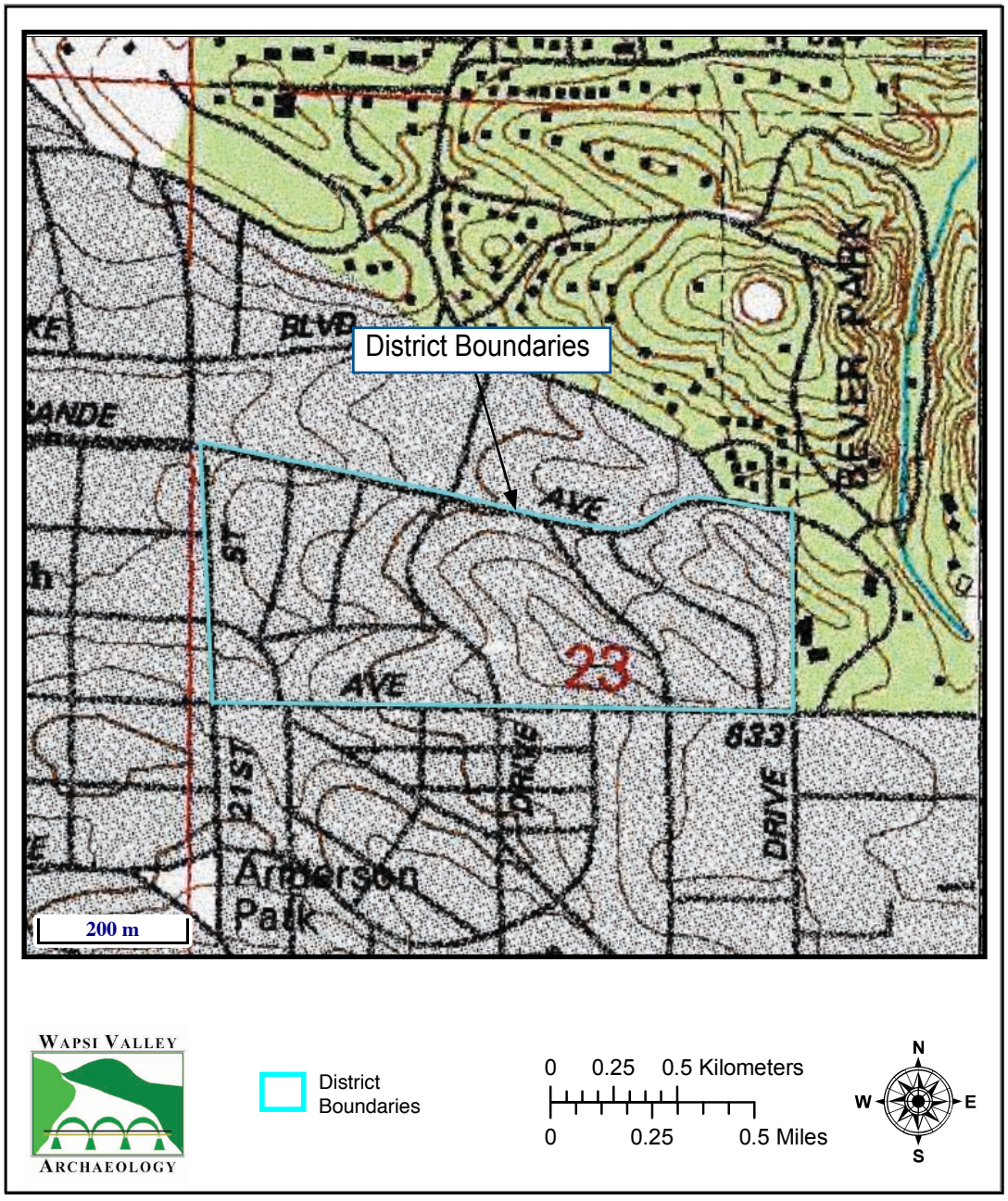
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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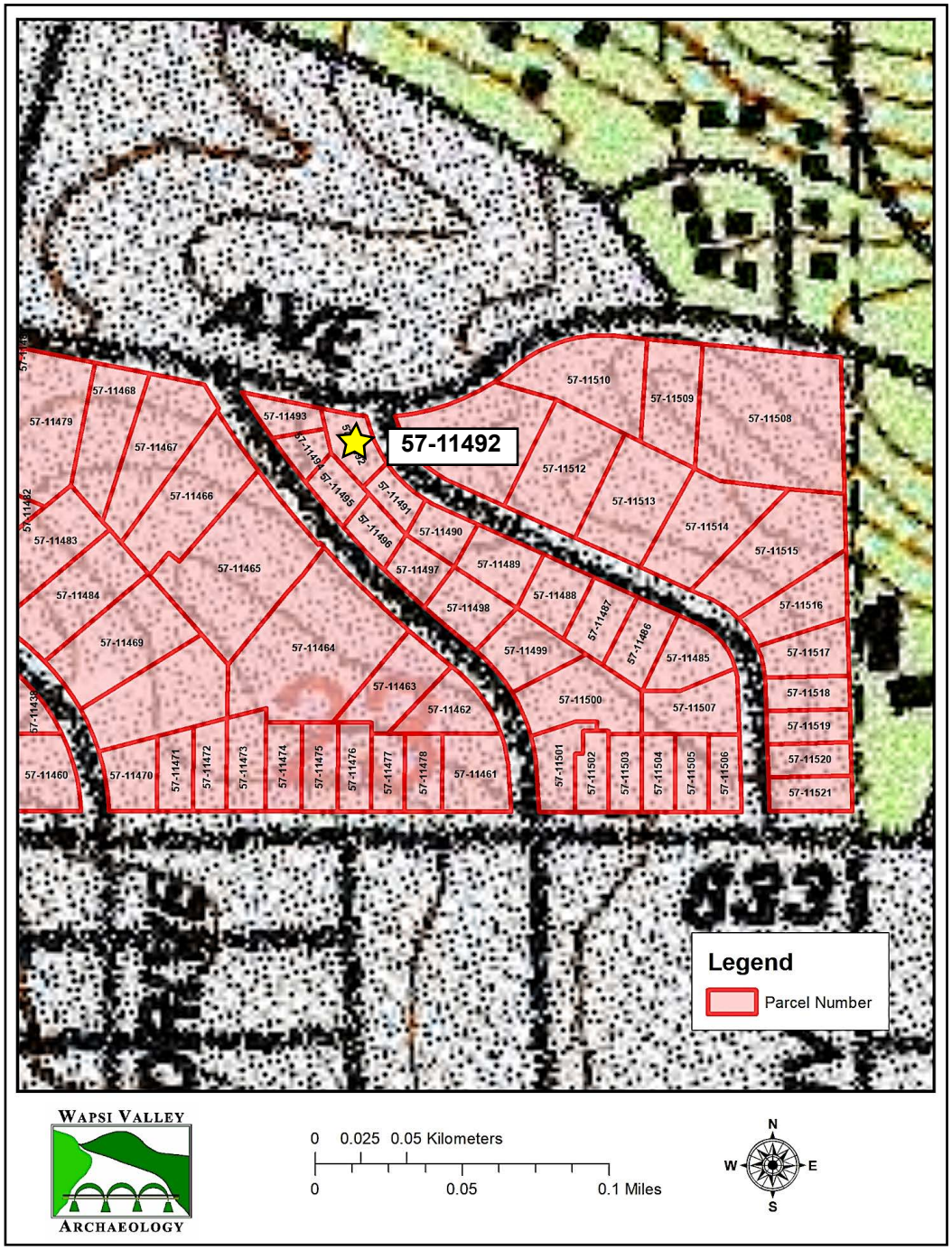
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linnville House II
Site Number: 57-11492
Address: 345 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

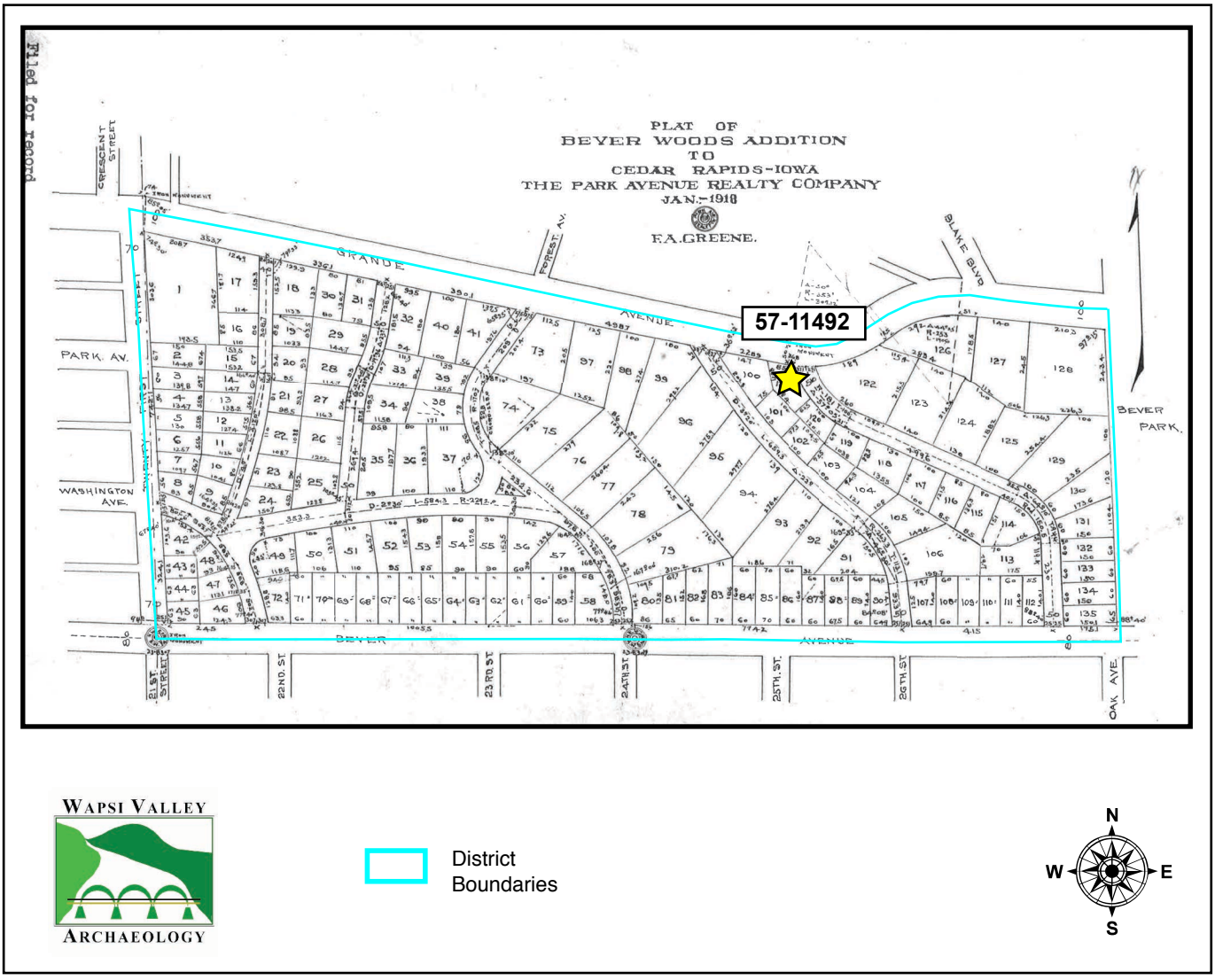
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linnville House II
Address: 345 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11492
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Guy P. Linnville House II
Address: 345 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11492
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Guy P. Linnville House II
Site Number: 57-11492
Address: 345 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 345 Park Terrace SE (57-11492). *Source: Linn County Assessor.*

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Name of Property: Guy P. Linnville House II
Site Number: 57-11492
Address: 345 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



345 Park Terrace SE (57-11492), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11493 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Charles and Mary Simpson House I

B) Other names: _____

- **Location**

A) Street address: 342 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
__	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☒ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
01 No style	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11493 Address: 342 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes ☒ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes ☒ No ☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes ☒ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes ☒ No ☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions

D) Period(s) of significance

E) Significant dates
Construction date
1939 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Charles and Mary Simpson House I	Linn
Name of Property	County
342 Woodland Drive SE	Cedar Rapids
Address	City

Charles & Mary Simpson House I, Site Inventory Number 57-11493

Address: 342 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of the property:
The 1939 building is a one-and-a-half-story house with gable roof and dormer. The main materials are wood siding and asphalt roof. There are two entrance porches to the single-family house. The building has many recent additions, including a 1997 three-car attached garage.

Historic Background:
The original owner of 342 Woodland Dr. SE was Charles E. Simpson, along with his wife Mary. Charles E. Simpson was born in Cedar Falls, Iowa, in 1874 and was a doctor with a private practice in Cedar Rapids. In 1940, his son Ferris, an attorney with a private practice, also lived in the house.

Date of Construction: 1939

Integrity:
The house shows various styles and recent additions that do not represent the architectural characteristics of the time of construction. The house's attached volumes create unharmonious rooflines that undermine the original style of the building. The house has integrity of location and setting. However, integrity of design, materials, workmanship, feeling, and association has been lost due to the changes to the house and property.

National Register Eligibility:
The house is not National Register-eligible because of extensive changes made to its original design. It no longer exhibits the architectural characteristics of the early to mid-1900s, which are present in the residential Bever Woods Neighborhood in this area of Cedar Rapids. This house does not contribute to the Bever Woods District.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Charles and Mary Simpson House I	Linn
Name of Property	County
342 Woodland Drive SE	Cedar Rapids
Address	City

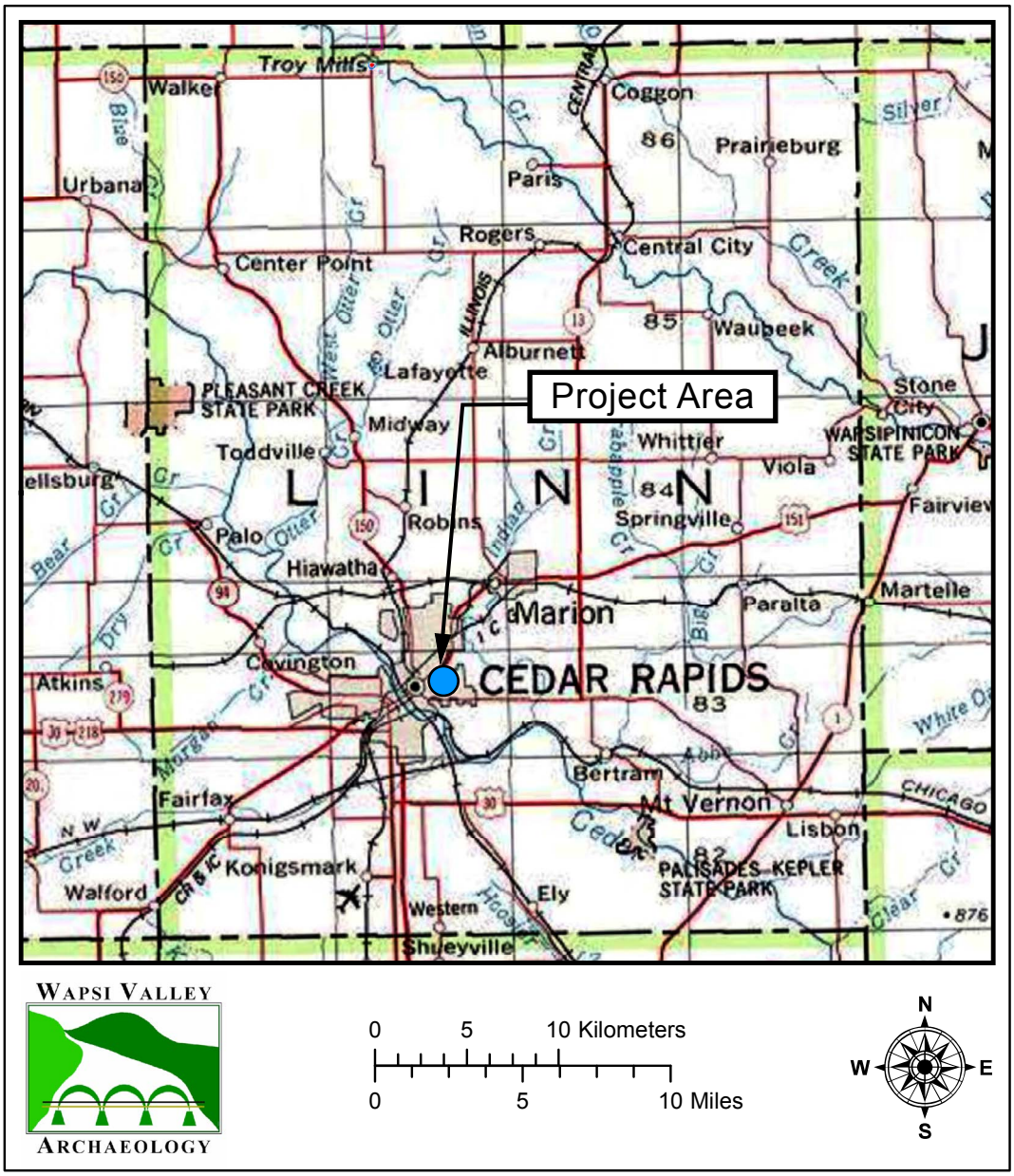
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Mary Simpson House I
Site Number: 57-11493
Address: 342 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



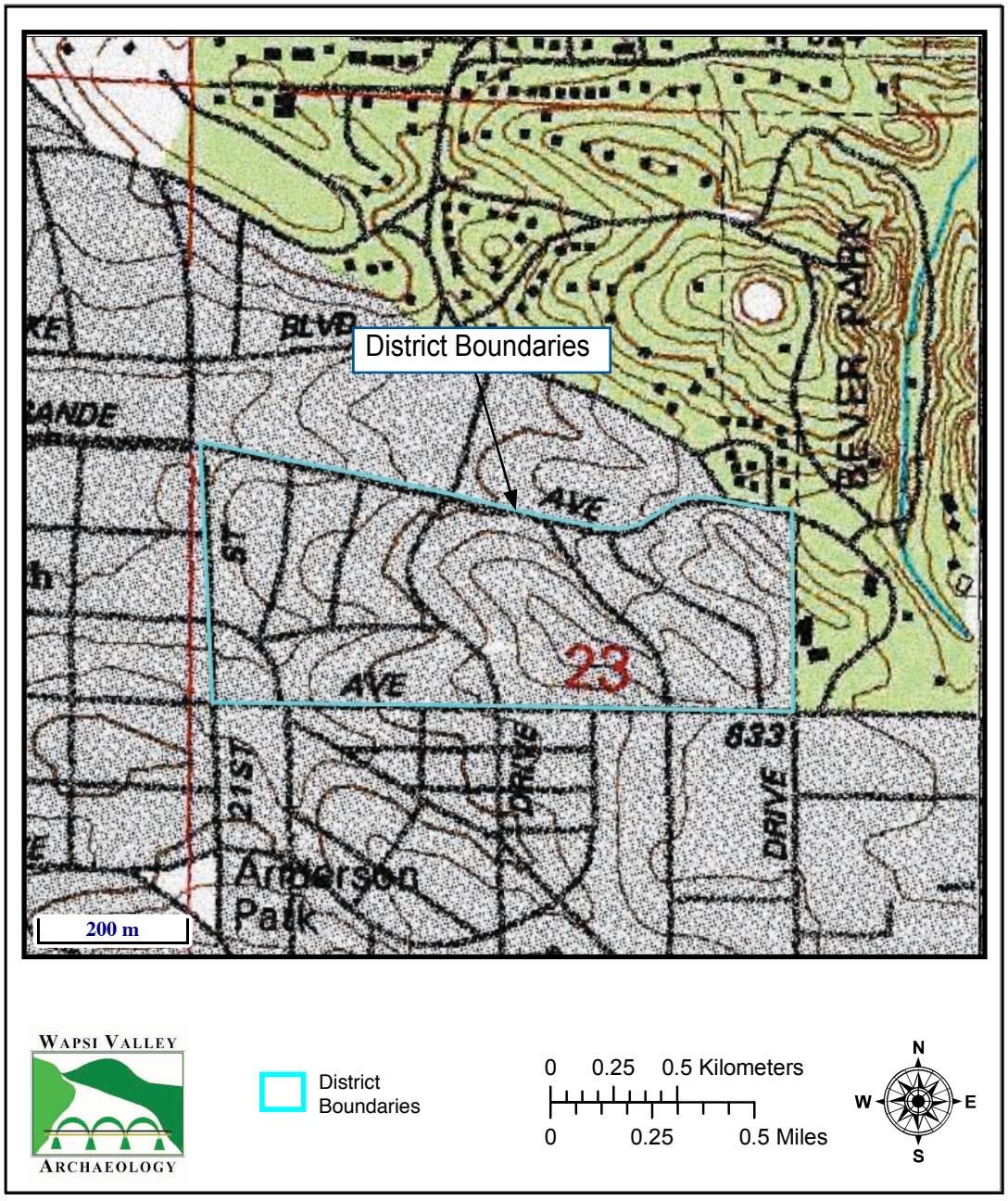
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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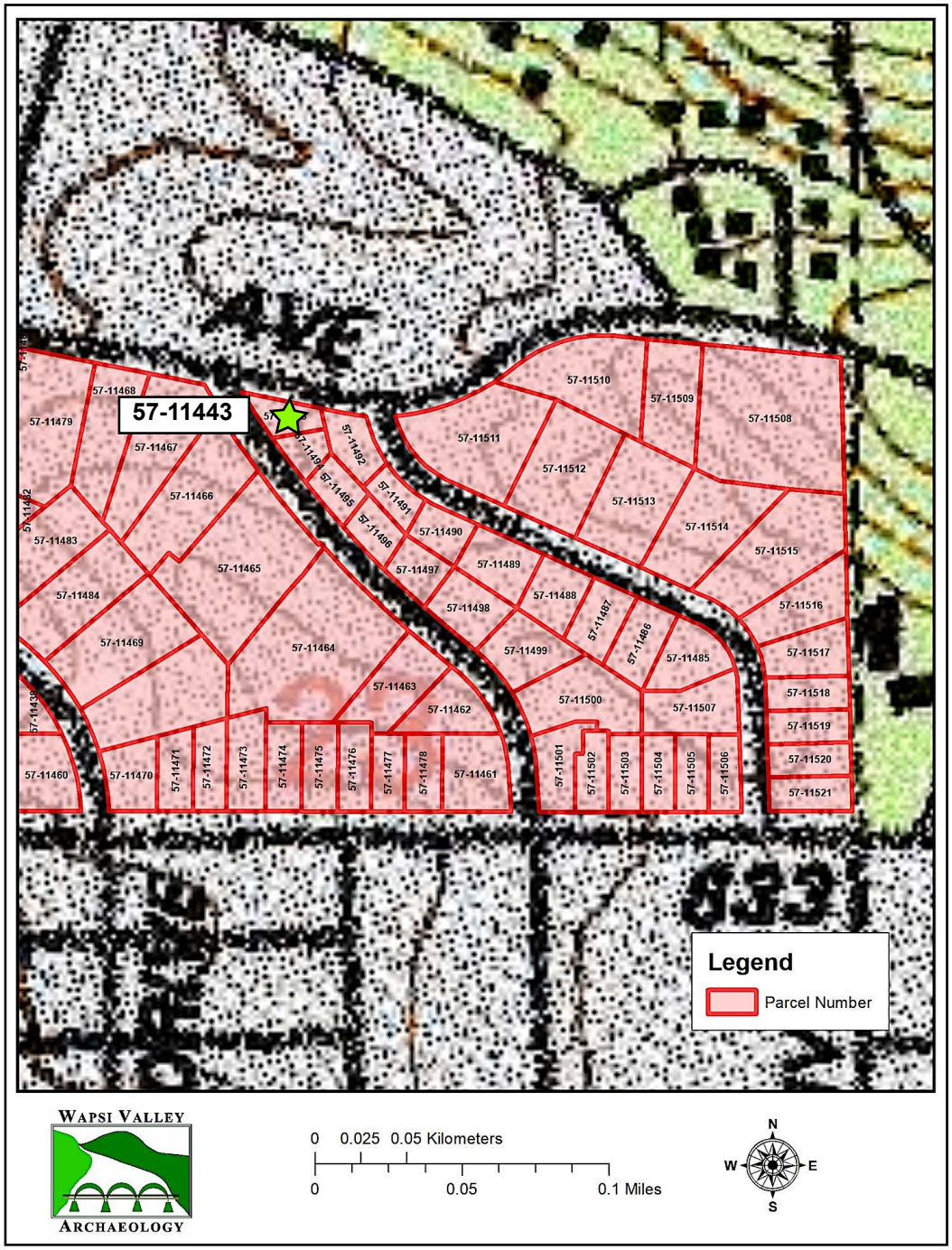
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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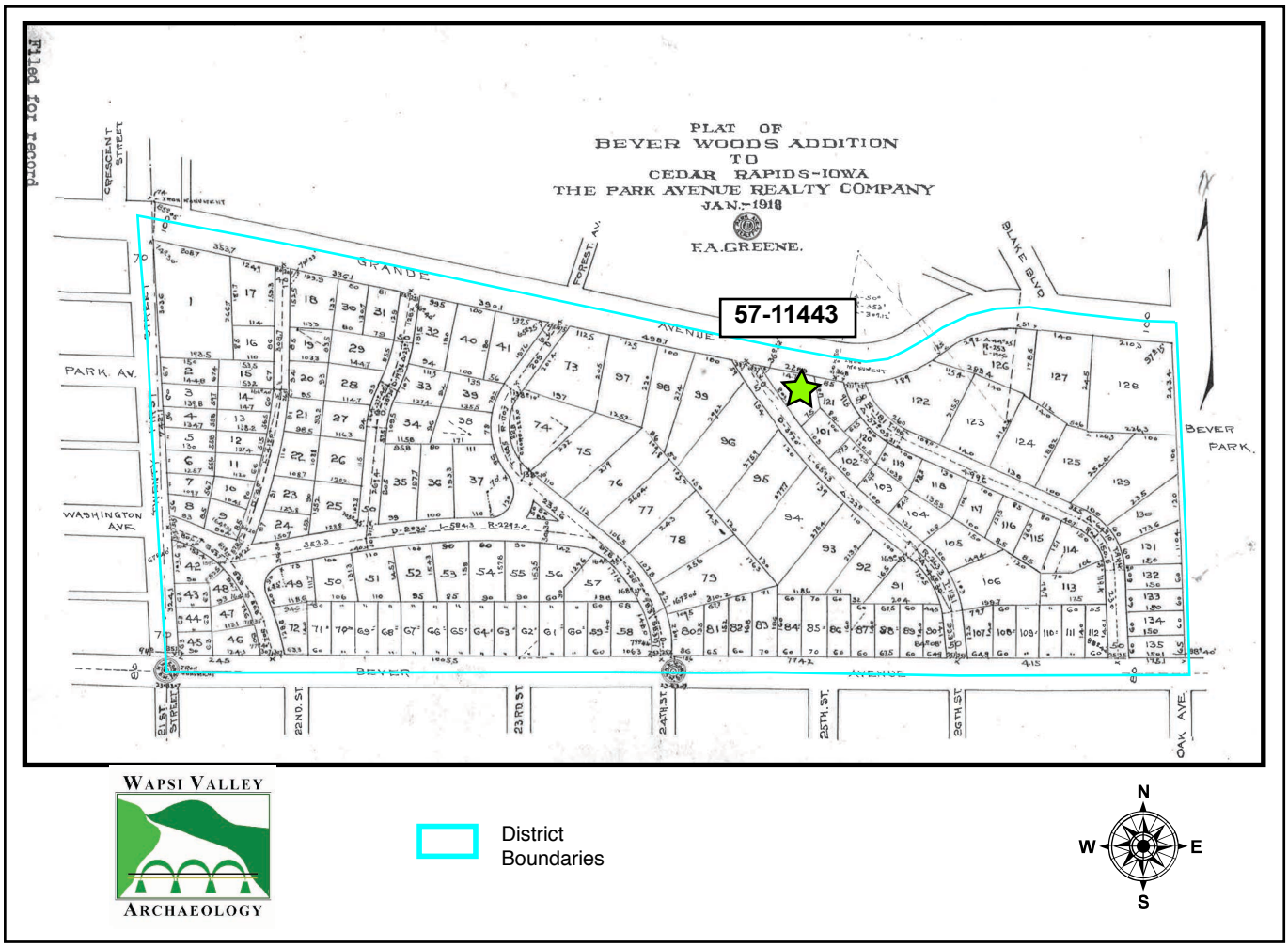
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Site Number: 57-11493
Address: 342 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 plat map of the Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-11493
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing properties on the east side of Bever Woods District.
Source: City of Cedar Rapids, Iowa (2017).

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Site Number: 57-11493
Address: 342 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 342 Woodland Drive SE (57-11493). *Source: Linn County Assessor.*

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Name of Property: Charles and Mary Simpson House I
Site Number: 57-11493
Address: 342 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1966 photograph of 342 Woodland Drive SE (Site Inventory No. 57-11493).
Source: T & W Realty, The History Center, Cedar Rapids, Iowa.

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Site Number: 57-11493
Address: 342 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



342 Woodland Drive SE (57-11493), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11494 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Charles & Mary Simpson House II

B) Other names: _____

- **Location**

A) Street address: 346 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11494 Address: 346 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

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☐ B: Removed from its original location.
☐ C: A birthplace or grave.
☐ D: A cemetery
☐ E: A reconstructed building, object, or structure.
☐ F: A commemorative property.
☐ G: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1938 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

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1. Map of property's location within the community.
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B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Charles & Mary Simpson House II	Linn
Name of Property	County
346 Woodland Drive SE	Cedar Rapids
Address	City

Charles and Mary Simpson House II, Site Inventory Number 57-11494

Address: 346 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story house with side-gable roof, front hipped-roof dormer, and front-gable volume. The main materials are vinyl siding and asphalt roof. Decorative wood columns support a shed-roof entrance portico. The windows are replacements. An attached one-car garage matches the house's design.

Historic Background:
The original owner of this property was Charles E. Simpson, who was a doctor with a private practice in Cedar Rapids. In 1925, H. L. Snowdon is listed as living in this house.[1] Snowdon was born in Pennsylvania in 1878. In 1940, Clark Chandler was living in the house with his wife Virginia. Chandler was a heating engineer at a wholesale plumbing company.

Date of Construction: 1938

Integrity:
The Colonial Revival-style house retains integrity of location, setting, design, feeling, and association. Integrity of craftsmanship, and materials is compromised by the siding and window replacements.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 633.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 633.

Charles & Mary Simpson House II	Linn
Name of Property	County
346 Woodland Drive SE	Cedar Rapids
Address	City

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

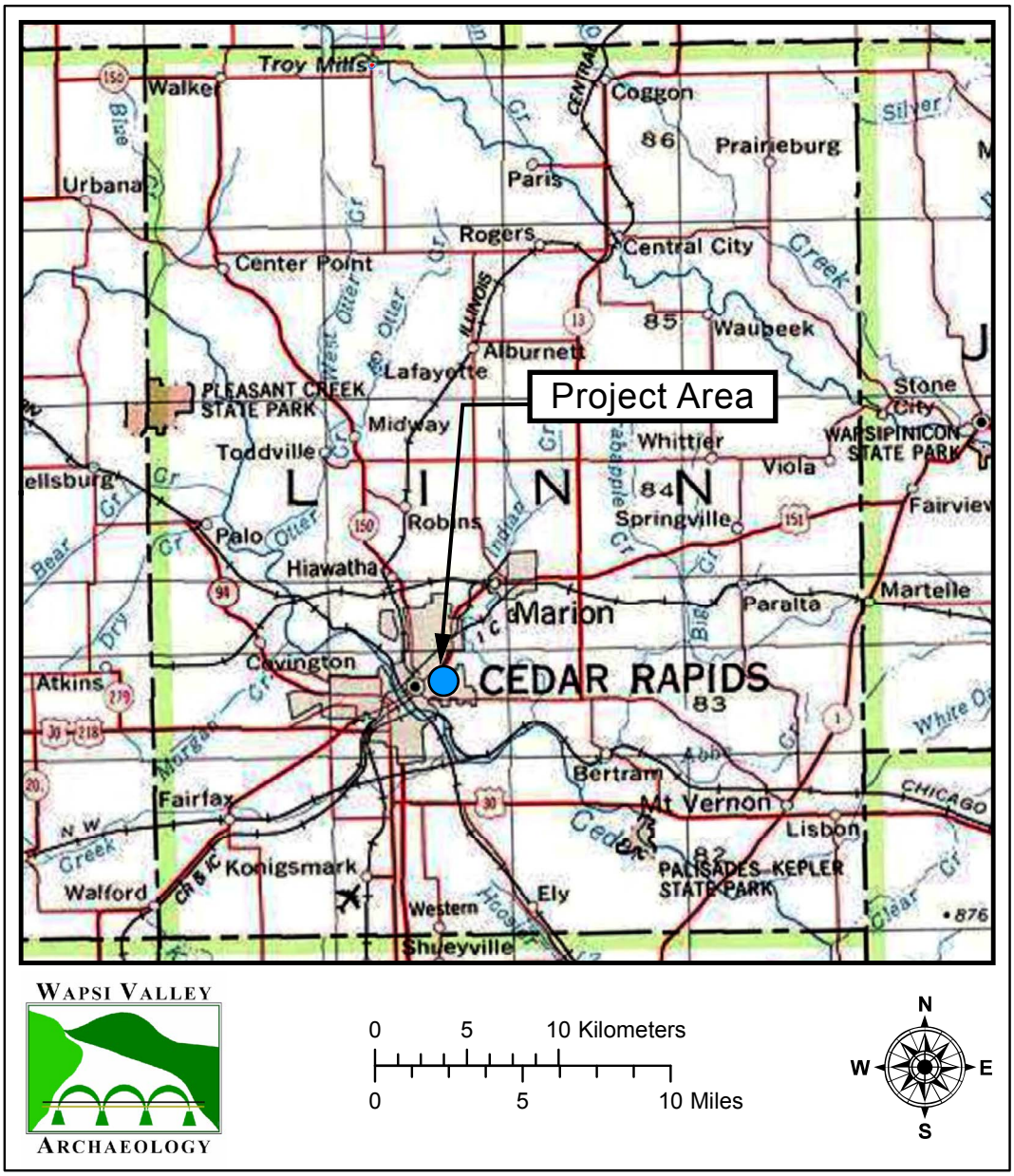
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Mary Simspon House II
Site Number: 57-11494
Address: 346 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



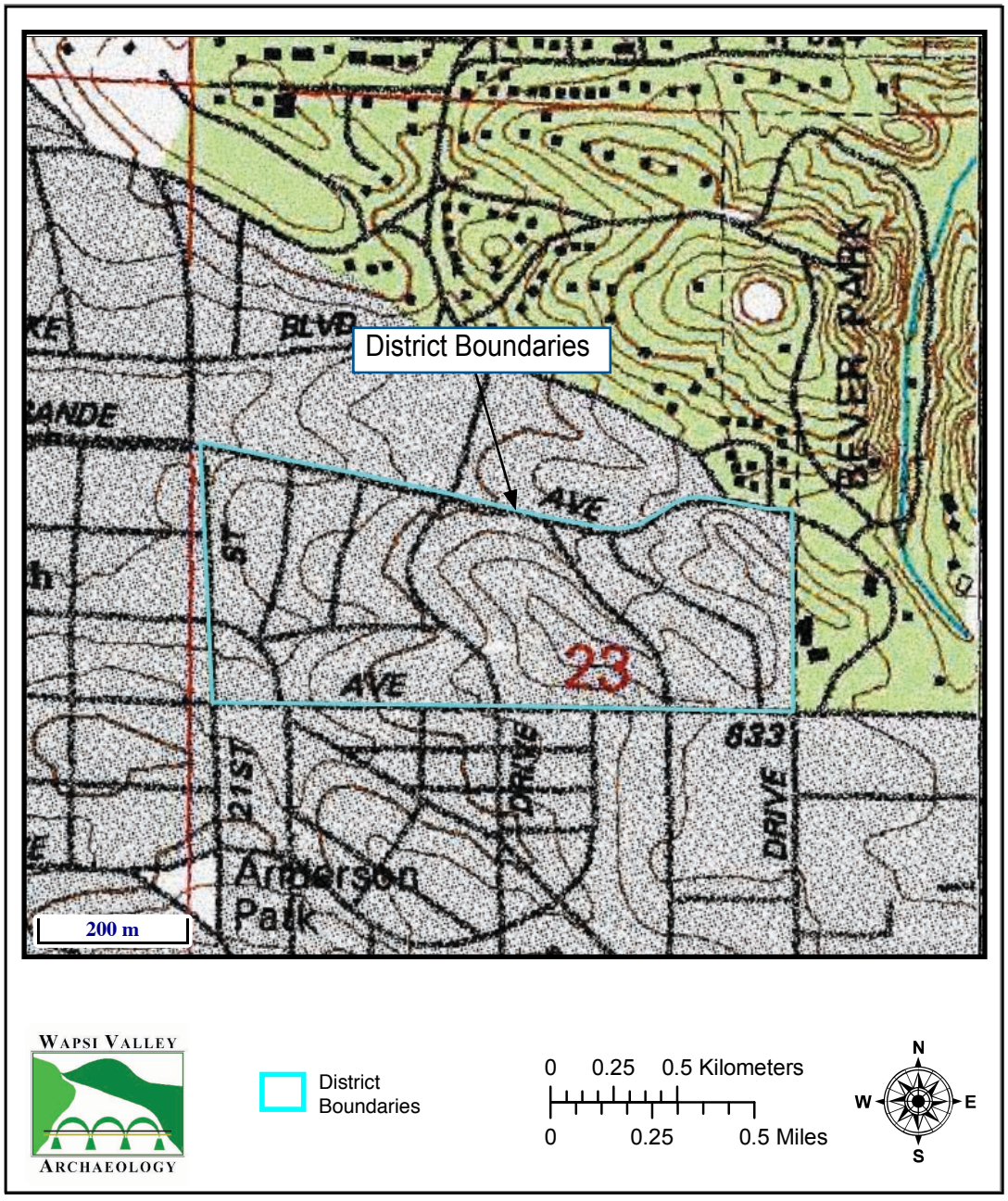
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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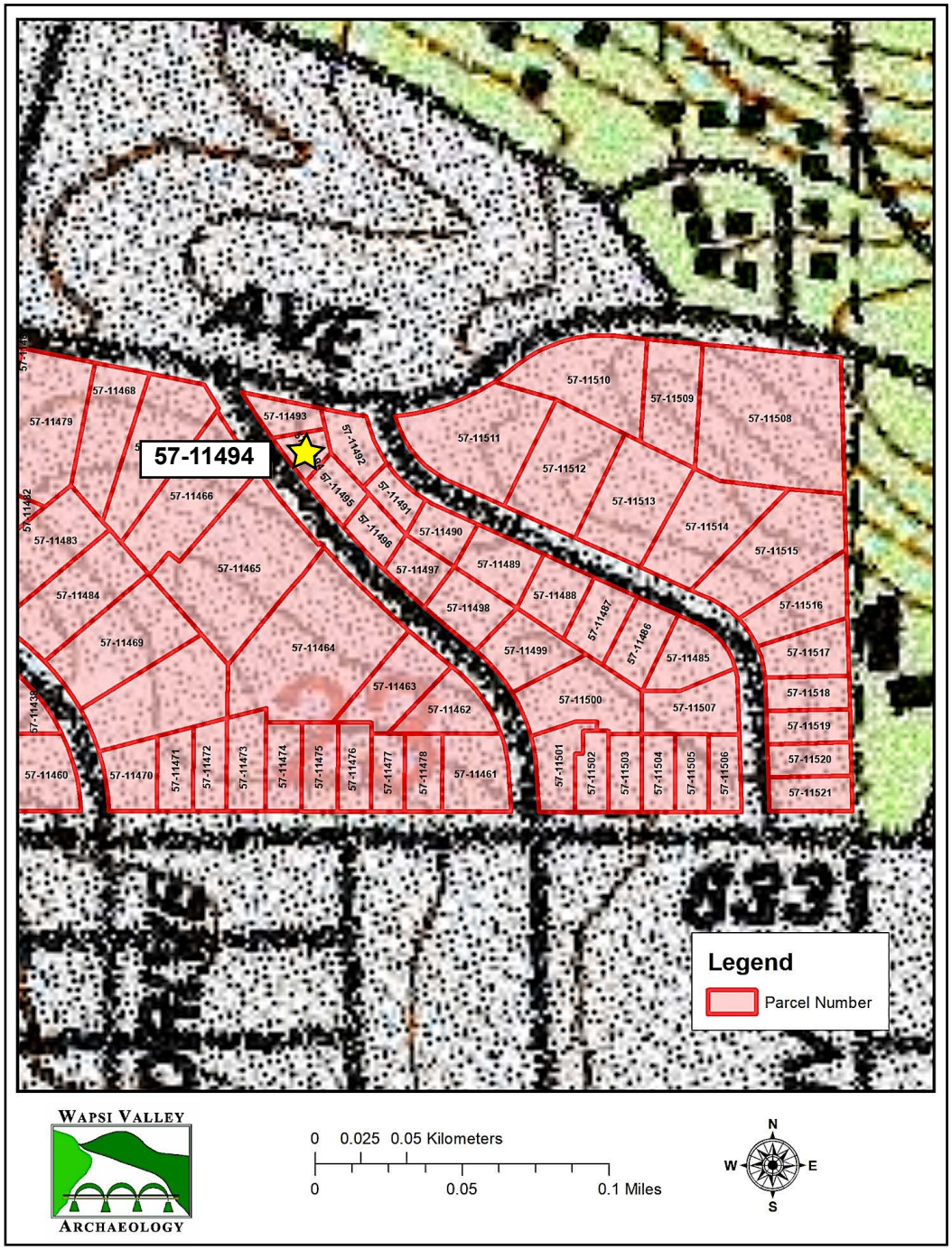
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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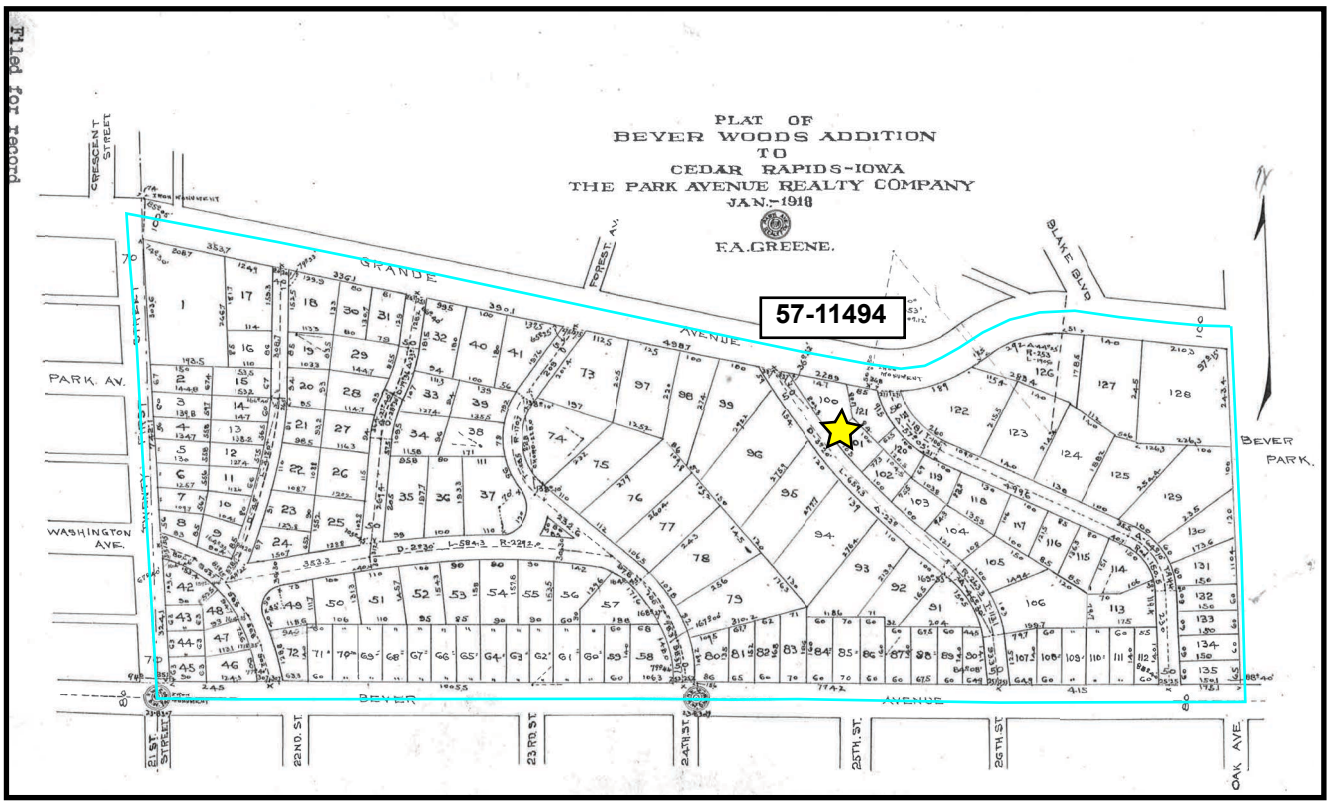
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Site Number: 57-11494
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WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N
W E
S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Sketch map of 346 Woodland Drive SE (57-11494). *Source: Linn County Assessor.*

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STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Charles and Mary Simspon House II
Site Number: 57-11494
Address: 346 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



346 Woodland Drive SE (57-11494), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11495 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: A.A. Taylor House

B) Other names: _____

- **Location**

A) Street address: 350 Woodland Dirve SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
__	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☒ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11495 Address: 350 Woodland Dirve SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes ☒ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes ☒ No ☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes ☒ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes ☒ No ☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions

D) Period(s) of significance

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

A.A. Taylor House	Linn
Name of Property	County
350 Woodland Dirve SE	Cedar Rapids
Address	City

A. A. Tyalor House, Site Inventory Number 57-11495

Address: 350 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of the property:
The building is a two-level, side-gable, single-family house from 1922. The main materials are vinyl siding and asphalt roof. Materials are vinyl siding and asphalt roof. A separate one-car garage is at the back of the property.

Historic Background:
A.A. Taylor is listed as living at 350 Woodland Dr. SE in 1926.[1] H. L. Snowdon was living in the house in 1940. H. L. Snowdon was born in Pennsylvania in 1878.

Date of Construction: 1922

Integrity:
The house has a new roof with wide overhanging eaves that do not represent the architectural characteristics of a Colonial Revival-style home. Additions to the front entrance porch and canopy roof in front of the one-car garage are also incongruous with the architectural style. The house has integrity of location and setting. However, integrity of design, materials, workmanship, feeling, and association have been lost due to the changes to the house and property.

National Register Eligibility:
The house is not National Register-eligible because of extensive changes made to its original design. It no longer exhibits the architectural characteristics of the early to mid-1900s, which are present in the residential Bever Woods Neighborhood in this area of Cedar Rapids. This house does not contribute to the Bever Woods District.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1926, p. 625

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

[1] *Cedar Rapids City Directories*, January 1, 1926, p. 625.

A.A. Taylor House	Linn
Name of Property	County
350 Woodland Dirve SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

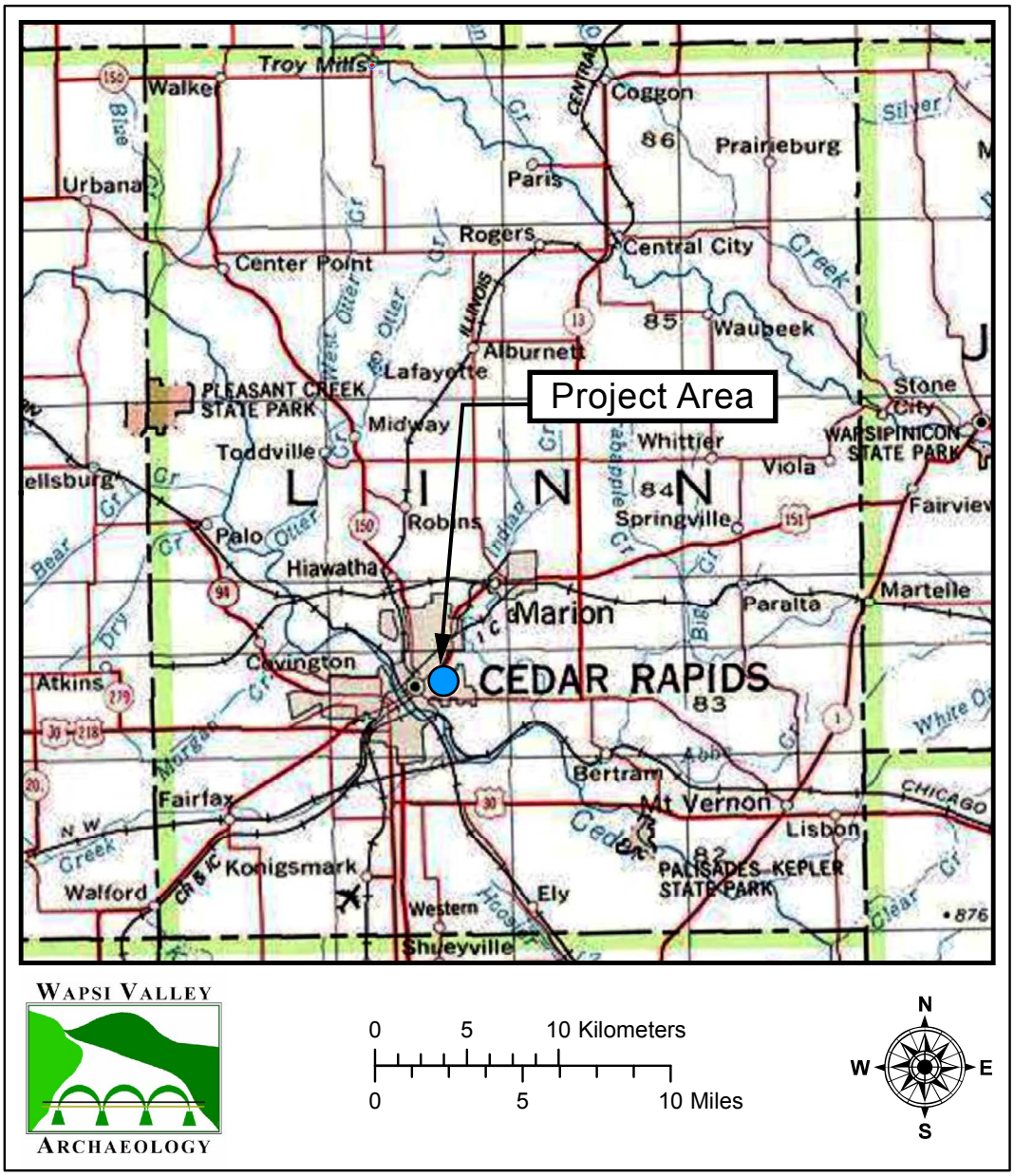
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: A.A. Taylor House
Address: 350 Woodland Drive SE
City: Cedar Rapids County: Linn
Site Number: 57-11495
Related District Number: 57-11394



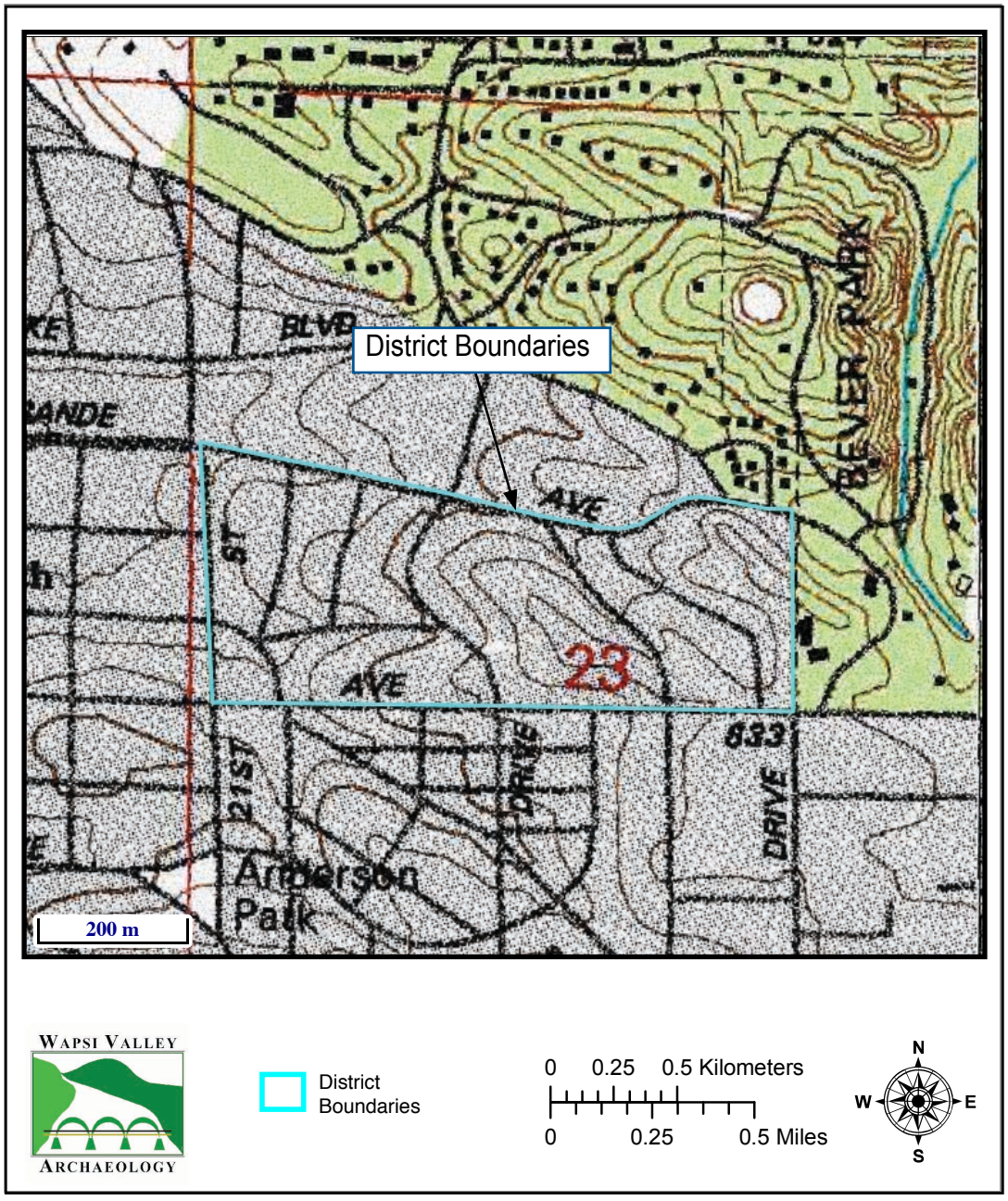
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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City: Cedar Rapids County: Linn



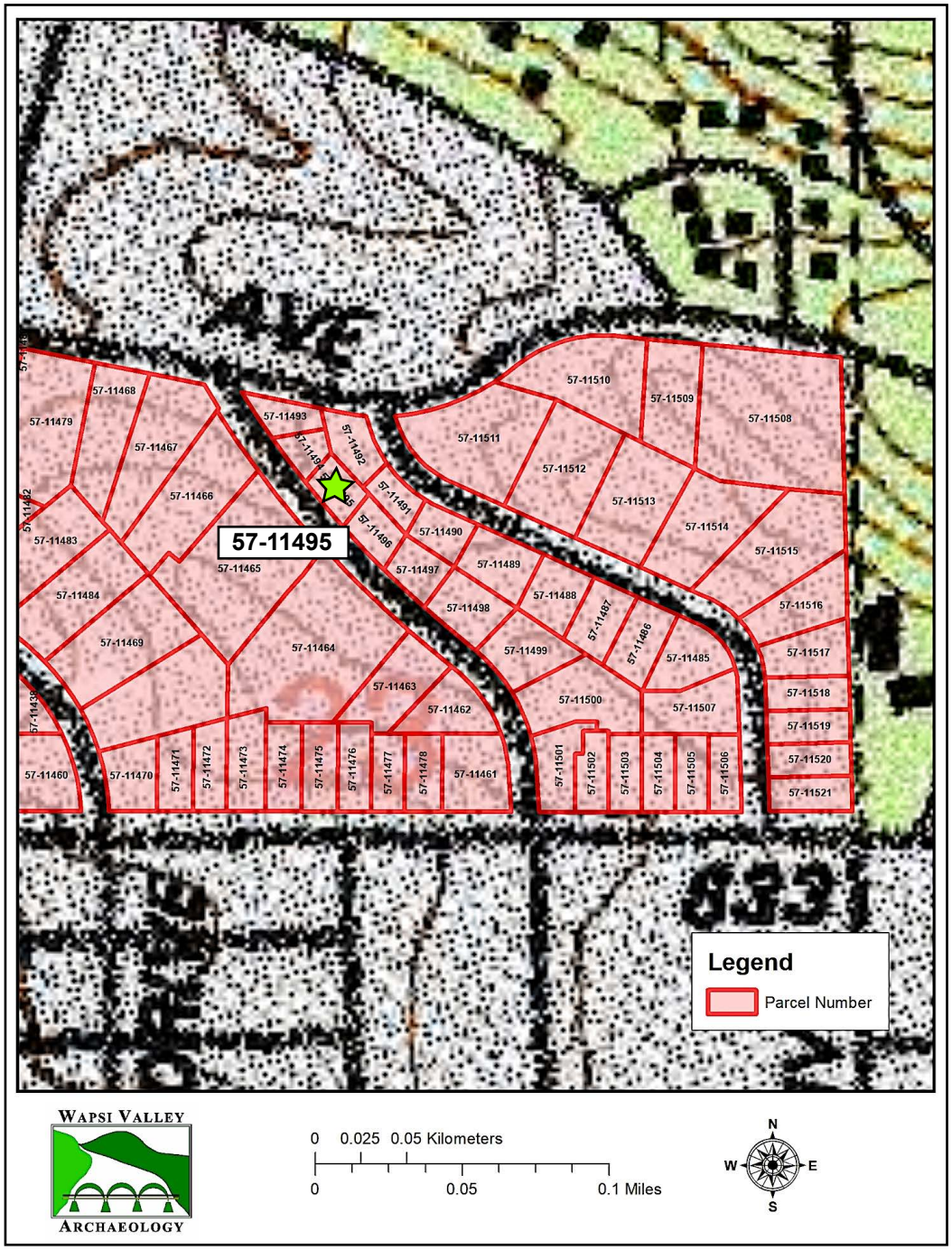
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Site Number: 57-11495
Address: 350 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

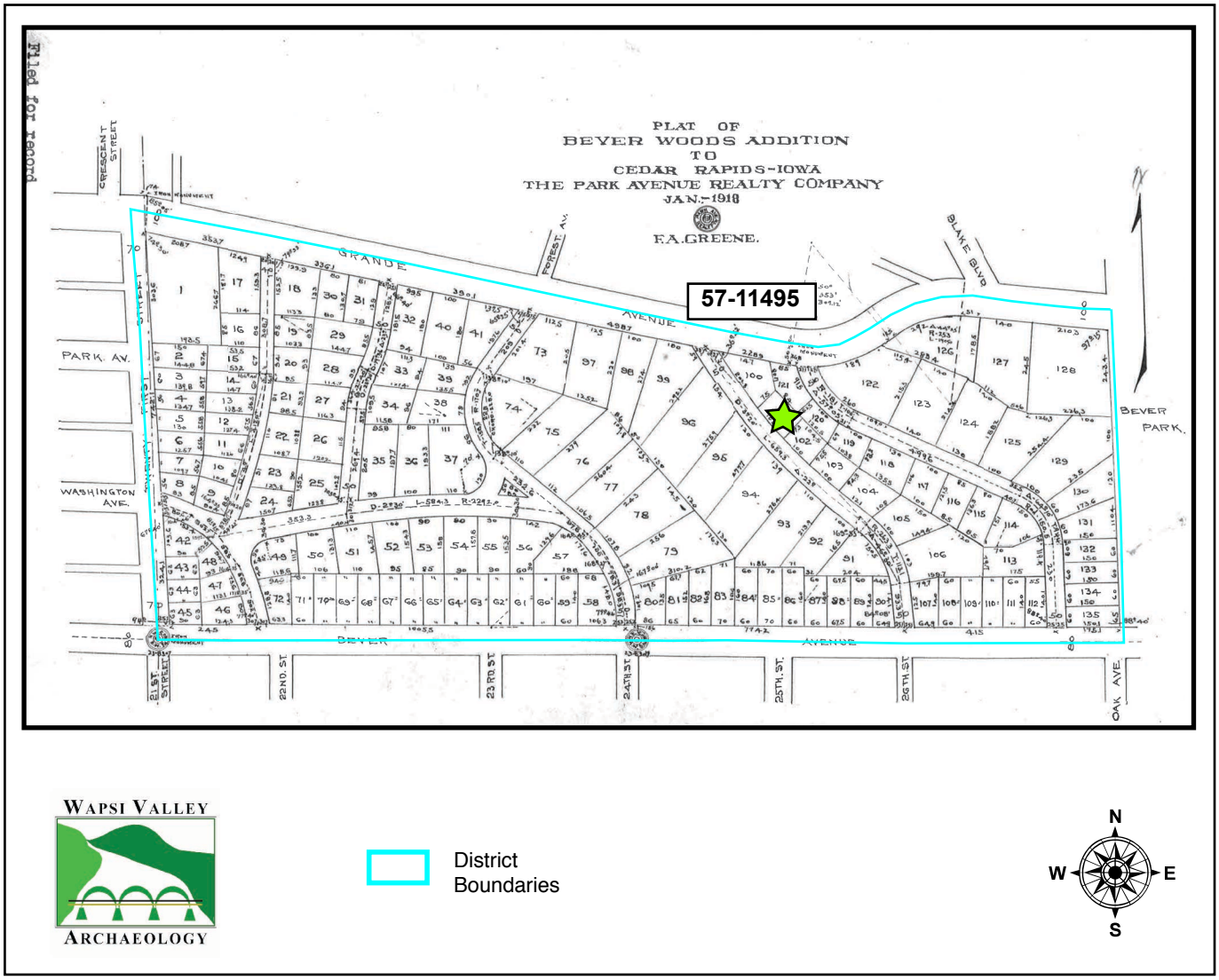
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Name of Property: A.A. Taylor House
Address: 350 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11495
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Site Number: 57-11495
Address: 350 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Site Number: 57-11495
Address: 350 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 365 Park Terrace SE (57-11485). *Source: Linn County Assessor.*

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Site Number: 57-11495
Address: 350 Woodland Drive SE
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City: Cedar Rapids County: Linn



1979 photograph of 350 Woodland Drive SE (Site Inventory No. 57-11495).
Source: B & Happel Realty, The History Center, Cedar Rapids, Iowa.

