

## VII. THE ARCHITECTURAL SURVEY

### Survey Findings

Approximately 7800 buildings and structures comprise the Architectural Survey of Waterloo. The majority (eighty per cent) are "C" structures--not eligible for the National Register of Historic Places, the yardstick for evaluating significance. These ineligible buildings have either undergone alteration to their original appearance or were of commonplace, modest, or otherwise undistinguished design.

An additional nineteen per cent of Waterloo buildings--"B" structures--do not individually merit National Register status but still contribute to the overall appearance of the city. In many cases, they are unaltered but rather typical examples of familiar building types. Others are of greater interest--"B+" buildings rather than "B" structures--but still do not reach the ranks of higher rated examples. Although not recipients of the highest rating, nonetheless these structures are important, and any alteration should be undertaken with care.

Despite the use of objective standards, evaluations of style and design necessarily include a degree of subjectivity. It is possible that some ratings could change--as new information comes to light or if higher-ranked examples were changed or razed. Also, several buildings require additional research before a final rating can be assigned, and have tentatively been given "B" ratings.

**National-Register Eligible Sites.** Structures rated as eligible for the National Register number ninety-one. The figure--slightly more than one per cent of the total--does not include sites already listed on the National Register. (However, these sites and their National Register status are included in the building list that follows.)

The National Register-eligible sites from the Architectural Survey include a variety of building types, although residential structures dominate, an unsurprising occurrence given their superior numbers. For a discussion of building types and styles in Waterloo, see Chapter VI. of this report. Of special note are the many double houses (duplexes) and flats.

Relatively few unaltered and distinctive commercial buildings merited National Register eligibility. However, there are some noteworthy buildings downtown--on both sides of the river. These include the Elks Club, Masonic Lodge, and a former Fire Station at 716 Commercial. Significant industrial complexes related to

Waterloo's industrial development include the former Litchfield Manufacturing Company and the Rath Packing complex.

**Potential Historic Districts.** In addition to the already recognized historic district of Highland, Waterloo has other areas that may well merit National Register listing. It is beyond the limits of the present Survey--designed to record and evaluate the significance of individual structures--to define the boundaries of these districts. But the following areas appear to contain concentrations of excellent, largely unaltered buildings. (Structures occurring in potential districts are noted in the National Register-eligible building list.)

Prospect Hills. Six National Register-eligible structures occur in the extensive and rolling Prospect neighborhood. Excellent examples of Craftsman, Prairie School, Colonial Revival, and Tudor Revival styles--many in elegant settings--dot the neighborhood. In addition, Prospect Hills is of interest for its historic significance.

Kingbard Hill. Developed after nearby Prospect Hills, Kingbard Hill is of distinctive platting design and enjoys a high degree of visual integrity. Few of the attractive houses--five of which are individually National Register eligible--have been altered, and many date from the same period. There are a large number of Tudor Revival-influenced designs.

West Fourth Street. Along West Fourth, and between Prospect Hills and Kingbard Hill, are a number of well-designed homes, including five that are individually eligible for the National Register. It is possible that the West Fourth area may combine with the two previous potential districts to form one historic district.

West Third Street. Portions of this street, a former streetcar route, contain fine, unaltered houses. Well-designed structures spill over onto intersecting streets such as Western Avenue as well. Six in the area are individual eligible for the National Register.

Bluff Street. Anchored by the former Rock Island depot, the area along the railroad tracks on Bluff Street contains interesting--though altered--commercial and possibly industrial buildings. A rubble-faced structure on Bluff is unique in Waterloo. The area may be of historic significance. Even if the Bluff Street area is ineligible for the National Register, it appears to be a good candidate for renovation and adaptive reuse.

Townhouse District. Five townhouses (400-428 and 430-438 Belmont, 1009-1119 West Mullan, and 400-424 and 426-434 Oaklawn) form a district of multiple-family housing. It is possible that the potential district could contain more than these townhouses.

The potential district is of unusual composition: five town-houses, all with "B" or contributing ratings. An example of strength through numbers, this cluster of buildings combines to form a recognizable and interesting district, one related to Waterloo's peak period of growth and development, the early twentieth century.

**Building List.** The following appear to be individually eligible for listing in the National Register of Historic Places.

