Window into the History and Future of Arts in Store: The Paul Engle Center

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Prepared for
Metro Area Housing Program
Cedar Rapids, Iowa

by
Crissy Caganelli, Jayne Moraski
J.B. Mc Cain, and Kate Speltz

Field Problems in Planning 102:209
Graduate Program in Urban and Regional Planning
The University of Iowa

May, 1997
For the purposes of the University of Iowa's Department of Urban and Regional Planning, this material is here bound into a single document. For the purposes of the client, Metro Area Housing Program, the material included herein is bound as separate volumes as discussed in the text and as noted in the Index of Volumes.
The following is part of a six volume report assembled for the Metro Area Housing Program (MAHP) of Cedar Rapids. MAHP asked the consultant team to research the history of the Wellington Heights neighborhood in Cedar Rapids, Iowa and a building located at 1600 4th Avenue SE, called Arts in Store: The Paul Engle Center. During the research process, it became apparent that several different audiences may use parts of the information gathered. For example, The Historical and Contemporary Context in Volume B may be used for general neighborhood information or may be used to attract funding sources for rehabilitation projects in the area.

The report is therefore divided into useful sections entitled: Volume A Project Overview, Volume B The Historical and Contemporary Context, Volume C Historic Designation, Volume D Funding Sources, and Volume E Living Bibliography containing reference materials and other resource materials. Parts or all of the report may be useful for MAHP staff, Arts in Store Task Force members, Wellington Heights neighbors, historic preservation commissioners, or other interested parties.
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VOLUME A: Project Overview

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Instructor: Peter Fisher
Faculty Advisor: Heather MacDonald
SPECIAL THANKS TO:

Pat Crawford, Wellington Heights neighbor, resident historian, and font of wisdom

Dale Todd, President
Wellington Heights Neighborhood Association

Marlys Svendsen, Architectural Historian
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INTRODUCTION

Arts in Store: The Paul Engle Center is an exciting possibility as part of the revitalization of the Wellington Heights Neighborhood. The sponsoring organizations envision the Center as "an opportunity to define a role for art in neighborhood revitalization......a place for the neighborhood to learn, create and share with each other, and with professional artists who will live and work in the neighborhood...." and as "a center for community life and activities" (I-LINK, 1996).

In Lucky American Childhood, Engle devotes a chapter to the store and describes it as "a window into the whole area"

Spaces such as this which function as the nexus for cultural programming and community development are being created all across the nation. The growth in their popularity is a result of recognition of the fact that "exposure to and participation in arts projects...gives people a voice to speak out and express themselves. Participating in arts projects puts people in touch with their heritage and helps give definition to community identity" (Tresser, 1996, p. 2).

The purchase of the physical space at 1600 4th Ave. SE / 394 S 16th by the private non-profit Metro Area Housing Program (MAHP) demonstrates a clear and concrete commitment to making this vision a reality in the Wellington Heights neighborhood.

The "Store" in Arts in Store refers to the Hladky Grocery and East End Pharmacy which served the community for many years from this corner location. Poet Paul Engle (1908 - 1991), for whom the Center is named, grew up in the neighborhood and worked in the drug
store as a boy. In his autobiography and final published work, *Lucky American Childhood*, Engle devotes an entire chapter to the drug store and describes it as "a window into the whole area" and where he worked with "simple things to comfort the complexity of life" (Engle, 1996, 37 & 52). Arts in Store: The Paul Engle Center is dedicated to once again opening that window to the neighborhood.

**The Owner:** Metro Area Housing Program

The Metro Area Housing Program (MAHP), the building owner, is a private non-profit agency celebrating its fifth year of organization. It is committed to the preservation of affordable housing for low- and moderate-income income households of Linn County. Programs and resources are directed to both homeownership and rental opportunities.

MAHP’s scope is comprehensive. The organization is determined to address the full spectrum of housing and development issues presented by the contemporary urban and rural environment. MAHP is sensitive to the regional context and impacts of their initiatives. It is positioned to take full advantage of housing initiatives being articulated at the federal, state, and local levels.

Current local policy initiatives in the sphere of housing and development are focused on responding to needs at the neighborhood level. MAHP embraces this approach, and its efforts in one Cedar Rapids neighborhood in particular exemplify its commitment to the preservation of affordable housing and the revitalization of urban neighborhoods. The inner-city neighborhood of Wellington Heights is the site of an on-going effort known as the 16th Street Project.

In the summer of 1995 MAHP purchased and rehabilitated five homes, dedicating three to single family ownership and two to single family rental. Beyond these initial efforts, an additional home and an abandoned early 1900s neighborhood grocery/drug store were purchased. Both properties are located in the targeted 16th Street Project area. The house, which was rehabilitated and recently sold, was the childhood home of Paul Engle, Cedar Rapids native, accomplished poet, educator, and founder of the International Writers' Program.

As a teenager, Paul Engle worked as a soda jerk in the very store that is in the process of being rehabilitated by MAHP. The building is the site in which Engle composed many of his
first poems. It stands today as the site for one of MAHP’s newest and most innovative initiatives. Arts in Store: The Paul Engle Center--an integration of community development activities and artistic programming.

**The Project:**  Arts in Store: The Paul Engle Center

Arts in Store: The Paul Engle Center is a space dedicated to the role of the creative arts in building communities and revitalizing neighborhoods. The Center, located in the Wellington Heights neighborhood at 1600 4th Avenue SE, is housed in what was once a corner grocery/drug store. It is named after writer Paul Engle who grew up in the neighborhood, and wrote his first poems while working in this very store.

The goal of Arts in Store is to provide a place and programming to enable neighbors to come together to learn, create and share with each other. The belief is that "the arts can provoke communication and collaboration. The constructive release of these energies will create hope, encourage development and promote change." A coalition of local organizations has come together around this vision and is working together to make it a reality.

Metro Area Housing Program (MAHP) has purchased the building, and is also taking responsibility for renovation and major maintenance of the center. MAHP is committed to working with neighbors on the revitalization of the Wellington Heights neighborhood and will ensure that the property remains relevant to the needs of the neighborhood. The Wellington Heights Neighborhood Association (WHNA) will continue its own efforts on behalf of the community from office space located in the Center. Artists in Residence will be provided with a Northwest Areas Foundation grant through Legion Arts, an innovative community arts center committed to exploring and supporting the artist's role as an essential part of the urban community. These three groups comprise the sponsoring organizations.

College students, faculty and staff from the Iowa League of Information, Neighbors and Knowledge (I-LINK) will work with members of Legion Arts and WHNA to provide art and art related activities to the community. Also involved in the Task Force developing this project are Harambee House (a community center focusing on education and social development), Amerus Bank (which helps to finance housing rehabilitation in the neighborhood), United Way and members of the broader community who are committed to the revitalization of Wellington Heights.
A Neighborhood Coordinator with an office in the Center will be involved in arrangements for all arts programming, schedule all meetings and events held in the building, provide leadership for fundraising and oversee the development of the neighborhood's strategic plan.

What is proposed is clearly supported by current theory and research which recognizes the important role that the arts can play in building the "spiritual infrastructure" of a community. In the words of the sponsoring organizations..."the arts provide an avenue to include all residents of the neighborhood, increasing the capacity of the neighborhoods to help itself. By focusing on the cultural capacity of the community, the arts can provoke communication and collaboration. The constructive release of these energies will create hope, encourage development and promote change" (I-LINK, 1996).

This is not just art for art's sake. At the Engle Center, art is a vehicle to unite people and encourage interpretation and re-imaging of the environment.

**METHODOLOGY**

When this consulting team of graduate students from the University of Iowa's Department of Urban and Regional Planning began to work with the project in January 1997, the building had only recently been purchased. There were plans in place for some programming (such as an artist-in residence program through Legion Arts, one of the sponsoring organizations), office space for the Wellington Heights Neighborhood Association, and a small computer center. The structure, however, was in need of exterior refurbishing and interior remodeling before any of this could become a reality.

It was believed by the owners that the best avenue for funding the renovation of the building was through historic preservation channels: recognizing 1600 4th Avenue SE in connection with Paul Engle. To this end, the owners sought to secure historic designation for the building. Such designation could serve as both a source of pride for the neighborhood and as an avenue for funding the renovation of the building. With this goal in mind, the team was assigned a threefold task:

1) to gather historical material about the Wellington Heights Neighborhood, focusing especially on Engle and his connection to the drugstore;
2) to synthesize the materials into a user-friendly format for use in the future (by MAHP, Arts in Store, the Neighborhood Association, etc.);

3) to investigate historical register designation, to procure the National Register of Historic Places application and to begin the application process.

The various volumes of this report present the information in various formats, each with a different audience and use in mind. As each section is designed to be used independent of the rest, there is some intentional repetition of information.

Living Bibliography

The team spoke with experts and interested parties including historic preservation specialists, city staff (in both Cedar Rapids and Iowa City), and knowledgeable neighbors. We were in contact with numerous potential resource institutions such as The History Center in Cedar Rapids, The University of Iowa Libraries - Special Collections, and the State Historical Society of Iowa in both Iowa City and Des Moines. Relevant materials related to Paul Engle, to the historic designation process in general, and to the actual history of the structure(s) in question were collected, or were located and referenced.

A brief description of this collection of resources, the actual composite listing of these reference people, places, and materials, and a listing cross-referenced by topic, author, and type of resource are included in Volume E, Living Bibliography. This living bibliography is designed for use as a reference source by MAHP, the Arts in Store Task Force, WHNA, or any other group or individual researching these topics. Materials which were collected are found in Volume F, Team Binder.

Historical and Contemporary Context

A narrative discussion of the historical and socio-cultural significance of Paul Engle and of the drug store in relation to the current vision of a community arts center was also produced and is included as Volume B, Historical and Contemporary Context. This provides a synthesis of what was collected: an overview of the history and how it relates to the dream for the future. It was designed to be used to educate community members, as a feature story, or for informing potential funders.
Historic Designation

Midway through the project (03/14/97) it was requested that we begin the actual application for the National Register of Historic Places. In the time that remained, we addressed ourselves to the specifics of the application process, using the information previously collected and consulting further with experts in historic preservation. Detailed information about historic designation, the history of 1600 4th Avenue SW with details relevant to the application, and our recommendations for how best to approach the application for the building are found in Volume C, *Historic Designation*. The application form itself is also included.

Funding Sources

The consulting team also researched additional funding possibilities for the acquisition and rehabilitation of the physical structure. Our search considered not only the historic nature of the building, but also the proposed use of the building. The specifics of the grant search process used and a descriptive list of grants recommended for consideration by the Task Force, as well as one completed grant application are included in Volume D, *Funding Sources*.

Limitations

There were a few constraints on the scope of the project. Time was a factor in relation to the nature of the information we were asked to collect. Tracking down necessary bits of information can be a long slow process. Much local history is personal history and is therefore often neither written down nor formally collected (or it may be lost entirely). Because of this, time is necessary both to build relationships and to follow leads. What we have gathered is a good base, and it is hoped that this process can be continued by a person or persons who will be involved with the neighborhood and the Center over a longer period of time.

Finally, as certain portions of the project were not requested until relatively late in the process (i.e.: the National Historic Register Designation application), the consulting team was unable to complete the necessary research. What is included, however, is the core of what is necessary for proceeding with the various options for historically-based and other funding.
RECOMMENDATIONS

Our specific task focused on funding for building renovation, but in the course of our research and our conversations with people the consulting team also had the opportunity to observe the process and consider the programming plans for Arts in Store. As a result, the team has recommendations regarding these aspects of the project in addition to those recommendations regarding the renovation of the structure itself. The recommendations are categorized as follows:

- historic designation;
- managing grant applications;
- maintaining a coalition that works effectively together;
- involving the local community;
- programmatic considerations.

Historic Designation

This is a summary of the recommendations regarding historic designation. MAHP requested that the consulting team proceed with an application for historic designation for the property at 1600 4th Avenue SE, with the hopes that moneys could then be secured for rehabilitating the property. In the course of doing so, however, the team discovered that it will most likely be necessary to rehabilitate the building before applying for historic designation as the architectural integrity of the building has been severely compromised.

The team recommends that MAHP fully consider the potential ramifications of securing historic designation—the uses of and changes to the building could be severely limited, especially if federal funds are involved. Additionally, if MAHP does choose to pursue historic designation of the property, the chance for success may be greater if the focus is the connection to the Hladky Grocery Store rather than the connection to Paul Engle.

Finally, as the main financial benefit of historic designation to a private owner (tax credits) is not available to a non-profit, it may be better for MAHP to consider pursuing a Hall grant, or other such grant where historic designation is not a pre-qualifying condition.

For a complete discussion of the historic designation process, and details regarding the properties in question see Volume C, Historic Designation.
Managing Grant Applications

The focus, requirements and deadlines for the funding sources identified in Volume D, *Funding Sources*, are varied. In order to meet deadlines and only prepare proposals that are supported by all members of the Arts in Store Task Force, we recommend that the Task Force develop a funding plan. This plan would complement the existing budget for the Store.

The plan would specify to which funding sources proposals/applications will be submitted each month over the next year. The following Grant Planning Chart could then be used to coordinate activities among Task Force members.

### Grant Planning Chart

<table>
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<th>Month</th>
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Maintaining a Coalition That Works Effectively

The coalition of sponsoring organizations is key because it is the driving force behind this effort, and each constituent group brings its own perspective and expertise to the table. The collective vision which the coalition has for Arts in Store is clearly articulated in the informational and promotional materials which have been made available to us (as noted above and in the text of the Introduction). As the project approaches the implementation phase, it is important that each member organization once again articulate its own commitment to the development and maintenance of Arts in Store.

The consulting team encourages the task force to explicitly discuss the following:

- What are the expectations that each member group has for itself and the other groups involved in Arts in Store?

- Do the visions of the various entities mesh with each other? If not, can they be adjusted to do so, and how?

- Is each of the necessary components of the whole reflected in the role of one or more member organization? If not, can one of the current members address that need?

- Are there other groups that need to be invited and encouraged to participate?

- What is the level and time frame of commitment of each participant group, and what does this mean for the future of the Center?

Directly addressing these questions at a concrete level will enable the coalition to recognize its collective strengths, and to identify and address any weaknesses or gaps. This knowledge will also allow the group to clearly divide the necessary tasks. Such division of responsibility is fundamental for success in such necessary activities as identifying which grants are appropriate for various phases of the project and who is responsible for applying, and for the actual initiation of programming. These concrete actions are what enables the dream to become reality.
Involvement of the Local Community

Community involvement is, of course, a pivotal component of neighborhood revitalization, and thus integral to the success of Arts in Store. Each of the organizations involved with Arts in Store understands both the importance and difficulty of engendering real community involvement in this project. Neighborhood participation will clearly be key to the success of any programming and it can also be instrumental in these planning stages. The commitment of the local community to the neighborhood is evident in the high level of participation by neighbors in the Wellington Heights Neighborhood Association and its activities. With early and real involvement, that sense of community "ownership" can be extended to Arts in Store and its activities. To that end, we recommend that the Task Force consider the following:

- What are the neighbors' visions for the center, and how do they mesh with what is proposed?

- What local expertise could be used to the benefit of the physical Center?

  a) The history of the neighborhood: There are many local residents with long-term connections to Wellington Heights, and also residents with deep interest in history who could be involved in historic research for funding purposes, and for the interest of the neighborhood.

  b) Historic preservation: Many local homes have been renovated with some attention to historic detail. This interest and experience could be transferred to the Center.

  c) Other skills and interests: There may also be neighbors with experiential knowledge relevant to the physical structure (i.e.: the integrity of the foundation, electrical wiring, etc.).

- What local expertise could be used in the programming? Local artists who are involved in such programming can become "role models for our young people" and involve themselves in the "life of the community outside the boundaries and interests of the arts program" (Tresser, 1996, 2).
In all cases this will require active solicitation of neighborhood participation by the Task Force. This may require a conscious shift of attitude by both the Task Force member organizations (often it is quicker and easier to just do things ourselves), and the neighbors (who may be accustomed to leaving such projects to the "professionals"), but the potential benefits are well worth the effort. Participation increases interest, which increases participation, which increases interest which....

Additional Recommendations

- Terri Breheny of the History Center expressed an interest in working with MAHP on projects related to history. She suggested that MAHP designate a liaison to the Cedar Rapids Historic Preservation Commissions to facilitate communication around these issues. This idea could be extended to the designation of a staff person or persons responsible for historic information in general, thus allowing for the centralization of such information and development of expertise.

At the heart of Arts in Store, of course, is its programming.
- We had the opportunity to speak with Hualing Nieh, widow of Paul Engle and co-founder of the International Writers' Program. She mentioned that she would like to see the Writers Workshop and / or the International Writers Program work with MAHP and do some programming at the Engle Center.

- In addition to importing "artists in residence" from elsewhere, make use of the artists who are residents. Utilizing the skills of artists already living in the neighborhood is a natural way to reinforce the idea of Arts in Store as a celebration of the arts and the culture of the community.
REFERENCES


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HISTORICAL AND CONTEMPORARY CONTEXT OF

ARTS IN STORE: THE PAUL ENGLE CENTER

Arts in Store: The Paul Engle Center

Arts in Store: The Paul Engle Center is a site dedicated to the role of creative arts in building communities and revitalizing neighborhoods. The program is to be housed in what was once a neighborhood grocery/drug store located in the Wellington Heights neighborhood on the southeast side of Cedar Rapids. It is a collaborative effort of local non-profit and for-profit organizations. Each is firmly committed to the belief that a local center dedicated to the arts will profoundly impact the neighborhood; that art in neighborhood revitalization is a means to opening dialogue, learning tolerance and respect, and creating civic pride.