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Name of Property: A.A. Taylor House
Site Number: 57-11495
Address: 350 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



350 Woodland Drive SE (57-11495), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11496 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: D.W. and Bertha Taylor House I

B) Other names: _____

- **Location**

A) Street address: 352 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11496 Address: 352 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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- ☐ B: Removed from its original location.
- ☐ C: A birthplace or grave.
- ☐ D: A cemetery
- ☐ E: A reconstructed building, object, or structure.
- ☐ F: A commemorative property.
- ☐ G: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
352 Woodland Drive SE	Cedar Rapids
Address	City

D.W. and Bertha Taylor House I, Site Inventory Number 57-11496

Address: 352 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1924 building is a two-story wood house with side-gambrel roof and two front curved-roof dormers. The main materials are stucco siding and asphalt roof. Two square columns and two pilasters support a shed-roof entrance portico. Wood details adorn the façade and portico. The windows are replacements. An attached two-car garage has a roof terrace that matches the house's style.

Date of Construction: 1924

Integrity:
The Craftsman-style house retains integrity of location, setting, craftsmanship, feeling, and association. Integrity of design and materials is compromised by the window replacements and garage addition. The 1924 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

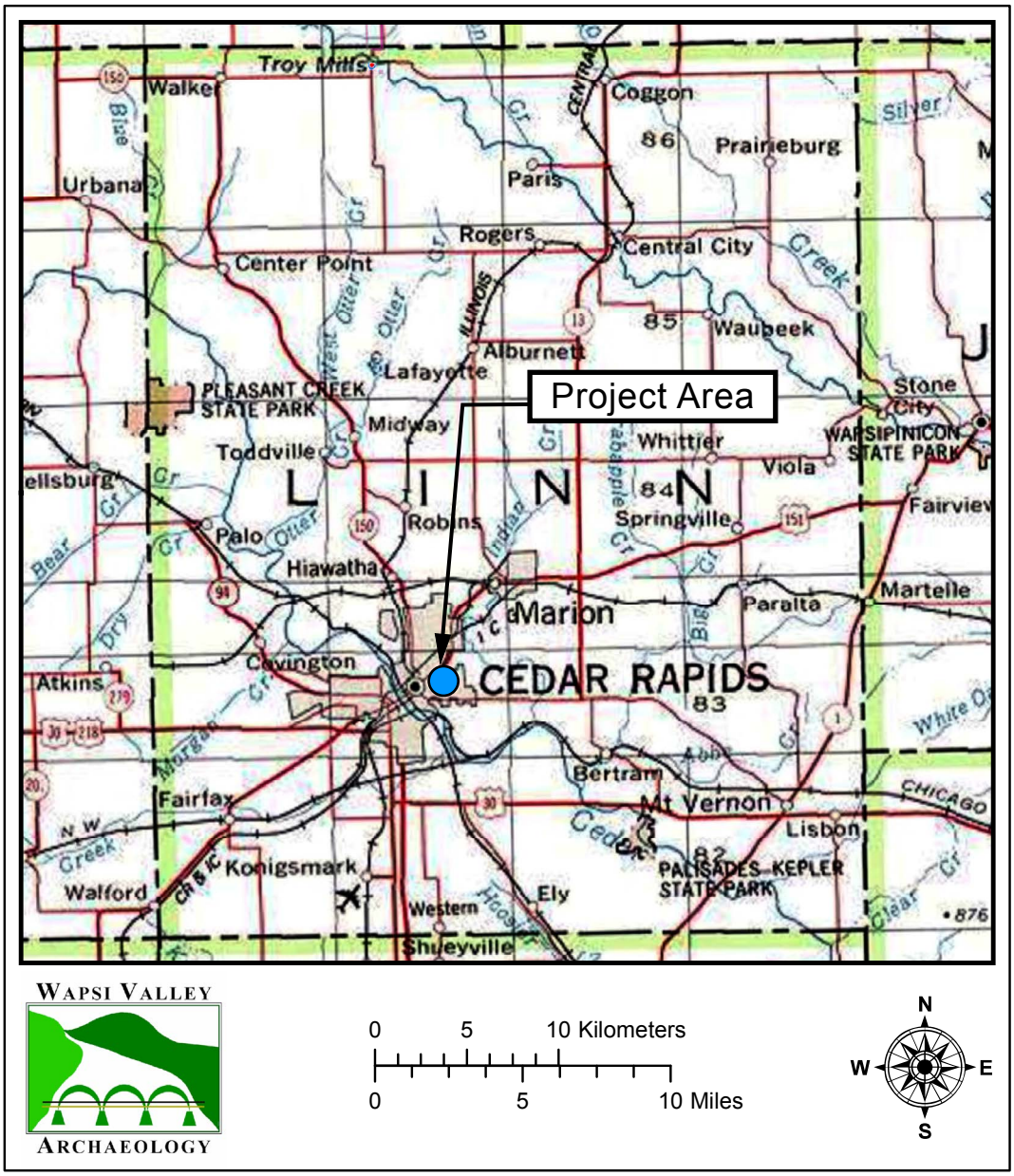
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Name of Property: D.W. and Bertha Taylor House I
Address: 352 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11496
Related District Number: 57-11394



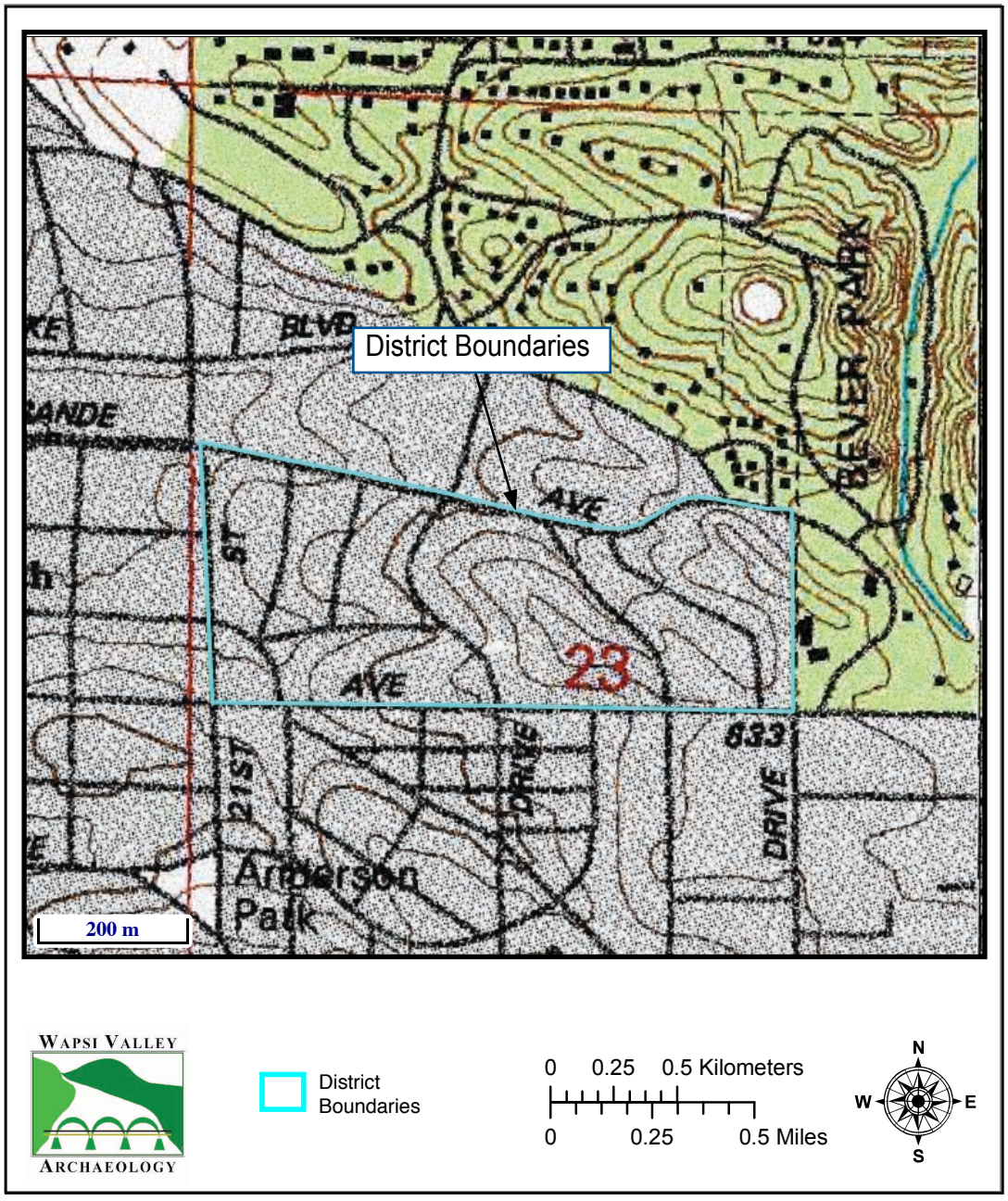
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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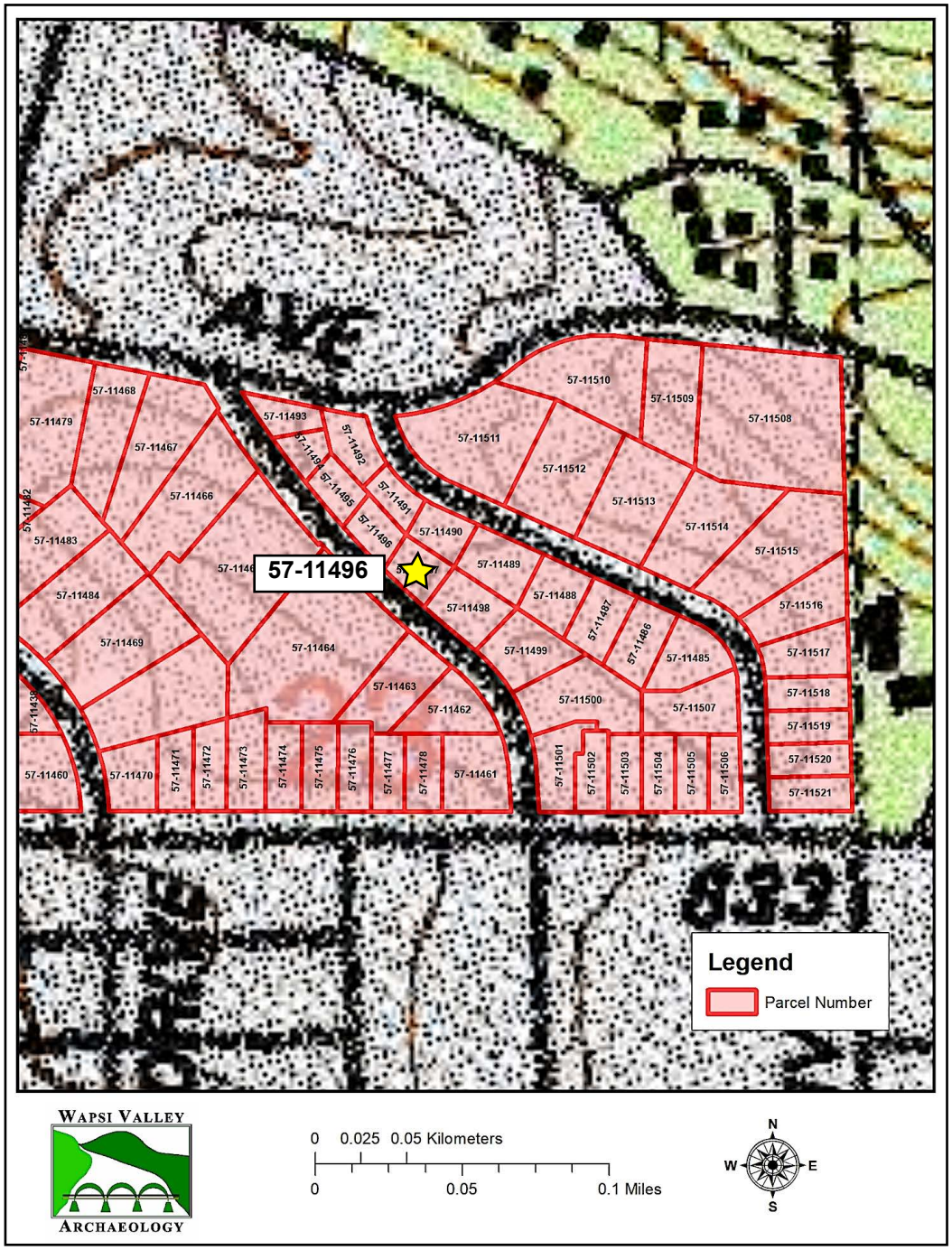
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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City: Cedar Rapids
County: Linn



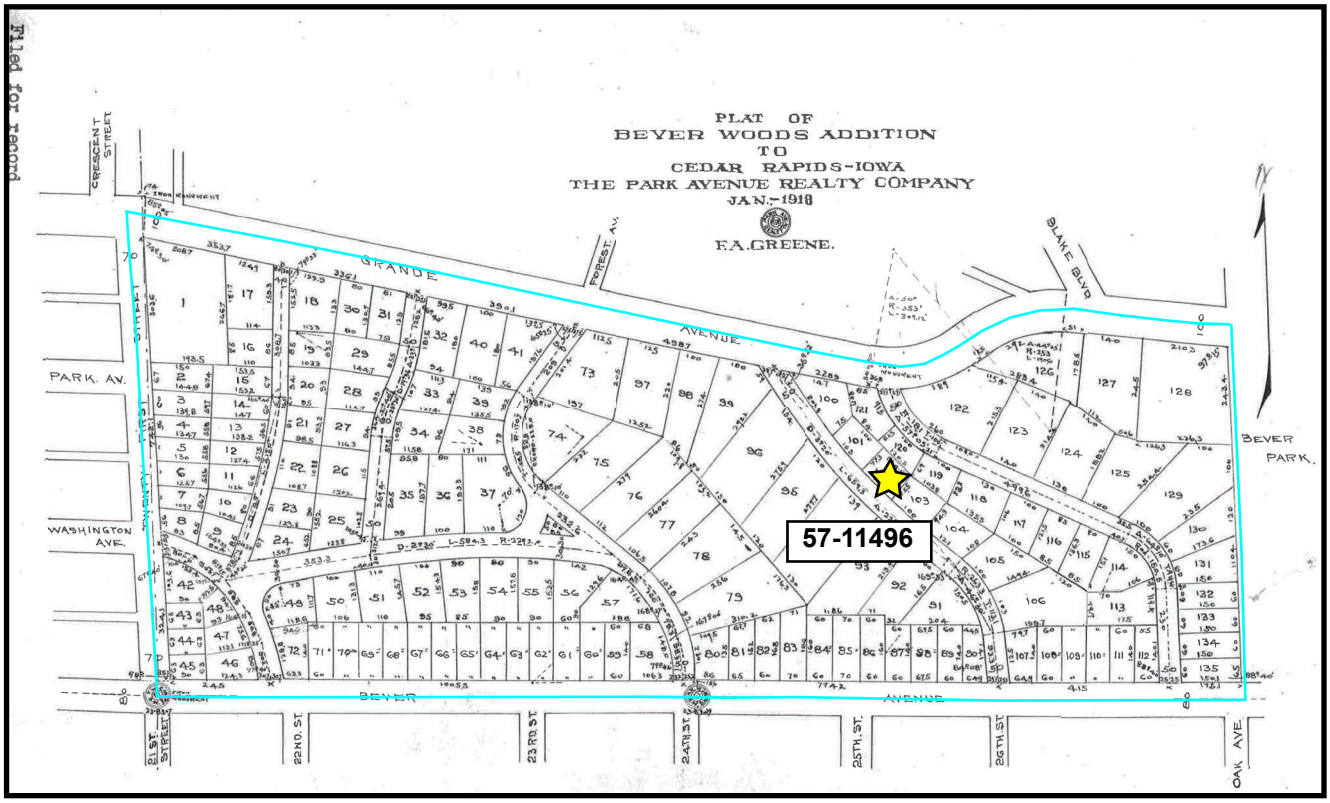
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Taylor House I
Site Number: 57-11496
Address: 352 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Taylor House I
Site Number: 57-11496
Address: 352 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Taylor House I
Site Number: 57-11496
Address: 352 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 352 Woodland Drive SE (57-11496). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Taylor House I
Site Number: 57-11496
Address: 352 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



352 Woodland Drive SE (57-11496), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11497 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Frank Witters House

B) Other names: _____

- **Location**

A) Street address: 358 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11497 Address: 358 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1939 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Frank Witters House	Linn
Name of Property	County
358 Woodland Drive SE	Cedar Rapids
Address	City

Frank Witters House, Site Inventory Number 57-11497
Address: 358 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1939 building is a two-story house with crossed-gable roof, two front gable volumes, and a shed-roof entrance portico. The main materials are wood, stucco siding, and asphalt roof. Wood inlay details adorn the façade, and a first-level side volume has a shed roof. The wood windows are original. A detached two-car garage matches the house's design.

J. E. Lowry is listed as living in this house in 1925.[1]

Date of Construction: 1939

Integrity:
The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1939 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

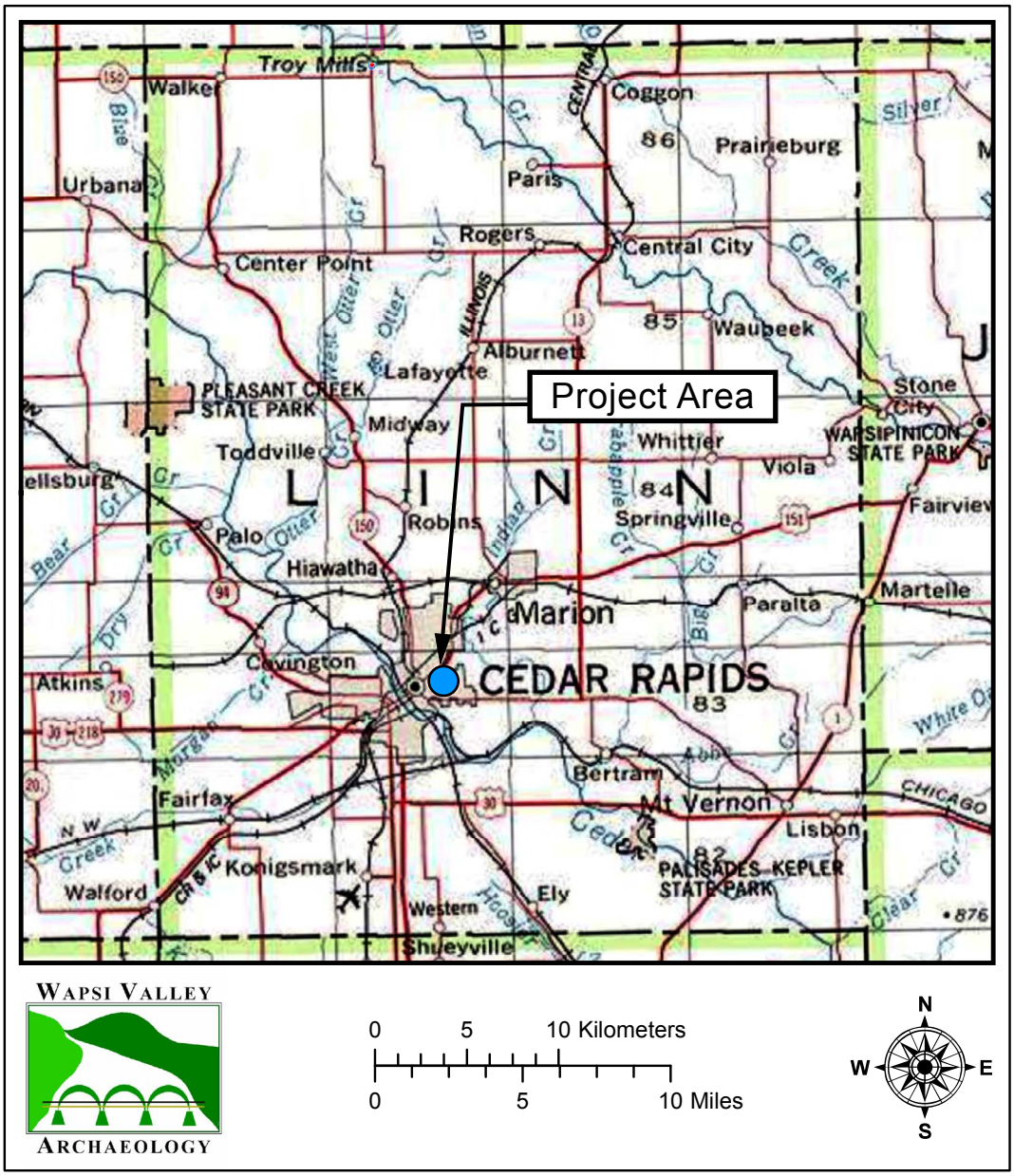
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 633.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Witters House
Site Number: 57-11497
Address: 358 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



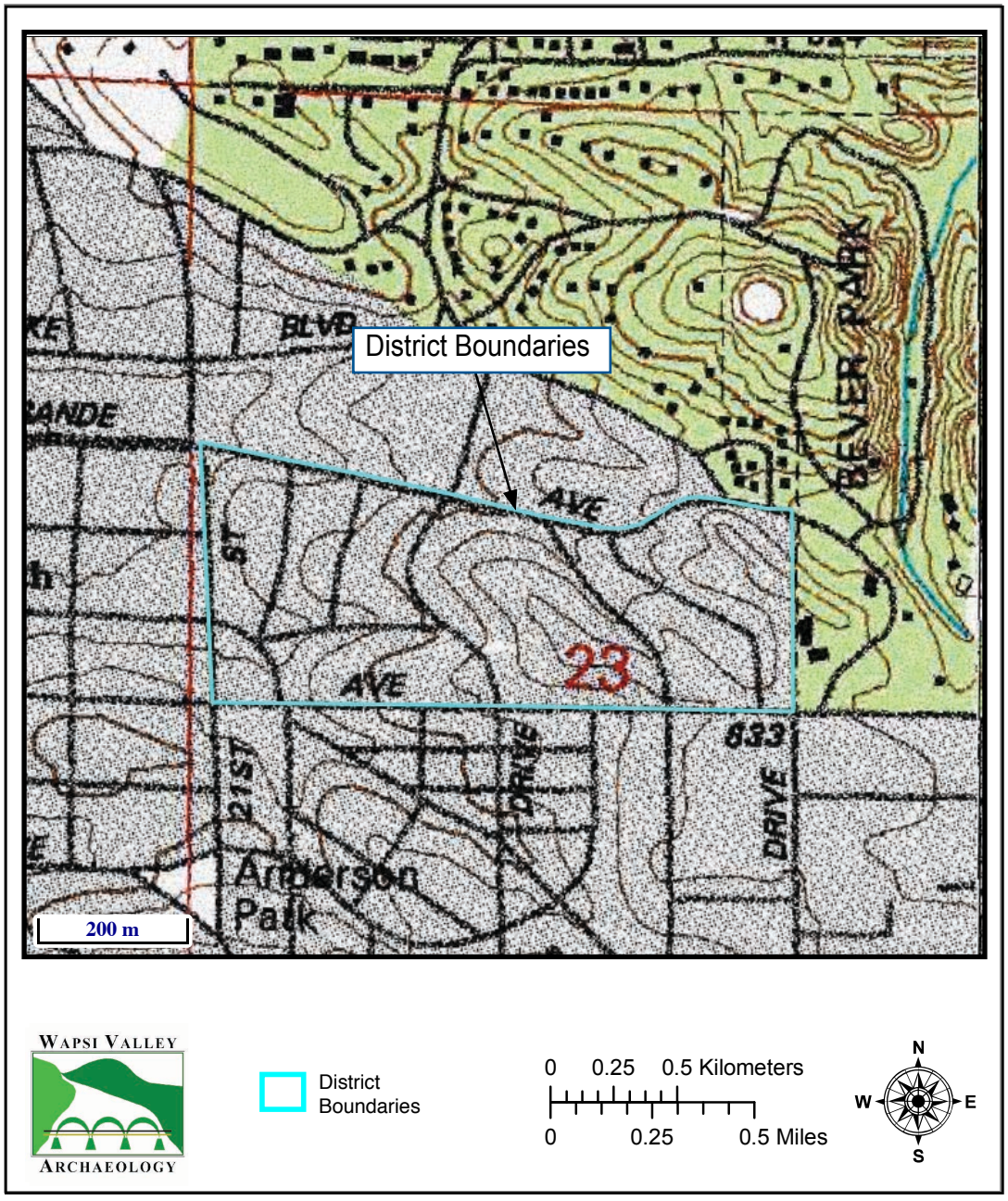
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Witters House
Site Number: 57-11497
Address: 358 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



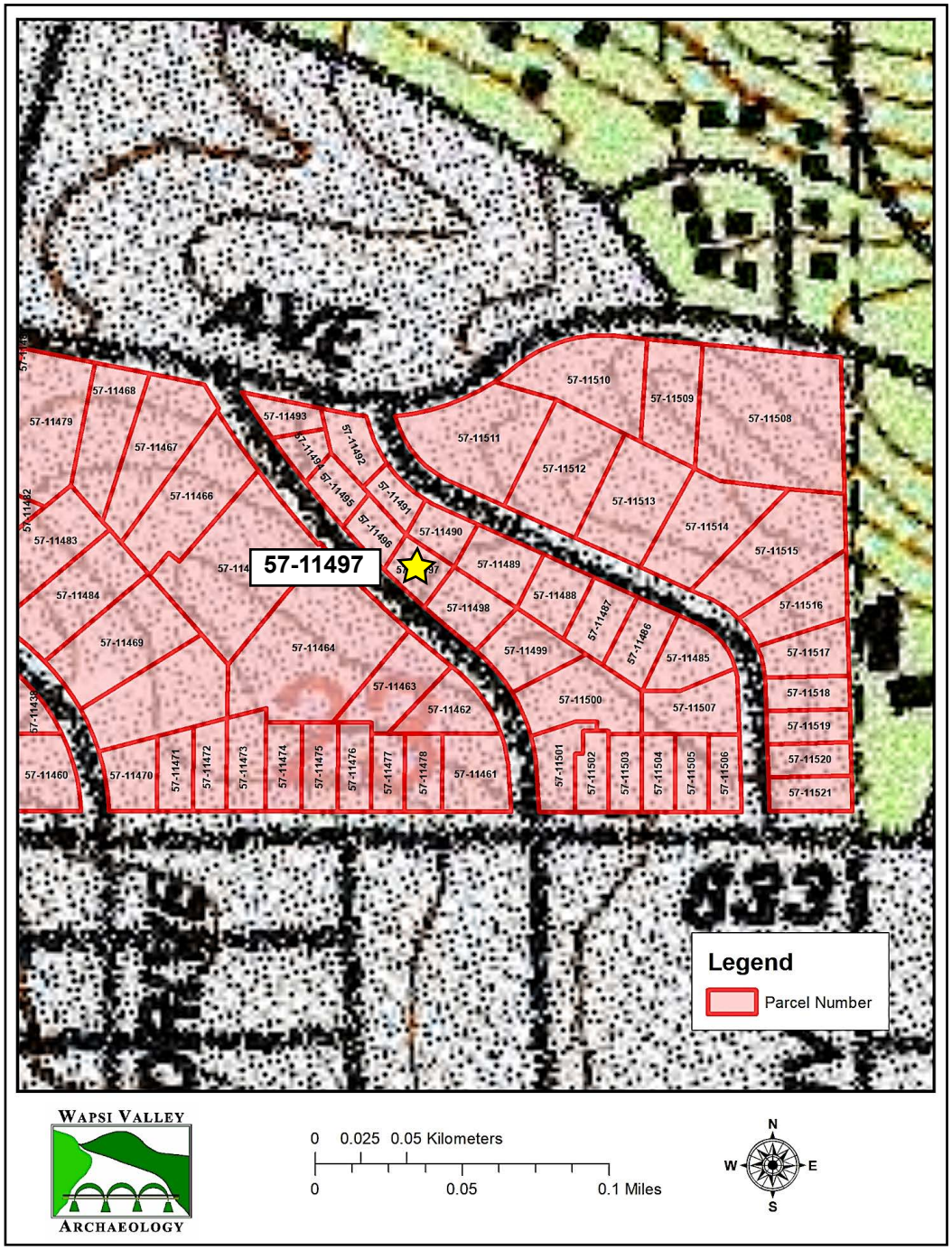
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Witters House
Site Number: 57-11497
Address: 358 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

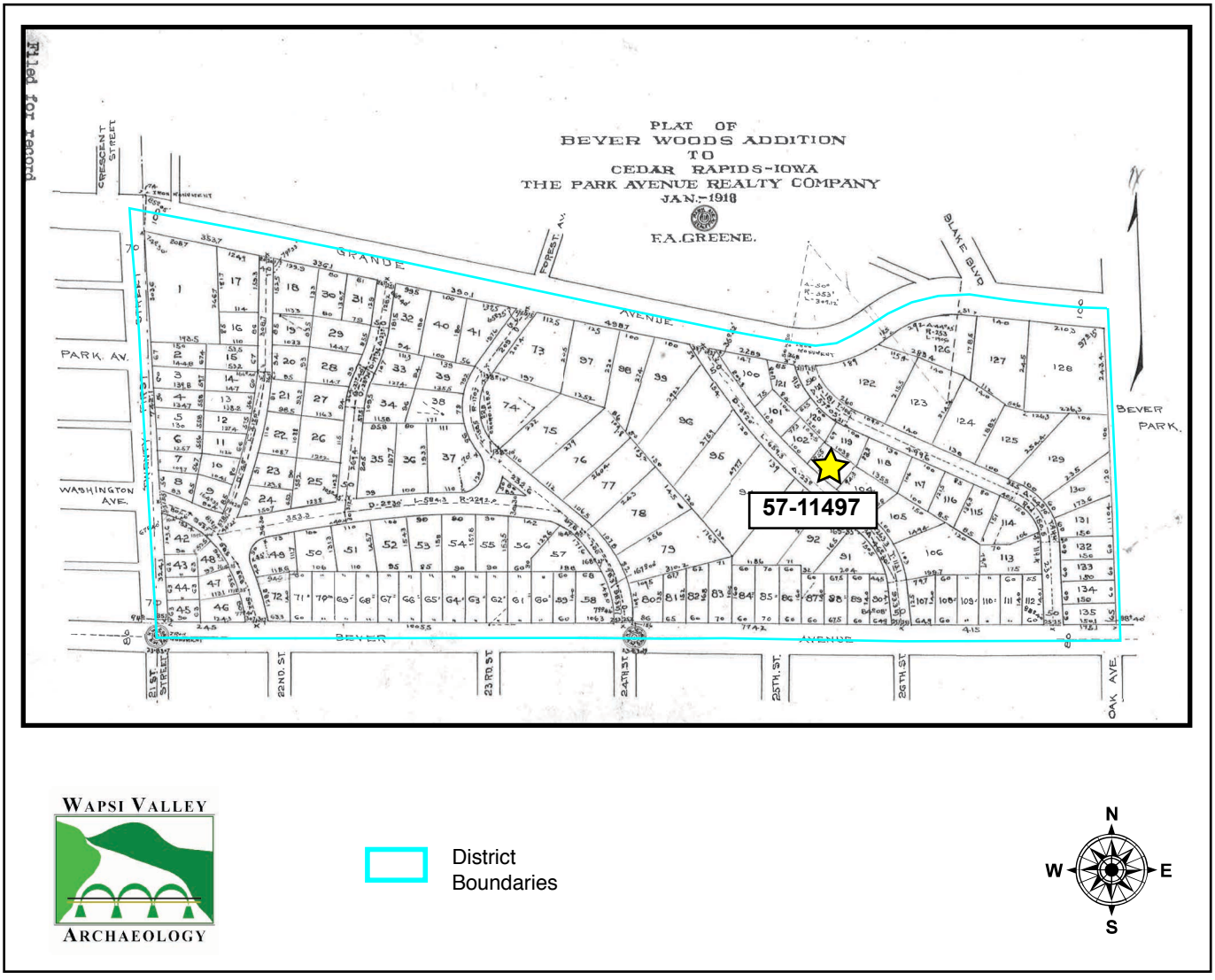
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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Witters House
Address: 358 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11497
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Witters House
Site Number: 57-11497
Address: 358 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Witters House
Site Number: 57-11497
Address: 358 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 358 Woodland Drive SE (57-11497). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Witters House
Site Number: 57-11497
Address: 358 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



358 Woodland Drive SE (57-11497), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11498 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: D. W. and Bertha Warren House II

B) Other names: _____

- **Location**

A) Street address: 360 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco, 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11498 Address: 360 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1923 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

D. W. and Bertha Warren House II	Linn
Name of Property	County
360 Woodland Drive SE	Cedar Rapids
Address	City

D. W. and Bertha Warren House II, Site Inventory Number 57-11498

Address: 360 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story house with side-gable roof and an open pediment entrance portico. The main materials are wood, stucco siding, and asphalt roof. Two Doric fluted columns and two pilasters support the pediment. Two bay windows flank the entrance portico. The front door has a glass curved transom and sidelites. The wood windows are original. An attached two-car garage on back matches the house's design.

In 1925, D. W. Warren is listed as living in this house.[1] Blanch M. Krebs is listed in the 1945 directory.[2]

Date of Construction: 1923

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 633.
[2] *Cedar Rapids City Directories*, January 1, 1945, p. 247.

D. W. and Bertha Warren House II	Linn
Name of Property	County
360 Woodland Drive SE	Cedar Rapids
Address	City

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

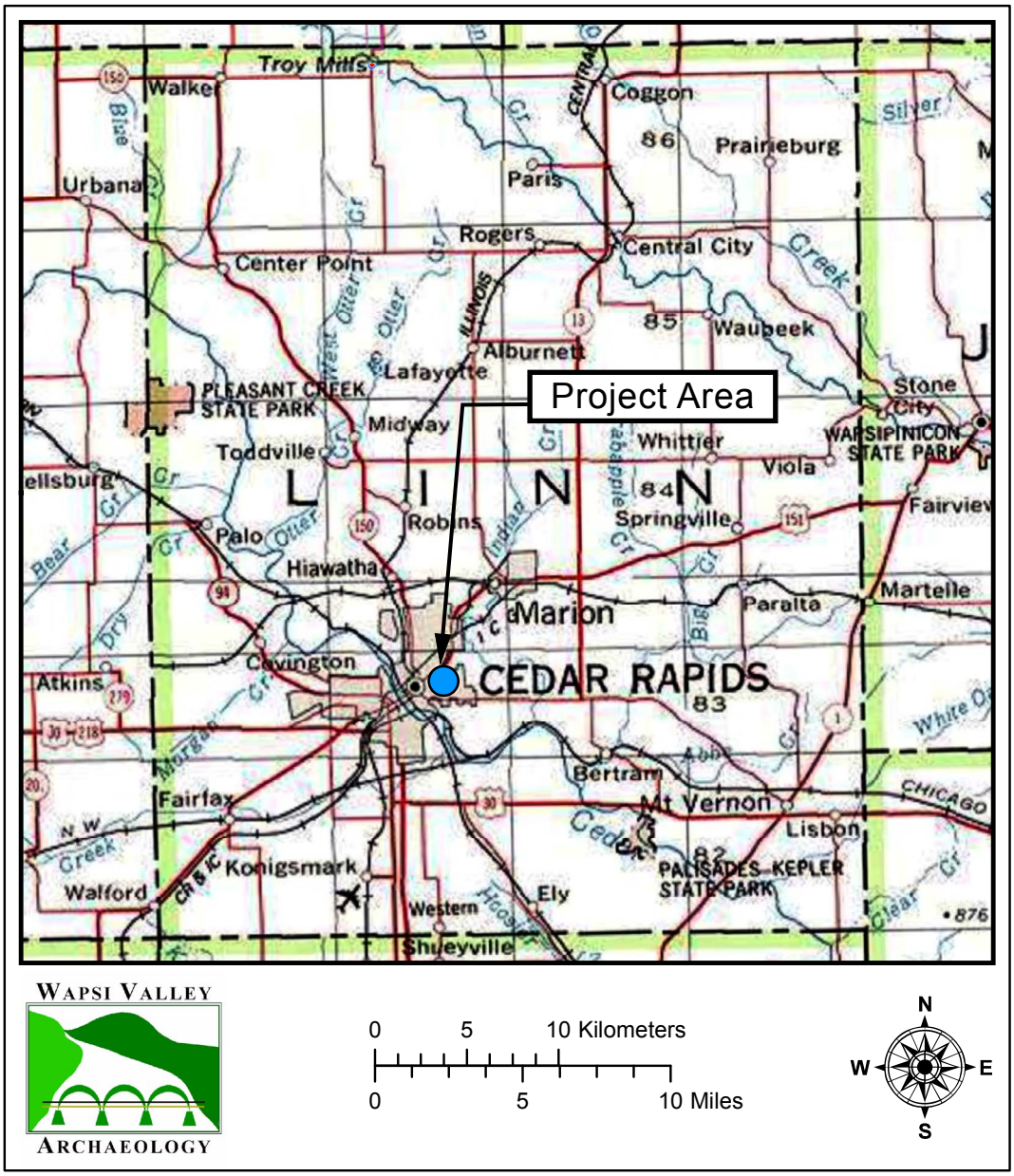
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Warren House II
Address: 360 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11498
Related District Number: 57-11394



Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

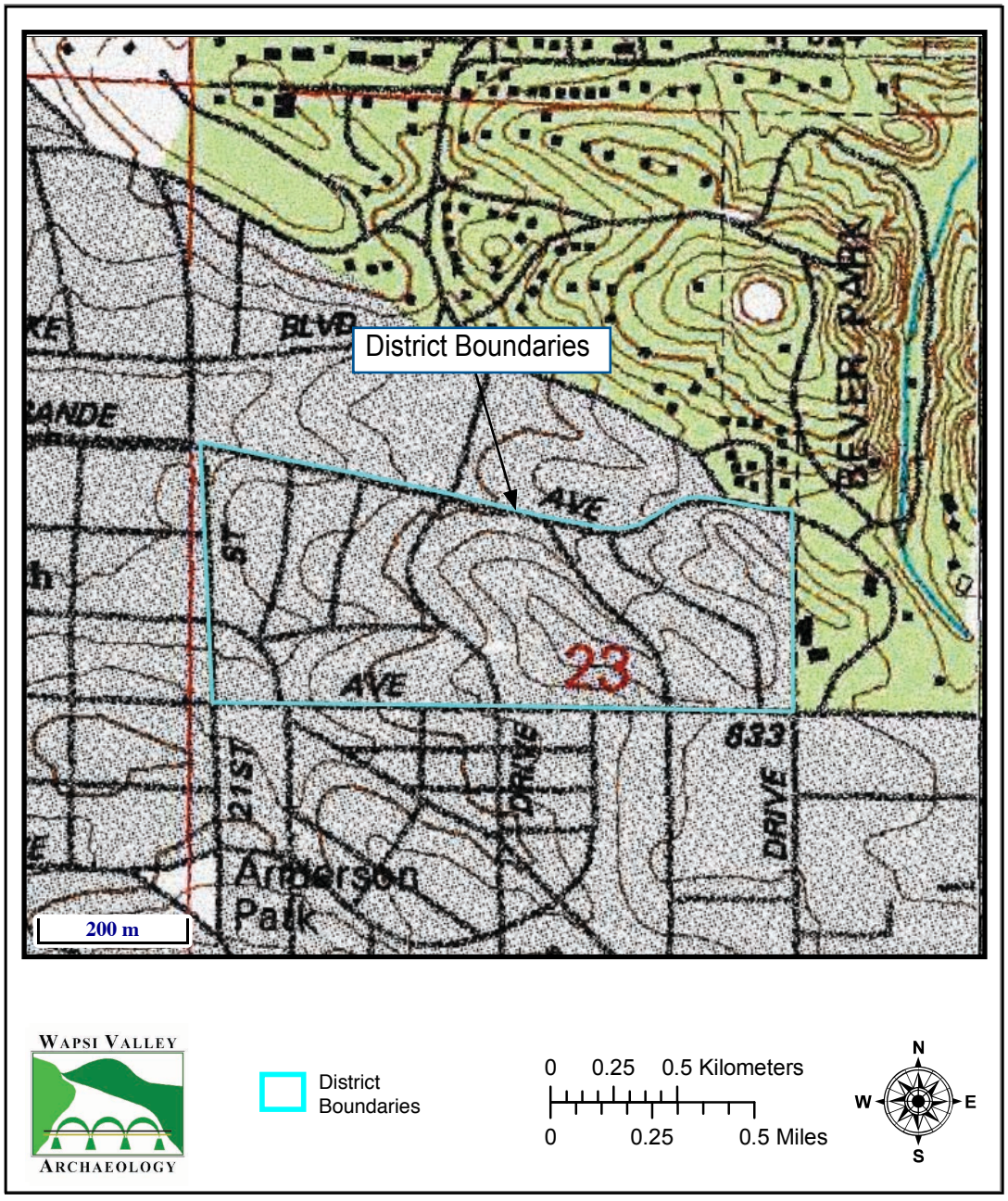
STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Warren House II
Address: 360 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11498
Related District Number: 57-11394



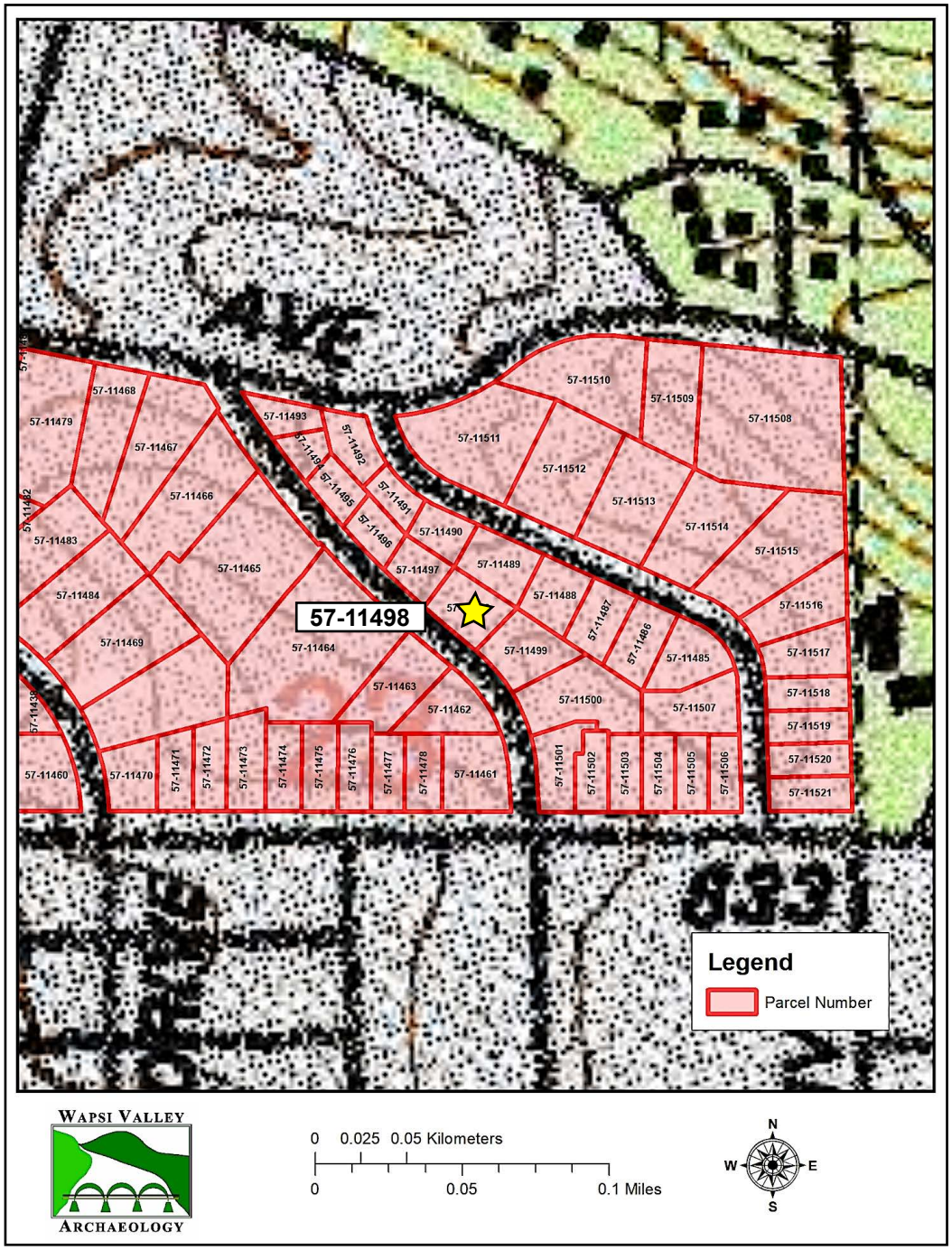
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Warren House II
Site Number: 57-11498
Address: 360 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



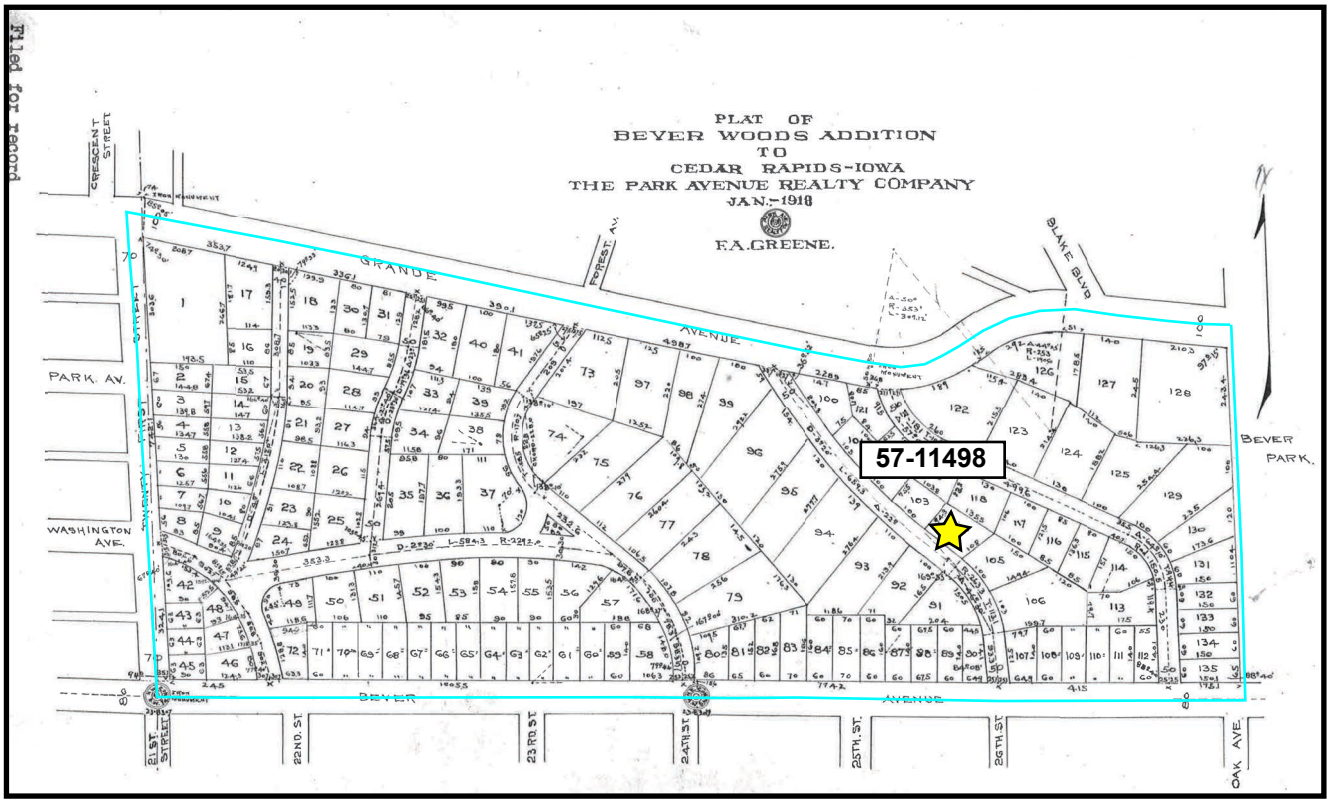
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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Name of Property: D.W. and Bertha Warren House II
Site Number: 57-11498
Address: 360 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Warren House II
Site Number: 57-11498
Address: 360 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Warren House II
Site Number: 57-11498
Address: 360 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 360 Woodland Drive SE (57-11498). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: D.W. and Bertha Warren House II
Site Number: 57-11498
Address: 360 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



360 Woodland Drive SE (57-11498), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11499 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Ward Baker House

B) Other names: _____

- **Location**

A) Street address: 366 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11499 Address: 366 Woodland Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Ward Baker House	Linn
Name of Property	County
366 Woodland Drive SE	Cedar Rapids
Address	City

Ward Baker House, Site Inventory Number 57-11499

Address: 366 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1919 building is a two-story, hipped-roofed brick and stucco house. The main materials are stucco siding and asphalt roof. The entrance portico has a segmented arch roof with rectilinear sides and bay window above. A first-level side volume recedes from the main volume of the house. A brick first level surrounds the house, and the second level is stucco. Some of the wood windows appear to be original, and some are replacements. A two-car detached garage with breezeway is on back of the house.

S. J. Van Kuren is listed as living in this house in 1925.[1]

Date of Construction: 1919

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1978 garage is not contributing to the property.

National Register Eligibility:
The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 633.

Ward Baker House	Linn
Name of Property	County
366 Woodland Drive SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

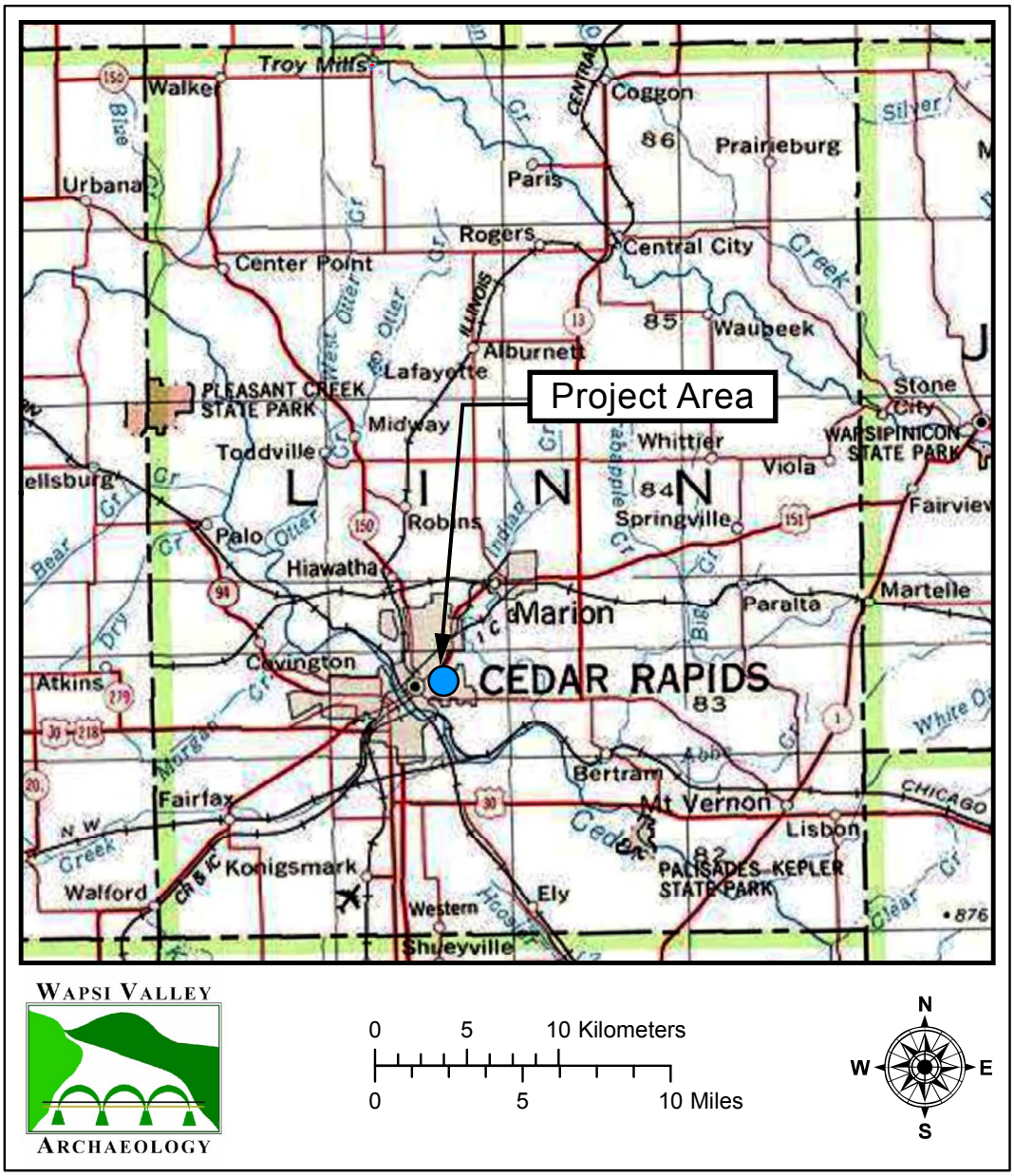
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ward Baker House
Address: 366 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11499
Related District Number: 57-11394



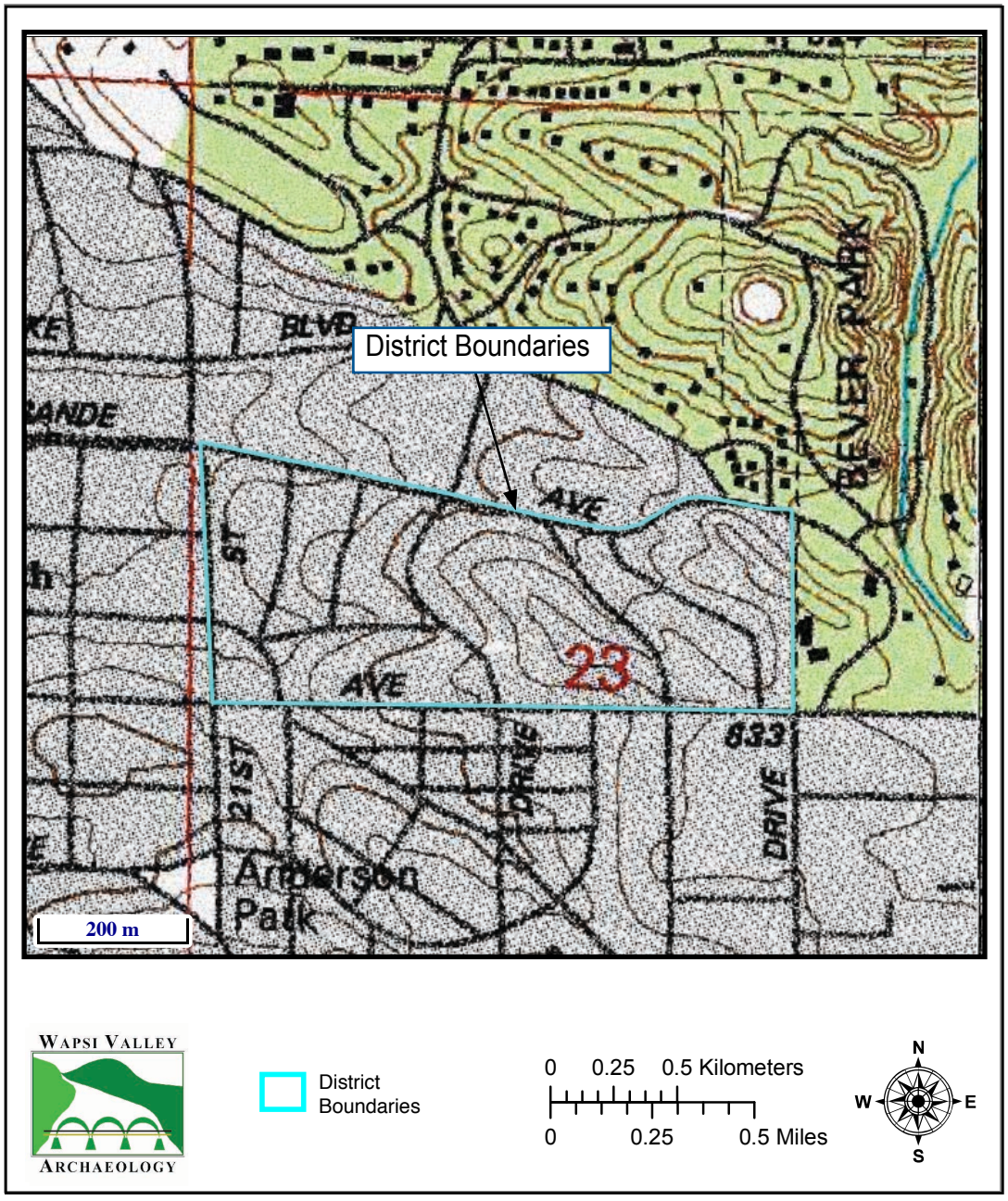
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: Ward Baker House
Site Number: 57-11499
Address: 366 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



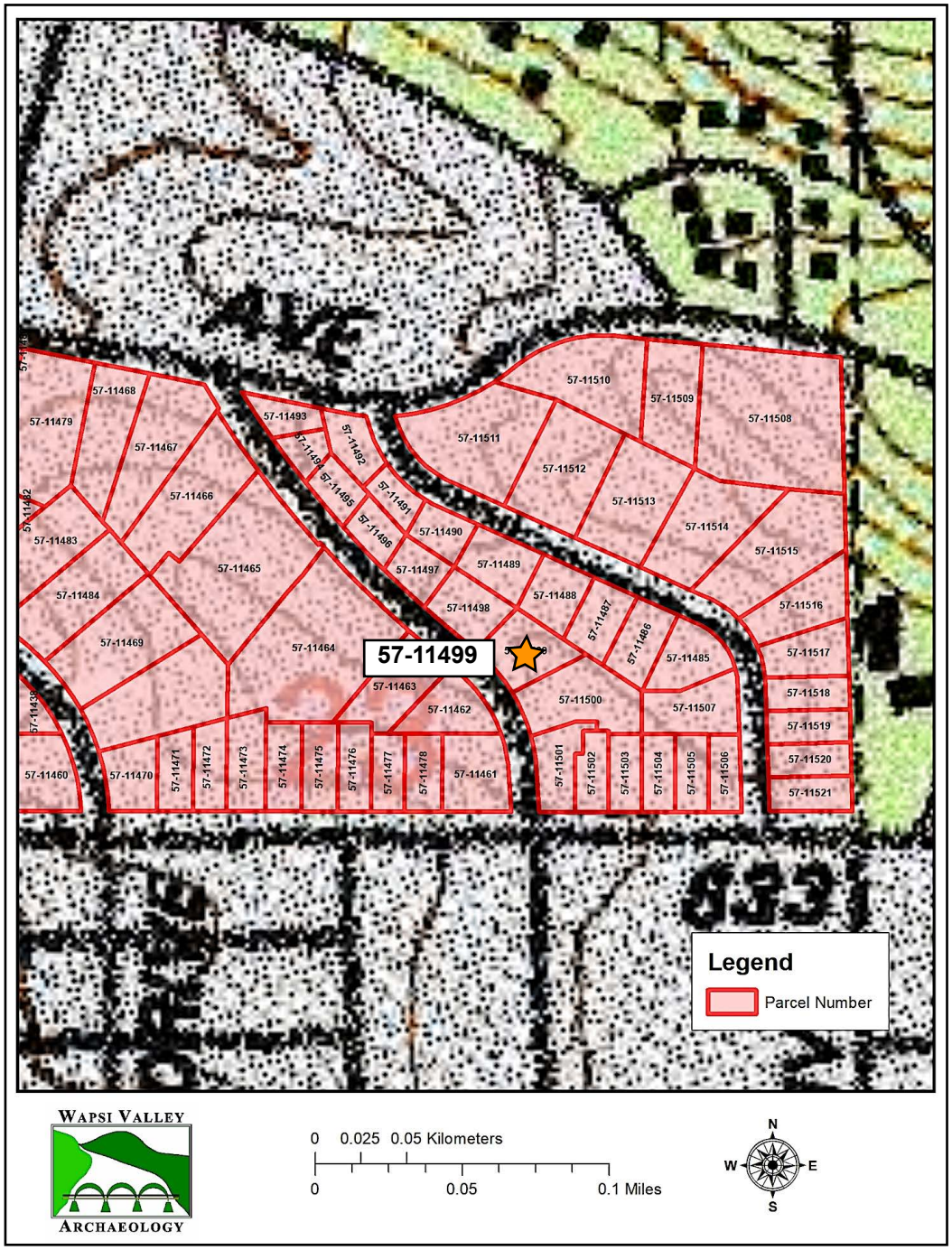
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ward Baker House
Site Number: 57-11499
Address: 366 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

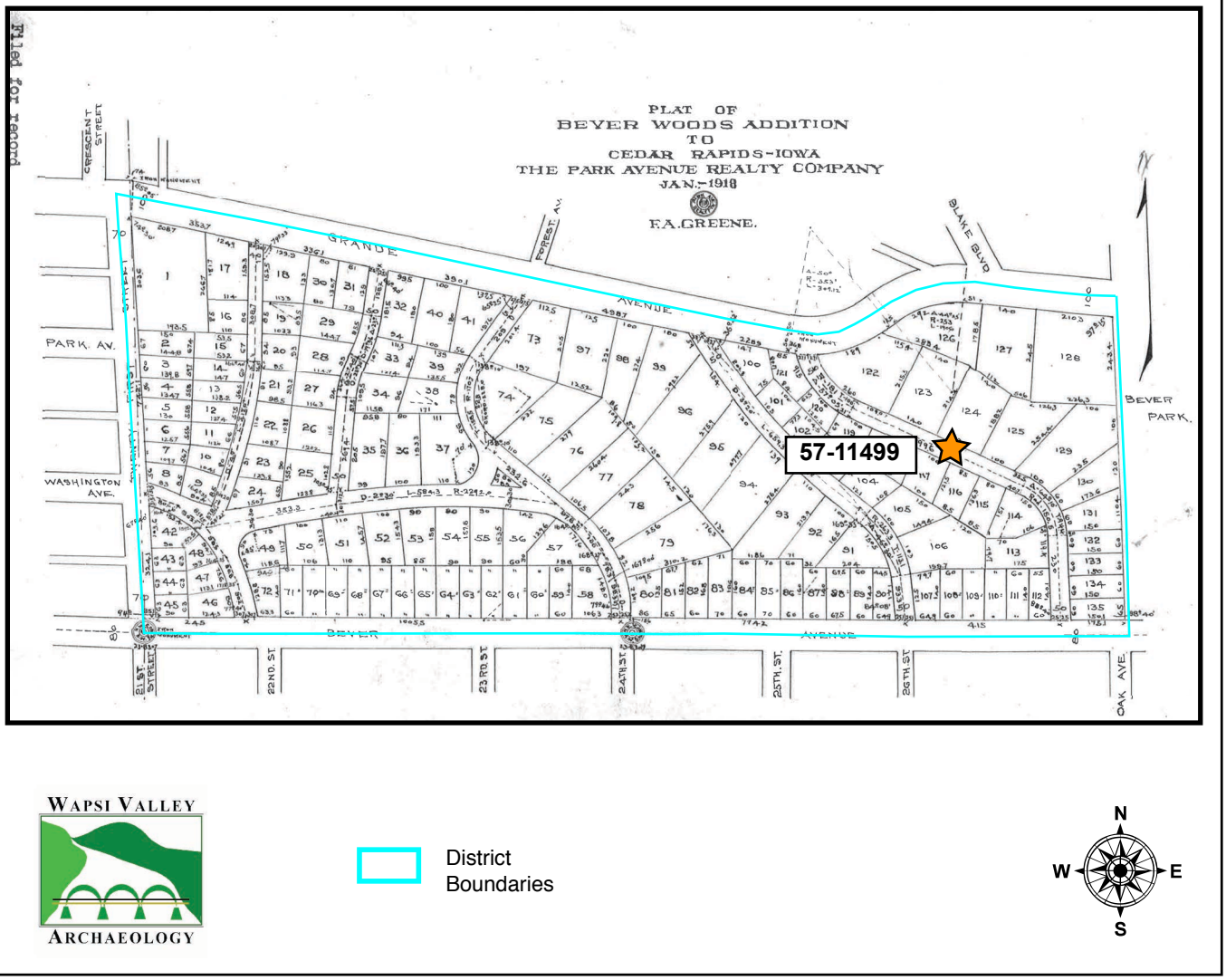
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ward Baker House
Address: 366 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11499
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Ward Baker House
Site Number: 57-11499
Address: 366 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Ward Baker House
Site Number: 57-11499
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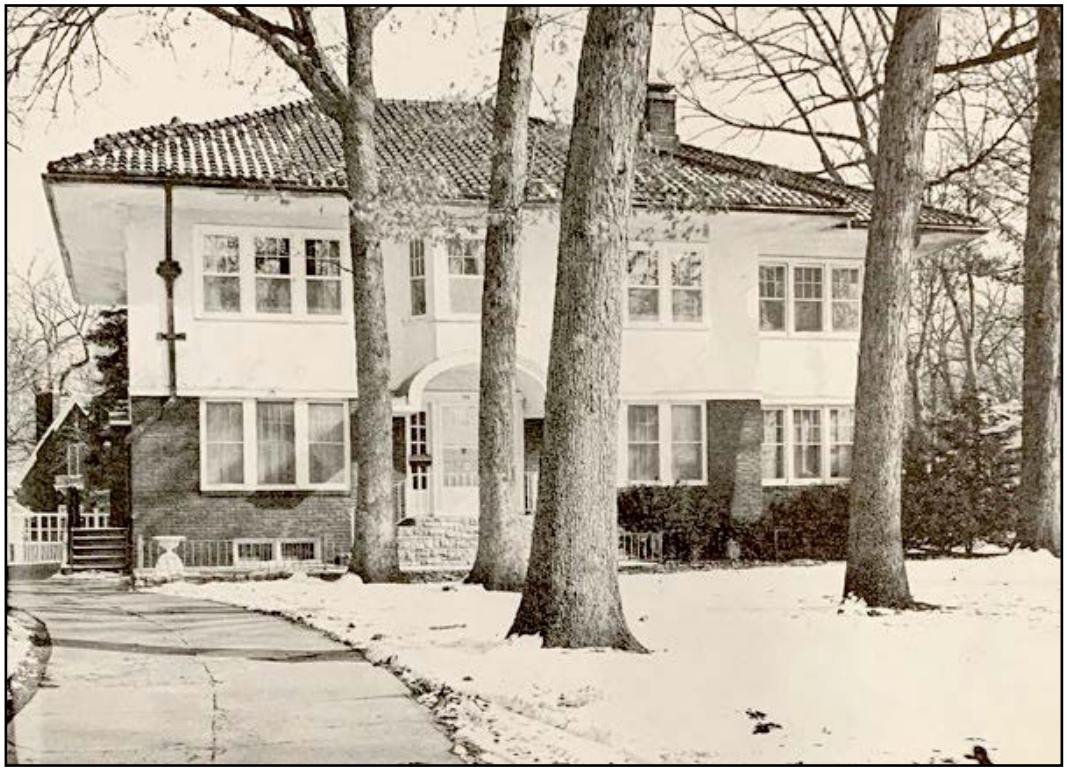
Sketch map of 366 Woodland Drive SE (57-11499). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ward Baker House
Site Number: 57-11499
Address: 366 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1973 photograph of 366 Woodland Drive SE (Site Inventory No. 57-11499).
Source: Cliff Doe & Company, The History Center, Cedar Rapids, Iowa.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ward Baker House
Site Number: 57-11499
Address: 366 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



366 Woodland Drive SE (57-11499), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11500 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Andrew McKinnon House I

B) Other names: _____

- **Location**

A) Street address: 370 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11500 Address: 370 Woodland Drive SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1940 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Andrew McKinnon House I	Linn
Name of Property	County
370 Woodland Drive SE	Cedar Rapids
Address	City

Andrew McKinnon House I, Site Inventory Number 57-11500

Address: 370 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1940 building is a two-story side-gable-roof house with a side addition. The main materials are wood siding and asphalt roof. The second level protrudes from the first level. Two pilasters adorn the entrance portico. The front door has sidelites. The wood windows appear to be original. An attached two-car garage is accessed by a breezeway and matches the house's design.