<u>Address</u>	<u>Building Type</u>
1. 204 Alta Vista <sup>1</sup>	house
2. 416 Bluff <sup>3</sup>	commercial
3. 501 Bluff <sup>3</sup>	depot
4. 205 Columbia Circle <sup>3</sup>	house
5. 236 Columbia Circle <sup>3</sup>	house
6. 716 Commercial	fire station
7. 431 Conger	house
8. 302-304 Courtland	double house
9. 320-322 Courtland	double house
10. 71 Franklin	house
11. 415 Franklin	house
12. 206 S. Hackett Road	house
13. 411 Hammond	house
14. 5132 Hess Road	house
15. 214 High (East High)	high school
16. 202 Highland Blvd. <sup>1</sup>	house
17. 214 Highland Blvd. <sup>1</sup>	house
18. 219 Highland Blvd. <sup>1</sup>	house
19. 224 Highland Blvd. <sup>1</sup>	house
20. 315 Home Park	double house <sup>4</sup>
21. 107-109 Independence	double house
22. 120 Independence	house
23. 425 Independence	double house
24. 206 Iowa	house
25. 212 Irving	house
26. 624 Kimball	house
27. 5643 Kimball	house
28. 206 Kingbard Blvd. <sup>3</sup>	house
29. 219 Kingbard Blvd. <sup>3</sup>	house
30. 306 Kingbard Blvd. <sup>3</sup>	house
31. 112 Kingsley	house
32. 203 Lafayette	house
33. 920 Lafayette	house
34. 2200 block, Lafayette	school
35. 200 Lane	house
36. 119 Leland	house
37. 127 Leland	house
38. 214 Leland	house
39. 902 Logan <sup>2</sup>	house
40. 1302 Logan	house

41. 504 Maryland	house
42. 202 Mulberry	house
43. 306 Mulberry	church
44. 310 Mulberry	house (rectory)
45. 626 Mulberry	library
46. 120 E. Park	hotel
47. 315 E. Park	Masonic temple
48. 407 E. Park	Elks club
49. 222-216 W. Park	livery
50. 624-626 W. Park	double house
51. 713-715 W. Park	double house
52. Parker and Columbia <sup>5</sup>	school
53. 520 Parker	factory
54. 521 Pine	house
55. 112 Prospect Ave. <sup>1</sup>	house
56. 131 Prospect Ave. <sup>1</sup>	house
57. 145 Prospect Ave. <sup>1</sup>	house
58. 159 Prospect Ave. <sup>1</sup>	house
59. 205 Prospect Ave. <sup>1</sup>	house
60. 215 Prospect Ave. <sup>1</sup>	house
61. 241 Prospect Ave. <sup>1</sup>	house
62. 242 Prospect Ave. <sup>1</sup>	house
63. 316 Prospect Blvd. <sup>3</sup>	house
64. 524 Prospect Blvd. <sup>3</sup>	house
65. 527-529 Reber	double house
66. 200 Sheridan Road <sup>3</sup>	house
67. 270 Sheridan Road <sup>3</sup>	house
68. 277 Sheridan Road <sup>3</sup>	house
69. 911 South	house
70. 414 Sunset Road <sup>3</sup>	house
71. Sycamore and Elm	packing house
72. 915 Sycamore	house
73. 306-308 Walnut	double house
74. 418 Walnut	house
75. 421 Walnut	church
76. 306 Washington <sup>2</sup>	house
77. 416 Western <sup>3</sup>	house
78. 424 Western <sup>3</sup>	house
79. 821 W. 2nd	house
80. 515 E. 3rd	house
81. 316-318 W. 3rd	mortuary
82. 520 W. 3rd <sup>2</sup>	house
83. 702 W. 3rd <sup>3</sup>	house
84. 826 W. 3rd <sup>3</sup>	house

85. 839 W. 3rd <sup>3</sup>	house
86. 154 W. 4th	Y.M.C.A.
87. 217-219 W. 4th	commercial
88. 619 W. 4th	church
89. 800 W. 4th	house
90. 814 W. 4th	house
91. 1200 W. 4th	church
92. 1325 W. 4th	house
93. 1410 W. 4th	house
94. 2318 W. 4th <sup>3</sup>	house
95. 2425 W. 4th <sup>3</sup>	house
96. 2500 W. 4th <sup>3</sup>	house
97. 2525 W. 4th <sup>3</sup>	house
98. 2535 W. 4th <sup>3</sup>	house
99. 520 E. 5th	church
100. 104 W. 5th	Memorial Hall
101. 201-205 W. 5th	hotel
102. 909-911 W. 5th	double house
103. 1115 W. 5th (West High)	school
104. 1201-1211 W. 5th	flats
105. 1218 W. 5th	house
106. E. 6th and Sycamore	depot
107. 635 W. 9th	house

## NOTES--BUILDING LIST

- <sup>1</sup>Located in Highland National Register Historic District.
- <sup>2</sup>Individually listed in the National Register.
- <sup>3</sup>Located in potential historic district.
- <sup>4</sup>Uncertain if double house or single-family dwelling.
- <sup>5</sup>Ineligible if found to have been moved to this site.

## Survey Methods

The survey covered all structures in Waterloo more than fifty years of age. Photographers recorded information on residential, commercial, religious, industrial, and public properties--all the structures that form the visual fabric of the city. Since there are more houses than other property types, this category received prominent consideration.

The City Assessor has placed information about all residential properties on a computer, a useful tool for the survey. Using printouts the Assessor provided, photographers had a ready-made list of dwellings to record. The printouts contained entries on the address, exterior wall covering, year of construction, square footage, and quarter section location for all houses over fifty years old.

Certain multiple-family units as well as all nonresidential properties were not on the printouts, but the photographers were instructed to include them in the survey. Besides recording film roll information, photographers noted locations of structures on field maps.

