

DRAFT

**Walnut Street Historic District, Waterloo, Iowa
A National Register of Historic Places Evaluation**

SHSI/HPB Contract No. 19-91-60025A.021

submitted to

~~Waterloo Redevelopment Authority and~~
Waterloo Historic Preservation Commission

by

**PHR Associates
Rebecca Conard, Principal Investigator
Jan Nash, Research Associate**

May 1992

This project was funded in part by grant support under the National Historic Preservation Act of 1966, as amended, from the U.S. Department of the Interior and the State Historical Society of Iowa, Historic Preservation Bureau.

Walnut Street Historic District, Waterloo, Iowa
A National Register of Historic Places Evaluation

I. Introduction

In 1985-86 Barbara Beving Long conducted a citywide survey of Waterloo and identified several districts and individual properties which demonstrated potential eligibility to the National Register of Historic Places.¹ Among the proposed historic districts was an area bounded by Argyle Street on the north, E. Fourth Street on the east, Franklin Street on the south, and Logan Avenue (Highway 63) on the west. The area had been designated the proposed Walnut Street District.

The purpose of this project was to conduct an intensive-level architectural and historical study of the proposed district in order to determine National Register eligibility. Assuming that field and archival research provided evidence of eligibility, a corollary objective was to define precise boundaries of the district, based on historical contexts established for Waterloo, and to identify key and contributing properties within the district.

Long's 1985 survey established tentative boundaries for the district, as described above. This sixteen-block area, which contains single-family dwellings, multiple-family residences, churches, and commercial buildings adjacent to the downtown business district, became the original study area. Field investigations subsequently indicated that too many properties on the perimeter would not qualify for the National Register, either as individual structures or as contributing resources of a district. As a result, the study area was reduced slightly along the northern border to exclude Argyle Street (see Map 1). Site inventory forms for all properties within the adjusted study area are appended to this report.

The adjusted study-area boundaries, in effect, extend approximately half a block out in all directions from historic district boundaries established through this intensive-level investigation. The historic district which meets National Register eligibility is defined in Section III. Building demolitions and encroaching new construction along the outer edges of the study area have eroded its historic fabric. Nonetheless, a portion of the residential core of the area, defined as the historic district, retains approximately 70 percent of its integrity. Given the rate at which the area is deteriorating, the current degree of integrity cannot be considered stable. However, since National Register guidelines require that only a "majority" of resources in a district be contributing, the integrity should be sufficient to allow time for establishing the local protection that comes with National Register listing, especially if historic district designation is combined with a secondary-level protection such as an urban conservation zone. These matters are discussed in more detail in Section V, Recommendations.

1 See Barbara Beving Long, *Waterloo: Factory City of Iowa: Survey of Architecture and History* (1986).

II. Historical Context

A. *Overview and Early History, 1843-1860*

Waterloo, city of dualisms--east side and west side, agricultural and industrial, wealthy and poor, black and white, modern and old. From its inception, Waterloo has been challenged by and for the most part has thrived from the effects of these dualisms, these competing and often conflicting forces. Shortly after 1843 when the County of Black Hawk was established, Euro-American settlers arrived and began the pattern. Some pioneers chose to ford the rapids at what would become Fourth Street and settle on the west side of the Cedar River; others stayed on the east bank. When the original town plat was recorded in 1854, the west side already claimed the town's post office and by all accounts the greater population. Yet by 1861, with the arrival of the Illinois Central Railroad, the east side would take a figurative and literal turn for the better.

The railroad tracks were laid parallel to the river, but eight blocks from it. This mirrored the original town plat which had a regular gridwork pattern oriented to the river. But when the railroad filed its 1860 Railroad Addition in anticipation of the coming line, the streets and building lots which flanked either side of the depot grounds were oriented to the cardinal directions of the greater nationwide survey lines. It would rest with the platter of the land in between to turn the corner and accommodate the awkward angles. This physical setting, between dynamic forces to the north and south, historically defines the them for the development of the Walnut Street Area.