Historic Background:
Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula and she was born in Scotland.

Date of Construction: 1940

Integrity:
The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. Integrity of design is compromised by the garage addition.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior, National Park Service, 1997.

Andrew McKinnon House I	Linn
Name of Property	County
370 Woodland Drive SE	Cedar Rapids
Address	City

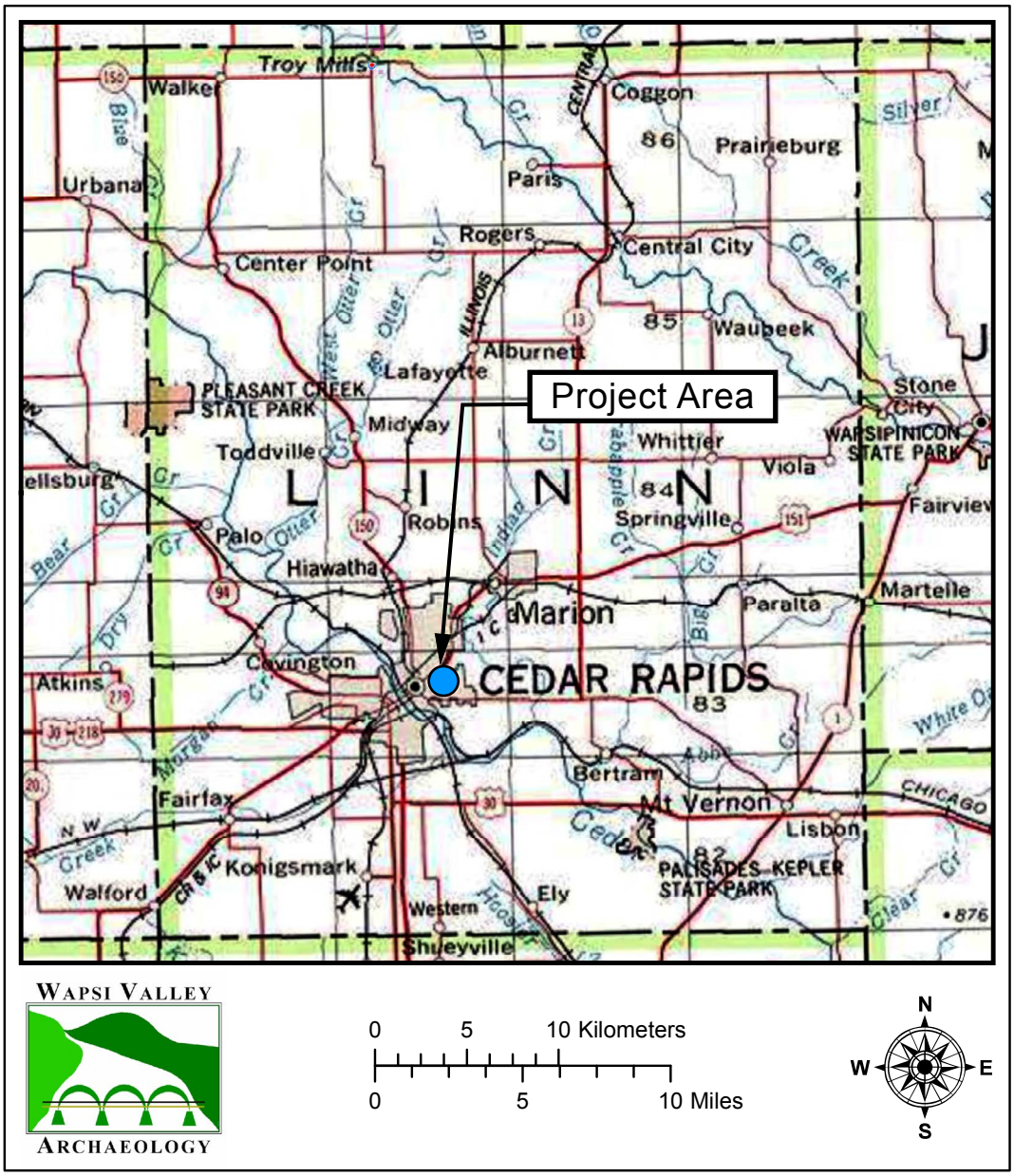
Western Historical Company. *History of Linn County, Iowa.* Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House I
Site Number: 57-11500
Address: 370 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



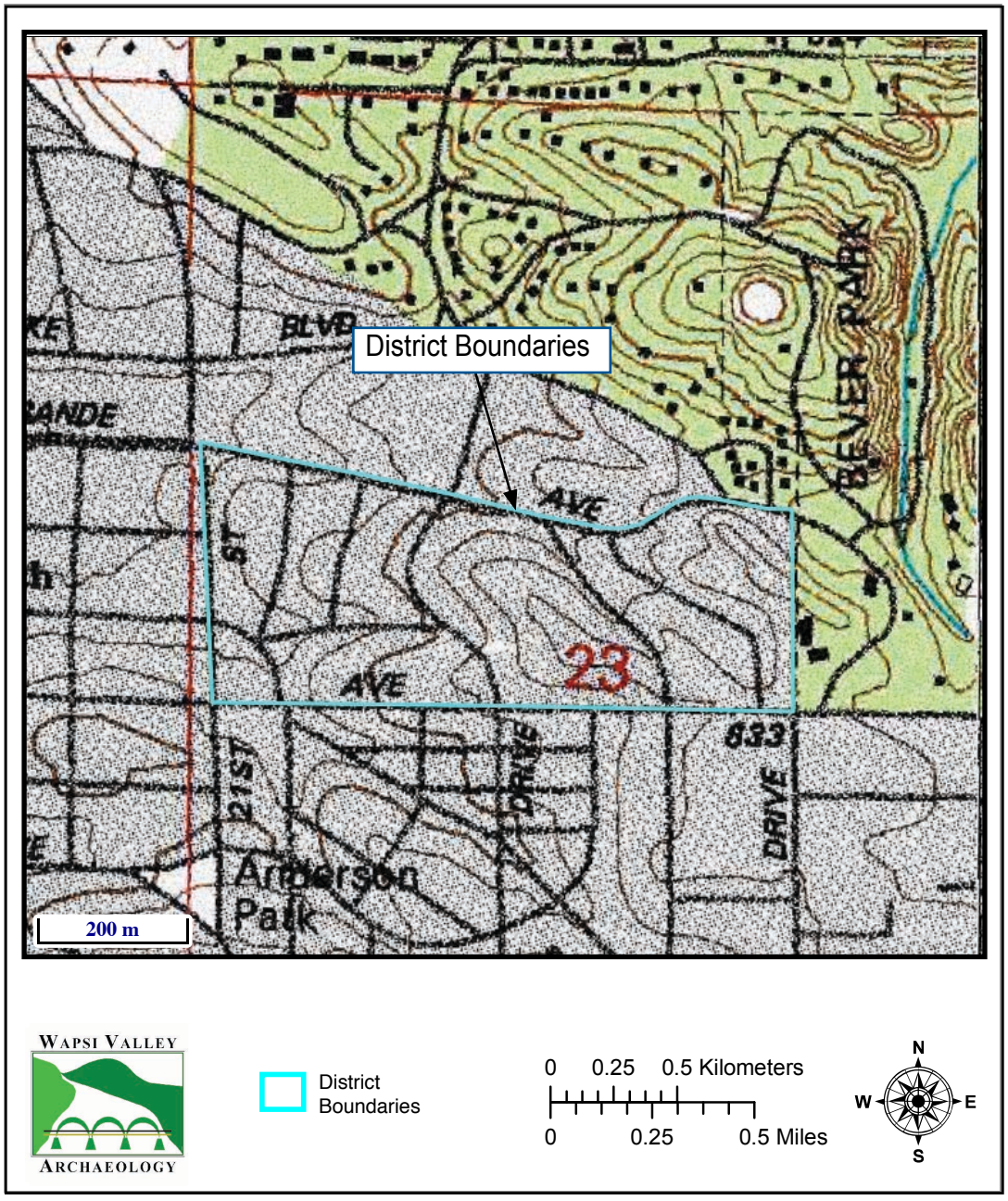
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House I
Site Number: 57-11500
Address: 370 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



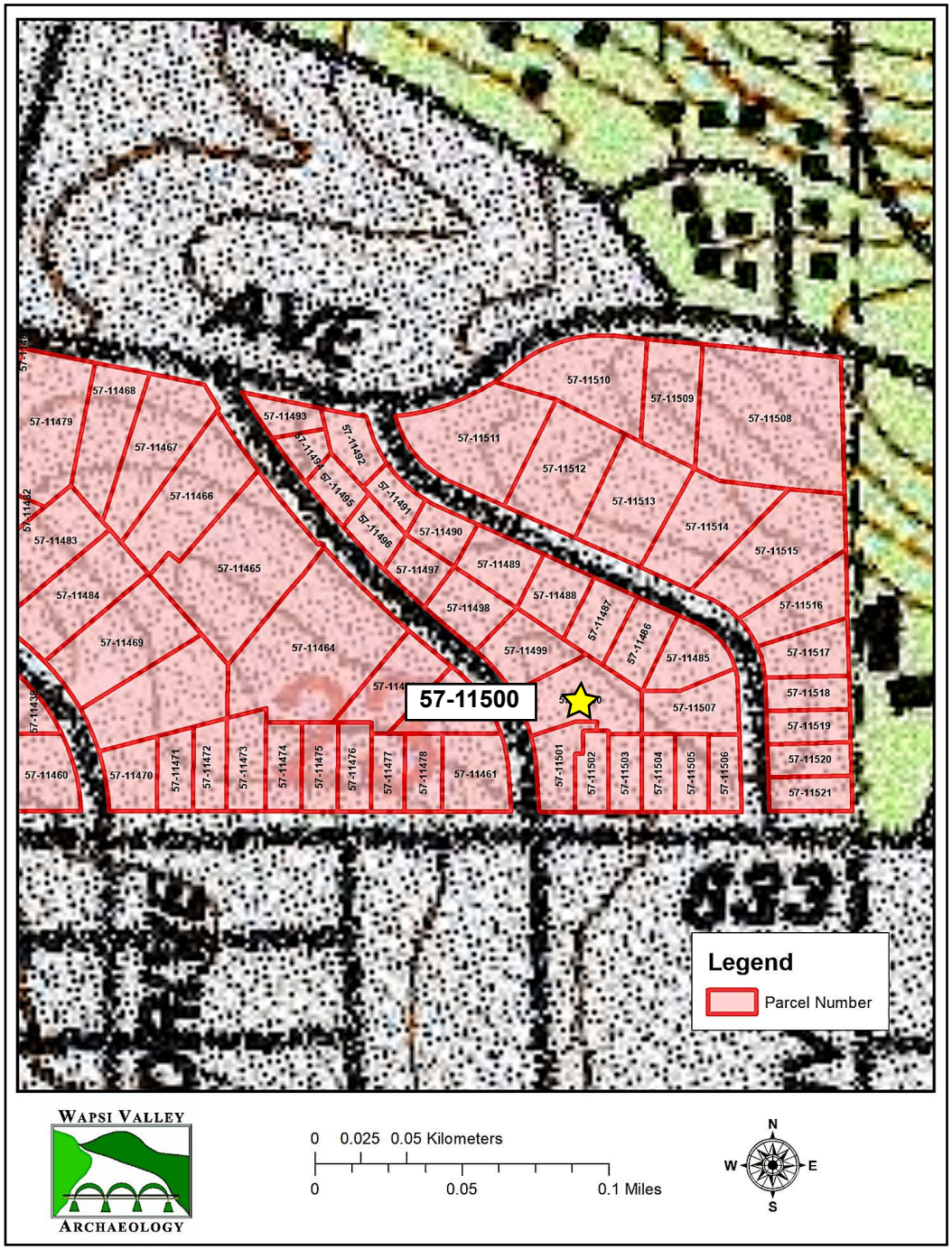
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House I
Site Number: 57-11500
Address: 370 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



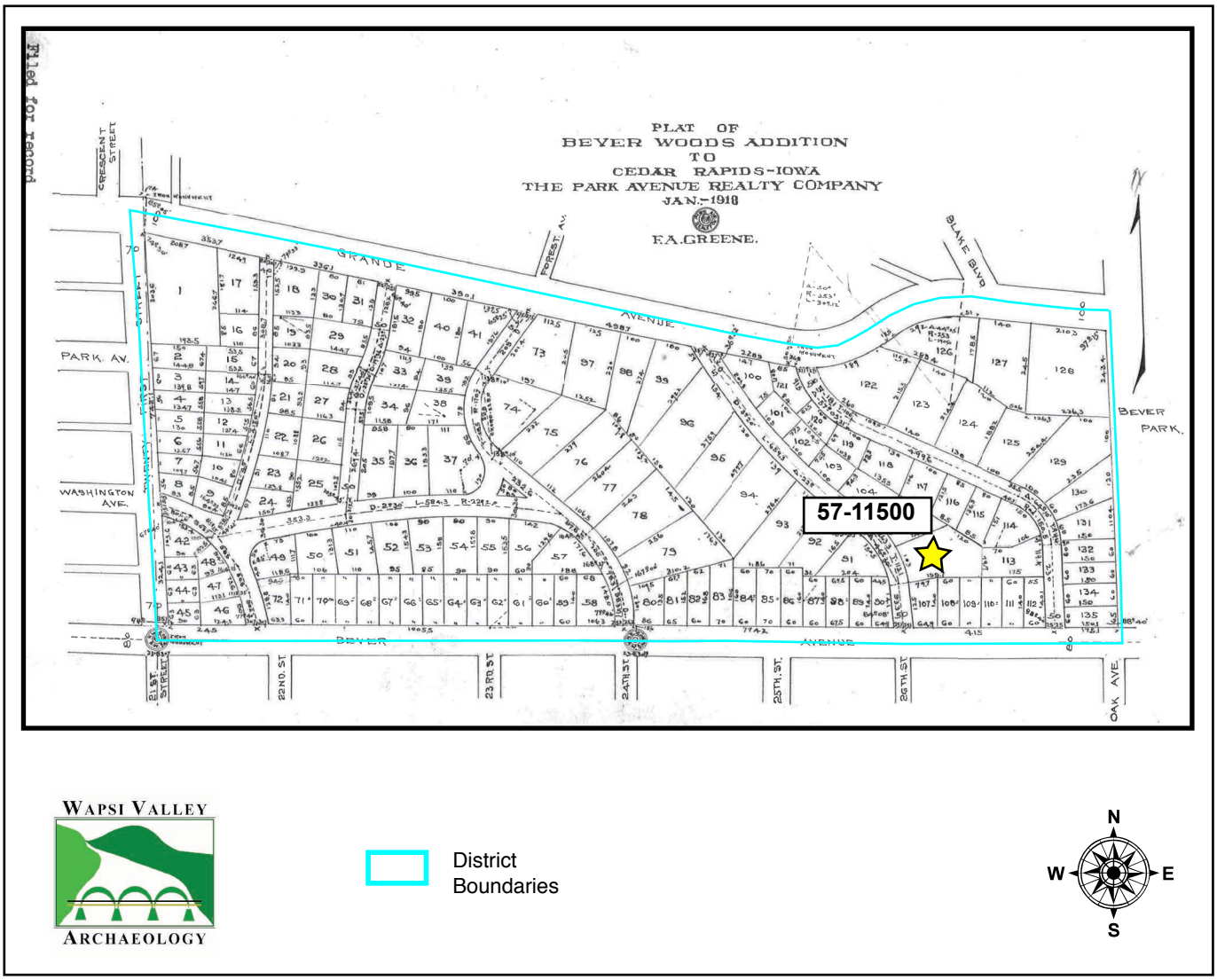
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House I
Site Number: 57-11500
Address: 370 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House I
Site Number: 57-11500
Address: 370 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House I
Site Number: 57-11500
Address: 370 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 370 Woodland Drive SE (57-11500). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House I
Site Number: 57-11500
Address: 370 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



370 Woodland Drive SE (57-11500), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11501 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Andrew McKinnon House II

B) Other names: _____

- **Location**

A) Street address: 372 Woodland Drive SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
__	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☒ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
01 No style	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11501 Address: 372 Woodland Drive SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes ☒ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes ☒ No ☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes ☒ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes ☒ No ☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions

D) Period(s) of significance

E) Significant dates
Construction date
1925 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Andrew McKinnon House II	Linn
Name of Property	County
372 Woodland Drive SE	Cedar Rapids
Address	City

Andrew McKinnon House II, Site Inventory Number 57-11501

Address: 372 Woodland Drive SE, Cedar Rapids, Iowa 52403

Description of the property:
The building is a one-and-a-half-story side-gable house with attached garage, recent additions, and a new façade. The main materials are vinyl siding and asphalt roof. A gazebo is a prominent feature in the front yard.

Historic Background:
Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula and she was born in Scotland.

Date of Construction: 1925

Integrity:
The house has various styles and recent additions that do not represent the architectural characteristics of the time of construction. New windows, additional architectural features and a different siding substantially affected the original building's style. An attached 2017 two-car garage is prominent in the façade. The house has integrity of location and setting. However, integrity of design, materials, workmanship, feeling, and association have been lost due to the changes to the house and property.

National Register Eligibility:
The house is not National Register-eligible because of extensive changes made to its original design. It no longer exhibits the architectural characteristics of the early to mid-1900s, which are present in the residential Bever Woods Neighborhood in this area of Cedar Rapids. This house does not contribute to the Bever Woods District.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

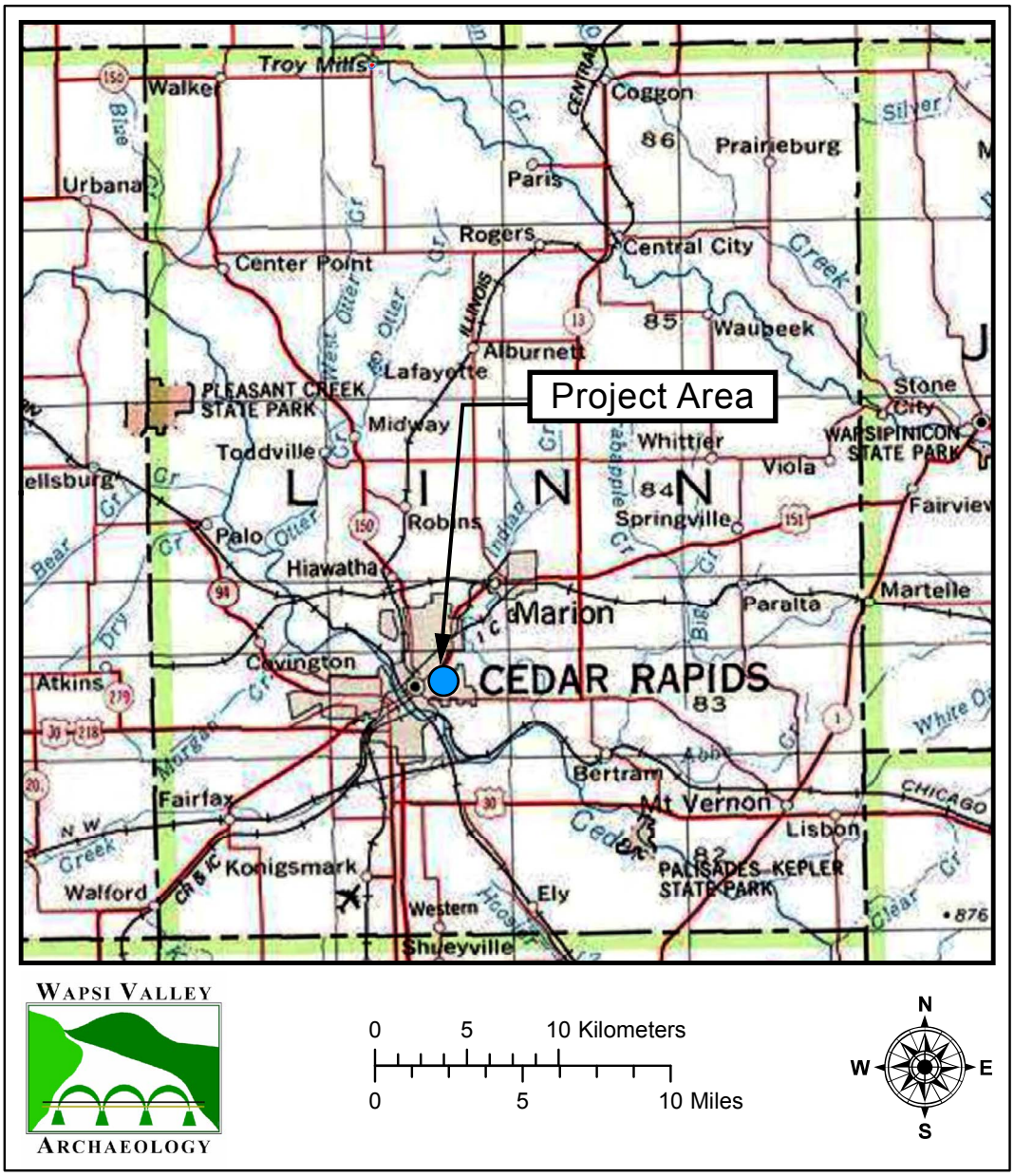
Andrew McKinnon House II	Linn
Name of Property	County
372 Woodland Drive SE	Cedar Rapids
Address	City

Western Historical Company. *History of Linn County, Iowa.* Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House II
Site Number: 57-11501
Address: 372 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



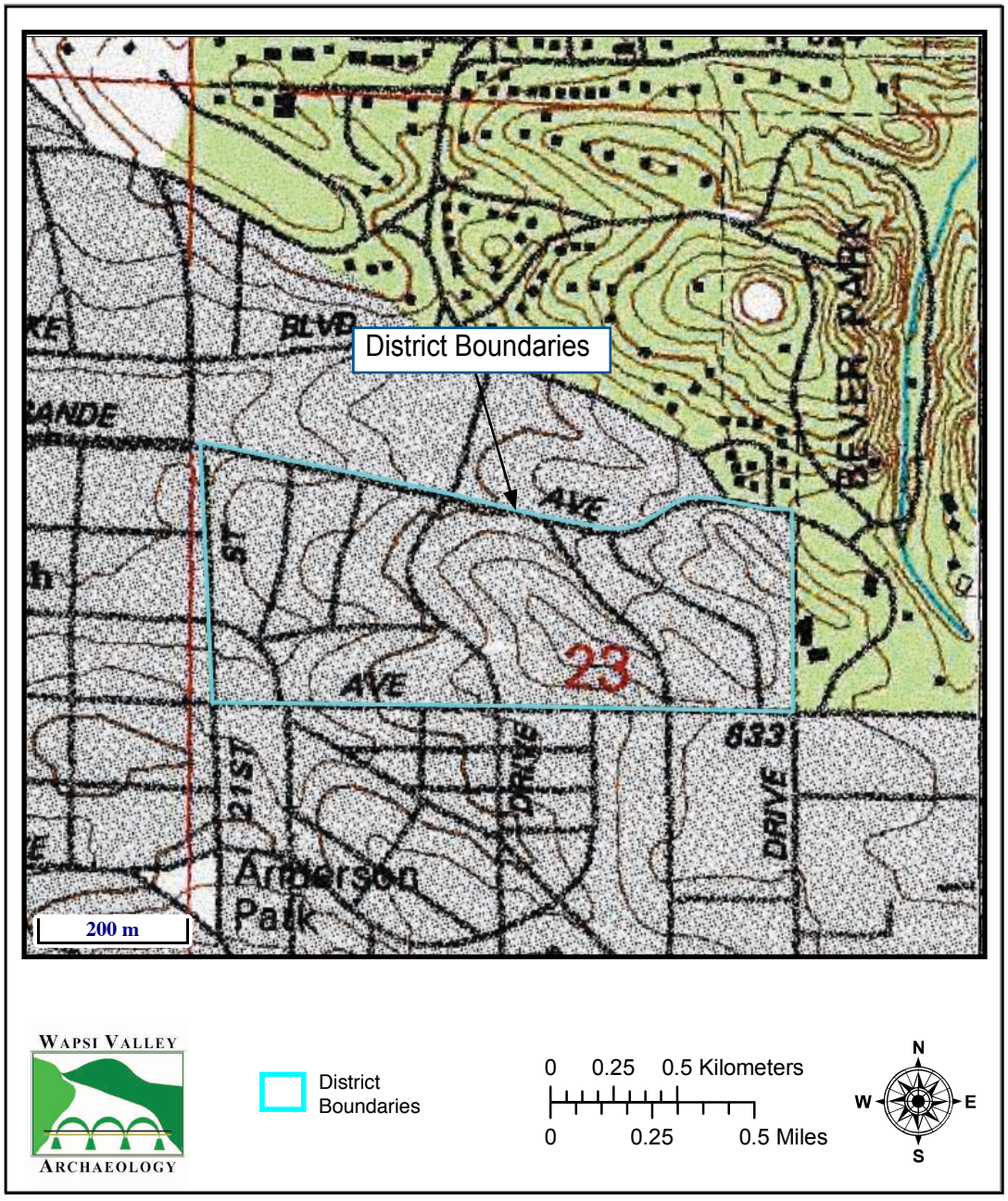
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: Andrew McKinnon House II
Site Number: 57-11501
Address: 372 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



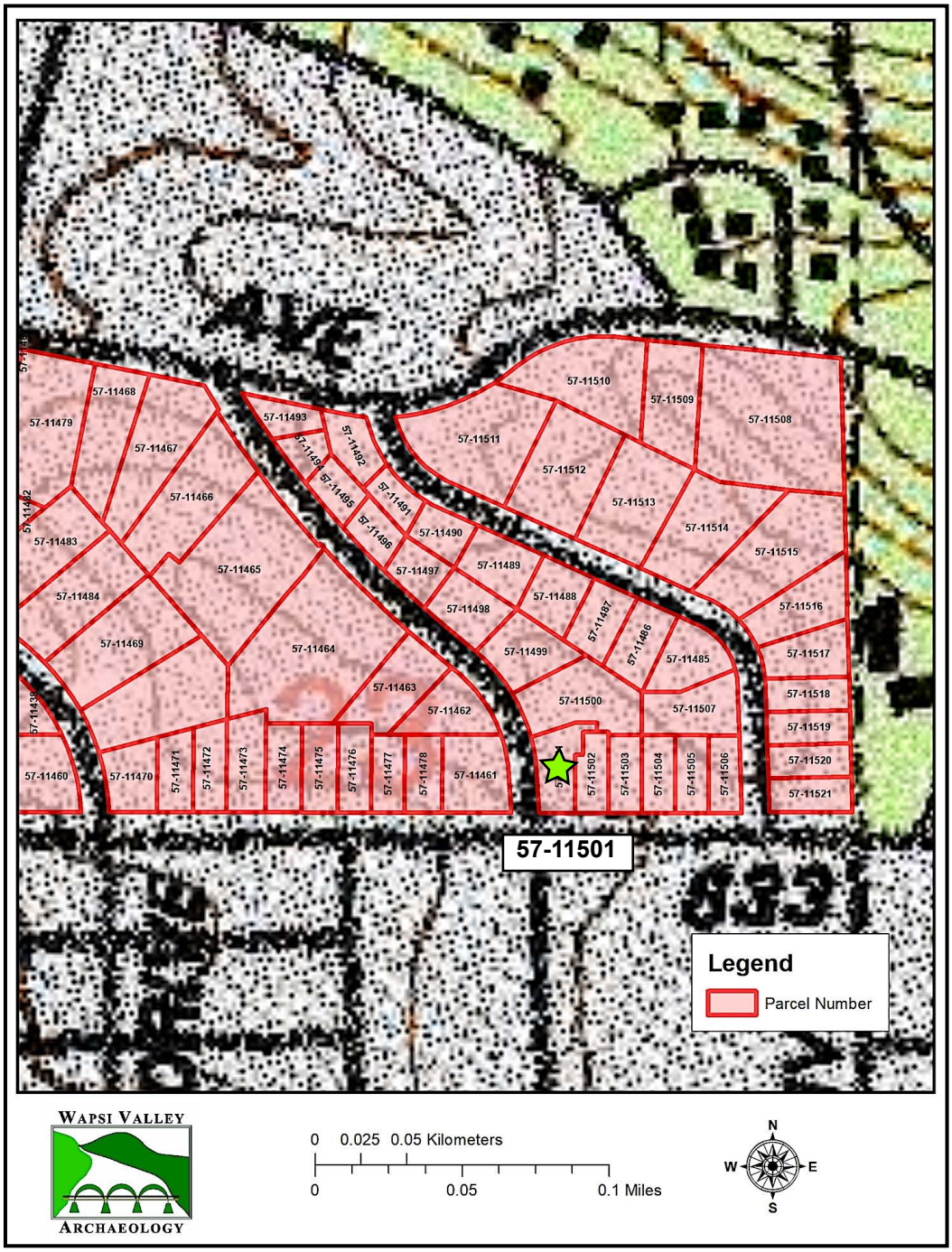
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House II
Site Number: 57-11501
Address: 372 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

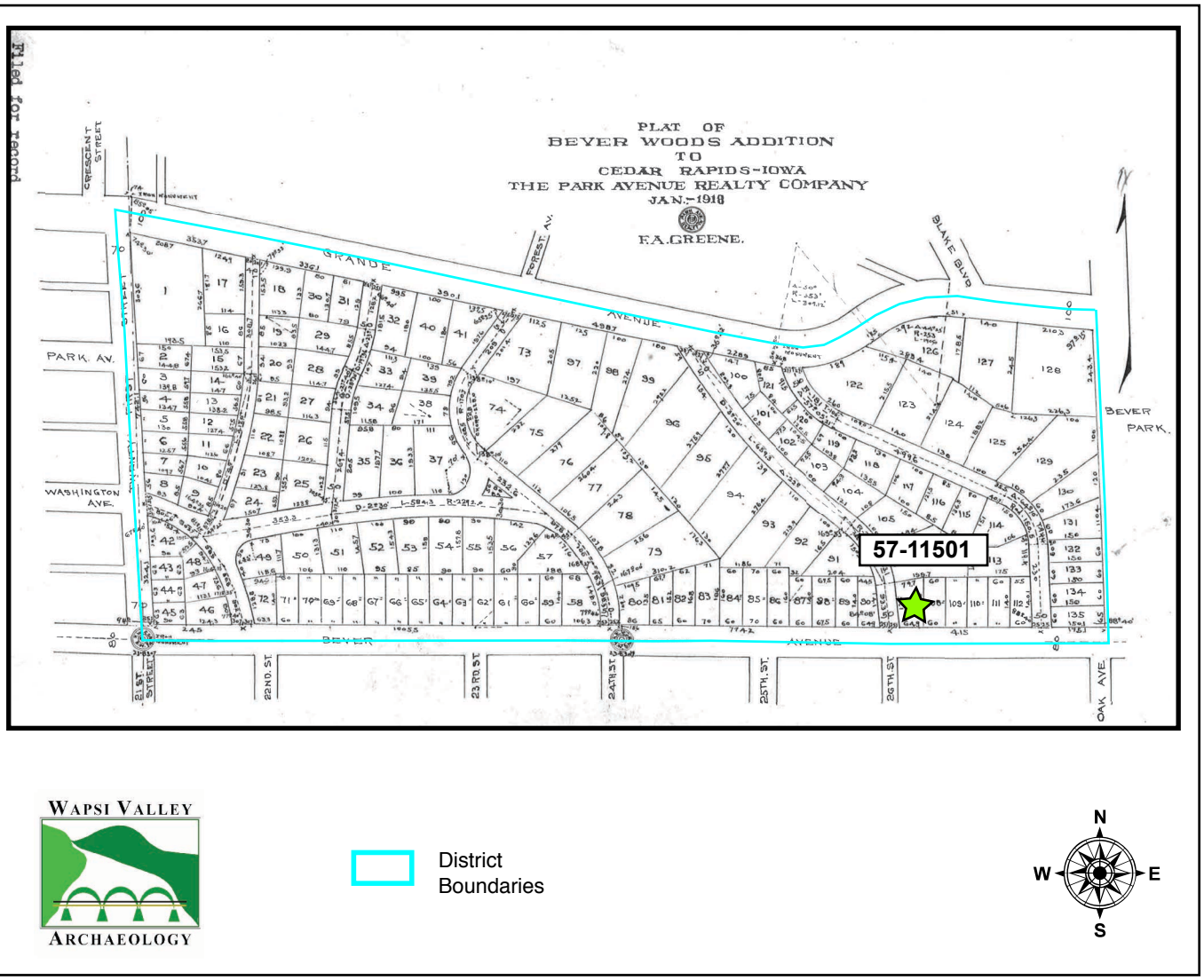
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House II
Address: 372 Woodland Drive SE
City: Cedar Rapids County: Linn

Site Number: 57-11501
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House II
Site Number: 57-11501
Address: 372 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House II
Site Number: 57-11501
Address: 372 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 372 Woodland Drive SE (57-11501). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House II
Site Number: 57-11501
Address: 372 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1959 photograph of 2250 Washington Avenue SE (Site Inventory No. 57-11434).
Source: Y & G Realty, The History Center, Cedar Rapids, Iowa.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House II
Site Number: 57-11501
Address: 372 Woodland Drive SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



372 Woodland Drive SE (57-11501), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11502 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Andrew McKinnon House III

B) Other names: _____

- **Location**

A) Street address: 2608 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
10F Cottage	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11502 Address: 2608 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1937 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Andrew McKinnon House III	Linn
Name of Property	County
2608 Bever Avenue SE	Cedar Rapids
Address	City

Andrew McKinnon House III, Site Inventory Number 57-11502

Address: 2608 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1937 building is a one-and-a-half-story wood house with cross-gable roof, entrance gable-roof volume, and a front shed portico. The main materials are wood siding and asphalt roof. Two wood columns support the entrance portico. The windows appear to be replacements. A 1978 detached one-car garage matches the house's design.

Historic Background:
Andrew McKinnon was born in 1859 in Iowa. He was a conductor of steam railways. His wife was Lula and she was born in Scotland.

Date of Construction: 1937

Integrity:
The Cottage-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1978 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

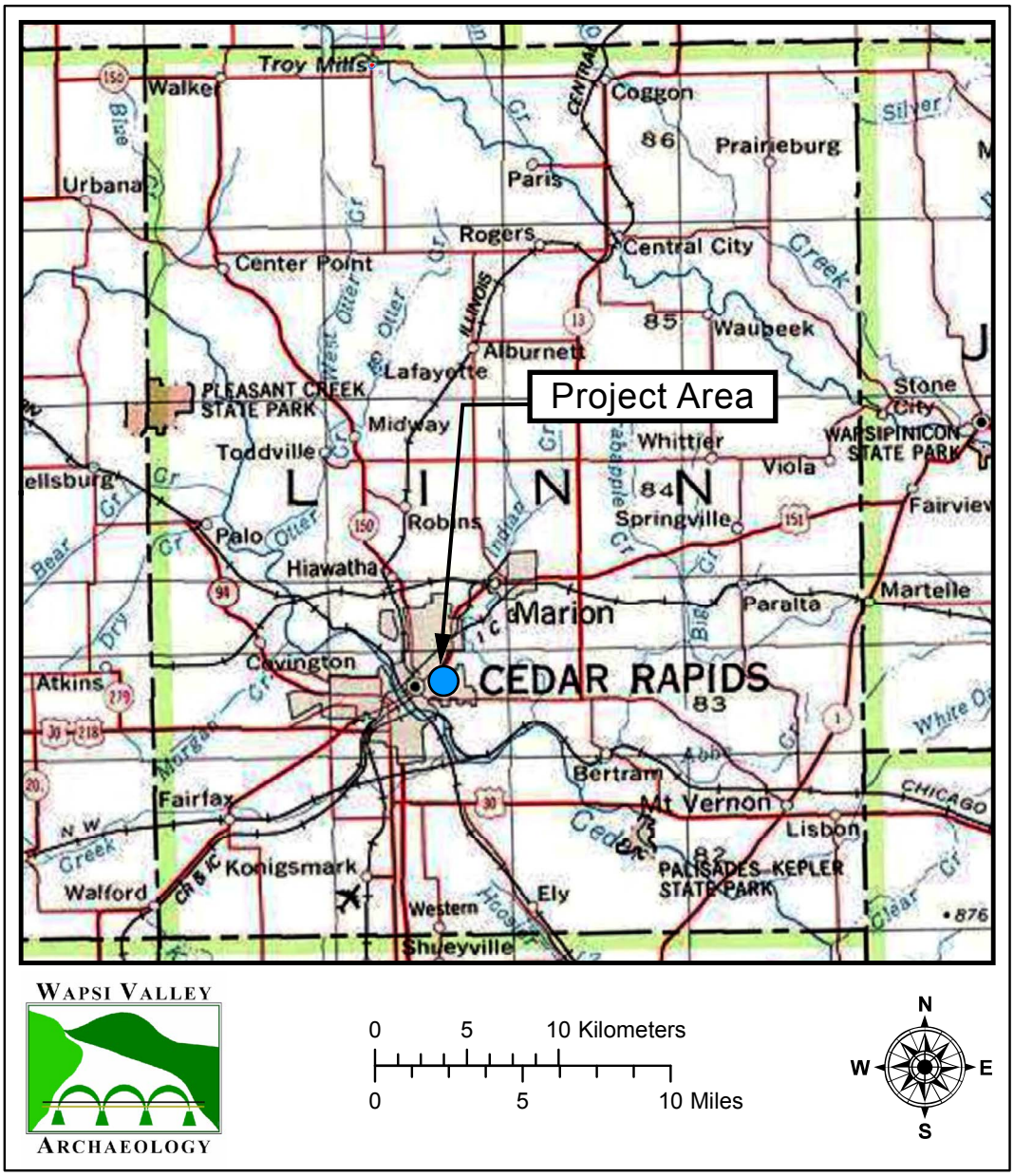
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House III
Site Number: 57-11502
Address: 2608 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

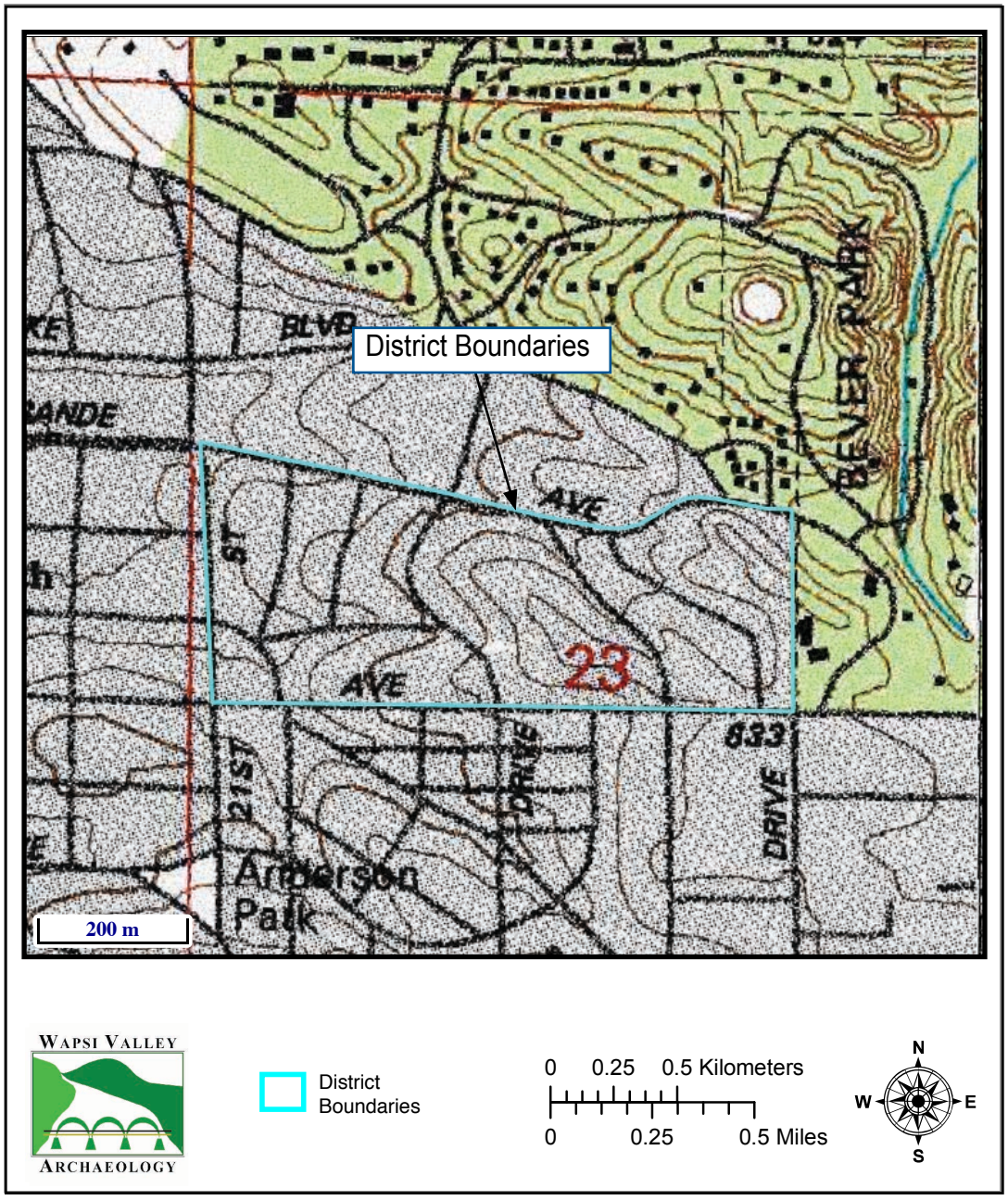


Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House III
Site Number: 57-11502
Address: 2608 Bever Avenue SE
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City: Cedar Rapids County: Linn



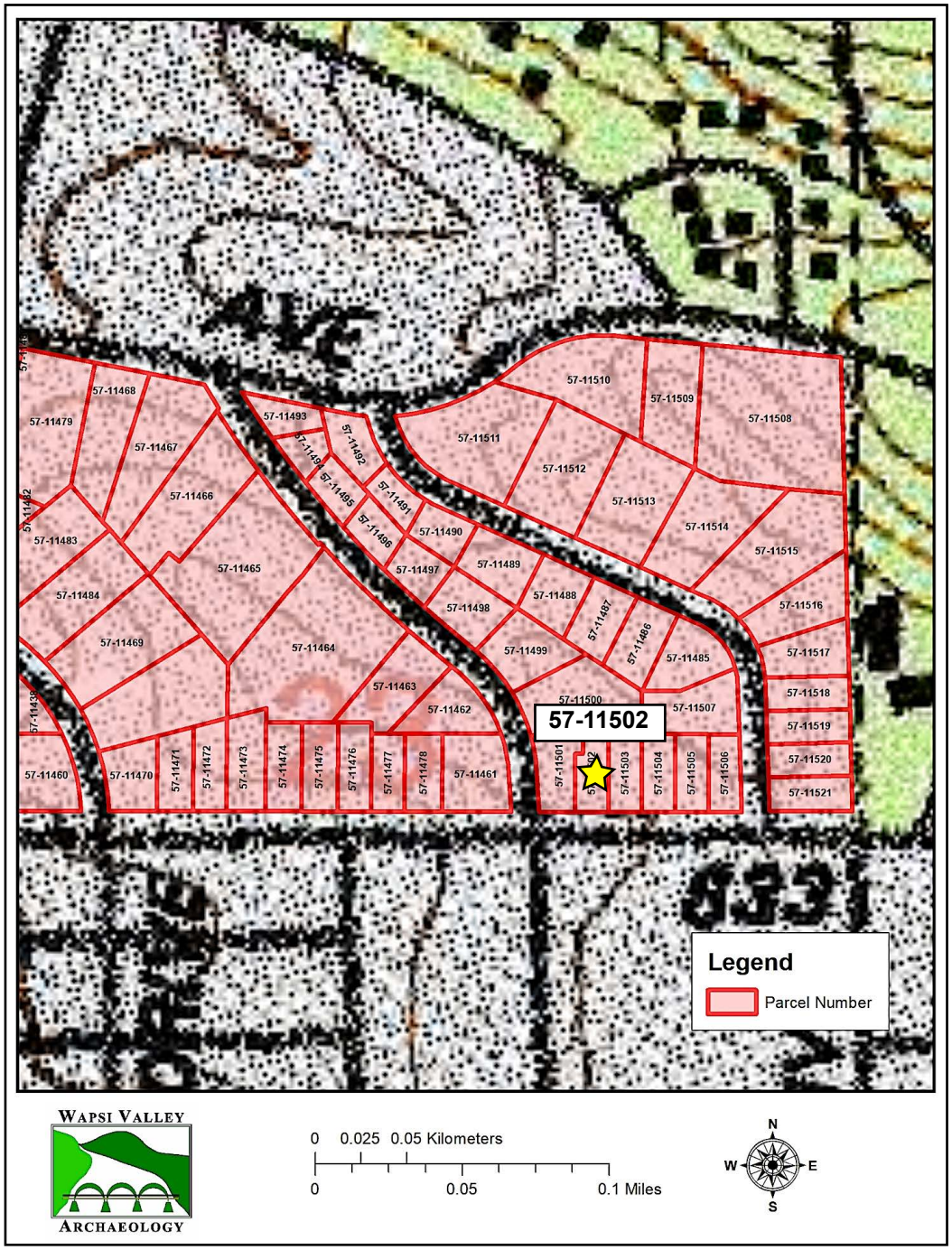
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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Name of Property: Andrew McKinnon House III
Site Number: 57-11502
Address: 2608 Bever Avenue SE
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City: Cedar Rapids County: Linn



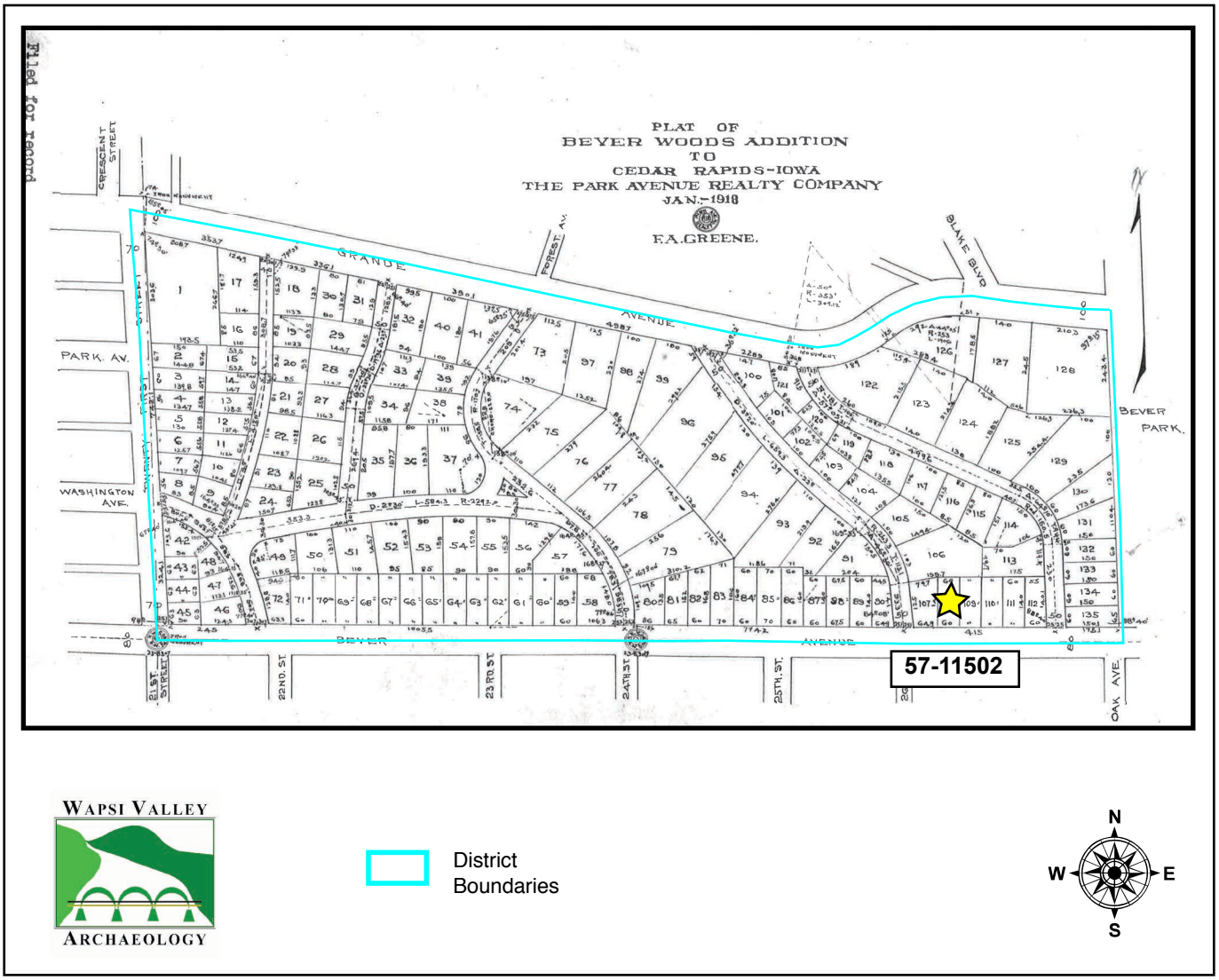
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House III
Site Number: 57-11502
Address: 2608 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Andrew McKinnon House III
Site Number: 57-11502
Address: 2608 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House III
Site Number: 57-11502
Address: 2608 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2608 Bever Avenue SE (57-11502). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Andrew McKinnon House III
Site Number: 57-11502
Address: 2608 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2608 Bever Avenue SE (57-11502), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11503 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Frank Volak House

B) Other names: _____

- **Location**

A) Street address: 2614 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
07E02 Craftsman	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11503 Address: 2614 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
2614 Bever Avenue SE	Cedar Rapids
Address	City

Frank Volak House, Site Inventory Number 57-11503

Address: 2614 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story cross-gable-roof house with front gable-roof entrance portico. Two wood decorative brackets support the portico. The main materials are stucco siding and asphalt roof. Wood inlay details adorn the façade and portico. The wood windows are original. A detached one-car garage matches the house's design.

Historic Background:
Frank Volack was born in Bohemia in 1887. He was a printer and worked for a printing house in Cedar Rapids. His wife was Anna, his sons Frank and Charles, and his daughter was Mamie.

E. H. Lyon is listed as living in this house in 1925.[1] E. R. Kapuke and M. M. Kaupke are listed as living in the house in 1931.[2]

Date of Construction: 1920

Integrity:
The Craftsman-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1920 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 611.

Cedar Rapids City Directories, January 1, 1931, p. 648.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 611.
[2] *Cedar Rapids City Directories*, January 1, 1931, p. 648.