Paul Engle

The Center is named after poet and Cedar Rapids native, Paul Engle (1908-1991). Engle was born and raised just one block from the center, where as a teenager he worked as a soda jerk. It was at this site (between customers) that he composed much of his first book of poems. In fact, in Engle’s autobiography, A Lucky American Childhood, he dedicates an entire chapter to his time at the drug store. It is most fitting that this center, now dedicated to addressing the arts in community, be named in his honor. (Note: See Appendix A for 1920 Census Card confirming residence and ages of Paul Engle and family.)

Engle was a graduate of the Coe College Class of 1931. He received his masters at the University of Iowa; submitting his first published book of poems, Worn Earth, as his thesis. It is noted that he is the first student in the history of higher education to have done this. For the anthology he was awarded a fellowship to Columbia University. While there, he was awarded a Rhodes Scholarship. After three years at Oxford, Engle returned to Iowa in 1937 to join the faculty at the University of Iowa as professor of English and creative writing.
Four years later he became director of the Writers Workshop—the first of its kind on an American college campus. Inspired by the enthusiasm of foreign students in the workshop, Engle helped to co-found the International Writers Program. Among those assisting in the venture was Chinese novelist, Hualing Nieh, who was to become Paul Engle’s second wife.

Engle is a powerful writer, as evidenced in even his earliest published works. He is quoted as having said, “I wanted to write poetry almost a little more than I wanted to eat.” Contemporaries would say he offered this same zeal to his teaching and nurturing of young writers in the workshop, so much so, that some believe he sacrificed his own literary career.

Mr. Engle’s poem Song of the Cedar is a tribute to his home town. This work in particular is so very relevant to principles underlying Arts in Store: the Paul Engle Center and conveys the timelessness of his works.

A city is not hills, or look of place,  
But men and women and the looking face.

A city is not merely natural force,  
But people in their love, pride, hate, remorse.

A city is not building, street alone,  
But character that strengthens the bone.

A city is not store, cash, factory,  
But what its people are, and want to be.

A city is not bridges in the weather,  
But mortal feeling joining men together.

A city is not walls of colored brightness  
But, in its lived-in homes, the heart’s lightness.

A city’s future is not tall stone piled  
On stone, but a free mind in a living child.

Excerpts from Paul Engle’s Song of the Cedar

(Note: See Appendix B for poem in its entirety.)
The Contemporary Context

His message is timeless indeed—thought provoking. Within these short stanzas, Paul Engle encapsulates basic and fundamental issues that are so easily lost and compromised in the physical and political maintenance of a city. It is undeniably important to plan the space we live in, for economic and spatial efficiency, function and aesthetics. But to do this without regard to the context—the men, women, and children who live, work, go to school and play in these neighborhoods— is myopic. This is the essence of community development and revitalization: that a city is only as vital as the community of people who inhabit it. The use and circumscription of land may direct and limit our activities to an extent, but it is the citizens that move, work and live within these boundaries that bring substance and meaning to these spaces—turning house into home, neighborhood into community and city into something much greater than the simple sum of its parts.

The humanistic theme in Song of the Cedar is at the heart of current public policy being articulated in Engle’s home town today. Current Cedar Rapids policy initiatives in the sphere of housing and development demonstrate a serious commitment to responding to needs at the neighborhood level. Typical of so many other American urban communities, inner-city neighborhoods in the area have suffered acutely from the vicious cycle of neglect, disinvestment, and abandonment characteristic of urban economies in preceding decades. One policy initiative in particular, The Neighborhood Living Initiative (NLI), is a direct response to the needs of these neighborhoods. The NLI represents a city-wide partnership with the neighborhood associations, local educational institutions and non-profit corporations to supplement and expand the efforts of local government in restoring and preserving neighborhood vitality.

MAHP plays an integral role in the efforts of the NLI. Its involvement is critical to the coordination of partnership efforts, and it has worked closely with neighborhoods in this process. The Wellington Heights Neighborhood Association, in particular, has moved
aggressively in involving NLII in efforts to restore, preserve, and revitalize its community, streets, and homes.

**The Wellington Heights Neighborhood and Association**

From its very beginning, the Wellington Heights area has been a working class neighborhood. Paul Engle alludes to this in his autobiography, “The life of my southeast Cedar Rapids Neighborhood poured over me...like spring rain, warm, close, rich in the abundance of a small income people” (Engle 1996, 52). This same demographic characteristic holds true today as 1990 U.S. Census Data indicates that nearly fifty-two percent of the households in the Wellington Heights neighborhood are below eighty percent of the Cedar Rapids median income. It is an older, urban inner-city neighborhood located on the city’s southeast side. Sixty-seven percent of the remaining housing stock in the area predates the 1940’s (1990 U.S. Census Data).

Through the years, the neighborhood has remained ethnically diverse. Original homeowners were representative of the overall immigrant working-class population settling in the region. Families of Bohemian/Czechoslovakian and German decent were most heavily represented with surnames such as Hladky, Engle, Shirer. Today the ethnic mix is even more dramatic and minorities (in particular, Blacks, Hispanics, and Asians) comprise fourteen percent of the population in the Wellington Heights area although they make up little more than five percent of the population of Cedar Rapids (1990 U.S. Census Data).

This demographic trend is immediately evidenced by visiting the neighborhood and its environs. Interestingly, and somehow more profoundly, it was “rediscovered” unexpectedly while establishing the time-line of ownership for the building dedicated to Arts in Store: the Paul Engle Center. City Directories for Cedar Rapids dating from the late 1800’s to the present were used to establish the progression of owners. Transfer of ownership was recorded from the original proprietors, the Hladky family through the building’s abandonment in the early 1990’s. One of the last owners of the store was Ho Rak Lee (owner of East West
Grocery). Tracking these two names alone over the past ninety years begins to reveal the dramatic demographic changes in the neighborhood and the city. The name Hladky went from multiple listings to a limited few as the Lee name grew from one listing to an entire column by the late 1980’s. This trend is appreciated in the city directory overall, as Czech and German names are not evidenced to the same degree that they once were. Concurrently, other typically ethnic names have become much more heavily represented revealing concentrations of Asian, Hispanic, African-American, and Hindu households.

The Wellington Heights Neighborhood was an environment profoundly rich in creativity and cultural diversity, that gave rise to an remarkable concentration of talent and genius. Paul Engle, accomplished poet, educator, and founder of the International Writers Workshop, and his contemporary William Shirer, author of The Rise and Fall of the Third Reich, were both natives of the area. So too were the Wright brothers--their claim to fame goes without mention--and Mamie Doud Eisenhower. The area was also home and source of inspiration to such creative talents as artist Grant Wood and musician Al Jarreau.

Today the Wellington Heights area continues to be characterized by diversity and ingenuity. One outstanding demonstration of the creative force in the neighborhood is the neighborhood association itself. The WHNA has received national recognition for their efforts. Programs such as the Cop-on-the-Block Program (a police officer will by design live in the neighborhood at a property purchased by MAHP), and the Wellington Heights Neighborhood Transportation Service (providing low cost transportation for people in the community to and from work) are exemplary programmatic accomplishments. Community and revitalization efforts have included but are not limited to neighborhood clean-up days, house paint-a-thons, community garden projects and house and garden tours. Recently, when one of the neighborhood’s few remaining brick roads was in need of repair, neighborhood volunteers dedicated themselves to cleaning the twenty-five thousand bricks by hand, to preserve the integrity of the original surfacing and avoid the alternative solution of asphalt.
The WHNA is actively committed to a participatory role in the development of community life and pride. It represents a dynamic inner-city neighborhood that is culturally diverse and rich in historic value. As an inner-city neighborhood, Wellington Heights has also suffered the negative impacts of neglect and disinvestment characteristic of so many urban communities across the nation. Migration from our urban centers beginning in the 1940’s, over time, devastated city tax bases making it impossible to maintain (let alone improve) infrastructure. Properties were neglected and left in disrepair. It became more economically sound to simply abandon entire buildings completely. Urban renewal and redevelopment projects of the 1970’s sought to correct the “blighted” areas; more often than not, without regard to the existing context or fabric of the surrounding neighborhoods. Renewal was desired and justified by those with a political voice and it had to come at a price. The destruction of the integrity of what had survived the neglect of preceding decades was simply seen as an unavoidable expense. Furthermore, the economic crisis of the early 1980’s which so severely impacted the Midwest, only served to exacerbate the situation.

These events were replayed across the nation’s urban landscapes. They resulted in entire communities being physically isolated and politically disenfranchised—effectively being left without a voice. To an extent, these events were manifest within the Wellington Heights Community. It is not uncommon to find a neighbor who remembers a childhood friend whose home has been replaced by an office complex or parking lot. A vacant lot may remain where a block of homes once stood as plans to develop were never realized. A home may have been neglected for years and now stands abandoned. Such was the case with the building designated for Arts in Store: the Paul Engle Center. The pressures of recent decades have taken a most certain toll on the neighborhood. The legacy of which the community is now confronting.

**Reclaiming the Neighborhood**

In order to reclaim their neighborhood the Wellington Heights community has worked with MAHP to designate a target “at-risk” area in which resources are to be focused. Efforts have
been dedicated to revitalization of 16th Street (precisely the location of Arts in Store; the Paul Engle Center), specifically that area between 5th Ave. on the south and Bever Ave. on the north. Revitalization efforts began in the summer of 1995 and progress has been substantial.

As a direct response to the neighborhood’s articulated needs MAHP purchased five properties in the target area. As of spring 1996 MAHP had completed rehabilitation activity on the properties. Such an ambitious timeline for completion would not have been possible without the cooperation and enthusiastic efforts of neighborhood volunteers. Three of these homes have since been sold for single family home ownership and two are dedicated to single family rental. Beyond these initial efforts Engle’s childhood home and the site for Arts in Store; the Paul Engle Center were purchased. Both properties are located in the targeted 16th Street Project area. MAHP recently completed rehabilitation of the home and just recently sold the property. Rehabilitation of the building dedicated to the Center is underway. (Note: See Appendix C for situation of the building from property abstract.)

The 16th Street Project exemplifies the true spirit of the NLI. It represents a partnership of MAHP, Amerus Bank, Legion Arts, Harambee House, and the Wellington Heights Neighborhood Association. It is a coalition of local businesses (both for-profit and non-profit), community organizers, neighbors, and citizens. All are recognized as having a vested interest in the effort to reverse the downward spiral of neglect and to assist the neighborhood in realizing its full potential as a vital urban community.

A Window on the Community

The picture is of a neighborhood where tall trees grew above the streets, branches very nearly touching, forming an umbrella of shade for long afternoons of summer play. The streets were not merely conduits to be navigated to get to where you needed to be. Rather, they were integral to the everyday interactions of the community. Children’s laughter was a common sound; children’s play was a common sight. People did not pass by each other in fear or wake in the middle of the night wondering if it was a gun shot they had just heard. People
knew their neighbors as we do not now. We sat on the front stoop or porch and took time to know our neighbors and watch our children play. We made time for simple pleasures like a walk down the block to the drug store, where for hardly anything you could buy a soda—or if you were really lucky an ice cream sundae.

We recognize this is an idealization. Reality, especially urban reality, has never been confined to a Norman Rockwell portrait. But at least it was part of the reality. We are not so foolish as to believe that the innocence or simplicity that typified an era fifty years ago (less than a lifetime ago) can be fully recaptured. The demands that our economic system places on time and space will not tolerate it. It is all too easy to underestimate what will be lost in the name of progress. Sacrifices are made in the name of efficiency and convenience and all too often it is not until much later that we begin to understand the full substance of the loss—the idea of community and intimacy that the word neighborhood once conveyed.

Steps can be taken to rediscover community. These steps require innovation and creativity. They also require dedication and commitment. It is the hope of the Wellington Heights Neighborhood, MAHP, and other contributing organizations, that Arts in Store: The Paul Engle Center, will provide a focal point for the neighborhood’s continuing efforts to redevelop their urban community.

As previously mentioned, the Center will be housed in what was formerly a local drug/grocery store. Local groceries and markets were scattered throughout the area in the early 1900’s. In fact, as of 1935 there were nineteen such neighborhood stores in the Wellington Heights area alone. It is notable that the building housing the Center housed the longest running grocery in Cedar Rapids history (Hladky Grocery). Going to the grocery was very nearly an everyday task (most especially before refrigeration). But it was also so much more. Corner groceries and drug stores were not only centers for commerce; they were at the heart of daily interaction and discourse for all those living in the neighborhood. These structures provided the very foundation for the building of community—both formal and informal ties were created, reinforced, and time tested here.
Today, many of these buildings have been destroyed, victims of urban renewal and progress. Some house small businesses where turnover is frequent and the nature of business unpredictable. In dedicating the site as a community center the neighborhood hopes to recapture some of the building’s original magnetism—essentially putting a new twist on the past—rediscovering it as a focal point for continuity and community.

Paul Engle speaks of his experiences at the store and growing up in the neighborhood in his autobiography, *A Lucky American Childhood*. He specifically refers to the store as, “An old fashioned neighborhood drugstore that was a window into the whole area,” the memory of which acts as “…a drug against the evening news” (Engle 1996, 37 & 53). It is precisely this concept of the store as a “window to the community” that both the neighborhood and MAHP hope to re-establish. It is the intention of the neighborhood and all those involved in the project to reintroduce this site as a vital center for community life; an environment for the neighborhood to learn, create, and share with one another.

“What is the city but the people?”

*William Shakespeare*
REFERENCES


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Engle Family 1920 Census Card
Engle Family 1920 Census Card:

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APPENDIX B:

Paul Engle’s Song of the Cedar—a Tribute to his Hometown
Paul Engle’s *Song of the Cedar*:

*Song of the Cedar*

A hill-held valley with a river running  
Out of the north hills into the south,  
Fish from that river, corn from those hills,  
To nourish the Indian’s red and hungry mouth.

Then the wide river splashes where a man  
Rides through the rapids on a rapid horse.  
Next on that river bank a mill for grain  
To be, like hill and river, a nourishing source.

*A city is not hills, or look of place,  
But men and women and the looking face.*

**II**

Black walnut logs, with rocks, were sunk across  
The Cedar, to make a dam for grinding flour;  
Later, a longer concrete dam to change  
Earth-colored water to earth-lighting power.

(Sometimes, where the high tension wires go over  
Indian village site, a lone man hears  
Beyond the wire droning from the dynamo,  
A stone-axe hacking the dynamic years.)

*A city is not merely natural force,  
But people in their love, pride, hate, remorse.*

**III**

Then came the horses: chestnut, bay white, sorrel,  
Lifting their feet high on the soft dirt road,  
Tough Morgan, gentle mare, the Roman-nosed  
Who’d rather kick a man than pull a load.
Over the black, plowed fields a black smoke meant
More city-building men on the westbound train.
Now from the wind-quartering sky there glides
(With still more men) the whole-earth-quartering plane.

\[ A \text{ city is not building, street, alone.} \]
\[ \text{But character that strengthens it like bone.} \]

IV

Path became street graced with the graceful church,
Wood store turned brick, grist mill became great mill,
And all done by those men with their free will.

City of trade, machines, of radio
Signal bounced from the moon incredibly,
By human and electric energy.

\[ A \text{ city is not store, cash, factory,} \]
\[ \text{But what its people are, and want to be.} \]

V

City of bridges, not by kings of France
Or England built, by royal decree,
But useful arches built by useful men
Out of their individuality.

Bridges that reach out like ecstatic arms
To touch a farther shore that they have blessed.
They run in the American direction,
Pouring their birdlike curving east to west.

\[ A \text{ city is not bridges in the weather,} \]
\[ \text{But mortal feeling joining men together.} \]
VI

City of houses, from the first log shack,  
Made on the spot where fell the first sawn trees;  
City of wood, brick, stone, filling that empty  
Landscape with homes filled with their families.

City built in a forest, now a city  
Of trees - from a height only leaves are seen.  
City of houses gray, brown, red but in  
Summer's white heat a city all live green.

A city is not walls of colored brightness  
But, in its lived-in homes, the heart's lightness.

VII

Nourishing city where meat, oats, milk, corn,  
Join with enriching music, book and art,  
Old nature gave you land, hope, skill and life.  
Give nature back a wise and generous heart,

Give food that holds us like the solid earth,  
Rolling beneath us in the turning night,  
And character leading that city on,  
By day a cloud, by dark a glittering light.

A city's future is not tall stone piled  
On stone, but a free mind in a living child.
APPENDIX C:

Situation of the Center from Property Abstract
Situation of the Center from Property Abstract:

Idlewild Additions

To Cedar Rapids

Iowa

Lots in this Addition

For sale by

GEO. T. HEDGES & CO.