**Iowa Site Inventory.** The Iowa Office of Historic Preservation, co-sponsor of the survey, provided Iowa Site Inventory forms for final recording of the survey data (see sample). Copies of the completed survey forms are available through the state office and also the City of Waterloo's Planning Department.

The Office of Historic Preservation has funded a number of similar surveys across the state as part of a federally-mandated program. The intent is to identify, catalog, and evaluate the culturally significant properties we have in Iowa.

Forms for surveyed structures contain the following information:

Site Number. All numbers begin with 07 (denotes Black Hawk County) and then 028 (for Waterloo). The 07-028 prefix is followed by a four-digit, randomly assigned site number.

Map Number. The three-digit number refers to the quarter section the site is located in. It does not refer to a special map (other than the field maps) showing all sites on the survey. Rather, it is included on the forms as a method for keeping track of the thousands of sites.

Address. Item 3. on the form is the street address. If no designation (such as avenue or boulevard) is



shown, it should be assumed that the address is a street. For example, Kern Street generally occurs as Kern, while Prospect Boulevard is shown in its entirety.

Street names that are numbers were typed out in full as were directions (West Fourth) to avoid problems from typographical errors.

Use. The present use of the structure was taken from the Assessor's printout. Since many former single-family houses have been converted to apartments, the present and original use frequently differ.

Date of Construction. A suggested construction date, based on exterior appearance, has been assigned. In most cases, the Assessor's date of construction was used. If that date seemed at odds with the photograph, however, this variance is discussed in the evaluation section. (In the multitude of forms, it is also possible that disagreement regarding dates was overlooked, particularly for the low ranking properties.)

Architect/Builder. If the architect or builder is known, this information is included.

Building Type. This item refers to the configuration of the structure, not necessarily its use. In most cases, a house was and is a house (or apartments), and is also a single-family type of structure. While it is possible that a given house was not originally used as a house, such information is generally not revealed in a survey of this type and requires site-specific research to determine actual use.

Exterior Walls. Designations refer to the visible wall covering, not construction methods. Thus, "brick" includes both brick veneer and the rarer solid brick construction. The "other" designation includes concrete block (which may be original), metal siding (both the wide and narrow widths), asphalt, asbestos and other composition siding, and also wood panelling, and other coverings that are clearly not original.

Photograph. Generally, one photograph was taken of each structure in the survey, using standard black-and-white 35mm film. For some sites, especially the larger ones, more than one photograph was taken. Roll and frame numbers for the photographed structure are included on the form, even if all the pictures are

not. Duplicate and near-duplicate photographs were not included.

In a few cases, homeowners (and in one incident, a neighbor) objected to the photographs, and none was taken. However, the sites were visited and their National Register eligibility determined. For other sites, evergreen shrubbery, distance from the street, or permanent barrier, made good pictures impossible.

Map. A sketch map on each form shows the location of the site in relation to intersecting streets. Field maps show all sites included in the survey.

Architectural Significance. Structures were categorized on the basis of type (generally based on roof shape), stylistic influence and/or style. See chapter on Building Types and Styles for further discussion.

The degree of alteration, an important consideration in determining significance, was also discussed. Other topics included frequency of occurrence in Waterloo, massing, materials, construction date questions, and comments regarding the quality of design and overall significance.

The type, style, condition, and other factors were considered to determine possible National Register eligibility. Note that these ratings can change--as more information becomes known, or as inappropriate changes are made.

**National Register of Historic Places.** The National Register is the official list the U.S. Department of the Interior maintains of America's cultural resources. Listed districts, sites, objects, structures, and buildings are considered to be worthy of preservation. Nominations to the National Register are handled through the Iowa Office of Historic Preservation, E. 12th and Grand, Des Moines, Iowa 50319.

Owners of National Register properties are not restricted in what they do with their property--unless they take advantage of federal grants or tax incentives. Local ordinances may regulate changes to National Register districts or properties to protect them from inappropriate change.

**Context.** In accordance with Office of Historic Preservation contractual requirements, a major portion of the Architectural Survey involved research into the factors that contributed to the development of Waterloo. A tangible result of this research is a six-chapter interim report which covers the following topics:

1. Early settlement patterns.
2. Aids to development.
3. Effects of industrialization on the built environment.
4. Development of neighborhoods.
5. Architects, builders, and design sources.
6. Building types, styles, and materials in Waterloo. (Work in progress.)

These topics serve to "flesh out" the collection of buildings photographed in the Architectural Survey. Providing a context in which to view the visually attractive examples of building types and styles enables a fuller appreciation of them.

Waterloo's key period of development began in the 1890s and lasted through the 1920s. This time coincided with adoption of new architectural styles, many of them featuring simple lines and an emphasis on function. Building from this time may lack the gaudy ornamentation associated with now-fashionable Victorian styles, but they are no less significant to the physical development of Waterloo. And no less attractive or desirable for being of more recent vintage. The extant, unaltered buildings--residential and nonresidential--from Waterloo's golden years remain to reveal a bygone time, one that is distinctly Waterloo.