Error! Reference source not found.	Linn
Name of Property	County
2614 Bever Avenue SE	Cedar Rapids
Address	City

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

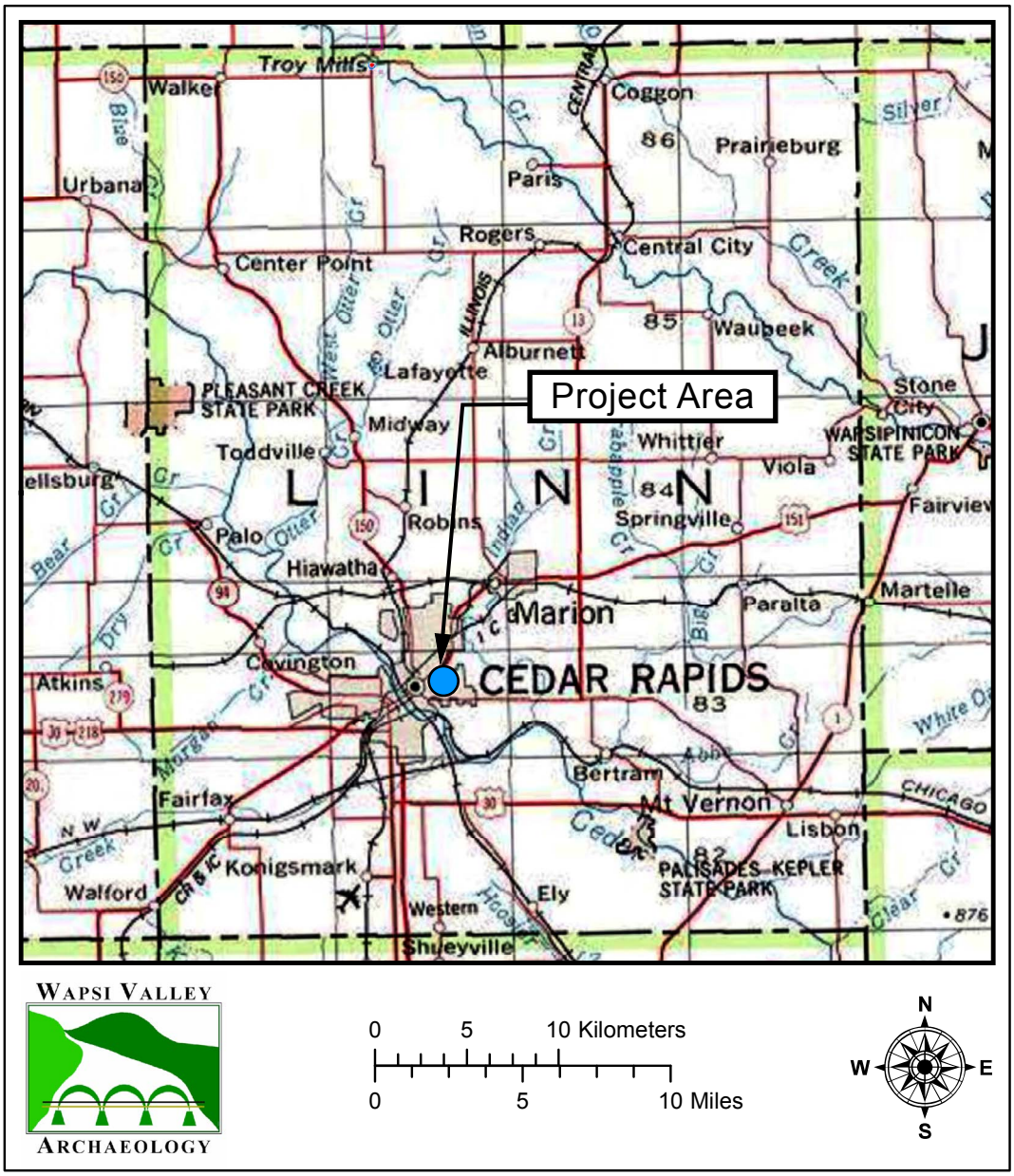
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Volak House
Site Number: 57-11503
Address: 2614 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



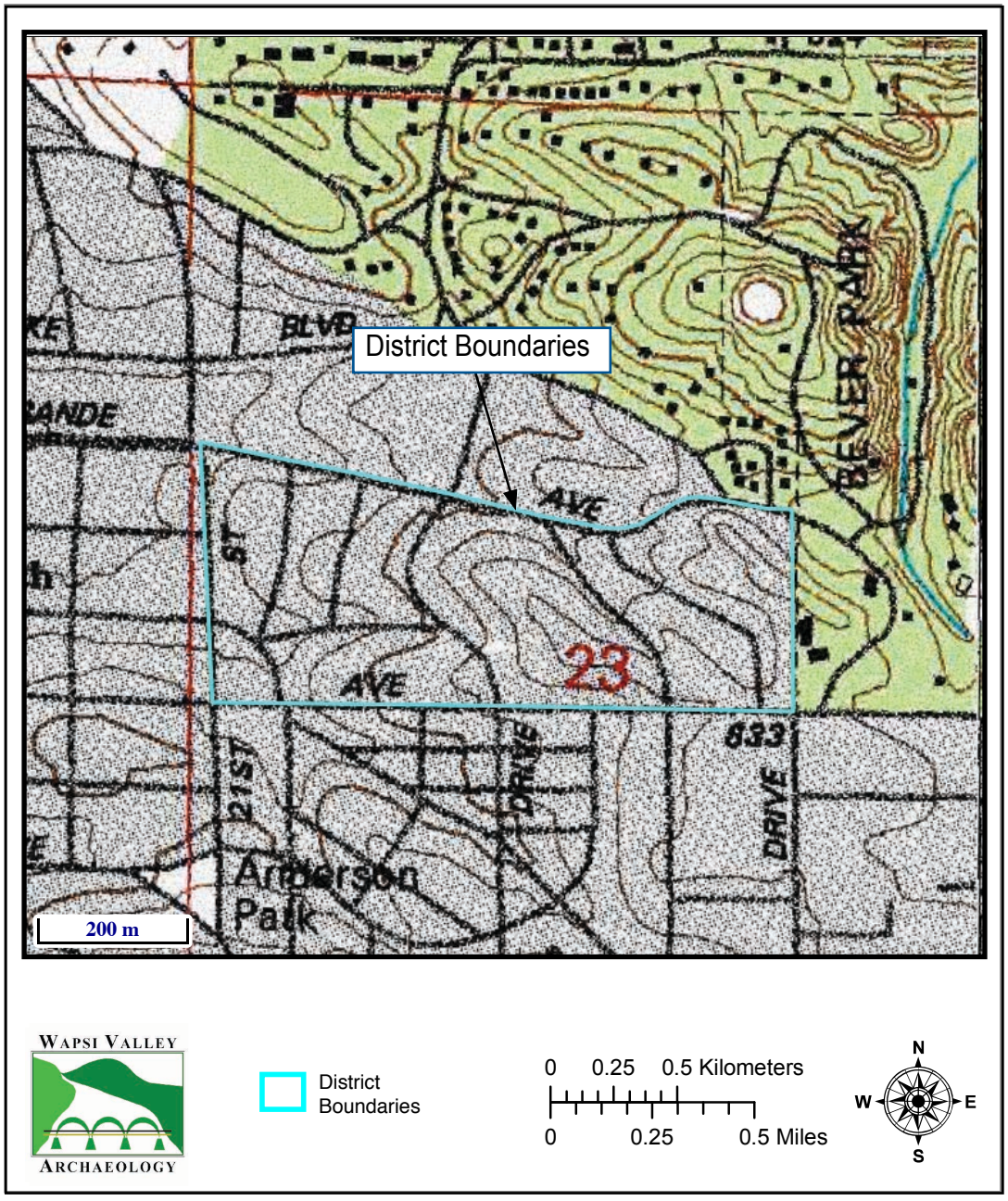
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Volak House
Site Number: 57-11503
Address: 2614 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



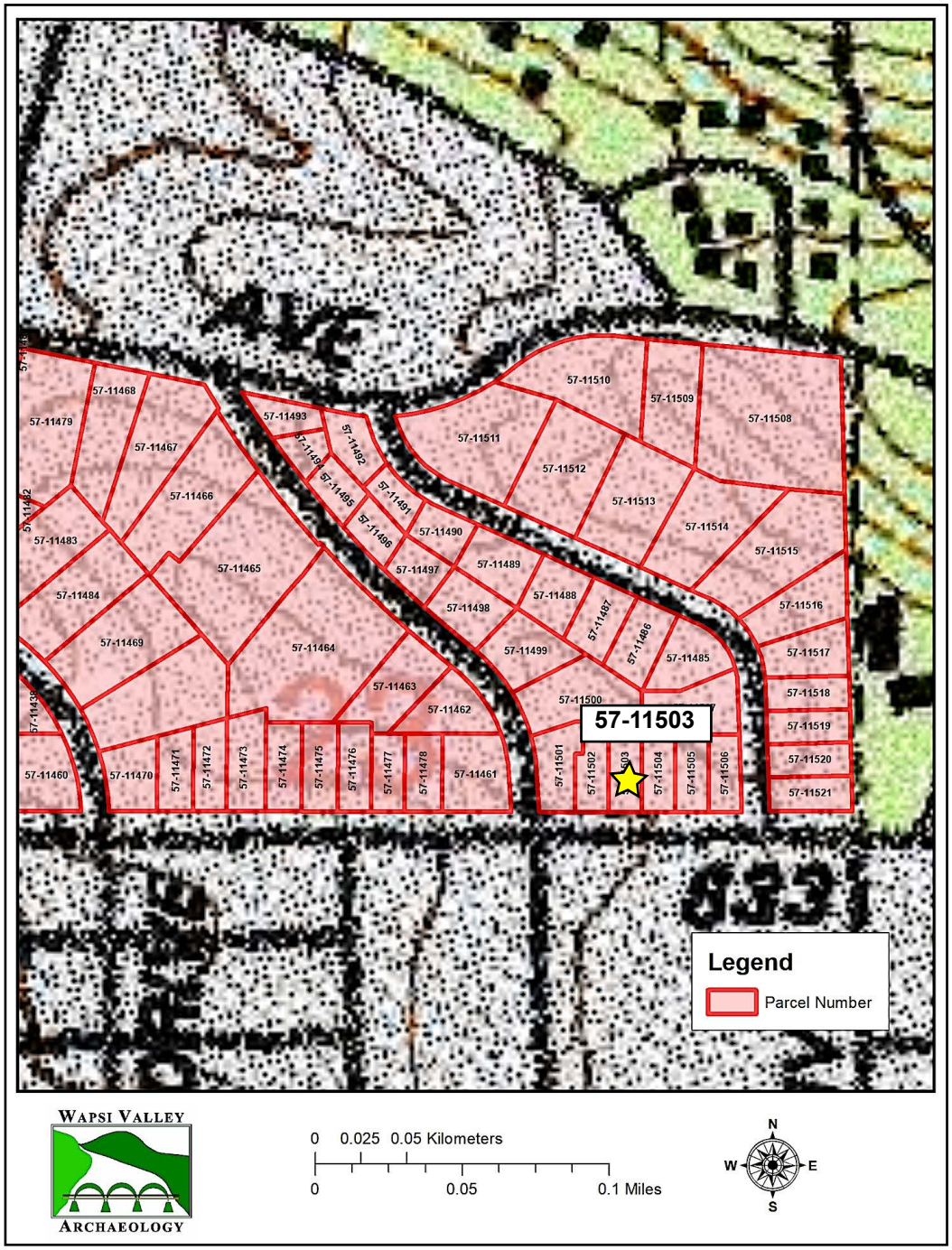
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: House
Site Number: 57-11503
Address: 2614 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



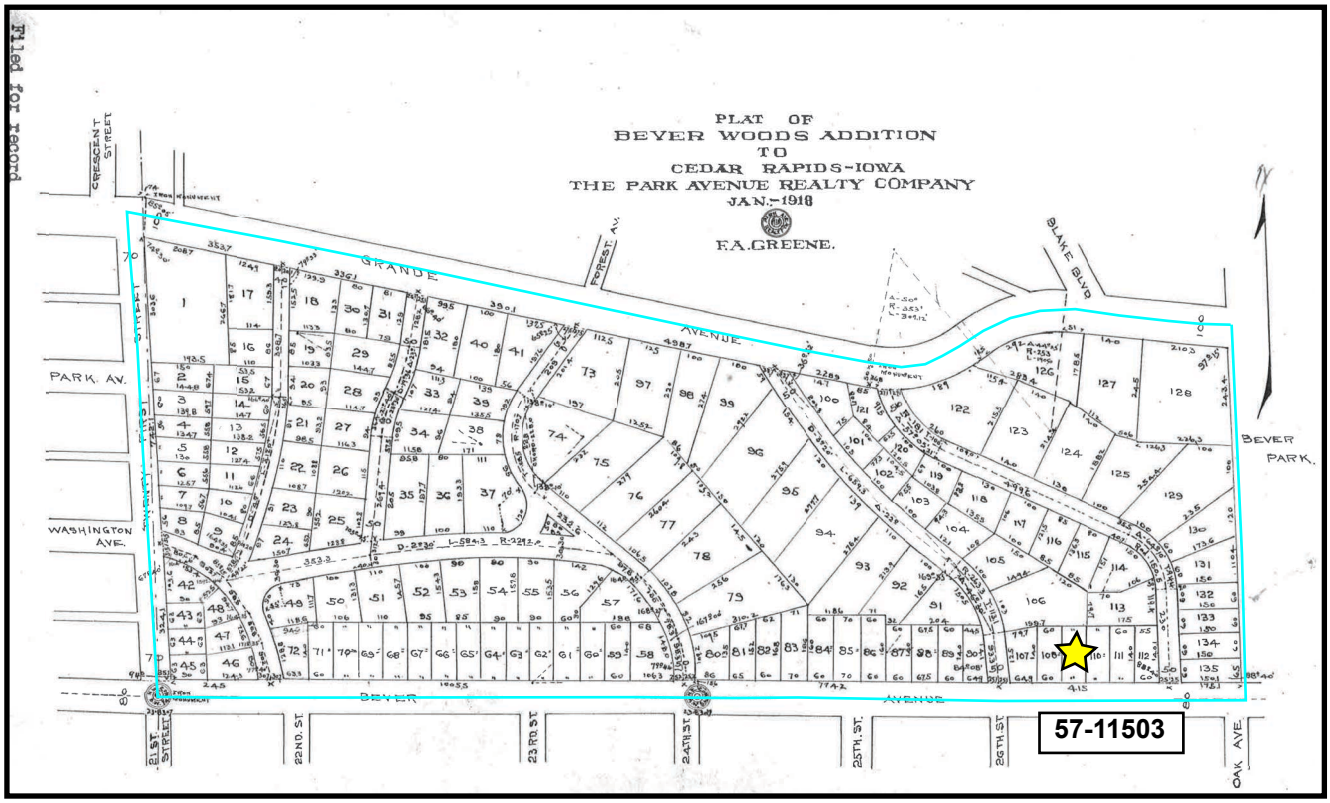
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Volak House
Site Number: 57-11503
Address: 2614 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Volak House
Site Number: 57-11503
Address: 2614 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Frank Volak House
Site Number: 57-11503
Address: 2614 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2614 Bever Avenue SE (57-11503). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Frank Volak House
Site Number: 57-11503
Address: 2614 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2614 Bever Avenue SE (57-11503), view to the north.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11504 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Howard Hall House III

B) Other names: _____

- **Location**

A) Street address: 2618 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
__	Objects		__ Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11504 Address: 2618 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Howard Hall House III	Linn
Name of Property	County
2618 Bever Avenue SE	Cedar Rapids
Address	City

Howard Hall House III, Site Inventory Number 57-11504

Address: 2618 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roof. Two brackets support a pediment entrance portico, and a shed awning is on the first level. A first-level side volume has a hipped roof. The wood windows are original. A detached two-car garage matches the house's design.

Historic Background:
Howard Hall was born on December 31, 1895, in Onslow, Iowa. He came to Cedar Rapids at the age of 15 to work as a bookkeeper at a bank. He worked for the commercial National Bank and then later as a teller for Cedar Rapids State Bank. Howard and business partner John Jay purchased a controlling interest in the Carmody Foundry in 1919 and turned the company into a manufacturing business. Hall founded and was the president of Iowa Steel & Iron Works in 1919, and he founded the Iowa Manufacturing Company in 1923 and became president of it in 1929. These two businesses were major employers of the region. Howard Hall was part of a group of investors who acquired Amana Refrigeration from the Amana Society.

Howard married Margaret Douglas in 1924. Margaret was the eldest daughter of George and Irene Douglas, who were the owners of the Brucemore Estate, which is where the newlywed Halls lived.

According to the *Cedar Rapids City Directories*, in 1922, Howard W. Hall lived in the house at 357 Park Terrace SE along with his mother, Margaret, who is also listed as the resident of the house in 1925.[1]

One legacy of the Halls was the Hall Foundation, which began in 1953 with a gift of 20 shares of stock worth $3,080. The foundation's assets had grown to $9 million by 1976. The initial gift came from Margaret Lamey Hall, Howard's mother, who gave the shares in the Iowa Manufacturing Co.[2] The family's foundation benefitted hospitals, medical facilities, non-profit groups, civic and community groups, every college in Cedar Rapids, and arts and culture groups.

Howard, known as an industrialist and philanthropist, gave many other gifts to the foundation during his life and left most of his $17 million fortune to the foundation when he died in 1971. Through this charitable foundation, he gave back to the community of Cedar Rapids.[3] Howard Hall was friends with former Presidents Herbert Hoover and Harry Truman.[4]

W. G. Witwer is listed as living in the house at 2618 Bever Ave SE in 1925.[5]

Date of Construction: 1920

Integrity:
The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1920 garage is contributing to the property.

National Register Eligibility:

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.
[2] *Des Moines Register*, July 27, 1981, p. 3A.
[3] History Center Archives, Cedar Rapids.
[4] "$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.
[5] *Cedar Rapids City Directories*, January 1, 1925, p. 611.

Howard Hall House III	Linn
Name of Property	County
2618 Bever Avenue SE	Cedar Rapids
Address	City

The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:

"$17 Million Estate Left by Cedar Rapids Man," *Des Moines Register*, October 21, 1971, p. 4.

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 611.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

History Center Archives, Cedar Rapids.

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

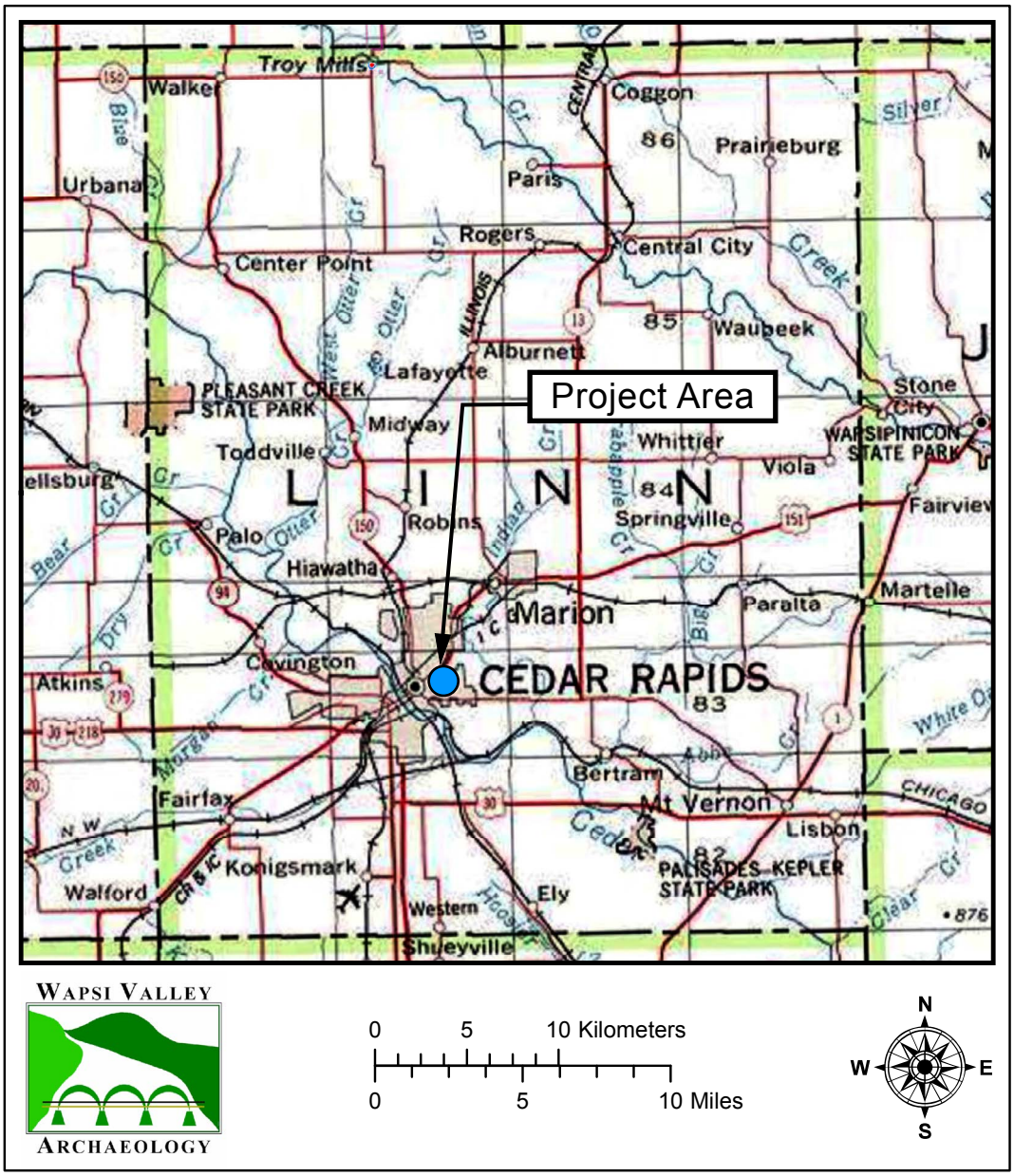
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House III
Site Number: 57-11504
Address: 2618 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



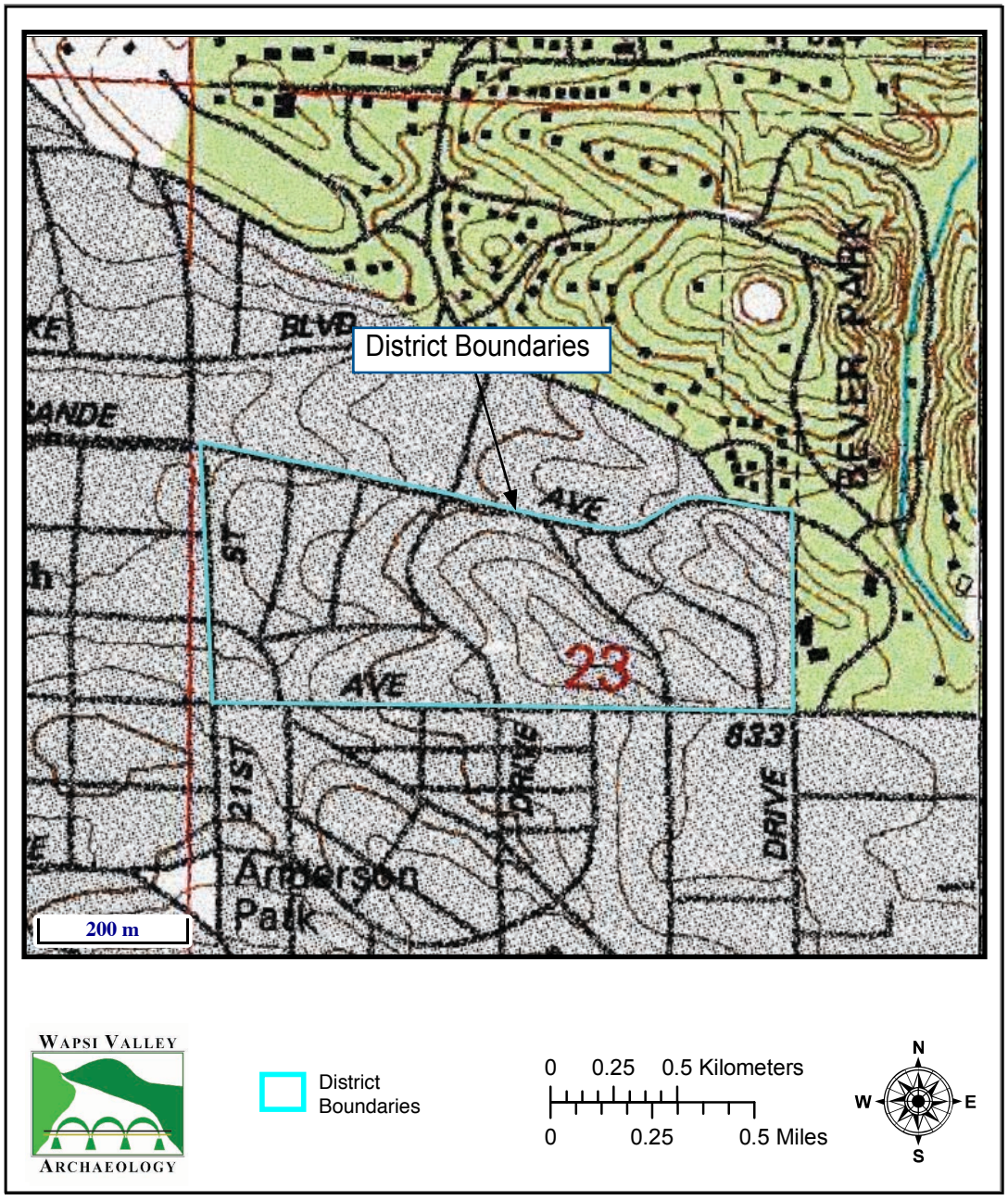
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: House
Site Number: 57-11504
Address: 2618 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



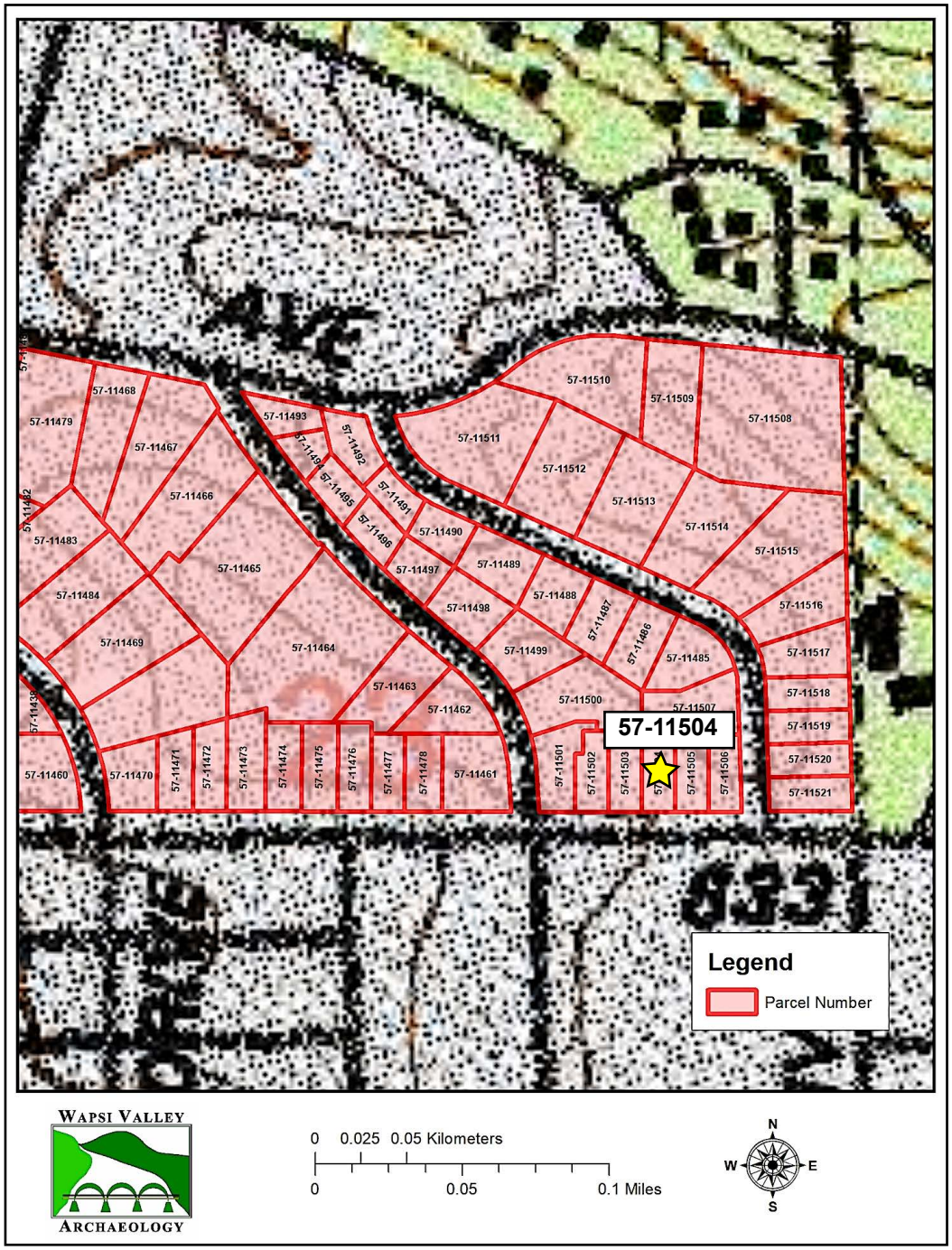
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House III
Site Number: 57-11504
Address: 2618 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

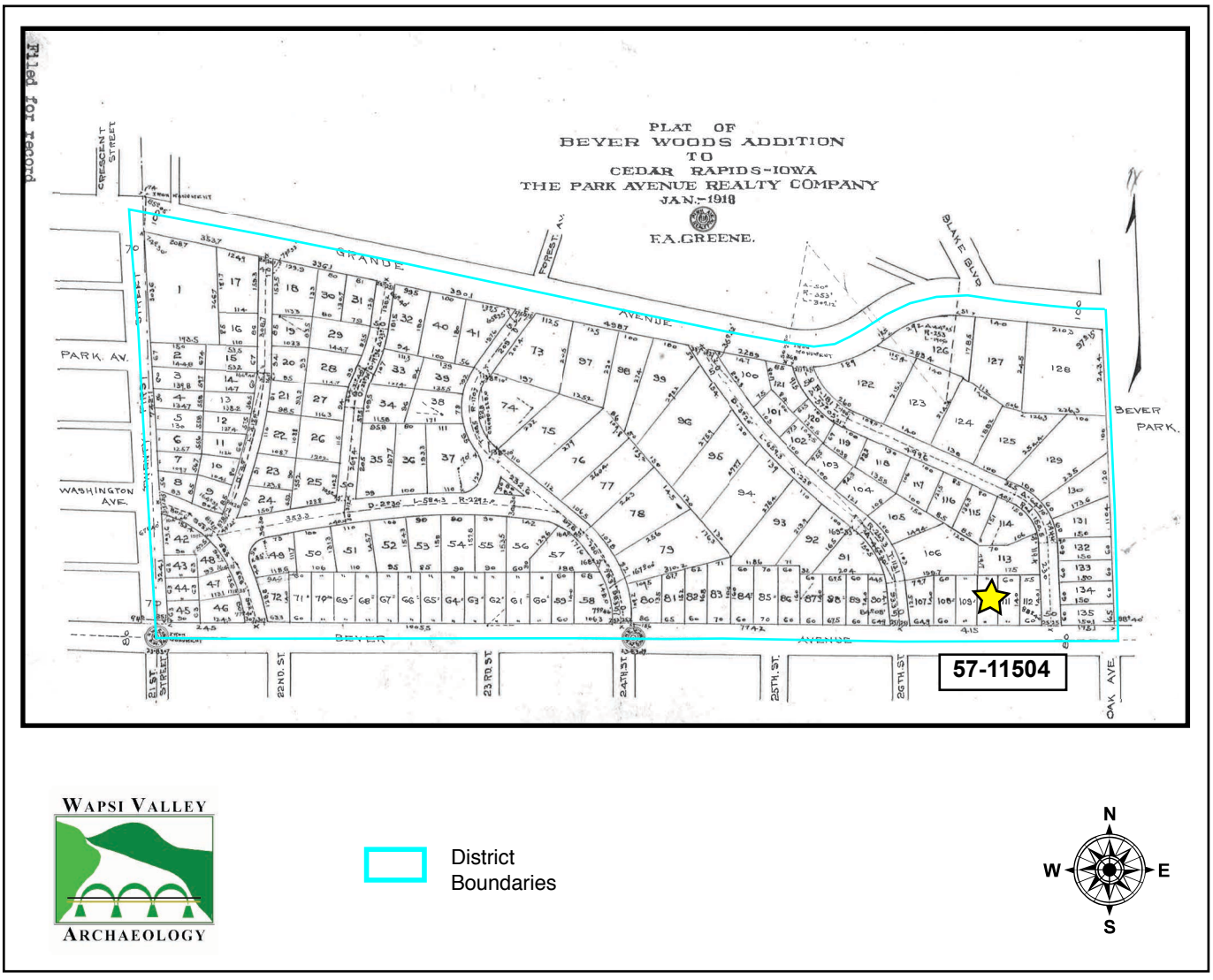
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House III
Address: 2618 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11504
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House III
Address: 2618 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11504
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House III
Address: 2618 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11504
Related District Number: 57-11394

Sketch map of 2618 Bever Avenue SE (57-11504). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Howard Hall House III
Address: 2618 Bever Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11504
Related District Number: 57-11394



2618 Bever Avenue SE (57-11504), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11505 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Kenneth McKay House II

B) Other names: _____

- **Location**

A) Street address: 2626 Bever Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
__	Objects		__	Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification
07E02 Craftsman
_____
_____
_____

B) Materials
Foundation (visible exterior): 03 Brick
Walls (visible exterior): 06 Stucco, 02 Wood
Roof: 08 Asphalt
Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11505 Address: 2626 Bever Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1919 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
McKay Construction Co.
Builder/contractor
McKay Construction Co.

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Kenneth McKay House II	Linn
Name of Property	County
2626 Bever Avenue SE	Cedar Rapids
Address	City

Kenneth McKay House II, Site Inventory Number 57-11505

Address: 2626 Bever Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a one-and-a-half-story stucco-clad wood-frame house with side-gable roof and two front gable volumes on each side. The main materials are stucco siding and asphalt roof. The recessed entrance portico has two simple wood columns over a brick base. A brick foundation surrounds the house, and wood inlay detail on the stucco reflects the Tudor style. The wood windows appear to be original. A one-car detached garage matches the house's style.

Historic Background:
Kenneth McKay was born in 1888 in Scotland and was married to Anna. He was a contractor, builder and designer. Together with his brother Bruce, they formed McKay Construction Company and built houses in Cedar Rapids. It is likely that McKay Construction Co. built this house and that Kenneth designed it.

An early owner of 2626 Bever Ave SE was A. M. Solvie, listed as living at the house in 1925.[1]

Date of Construction: 1919

Integrity:
The Craftsman-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1919 garage is contributing to the property.

National Register Eligibility:
The property may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity. The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 611.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 611.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

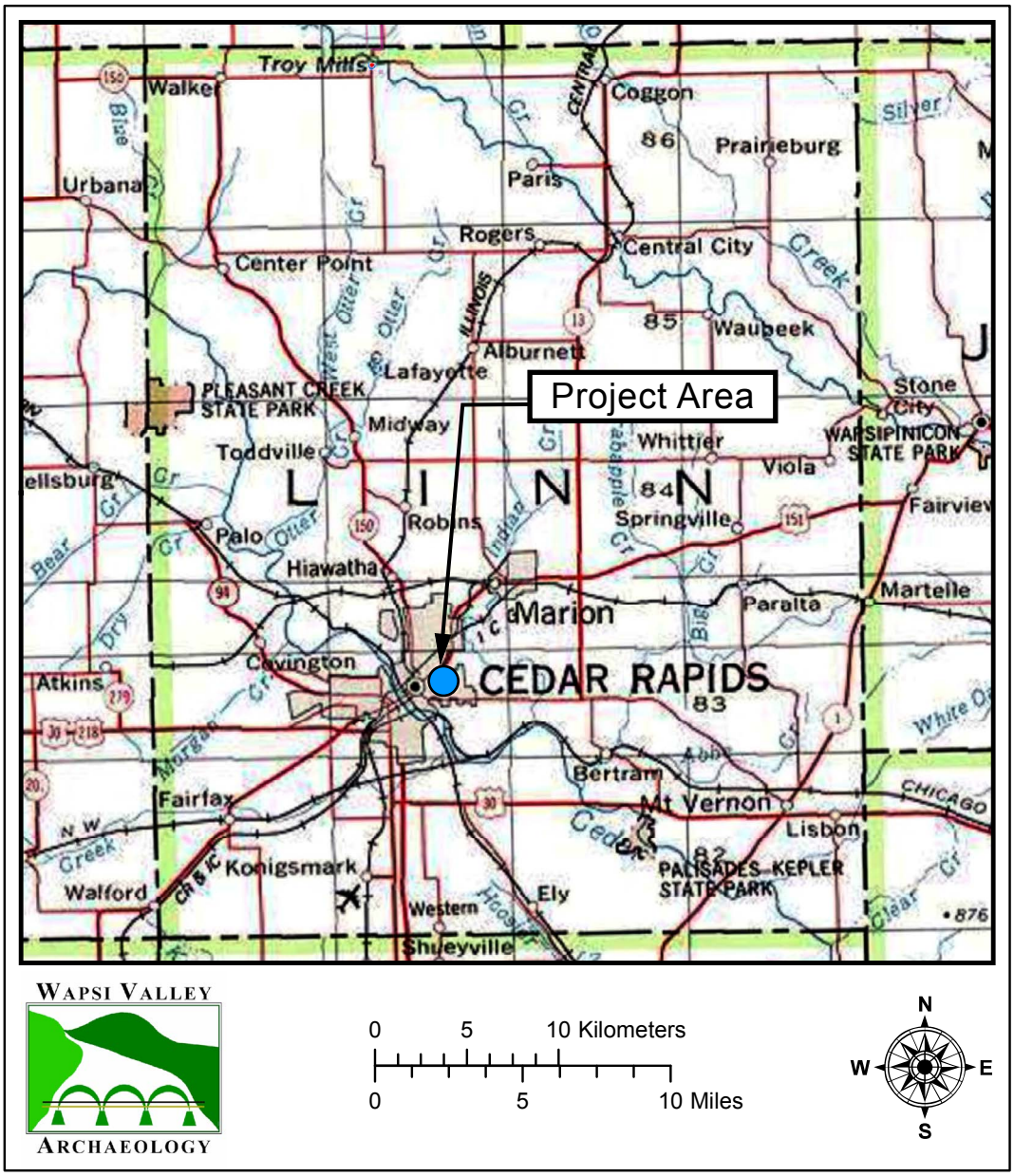
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House II
Site Number: 57-11505
Address: 2626 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



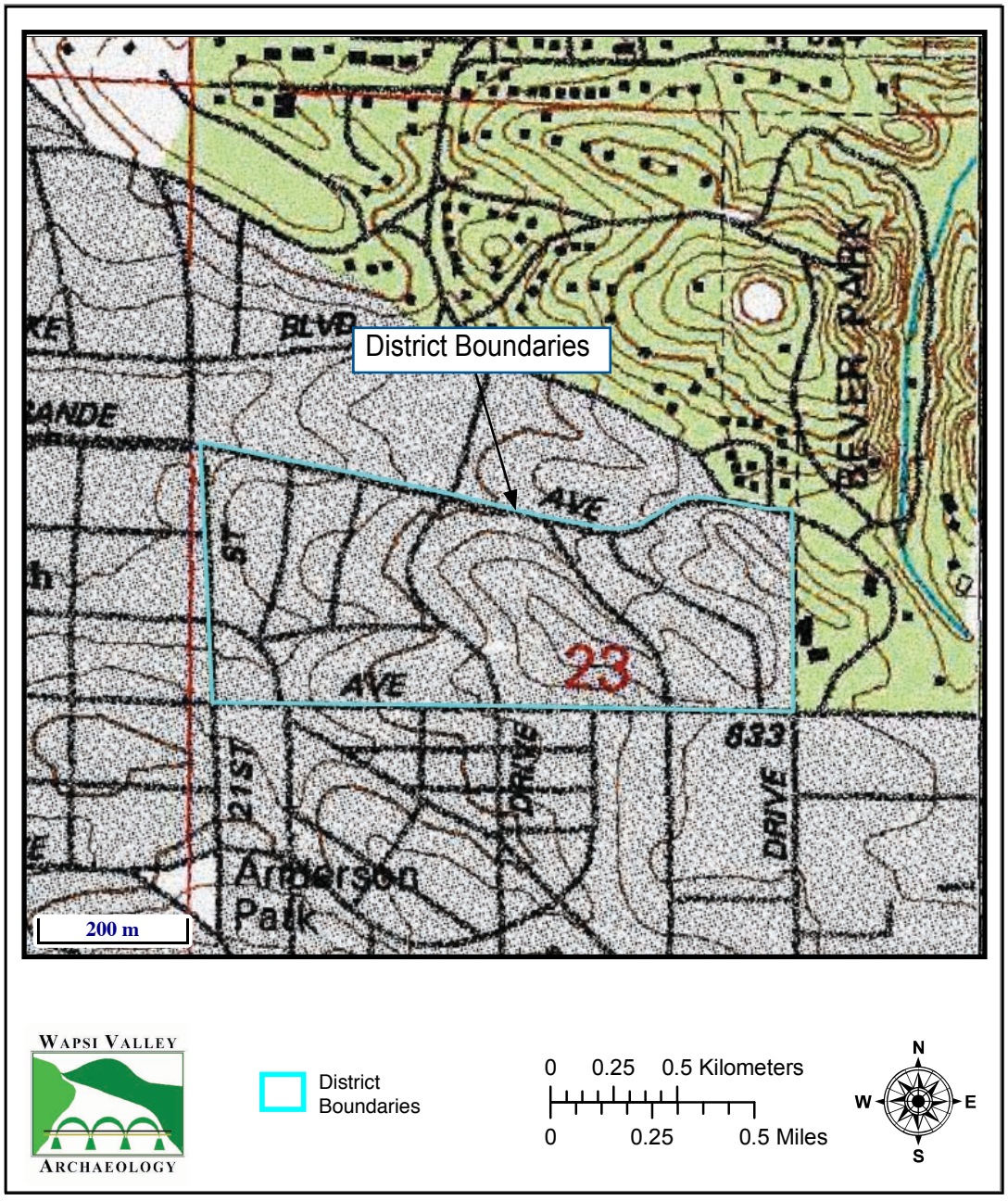
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: Kenneth McKay House II
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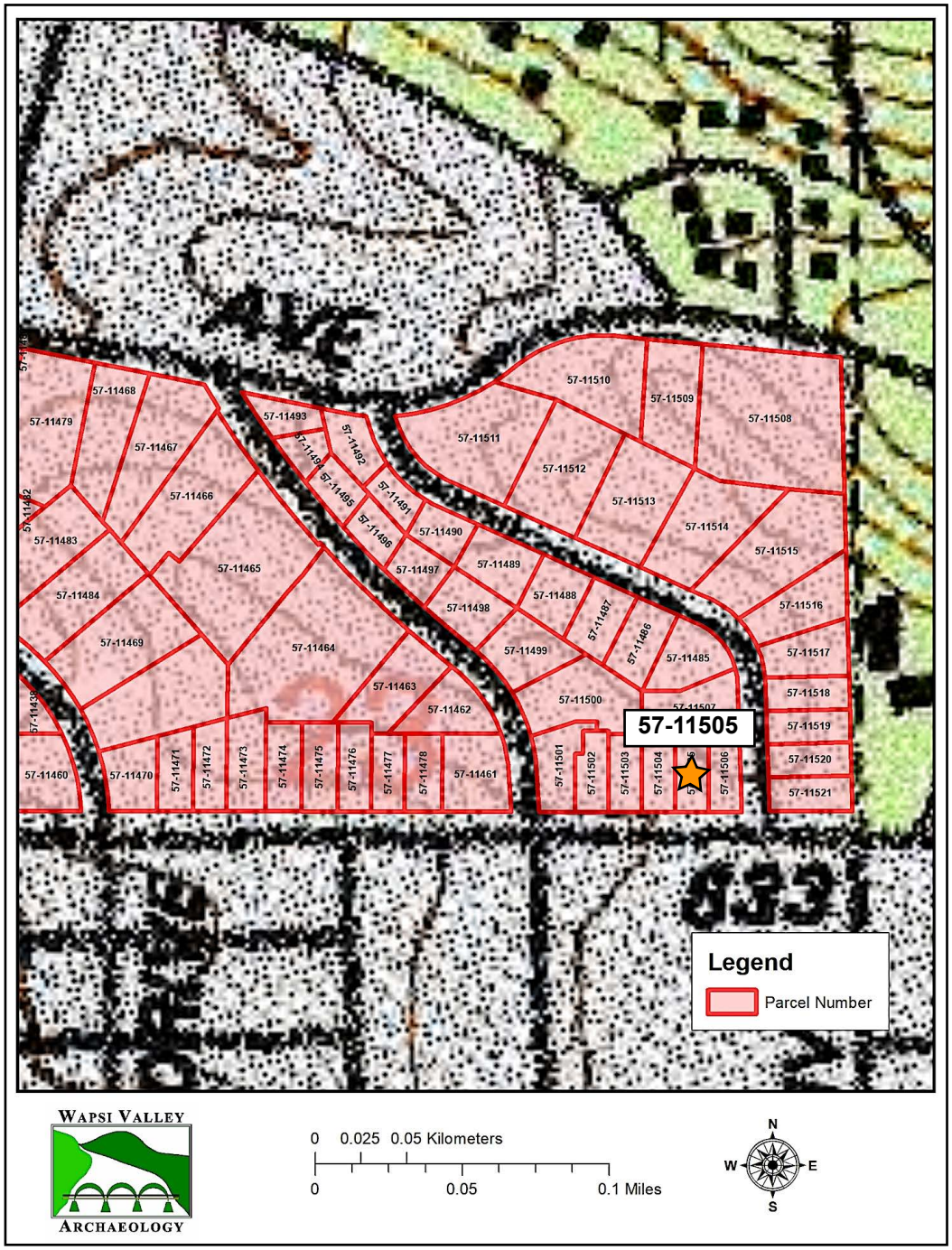
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Kenneth McKay House II
Site Number: 57-11505
Address: 2626 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



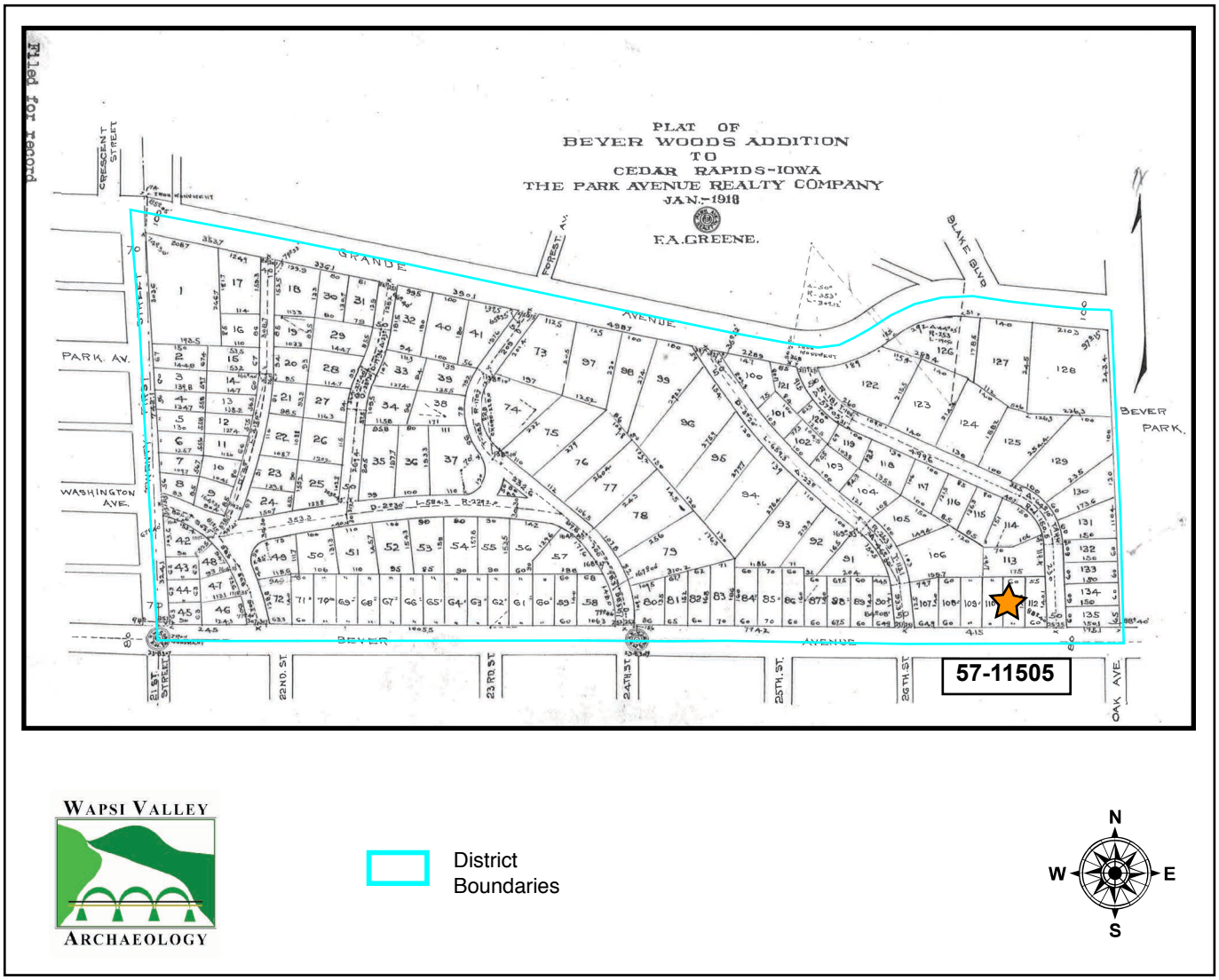
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

STATE **HISTORIC PRESERVATION** OFFICE OF IOWA
IOWA DEPARTMENT OF **CULTURAL AFFAIRS**

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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House II
Site Number: 57-11505
Address: 2626 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House II
Site Number: 57-11505
Address: 2626 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House II
Site Number: 57-11505
Address: 2626 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2626 Bever Avenue SE (57-11505). *Source: Linn County Assessor.*

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Kenneth McKay House II
Site Number: 57-11505
Address: 2626 Bever Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2626 Bever Avenue SE (57-11505), view to the northwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11506 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Harold Rikhoff House

B) Other names: _____

- **Location**

A) Street address: 375 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11506 Address: 375 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1938 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
375 Park Terrace SE	Cedar Rapids
Address	City

Harold Rikhoff House, Site Inventory Number 57-11506

Address: 375 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1938 building is a two-story side-gable-roof wood house with two front gable-roof dormers. The main materials are wood siding and asphalt roof. A first-level side volume has a gable roof. The wood windows are original. An attached one-car garage has a gable-roof dormer and matches the house's design.

Date of Construction: 1938

Integrity:
The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

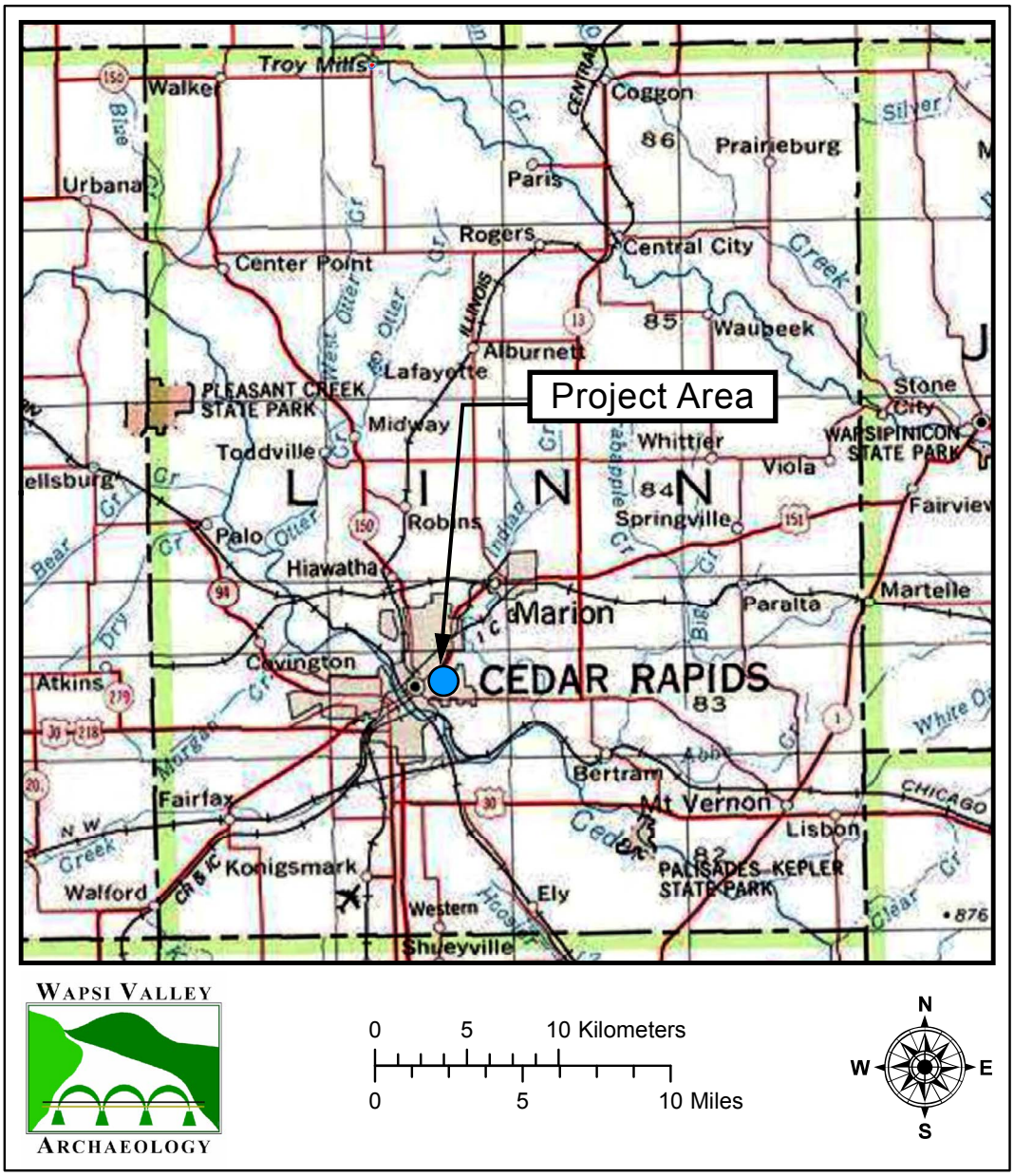
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Harold Rikhoff House
Address: 375 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11506
Related District Number: 57-11394



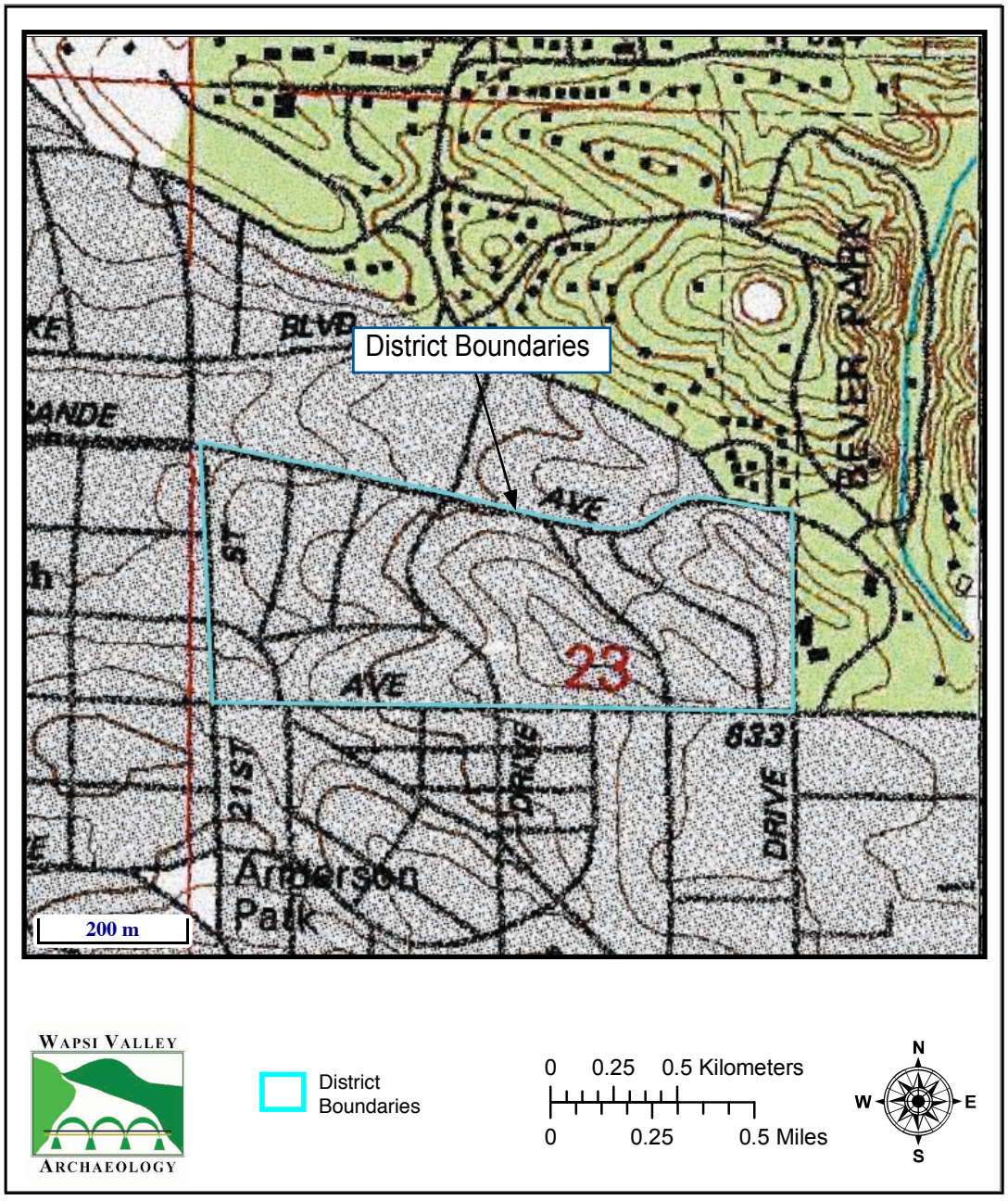
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Harold Rikhoff House
Site Number: 57-11506
Address: 375 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



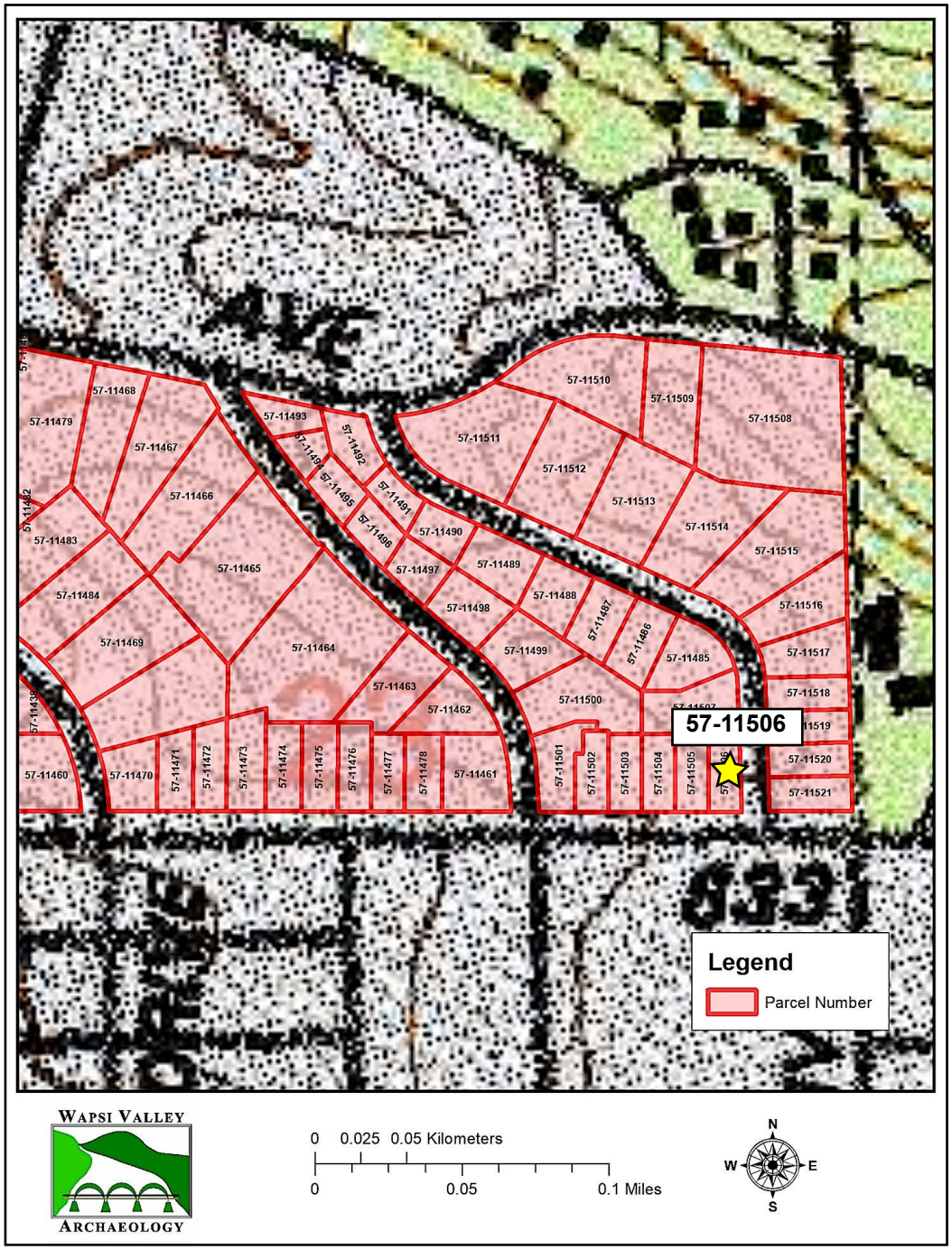
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Harold Rikhoff House
Site Number: 57-11506
Address: 375 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

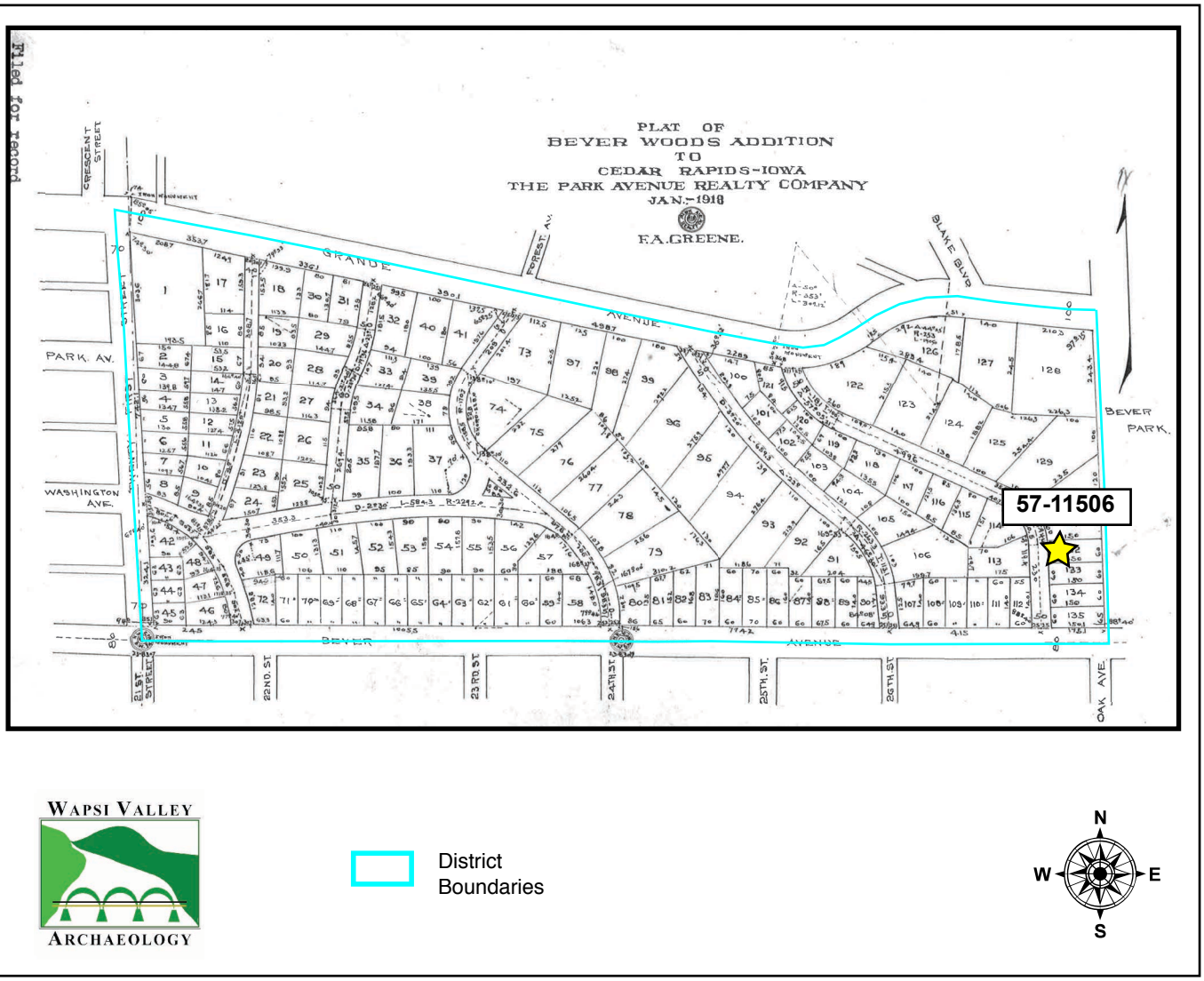
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Harold Rikhoff House
Address: 375 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11506
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Harold Rikhoff House
Site Number: 57-11506
Address: 375 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Harold Rikhoff House
Site Number: 57-11506
Address: 375 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 375 Park Terrace SE (57-11506). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Harold Rikhoff House
Site Number: 57-11506
Address: 375 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



375 Park Terrace SE (57-11506), view to the west.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11507 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Isaac Shaver House

B) Other names: _____

- **Location**

A) Street address: 369 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11507 Address: 369 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1925 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
369 Park Terrace SE	Cedar Rapids
Address	City

Isaac Shaver House, Site Inventory Number 57-11507

Address: 369 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1925 building is a one-and-a-half story side gable roof wood house with a front gable-roof dormer. The main materials are wood siding and asphalt roof. The windows and door are replacements. An attached one-car garage matches the house's design.