REAL ESTATE FIRM

CEDAR RAPIDS, IOWA
Window into the History and Future of Arts in Store: The Paul Engle Center

VOLUME C: Historic Designation

Prepared for
Metro Area Housing Program
Cedar Rapids, Iowa

by
Crissy Canganelli, Jayne Moraski
J.B. Mc Cain, and Kate Speltz

Field Problems in Planning 102:209
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Instructor: Peter Fisher
Faculty Advisor: Heather MacDonald
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Table 3: Occupant Status for 394 16th St, Cedar Rapids, Iowa.......................... 14
Introduction

MAHP has asked the consulting team to gather information pertaining to historic preservation designation. This volume of the report outlines the historic research conducted by the consultant team and gives recommendations about historic connections to this store. MAHP believes that recognizing the history of the building at 1600 4th Avenue will improve community pride and may serve as source for funding building rehabilitation. It will be necessary to rehabilitate the building before applying for historic designation. Once some restoration toward its period of significance is achieved, MAHP will have more success achieving historic designation. Also, MAHP may be more successful if they focus on the building’s connection with the Hladky Grocery and the Hladky family’s contributions to Cedar Rapids, than if they focus on the building’s association with Paul Engle.

The National Register Application

The National Register of Historic Places delineates the criteria it believes are important for placement on the National Register. Even if what is sought is state or local designation for a particular building, it is necessary to follow the guidelines in the National Register Bulletin 16A, entitled How to Complete A National Register of Historic Places Registration Form. The National Register does note, however, that local designation requires more detailed description, since fewer state and national historians will be familiar with the context of the local area and the importance of the building in question. Accordingly, the Volume B of this report that discusses the Historical and Contemporary Context of the Wellington Heights neighborhood should be used in conjunction with the following information when applying for any level of historic designation.
Registration Form Information

This section of the report contains much of the information that is necessary to complete the National Register of Historic Places Registration Form (Document NPS 10-900), which is included in Appendix A. The National Register for historic places describes a specific procedure for filling out registration forms. For example, when describing the architecture of a building in Section Seven below, one should proceed in a logical order from the exterior to the interior, and then from the ground floor up. A discussion of alterations to the building should occur next.

Finally, the statement of significance should relate how the building is characteristic of an architectural or cultural period and how the building itself contributed to the significant portion of a specific person’s lifetime. The statement of architectural significance that follows is not quite in the format MAHP should use when applying for historic designation. The National Register needs a detailed description, but does not need terms such as spandrum and transom defined. The definition of terms in the architectural section is included for the benefit of those using this document in preparation for a National Register nomination. The consultant team has tried to describe the architectural details that were on the building during its time of significance. The narrative that follows will help MAHP and its architects to restore these details as much as possible before nominating the building to the National Register. MAHP or those applying to the Register should then describe the restored architectural details and why these were important to commercial buildings. For example, in Section Seven, the consultant team discusses how children used to sit on a ledge outside the western bay windows. Architectural details such as the shape of the spandrum (the area just below the windows) and the large storefront windows help recreate the context of the building. The National Register wants to understand the social context of the buildings in order to establish their importance in history.
1. Name of Property
Historic Name: W.J. Burton House
Other names: Hladky Grocery; A.W. Berryman and Company, Druggists; C.A. Clark, Druggists; East End Pharmacy, Post Office Station Number Six, and East-West Grocery

2. Location: 1600 4th Avenue SE
The building also has a separate entrance with the address 394 16th Street.

    Lot 6 Block 2
    College township
    Linn County
    Cedar Rapids, IA 52402

3. 4. These sections on the form are reserved for state historical society staff

5. Classification
Ownership of Property: Private
Category of Property: Building
Number of Resources within Property: 1
building

6. Function or Use
Historic Function: Store
grocery and pharmacy
Current Function: Store/vacant
Use categories: Commerce/Trade
When artistic programs begin, future functions may fall under Social, and Recreation and Culture use categories.
Relevant subcategories include: department store, medical business/office.
Relevant subcategory will be meeting hall.

7. Description
Architectural Classification: Other - Most buildings in the area were built with patterns from floor plan booklets, so no specific architect is identified. Individual owners would request windows and detailing which suited their own taste; therefore, most buildings have a mix of
architectural styles. This building is Commercial Block with two corner entrances which served as separate entrances for the pharmacy and grocery stores located within.

The Wellington Heights neighborhood, as defined by the neighborhood association, was home to many individuals who have contributed to the political, cultural and commercial improvement of the United States. Famous former residents that lived within four blocks of the former Hladky Grocery and may have patronized this business include: the Wright Brothers (3rd Ave), former first lady Mamie Doud Eisenhower (1245 3rd Ave SE), author William Schirer (811 2nd Ave), artist Grant Wood, and writer/poet Paul Engle (1602 5th Ave SE). The store served as one of many neighborhood groceries and pharmacies in the Wellington Heights district. In 1935 there were nineteen grocery stores in the area: in 1996 none were still in operation (Crawford, 1996). The W.J. Burton building is now one of only two grocery store buildings which remain standing.

With the help of architectural historian, Marlys Svendsen, the consultant team examined the building for clues to past uses and structural details. The W.J. Burton House was originally a two story square shaped building with a flat roof. A small addition on the southeast side almost makes the building L-shaped. Masonite siding that is at least twenty years old covers original weatherboard siding on the first floor of the building. Masonite does not allow moisture buildup like other synthetic sidings, so it is probable that the original siding is in a usable condition. The original siding is an attractive bevel cut siding commonly used on commercial and agricultural buildings.

This siding also covers the once story-high windows on the lower west exterior wall. The west wall was vertically divided into three parts, as was common of commercial construction in the late 1910s and early 1920s. The lower portion of the exterior wall, called the spandrum, was probably covered with siding. A small cement ledge extended from below the spandrum down to cover the foundation. This used to be a favorite sitting spot of small children that came to the store. A small portion of this ledge still exists near the southwest corner of the building. The spandrum appears to extend about six inches above the interior floor level.
Next, large plate glass windows three bays wide were used to display goods for the stores within. It appears that the original pillars between plate glass windows are still intact. It is unclear whether the siding which currently exists on these pillars is original. Finally, there was a second pane of glass above the large plate glass windows. This area, known as the transom, was also very common in store fronts and these windows may have been adjustable to allow air into the building in the summer. The picture of the Hladky Grocery found in Appendix C also shows the corner entrance on the southwest side of the building. An explanatory drawing explaining the architectural terms follows in Appendix D. The door is currently recessed, but it is clear that it was not recessed at the time of the picture. It is believed this picture was taken in the late 1930s or early 1940s. The picture shows that the lower third of the front door was paneled, and the upper two thirds had glass panes. The door was higher than the bay windows on either side, and the transom above the door was elevated as a result.

The upper floor of the southern wall originally had two double windows and then two smaller sets of windows on the eastern side. The windows on the eastern portion of this south wall appear to be unaltered and they stylistically resemble the craftsman double-hung sash common throughout the Midwest at the turn of the 20th century.

The second story covers slightly more than half of the L-shaped structure and is composed entirely of living quarters. Stairs located in the middle of the eastern interior wall lead up to the five-room, one-bath residency. Wood floors exist throughout the upstairs, as do bead and board style cabinets and closet doors. Though the upper level has had little alteration, the interior architectural details of this building are not significant enough to improve the overall integrity of the building.

_Alterations and Renovations_

The cornice of the building has been removed, but it is believed that there were no major alterations to the building from the time the Hladky family took ownership two years after it was built in 1908, to when they sold it in 1972. Hladky family members that worked in the
store have testified that little or no alteration has been done to the interior upstairs living quarters. Mr. Joseph Hladky, III, born in 1940 says, “As a child I played upstairs, and I remember that the plumbing and wiring seemed very primitive at that time. I am almost certain the upstairs has not been altered significantly since I was a child” (Hladky, April 11, 1997).

Alterations which occurred more than ten years ago are kept in the Cedar Rapids archives located at the Public Works building. The building permits department of Cedar Rapids confirms that no major alterations were performed in the last ten years. The building has had two new roofs—one in 1991 and one in 1994—and two permits for minor repairs to the foundation (Phone conversation with Cedar Rapids building permit department employee, April 8, 1997).

The sidewalk surrounding the building has been expanded so that the west and south side yards are fully paved up to the foundation. The lower level has also seen some minor renovation. A drop ceiling with acoustic tiles was added, as was drywall on the walls and linoleum tiling squares on the floor. It appears that the original tongue-and-groove hardwood floors on the first floor are too badly damaged to be restored. The basement has had little alteration. A former store worker testifies that when two different stores were contained in the building, a passageway between basement storage areas was created (Crawford, 1996). At this time there are no doors in the basement and it seems as though the two storage areas are again one continuous basement.

The lot previously had two outbuildings: a large barn on its northeast corner built in the late 1910s or early 1920s and a small garage on the central northern part of the lot built in the 1930s. This barn was removed sometime during the late 1930s or early 1940s and the garage has also been removed.

MAHP would like to continue to have this old grocery store be the center of neighborhood social activities. The Paul Engle Center: Arts in Store, as it is now called, will be used to
increase artistic expression in the neighborhood. MAHP is committed to restoring the exterior of the building to its state during its period of significance. The synthetic siding described above will be removed and the cornice will be replaced. In addition, MAHP should restore the windows on the west and south walls, and return the corner doors to their original locations.

Materials

foundation: coursed sandstone of irregular dimension
walls: synthetic siding on first floor and wood on the second
roof: asphalt and tar

8. Statement of Significance

Applicable National Register Criteria: A or B or both
Areas of Significance: Commerce, Social History and Literature
Period of Significance: 1922-1930 for Paul Engle and 1910-1972 for Hladky Grocery
Architect/Builder: Harry Hedges, real estate developer
Lot size: 75 ft x 110 ft

Narrative Description of Significance for Criterion B - Property associated with the lives of persons significant in our past.

Paul Engle was an accomplished poet and author born and raised in Cedar Rapids, Iowa. Engle describes the importance of neighborhood groceries in his last work, A Lucky American Childhood. In this book he gives the exact address of the place where he worked as a teenager, 1600 4th Avenue SE. Engle was a soda jerk for the East End Pharmacy and when things were slow, he wrote poems in the back room. In 1927, Engle won fourth place in a national high school poetry contest for his poem, Soliloquy of a Farmer. His first collection of poems written during his teenage years and early twenties is entitled Worn Earth and was published in 1933. Throughout his writings, Engle refers to life growing up in Cedar Rapids, and its effects on his understandings of the world. Born in 1908, it is believed that Engle
began working at East End Pharmacy when he was twelve or thirteen years old and continued to work there until he began to attend Coe College. Therefore, the period of significance for this building in relation to Paul Engle is 1920 to 1930.

After attending Oxford University as a Rhodes Scholar, Engle came back to Iowa to teach in the University of Iowa’s English department in 1937. Engle was active in the nationally known Writer’s Workshop and he and his second wife, Hualing Nieh, founded the International Writer’s Program. This program brings writers from all over the world together to share ideas and to improve their creative writing skills. Under Engle’s tutelage, writers such as Kurt Vonnegut, James Tate, William Stafford, and W.D. Snodgrass began their careers (Rundels, 1971). Many believe Engle sacrificed his own literary career in order to nurture the talents of other writers (Witt, 1979) Engle felt strongly that the formative years of a person’s creative writing were crucial.

Though he created the International Writer’s Program in 1969 while living in Iowa City, he did so because he felt that a nurturing environment in a writer’s formative years was critical. This is why the building at 1600 4th Ave SE is so important to Mr. Engle. Life in the Wellington Heights neighborhood was what Paul Engle knew. He wrote about the social importance of groceries such as this. He wrote about the importance of hard work and determination, which were instilled upon him while working at the East End Pharmacy. This building was the place where his creativity first began to flow and it was a source of inspiration for his writing throughout his lifetime.

The W.J. Burton House has been a neighborhood store for its entire existence. Though minor changes have been made, the building itself still stands at the heart of the Wellington Heights community. It has been vacant for the last four years, but it is MAHP’s intention to once again make this building into a community center where people can meet to share ideas and get to know one another. There are few places like this left in today’s society. Modern supermarket chains cannot possibly replace this kind of building. This structure in particular is typical of the construction of neighborhood groceries in the Midwest in the early 1930s.
With the residence above, the owners of neighborhood grocery stores cared what happened to their neighborhood. They had a stake in making sure the place was vital and safe. Yet buildings such as this are disappearing from cities. They are not often preserved historically because they are not architecturally detailed. The plain architecture of stores such as this—commercial block, large windows for display, and little detail—exemplifies the simple style of the era. Architecture of this sort was functional, not decorative, but it is a part of the United States common history that should be preserved.

Narrative Description of Significance for Criterion A - Property associated with events that have made a significant contribution to the broad patterns of our history.

The W.J. Burton House has been a neighborhood store for its entire existence. Though minor changes have been made, the building itself still stands at the heart of the Wellington Heights community. It has stood vacant for the last four years, but it is MAHP’s intention to once again make this building into a community center where people can meet to share ideas and get to know one another. There are few places like this left in today’s society. Today’s supermarket chains cannot possibly replace this kind of building. This structure in particular is typical of the construction of neighborhood groceries in the Midwest in the early 1930s. With the residence above, the owner’s of neighborhood grocery stores cared what happened to their neighborhood. They had a stake in making sure the place was vital and safe. Yet buildings such as this are disappearing from cities. They are not often preserved historically because they are not architecturally detailed. The plain architecture of stores such as this—commercial block, large windows for display, and little detail—exemplifies the simple style of the era. Architecture of this sort was functional, not decorative, but it is a part of the United States broad common history that should be preserved.

Joseph F Hladky, born in 1877, established the Hladky Grocery in 1909 at 1600 4th Avenue SE. An article in the Cedar Rapids Gazette from September 29, 1935 describes the store as the “oldest active grocery in Cedar Rapids in continuous service.” The Hladky Grocery continued to operate under this name until 1972. Donald Hladky operated the grocery store
for forty years after taking over from his father, Joseph F. Hladky. Current Cedar Rapids Gazette editor, Joseph Hladky, III reports that his great-grandfather was one of the original owners of the Cedar Rapids Gazette. He says:

Two people came up with the name Gazette, and then four months after they started this tiny paper, my great-grandfather and a colleague bought the paper. These two then set out to make it a city-wide paper. It flourished under their production and has been produced continuously for the last 115 years, since 1882 (Hladky, 1997).

In 1944, the Gazette acquired a radio station in town and named Joseph F. Hladky as its president. This speaks to the Hladky family’s commitment to Cedar Rapids. They have been influential business persons and have given a tremendous amount to the development of the city.

Supporting Documentation and Information

The National Register requires that several additional articles authenticating a building’s existence be included in an application. First, a United States Geological Survey Map is needed, and one is included in Volume F, the Team Binder. Appendix B contains a Sanborn Fire map which is necessary to establish the footprint and location of the Arts in Store building and the Engle family home one block south. MAHP requested that the consultant team focus on the Arts in Store building; therefore most supporting information deals with the Arts in Store building and not with the Engle family home. The Sanborn Map used here dates from 1913 to 1930 and was found on microfiche. MAHP may need to go to the Cedar Rapids library to find original maps which can better illustrate when changes were made to the building.

Currently known as Arts In Store: The Paul Engle Center, 1600 4th Ave SE was historically known as the W.J. Burton House, named for one of its first owners. Since this is a commercial property, it has also gone by several names not listed in Section One of the application information above. The following tables will list all known property names, owners and lessees. The building is on Lot 6, Block 2 of the Idlewild 1st Addition originally
platted in 1895. Table One summarizes the ownership of title for this lot and building since the lot was platted in 1895. Dates which appear in the left column represent changes in ownership or occupancy. For example, from 1895 to 1901 the Higley Development Company owned the lot. In 1901 the lot changed hands and a new owner, Albert Higley, took possession of the land. This pattern was used for each of the tables in this section.

**Table 1: Ownership of 1600 4th Ave SE and 394 16th St, Cedar Rapids, Iowa**

<table>
<thead>
<tr>
<th>Year</th>
<th>Previous Owner transferred to</th>
<th>New Owner or Occupant</th>
<th>Form of Transfer or action taken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1895</td>
<td>Higley Development (Annah Higley, A. and Helen Higley, Albert H. and Mary S. Higley and Mort Higley)</td>
<td>2 acres of Section 22-83-9 were platted</td>
<td></td>
</tr>
<tr>
<td>1901</td>
<td>Albert H. and Mary S. Higley</td>
<td>Harry T. Hedges</td>
<td>Warranty deed April 17</td>
</tr>
<tr>
<td>1901</td>
<td>Harry T. Hedges</td>
<td>M.C. Helmer</td>
<td>Warranty deed May 24 for $425 for Lot 6 Block 2 only</td>
</tr>
<tr>
<td>1905</td>
<td>M.C. Helmer</td>
<td>A.O. Bennett</td>
<td>Warranty deed June 28</td>
</tr>
<tr>
<td>1907</td>
<td>A.O. Bennett</td>
<td>C.E. Tuttle</td>
<td>Buyer assumed previous mortgage</td>
</tr>
<tr>
<td>1908</td>
<td>W.J. Burton</td>
<td>C.E. Tuttle and then back to Burton on same day</td>
<td>Warranty deed May 14</td>
</tr>
<tr>
<td>1908</td>
<td>W.J. and Emma Burton</td>
<td>Geo. T. Hedges</td>
<td>Warranty deed May 14 for the building. Building built at this time by Hedges and then building sold to Burton.</td>
</tr>
<tr>
<td>1909</td>
<td>W.J. and Emma Burton</td>
<td>Joseph and Laura Hladky</td>
<td>Warranty deed May 1. Hladky’s assume Burton’s mortgage and one for $800 for the building.</td>
</tr>
<tr>
<td>1984</td>
<td>Laura Hladky’s estate</td>
<td>Ho Rak Lee</td>
<td>Special warranty deed February</td>
</tr>
</tbody>
</table>
Table 1 Continued

<table>
<thead>
<tr>
<th>Year</th>
<th>Previous Owner transferred to</th>
<th>New Owner or Occupant</th>
<th>Form of Transfer or action taken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>Ho Rak Lee</td>
<td>Richard and DP Gilmore</td>
<td>Warranty deed</td>
</tr>
<tr>
<td>1996</td>
<td></td>
<td>Metro Area Housing Program</td>
<td>MAHP bought the building in the fall.</td>
</tr>
</tbody>
</table>

Source: Abstract of Title for Lot 6 Block 2 of Idlewild 1st Addition to the City of Cedar Rapids, Linn County, Iowa. United Title Services, Inc.