Benjamin E. Cooley owned the land between the original town and the railroad as early as 1854, but died before it was platted. His executors, James I. Cooley and John H. Leavitt, sold off portions of Cooley's holdings and finally platted the large Cooley Addition in 1865. Illinois Central Railroad established its roundhouse and repair shops in Waterloo the year before, bringing an influx of new workers, many of them Irish Catholics, to the east side.

Cooley Addition turned the corner for the east side and determined what shape and appearance one of Waterloo's earliest east side residential neighborhoods would take. At its southern or near-river border, Cooley Addition follows the original town plat for two streets, Franklin and Walnut. Third Street, however, turns 45 degrees as it intersects Walnut and heads due north becoming Iowa Street, which from 1861 to 1892 terminated in front of the passenger depot in Railroad Addition. Other streets in Cooley Addition run parallel and at right angles to Iowa Street. Where these north-south streets intersected Walnut, triangular pieces of land were created. These triangle-shaped blocks and the 45 degree turn of the city's streets are distinctive elements of the Walnut Street Area.

Today, the Walnut Street Area is a smaller area within the original boundaries of Cooley Addition. It abuts the central business district at its southern end along Franklin Street, is bordered on the west by Highway 62, on the east by East Fourth Street, and on the north by the

railroad tracks. Predominantly residential in character, this area until recent years has been markedly diverse. Its homes exhibit the wide range of its residents' income and economic circumstances. Commercial activities in the area were generally confined over the years to the perimeters. Franklin, on the south, early changed from residential to commercial because of its proximity to downtown. At the north end of the area, a neighborhood commercial area, now largely non-extant, developed in connection with the railroad. Proximity to Waterloo's downtown established one opportunity for employment and a force for change in the Walnut Street Area. Proximity to the railroad yards at the north brought a second opportunity for employment and force for change. The residential area between these two forces reflects this duality in its diversity and dynamic character.

B. Development from the North, 1860-1924

While Railroad Addition was recorded in 1860, it was not until the next year that the tracks were built and freight and passenger service commenced in Waterloo. For the next several years, the Civil War halted construction and caused the Waterloo/Cedar Falls area to be the terminus of the Illinois Central (or, more precisely, its precursor, the Dubuque and Sioux City Railroad). The concentration of shipped goods from this terminus would have enhanced the local economy and created a need for freight storage facilities in addition to a passenger depot.

An 1868 birdseye map of the Walnut Street area shows a few houses widely spaced and surrounded by agricultural land. However, a concentration of north-end buildings cluster along the tracks between Iowa and Fourth streets. A large building—perhaps the passenger depot—at the end of Iowa Street coincides with a site on an 1869 city map labeled "Depot Grounds." Aligned along the railroad tracks between Iowa and Fourth, are a number of what appear to be grain elevators. Such grain storage facilities would have been necessary during this period of heavy shipping of wheat. Across the tracks from the elevators is a block of storefronts, one- and two-story attached buildings.

Early commercial development at the north end was sparked by the arrival of the railroad in 1861 and increased when Illinois Central located its repair shops and roundhouse there in 1864. Single and married men alike would have found employment opportunities at the railroad yard and depot. More entrepreneurial types started their own businesses to take advantage of the needs and wants generated by the area activities. Saloons, boarding houses, and a grocery store were operated near the tracks, and certainly some free-standing houses were built to accommodate the families of married workers.² However, virtually nothing remains from this very early time period.

The early north-end population was largely American born, transplants from states to the east of Iowa.³ Irish Catholic immigrants, however, did become a part of the railroad workforce and

2 1873-74 Waterloo City Directory.