M. D. Bagley is listed as living in the house in 1925.[1]

Date of Construction: 1925

Integrity:
The Colonial Revival style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid 1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

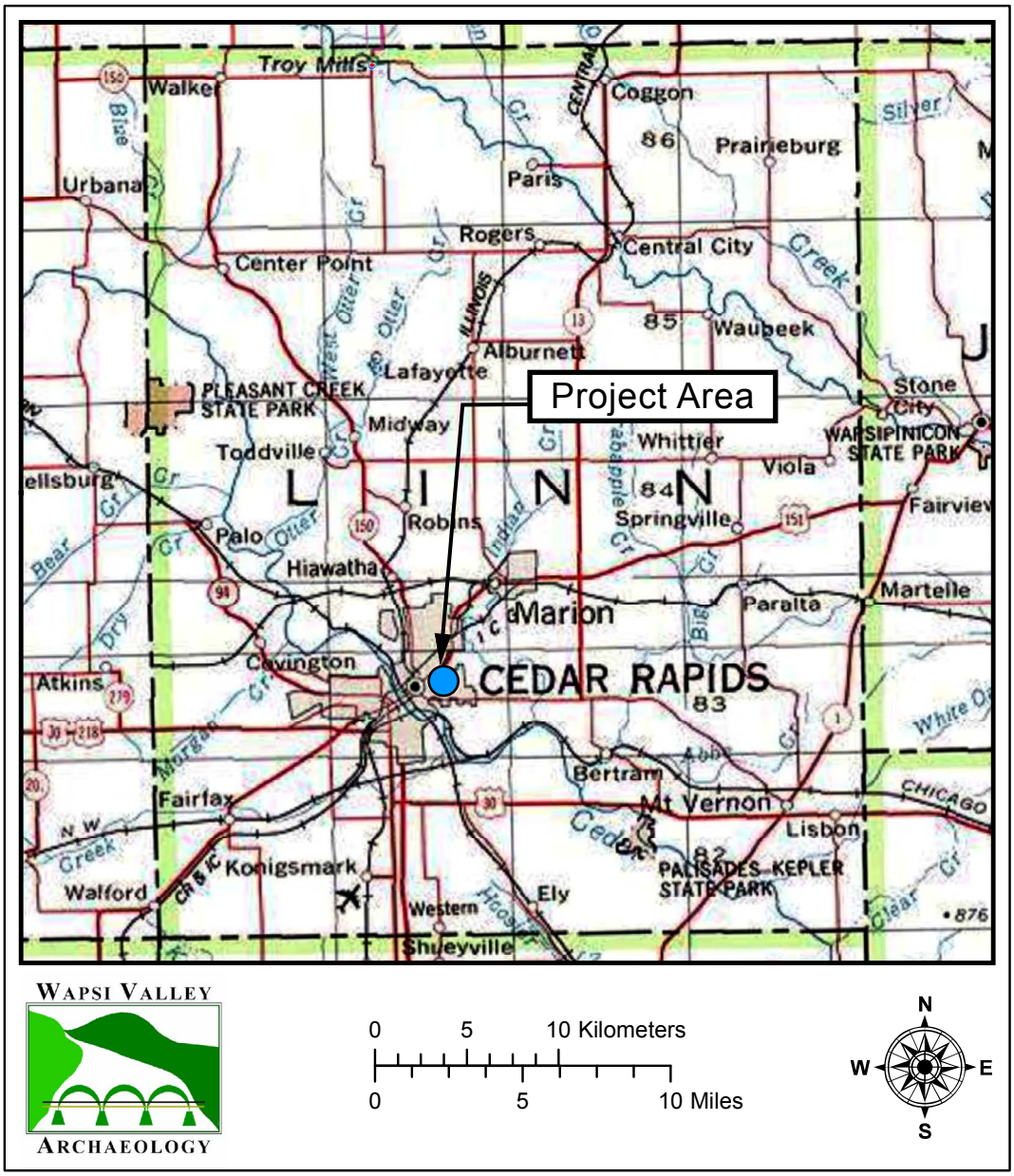
[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isaac Shaver House
Site Number: 57-11507
Address: 369 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



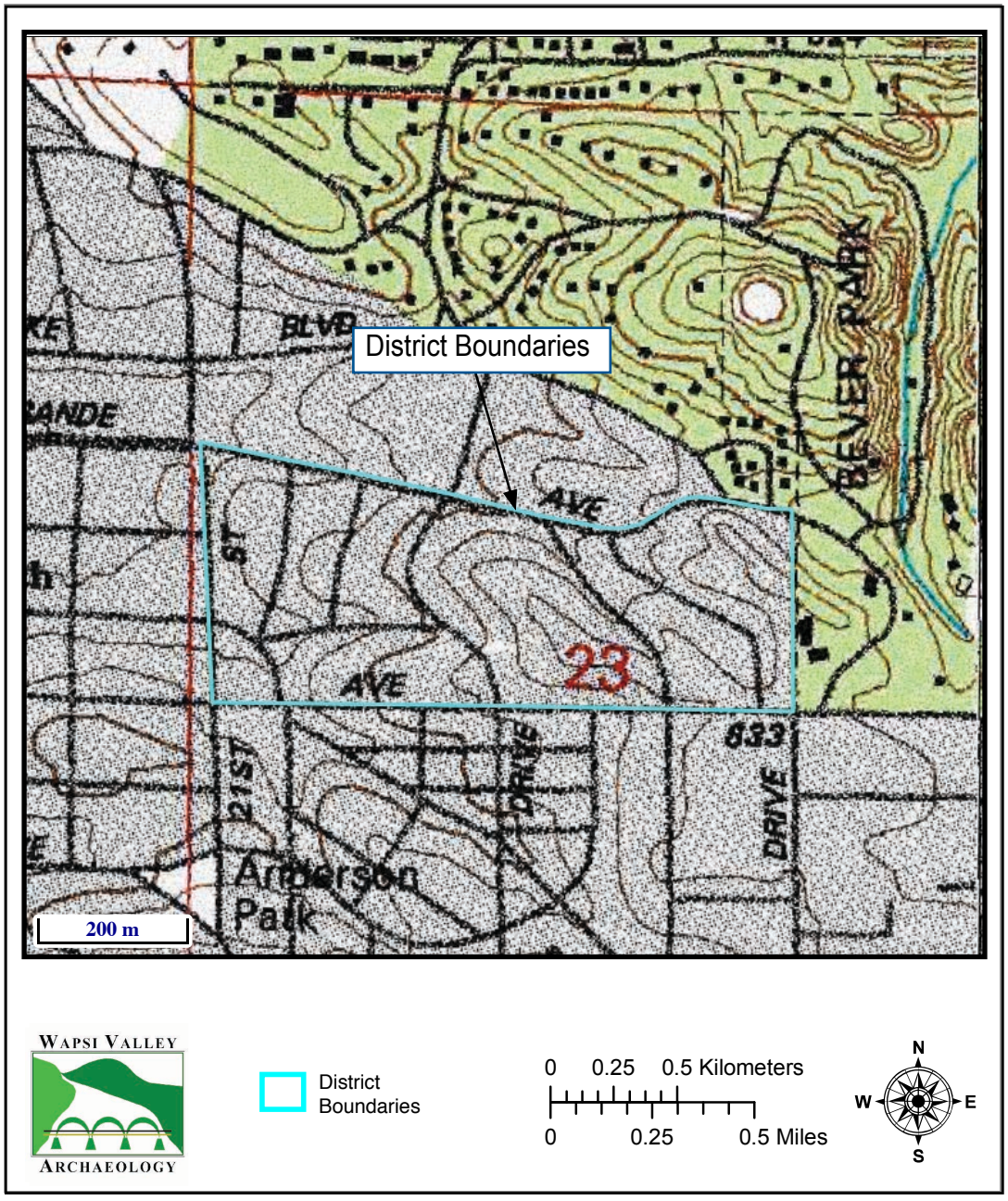
Map of Linn County, Iowa, showing the project area location.
Source: National Geographic (2009).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isaac Shaver House
Site Number: 57-11507
Address: 369 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



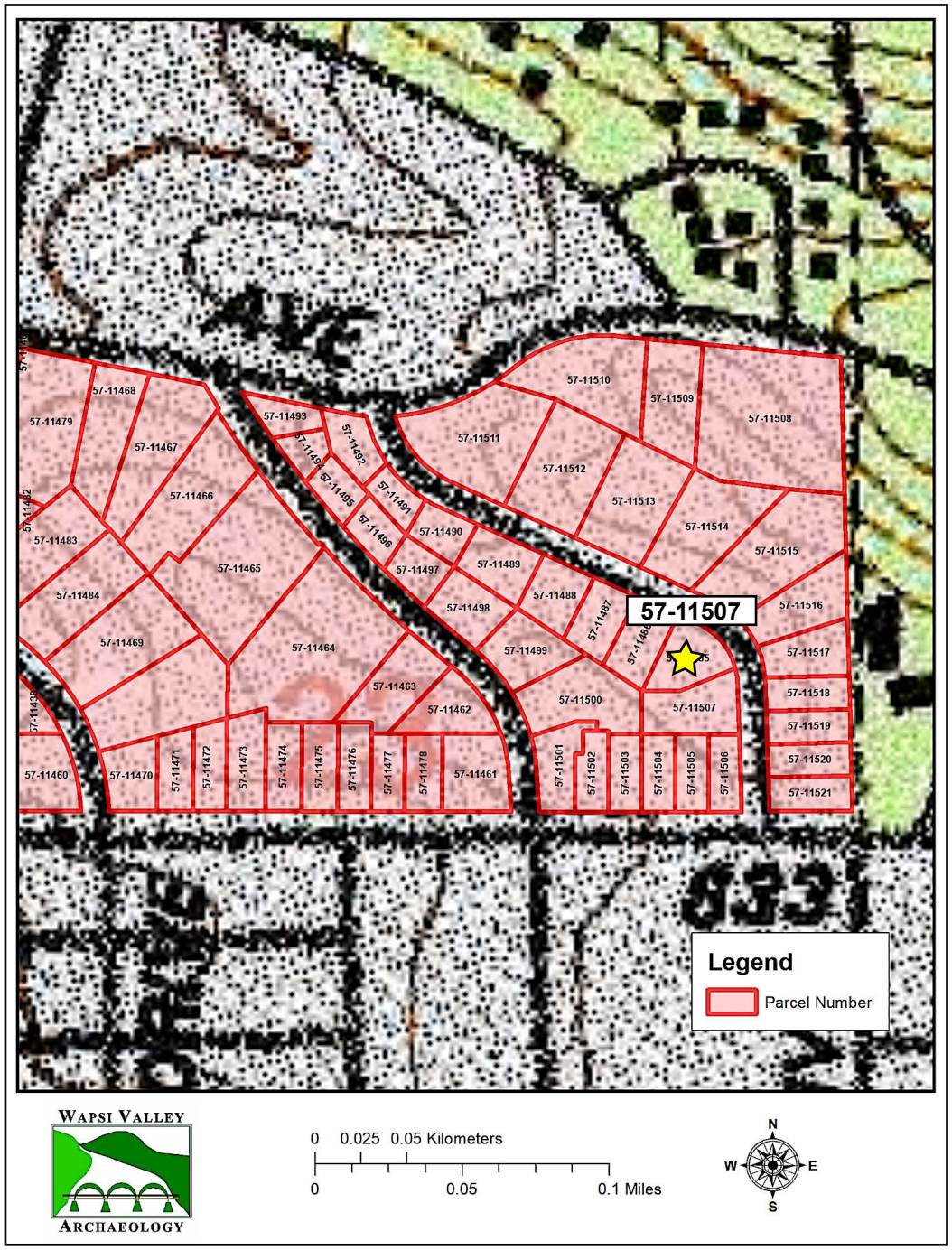
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isaac Shaver House
Site Number: 57-11507
Address: 369 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



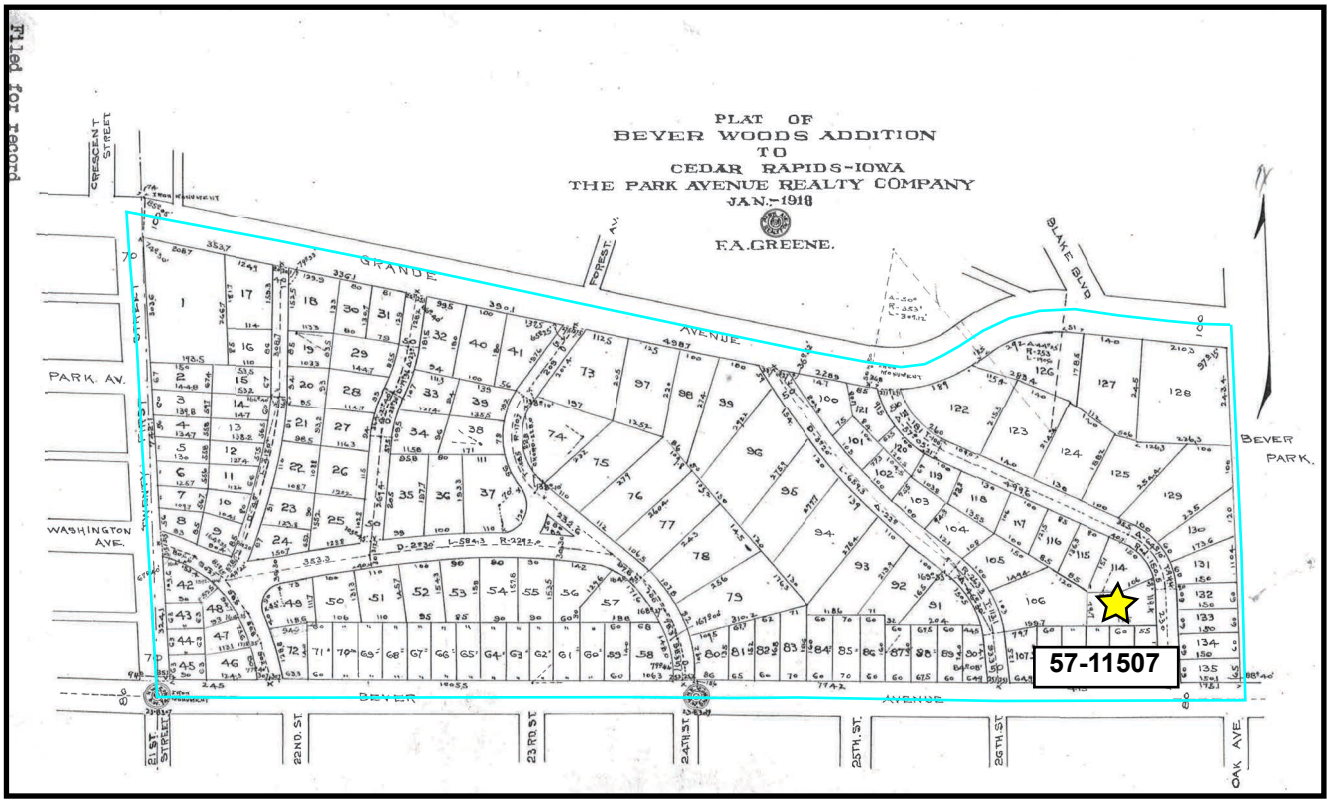
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isaac Shaver House
Site Number: 57-11507
Address: 369 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isaac Shaver House
Address: 369 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11507
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isaac Shaver House
Site Number: 57-11507
Address: 369 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 369 Park Terrace SE (57-11507). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Isaac Shaver House
Site Number: 57-11507
Address: 369 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



369 Park Terrace SE (57-11507), view to the southwest.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11508 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James L. Bever House I

B) Other names: _____

- **Location**

A) Street address: 2483 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	1	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
05 B Italianate	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11508 Address: 2483 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

James L. Bever House I	Linn
Name of Property	County
2483 Grande Avenue SE	Cedar Rapids
Address	City

James L. Bever House I, Site Inventory Number 57-11508

Address: 2483 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story brick house with gable roof and hipped corner volume. The main materials are brick and tile roof. A front dormer is on the hipped volume. The arched entrance door is detailed with a quoined brick detail. The rectangular wood windows appear to be original, and the two square windows are replacements. A 1922 two-level three-car detached carriage-style garage in back of the property matches the house's design. An additional non-contributing garage from 2000 is in the back of the property.

Historic Background:
The original owner of 2483 Grande Ave SE is James L. Bever.[1] James L. Bever was born in Ohio in 1838. The son of Sampson C. Bever, he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business of banking and real estate. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and also became vice president for the Electric Light and Power Company.

Date of Construction: 1922

Integrity:
The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1922 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 621.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 621.

James L. Bever House I	Linn
Name of Property	County
2483 Grande Avenue SE	Cedar Rapids
Address	City

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

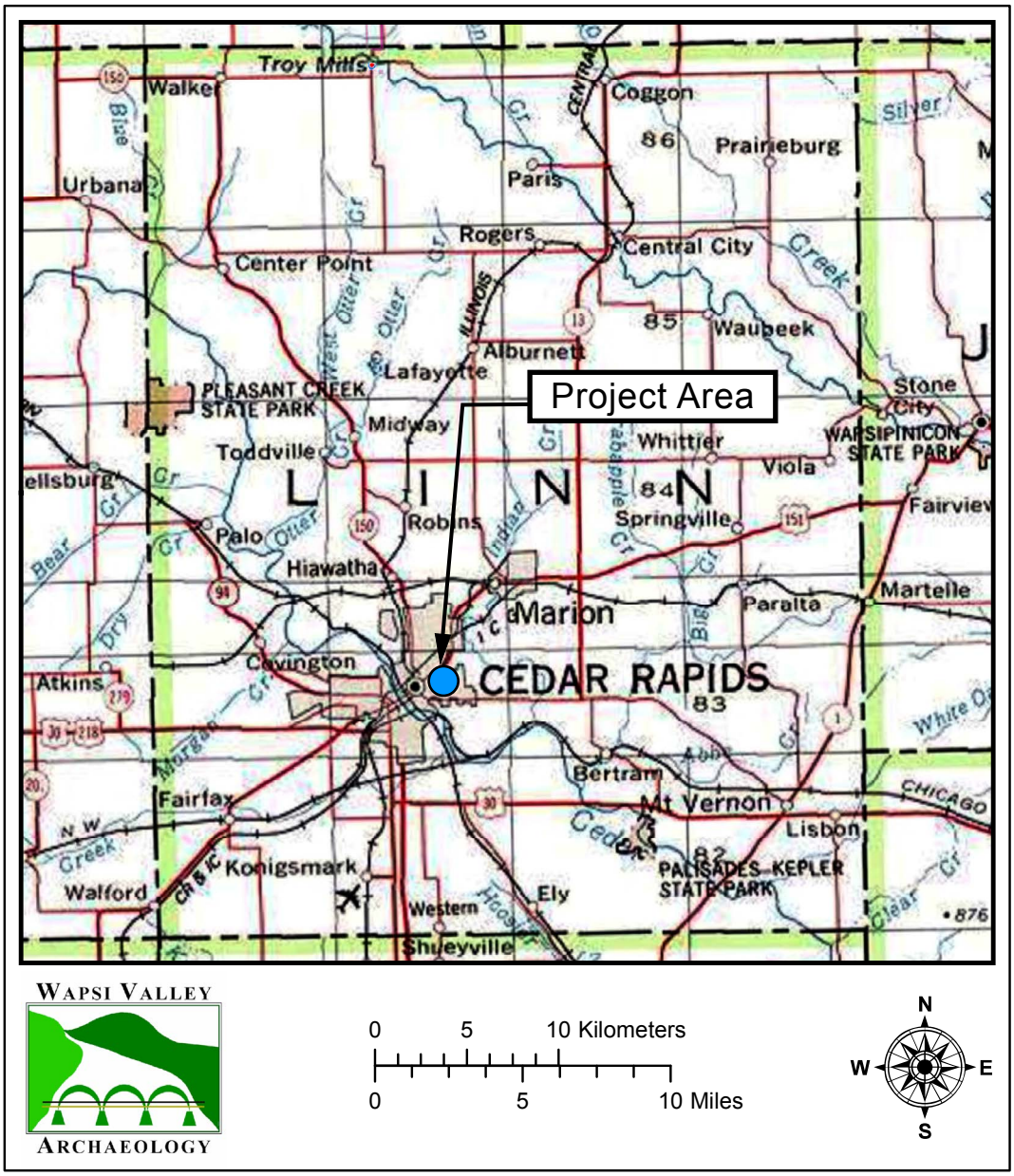
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House I
Site Number: 57-11508
Address: 2483 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



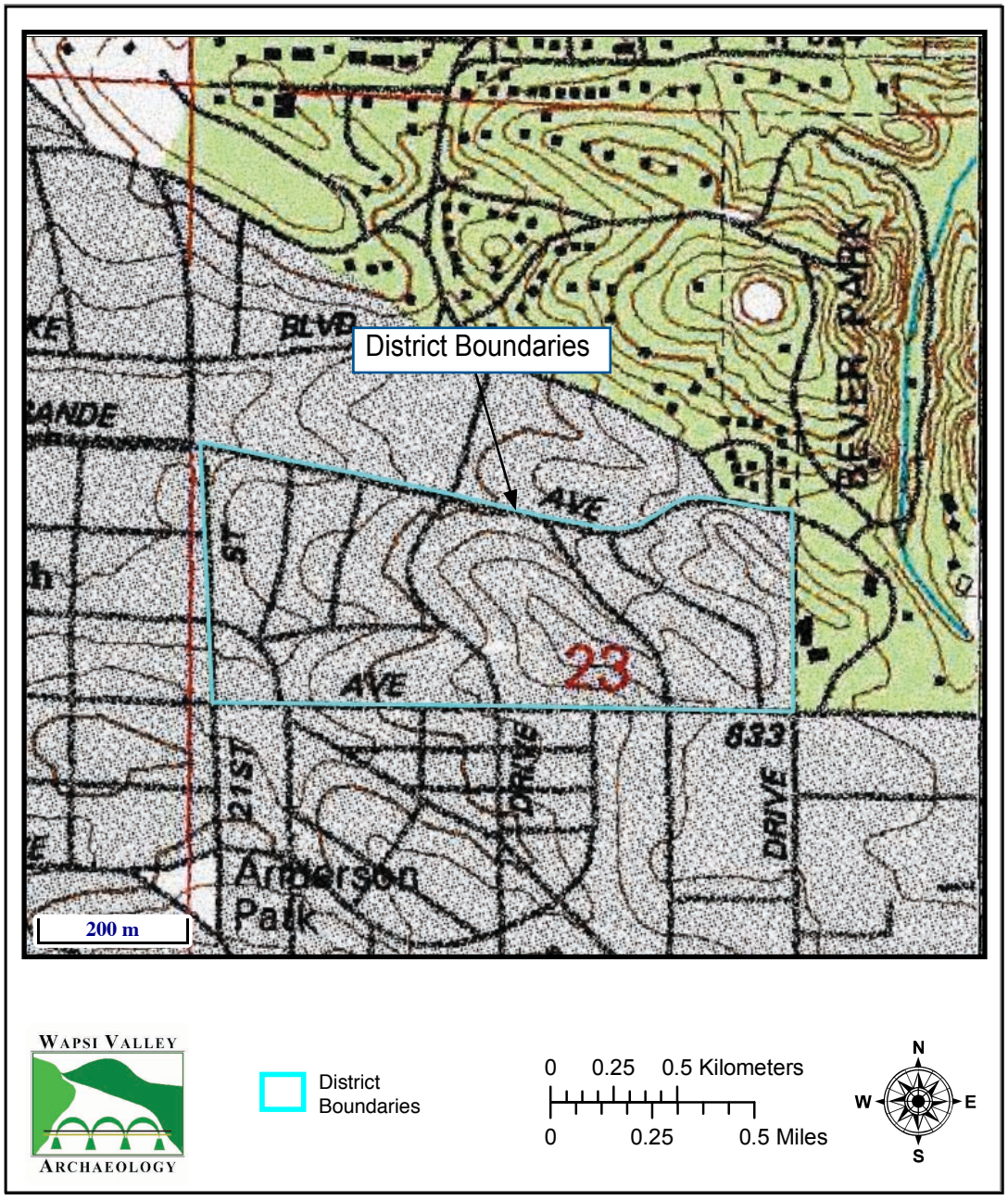
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: James L. Bever House I
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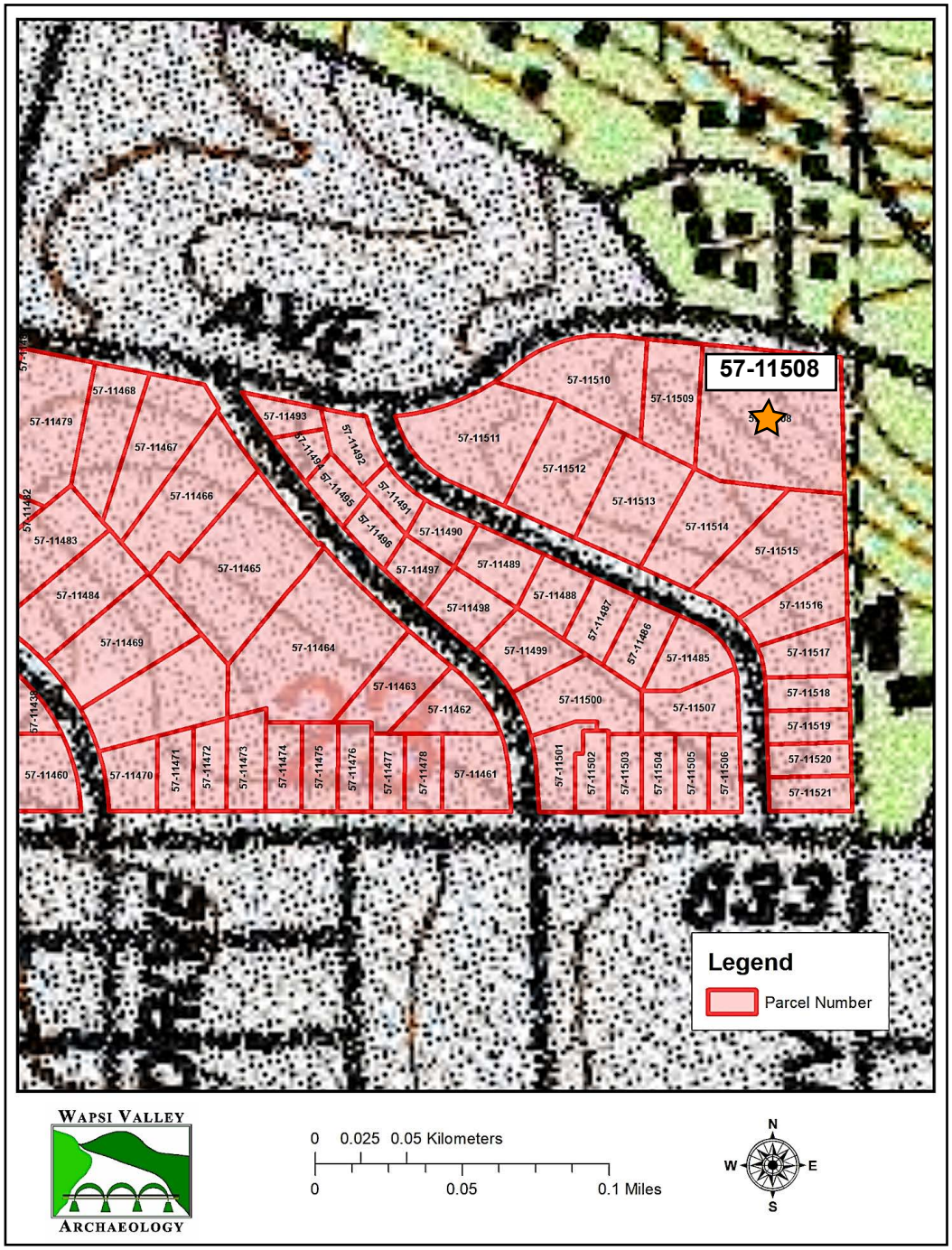
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: James L. Bever House I
Site Number: 57-11508
Address: 2483 Grande Avenue SE
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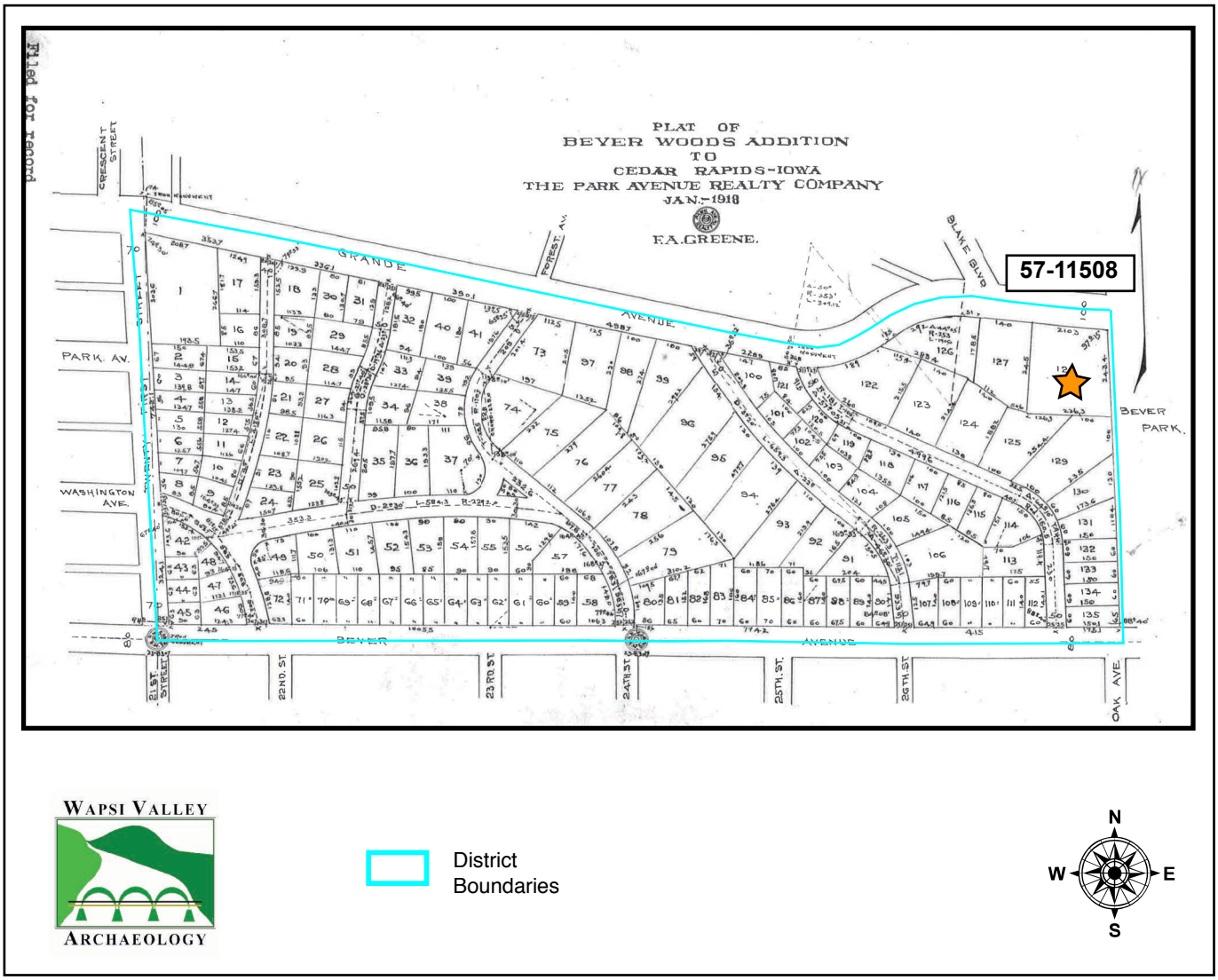
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House I
Site Number: 57-11508
Address: 2483 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House I
Site Number: 57-11508
Address: 2483 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House I
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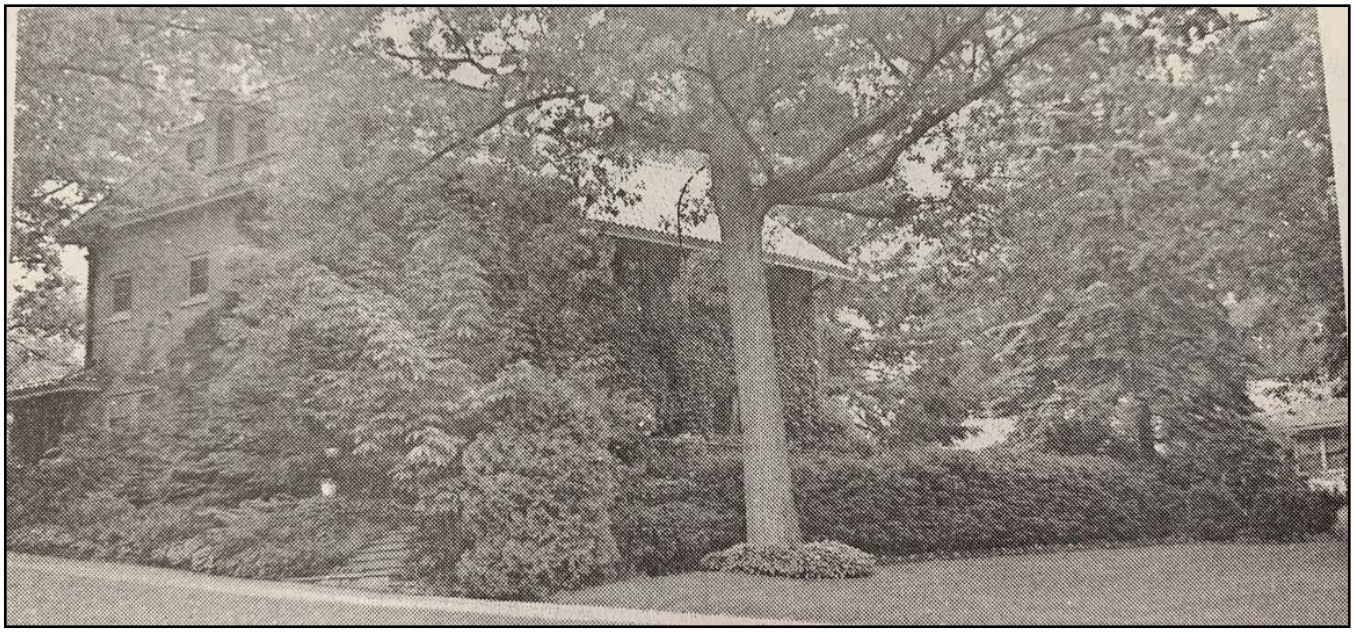
Sketch map of 2483 Grande Avenue SE (57-11508). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House I
Site Number: 57-11508
Address: 2483 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2843 Grande Avenue SE (Site Inventory No. 57-11508).
Source: The History Center, Cedar Rapids, Iowa.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House I
Site Number: 57-11508
Address: 2483 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2483 Grande Avenue SE (57-11508), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11509 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James L. Bever House II

B) Other names: _____

- **Location**

A) Street address: 2475 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
10C Rambler / Ranch	Foundation (visible exterior): 10 Concrete
_____	Walls (visible exterior): 02 Wood, 04 Stone
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11509 Address: 2475 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1952 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
2475 Grande Avenue SE	Cedar Rapids
Address	City

James L. Bever House II, Site Inventory Number 57-11509

Address: 2475 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1952 building is a one-story cross-gable-roof wood house with front pinnacle on the side volume. The main materials are stone, wood siding, and asphalt roof. The entrance has stone veneer. The windows are replacements. An attached two-car garage on back matches the house's design.

Historic Background:
James L. Bever was born in Ohio in 1838. Son of Sampson C. Bever, he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business in banking and real estate. James married Lavinia Rathbone from New York, and they had four children: Mary, Louis, James L. Jr., and Pauline. James L. Bever was one of the founders of the Cedar Rapids Water Company and became vice-president as well for the Electric Light and Power Company.

Date of Construction: 1952

Integrity:
The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Error! Reference source not found.	Linn
Name of Property	County
2475 Grande Avenue SE	Cedar Rapids
Address	City

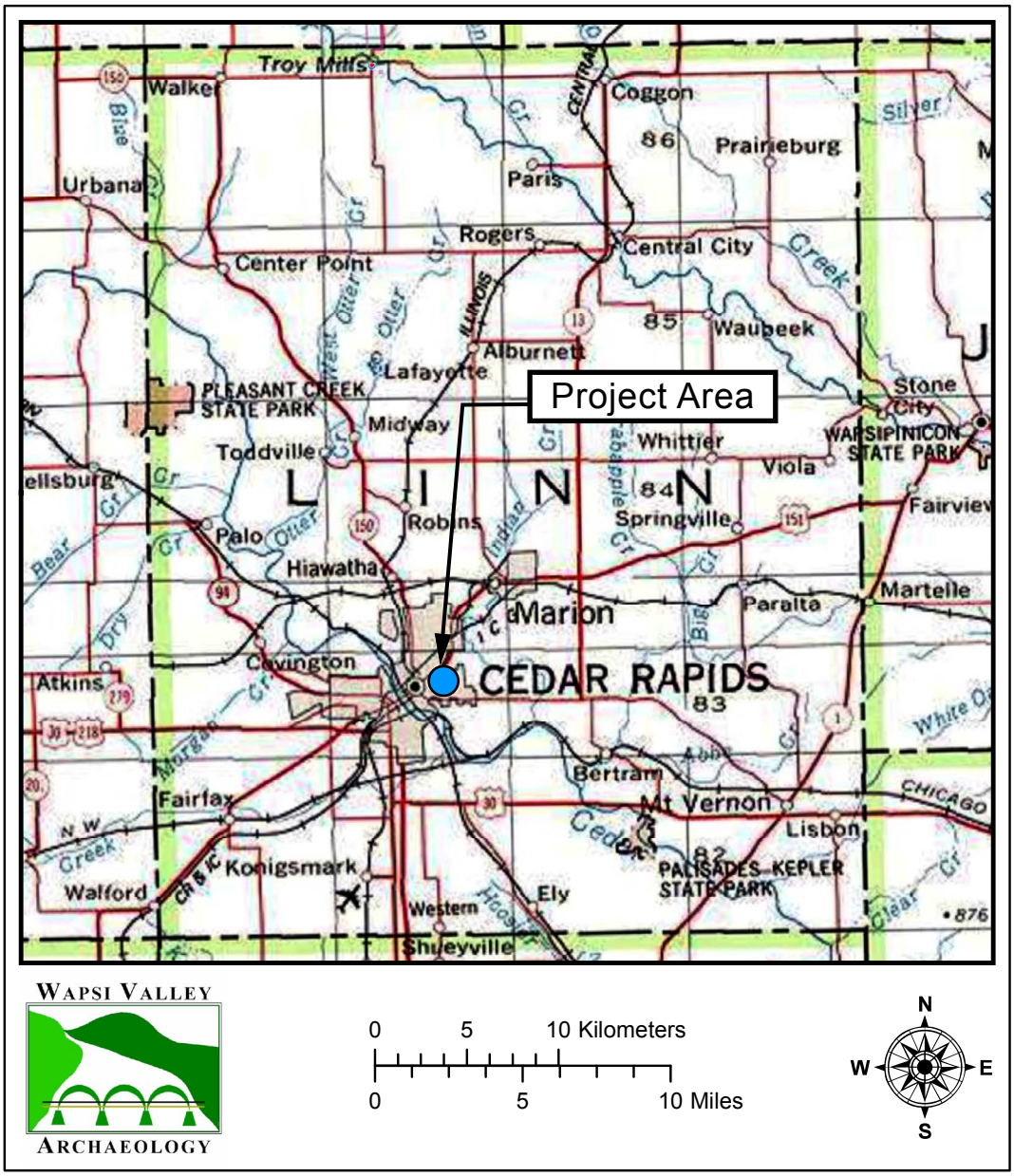
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House II
Site Number: 57-11509
Address: 2475 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



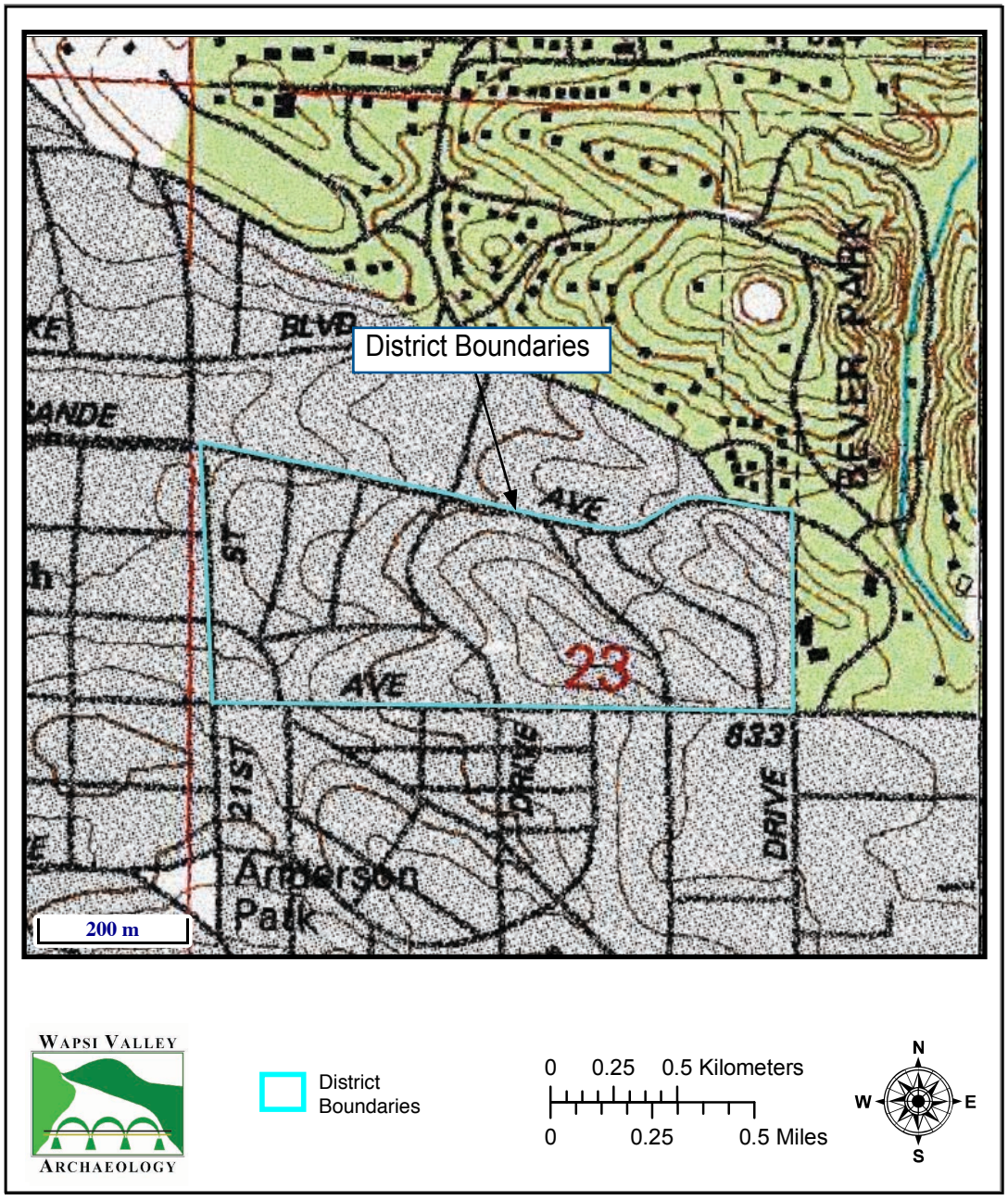
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House II
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Address: 2475 Grande Avenue SE
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City: Cedar Rapids County: Linn



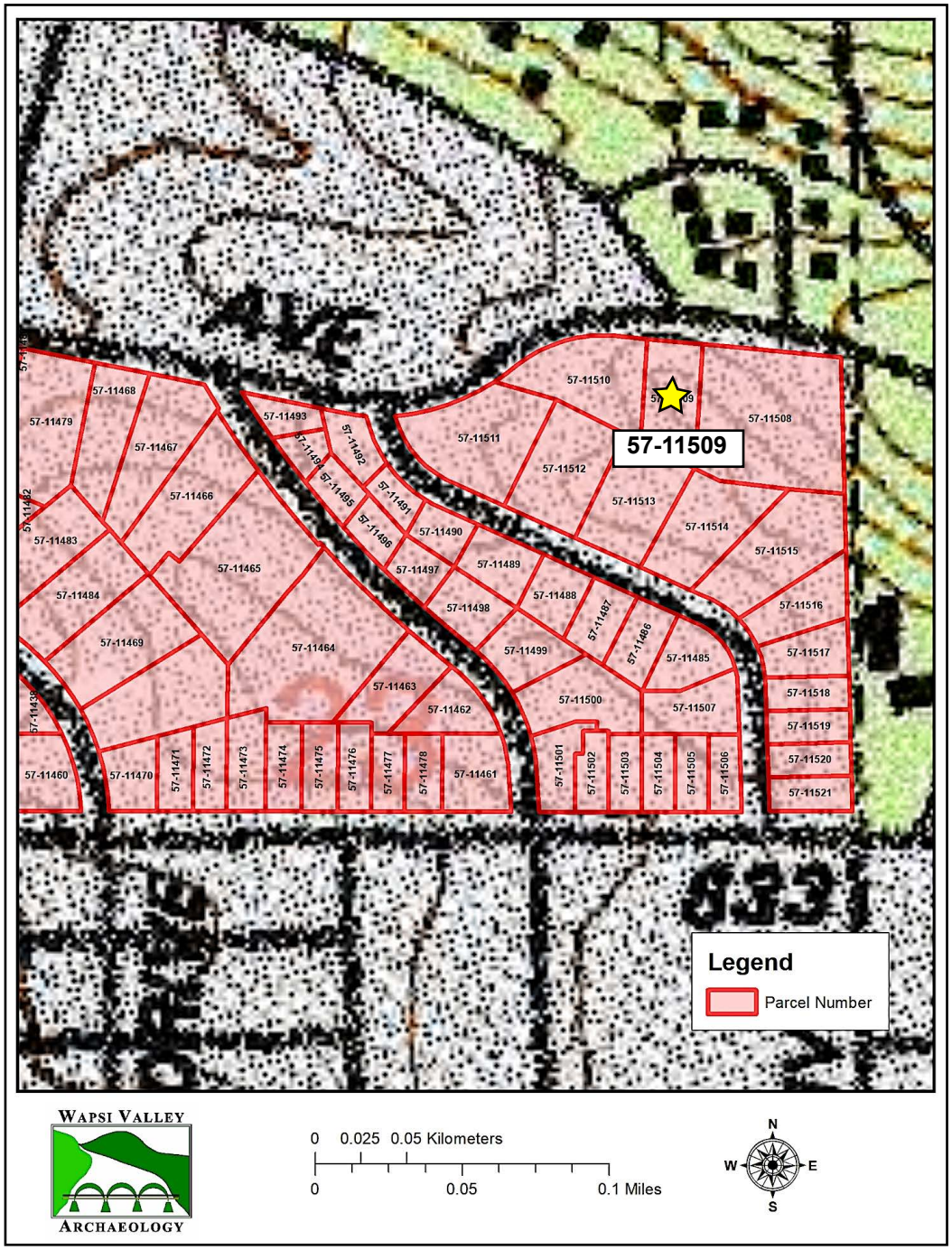
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Site Number: 57-11509
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



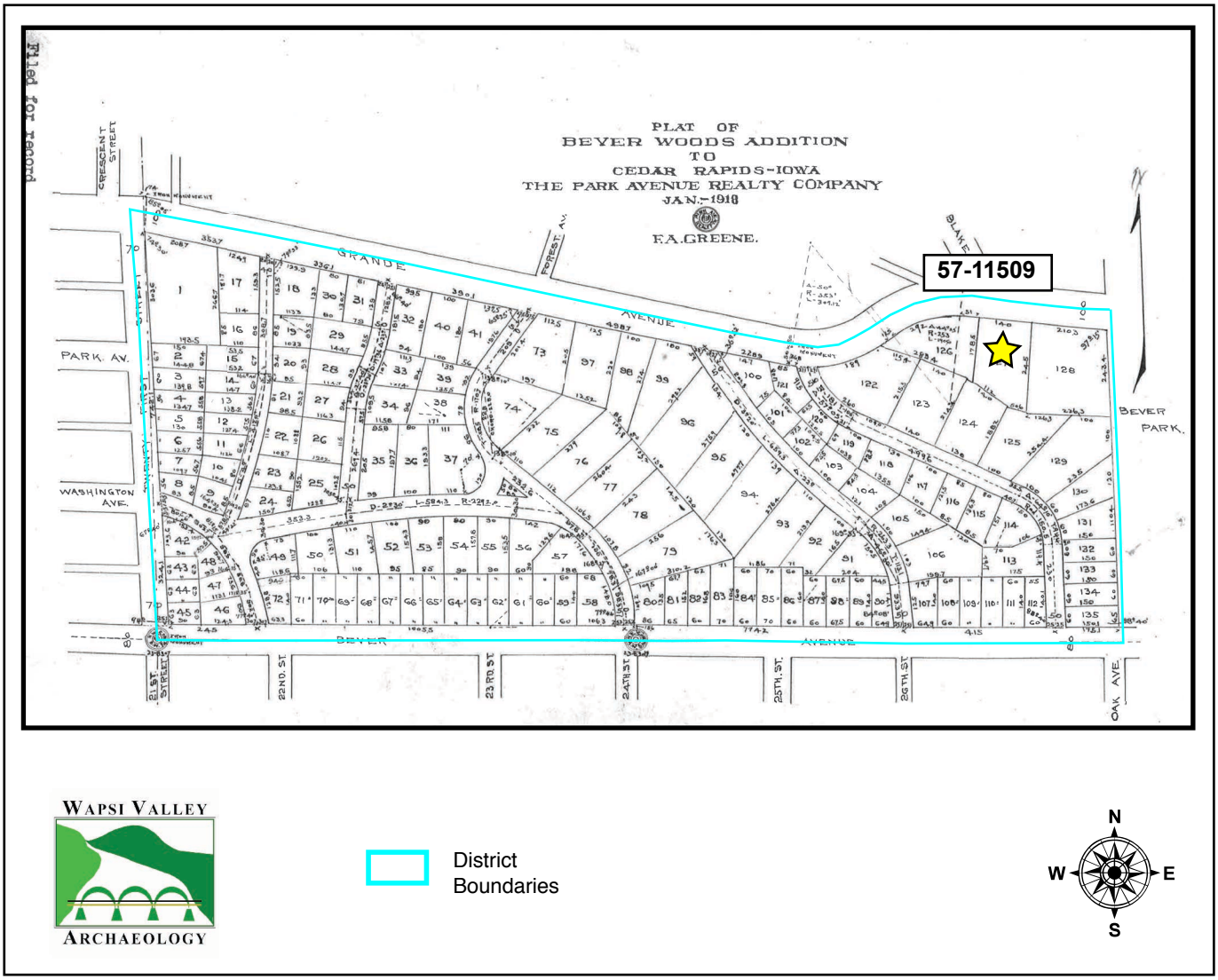
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House II
Site Number: 57-11509
Address: 2475 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House II
Address: 2475 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11509
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House II
Site Number: 57-11509
Address: 2475 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2475 Grande Avenue SE (57-11509). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House II
Site Number: 57-11509
Address: 2475 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2475 Grande Avenue SE (57-11509), view to the south.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11510 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Dr. Pfeiffer House II

B) Other names: _____

- **Location**

A) Street address: 2451 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
10C Rambler / Ranch	Foundation (visible exterior): 10 Concrete
_____	Walls (visible exterior): 15B Vinyl
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11510 Address: 2451 Grande Avenue SE City:Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1951 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date:December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail:mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone:319- 480-8130
City or Town: Anamosa State: IA Zip code:52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Dr. Pfeiffer House II	Linn
Name of Property	County
2451 Grande Avenue SE	Cedar Rapids
Address	City

Dr. Pfeiffer House II, Site Inventory Number 57-11510

Address: 2451 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1951 building is a one-story, hipped-roof wood house with front gable-roof side volume. The main materials are vinyl siding and asphalt roof. A rectangular stone chimney is prominent in the facade. The front door has one sidelite. The windows are original. An attached two-car garage on back matches the house's design.

Date of Construction: 1951

Integrity:
The Ranch-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
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Find a Grave, accessed October 2, 2019. Findagrave.com

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Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

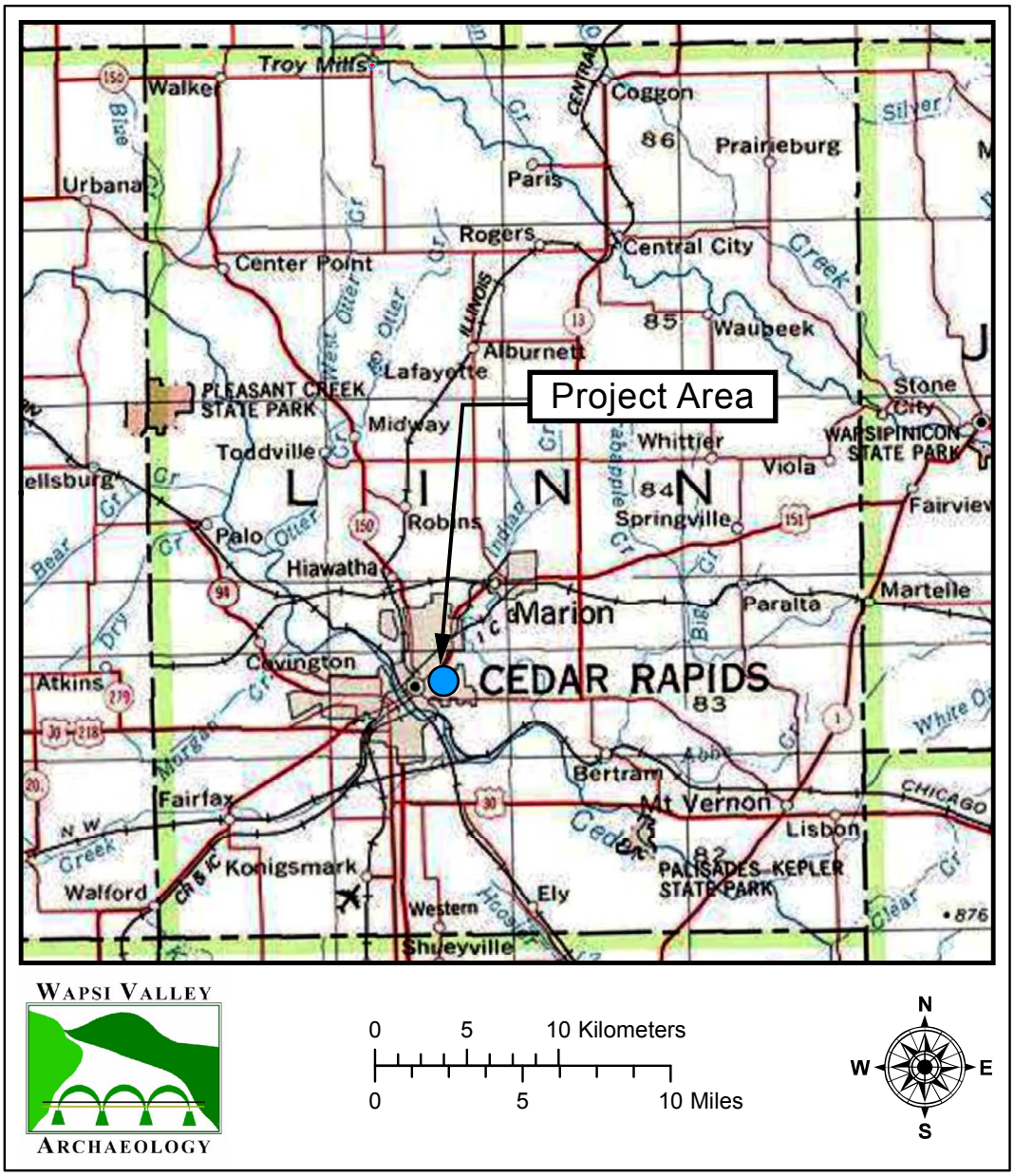
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Pfeiffer House II
Site Number: 57-11510
Address: 2451 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



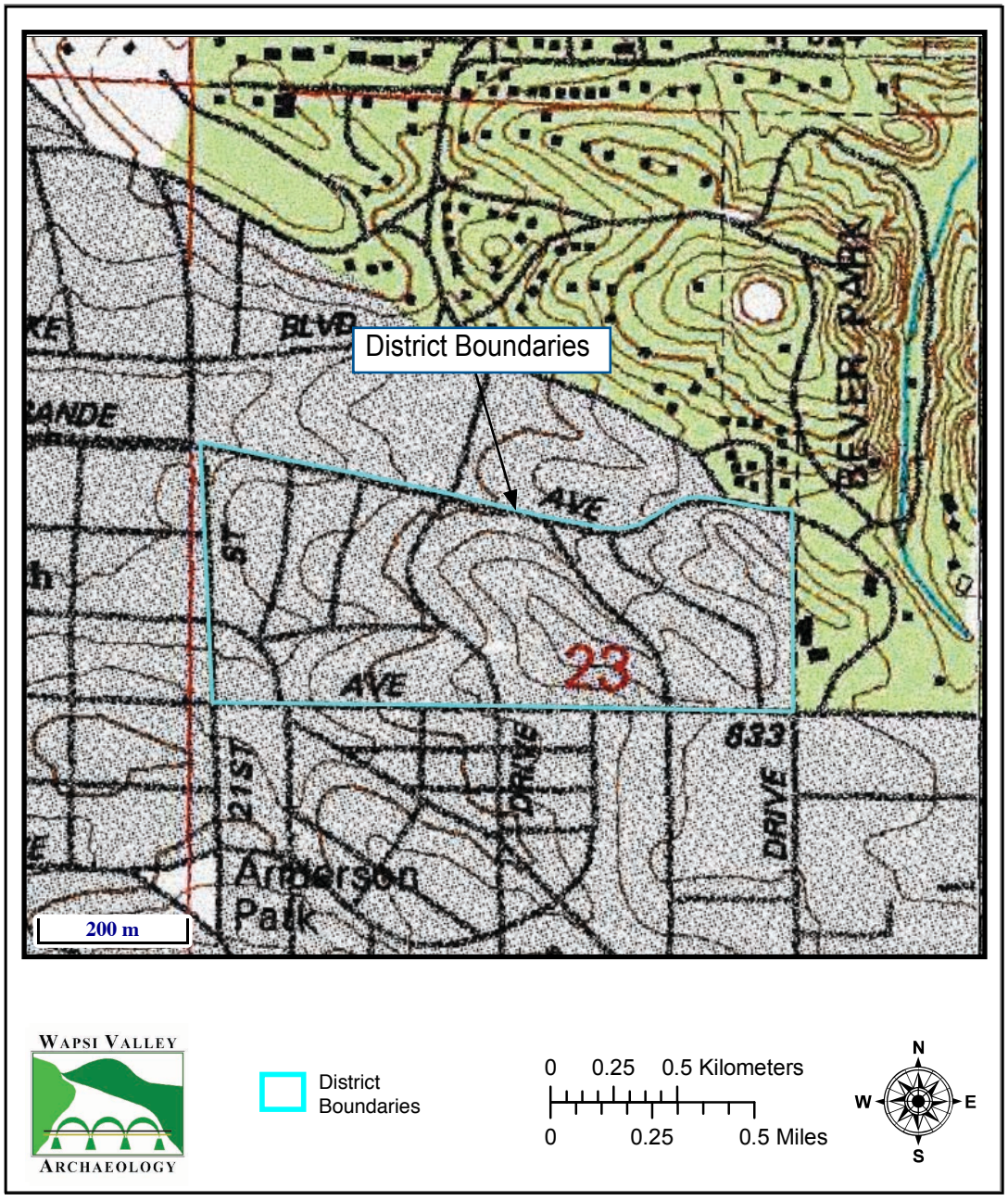
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Site Number: 57-11510
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Related District Number: 57-11394
City: Cedar Rapids County: Linn



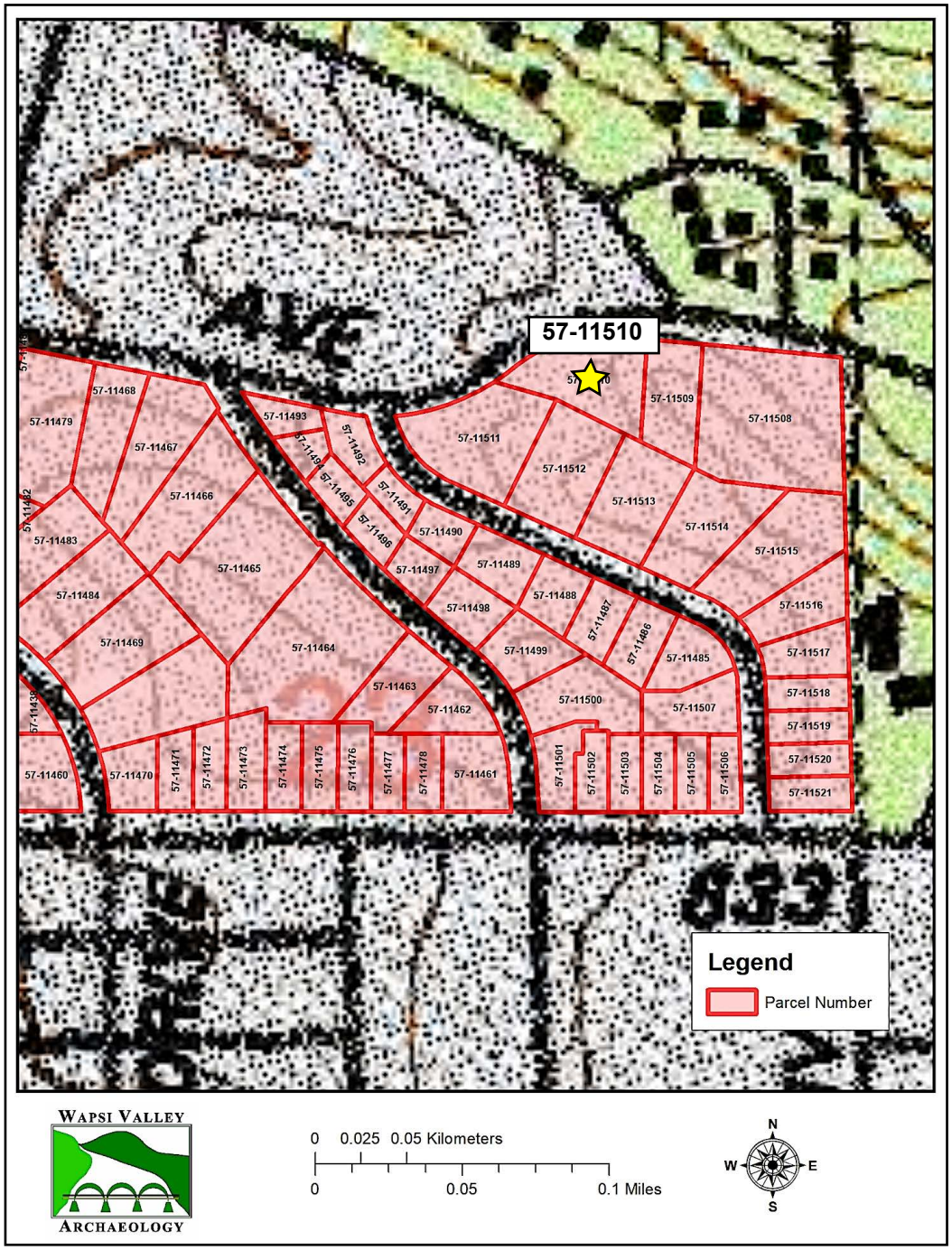
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Pfeiffer House II
Site Number: 57-11510
Address: 2451 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



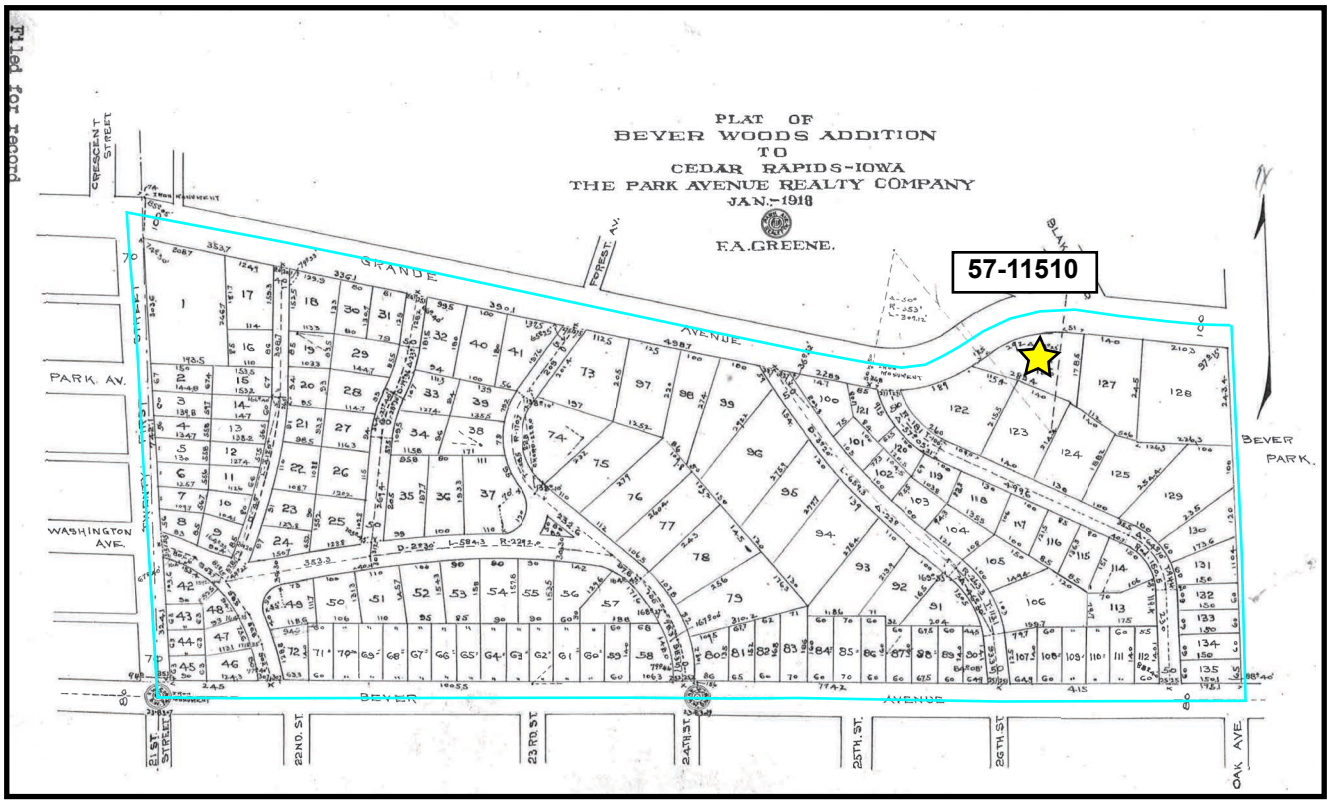
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Pfeiffer House II
Site Number: 57-11510
Address: 2451 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Dr. Pfeiffer House II
Address: 2451 Grande Avenue SE
City: Cedar Rapids County: Linn

Site Number: 57-11510
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Dr. Pfeiffer House II
Site Number: 57-11510
Address: 2451 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2451 Grande Avenue SE (57-11510). *Source: Linn County Assessor.*

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Name of Property: Dr. Pfeiffer House II
Site Number: 57-11510
Address: 2451 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2451 Grande Avenue SE (57-11510), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11511 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Henry Benson House

B) Other names: _____

- **Location**

A) Street address: 2435 Grande Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
05B Italianate	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 06 Stucco
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11511 Address: 2435 Grande Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
_____ ☐ *check if circa or estimated date*
Other dates, including renovations

_____

F) Significant person
Complete if Criterion B is marked above
_____

_____

G) Cultural affiliation
Complete if Criterion D is marked above
_____

_____

H) Architect/Builder
Architect
unknown
Builder/contractor
_____

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1	__	_____	_____	_____	2	__	_____	_____	_____
3	__	_____	_____	_____	4	__	_____	_____	_____

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments: _____

_____

SHPO authorized signature: _____ *Date:* _____

Henry Benson House	Linn
Name of Property	County
2435 Grande Avenue SE	Cedar Rapids
Address	City

Henry Benson House, Site Inventory Number 57-11511

Address: 2435 Grande Avenue SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story stucco house with hipped roof with rafter detail and three hipped-roofed front dormers. The main materials are stucco siding and asphalt roof. The recessed entrance portico has a surrounding arched stone detail with Doric pilasters. First-level side volumes have flat roofs and dentil details. A brick foundation surrounds the house. The wood windows appear to be original. A two-car detached garage with dormers matches the house's design.