As shown above, the Hladkys owned this store for much of its existence. The Census of Population and Housing and McCoy’s and the Evening Post city directories also document the inhabitants of the building. The following tables catalog the inhabitants of the store throughout its history. The changes in occupancy can help determine alterations that have occurred in the building. For example, the building was originally a grocery store. But in 1912, the city directory lists another address on the 16th Street side of the building. This indicates that between its origination and 1912, the interior of the store was probably split or somehow altered to accommodate two stores in one building. This is supported by interior evidence of a wall that has been removed. This wall used to run perpendicular to the west exterior wall and served to physically separate the two stores. The Hladky family continued to own and run the Hladky Grocery through many changes in proprietorship of the pharmacy portion of the building, known as 394 16th Street. Table 3 shows changes in occupancy of the 16th Street address.
### Table 2: Occupant Status for 1600 4th Ave SE, Cedar Rapids, Iowa

<table>
<thead>
<tr>
<th>Year</th>
<th>Occupant Name</th>
<th>Building Status</th>
<th>Occupant’s Relationship to Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>1906</td>
<td>No such address</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1908</td>
<td>O.L. Heins</td>
<td>Grocery</td>
<td>Lessee</td>
</tr>
<tr>
<td>1909</td>
<td>W. Burton</td>
<td>Grocery</td>
<td>Owner</td>
</tr>
<tr>
<td>1910</td>
<td>J.F. Hladky</td>
<td>Grocery</td>
<td>Owner</td>
</tr>
<tr>
<td>1921</td>
<td>J.F. Hladky</td>
<td>Grocery</td>
<td>This was no longer listed as the Hladky family address in the Cedar Rapids directory.</td>
</tr>
<tr>
<td>1951</td>
<td>Donald Hladky</td>
<td>Grocery</td>
<td>General Manager of Store</td>
</tr>
<tr>
<td>1970</td>
<td>Laura Hladky</td>
<td>Hladky Grocery no longer operated by the Hladky family, Laura Hladky retired</td>
<td>Owner</td>
</tr>
<tr>
<td>1971</td>
<td></td>
<td>Building Vacant</td>
<td></td>
</tr>
<tr>
<td>1972</td>
<td>MarMax Interior Design</td>
<td>Store</td>
<td>Lessee</td>
</tr>
<tr>
<td>1977</td>
<td>Metro School</td>
<td>School Annex</td>
<td>Lessee</td>
</tr>
<tr>
<td>1983</td>
<td></td>
<td>Building Vacant</td>
<td></td>
</tr>
<tr>
<td>1984</td>
<td>Merlyn Morris</td>
<td>Upstairs residential use only</td>
<td>Lessee</td>
</tr>
<tr>
<td>1985</td>
<td>Ho-Koo Lee</td>
<td>Incorporated the East-West Grocery at 1600 4th Ave SE</td>
<td>Lessee</td>
</tr>
<tr>
<td>1987-1992</td>
<td>Ho Rak Lee</td>
<td>Grocery</td>
<td>Owner</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Occupant Name</th>
<th>Building Status</th>
<th>Occupant’s Relationship to Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>1912</td>
<td>A.W. Berryman and Co.</td>
<td>Druggists</td>
<td>Lessee of 394 16th Street. This is the north portion of the building still owned by Hladky.</td>
</tr>
<tr>
<td>1913</td>
<td>Julius J. Junkerman</td>
<td>Pharmacy</td>
<td>Lessee of 394 16th St now known as East End Pharmacy</td>
</tr>
<tr>
<td>1916</td>
<td>G.W. Alt</td>
<td>Pharmacy</td>
<td>Proprietor of East End Pharmacy and lessee</td>
</tr>
<tr>
<td>1917</td>
<td>none</td>
<td>Pharmacy side of building (394 16th St) was vacant</td>
<td></td>
</tr>
<tr>
<td>1918</td>
<td>C. Arthur Clark</td>
<td>Post Office Station Number Six and the East End Pharmacy</td>
<td>Lessee</td>
</tr>
<tr>
<td>1934</td>
<td>C.W. Challed</td>
<td>Post Office Station Number Six and the East End Pharmacy</td>
<td></td>
</tr>
<tr>
<td>1941</td>
<td>Lester C. Lodge</td>
<td>East End Pharmacy</td>
<td>Lessee</td>
</tr>
<tr>
<td>1950</td>
<td>Joseph G. Garaghty</td>
<td>East End Pharmacy</td>
<td>Lessee</td>
</tr>
<tr>
<td>1973</td>
<td>Ronald Bronsema</td>
<td>East End Pharmacy</td>
<td>Lessee</td>
</tr>
<tr>
<td>1982</td>
<td>Rick Stickle</td>
<td>East End Grocery</td>
<td>Lessee</td>
</tr>
<tr>
<td>1983</td>
<td>Rick Stickle</td>
<td>Stickle Sunshine Grocery Number Three</td>
<td>Lessee</td>
</tr>
<tr>
<td>1984</td>
<td></td>
<td>Encore Second Hand Store</td>
<td></td>
</tr>
<tr>
<td>1985</td>
<td></td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>1986</td>
<td></td>
<td>This address no longer listed.</td>
<td>Store converted to one address on the 4th Ave side.</td>
</tr>
</tbody>
</table>

Recommendations

Architectural Integrity

As Vice-Chair of the Cedar Rapids Historical Committee and expert on Paul Engle’s life in Cedar Rapids, Mark Hunter believes that the store is “worthy of historic designation for its association with Paul Engle.” It is clear that this building had an important influence on Engle’s life as a writer. To be designated for the National Register, however, a building nominated in association with a person must also meet architectural standards. After consultation with two Iowa state certified architectural historians, Marlys Svendsen and Molly Myers Naumann, it is evident that the architectural integrity of the building is severely compromised. The National Register requires that buildings still maintain the character of their period of significance. In buildings such as this grocery, often the most stylistically defining details are the windows and the building cornice. The windows which characterize commercial buildings have been covered with synthetic siding and the cornice was removed at some point.

Unfortunately, much of the funding identified during the preliminary funding source search described in Volume D of this report requires that a building already be designated on the National Register to receive rehabilitation grants or loans. Therefore, it is necessary for MAHP to show that they have tried to restore the building as much as possible before they actually achieve historic designation. Ms. Svendsen recommended a portion of the siding near one of the west exterior wall windows be removed to determine what lies beneath. Using Ms. Svendsen’s knowledge of commercial buildings of the period and a picture from the early 1940s, the consultant team has described the steps MAHP must take to restore the building to its period of significance.

When developing architectural plans, former drug store owners or neighbors other than those interviewed for this report can provide clues about the exterior appearance of the building. When little architectural information is available, the National Register suggests that
comparable buildings of the same time period be analyzed. There are only two commercial buildings left in the Wellington Heights neighborhood, the former Hladky Grocery and the former RD Thompson Grocery Store, located at 1700 4th Street. MAHP may also want to check this building or others in the Cedar Rapids area for construction dates and comparable architectural styles.

Joint Application

During preliminary discussions with the consultant team, Ms. Svendsen recommended jointly nominating the Arts in Store building and the Engle family home located at 1602 5th Avenue to remedy the architectural integrity problems of this building. Engle’s writings discuss both properties in detail, and both represent his formative years. After touring the former Engle home, Ms. Svendsen and the consultant team agreed that it does have a much higher degree of integrity. However, MAHP must consider whether the general spirit of this type of application is appropriate for their objectives. MAHP is currently trying to sell the former Engle home, and it may not want to add historic designation regulations to the property while they are trying to sell it. Furthermore, the form for multiple property designations seems most appropriate for greater numbers of properties. A lengthy additional application is needed to justify multiple property designation. Multiple listings are most often entire historic districts or entire downtowns, instead of just two buildings.

Finally, the National Register would probably recommend that the Engle family home itself be nominated and not the Arts in Store building. The Register requires that the one building most important to an historic person’s productive years be nominated, not two of equal importance. Therefore, it is probably not useful to pursue a joint application.
National Register Criteria Selection

Criterion B: Association with a person influential in our collective past

There are several options MAHP can use to approach this application. First, MAHP must decide which criterion of historic importance they feel best suits this building. If the association with Paul Engle is stressed, then Criterion B—designation for association with person significant in our past—and all of its suggested guidelines will be used. However, this Criterion strictly directs applicants to choose the building which best represents a significant person’s productive years of life. Engle did not work at the store when most of his works were published, or when he worked in the University of Iowa’s Writers Workshop and created the International Writers Program. The consulting team has tried to establish why this building is significant to Paul Engle’s writing career, but a house in Iowa City may better represent the productive portion of his lifetime.

Furthermore, Criterion B specifies that a sufficient amount of time must pass between the time a person was most productive and the time of designation. If a significant person’s work takes place in the last fifty years, extra justification must be made for why this a building or place should be on the National Register. For example, if Paul Engle were solely famous for his last book published in 1988, A Lucky American Childhood, the National Register would probably feel that not enough time had past between the publication of this book and the designation of the Arts In Store building. Even though Engle is famous for other things, some of his most significant contributions of the literary world occurred within the last fifty years. The Register may not feel there has been enough time to ensure that the work will truly be significant to state or local history. This is probably the greatest barrier to historic designation for the building’s association with Paul Engle. MAHP may wish to pursue the buildings connections with the Hladky family instead.
**Criterion A: General Patterns of History**

To overcome these obstacles associated with Criterion A and Paul Engle, MAHP may wish to focus on the Hladky family’s contributions to local history. Joseph Hladky, III is now the editor of the paper his great-grandfather bought 115 years ago. The Gazette has expanded tremendously and is now read in much of eastern Iowa. The Hladky Grocery was the oldest grocery in Cedar Rapids at the time it quit operations in 1970. The family ran the store throughout its history and the connection between the building itself and significant persons of the past is much clearer. In the opinion of the consultant team, it is more appropriate to use Criterion A—properties which represent broad patterns of history—as a means to preserve this building. Neighborhood groceries of this sort represent broad patterns of history; a time when walkable communities of working class families existed in the United States. This facet of urban history is slowly being replaced by sprawling suburbs cut off from socialization of this quality. Though the Hladky family does not have state or national significance, the National Register could recognize the building locally. If MAHP pursues this option, they should gather more information about the Hladky family and their involvement in Cedar Rapids’ history.

MAHP could also use Criteria A and B to apply for historic designation. However, given the above problems associated with Criterion B, MAHP should focus primarily on Criterion A and the Hladky family’s contributions to Cedar Rapids. MAHP can still use the affiliation with Paul Engle in the application. This will show the importance of the building and will establish a strong connection with the Arts in Store program objectives. For example, Engle’s quote about neighborhood groceries being the “window into the community” could be painted on a wall or above the entrance to this building to make the connection clear to all who use the building.
Architectural Recommendations

MAHP is currently restoring the building and has discussed repainting the outside of the building. Ms. Svendsen and the consultant team discussed ways to improve the architectural integrity and usefulness of this building, and derived the following recommendations. If any additional pictures of the building are found, even if they are not focused on the building, use these as clues to restore the exterior appropriately. An architectural historian or architect that carefully studies a picture can find several of the architectural details necessary to restore this building to its period of significance. Though it may take more time than a normal building rehabilitation, this kind of historic restoration can be a critical part of neighborhood revitalization.

Exterior

- Instead of painting over the masonite siding, remove it and restore the original siding.
- When painting the building, choose color schemes appropriate for the period of significance, 1920-1930 for Paul Engle and 1910-1970 for the Hladky family.
- Consider restoring the bay window on the south wall despite the additional stairway and closet which now stand in the area. Consult an architect about the best way to overcome this problem.
- The current mural on the northwest corner is important to the community, but is not stylistically consistent with the period of significance. MAHP should make every effort to preserve this work and could move it inside the building.

Interior

- The National Register does not greatly restrict interior use. The wall that used to separate the two stores can be restored if it suits Arts in Store programming needs.
- Community buildings can benefit from ample kitchen space, but this is often not recognized until after the building is designed. When redesigning the interior, do not cut corners by reducing the size of kitchens and counterspace.
Costs and Benefits to Historic Designation

A final recommendation is that MAHP carefully analyze the costs and benefits of historic designation before it applies for National Registration. Historic preservation can

- increase community pride in a building
- qualify a building for specific grants and loans
- qualify any rehabilitation for tax credits
- and increase the likelihood that overall neighborhood revitalization will occur.

However, historic designation can have detrimental qualities. Specifically, it can

- limit the uses of a building, especially if federal funds are used for the building purchase or rehabilitation
- significantly increase maintenance and rehabilitation costs
- and increase the attractiveness of an area, which increases sales prices. Over time this may reduce the affordability of an area, especially in a neighborhood that is close to downtown in a city facing growth pressures.

If any federal funds are used for the acquisition or renovation of the building, then rehabilitation and uses of the building are tightly controlled by federal historic preservation rules. Though tax credits are available for rehabilitation of historic properties (discussed in Volume D, Funding Sources), MAHP is a non-profit organization that cannot use credits unless they sell the building.

It can also be costly to rehabilitate a property with historically appropriate materials that meet the approval of historic preservation commissions. Historic preservation tax credits will not cover much of these costs (see Volume D, Funding Sources). However, there are ways to maintain the affordability of houses in historic districts or that are individually listed on the National Register. Since one of MAHP’s goals is to provide affordable housing, it must carefully consider ways to maintain affordability in any of its properties which are nominated to the National Register. Recent literature suggests that historic designation is a way to
increase community pride and speed renovation of an area such as Wellington Heights. The Wellington Heights Neighborhood Association seems to agree with this sentiment and it supports MAHP’s pledge to historically preserve Arts in Store. However, in its current condition, the Arts in Store building may not qualify for historic preservation. MAHP must weigh the costs and benefits of completing the minimum rehabilitation necessary to revive the architectural integrity of this building before they pursue historic designation. The consultant team believes that the benefits from this process are worth any extra time and money that may be needed to restore a part of Wellington Heights’ rich history.
REFERENCES

Abstract of Title for Lot 6 Block 2 of Idlewild 1st Addition to the City of Cedar Rapids, Linn County, Iowa. United Title Services, Inc.

Census of Population Schedule of 1920 - Individual Household Cards. IA, Linn County.


Rundels, Wayne. 1971 (Sept 23). “A tough old goat' and $1 million”. Cedar Rapids Gazette. (Further citation unavailable. Article clipped from paper and stored in Cedar Rapids, Iowa’s The History Center’s file on Paul Engle).


APPENDIX A:

National Register of Historic Places Registration Form
National Register of Historic Places Registration Form

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

1. Name of Property

    historic name ____________________________________________________________

    other names/site number __________________________________________________

2. Location

    street & number __________________________________________________________

    city or town ____________________________________________________________

    state __________________________ code ______ county ______________________ code ______ zip code ______

3. State/Federal Agency Certification

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

Signature of certifying official/Title _______________________________ Date ________________

State of Federal agency and bureau ________________________________

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

Signature of commenting official/Title ______________________________ Date ________________

State or Federal agency and bureau ________________________________

4. National Park Service Certification

I hereby certify that the property is: □ entered in the National Register. □ determined eligible for the National Register. □ removed from the National Register.

☐ See continuation sheet. □ See continuation sheet. □ other, (explain) ______________

Signature of the Keeper ______________________________ Date of Action ________________
<table>
<thead>
<tr>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership of Property</td>
</tr>
<tr>
<td>(Check as many boxes as apply)</td>
</tr>
<tr>
<td>□ private</td>
</tr>
<tr>
<td>□ public-local</td>
</tr>
<tr>
<td>□ public-State</td>
</tr>
<tr>
<td>□ public-Federal</td>
</tr>
<tr>
<td>Category of Property</td>
</tr>
<tr>
<td>(Check only one box)</td>
</tr>
<tr>
<td>□ building(s)</td>
</tr>
<tr>
<td>□ district</td>
</tr>
<tr>
<td>□ site</td>
</tr>
<tr>
<td>□ structure</td>
</tr>
<tr>
<td>□ object</td>
</tr>
</tbody>
</table>

| Number of Resources within Property |
| (Do not include previously listed resources in the count.) |
| Contributing |
| □ buildings |
| □ sites |
| □ structures |
| □ objects |
| Noncontributing |
| □ Total |

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

Function or Use

|toric Functions|
|Enter categories from instructions|

Current Functions
(Enter categories from instructions)

Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

| foundation |
| walls |
| roof |
| other |

Narrative Description
Describe the historic and current condition of the property on one or more continuation sheets.)
8. Statement of Significance

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

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

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

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

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

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

Property is:

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

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

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

Areas of Significance
(Enter categories from instructions)

Period of Significance

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository:
10. Geographical Data

Acreage of Property __________________________

UTM References
(Place additional UTM references on a continuation sheet.)