The earliest residents of 2435 Grande Ave SE are listed as H. C. Benson, E. A. Benson, and Mrs. S. L. Grant.[1]

Date of Construction: 1922

Integrity:
The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1953 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 621.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 621.

Henry Benson House	Linn
Name of Property	County
2435 Grande Avenue SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

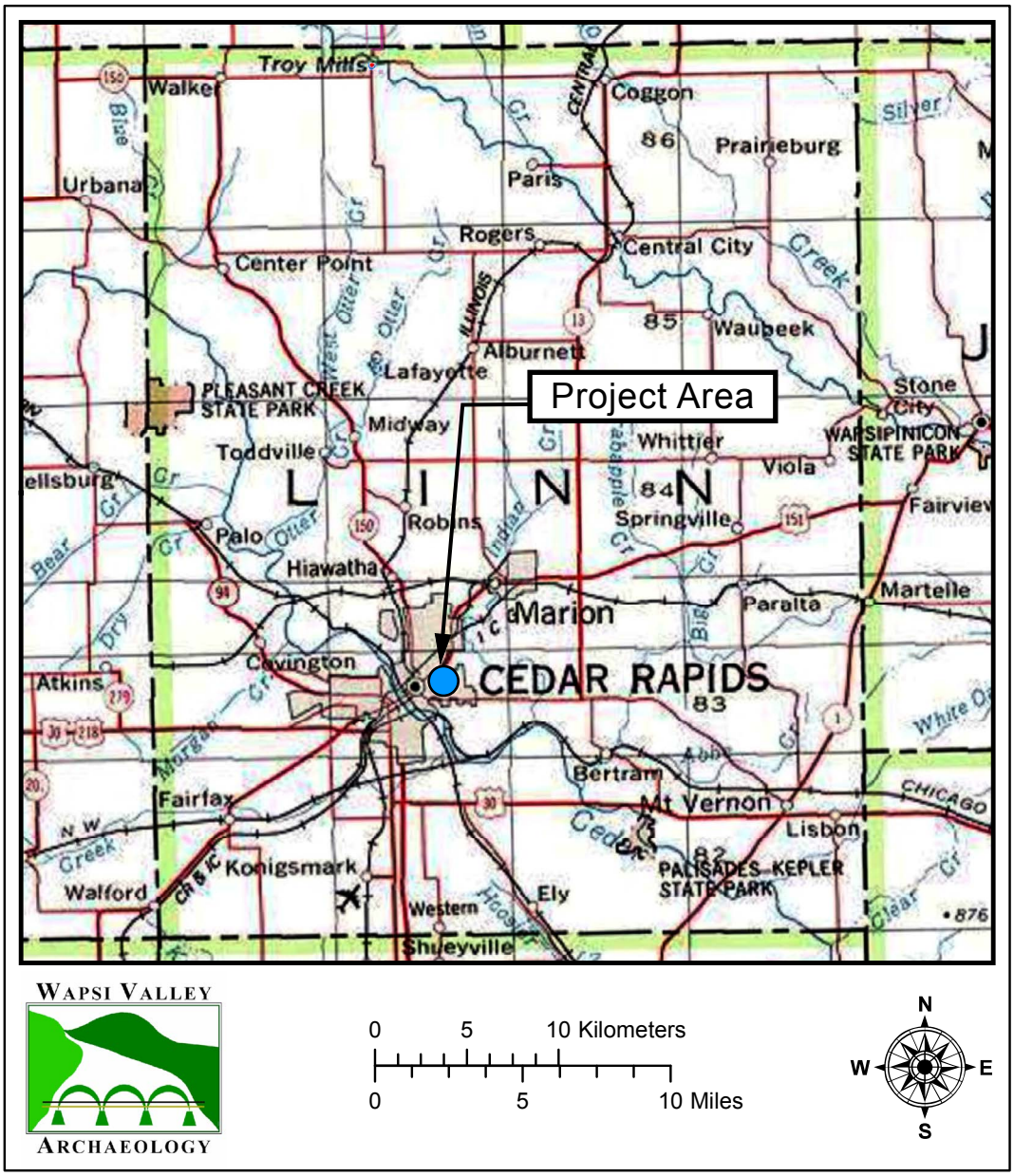
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Benson House
Site Number: 57-11511
Address: 2435 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



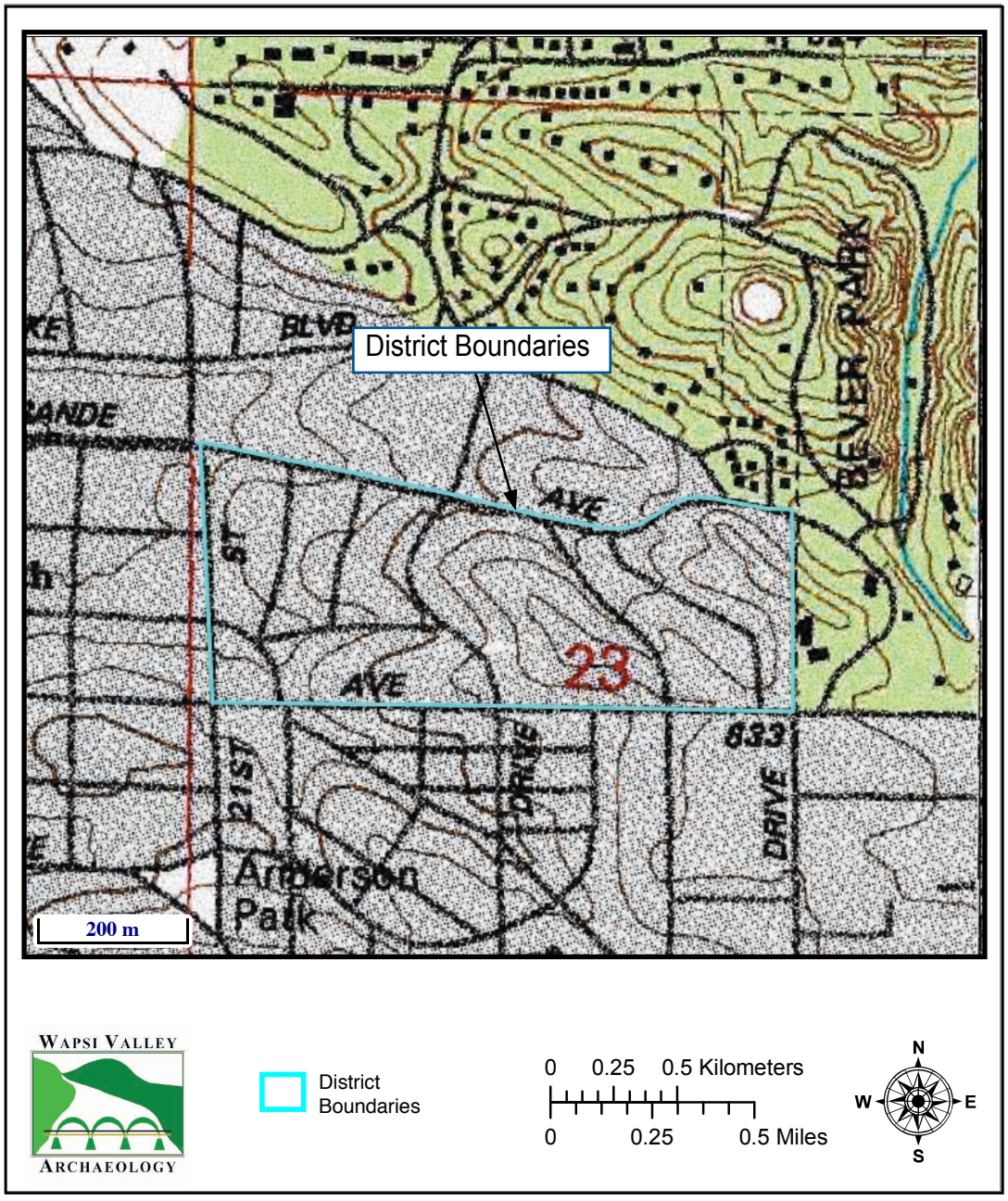
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Benson House
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City: Cedar Rapids County: Linn



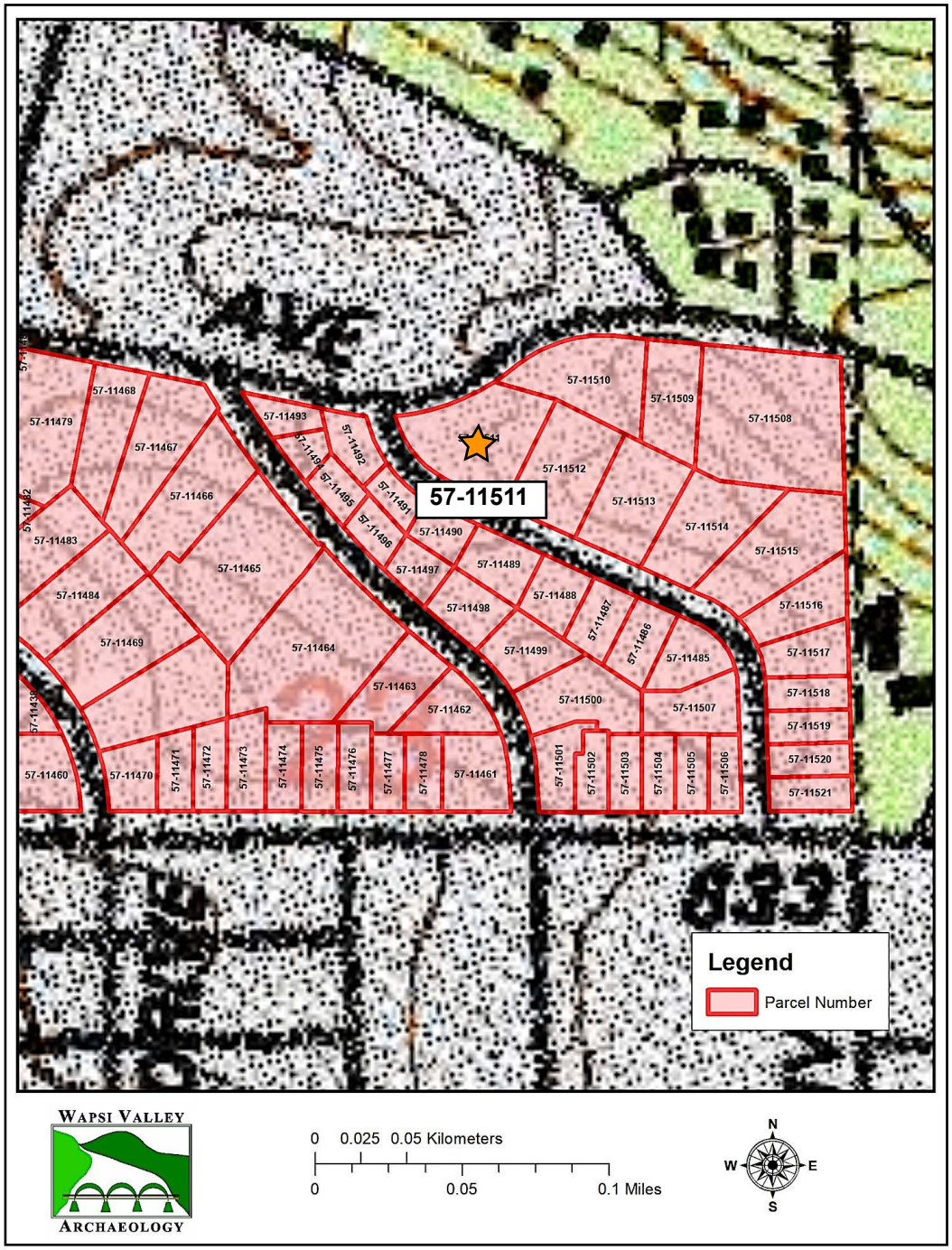
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Benson House
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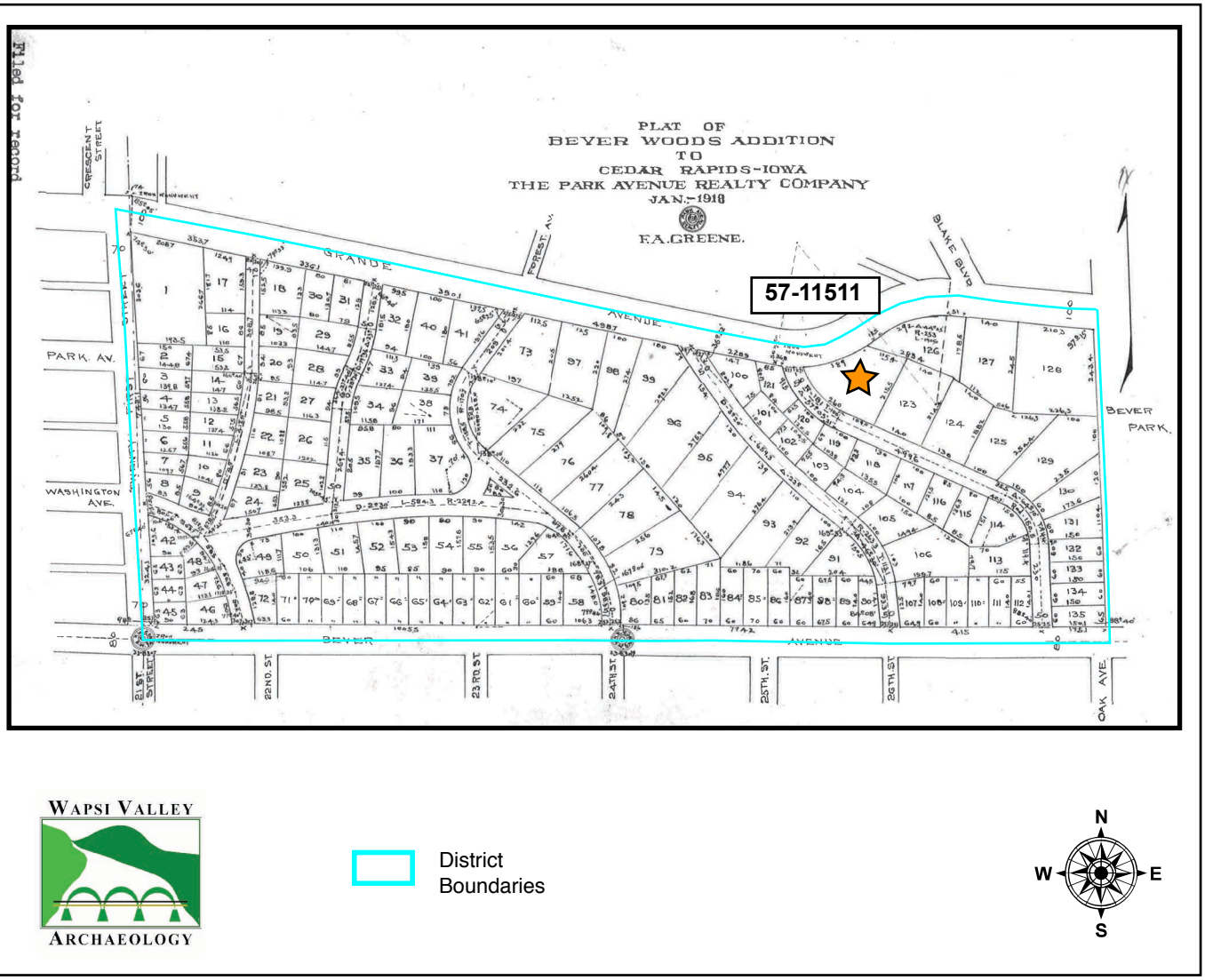
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Benson House
Site Number: 57-11511
Address: 2435 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Henry Benson House
Site Number: 57-11511
Address: 2435 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Benson House
Site Number: 57-11511
Address: 2435 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 2435 Grande Avenue SE (57-11511). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Henry Benson House
Site Number: 57-11511
Address: 2435 Grande Avenue SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



2435 Grande Avenue SE (57-11511), view to the southeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11512 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: F.D. Hutchinson House

B) Other names: _____

- **Location**

A) Street address: 350 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick, 04 Stone
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11512 Address: 350 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1930 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

F.D. Hutchinson House	Linn
Name of Property	County
350 Park Terrace SE	Cedar Rapids
Address	City

F.D. Hutchinson House, Site Inventory Number 57-11512

Address: 350 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1930 building is a one-and-a-half-story, side-gable brick and stone house with front gable and roof dormer. The main materials are brick and asphalt roof. The entrance volume has a quoin-detailed arched door. A bay window is in the side volume. The front and side gable dormers are cedar wood. The wood windows appear to be original. A two-car detached garage matches the house's design and materials.

The original resident of 350 Park Terrace SE is listed as F. D. Hutchinson owner of the Hutchinson Ice Cream Company.[1]

Date of Construction: 1930

Integrity:
The Tudor Revival-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1968 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1931, p. 676.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

[1] *Cedar Rapids City Directories*, January 1, 1931, p. 676.

F.D. Hutchinson House	Linn
Name of Property	County
350 Park Terrace SE	Cedar Rapids
Address	City

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

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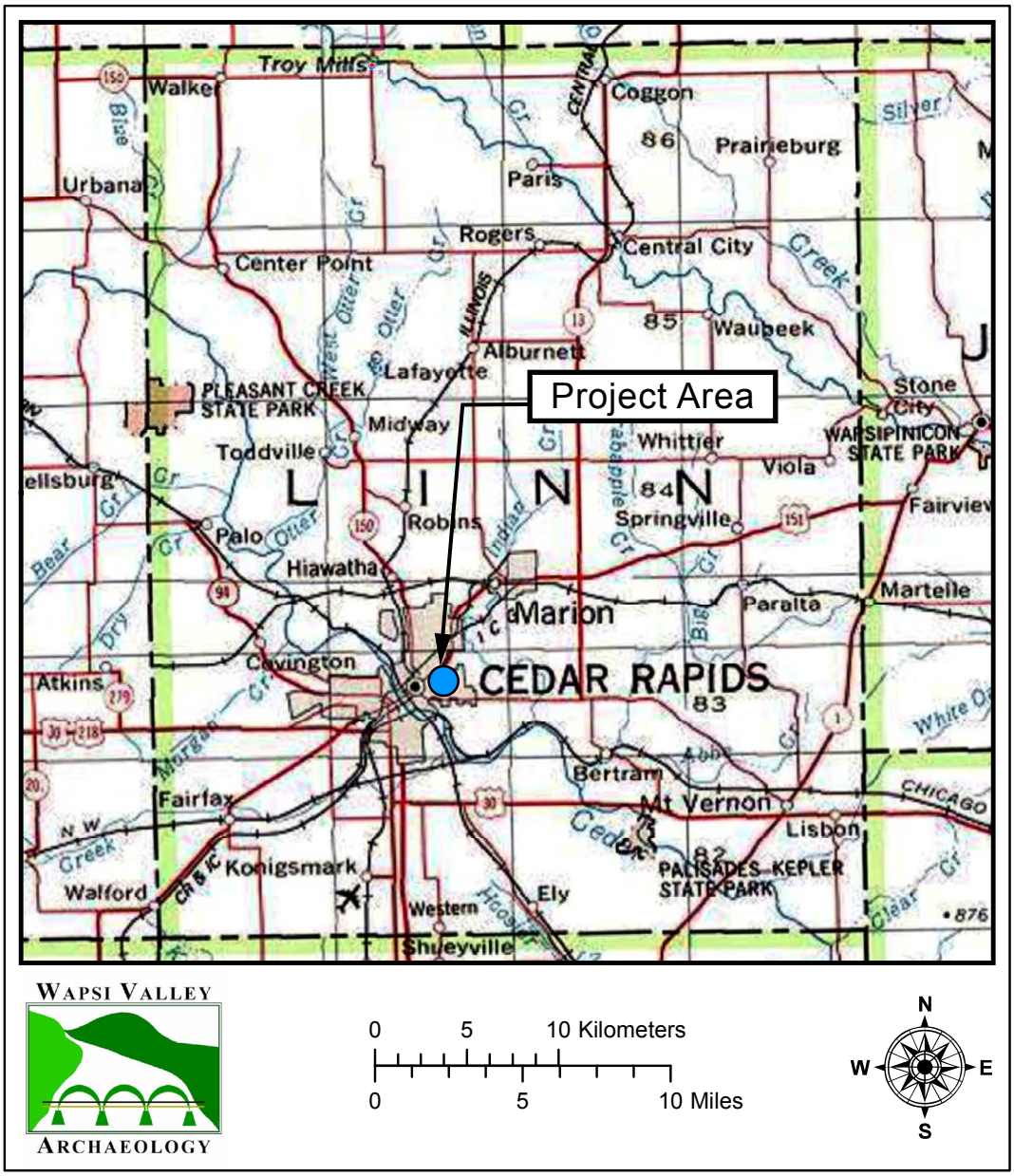
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: F.D. Hutchinson House
Address: 350 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11512
Related District Number: 57-11394



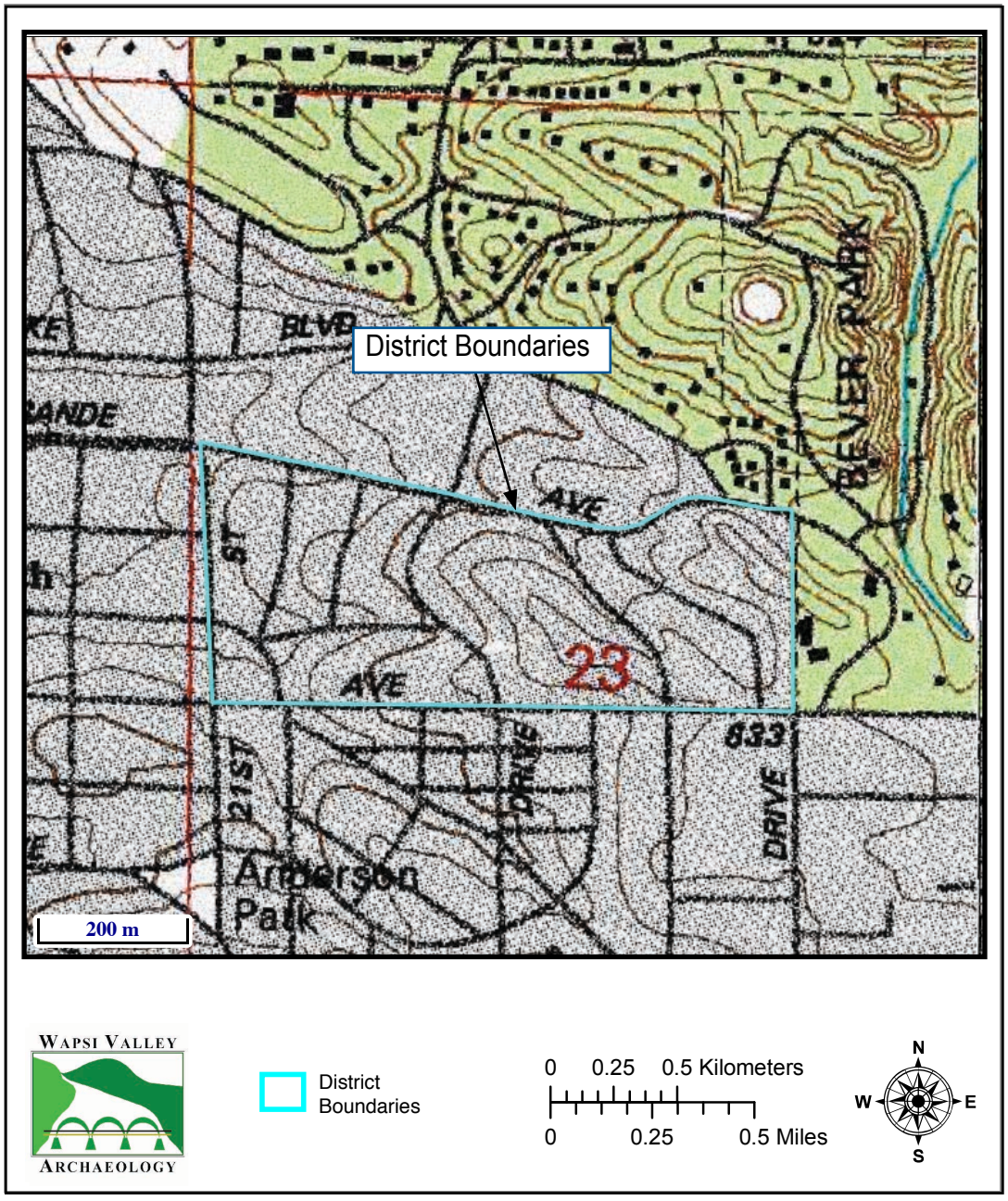
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: F.D. Hutchinson House
Site Number: 57-11512
Address: 350 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



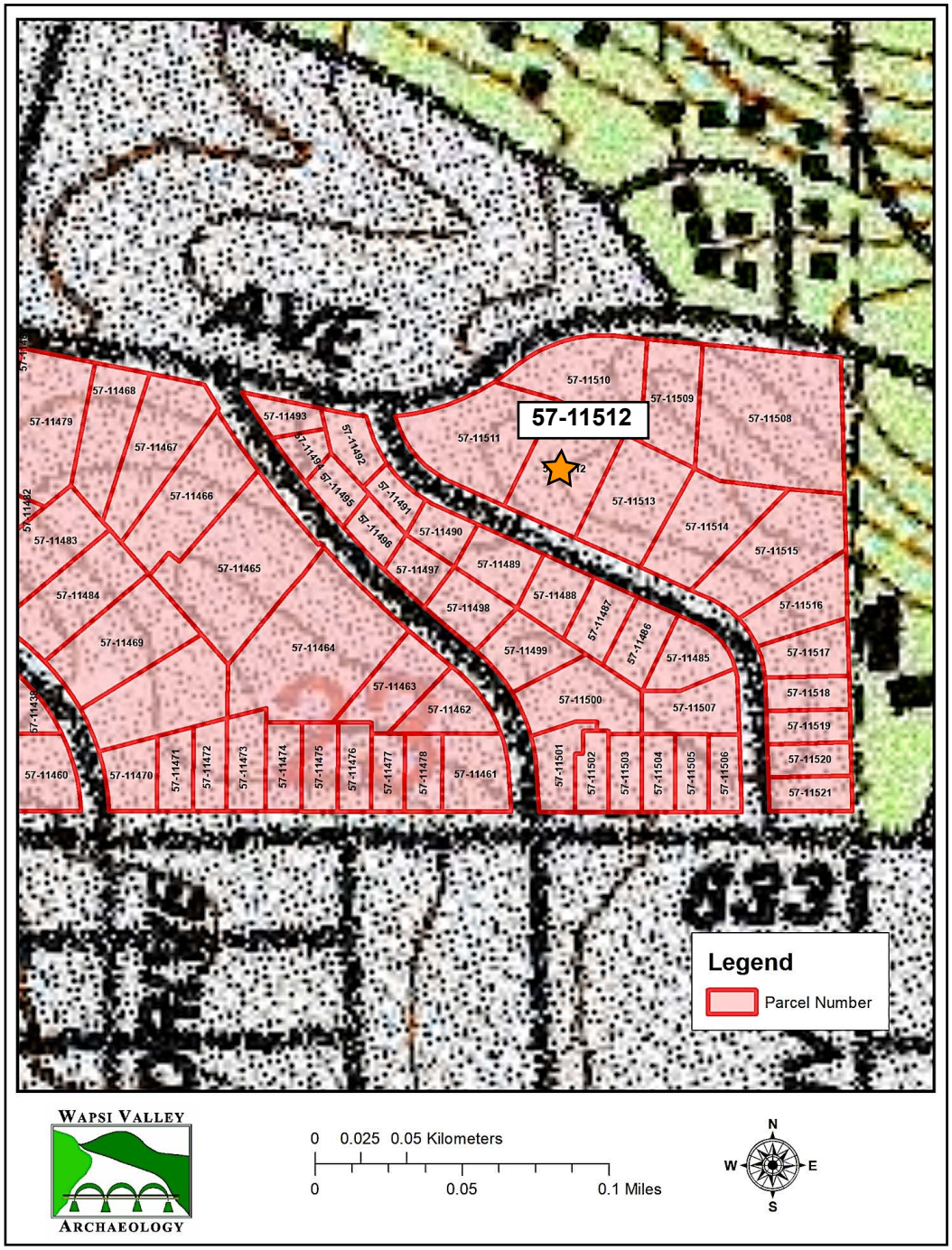
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: F.D. Hutchinson House
Site Number: 57-11512
Address: 350 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

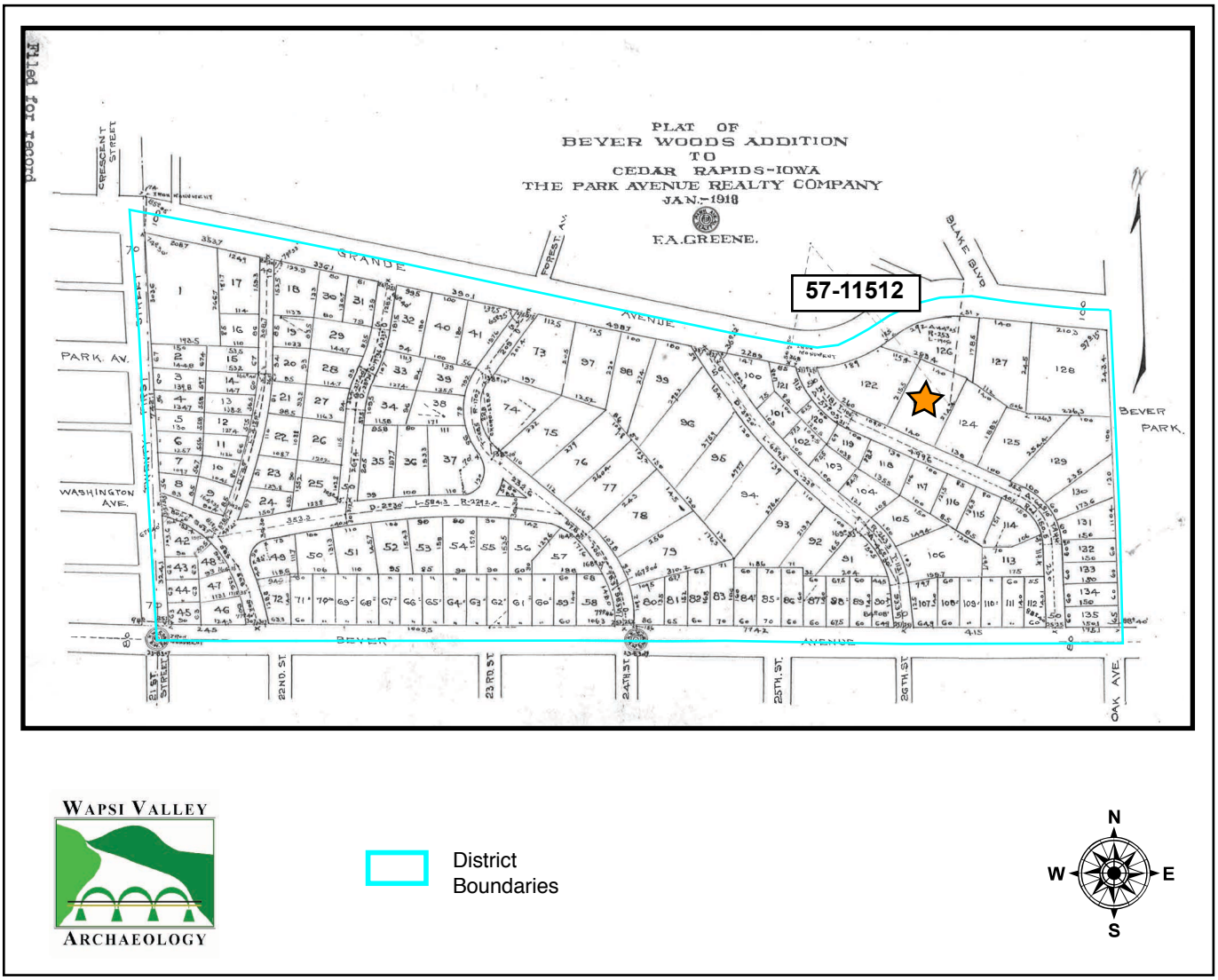
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: F.D. Hutchinson House
Address: 350 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11512
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: F.D. Hutchinson House
Site Number: 57-11512
Address: 350 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: F.D. Hutchinson House
Site Number: 57-11512
Address: 350 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 350 Park Terrace SE (57-11512). *Source: Linn County Assessor.*

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Name of Property: F.D. Hutchinson House
Site Number: 57-11512
Address: 350 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1968 photograph of 350 Park Terrace SE (Site Inventory No. 57-11512).
Source: B & B Realty, The History Center, Cedar Rapids, Iowa.

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Name of Property: F.D. Hutchinson House
Site Number: 57-11512
Address: 350 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



350 Park Terrace SE (57-11512), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11513 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Burnett House

B) Other names: _____

- **Location**

A) Street address: 352 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
05B Italianate	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 16 Clay Tile
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11513 Address: 352 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Burnett House	Linn
Name of Property	County
352 Park Terrace SE	Cedar Rapids
Address	City

Burnett House, Site Inventory Number 57-11513

Address: 352 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1922 building is a two-story, hipped-roof brick house with front-hipped roof dormer. The main materials are brick and tile roof. The entrance volume has a curved roof and semicircular transom above door. Three first-level windows have semicircular transoms, and a side bay window on the first level has a hipped roof. A first-level side volume protrudes from the main volume of the house. The wood windows and shutters appear to be original. A two-car detached garage matches the house's design.

A.C. Stewart is listed as living in the house in 1925.[1]

Date of Construction: 1922

Integrity:
The Italianate-style house retains all seven aspects of integrity: location, design, craftsmanship, materials, setting, feeling, and association. The 1922 garage is contributing to the property.

National Register Eligibility:
The building may be individually eligible to the National Register under Criterion C for its distinctive architectural elements pending documentation and assessment of the interior's integrity.
The building also contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. In addition, the district is eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 631.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

Burnett House	Linn
Name of Property	County
352 Park Terrace SE	Cedar Rapids
Address	City

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

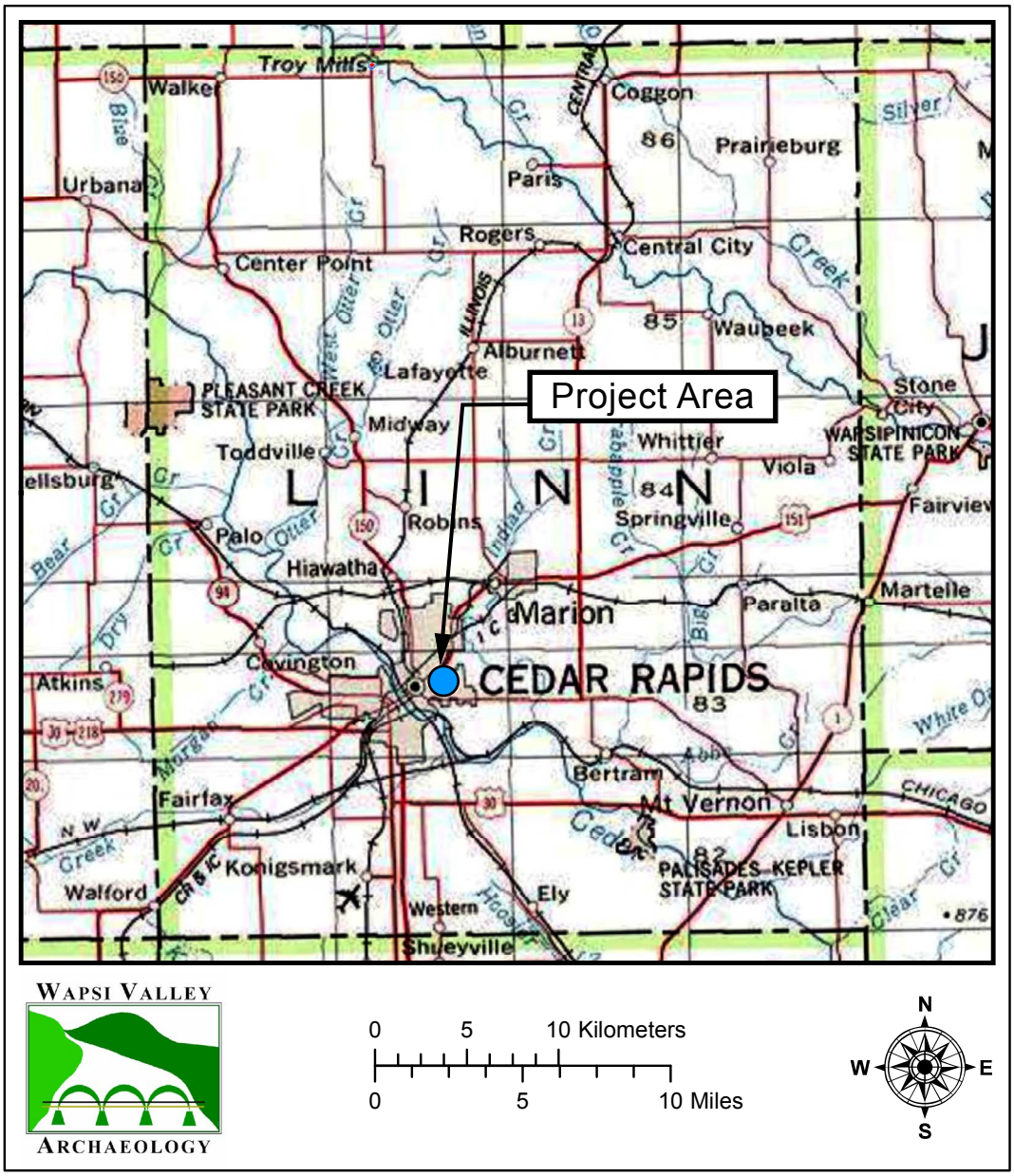
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Burnett House
Site Number: 57-11513
Address: 352 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



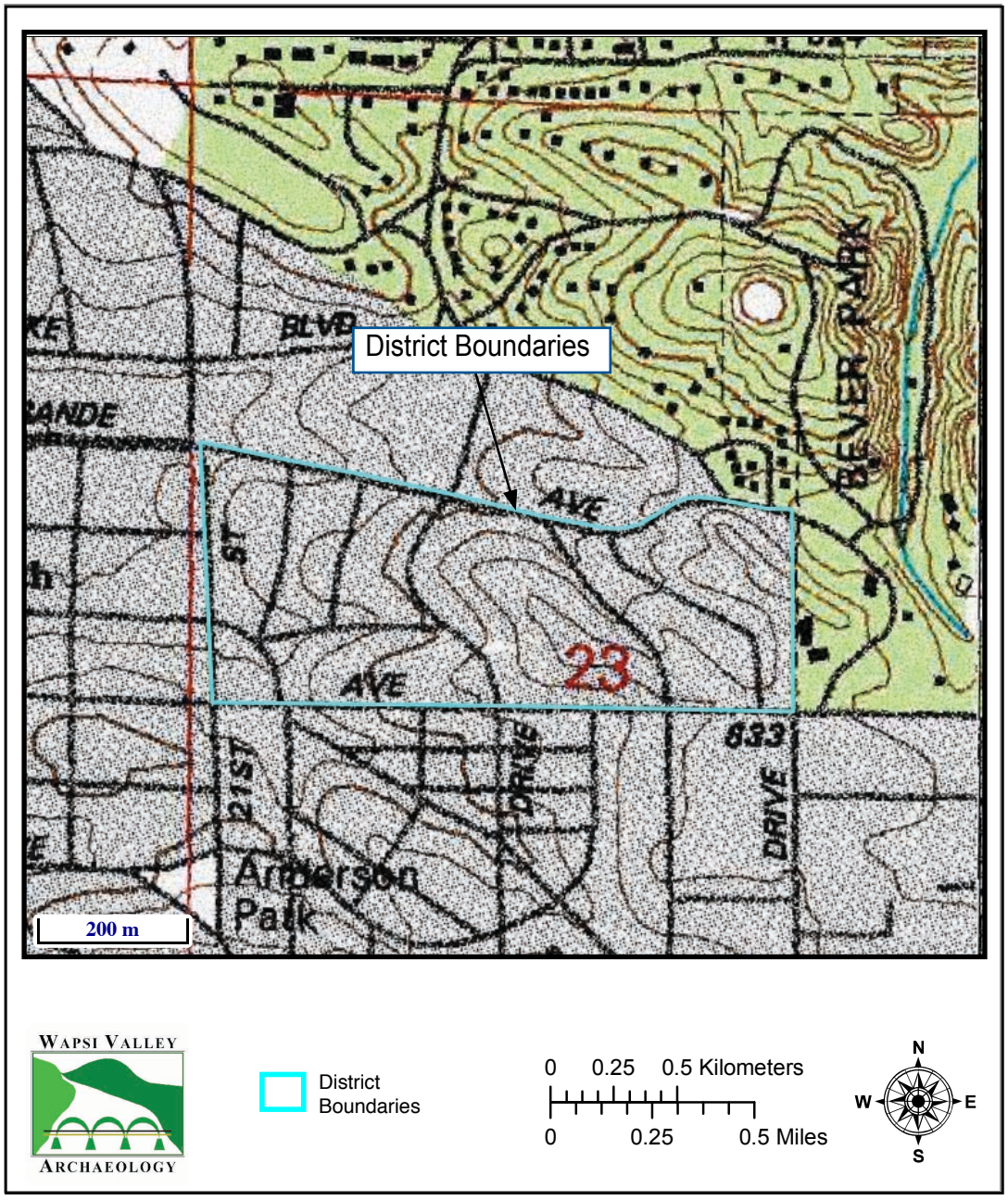
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: Burnett House
Site Number: 57-11513
Address: 352 Park Terrace SE
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City: Cedar Rapids County: Linn



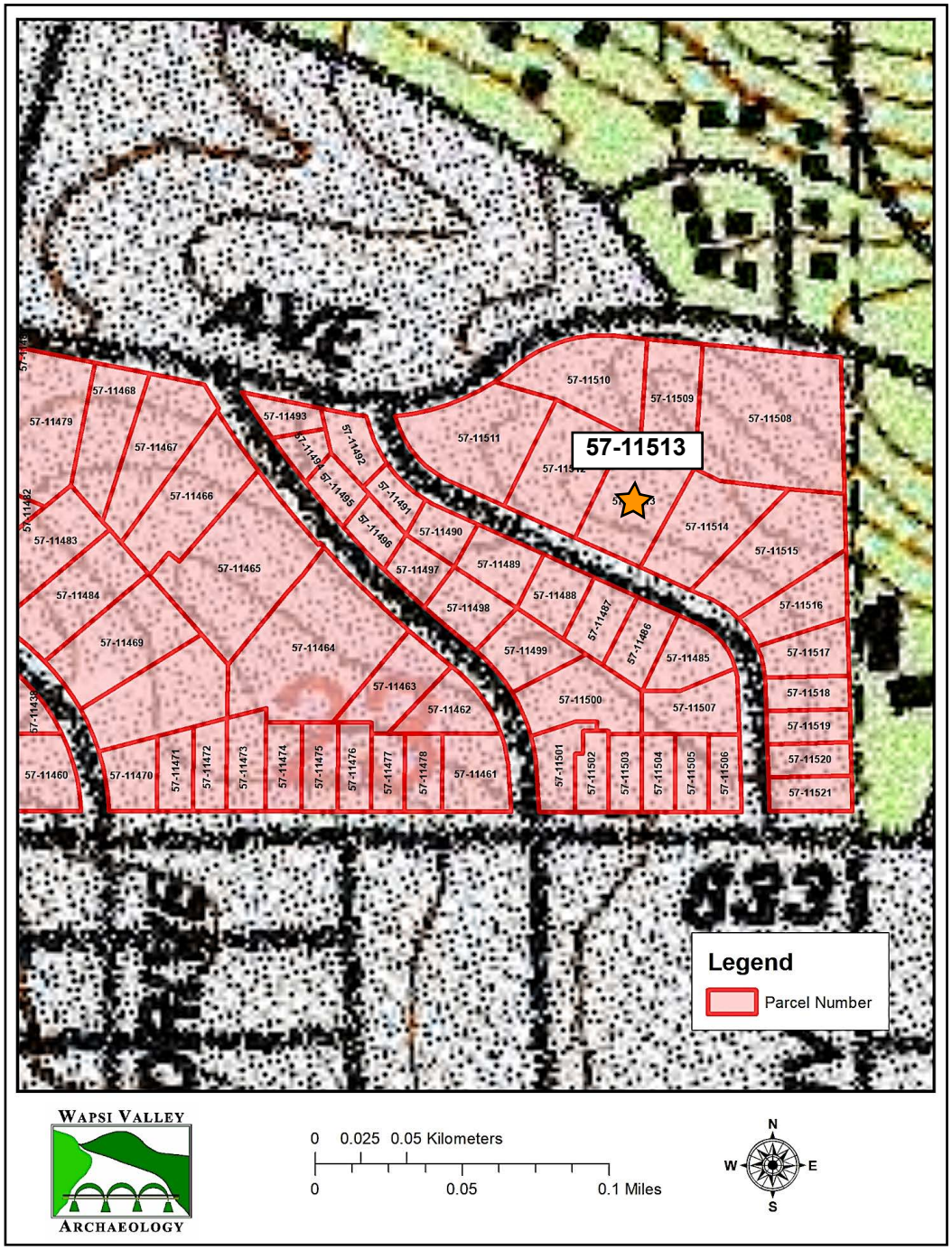
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: Burnett House
Site Number: 57-11513
Address: 352 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

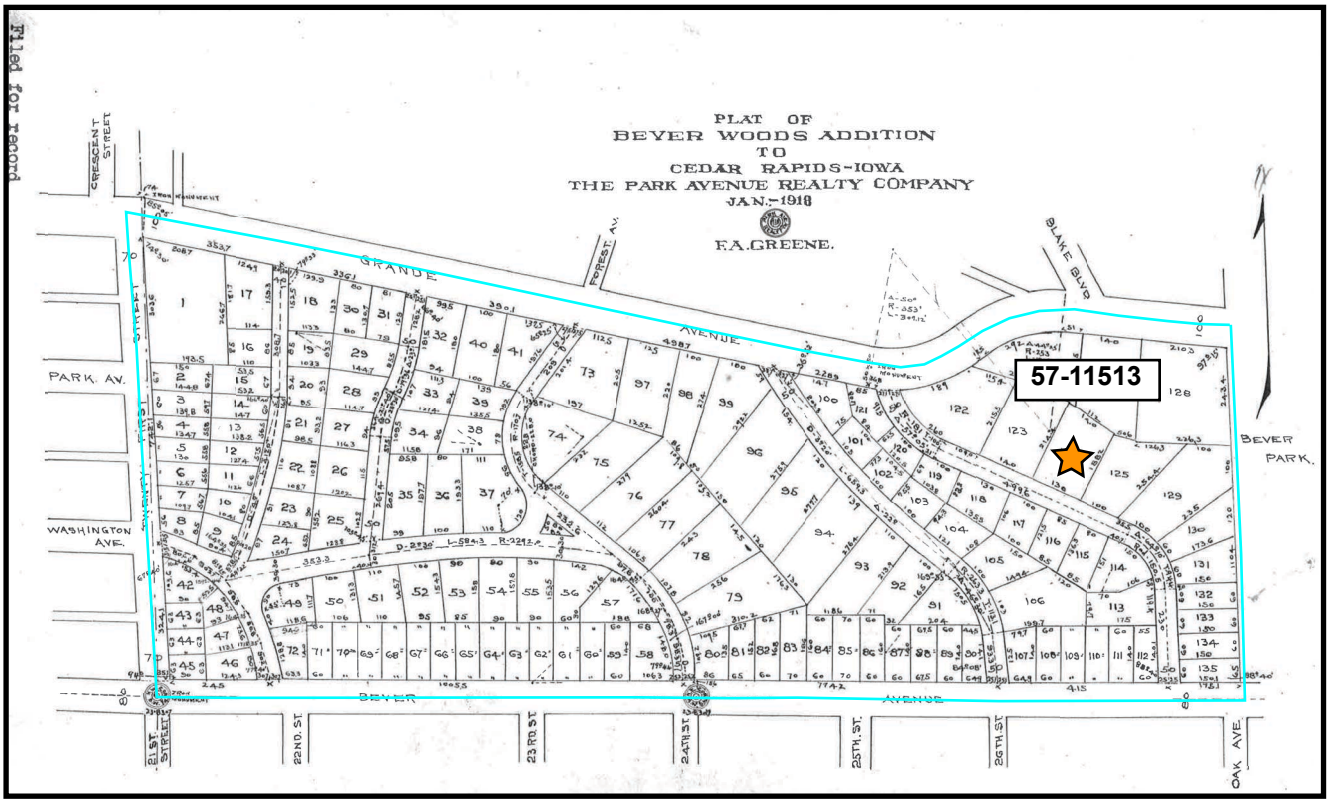
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Name of Property: Burnett House
Address: 352 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11513
Related District Number: 57-11394



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Burnett House
Address: 352 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11513
Related District Number: 57-11394



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Burnett House
Site Number: 57-11513
Address: 352 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 352 Park Terrace SE (57-11513). *Source: Linn County Assessor.*

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Name of Property: Burnett House
Site Number: 57-11513
Address: 352 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



352 Park Terrace SE (57-11513), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11514 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Knolk House

B) Other names: _____

- **Location**

A) Street address: 356 Park Terrace Avenue SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
1	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
09A04 Side-Gable Roof, 2 stories	Foundation (visible exterior): 10 Concrete
_____	Walls (visible exterior): 02 Wood, 04 Stone
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11514 Address: 356 Park Terrace Avenue SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1934 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Knolk House	Linn
Name of Property	County
356 Park Terrace Avenue SE	Cedar Rapids
Address	City

Knolk House, Site Inventory Number 57-11514

Address: 356 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1934 building is a two-story wood house with side-gable roof and first-level stone veneer. Two pilasters support the entrance portico. The main materials are stone, wood siding, and asphalt roof. The front door has a glass transom and sidelites. The windows are replacements. An attached two-car garage on back matches the house's design.