<table>
<thead>
<tr>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
<tbody>
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<tr>
<td>4</td>
<td></td>
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</tr>
</tbody>
</table>

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

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title ____________________________________________

organization ____________________________ date ___________

street & number ____________________________ telephone ____________

city or town ____________________________ state ________ zip code ____________

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

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

name ____________________________

street & number ____________________________ telephone ____________

city or town ____________________________ state ________ zip code ____________

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

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

National Register of Historic Places
Continuation Sheet

Section number _______  Page _______
APPENDIX B:

Sanborn Fire Map 1913-1930
APPENDIX C:

Hladky Grocery Store (late 1930s to early 1940s)
APPENDIX D:

Architectural Definitions
transom above corner door
awning
transom window
display window
spandrum (covered with siding)
wood panel portion of door
Window into the History and Future of Arts in Store: The Paul Engle Center

VOLUME D: Funding Sources

Prepared for
Metro Area Housing Program
Cedar Rapids, Iowa

by
Crissy Canganelli, Jayne Moraski
J.B. Mc Cain, and Kate Speltz

Field Problems in Planning 102:209
Graduate Program in Urban and Regional Planning
The University of Iowa

May, 1997
Window into the History and the Future of Arts in Store: The Paul Engle Center

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The University of Iowa
May, 1997

Instructor: Peter Fisher
Faculty Advisor: Heather MacDonald
TABLE OF CONTENTS

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Methodology ............................................................................................................. 1
Findings ..................................................................................................................... 1
The Engle Connection.............................................................................................. 2
Tax Credit Financing ............................................................................................... 2
References ............................................................................................................... 6
Appendix: Detailed Information about Funding Sources....................................... 7
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Table 1: Grant and Loan Sources for Historic Preservation.................................4

Table 2: Grant and Loan Sources for the Arts and General Community Development......5
METHODOLOGY

Grants and loans which could supply funding for either the acquisition or rehabilitation of the Arts in Store: The Paul Engle Center were investigated. The database of the Division of Sponsored Programs of the University of Iowa was used to do a “SPIN search.” Access to this database is also available through the University of Iowa’s web page.

Our search took into consideration not only the historic nature of the building, but also the proposed use of the building. Keywords used for searches included: historic preservation, community development, community and outreach programs, restoration and preservation, housing, physical rehabilitation, planning and policy, community redevelopment. All searches were narrowed to sources which provided funding for property acquisition and rehabilitation.

FINDINGS

These searches resulted in a long list of possible grant and loan sources. Sources which were not available for the Cedar Rapids geographic area or which were restricted to properties of national historical significance were winnowed from the list. Table 1 on page four presents a summary of possible funding sources for the Arts in Store: The Paul Engle Center for historic preservation. Table 2 on the following page presents a summary of sources with relation to the arts and general community development. These tables include the categories of source/title, contact, deadline and a brief overview of the grant. If sponsors prefer to be first contacted by mail, an address rather than a phone number is listed in the “contact” column. Detailed information about each of these sources is included in the Appendix.

In addition, the consulting team identified the Andy Warhol Foundation for the Visual Arts Grants Program as a possible funding source, which had a deadline for submissions of March 15. The consulting team requested application information and began writing a grant proposal.
Finally, while researching corporate foundations, the American Express corporate office in Cedar Rapids was contacted. Their representative, Jody Valenta, knew of the Arts in Store project and encouraged MAHP to apply.

THE ENGLE CONNECTION

It was suggested to the consulting team that Art in Store’s connection with Paul Engle could be used to stimulate donations to the project. Engle’s widow, Hualing Nieh, could be contacted to see if she would be willing to donate to the Arts in Store, or if she would be willing to contact his acquaintances to ask for donations. Faculty at the University of Iowa, publishing companies and friends are among possible contacts who may be interested in donating to the project.

TAX CREDIT FINANCING

A further option for financing rehabilitation of the Arts in Store: The Paul Engle Center are historic rehabilitation tax credits, which would enable MAHP to raise equity for rehabilitation from investors. Two mutually exclusive tax credit options are available:

- a 20 percent tax credit for the certified rehabilitation (rehabilitation which is consistent with the historic character of the property and is approved by the National Park Service) of certified historic structures (those listed in the National Register of Historic Places or located in a registered historic district).
- a 10 percent tax credit for the rehabilitation of non-historic (*not* listed in the National Register), non-residential buildings built before 1936; no formal review process is required (Auer, 2-15).

Either 10 or 20 percent of the total rehabilitation costs are claimed in full as tax credits for the year in which the rehabilitation takes place. However, neither tax credit would be available
for a property owned by a non-profit organization because they are tax-exempt (Guggenheim, 83-84).

Furthermore, the use of tax credits usually requires a syndication process in which brokers pool together investors who put equity into the project in exchange for tax credits. Part of the equity raised through the syndication process is used to cover syndication costs, which can amount to as much as 23 percent of the total proceeds (General Accounting Office, 15). Historic preservation tax credits may not contribute a substantial amount to the renovation of the property.

This suggests that other possible sources of funding for Arts in Store: The Paul Engle Center should be exhausted before pursuing the tax credit option.
<table>
<thead>
<tr>
<th>Sponsor and Title</th>
<th>Contact</th>
<th>Deadline</th>
<th>Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andy Warhol Foundation for the Arts--Grant Program</td>
<td>Pamela Clapp (212) 387-7555</td>
<td>3/15/97, 9/15/97</td>
<td>Support for organizations working in the visual arts and for the preservation of historic properties, from $5,000 to $50,000.</td>
</tr>
<tr>
<td>Maytag Family Foundation Grants Program</td>
<td>Francis C. Miller 200 First Street S, Box 426 Newton, IA 50208</td>
<td>Open</td>
<td>Average grant of $14,566, supports higher education, the arts, historic preservation, health and human services and civic activities in Iowa.</td>
</tr>
<tr>
<td>National Trust for Historic Preservation--Inner-City Ventures Fund</td>
<td>Midwest Regional Office (312) 939-5547</td>
<td>Open</td>
<td>Loans, requiring a match, from $25,000 to $200,000 and technical assistance for historic preservation projects of properties on the National Register that benefit low- and moderate-income residents.</td>
</tr>
<tr>
<td>National Trust for Historic Preservation--Johanna Favrot Fund</td>
<td>(202) 588-6054</td>
<td>2/1/97</td>
<td>Grants of up to $25,000 for saving historic environments. Funding for consultant services, not for bricks and mortar.</td>
</tr>
<tr>
<td>National Trust for Historic Preservation--National Preservation Loan Fund</td>
<td>Midwest Regional Office (312) 939-5547</td>
<td>Open</td>
<td>Below-market rate loans of up to $150,000 for preservation development projects. Funds must be matched and recipients must be member's of the sponsor's Preservation Forum.</td>
</tr>
<tr>
<td>National Trust for Historic Preservation--Preservation Services Fund</td>
<td>Midwest Regional Office (312) 939-5547</td>
<td>2/1/97, 10/1/97</td>
<td>Awards of up to $5,000 provide matching grants to nonprofits for preservation consultation services and planning.</td>
</tr>
</tbody>
</table>
Table 2. Grant and Loan Sources for the Arts and General Community Development

<table>
<thead>
<tr>
<th>Sponsor and Title</th>
<th>Contact</th>
<th>Deadline</th>
<th>Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Express</td>
<td>Local: Jody Valenta (319) 378-8488</td>
<td>Open</td>
<td>Grants for projects in community service, cultural heritage, and diversity.</td>
</tr>
<tr>
<td>Andy Warhol Foundation for the Arts--Grant</td>
<td>Pamela Clapp (212) 387-7555</td>
<td>3/15/97, 9/15/97</td>
<td>Support for organizations working in the visual arts and for the preservation of historic properties, from $5,000 to $50,000.</td>
</tr>
<tr>
<td>Maytag Family Foundation Grants Program</td>
<td>Francis C. Miller 200 First Street S, Box 426</td>
<td>Open</td>
<td>Average grant of $14,566, supports higher education, the arts, historic preservation, health and human services and civic activities in Iowa.</td>
</tr>
<tr>
<td>General Mills Foundation Grants Program</td>
<td>Grants Administrator PO Box 1113 Minneapolis, MN 55440</td>
<td>Open</td>
<td>Grants of $1,000 to $100,000 provided in the area of arts and culture, especially the performing and visual arts. Priority is given to programs offering direct services to the public.</td>
</tr>
<tr>
<td>HUD--Youthbuild Program--Implementation Grant</td>
<td>Processing and Control Unit Community Planning &amp; Development Office (202) 708-2035 (800) 998-9999 for application</td>
<td>--</td>
<td>Grants to provide economically disadvantaged young adults with educational and job training services, leadership training and on-site training through construction and/or rehabilitation work.</td>
</tr>
</tbody>
</table>
REFERENCES


APPENDIX:

Detailed Information about Funding Sources
Title: American Express Philanthropic Grants Program

CFDA# 

SYNOPSIS:
Grants are provided to nonprofit, tax-exempt organizations for projects in community service, cultural heritage, and economic independence.

OBJECTIVES:
The sponsor supports projects in the following areas:
COMMUNITY SERVICE--funding primarily supports the volunteer efforts of the sponsor's employees and advisors in their local communities. Long-standing support to local United Ways is the cornerstone of these activities. Recent grants have included support for the Red Cross; a "Serv-a-thon"; support of AIDS fundraising; delivery of meals to the homebound elderly; and renovation of affordable housing for low-income families.
CULTURAL HERITAGE--support to protect the natural and built
environment so that it can be enjoyed by local citizens and visitors today and preserved for future generations. Funding also supports art and culture unique to countries and regions. Grantmaking emphasizes: public awareness of the importance of historic and environmental preservation; preservation and management of major tourism sites; direct support for important cultural institutions and major projects in the visual and performing arts that are representative of national, regional, and local cultures; and accessibility to the arts and organizations in developing new audiences.

ECONOMIC INDEPENDENCE—supports initiatives that encourage, support or develop economic self-reliance. Such programs provide access to education and employment opportunities and enable people to responsibly maintain their financial stability. The sponsor's grantmaking particularly focuses on: school-to-work programs; job-related adult education; consumer education; programs that increase access to education and work; programs that teach the fundamentals of business and economics; and programs that provide education in the basics of personal financial management.

RESTRICTIONS:

Eligible applicants are U.S. non-profit, tax-exempt organizations. The sponsor also makes grants to organizations outside of the U.S. that can document not-for-profit status. Priority is given to organizations located in cities where there are large numbers of the sponsor's employees and advisors. National grantmaking is limited to projects under the Cultural Heritage and Economic Independence themes. Local area grants are generally limited to the following cities: Fort Lauderdale, FL; Greensboro, NC; Miami, FL; Minneapolis, MN; New York, NY; Phoenix, AZ; and Salt Lake City, UT.

Grants typically range from $5,000 to $10,000. The sponsor will not fund individual needs, including scholarships; fund-raising activities such as benefits, charitable dinners, or sporting events; goodwill advertising, souvenir journals, or dinner programs; travel for individuals or groups; sectarian activities of religious organizations; political causes, candidates, organizations, or campaigns; books, magazines, or articles in professional journals; endowments or capital campaigns; traveling exhibitions; and sports sponsorships.

Application guidelines are available. (tal)
SYNOPSIS:
Support is provided to nonprofit cultural organizations working in the visual arts both in the U.S. and abroad, and for the preservation of historic properties. Awards typically range from $5,000 to $50,000.

OBJECTIVES:
The sponsor provides support for visual arts, as well as for the preservation of historic properties. The term "visual arts" is generally defined to include the plastic arts—painting, sculpture, printmaking, photography, film, video, decorative arts, art publishing—and those aspects of the performing arts (dance, theater, music) which may incorporate the plastic arts.

The sponsor has established the following two program areas:
CURATORIAL PROGRAM—To assist in the innovative presentation of the visual arts with an emphasis on projects that cultivate new, expanded, and diverse audiences. Projects may include exhibitions, catalogues, artist-in-residence programs, and audience and professional development. This category also supports the work of choreographers and performing artists where the visual arts are an inherent element of the productions. The sponsor also supports efforts to improve the context in which artists work, including health care and freedom of expression.

HISTORIC PRESERVATION PROGRAM—To preserve historic buildings and to organizations seeking to increase public participation in the urban planning process.

RESTRICTIONS:

Eligible applicants are foreign and domestic nonprofit cultural organizations working in the visual arts, such as contemporary museums, and artists' organizations.

Awards are generally made on a one-time basis. Grants are not made to individuals. Grants typically range from $5,000 to $50,000.

Requests should be made in the form of a one- to two-page letter.
The Andy Warhol Foundation for the Visual Arts

**Mission:** The Andy Warhol Foundation for the Visual Arts was established in 1987. In accordance with Andy Warhol's will, its mission is the "advancement of the visual arts."

**Overview:** The Foundation's objective is to foster innovative artistic expression and the creative process by encouraging and supporting cultural organizations that in turn, directly or indirectly, support artists and their work. The Foundation values the contribution these organizations make to artists and audiences, and to society as a whole by supporting, exhibiting, and interpreting a broad spectrum of contemporary artistic practice.

The Foundation is focused primarily on supporting work of a challenging and often experimental nature, while noting that the interpretation of those terms may vary from place to place and culture to culture. In this regard the Foundation encourages curatorial research leading to new scholarship in the field of contemporary art.

The Foundation is committed to the precept that the arts are essential to an open, enlightened democracy. It therefore seeks to advance an inclusive cultural dialogue by providing resources to organizations that support artists reflecting a diverse society, and by affirming that freedom of artistic expression is fundamental to such a society and must be vigorously protected.

The Foundation believes that a nation’s historic properties serve not only as witness to the aesthetic sense and way of life of past generations but also as contemporary society’s anchor to a strong sense of place.

To advance these values, grants are awarded to not-for-profit organizations in the United States and abroad under the following guidelines.

**Guidelines**

**Grant Program:** Grants are made on a project basis to curatorial programs at museums, artists’ organizations, and other cultural institutions to assist in the innovative and scholarly presentation of contemporary visual arts. Projects may include exhibitions, catalogues, and other organizational activities directly related to these areas.

The program also supports the creation of new work through regranting initiatives and artist-in-residence programs. The work of choreographers and performing artists occasionally is funded when the visual arts are an inherent element of a production. The Foundation also supports efforts to strengthen areas that directly affect the context in which artists work -- such as freedom of artistic expression and equitable access to resources.

The Foundation makes historic preservation grants to organizations working to preserve historic buildings, districts, and landscapes. Projects must involve property of architectural, historic, and cultural significance. An underlying objective of the Foundation's historic preservation program is the promotion of historic properties as "living things" which play a vital role in society's fabric.
Application Process

The Foundation does not have an application form. Instead, a proposal for funding should be submitted in the form of a 2-3 page letter describing the activity for which funds are being requested. In addition, please include a project budget and a copy of the organization's 501(c)3 ruling from the IRS. If more information is desired, the Foundation will contact the applicant. Please address the proposal to:

Pamela Clapp, Program Director
The Andy Warhol Foundation for the Visual Arts
65 Bleecker Street, 7th Floor
New York, NY 10012

Please do not send additional material with your proposal.

Note that the Foundation is unable to fund proposals using a fiscal agent. The Foundation is also unable to make grants directly to individuals.

Grant requests are reviewed twice a year in the spring and fall. The postmark deadlines for proposals are March 15 and September 15. Grant notifications are mailed July 1 and January 1.