Geo Corey is listed as living in the house in 1938.[1]

Date of Construction: 1934

Integrity:
The Side Gable-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

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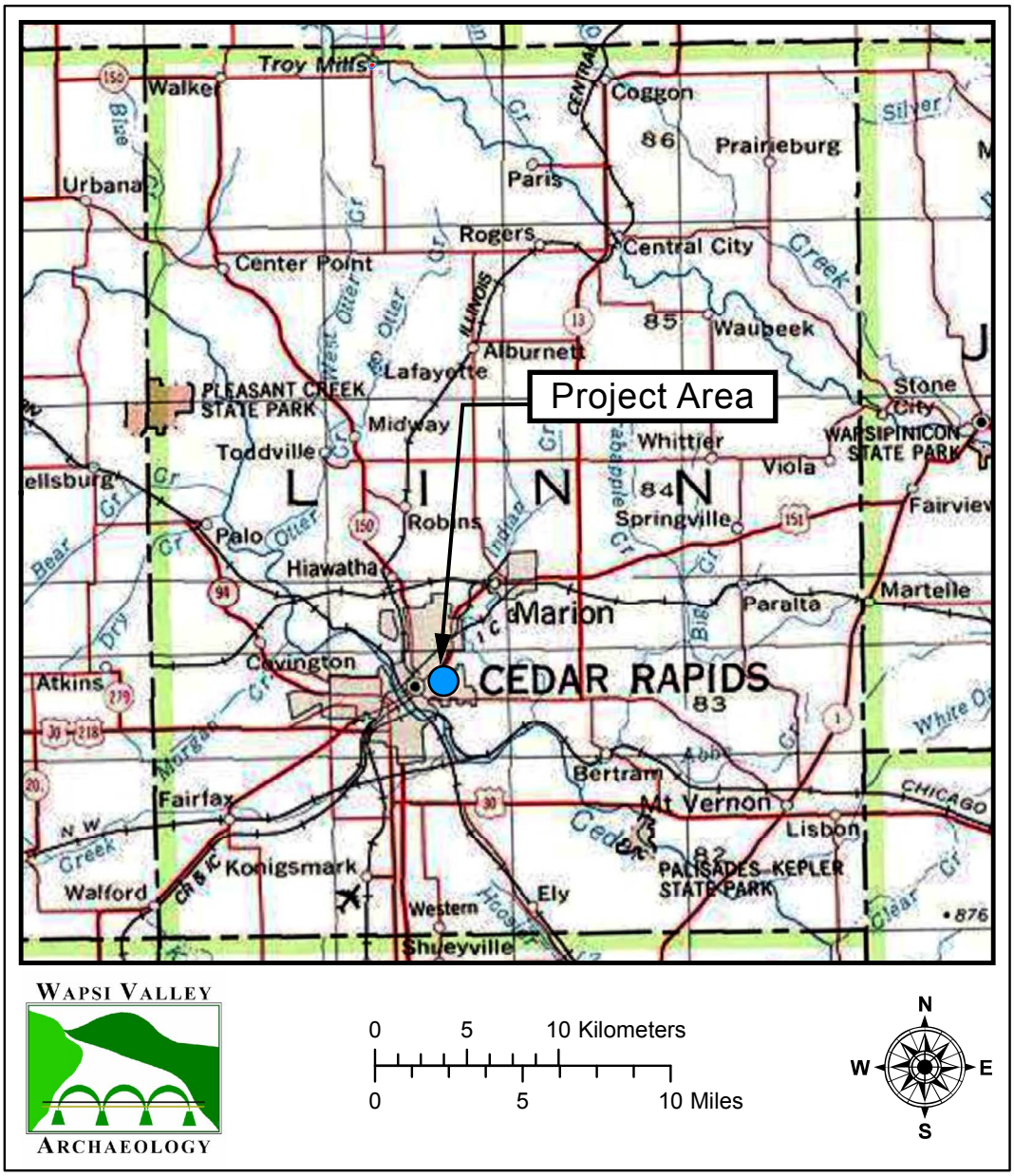
Knolk House	Linn
Name of Property	County
356 Park Terrace Avenue SE	Cedar Rapids
Address	City

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Name of Property: Knolk House
Site Number: 57-11514
Address: 356 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

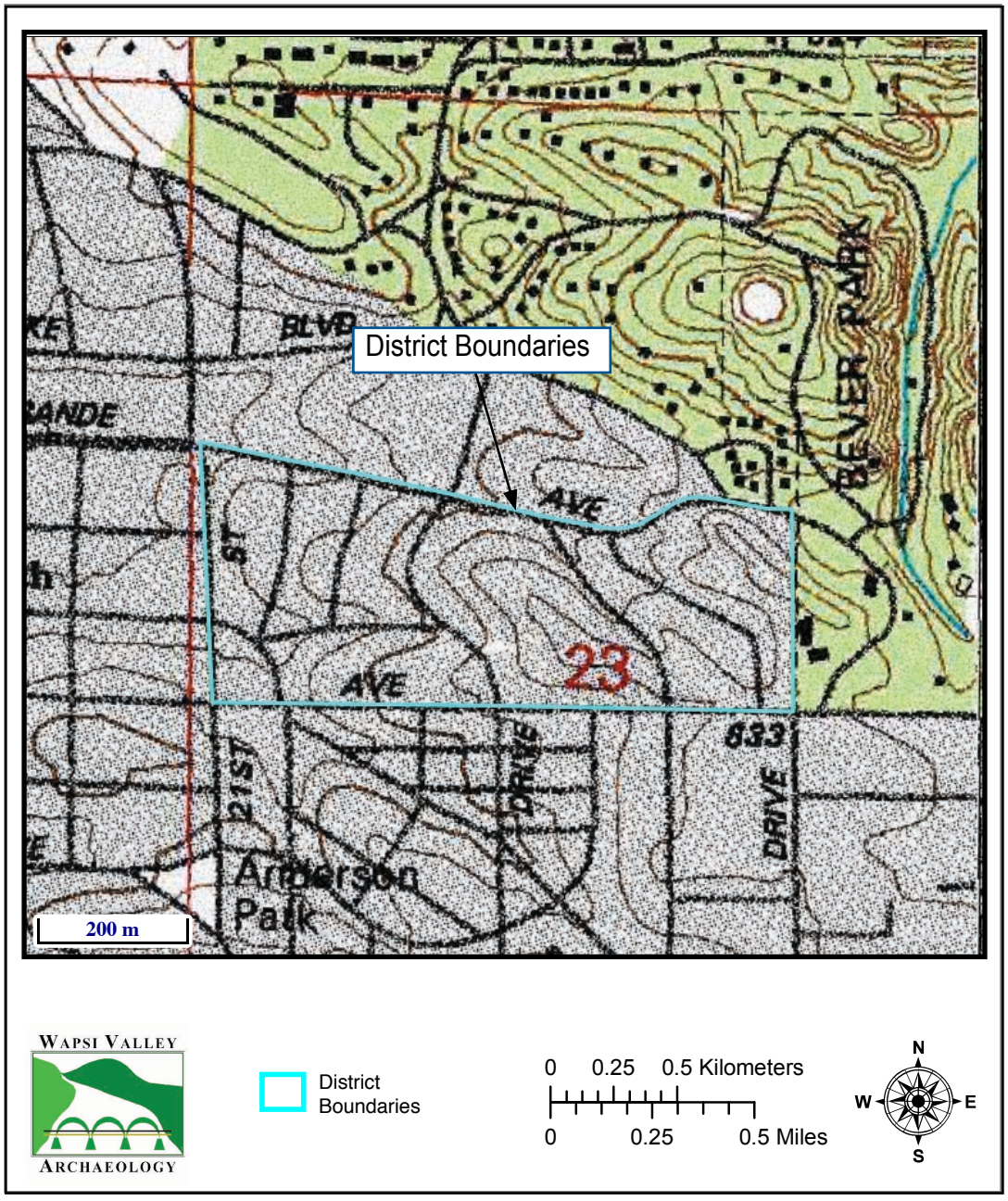


Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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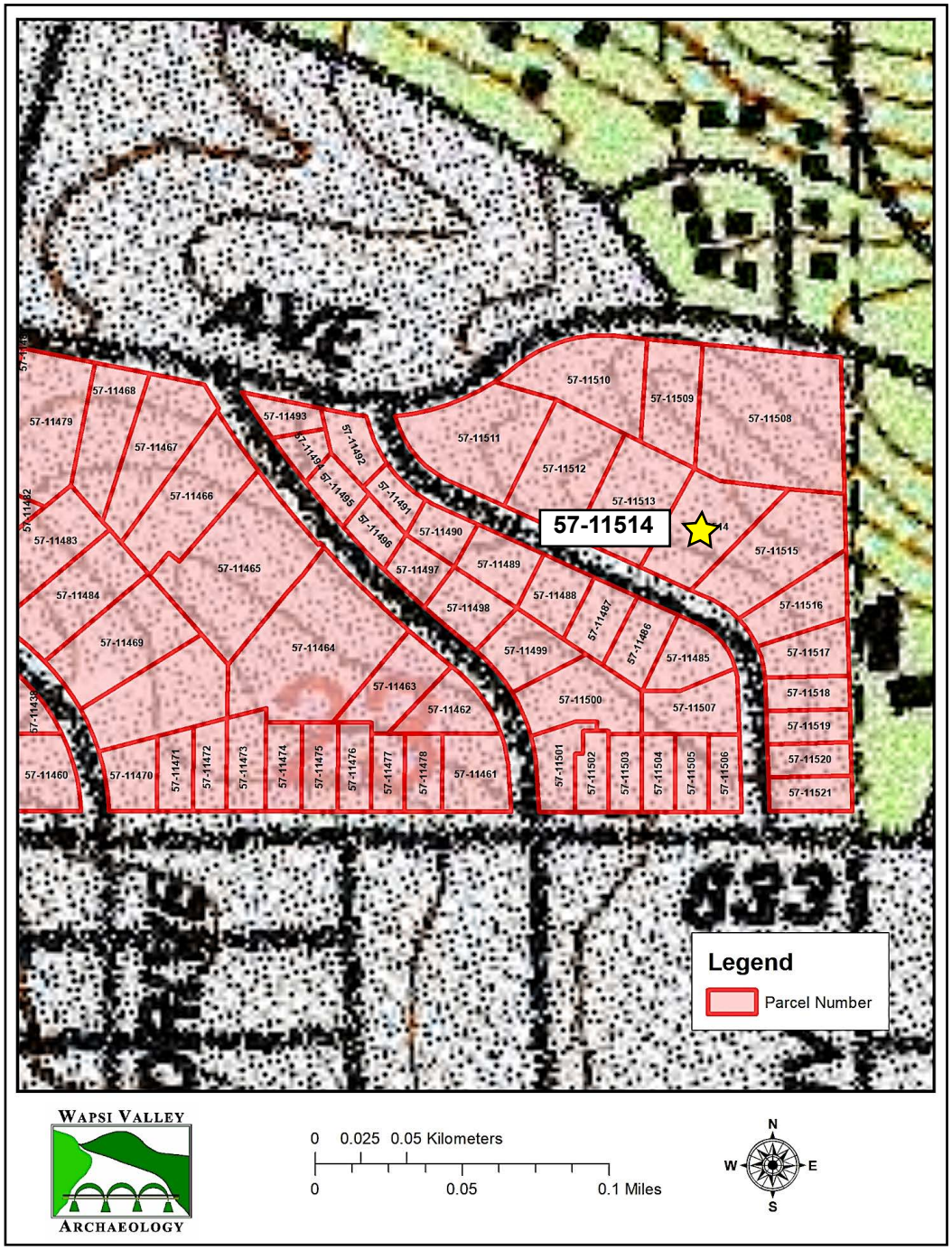
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

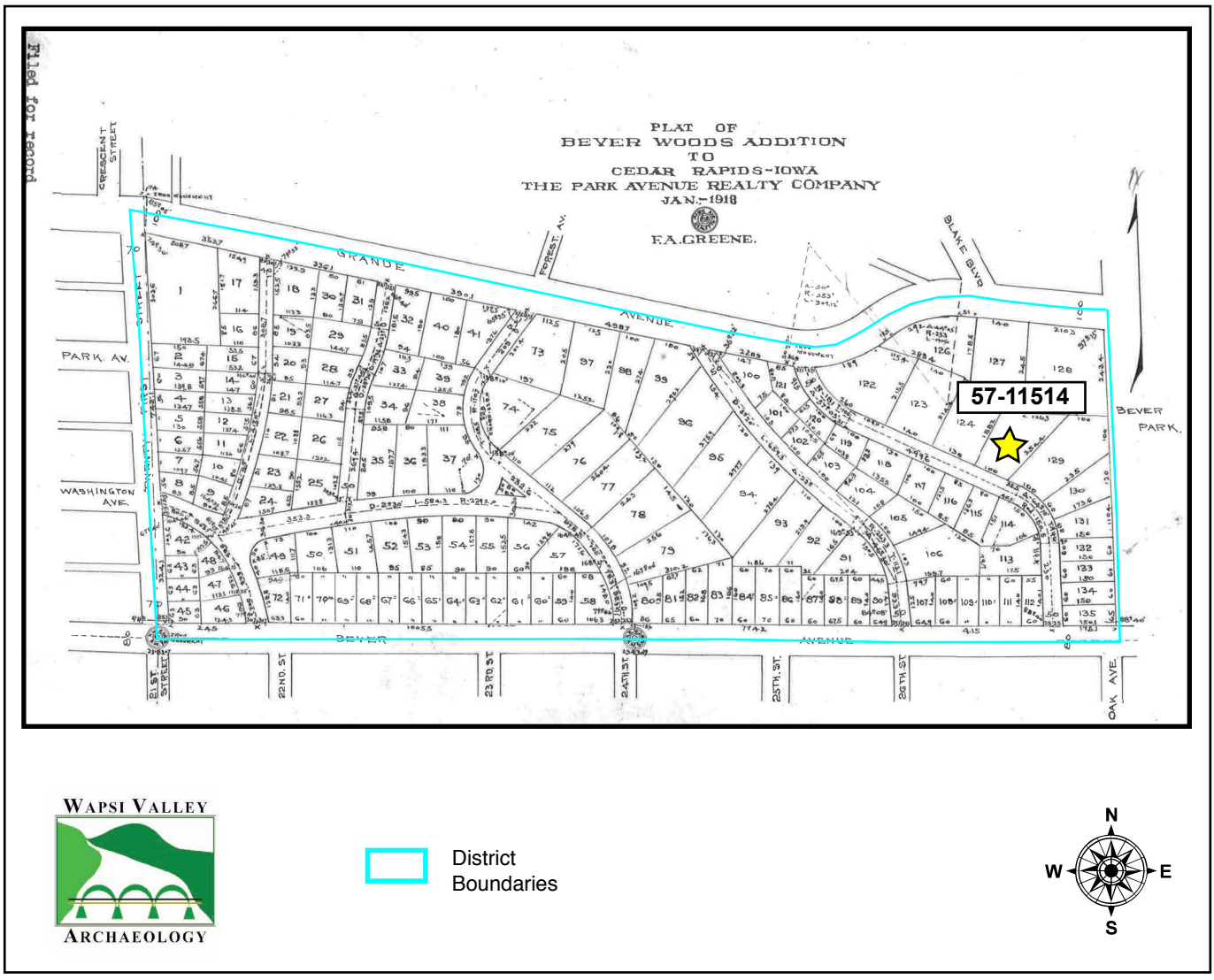
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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Knolk House
Address: 356 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11514
Related District Number: 57-11394



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Knolk House
Site Number: 57-11514
Address: 356 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Knolk House
Site Number: 57-11514
Address: 356 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 356 Park Terrace SE (57-11514). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Knolk House
Site Number: 57-11514
Address: 356 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



356 Park Terrace SE (57-11514), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11515 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Grace and Frances Swab House

B) Other names: _____

- **Location**

A) Street address: 360 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06B Colonial Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11515 Address: 360 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1938 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Grace and Frances Swab House	Linn
Name of Property	County
360 Park Terrace SE	Cedar Rapids
Address	City

Grace and Frances Swab House, Site Inventory Number 57-11515

Address: 360 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1938 building is a two-story cross-gable-roof house with front gable-roof entrance volume. Two pilasters adorn the entrance door. The main materials are wood siding and asphalt roof. The front door has sidelites. The windows are replacements. An 1938 attached two-car garage on back matches the house's design.

Date of Construction: 1938

Integrity:
The Colonial Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

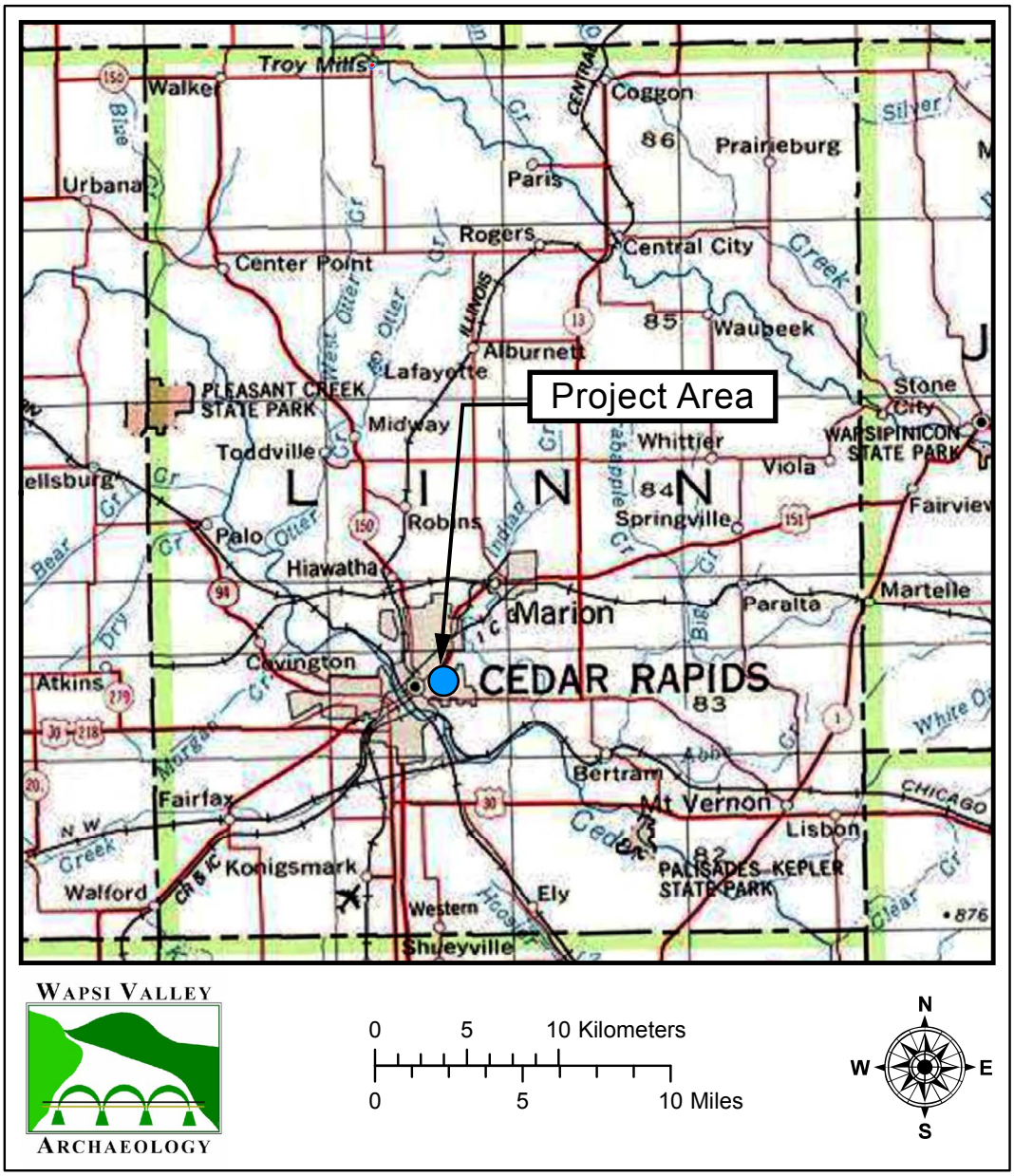
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Grace and Frances Swab House
Site Number: 57-11515
Address: 360 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



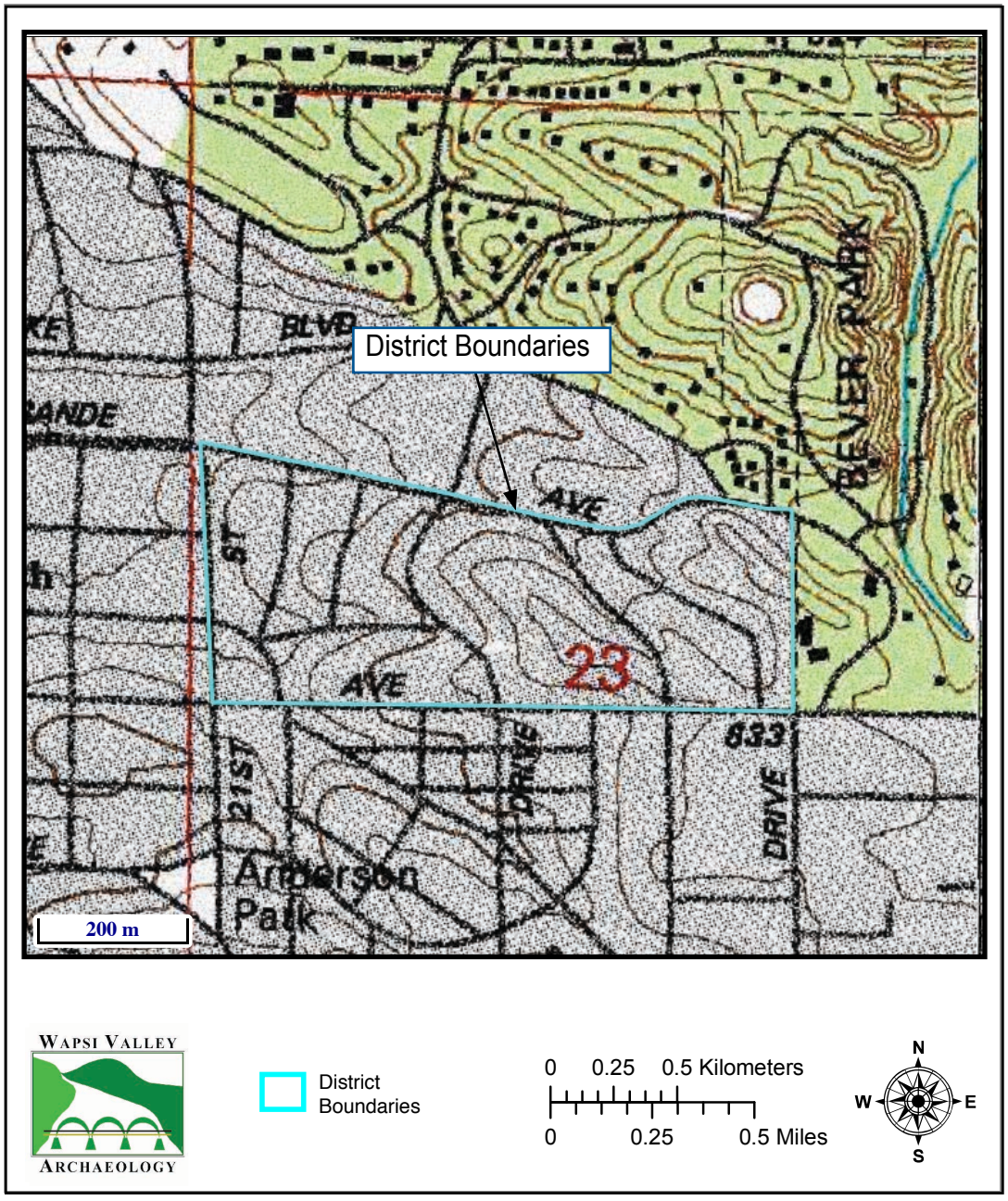
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: Grace and Frances Swab House
Site Number: 57-11515
Address: 360 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



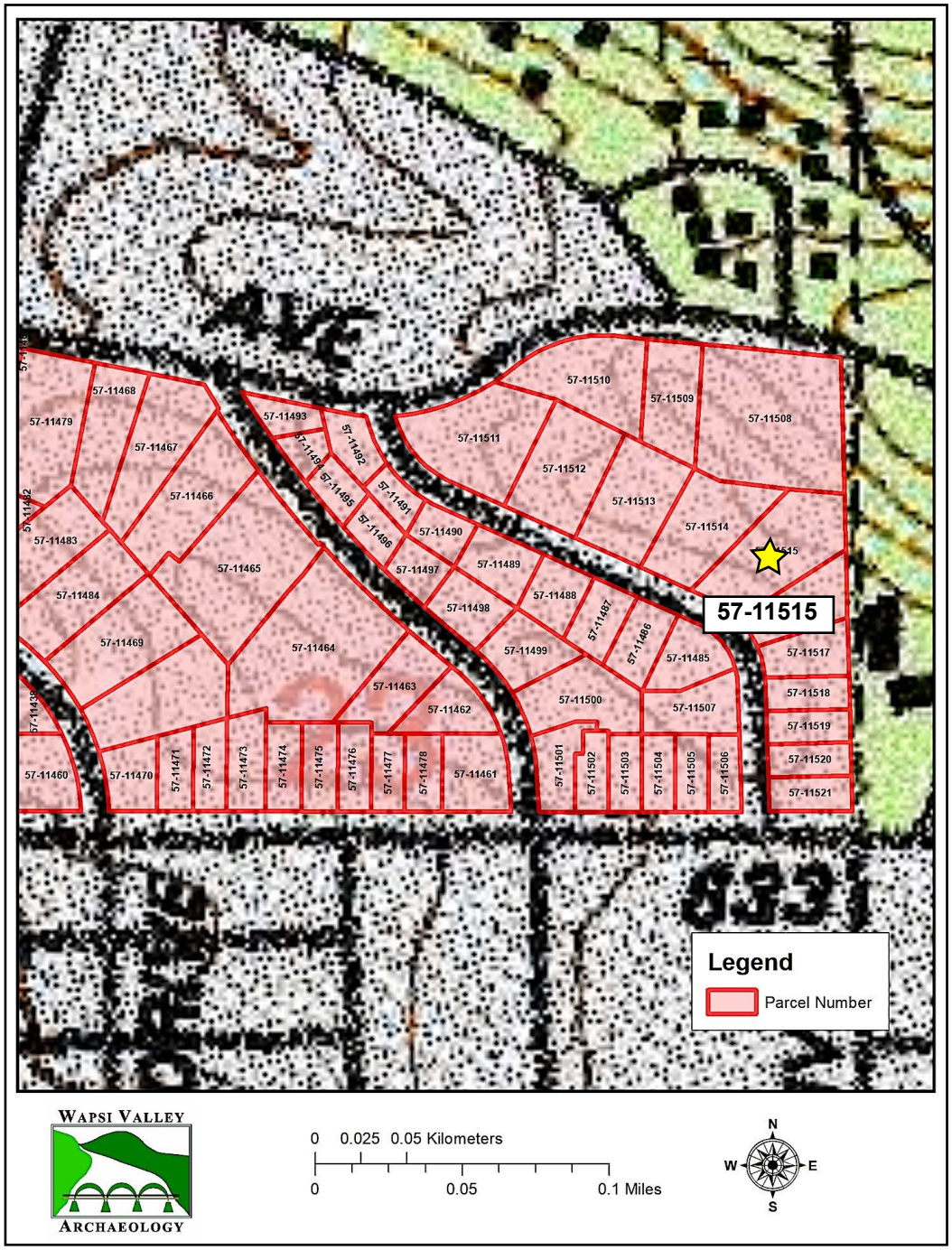
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Grace and Frances Swab House
Site Number: 57-11515
Address: 360 Park Terrace SE
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City: Cedar Rapids County: Linn



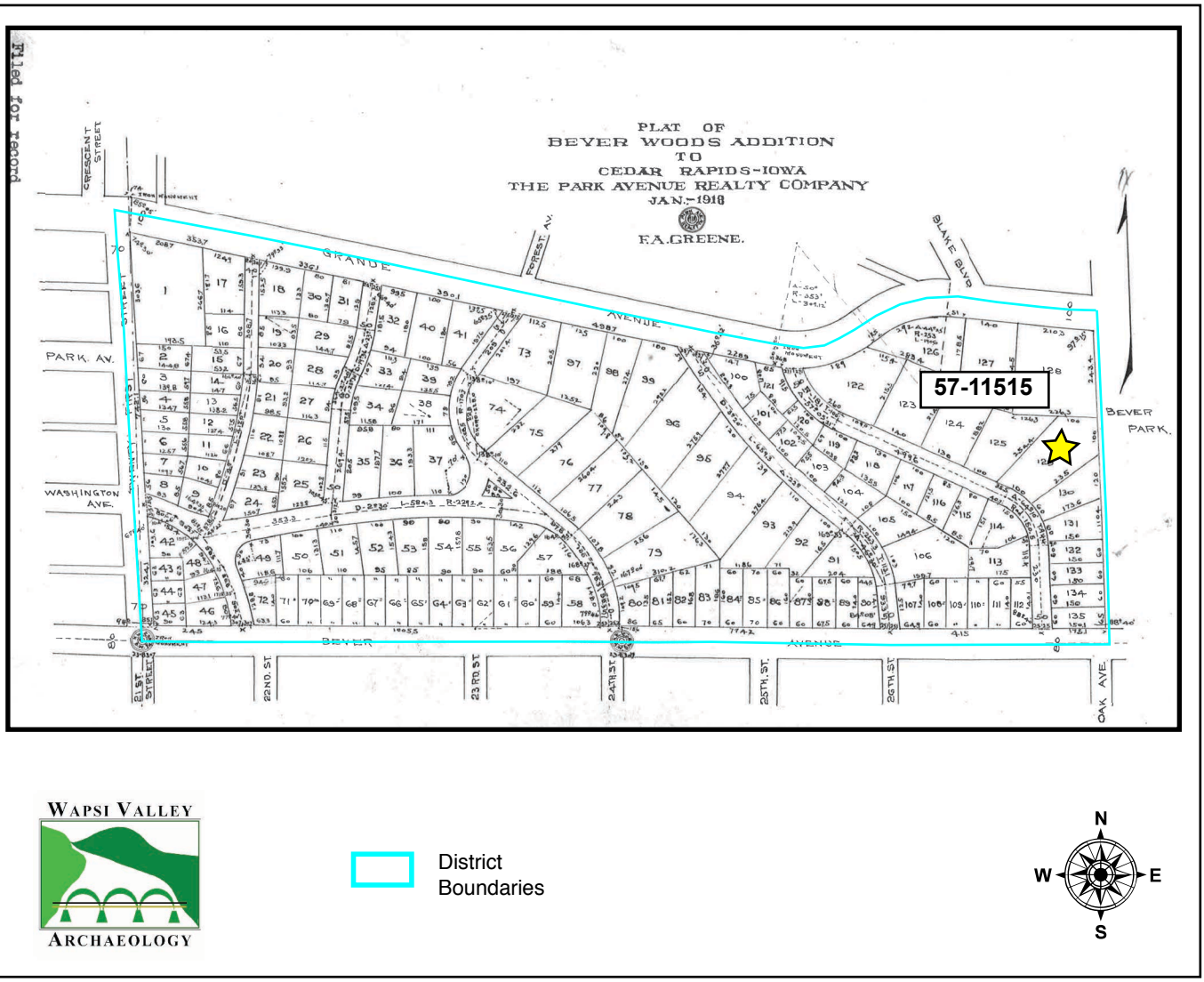
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Grace and Frances Swab House
Site Number: 57-11515
Address: 360 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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Name of Property: Grace and Frances Swab House
Site Number: 57-11515
Address: 360 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Name of Property: Grace and Frances Swab House
Site Number: 57-11515
Address: 360 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 360 Park Terrace SE (57-11515). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Grace and Frances Swab House
Site Number: 57-11515
Address: 360 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



360 Park Terrace SE (57-11515), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11516 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Stanley W. Reid House III

B) Other names: _____

- **Location**

A) Street address: 364 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11516 Address: 364 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor
Deayner & Building Company

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
364 Park Terrace SE	Cedar Rapids
Address	City

Stanley W. Reid House III, Site Inventory Number 57-11516

Address: 364 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a two-story wood house with side-gable roof, front gable-roof volume, and an entrance portico supported by two columns. The main materials are wood siding and asphalt roof. A first-level side volume has a gable roof. The roofs have dentil details. The front door has sidelites. The windows are replacements. A detached two-car garage matches the house's design.

Historic Background:
Stanley Reid was born in 1894 in Iowa and was the owner of Deayner & Building Company in Cedar Rapids and it is likely that he built this house. His wife was Ruth. An early resident of the house was named J. E. Rogers.

Date of Construction: 1922

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the window replacements. The 1999 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

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LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Error! Reference source not found.	Linn
Name of Property	County
364 Park Terrace SE	Cedar Rapids
Address	City

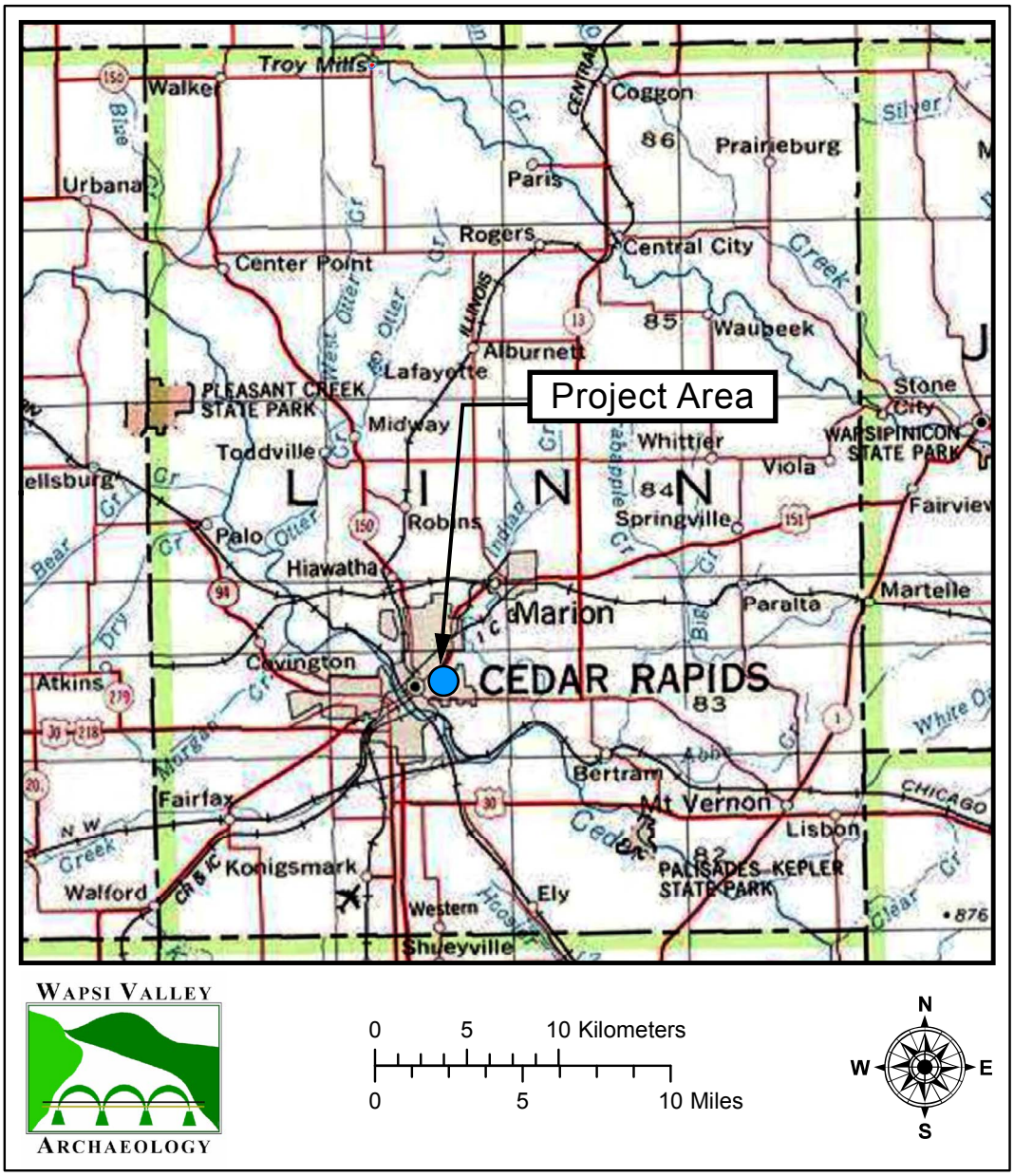
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House III
Site Number: 57-11516
Address: 364 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



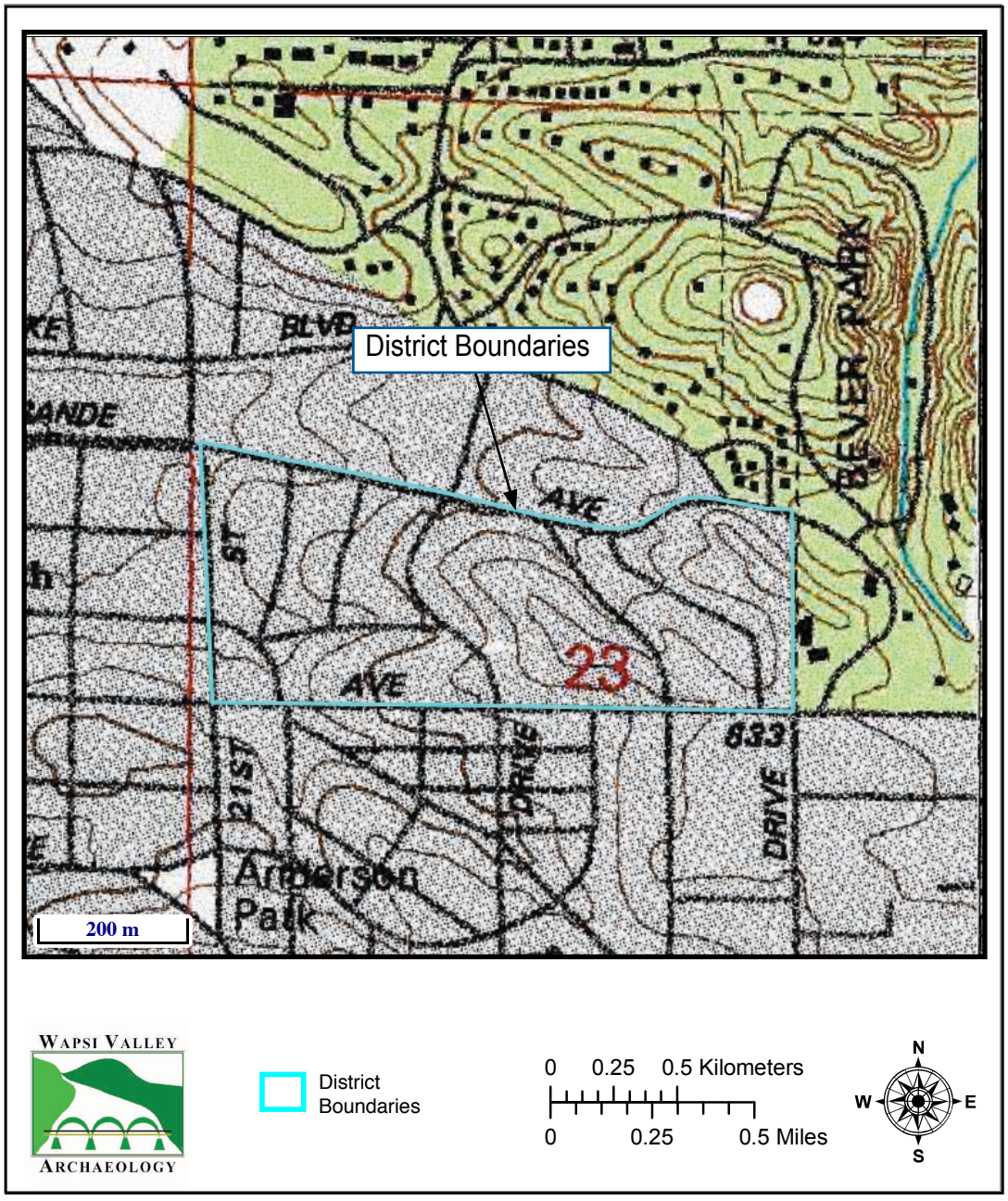
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House III
Site Number: 57-11516
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City: Cedar Rapids County: Linn



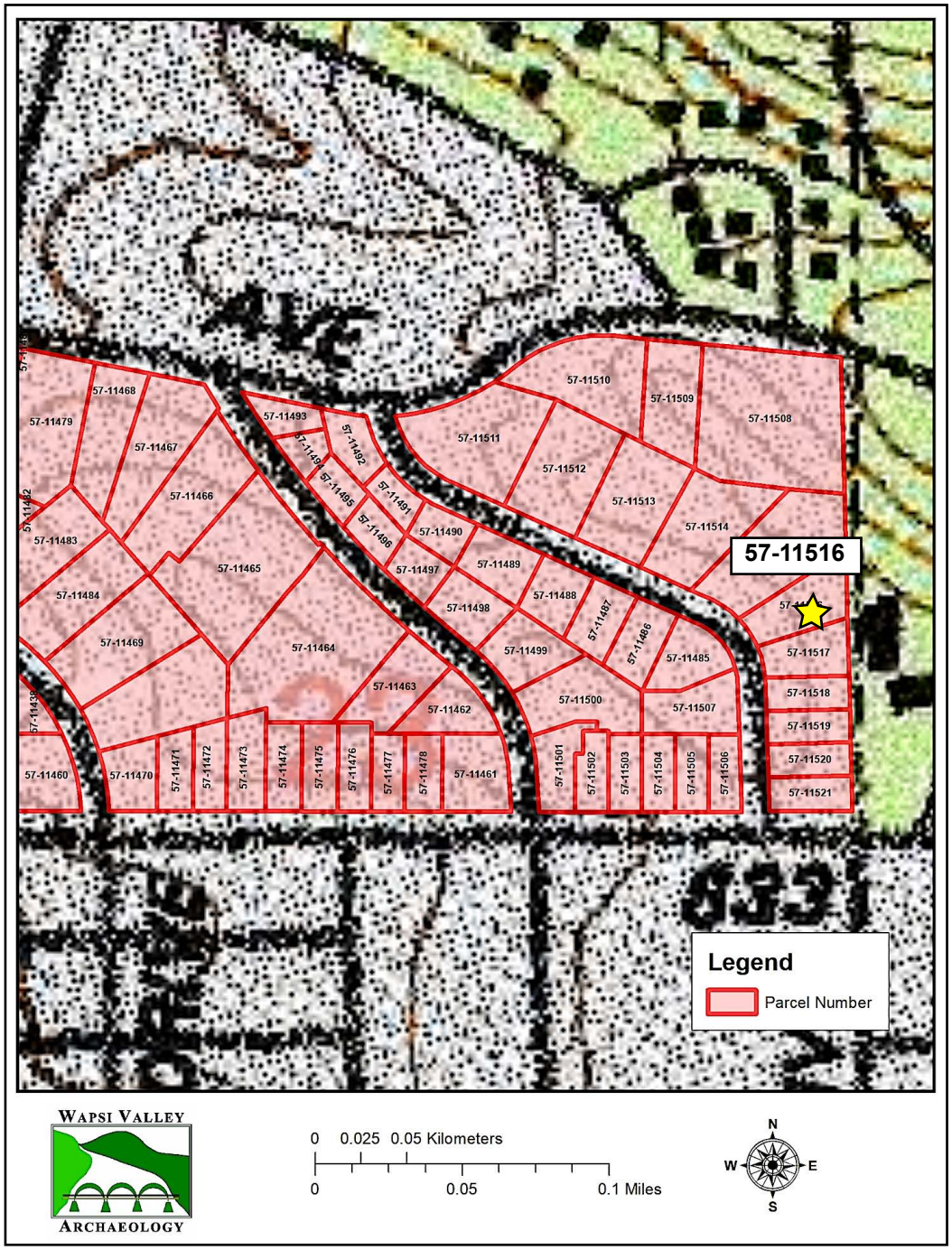
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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City: Cedar Rapids County: Linn



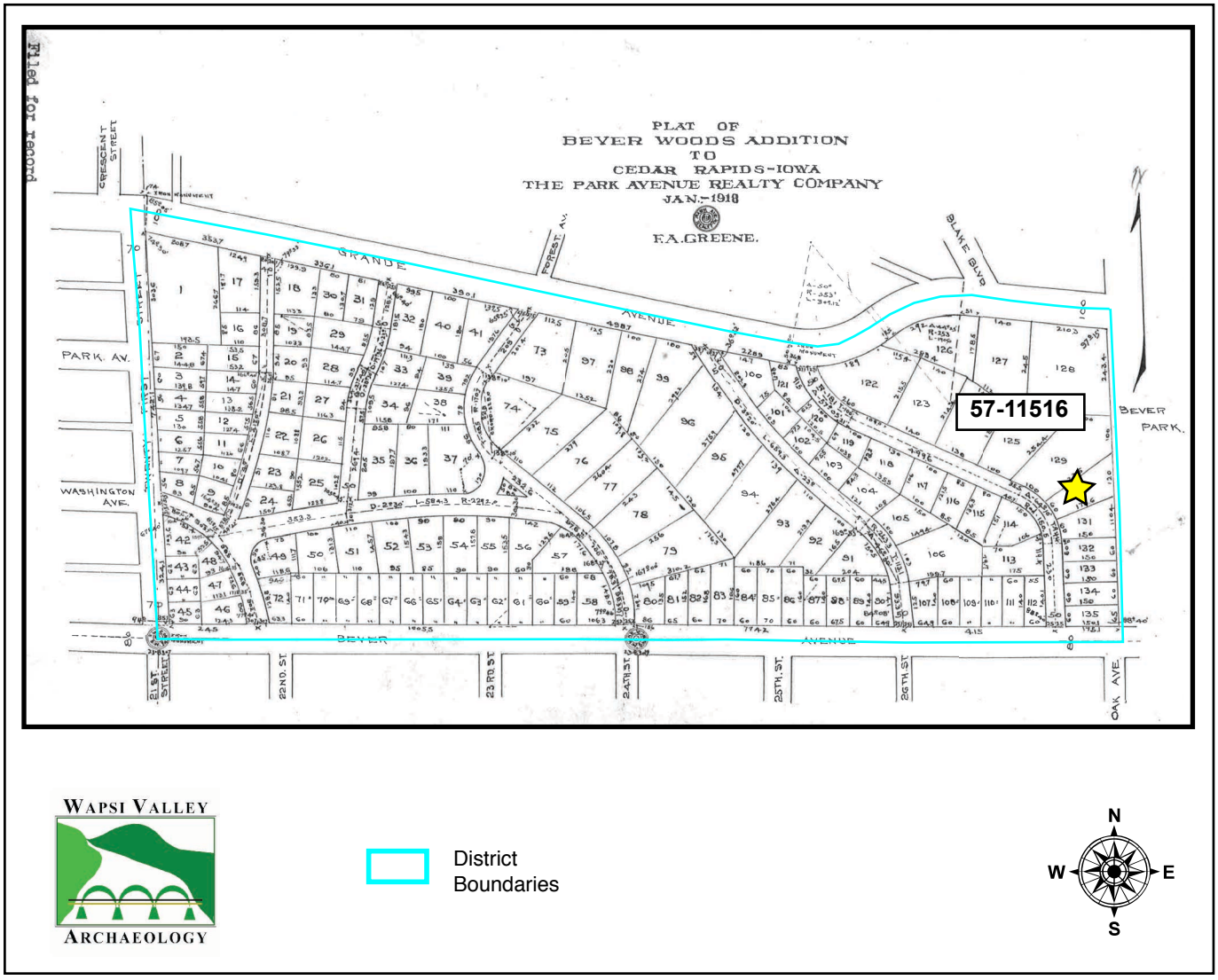
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House III
Site Number: 57-11516
Address: 364 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY
600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House III
Site Number: 57-11516
Address: 364 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House III
Site Number: 57-11516
Address: 364 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 364 Park Terrace SE (57-11516). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Stanley W. Reid House III
Site Number: 57-11516
Address: 364 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



364 Park Terrace SE (57-11516), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11517 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: James L. Bever House III

B) Other names: _____

- **Location**

A) Street address: 366 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11517 Address: 366 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1915 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Linn
Name of Property	County
366 Park Terrace SE	Cedar Rapids
Address	City

James L. Bever House III, Site Inventory Number 57-11517
Address: 366 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1915 building is a two-story wood house with gambrel roof and front shed-roof dormer. The main materials are wood siding and asphalt roof. Two pilasters adorn the front entrance. The first-level wood windows are original, and the second-level windows are replacements. A detached one-car garage matches the house's design.

Historic Background:
This property originally belonged to James L. Bever, who was born in Ohio in 1838. He was the son of Sampson C. Bever; he inherited the land from his father and was one of the original landowners of Bever Woods. He worked in the family business of banking and real estate. He and his wife Lavinia had four children. James L. Bever was one of the founders of the Cedar Rapids Water Company and also became the vice president of the Electric Light and Power Company. In 1925, Mrs. Agnes Lemon is listed as living at this address.[1] The house was vacant in 1931.

Date of Construction: 1915

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1915 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 631.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

Error! Reference source not found.	Linn
Name of Property	County
366 Park Terrace SE	Cedar Rapids
Address	City

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

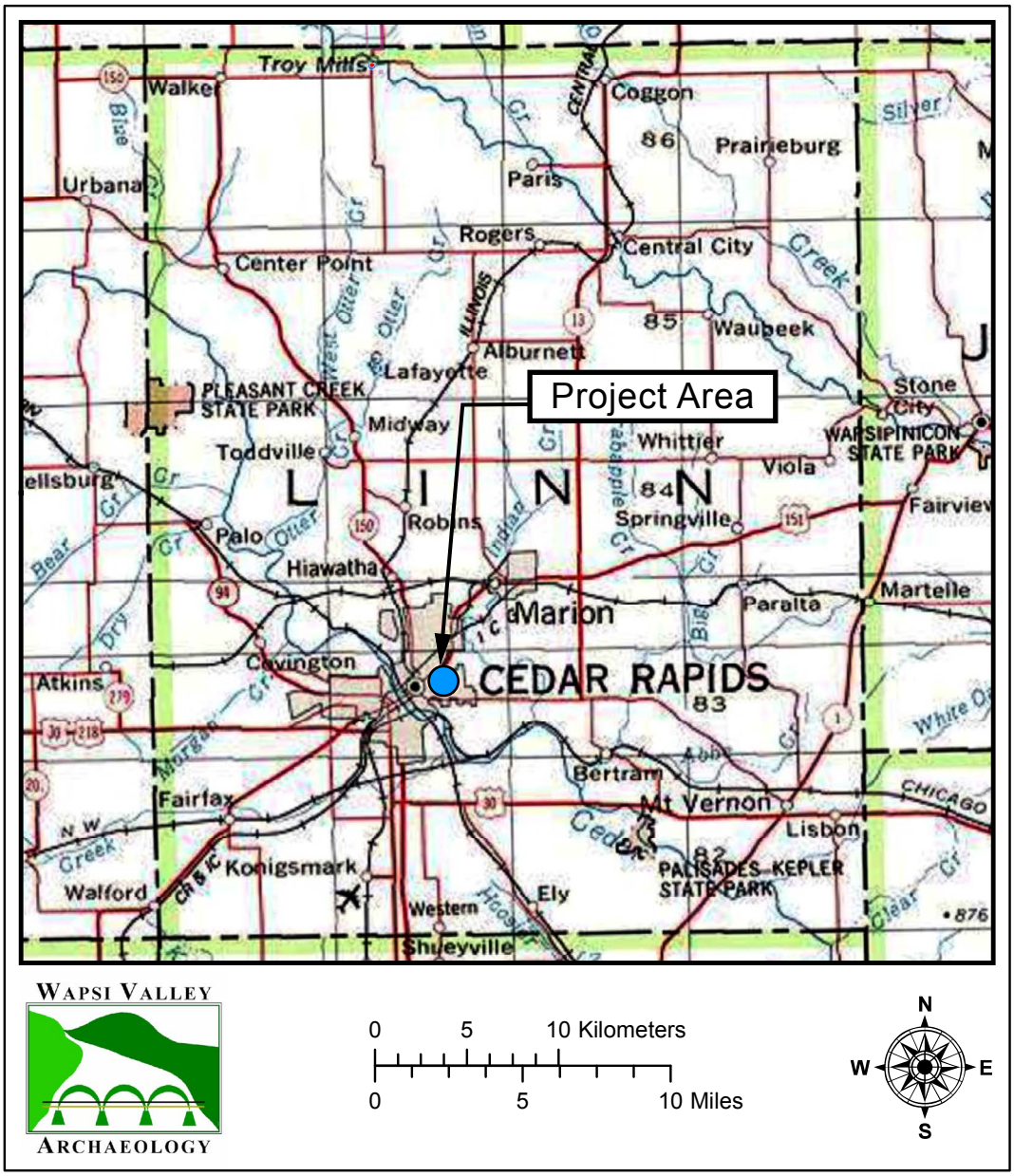
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor’s Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House III
Site Number: 57-11517
Address: 366 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



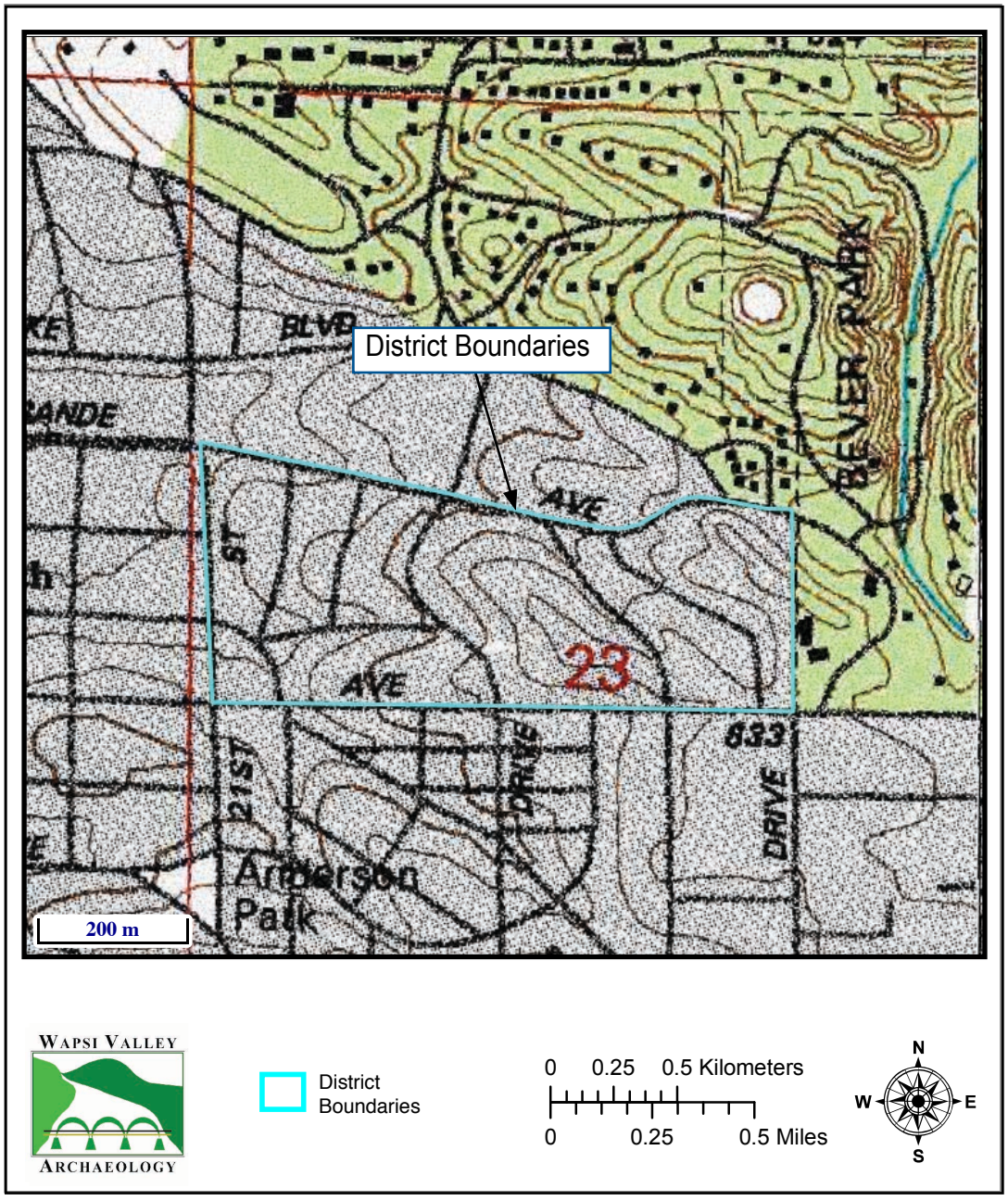
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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Name of Property: James L. Bever House III
Site Number: 57-11517
Address: 366 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



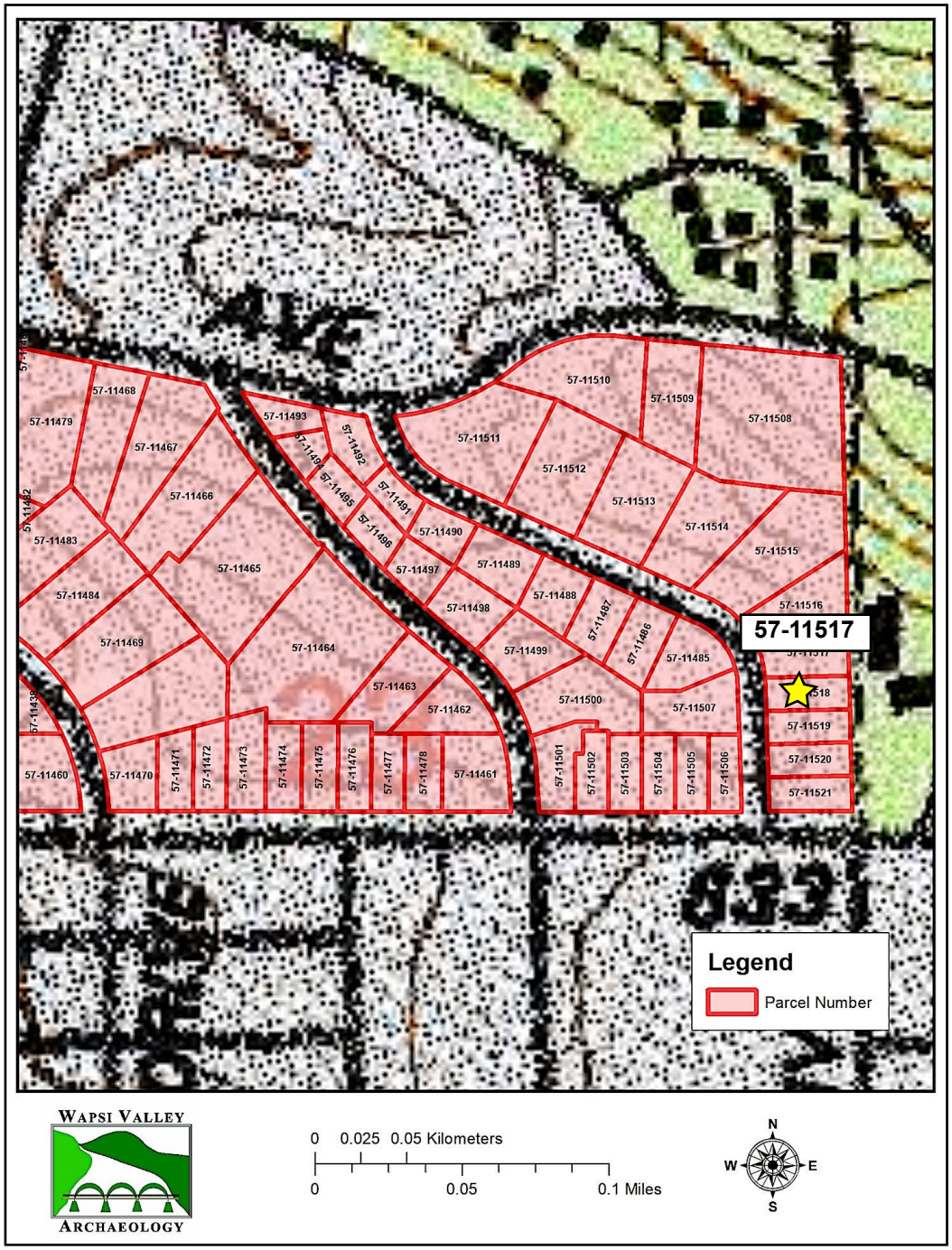
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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Name of Property: James L. Bever House III
Site Number: 57-11517
Address: 366 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



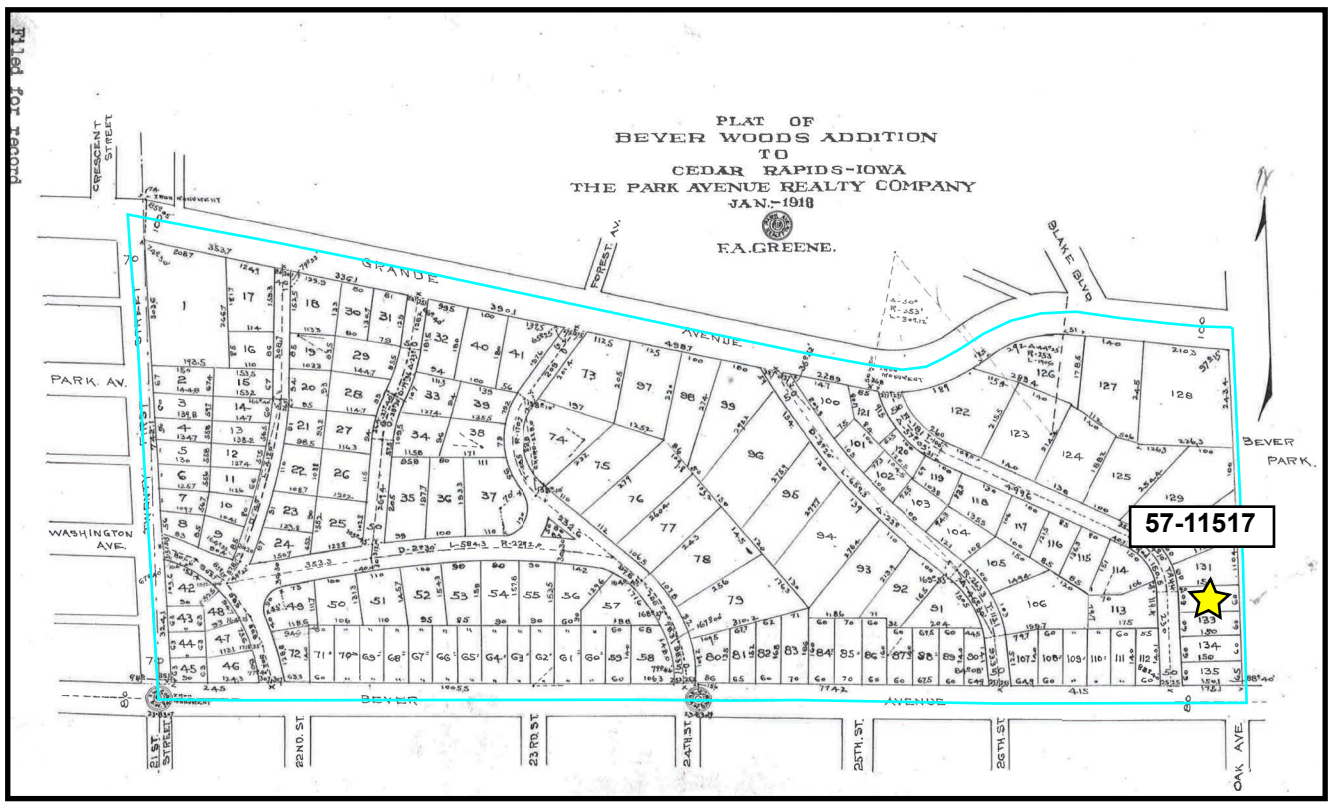
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House III
Site Number: 57-11517
Address: 366 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House III
Site Number: 57-11517
Address: 366 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House III
Site Number: 57-11517
Address: 366 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 366 Park Terrace SE (57-11517). *Source: Linn County Assessor.*

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IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: James L. Bever House III
Site Number: 57-11517
Address: 366 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



366 Park Terrace SE (57-11517), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11518 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Ralph Evans House

B) Other names: _____

- **Location**

A) Street address: 368 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11518 Address: 368 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1937 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Ralph Evans House	Linn
Name of Property	County
368 Park Terrace SE	Cedar Rapids
Address	City

Ralph Evans House, Site Inventory Number 57-11518

Address: 368 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1937 building is a one-and-a-half-story house with cross-gable roof and additional front gable-roof entrance volume. The main materials are wood siding and asphalt roof. The front door has a pointed arch design. The wood windows are original. A detached two-car garage matches the house's style.