Organizations that have previously received funding from the Foundation are encouraged to contact staff before applying again.
<table>
<thead>
<tr>
<th>Organization</th>
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<th>Amount</th>
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<tr>
<td>Art Matters, Inc.</td>
<td>New York, NY</td>
<td>$50,000</td>
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<tr>
<td>Fellowship Program support</td>
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<tr>
<td>Bard College, Center for Curatorial Studies Museum</td>
<td>Annandale-on-Hudson, NY</td>
<td>25,000</td>
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<tr>
<td><em>Tunga: A Survey</em> exhibition</td>
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<tr>
<td>Brooklyn Academy of Music</td>
<td>Brooklyn, NY</td>
<td>20,000</td>
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<tr>
<td><em>Artists in Action</em> visual arts initiative</td>
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<tr>
<td>The Builders Association</td>
<td>New York, NY</td>
<td>10,000</td>
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<tr>
<td><em>Imperial Motel</em> multi-media production</td>
<td></td>
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<td>Center for the Arts Yerba Buena Gardens</td>
<td>San Francisco, CA</td>
<td>25,000</td>
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<td><em>Kenji Yanobe</em> and <em>Bay Area Now</em> exhibitions</td>
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<tr>
<td>Charter Oak Cultural Center</td>
<td>Hartford, CT</td>
<td>20,000</td>
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<td><em>Juan Sanchez: The Disenchanted Island</em> and <em>Caribbean Connections: Images and Culture</em> exhibitions</td>
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<td>DIA Center for the Arts</td>
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<td>30,000</td>
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<tr>
<td><em>Tracey Moffatt</em> exhibition</td>
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<tr>
<td>Diverseworks, Houston, TX</td>
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<td>40,000</td>
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<td>Visual arts programming (over 2 years)</td>
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<td>Fabric Workshop and Museum</td>
<td>Philadelphia, PA</td>
<td>25,000</td>
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<td><em>Changing Spaces</em> international touring exhibition project</td>
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<tr>
<td>Foundation for Independent Video and Film, Inc.</td>
<td>New York, NY</td>
<td>25,000</td>
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<tr>
<td>General support for promotion of earned income projects</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Galeria de la Raza / Studio 24</td>
<td>San Francisco, CA</td>
<td>40,000</td>
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<tr>
<td>Exhibition Program support (over 2 years)</td>
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<tr>
<td>Hallwalls Contemporary Art Center</td>
<td>Buffalo, NY</td>
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<tr>
<td>Artist-in-residence program (over 2 years)</td>
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<tr>
<td>Henry Street Settlement</td>
<td>New York, NY</td>
<td>10,000</td>
</tr>
<tr>
<td><em>IN-SITES III: Lower East Side Artists</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Re-Think Gardens and Green Spaces</em> exhibition</td>
<td></td>
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</tbody>
</table>
Hostos Center for the Arts and Culture, Bronx, NY
Exhibition program support 20,000

Installation Gallery, San Diego, CA
Artist-in-residence support for inSite97 30,000

The Institute for Contemporary Art, P.S. 1 Museum, Long Island City, NY
Flaming Creature: The Art and Times of Jack Smith exhibition 25,000

Institute of International Visual Arts, London, United Kingdom
Research and development of a series of solo exhibitions of British artists (over 2 years) 25,000

Kala Art Institute, Berkeley, CA
Artist-in-Residence Fellowship Program 20,000

Knoxville Museum of Art, Knoxville, TN
Awakening the Spirits: Sculpture by Bessie Harvey exhibition catalogue 20,000

Los Angeles Contemporary Exhibitions, Los Angeles, CA
Visual arts programming support (over 2 years) 25,000

Lower Manhattan Cultural Council, New York, NY
Artist-in-residence program 10,000

Mattress Factory, Pittsburgh, PA
Exhibition of new installations by Yayoi Kusama, Greer Lankton and Andre Walker 25,000

MIX: The New York Lesbian and Gay Experimental Film/Video Festival, New York, NY
General support for organizational activities 10,000

El Museo del Barrio, New York, NY
Re-Aligning Vision: Alternative Currents in South American Drawing exhibition catalogue and on-site installations 30,000

Museum of Contemporary Art, Chicago, IL
Performance Anxiety exhibition 25,000

Museum of Contemporary Art, Los Angeles, CA
Uncommon Sense exhibition 30,000

Neuberger Museum, Purchase, NY
Elizabeth Catlett Sculpture: 1946-1996 exhibition 25,000

The New Museum of Contemporary Art, New York, NY
Exhibition Program support (over 2 years) 30,000
Sculpture Space, Utica, NY
Program support

15,000

Serpentine Gallery, London, United Kingdom
Exhibition series support

25,000

Southeastern Center for Contemporary Art, Winston-Salem, NC
*Artist and the Community: Maya Lin* artist residency and exhibition project

25,000

The Studio Museum in Harlem, New York, NY
Support for two exhibitions: *Norman Lewis: Black Paintings, 1944-1977*; and *African American Artists and American Modernism* (over 2 years)

50,000

Walker Art Center, Minneapolis, MN
*Arte Povera: 1966-1980* exhibition research

15,000

**HISTORIC PRESERVATION PROGRAM**

Boston Center for the Arts, Boston, MA
Cyclorama (1884) restoration

25,000

Friends of Olana, Inc., Hudson, NY
Historic Structures Report for Olana (1870-76)

25,000

Historic Preservation Foundation of North Carolina, Raleigh, NC
Thomas Day’s architectural legacy preservation project

25,000

Hudson River Museum of Westchester, Yonkers, NY
Glenview Mansion (1877) restoration

25,000

Lesbian and Gay Community Services Center, New York, NY
The Center’s building (1844) restoration

25,000

Lockwood-Mathews Mansion Museum, Norwalk, CT
Lockwood-Mathews Mansion (c. 1868) Conservation Master Plan

25,000

Maine College of Art, Portland, ME
Porteous (1904) building facade preservation

25,000

Society for the Preservation of New England Antiquities, Boston, MA
Project addressing environmental problems in historic structures

20,000

Telfair Museum of Art, Savannah, GA
Owens-Thomas House (1816-19) preservation

25,000
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<tr>
<th>Program Number: 00242</th>
<th>Establish Date: 11/12/80</th>
</tr>
</thead>
<tbody>
<tr>
<td>Follow Up Date: 11/01/97</td>
<td>Review Date: 12/31/96</td>
</tr>
<tr>
<td>Sponsor: General Mills Foundation</td>
<td></td>
</tr>
<tr>
<td>Contact: Grants Administrator</td>
<td></td>
</tr>
<tr>
<td>Address: P.O. Box 1113</td>
<td>Tel: 612-540-7891</td>
</tr>
<tr>
<td></td>
<td>Fax: 612-540-4114</td>
</tr>
</tbody>
</table>

Minneapolis, MN 55440
U.S.A.
E-MAIL: mills999@mail.genmills.com

Deadline(s):
Deadline Ind:
Deadline Open: Yes
Funding Limit: 0
Indirect Costs: No
Duration: 0

Sponsor Type: Foundations
Cost Sharing: No
CFDA Number:

Geo. Restrictions:
- NO RESTRICTIONS

Applicant Type(s):
- Non-Profit
- Tax-exempt

Award Type(s):
- Curriculum Development
- Capital Construction/Renovation
- Conference--Host/Conduct
- Exhibits/Collections
- General Operating Funds
- General Project
- Outreach
- Performances
- Technical Assistance

Target Group(s):
- Children/Youth
- Disadvantaged

Citizenship(s):
- U.S.A. Citizenship (including U.S. Territories)

Title: General Mills Foundation Grants Program

SYNOPSIS:
The sponsor provides grants in the areas of arts and culture, education, family life, and health and nutrition. Eligible are tax-exempt organizations. Priority is given to programs that offer direct services to the public; serve families, young children, and school-age youth; encourage involvement of the sponsor's employees; and to programs in communities where the sponsor has corporate locations.

OBJECTIVES:
The sponsor provides support for programs that make a contribution to the quality of life and that strengthen the capacity of communities in the following areas:
- ARTS AND CULTURE PROGRAMS--support is provided for those programs that enhance and sustain excellence in performing and visual arts.
- EDUCATION PROGRAMS--support is provided primarily for programs that emphasize student academic, particularly at the K-12 level. The sponsor will also focus on literacy and efforts to improve the quality and efficiency of educational services.
and efficiency of educational services.

FAMILY LIFE PROGRAMS--support is provided for programs that work to strengthen families and promote safe, nurturing environment for children and youth. Violence prevention initiatives will be favored.

HEALTH AND NUTRITION PROGRAMS--support is provided for programs that promote health lifestyles in underserved communities and educate individuals on self-care techniques. The sponsor also supports the development and maintenance of domestic and international food distribution systems serving low-income families.

Funds are allocated according to the following percentages: arts and culture--twenty-five percent; education--twenty-five percent; family life--thirty-five percent; health and nutrition--ten percent. The remaining five percent of funds are allocated to other initiatives that are important for achieving the goals of the sponsor.

RESTRICTIONS:

Eligible applicants are non-profit, tax-exempt organizations. The sponsor favors organizations that offer direct services to the public; provide services for families, young children, and school-age youth; encourage involvement by General Mills employees; and have concentrations of General Mills employees in their communities.

Grant amounts begin at $1,000 and can exceed $100,000 for a single project. The sponsor makes operating, project, and capital grants, which are made for special purposes that meet specific community needs. The sponsor also makes a limited number of grants to support conferences, seminars, and workshops. The sponsor does not support: organizations which are not tax-exempt; individuals; travel by groups; social, labor, veterans, alumni or fraternal organizations serving a limited constituency; political causes, candidates, or legislative lobbying efforts; recreational, sporting events or athletic associations; or organizations seeking underwriting for advertising. In addition, the sponsor generally does not support the following: religious organizations for religious purposes; basic research; campaigns to eliminate or control specific diseases; publications, films or television programs; or underwriting for program sponsorship.

Application guidelines are available. The sponsor prefers that all initial inquiries about grants be made by mail. (kal)

Keywords:
- Food Distribution
- Arts, General/Other
- Culture
- Performing Arts
- Visual Arts
- Child Welfare
- Community/Outreach Programs
- Domestic Violence
- Minorities and Disadvantaged
- Children/Youth
- Community Development/Revitalization
- Family Services
- Quality of Life Programs
- Academic Achievement
- Literacy
- Educational Improvement
- Elementary/Secondary Education
- Elementary Education
- Nutrition/Dietetics
- Health of Underserved Populations
Program Number: 10070  
Follow Up Date: 03/01/97  
Sponsor: Department of Housing & Urban Development  
Contact:  
Address:  
Processing and Control Unit  
Community Planning & Development Office  
451 Seventh Street, SW, Room 7235  
Washington, DC 20410- 
U.S.A.  
E-MAIL:  
Deadline(s): 05/06/96  
Deadline Ind: Receipt  
Deadline Open: No  
Funding Limit: 700000  
Indirect Costs: Yes  
Duration: 30 MONTHS  
Establish Date: 09/29/93  
Review Date: 03/05/96  
Tel: 202-708-2035  
Fax: 202-708-3363  
Sponsor Type: Federal  
Cost Sharing: No  
CFDA Number: 14.243  
Geo. Restrictions:  
• NO RESTRICTIONS  
Award Type(s):  
• Capital Construction/Renovation  
• Development-Program  
• Outreach  
• Training/Professional Development  
Citizenship(s):  
• U.S.A. Citizenship (including U.S. Territories)  

Title: HUD--Youthbuild Program--Implementation Grants  

SYNOPSIS:  
The sponsor will provide funding of up to $20 million for implementation grants that provide economically disadvantaged young adults with educational and job training services, leadership training, counseling, and on-site training, and to expand the supply of permanent, affordable housing for very low-income families.  

OBJECTIVES:  
The purpose of the Youthbuild program is to provide economically disadvantaged young adults with opportunities to obtain education, employment skills, and meaningful on-site work experience as a service to their communities and as a means to achieve self-sufficiency; to foster the development of leadership skills and commitment to community; and to expand the supply of permanent, affordable housing for homeless persons and low- and very low-income families.  

Programs receiving assistance must contain the following components: 1) educational and job training services; 2) leadership training, counseling, and other support activities; 3) on-site training through actual housing rehabilitation and/or construction work. Each program must be structured so that fifty percent of each participant's time is spent in on-site training. An optional component includes special
activities such as entrepreneurial training, drivers' education, internships, programs for those with learning disabilities, and in-house staff training.

RESTRICTIONS:

Eligible applicants are public or private non-profit agencies, state or local housing agencies or authorities, state or local units of general local government, Indian tribes, or any other entity eligible to provide education and employment training under other Federal employment training programs. Eligible participants must be very low-income high school dropouts between the ages of sixteen and twenty-four, inclusive, at the time of enrollment. Up to twenty-five percent of participants may be above very low-income or high school graduates (or equivalent), but must have educational needs that justify their participation in the program.

For FY 1996, it is expected that up to $20 million will be available to fund Youthbuild implementation grants. The maximum award for a grant will be $700,000. Grants can be used to fund educational and support services composed of basic skills instruction and remedial education, job training, employment skills, leadership development, and counseling. Other eligible funding activities include work and activities associated with the acquisition, rehabilitation, or construction of housing and related facilities; costs for the ongoing training and technical assistance of the applicant that are related to the program; wages, benefits, and need-based stipends for participants; and administrative costs. Funds for these costs may not exceed fifteen percent of the total amount of assistance. Funds awarded should be used within thirty months of the effective date of the implementation grant agreement.

Application forms and guidelines are available. Requests for application packages may be faxed to the number listed above. Application requests must refer to "Youthbuild" document FR-4005-N-01. Applications submitted by fax will not be accepted. For procedural and substantive questions contact: Office of Economic Development, Department of Housing and Urban Development, Room 7136, 451 Seventh Street, SW, Washington, DC 20410. Sources: Federal Register (03/04/96) Vol. 61, No. 43, pp. 8441-47 and Federal Register (04/23/96) Vol. 61, No. 79, pp. 17906-8. (tal)

Keywords:
• Poverty and the Poor
• Community Development/Revitalization
• Community Services
• Homeless Services
• Youth Development/Leadership
• Education/Instructional Programs
• Career Education & Planning
• Vocational/Technical Education
• Counseling/Guidance Education
• Remedial Education
• Youth Employment Opportunity Programs
• Housing
Program Number: 04219   Establish Date: 11/26/1990   Follow-Up Date: 12/15/1996
Sponsor: Maytag (Fred) Family Foundation
Contact: Francis C. Miller, Foundation Manager
Address: 200 First Street South
P.O. Box 426
Newton, IA 50208
U.S.A.

Email:
Deadline(s): // // // // // // Deadline Ind: NONE
Deadline Open: Yes

Award Type(s):
- Curriculum Development
- Capital Construction/Renovation
- Fellowship
- General Project
- Challenge Grant
- Endowment
- General Operating Funds
- Research Grants/R & D
- Hospital
- Precollegiate

Citizenship/Country of Applying Institution:
- U.S.A. (including U.S. Territories)
- Colleges/Universities
- Organizations--Art/Cultural
- Organizations--Community/Soc. Serv.
- Organizations--Health/Medical
- Organizations--Policy/Intl/Publ Aff
- Organizations--Scientific/Env. Institution

Target Group(s):
- NONE

Funding Limit: $0 NOT PROV
Duration:
- 0

Indirect Costs:
- No

Cost Sharing:
- No

Sponsor Type:
- Foundations

Geo. Restricted:
- IOWA

Title: Maytag Family Foundation Grants Program

CFDA#

SYNOPSIS:
Grants primarily support higher education, the arts, health and human services, and civic activities for organizations in Iowa (preference is given to Newton and central Iowa). Recent grants ranged from $1,000 to $25,000, with an average of $14,566.

OBJECTIVES:
The sponsor offers grants focusing on higher education, the arts,
health and human services, and civic activities in Iowa. Typical recipients include:
- ARTS AND HUMANITIES (30%)—arts centers, dance, history/historic preservation, museums/galleries, music, opera, performing arts, public broadcasting, and theater;
- CIVIC AND PUBLIC AFFAIRS (7%)—environmental affairs, international affairs, law and justice, and nonprofit management;
- EDUCATION (42%)—colleges and universities, medical education, minority education, private education (precollege), science/technology education, and student aid;
- HEALTH (8%)—health organizations, hospices, hospitals, mental health, pediatric health, and single disease health associations; and
- SOCIAL SERVICES (13%)—child welfare, community centers, community service organizations, disabled, drugs and alcohol, family planning, family services, recreation and athletics, religious welfare, shelters/homelessness, United Way funds, volunteer services, and youth organizations.

The sponsor also funds religious, scientific, and international health care organizations.

RESTRICTIONS:
Eligible applicants are Iowa organizations, with preference given to those in Newton and central Iowa.

In 1990, eighty-seven grants were awarded. Grants typically ranged from $1,000 to $25,000, and averaged $14,566. The types of grants usually made include capital, challenge, endowment, fellowship, general support, multiyear/continuing support, operating expenses, research, and scholarship.

Initial contact should be a letter outlining the reasons why funds are being requested. (DGD)
INFOED - SPONSORED PROGRAMS INFORMATION NETWORK

Program Number: 01449
Establish Date: 06/08/1992
Follow-Up Date: 12/01/1997
Review Date: 12/03/1996

Sponsor: National Trust for Historic Preservation
Contact: Emily Corbin
Address: 1785 Massachusetts Avenue, N.W.
         Washington, DC 20036
         U.S.A.

Tel: 202-673-4054
Fax: 202-842-0030

Deadline(s):
Deadline Open: Yes
Deadline Ind: NONE

Award Type(s):
Capital Construction/Renovation
Land Acquisition
General Project
Technical Assistance

Citizenship/Country of Applying Institution:
U.S.A. (including U.S. Territories)

Appl Type(s):
Non-Profit
Organizations--Community/Soc. Serv.
Tax-exempt

Target Group(s):
NONE

Funding Limit: $200000SEE BELOW
Duration: 5 YEARS

Indirect Costs:
No

Cost Sharing:
Yes

Sponsor Type:
Non-Profit Organizations

Geo. Restricted:
NO RESTRICTIONS

Title: Natl. Trust for Historic Preservation--Inner-City Ventures Fund

CFDA# SYNOPSIS:

Loans ranging from $25,000 to $200,000 and technical assistance are provided to nonprofit community organizations for historic preservation projects to benefit low- and moderate-income residents of historic neighborhoods. Funds must be matched, and may be used for acquisition, rehabilitation, and limited architectural costs.

OBJECTIVES:

This program is directed towards helping low- and moderate-income residents of historic neighborhoods to benefit from historic preservation by providing financing and technical assistance to housing, industrial, commercial and mixed use projects in endangered historic neighborhoods.

Eligible projects must include the following components:
rehabilitation of an historic building or buildings in the U.S. or its territories or new construction on vacant land in a neighborhood that is already part of an historic district or in an area that is eligible to be listed in an historic district; neighborhood revitalization focus with direct benefit for low/moderate-income residents; location in a neighborhood which is threatened with or experiencing displacement of low/moderate income residents from disinvestment or conversion to high income housing or commercial use; potential to strengthen the applicant's ability to undertake future real estate projects; project schedule acceptable to the National Trust; and building or group buildings that meet at least one of the following criteria: listed individually, or as a contributing part of a thematic or historic district listing in the National Register of Historic Places or supported by a letter from the state historic preservation officer stating that the project buildings appear to meet National Register eligibility criteria either individually or as a contributing part of a potential thematic or historic district listing.

The project must meet at least one of the following criteria: will strengthen the capacity of a traditional preservation group to engage in community development; is related to the emergence of a preservation group in a minority neighborhood; is to finance the rehabilitation of a landmark related to historic contributions by minorities; or addresses the National Trust's public policy agenda.

RESTRICTIONS:

Applications are accepted year round.

Eligible applicants are community-based, incorporated 501(c)(3) nonprofit organizations. Applicants must demonstrate involvement by a neighborhood's low/moderate-income residents and priority will be given to projects in neighborhoods with large minority populations. Applicants must demonstrate the capacity to manage, staff and finance the project.

Maximum loan amounts are $150,000 for site specific projects and $200,000 for revolving funds. The minimum loan amount is $25,000. Terms range from a maximum of five years for site specific projects and fewer years for revolving funds. Interest rates are based on the Wall Street Journal prime rate minus one point. All loans will require collateral. Funds may be used for acquisition, rehabilitation, and limited architectural costs. Funds may not be used for administrative costs. At no time can these funds be the only money invested in a project.

Title: Natl. Trust for Historic Preservation-Johanna Favrot Fund

CFDA# SYNOPSIS:
Funding of up to $25,000 is available for the purpose of saving historic environments across the U.S. Nonprofit, for-profit, and governmental organizations may apply as well as individuals.

OBJECTIVES:
Grants are available for the purpose of saving historic environments across the U.S. in order to foster appreciation of the U.S.'s diverse cultural heritage and to preserve and revitalize the livability of the nation's communities. Grant awards may be made for activities such as: obtaining the services of consultants (with expertise in areas such as architecture, planning, economics, archeology, fund raising, media relations, education or graphic
design); obtaining professional advise to strengthen management capabilities; designing, producing and marketing print and video communications materials; sponsoring preservation conferences and workshops; and designing and implementing innovative preservation education programs. Ineligible activities include brick-and-mortar construction, repair and rehabilitation work, and acquisition of real property and interests therein.

RESTRICTIONS:
Eligible applicants include nonprofit, for-profit, and governmental organizations and individuals.

It is anticipated that $50,000 will be available for grants ranging from $2,500 to $25,000. Eligible expenses include consultant services, research assistance, speaker costs, materials, services (such as printing, photographs, telephone, and supplies), and mailing costs. Ineligible expenses include staff salaries, overhead costs, construction, and other capital improvement costs.

Application materials are available. Faxed applications will not be accepted. (KWM)
Program Number: 01451  Establish Date: 06/08/1992  Follow-Up Date: 11/01/1997
Sponsor: National Trust for Historic Preservation  Review Date: 11/27/1996
Contact: Tel: 202-588-6054
Address: 1785 Massachusetts Avenue, N.W. Fax: 202-588-6038
Washington, DC 20036  U.S.A.

Email: Deadline(s): // // // // // // Deadline Ind: NONE
Deadline Open: Yes

Award Type(s): Capital Construction/Renovation General Project
Appl Type(s): Non-Profit Public Institution
State/Local Agencies Tax-exempt
Target Group(s): NONE
Funding Limit: $200000SEE BELOW
Duration: 10 YEARS
Indirect Costs: No
Cost Sharing: Yes
Sponsor Type: Non-Profit Organizations
Geo. Restricted: NO RESTRICTIONS

Title: Natl. Trust for Historic Preservation--Natl. Preservation Loan Fund
CFDA#

SYNOPSIS:
Below-market rate loans assist with creation or expansion of local revolving funds and with preservation development projects for individual buildings, sites, and historic districts. Except for National Historic Landmark properties, eligible applicants are nonprofit incorporated organizations or public agencies. Awards are up to $150,000 for site-specific projects and $200,000 for revolving funds.

OBJECTIVES:
The sponsor provides loans, loan guarantees, and lines of credit to assist preservation organizations with creation or expansion of local revolving funds and with preservation development projects for individual buildings, sites, and historic districts.

RESTRICTIONS:
Applicants must be non-profit incorporated organizations or public agencies. All applicants must be members of the sponsor's Preservation Forum.

Funds may be used for acquisition, stabilization, rehabilitation, and related capital costs for projects involving historic properties, and to establish or expand revolving funds to acquire and resell properties or to re-lend for acquisition and rehabilitation costs. Funds must be matched on a dollar-for-dollar basis. Award amounts and terms vary depending on the project. Maximum terms and loan amounts generally are five years and $150,000 for site-specific projects and ten years and $200,000 for revolving funds.

Interested applicants should contact the sponsor's regional office:
(1) Mid-Atlantic Regional Office--215-568-8162; (2) Midwest Regional Office--312-939-5547; (3) Northeast Regional Office--617- 523-0885; (4) Southern Regional Office--803-722-8552; (5) Mountain Plains (Denver) Regional Office--303-623-1504; (6) Southwest Field Office--817-332-4398; (7) Western Regional Office--415-956- 0610.
Application guidelines are available. (KWM)
Program Number: 00207  
Establish Date: 11/12/1980  
Follow-Up Date: 11/01/1997  
Review Date: 11/27/1996  

Sponsor: National Trust for Historic Preservation  

Contact: Washington, DC 20036  
U.S.A.  
Tel: 202-588-6197  
Fax: 202-588-6223  

Deadline(s): 02/01/1997  
10/01/1997  
Deadline Open: No  
*See Restrictions for further information.  
Deadline Ind: Postmark  

Award Type(s): Challenge Grant  
Conference--Host/Conduct  
Development-Program  
General Project  
Planning Grants  


Appl Type(s): Colleges/Universities  
Educational  
Organizations/Inst.  
Non-Profit  
Public Institution  
State/Local Agencies  

Target Group(s): NONE  

Funding Limit: $5000  

Duration: 0  

Indirect Costs: No  

Cost Sharing: Yes  

Sponsor Type: Non-Profit Organizations  

Geo. Restricted: NO RESTRICTIONS  

Title: Natl. Trust for Historic Preservation--Preservation Services Fund  
CFDA#  

SYNOPSIS:  
Awards up to $5,000 provide matching grants to nonprofit organizations or public agencies for preservation projects.  

OBJECTIVES:  
The sponsor provides a preservation services fund for historic preservation projects. These services are intended to stimulate public discussion, enable local groups to gain technical expertise needed for particular projects, introduce students to preservation concepts and crafts, and encourage private sector participation.
Eligible activities include: hiring consultants with expertise in areas such as architecture, planning, economics, archeology and graphic design; obtaining professional advice to strengthen management capabilities; sponsoring preservation conferences; designing and implementing preservation education programs targeted to a specific audience; and undertaking other planning activities leading to implementation of a specific preservation project.

RESTRICTIONS:
Eligible applicants are nonprofit organizations, public agencies, and educational institutions.

Maximum awards are $5,000, with most averaging between $1,000 and $2,000. Awards must be matched on at least a dollar-for-dollar basis with non-Federal funds. Eligible expenses include fees for consultant services and research assistants; speaker costs and room rental for conferences; faculty costs directly related to the project; materials and services required for the project (not to exceed ten percent of project budget); printing conference brochures and program materials; and mailing costs. Funds may not be used for regular staff or faculty salaries; overhead costs; or construction or other capital improvements costs. Historic resource surveys to create inventories or list resources in the National Register are not funded. No more than three grants will be awarded in any two-year period to a single grantee. Only one grant will be awarded per organization in any grant round. Only one grant will be awarded for a particular project phase.

Applicants should contact the sponsor's regional office responsible for the state in which the activity will take place. Application guidelines are available. Faxed applications will not be accepted.

(KWM)
Window into the History and Future of Arts in Store: The Paul Engle Center

VOLUME E: Living Bibliography

Prepared for
Metro Area Housing Program
Cedar Rapids, Iowa

by
Crissy Canganelli, Jayne Moraski
J.B. Mc Cain, and Kate Speltz

Field Problems in Planning 102:209
Graduate Program in Urban and Regional Planning
The University of Iowa

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Instructor: Peter Fisher
Faculty Advisor: Heather MacDonald
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INTRODUCTION

Throughout the research process, the consulting team collected, or located and referenced, materials and contacts in order to create a living bibliography of resources for the Arts in Store: Paul Engle Center project. The resources in the living bibliography have been categorized into the following topics areas:

I. Arts in Community Development
II. Cedar Rapids History
III. Paul Engle
IV. Historic Preservation
V. Historic Research
VI. National Register of Historic Places
VII. The Store
VIII. Wellington Heights

Within each of the above topic areas of the living bibliography, the sources are listed alphabetically for each material, person, location or organization. For each source, the following information is provided: the name or title of the source, the location where it can be found, a brief profile of what the source offers, and the name of the consulting team member who first contacted this source and the date of that contact. The living bibliography is attached at the end of this volume.

The following table serves as a cross-reference for the living bibliography. It features an organization of resources by type: material, author, person, location, organization. The resources within each type are listed alphabetically, and resource ID number is given (the Roman numeral within the ID number corresponds to the above topic areas).
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<td>VII-e</td>
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<td>Shirer, William</td>
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<td>Shopes, Linda</td>
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<td>Arts in Store: The Paul Engle Task Force</td>
<td>VII-a</td>
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</table>
I: ARTS IN COMMUNITY DEVELOPMENT

Resource: √ material  ID: I-a
  person
  location
  organization

Name/Title: Tresser, Thomas. 1996. *How do the Arts Build Communities?* January.

Location: Copy in the Team Binder. Also available on the web: www.h-net.msu.edu/~urban/comm-org or directly from the author: Thomas Tresser--Arts Partners, 1150 N Lake Shore Drive, Suite 13D, Chicago, IL 60611, (312) 280-1160, e mail: Hresse#@orion.it.luc.edu

Brief Profile: Essay on the role of the arts in building community. Was presented as part of the 1996-97 H-Urban Seminar on the History of Community Organizing and Community-based Development. Includes a bibliography.

First contacted: by Kate, 3/97
II. CEDAR RAPIDS HISTORY

Resource: √ material
          person
          location
          organization


Location: Belongs to Pat Crawford, 1542 4th Ave. SE, Cedar Rapids, (319) 362-1743.

Brief Profile: A collection of interesting stories about Cedar Rapids; includes mention of Paul Engle.

First contacted: by Team, 2/28/97

Resource: √ material
          person
          location
          organization


Location: Belongs to Pat Crawford, 1542 4th Ave. SE, Cedar Rapids, (319) 362-1743.

Brief Profile: Includes many photos with notations of photo sources, such as the Heritage Association in Linn County.

First contacted: by Team, 2/28/97
Resource: person

Name/Title: John Fitzpatrick, Cedar Rapids Historical Committee

Location: Educational Services Center, (319) 398-2500.

Brief Profile: Is a member of the Cedar Rapids Historical Committee and has a wealth of information about Cedar Rapids history.

First contacted: by JB, 4/1/97
III: PAUL ENGLE

Resource: √ material
          person
          location
          organization

ID: III-a
Name/Title: “A Tough Old Goat” and $1 Million, Cedar Rapids Gazette, Sept. 23, 1971.

Location: Team Binder; also available from The History Center, 100 8th Ave, Cedar
          Rapids, (319) 362-1501.

Brief Profile: Article about Engle’s work as solicitor-of-funds from foundations and others
              for University of Iowa’s international writing program. Also includes a picture of Engle.

First contacted: by Jayne, 3/26/97

Resource: √ material
          person
          location
          organization

ID: III-b
Name/Title: Clements, Ralph. 1967. Tales of the Town: Little Known Anecdotes about Life

Location: Belongs to Pat Crawford, 1542 4th Ave. SE, Cedar Rapids, (319) 362-1743.

Brief Profile: Includes mention of Paul Engle in a brief piece entitled “Paul Engle Made
              Iowa a Center of Creative Writing.”

First contacted: by Team, 2/28/97
Resource:  √ material  
person  
location  
organization  

ID: III-c

Name/Title: Engle, Paul. 1927. “Soliloquy of a Farmer” (poem)

Location: Team Binder, also available from The History Center, 100 8th Ave, Cedar Rapids, (319) 362-1501.

Brief Profile: This poem won fourth place in the National High School Poetry Contest, 1927.

First contacted: by Jayne, 3/26/97

---

Resource:  √ material  
person  
location  
organization  

ID: III-d


Location: Team Binder, also available from The History Center, 100 8th Ave, Cedar Rapids, (319) 362-1501.

Brief Profile: Remembrances of childhood Christmases in Iowa.

First contacted: by Jayne, 3/26/97
Resource: √ material
           person
           location
           organization

Name/Title: Engle, Paul. 1996. A Lucky American Childhood. Iowa City, IA: University of Iowa Press.

Location: Iowa City and Cedar Rapids Public Libraries, Prairie Lights Bookstore in Iowa City

Brief Profile: This is Engle’s autobiography, and includes an entire chapter dedicated to the drugstore where he worked as a boy and young man.

First contacted: N/A

Resource: √ material
           person
           location
           organization


Location: Team Binder, also available from The History Center, 100 8th Ave, Cedar Rapids, (319) 362-1501.

Brief Profile: The article, which includes a picture of Engle, celebrates his life and work. It states, “Iowa is justly proud of Paul Engle. Instead of mourning, the state now celebrates his remarkable life.”

First contacted: by Jayne, 3/26/97
**Resource:**  
√ material  
person  
location  
organization  

**Name/Title:** Iowa Poets--Paul Engle Cassette Tape with Written Text

**Location:** Cedar Rapids Public Library, call no. 811 En3t0 Cass; copy of poem available in Team Binder.

**Brief Profile:** Tape and text includes the poem "Engle County" which speaks directly of the family home on 1602 5th Ave. SE.

**First contacted:** by Kate, 3/97

---

**Resource:**  
material  
√ person  
location  
organization  

**Name/Title:** Hualing Nieh

**Location:** Iowa City, (319) 338-1615.

**Brief Profile:** Paul Engle’s widow and co-founder of the International Writer’s Program. Does not have photos of Paul or the Store. Said that she believed that he worked at the Store throughout his teenage years.

**First contacted:** by Jayne, 4/12/97
Resource: √ material
   person
   location
   organization 

Name/Title: Property Abstract for the Engle home, 1602 5th Ave SE, Cedar Rapids.

Location: MAHP

Brief Profile: Documents the history of property ownership, including Engle’s father’s will, for the Engle home (“Lot 6, Block 3 Idlewild Second Addition”).

First contacted: by Crissy, 3/26/97

---

Resource: √ material
   person
   location
   organization

Name/Title: Special Collections Index of Engle Works.

Location: Special Collections Room, University of Iowa Main Library, 5th floor; print out of index included in the Team Binder.

Brief Profile: Contains a collection of various works by Engle, including first poems and letters received by him.

First contacted: by Crissy, 3/97
**Resource:** √ material
   person
   location
   organization

**ID:** III-k

**Name/Title:** “Vonnegut, Roth and Irving Found Inspiration with Paul Engle in Iowa; so did his wife, Hualing.” (article)

**Location:** Team Binder, also available from The History Center, 100 8th Ave, Cedar Rapids, (319) 362-1501.

**Brief Profile:** This article presents a brief overview of Engles’ life, work, and accomplishments, includes current pictures as well as pictures from their youth.

**First contacted:** by Jayne, 3/26/97
IV: HISTORIC PRESERVATION

![Resource: material person location organization](Image 0x0 to 612x792)


Location: Team Binder

Brief Profile: States that there is a 20% tax credit for certified rehabilitation of certified historic structures, and a 10% tax credit for rehabilitation of non-historic, non-residential buildings built before 1936.

First contacted: N/A

![Resource: material person location organization](Image 0x0 to 612x792)

Name/Title: Terri Breheny

Location: The History Center, 100 8th Ave., Cedar Rapids, (319) 362-1502

Brief Profile: Current member of the Cedar Rapids Historic Preservation Commission would like MAHP to have an official liaison to the Commission. Works at The History Center.

First contacted: by Jayne, 3/26/97.
Resource: √ material
     person
     location
     organization

Name/Title: Cedar Rapids Consolidated Plan 1995-2000

Location: MAHP offices, or the Cedar Rapids Department of Development.

Brief Profile: Includes specific references to historic preservation. On page 22, the South East Quadrant Committee requests an update on previous CDBG historic preservation surveys. Historic preservation needs in the non-housing community development plan are listed on page L.

First contacted: by Kate, 2/97

Resource: √ material
     person
     location
     organization


Location: Team Binder.

Brief Profile: Briefly discusses the issue of property value appreciation, and historic districts as a means to stimulate rehabilitation and community reinvestment.