Ralph Evans is the original owner of this house.[1]

Date of Construction: 1937

Integrity:
The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1968 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1938, p. 625.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1938, p. 625.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

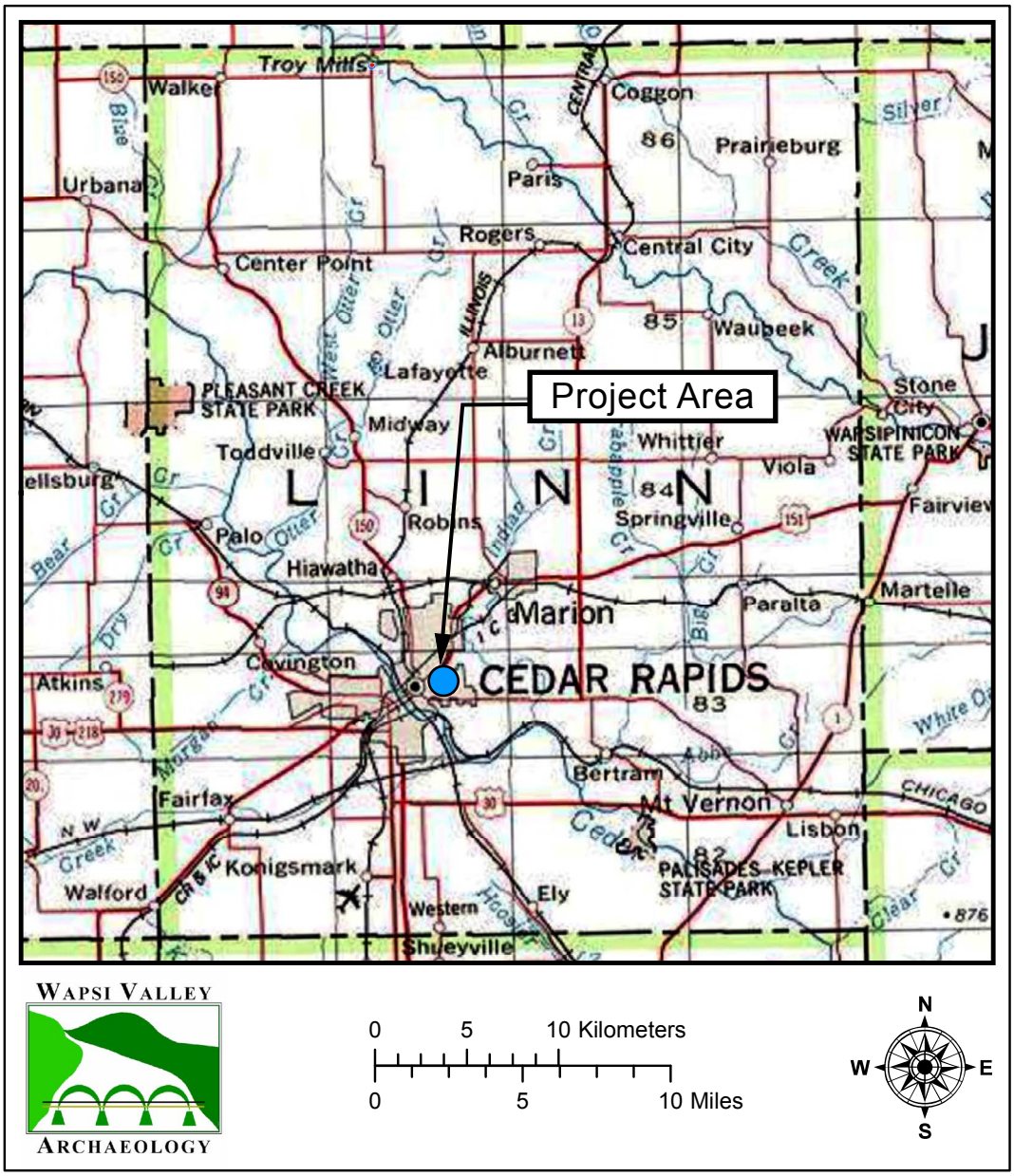
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph Evans House
Address: 368 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11518
Related District Number: 57-11394



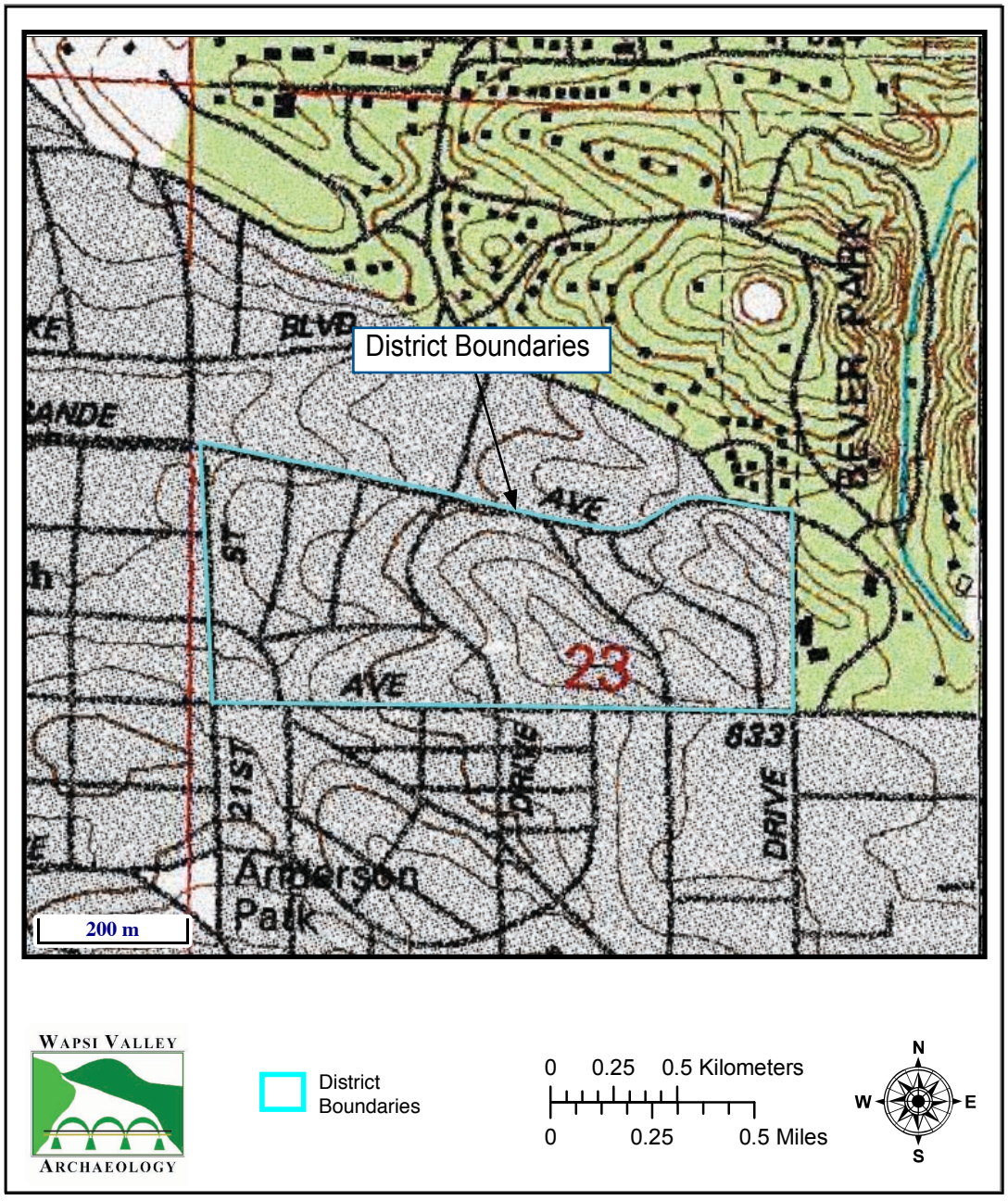
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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IOWA DEPARTMENT OF CULTURAL AFFAIRS

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph Evans House
Site Number: 57-11518
Address: 368 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



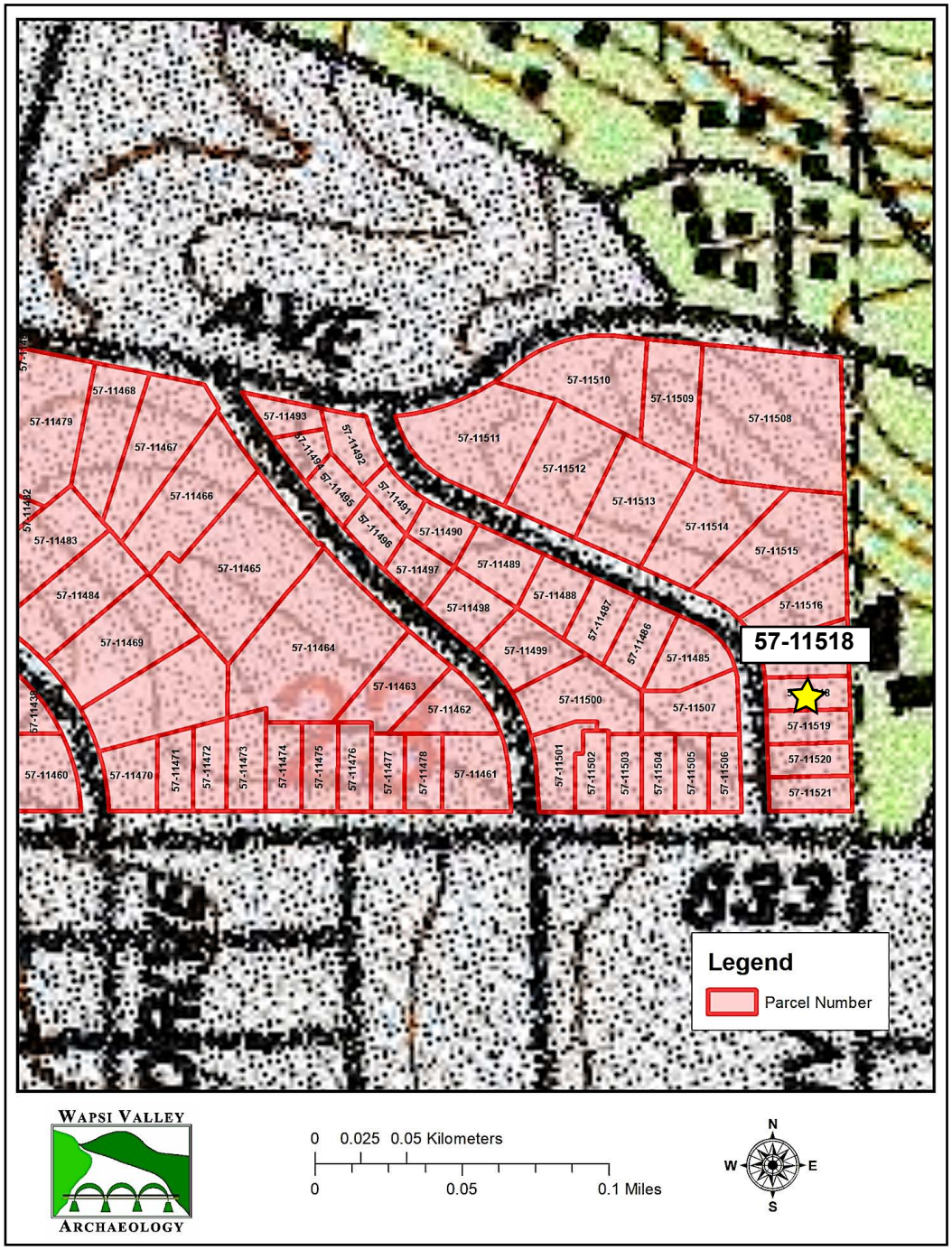
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

STATE HISTORIC PRESERVATION OFFICE OF IOWA
IOWA DEPARTMENT OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE
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(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph Evans House
Site Number: 57-11518
Address: 368 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



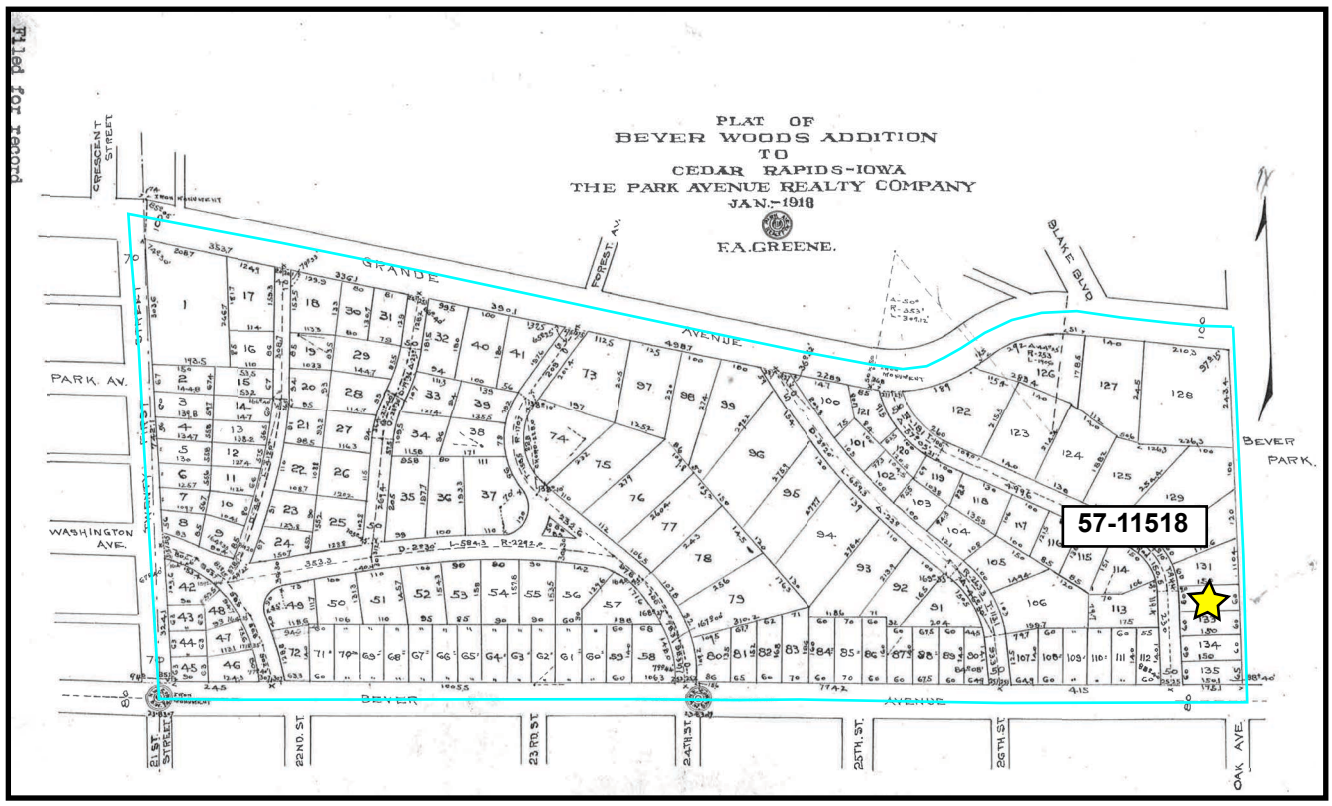
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph Evans House
Site Number: 57-11518
Address: 368 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph Evans House
Site Number: 57-11518
Address: 368 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

STATE HISTORIC PRESERVATION OFFICE
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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph Evans House
Site Number: 57-11518
Address: 368 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 368 Park Terrace SE (57-11518). *Source: Linn County Assessor.*

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www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Ralph Evans House
Site Number: 57-11518
Address: 368 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



368 Park Terrace SE (57-11518), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11519 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Sarah North House

B) Other names: _____

- **Location**

A) Street address: 370 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
__	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11519 Address: 370 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1925 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Sarah North House	Linn
Name of Property	County
370 Park Terrace SE	Cedar Rapids
Address	City

Sarah North House, Site Inventory Number 57-11519

Address: 370 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1925 building is a two-story wood house with side-gable roof and front pediment entrance portico supported by two Doric columns. The main materials are wood siding and asphalt roof. A side carport pergola is supported by simple columns. The windows are replacements. A detached two-car garage matches the house's design.

Mrs. Sarah North and E. C. Hoyt are listed as residents of this house in 1931.[1]

Date of Construction: 1925

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1973 garage is not contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1931, p. 676.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1931, p. 676.

Sarah North House	Linn
Name of Property	County
370 Park Terrace SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

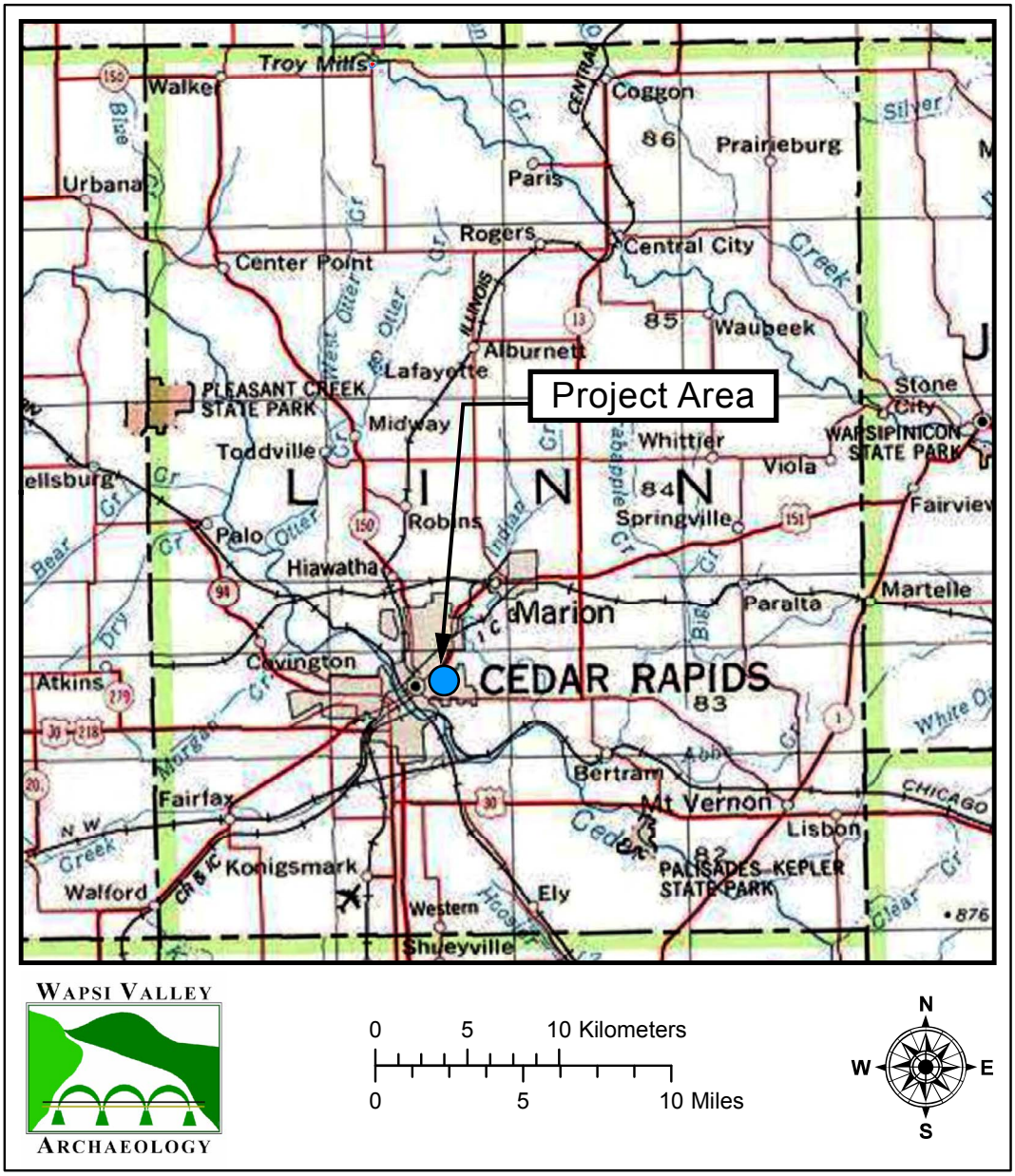
Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sarah North House
Site Number: 57-11519
Address: 370 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



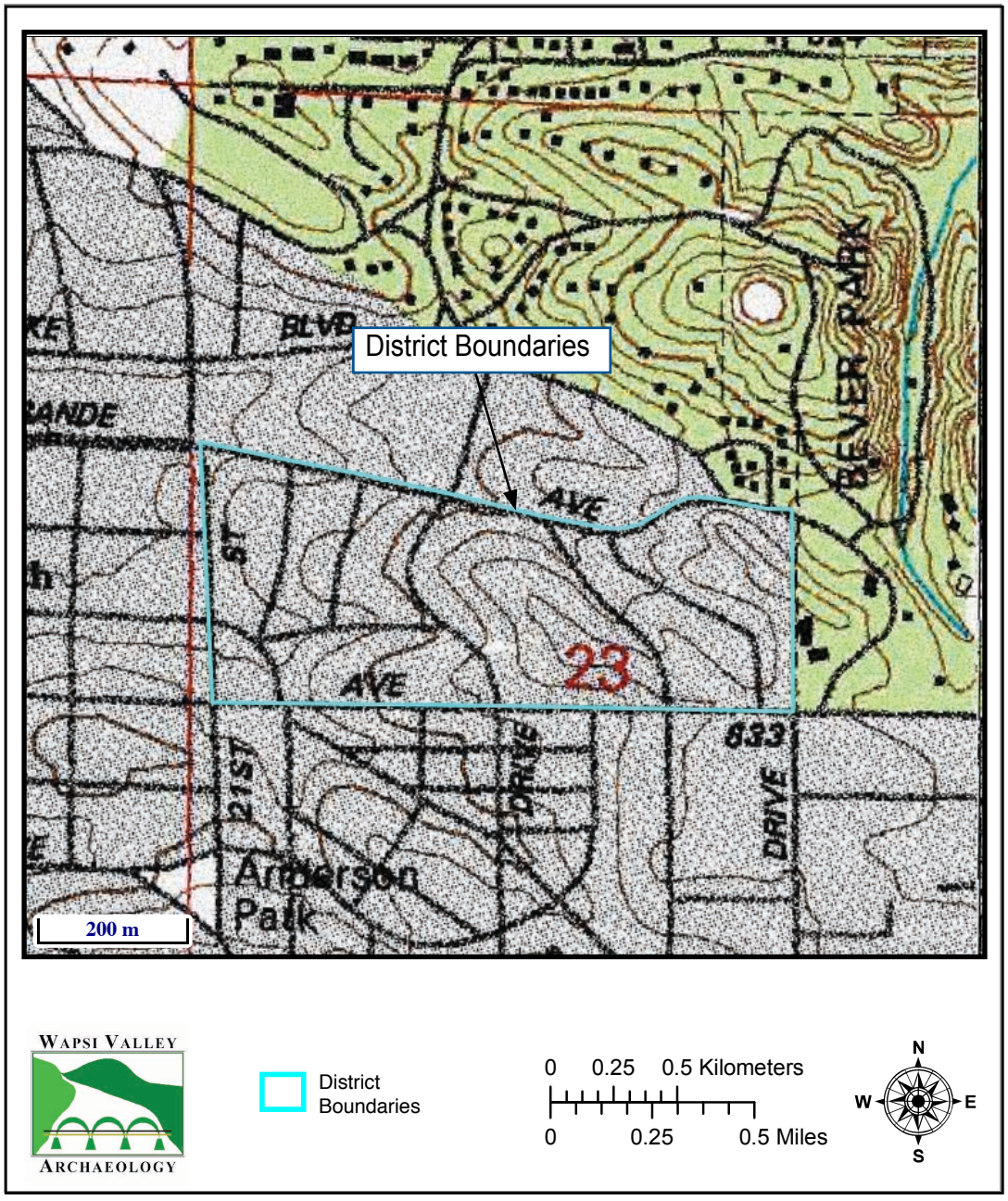
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sarah North House
Site Number: 57-11519
Address: 370 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



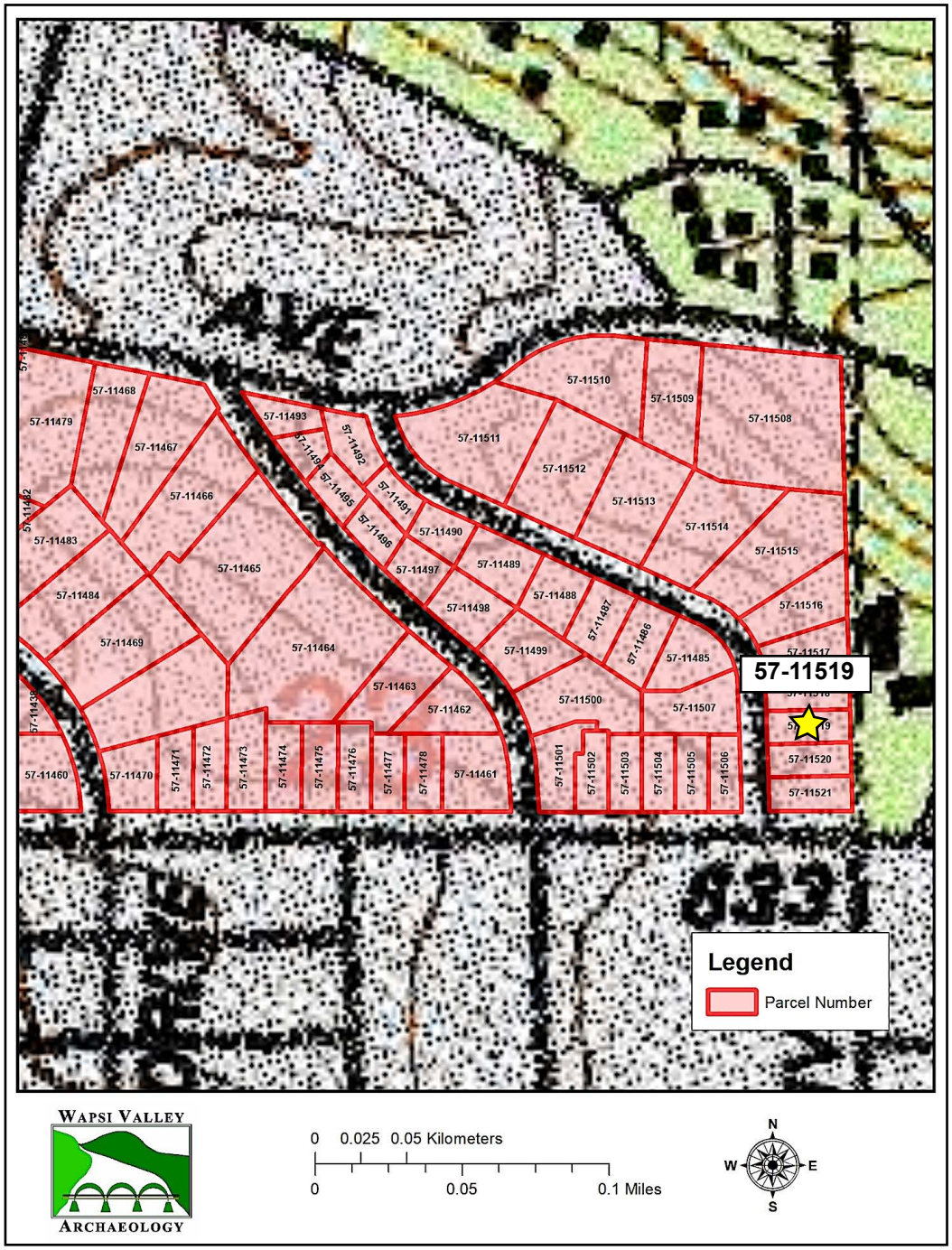
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sarah North House
Site Number: 57-11519
Address: 370 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



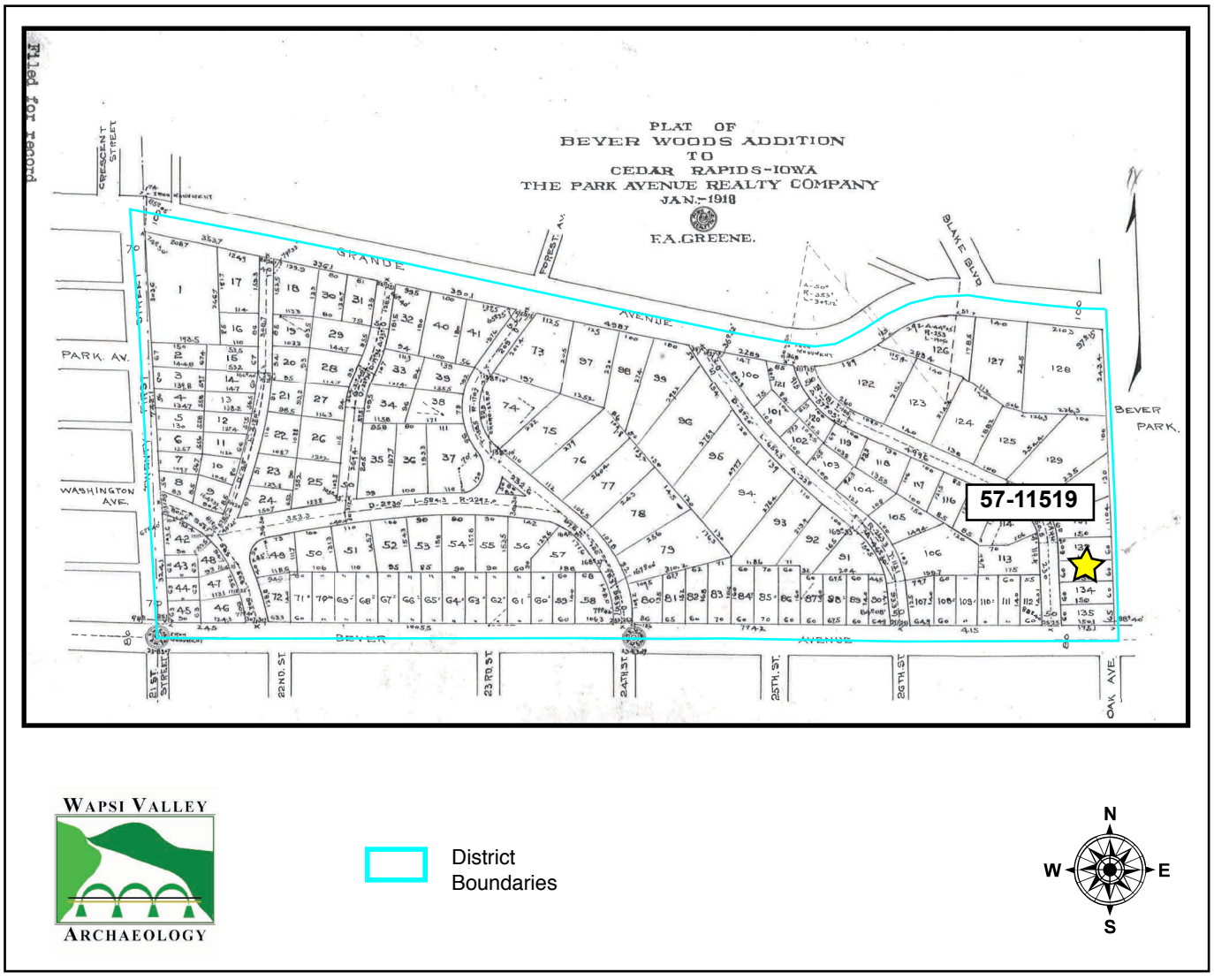
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sarah North House
Site Number: 57-11519
Address: 370 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sarah North House
Site Number: 57-11519
Address: 370 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids
County: Linn



ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sarah North House
Site Number: 57-11519
Address: 370 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn

Sketch map of 370 Park Terrace SE (57-11519). *Source: Linn County Assessor.*

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Sarah North House
Site Number: 57-11519
Address: 370 Park Terrace SE
Related District Number: 57-11394
City: Cedar Rapids County: Linn



370 Park Terrace SE (57-11519), view to the east.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11520 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Nora Nelson House

B) Other names: _____

- **Location**

A) Street address: 372 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06D Tudor Revival	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 03 Brick
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11520 Address: 372 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1924 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Nora Nelson House	Linn
Name of Property	County
372 Park Terrace SE	Cedar Rapids
Address	City

Nora Nelson House, Site Inventory Number 57-11520

Address: 372 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The building is a one-story, hipped-roof brick house with front gambrel-roof dormer and a recessed gable-roof arched entrance portico. The main materials are brick and asphalt roof. The front door has an arched top. The wood windows are original. A detached two-car garage does not match the house's design.

F. S. White is listed as living in this house in 1925.[1]

Date of Construction: 1924

Integrity:
The Tudor Revival-style house retains integrity of location, setting, design, craftsmanship, materials, feeling, and association. The 1924 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 631.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

LLC, Historic Map Works. "Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map." Accessed August 20, 2019.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

Nora Nelson House	Linn
Name of Property	County
372 Park Terrace SE	Cedar Rapids
Address	City

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

Town Lot Transfer Book for Bever Woods Addition to Cedar Rapids, Linn County Auditor's Office, 1918.

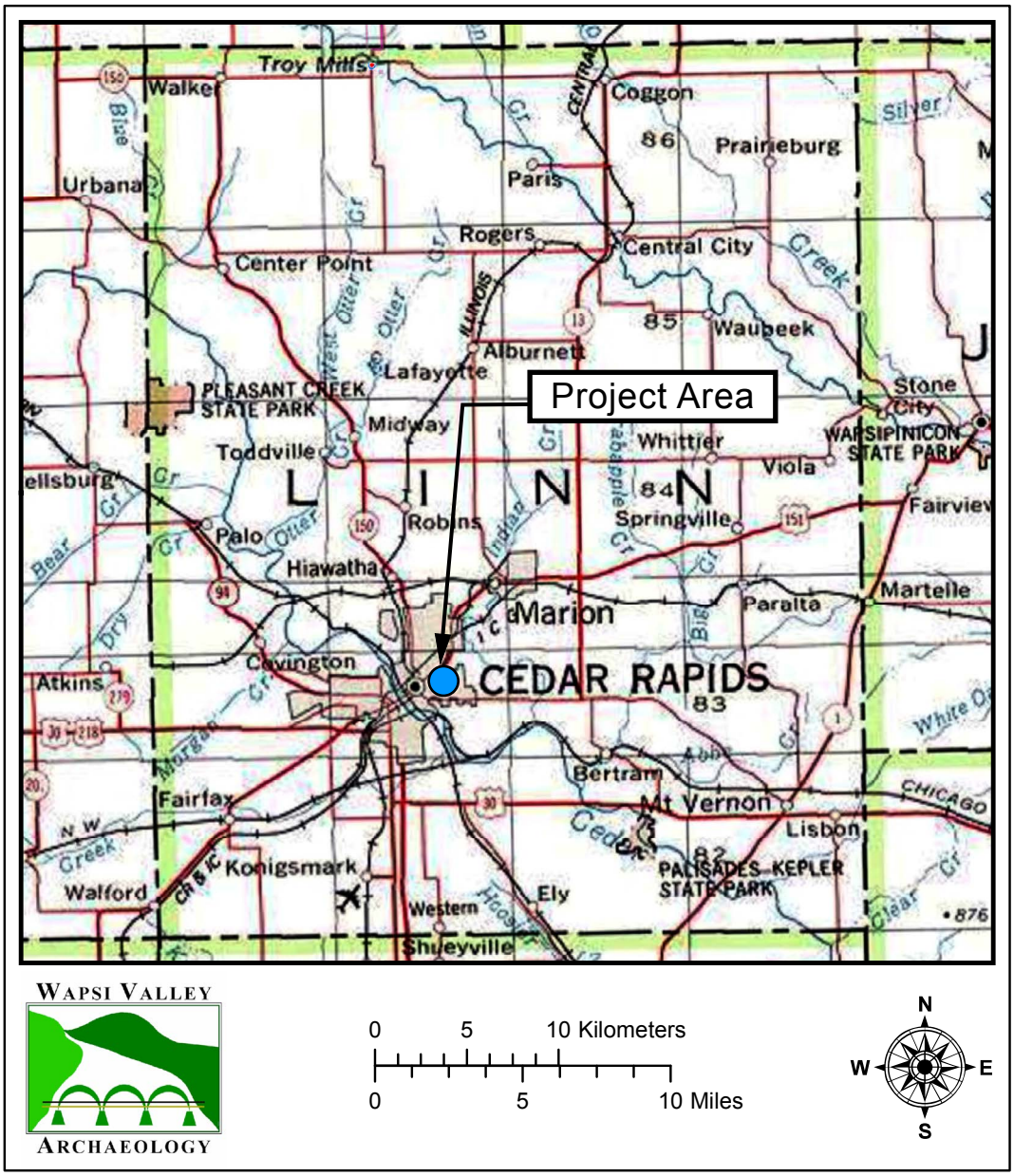
Western Historical Company. *History of Linn County, Iowa*. Chicago: Western Historical Company, 1878.

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July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: Nora Nelson House
Address: 372 Park Terrace SE
City: Cedar Rapids County: Linn

Site Number: 57-11520
Related District Number: 57-11394



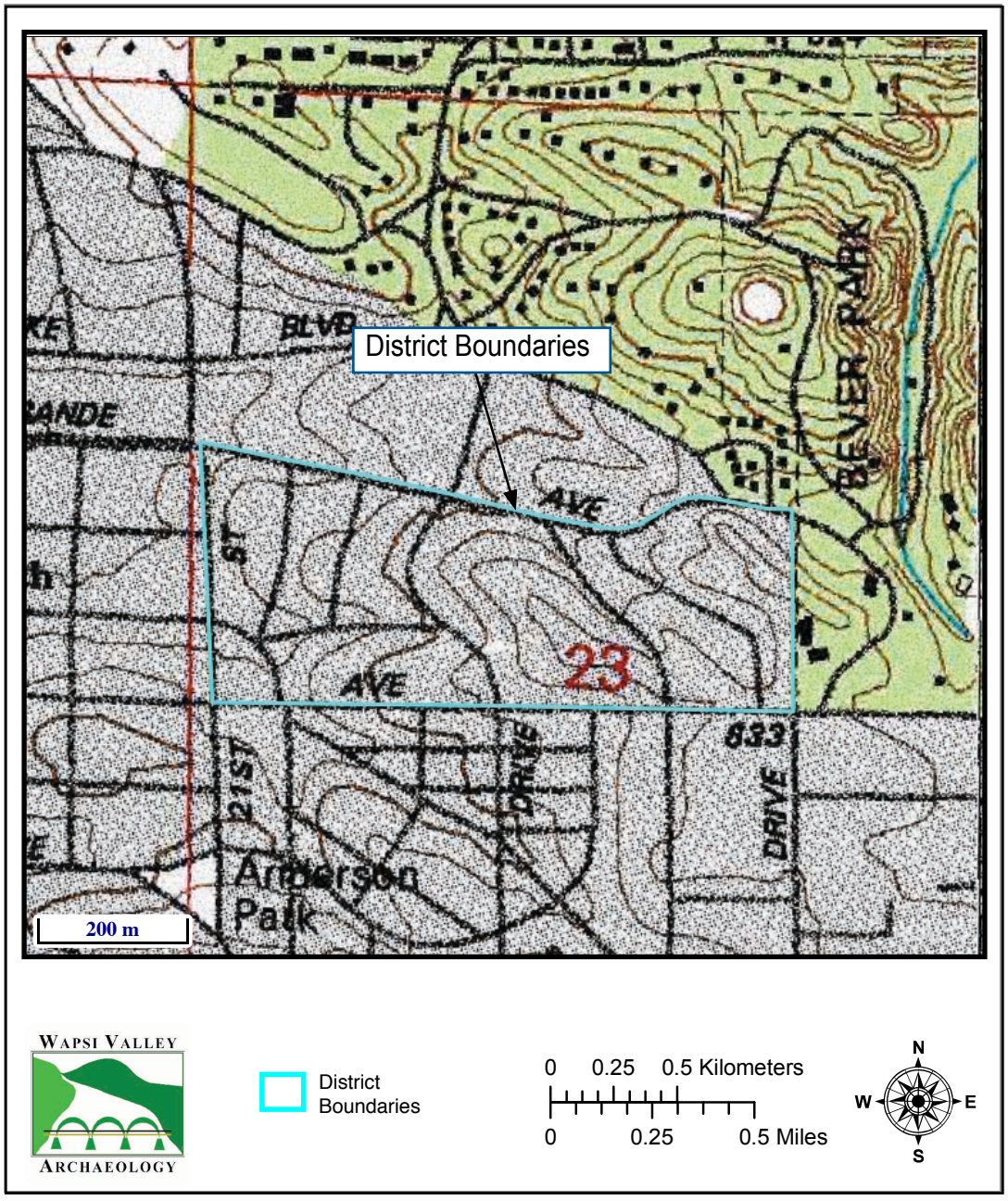
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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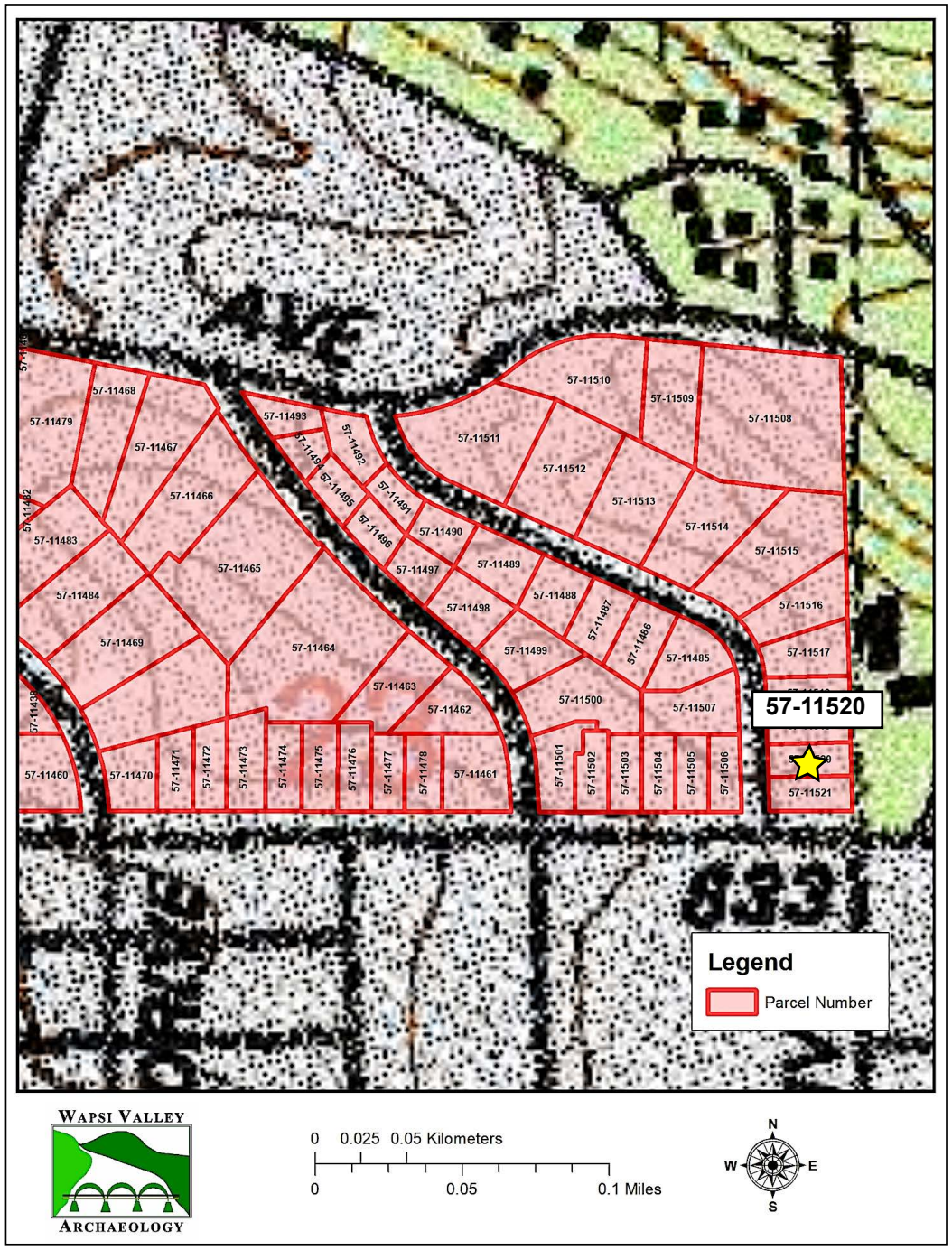
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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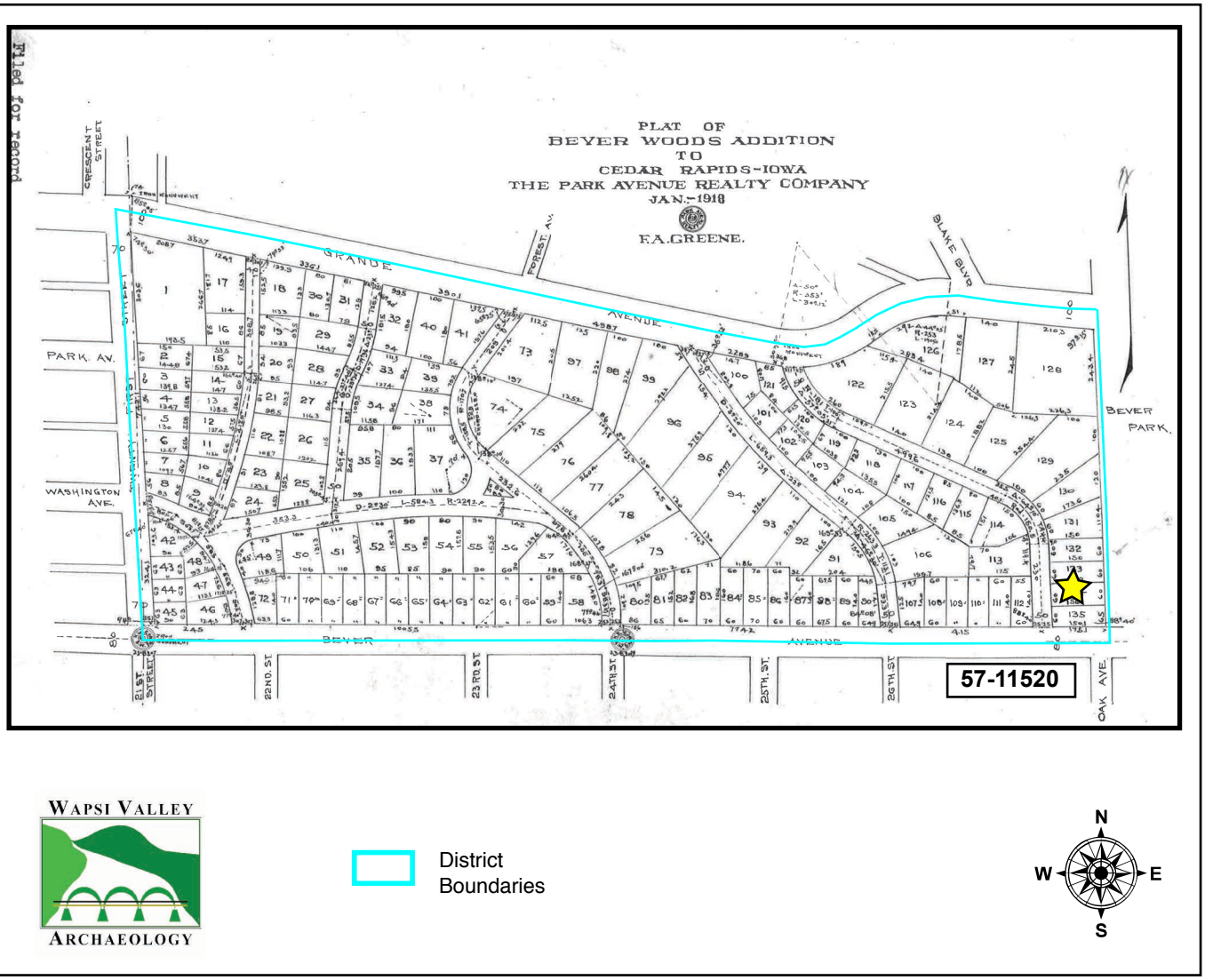
Topographic map showing property location. *Source: ISU GIS Facility (2019), City of Cedar Rapids (2019).*

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District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Sketch map of 372 Park Terrace SE (57-11520). *Source: Linn County Assessor.*

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372 Park Terrace SE (57-11520), view to the northeast.

Iowa Site Inventory Form

State Historic Preservation Office
(January 2016)

State Inventory Number: 57-11521 ☒ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

- **Property Name**

A) Historic name: Sam Christensen House

B) Other names: _____

- **Location**

A) Street address: 376 Park Terrace SE
B) City or town: Cedar Rapids (☐ Vicinity) County: Linn
C) Legal description:
Rural: Township Name: _____ Township No.: 83 Range No.: 07 Section: 23 Qtr: _____ of Qtr: _____
Urban: Subdivision: Bever Woods Block(s): _____ Lot(s): _____

- **Classification**

A) Property category: *Check only one*
☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*	
2	Buildings	__	__	Buildings
__	Sites	__	__	Sites
__	Structures	__	__	Structures
	Objects			Objects
__	**Total**	__	__	**Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Bever Woods Historic district site inventory number: 57-11394

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____
Historical Architectural Data Base # 57-164

- **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
01A single dwelling	01A single dwelling
_____	_____
_____	_____

- **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
06C Classical Revival / Neo-Classical	Foundation (visible exterior): 03 Brick
_____	Walls (visible exterior): 02 Wood
_____	Roof: 08 Asphalt
_____	Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 57-11521 Address: 376 Park Terrace SE City: Cedar Rapids County: Linn

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance
Enter categories from instructions
02 Architecture

07 Community Planning / Development

D) Period(s) of significance

1912 - 1957

E) Significant dates
Construction date
1920 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
unknown
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Maria L Schmid, Architectural Historian Date: December 20, 2019
Organization/firm: Wapsi Valley Archaeology, Inc. E-mail: mlopezschmid@wapsivalleyarch.com
Street address: 126 East Main Street Telephone: 319- 480-8130
City or Town: Anamosa State: IA Zip code: 52205

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Sam Christensen House	Linn
Name of Property	County
376 Park Terrace SE	Cedar Rapids
Address	City

Sam Christensen House, Site Inventory Number 57-11521

Address: 376 Park Terrace SE, Cedar Rapids, Iowa 52403

Description of Resource:
The 1920 building is a two-story wood house with side-gable roof and front shed-roof dormer. The main materials are wood siding and asphalt roof. Two Doric columns support the entrance porch with faux balcony on the second level. A first-level side volume also has a faux balcony. The windows are replacements. A detached two-car garage matches the house's design.

H. J. Achter is listed as living in this house in 1925.[1]

Date of Construction: 1920

Integrity:
The Neoclassical-style house retains integrity of location, setting, design, craftsmanship, feeling, and association. Integrity of materials is compromised by the windows replacements. The 1920 garage is contributing to the property.

National Register Eligibility:
The building contributes to a possible Bever Woods Historic District, which is eligible under Criterion A for its association with community planning and development of the Bever Woods neighborhood in this suburban area of the City of Cedar Rapids. The district is also eligible under Criterion C for its distinctive architectural design characteristics. The house was built in a residential area during the early to mid-1900s.

The properties in the Bever Woods neighborhood are single-family residential buildings associated with the urban growth of the City of Cedar Rapids. Residences in this upper- and middle-class neighborhood were mostly constructed during a short period of time between the 1910s and 1920s. The Bever Land Company owned and developed the land, which had originally been a family farm, selling the individual lots for construction of residential single-family buildings. The Bever family also provided financial assistance for the construction of houses through their family-run bank, City National Bank of Cedar Rapids.

References:
Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Cedar Rapids City Directories, January 1, 1925, p. 631.

City of Cedar Rapids Assessor's Parcel Viewer, 2019.

"Commercial and Industrial Development of Downtown Cedar Rapids, c. 1865- 1965," no. 1024 (2015): 89.

Find a Grave, accessed October 2, 2019. Findagrave.com

Iowa Publishing Company. *Atlas of Linn County, Iowa*. Davenport, Iowa: Iowa Publishing Company, 1907.

[1] *Cedar Rapids City Directories*, January 1, 1925, p. 631.

LLC, Historic Map Works. “Marion, Cedar Rapids, Atlas: Iowa 1875 State Atlas, Iowa Historical Map.” Accessed August 20, 2019.

Murray, Janette Stevenson, and Frederick Gray Murray. *The Story of Cedar Rapids*. Stratford House, 1950.

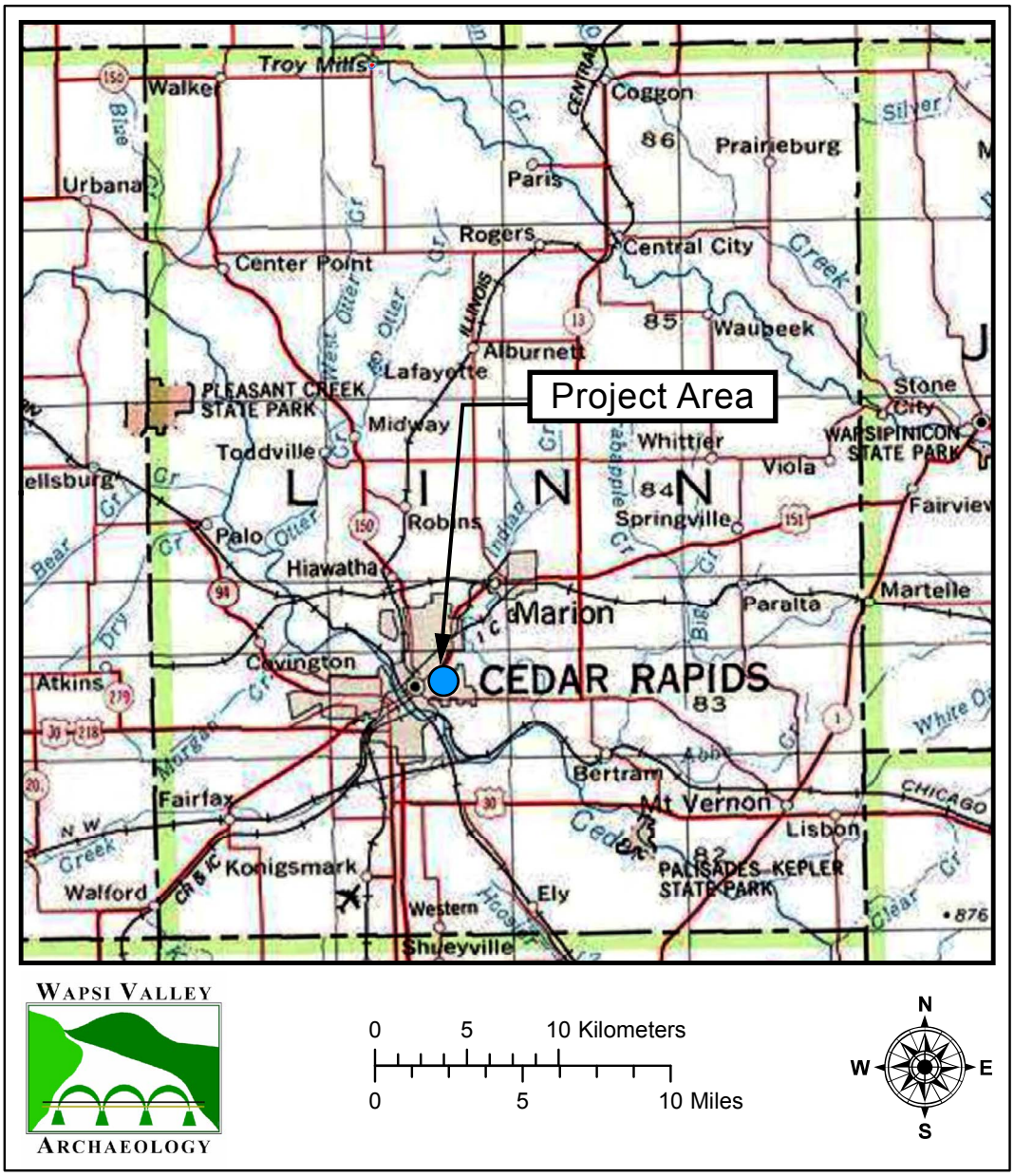
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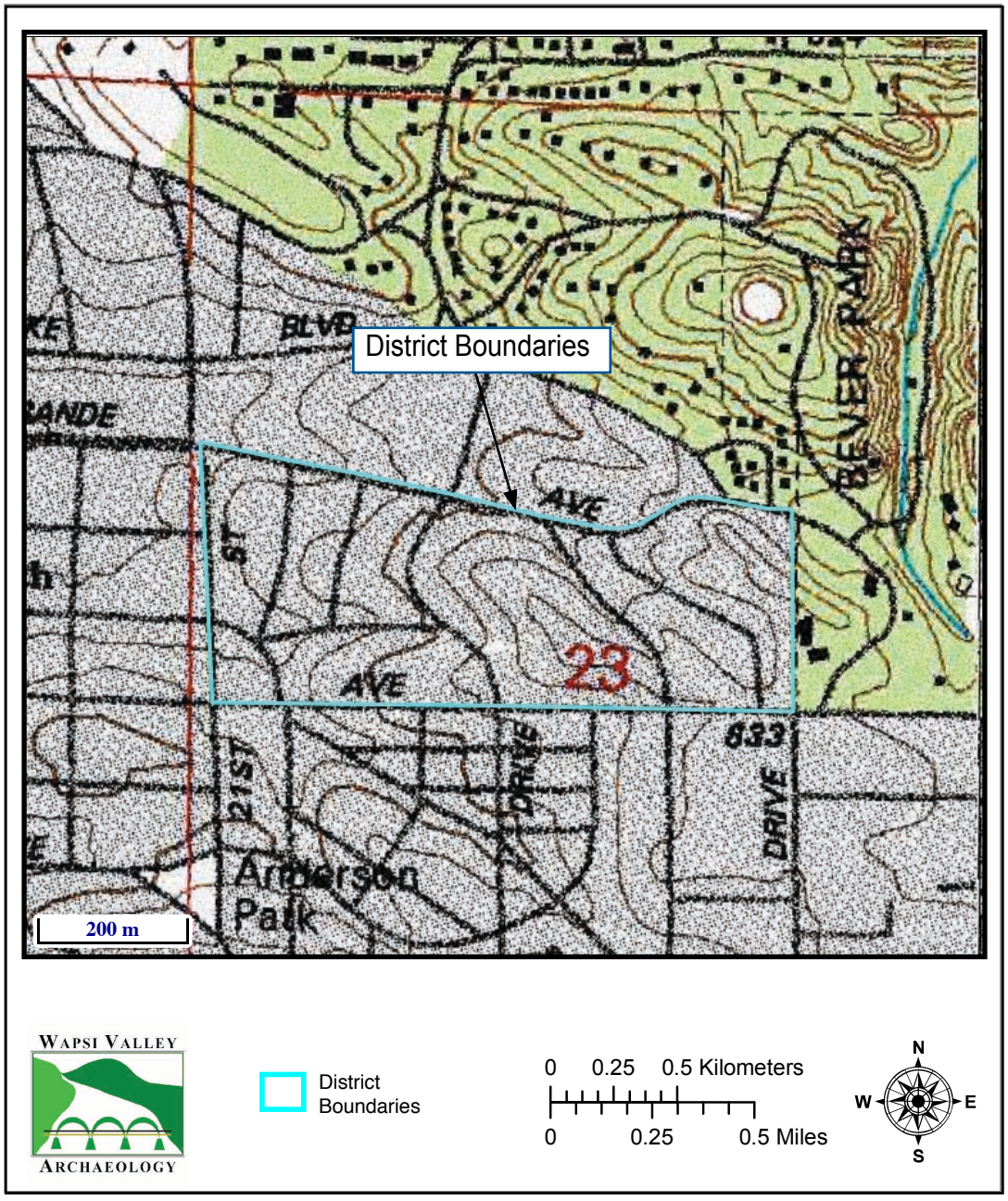
Map of Linn County, Iowa, showing the project area location. *Source: National Geographic (2009)*.

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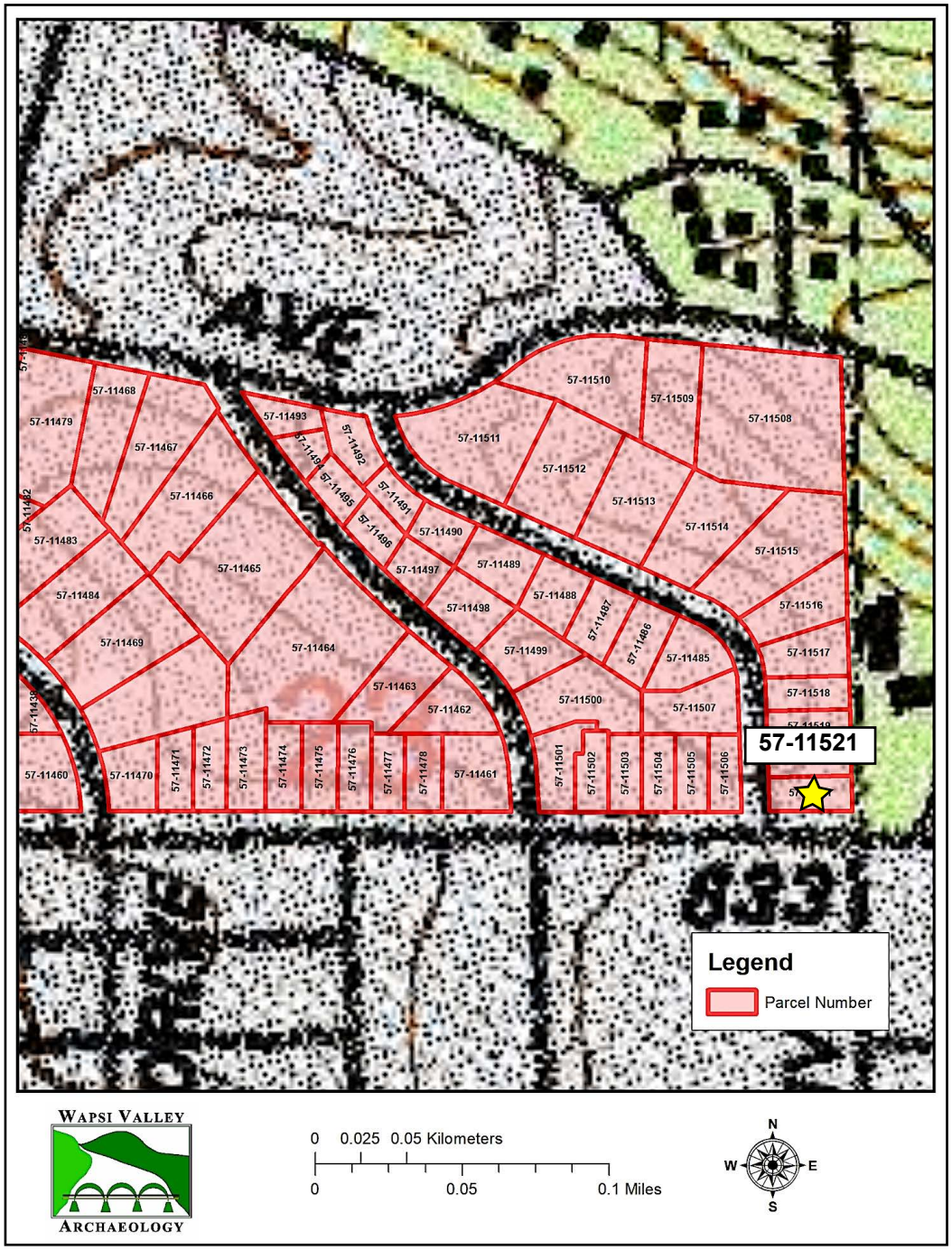
Topographic map showing the Bever Woods District boundaries.
Source: ISU GIS Facility (2019).

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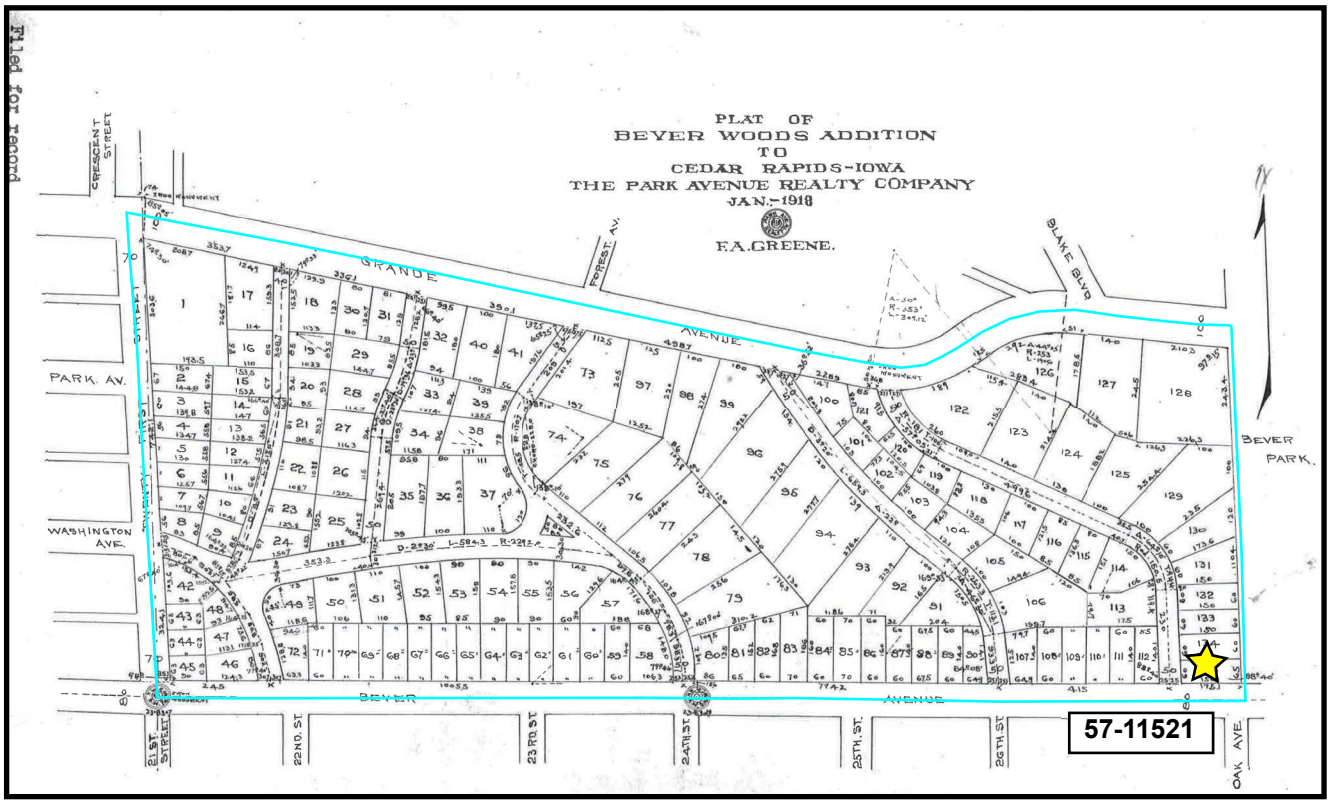
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WAPSI VALLEY ARCHAEOLOGY

District Boundaries

N W E S

1918 Plat Map of Bever Woods Addition to Cedar Rapids showing district boundaries.
Source: Linn County Recorder's Office.

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ArcGIS Web Map showing the east side of Bever Woods district properties.
Source: City of Cedar Rapids, Iowa (2017).

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Sketch map of 376 Park Terrace SE (57-11521). *Source: Linn County Assessor.*

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376 Park Terrace SE (57-11521), view to the east.