First contacted: N/A
Resource:  
material
✓ person
location
organization

Name/Title: Kevin Hanick

Location: Iowa City, (319) 351-8811

Brief Profile: Member of the Iowa City Historic Preservation Commission for 6 years; current board member of the Greater Iowa City Housing Fellowship. Is willing to help with the National Register application.

First contacted: by JB, 3/28/97

Resource:  
material
✓ person
location
organization

Name/Title: Randy McVeigh, Long Range Planning Coordinator

Location: Cedar Rapids City Hall, 6th floor--Cedar Rapids Department of Development

Brief Profile: Planning staff member assigned to historic preservation. Gave the team a copy of the site inventory form for the Store.

First contacted: by Kate, 2/28/97
Resource: material
✓ person
location
organization

Name/Title: Molly Myers Naumann, Architectural Historian

Location: 167 W. Alta Vista, Ottumwa, IA 52501, (515) 682-2743.

Brief Profile: Worked with Iowa City to determine historic district designation. Is not very familiar with Cedar Rapids, but would be a good source to field minor questions about general architecture or the historic designation process.

First contacted: by Jayne, 1/30/97

Resource: material
✓ person
location
organization

Name/Title: Susan Snow

Location: University of Iowa State Archeology, (319) 335-2389.

Brief Profile: Knowledgeable about historic preservation and about specifics of Cedar Rapids historic preservation.

First contacted: by Crissy, 2/97
Resource: material
✓ person
location
organization

Name/Title: Lowell Soike, State Historian

Location: (515) 281-5111

Brief Profile: Marlys Svendsen recommended that he could be contacted to determine if a joint application for the Engle home and the Store would be the best option.

First contacted: Not contacted

Resource: material
✓ person
location
organization

Name/Title: Marlys Svendsen, Architectural Historian

Location: Svendsen Tyler Inc., Route 1, Box 388, Sarona WI 54870, (715) 469-3300

Brief Profile: Did Historical and Architectural Survey Report for Cedar Rapids to determine the location of historic districts throughout the city. This survey included Wellington Heights and the Store. Is knowledgeable about architecture and the popular styles of Cedar Rapids history.

First contacted: by Jayne, 2/28/97
| Resource: | √ material  
|          | person  
|          | location  
|          | organization  
| Location: | Team Binder  
| Brief Profile: | Presents basic information about historic preservation plans, including tax abatement information. States that "rehabilitation of historic properties can be a catalyst for neighborhood revitalization and conservation" (page 15).  
| First contacted: | N/A  
| ID: | IV-k  

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## V: HISTORICAL RESEARCH

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**Name/Title:** Census Population Schedule of 1920- 1A, Linn County Roll T625 Roll 500 (microfilm)

**Location:** State Historical Society of Iowa, 402 Iowa Ave, Iowa City, (319) 335-3916

**Brief Profile:** Lists households: head and occupation, dependents, and ages. To find a specific family, check Iowa 1920 Soundex in which all last names are listed alphabetically and the census sheet number where that household can be found is listed.

**First contacted:** N/A

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**Name/Title:** “Evening Gazette’s” and “McCoy’s” Cedar Rapids City Directories (microfilm)

**Location:** Call Number: F 629.c31; State Historical Society of Iowa, 402 Iowa Ave, Iowa City (319) 335-3916; photocopies of pages from the 1913 Directory as well as a listing of microfilm rolls used for research on the Store in the Team Binder.

**Brief Profile:** Directories dating back to the 1800’s include listings by last name (includes street address and profession), by street address (resident’s last name given); and by business type (business name and address given)

**First contacted:** N/A
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<th>Resource:</th>
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**Name/Title:** *Historical and Architectural Survey Report for CDBG Neighborhoods, Cedar Rapids, Iowa*

**Location:** Kathy Maddigan owns a copy, (319) 362-3022

**Brief Profile:** Report was prepared by Marlys Svendsen of Svendsen Tyler, Inc. in September 1995. Outlines possible historic preservation districts for Cedar Rapids, including Wellington Heights. Includes a good history of the area and corresponding architectural styles.

**First contacted:** by Jayne, 2/20/97

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**Name/Title:** The History Center

**Location:** 100 8th Ave, Cedar Rapids, (319) 362-1501

**Brief Profile:** This is a museum dedicated to Cedar Rapids history. Maintains files on Paul Engle, Joseph Hladkey Senior, grocery stores (with pictures) and the Wellington Heights Neighborhood Association. Volunteers make these files available to the public on Thursdays; Nova was quite helpful, especially after we’d called to explain what was needed.

**First contacted:** by Jayne, 3/26/97
Resource: material
√ person
location
organization

Name/Title: Linda Langston, Executive Director of The History Center

Location: 100 8th Ave, Cedar Rapids, (319) 362-1501.

Brief Profile: Explained the resources that The History Center has to offer and expressed interest in providing to the consulting team whatever help possible.

First contacted: by JB, 3/27/97

Resource: √ material
person
location
organization

Name/Title: Linn County Atlas 1907 (microfiche)

Location: State Historical Society of Iowa, 402 Iowa Ave, Iowa City, (319) 335-3916.

Brief Profile: Atlas includes maps of each town in Linn County. Useful for determining the township in which Wellington Heights was located, which appears to have been College Township.

First contacted: N/A
Resource: √ material
      person
      location
      organization

ID: V-g

Name/Title: Sanborne Fire Maps 1913-1931 (microfiche)

Location: State Historic Society of Iowa, 402 Iowa Ave, Iowa City, (319) 335-3916; copies of maps for the 2-3 block area surrounding the Store in the Team Binder.

Brief Profile: These maps were used for insurance purposes to verify that buildings existed. They contain the building footprint drawn within the lots of the map.

First contacted: N/A

Resource: √ material
      person
      location
      organization

ID: V-h


Location: Team Binder, also available from Kathy Maddigan.

Brief Profile: Details a community history project in Baltimore, with particular emphasis on oral history and returning the history to the community through plays and other means.

First contacted: by Team, 2/28/97
Resource: material  person  √ location  organization  

ID: V-i

Name/Title: State Historical Society of Iowa

Location: 402 Iowa Ave, Iowa City, (319) 335-3916; 600 E Locust, Des Moines 50319-0290, (515) 281-8837.

Brief Profile: Various historical materials are available in Iowa City, including: Cedar Rapids City Directories, Sanborne maps, Linn County Atlas, Federal Census Manuscript sheets. National Register bulletins and applications available in Des Moines.

First contacted: N/A

Resource: material  √ person  location  organization  

ID: V-j

Name/Title: Shel Stromquist, University of Iowa History Professor

Location: Seashore Hall, University of Iowa, (319) 335-2303.

Brief Profile: Offered advice about historical research: the resources available at the State Historical Society of Iowa, how to develop a questionnaire for doing oral histories

First contacted: by JB, 2/19/97
VI: NATIONAL REGISTER OF HISTORIC PLACES

Resource: √ material
        person
        location
        organization

ID: VI-a

Name/Title: Assorted Brochures: The National Register of Historic Places, My Property is Important to America’s Heritage, Information Packet

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Briefly describe the benefits and restrictions of listing in the National Register, as well as the process for becoming listed.

First contacted: by JB, 2/14/97

Resource: √ material
        person
        location
        organization

ID: VI-b

Name/Title: Brewery Square National Register Application

Location: Team binder, also available from the Iowa City Planning Department.

Brief Profile: An example of an application based on the criteria of cultural significance for a building deemed to have architectural integrity. The building in question is located on the corner of Linn and Market Streets in Iowa City.

First contacted: by Jayne, 2/97
Resource: material
√ person
location
organization

ID: VI-c

Name/Title: Beth Foster, National Register Coordinator

Location: State Historic Society of Iowa, 600 E Locust, Des Moines 50319-0290, (515) 281-6412.

Brief Profile: Provided written information about the National Registry process.

First contacted: by JB, 2/14/97

Resource: √ material
person
location
organization

ID: VI-d

Name/Title: Listings of Archaeological, History and Architectural History Consultants

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Provides names, addresses and phone numbers of historians and consultants, including some from Iowa.

First contacted: JB, 2/14/97
_resource:  √ material  
          person  
          location  
          organization

Name/Title: National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Presents guidelines intended to help understand the National Park Service's use of the Criteria for Evaluation (which includes the criteria for properties associated significant persons), historic contexts, and integrity of historic properties.

First contacted: by JB, 2/14/97

_resource:  √ material  
          person  
          location  
          organization

Name/Title: National Register Bulletin 16A: How to Complete the National Register Registration Form

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Step by step instructions and guidelines for filling out the National Register of Historic Places Registration form.

First contacted: by JB, 2/14/97
Resource:  

- material
- person
- location
- organization

Name/Title: National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Step by step instructions and guidelines for filling out the National Register of Historic Places Multiple Property Documentation form.

First contacted: by Kate, 4/3/97

Resource:  

- material
- person
- location
- organization

Name/Title: National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that have Achieved Significance within the Last Fifty Years

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Explains that properties that have achieved significance within the last fifty years may be listed only if they are of “exceptional importance,” and presents criteria for the evaluation of these properties.

First contacted: by Kate, 4/3/97
Resource: √ material
person
location
organization

Name/Title: National Register Bulletin 32: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Presents guidelines for significance of the person, association of that person with the property in question, research methods, and the integrity of the building.

First contacted: by Kate, 4/3/97

Resource: √ material
person
location
organization

Name/Title: National Register Bulletin 35: Examples of National Register Registration Form

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: A form used to request copies of registration documentation examples. Brief descriptions of seven possible examples are listed.

First contacted: by Kate 4/3/97
Name/Title: *National Register Bulletin 39: Researching a Historic Property*

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Provides an introduction to basic sources and techniques for the collection of data for nominating a historic property to the National Register of Historic Places.

First contacted: by JB, 2/14/97

Name/Title: *National Register of Historic Places Multiple Properties Documentation Form (NPS Form 10-900-b)*

Location: Team Binder, also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Form used to document multiple property groups and serves as a basis for evaluating the National Register eligibility of related properties.

First contacted: by Kate, 4/3/97
Resource: √ material
              person
              location
              organization

ID: VI-m

Name/Title: National Register of Historic Places Registration Form (NPS Form 10-900)

Location: Team Binder, and also available from State Historical Society of Iowa, 600 E Locust Des Moines, 50319-0290, (515) 281-8837.

Brief Profile: Form used to nominate or request determinations for individual properties or districts for the National Register

First contacted: by JB, 2/14/97
VII: THE STORE

Resource: material
person
location
\checkmark organization

Name/Title: Arts in Store: The Paul Engle Center Task Force

Location: Contacted through MAHP

Brief Profile: Task Force includes membership from Legion Arts, MAHP, Harambee House and the Wellington Heights Neighborhood Association. Responsibilities include planning for the rehabilitation of the store and for programming.

First contacted: by Crissy, JB and Jayne, 3/14/97

Resource: \checkmark material
person
location
organization

Name/Title: Cedar Rapids Site Inventory Form - WJ Burton House

Location: Team Binder, also available from Randy McVeigh of Cedar Rapids City Planning

Brief Profile: Was prepared by Marlys Svendsen. Analyzes the historic character of the store: integrity is "fair", not eligible for national registry, "non-contributing" for a historic district. Includes recent picture and maps.

First contacted: by Kate, 2/28/97
Resource: √ material
     person
     location
     organization

ID: VII-c

Name/Title: Early photograph of the Store

Location: Owned by Pat Crawford, 1542 4th Ave. SE, Cedar Rapids, (319) 362-1743; copy of photo in the Team Binder.

Brief Profile: Photograph features a horse drawn sled in front of the store, does not include many details of the store itself.

First contacted: by Team, 2/28/97.

---

Resource: √ material
     person
     location
     organization

ID: VII-d

Name/Title: Engle, Paul. "The Drug Scene", chapter from A Lucky American Childhood.


Brief Profile: Engle describes his work at the drugstore and concludes, "the life of my southeast Cedar Rapids neighborhood poured over me, in that small drugstore, like spring rain, warm, close, rich in its abundance of a small-income people". He also says that "an old-fashioned neighborhood drugstore was a window into the whole area" (pages 37 and 52).

First contacted: N/A
**Name/Title:** Facade Budget for the Paul Engle Center, prepared by Roger D. Hadley, AIA

**Location:** Team Binder, also available from Roger D. Hadley - 600 Third Street SE, Cedar Rapids, 52401, (319) 365-6103

**Brief Profile:** Describes the design intent for the budget, the building’s existing conditions, and a budget of $37,000 for refurbishing and restoring the exterior of the building.

**First contacted:** by JB, 3/6/97

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**Name/Title:** Joseph Hladkey, editor of the Cedar Rapids Gazette

**Location:** Work number (319) 398-8211

**Brief Profile:** Helpful in describing the family’s history at the Gazette (115 years to date). Also recalled what he could about the Store itself because he often went to work there as a child.

**First contacted:** by Jayne, 4/12/97
Resource: √ material
   person
   location
   organization

ID: VII-g

Name/Title: Hladkey File (The History Center’s files)

Location: The History Center, 100 8th Ave, Cedar Rapids, (319) 362-1501; copy of file contents in the Team Binder.

Brief Profile: Clippings from the Gazette and Who’s Who include a short story about Joseph F. Hladkey, the obituary of Donald F. Hladkey, and advertisements from the Hladkey’s Grocery. Joseph F. Hladkey established the grocery in April of 1908, and by 1935 he was the “oldest active grocer in Cedar Rapids in point of continuous service.” Donald F. Hladkey owned and operated the grocery for 40 years.

First contacted: by Jayne, 3/26/97

Resource: √ material
   person
   location
   organization

ID: VII-h

Name/Title: Property Abstract for the Store, 1600 4th Ave SE, Cedar Rapids

Location: MAHP

Brief Profile: Documents history of property ownership, including the bankruptcy in recent years (“Lot 6, Block 2 Idlewild First Addition”)

First contacted: by Crissy, 3/26/97
Resource: √ material
   person
   location
   organization

Name/Title: “Reconstructing the Past to Build a Better Future” (press release)

Location: Team Binder

Brief Profile: Press release written to publicize the Arts in Store project and to request historic information pertaining to the Store.

First contacted: written by the Team
VIII: WELLINGTON HEIGHTS HISTORY

Resource: √ material

person
location
organization

ID: VIII-a

Name/Title: Cedar Rapids Consolidated Plan 1995-2000

Location: MAHP offices, or the Cedar Rapids Department of Development.

Brief Profile: Includes demographics of the Wellington Heights neighborhood in the context of the Consolidated Plan; see pages 31-48, 60, 72.

First contacted: by Kate, 2/97

Resource: √ material

person
location
organization

ID: VIII-b

Name/Title: Crawford, Pat. Around 1812. (paper)

Location: Team Binder, also available from Pat Crawford, 1542 4th Ave. SE, Cedar Rapids, (319) 362-1743.

Brief Profile: Tells the history of Cedar Rapids and of Wellington Heights, including personal recollections and lists of notable neighbors.

First contacted: by Team, 2/28/97
Name/Title: Pat Crawford, member of the Wellington Heights Neighborhood Association
Location: 1542 4th Ave. SE, Cedar Rapids, (319) 362-1743.

Brief Profile: Lives right down the street from the Store in the house her grandfather built in 1905, and worked at the drugstore as a soda jerk when she was 13 years old. Is a wealth of knowledge about the neighborhood.

First contacted: by JB, 2/97

Name/Title: Mark Hunter, Vice Chair of the Cedar Rapids Historical Committee
Location: Phone number in Iowa City, (319) 356-6993.

Brief Profile: Is the Vice Chair of the Cedar Rapids Historical Committee, works at the Historic Archives, and is most qualified to provide information related to the history of Wellington Heights.

First contacted: by JB, 4/1/07
Resource: √ material
          person
          location
          organization

Name/Title: Neighborhood Development Demonstration Program Grant

Location: MAHP

Brief Profile: Grant includes demographics of the neighborhood, copies of newsletters, grant applications and responses. Was submitted on May 16, 1992. Questions concerning the grant should be directed to Diana Fallon, (319) 364-5627.

First contacted: by Crissy, 2/97

Resource: √ material
          location
          organization

Name/Title: Newspaper Clippings Packet--Wellington Heights Neighborhood Association

Location: Team Binder, also available from Dale Todd, (319) 366-8158

Brief Profile: Packet of copies of newspaper clippings concerning recent events in the Wellington Heights neighborhood.

First contacted: by Crissy, 3/97
Resource: material
   \sqrt{person}
   location
   organization


Location: Iowa City Public Library, notes in the Team Binder.

Brief Profile: Chapter three, entitled "Book 3--Growing Up in Iowa," includes narrative accounts of the Wellington Heights neighborhood, including important neighbors: Wright brothers, Mamie Doud Eisenhower, Grant Wood and Paul Engle (see page 208 for reference to Engle at Coe College).

First contacted: by Kate, 1/97

Resource: material
   \sqrt{person}
   location
   organization

Name/Title: Dale Todd, Neighborhood Association President

Location: Home phone (319) 366-8158; WHNA, PO Box 2654, Cedar Rapids, 52406-2654, (319) 369-4840.

Brief Profile: Great resource for information concerning what’s going on in the neighborhood; very enthusiastic and willing to be of assistance.

First contacted: by Team, 2/97