3 Long, "Waterloo, Factory City of Iowa," p. 6.

might be expected to settle in the north end. They were significant in the establishment of a Catholic congregation as early as 1854, and the building of a church in 1863. Church records indicate "a substantial portion of the membership in St. Joseph's Parish was comprised of the families of men working for the Illinois Central...especially after 1864."⁴

Manufacturing operations, and the resulting increased employment opportunities, became established in the north end to take advantage of rail operations for shipping in raw materials and shipping out finished products. Thomas Cascaden, Sr. started a foundry and machinery shop near the railroad tracks in 1872. He also built a large house several blocks southeast of the foundry on four acres of land east of Fourth at Pine (demolished in 1917 after fifteen years as a rooming house). By 1885 other manufacturers such as Jensen and Salisbury Sash, Door & Blind Factory located near the Cascaden foundry. In 1892, the year Illinois Central relocated its passenger depot downtown, a manufacturer of well drilling machinery, Morgan, Kelley and Taneyhill, had taken over the Cascaden foundry. This factory site underwent a major expansion between 1892 and 1897. Owner Taneyhill resided in a large turreted house built at 315 Franklin. This house, which appears on the 1897 Sanborn fire insurance maps, long survived the commercialization of Franklin Street only to be torn down in the late 1980s.

C. Development from the South, 1850s-1924

The central business district first created and then effectively destroyed the fashionable residential street of Franklin, southern boundary of the Walnut Street Area. With Franklin Street began the first and earliest area of residential, or suburban, growth emanating from the original town along the river. As early as the 1870s, Franklin Street saw homes of the wealthy and influential built.⁵ It had the full city-block Lincoln Park at its doorstep and had both horse-drawn street car service and water service by the mid-1880s. Residents of Franklin Street could stroll home from a downtown bank or law office for lunch, or if they had interests in the north end, as Mr. Taneyhill did, could take a carriage or the street car over brick-paved Fourth Street.

By the end of the nineteenth century, building lots on Franklin Street were a scarce commodity. When the Illinois Central relocated its depots to the downtown area in 1892, wholesale businesses established nearby warehouses to take advantage of the easy freight transportation provided by the beltline. Owners of these businesses joined the lawyers, bankers, and other downtown elite in building fashionable homes along Franklin, around the corner on the boulevarded East Park Avenue, and along Walnut Street. Salesmen, or "commercial travelers," also lived nearby in smaller Walnut Street Area houses and apartments.

4 *St. Joseph's 101 Years*, p. 14.

5 Long, "Waterloo, Factory City of Iowa," p. ____.

During the two decades from 1890 to 1910, the exclusive streets became the address for George V. Fowler, one of the founders of the Fowler Company wholesale grocery business (515 East Park); George E. Lichty, president of Lichty, Smith and Hillman, the successful wholesale-grocer spin-off of the Fowler Company (403 Franklin); Moses Ricker (415 Franklin) and Charles Bratnober (325 Franklin) of Ricker and Bratnober Lumber; and Willard Eastman of Eastman Lumber (521 East Park). Around the corner to the north, E.B. Smith, the middle man in Lichty, Smith and Hillman, settled in at 118 Iowa Street. Smith's backyard neighbor was Percy Land (401 Walnut), president of the Union Mill Company, representative of the earliest industry in Waterloo--the water-powered lumber and grist mills along the Cedar River.

Outside the area under study, but just barely, grocer Hillman's family built a grant house at the intersection of Fifth Street and Franklin (705 Franklin) only to tear it down sixteen years later. When this house, built at five times the average cost of a house, was demolished it typified the transition Franklin Street and the southern Walnut Street Area underwent after World War I. The elite had move out, many of them to Highland Park (Mrs. Hillman had architect Howard Burr design an expensive green-tile roofed brick bungalow for her at 145 Prospect). The large homes were divided into apartments, demolished, or moved to make way for new apartment buildings. Along Franklin, houses were converted to commercial uses or town down to make way for new businesses, often automobile dealerships.

D. Effects of Dual Development Forces: 1882-1924

With two dynamic employment forces -- one providing jobs in heavy industry, manufacturing, and small retail shops to the north, and the other to the south offering jobs in wholesale houses, downtown retail stores, and business and professional offices -- the demographics of the neighborhood which developed between these two forces was complex. In part because the first passenger depot was located at the north end of Iowa Street, easy and ready transportation between the river and the railroad developed early. Horse-drawn street cars operated between the two points by 1885; electrified street cars by 1896. Because transportation was readily accessible and because the area is small enough to be walked by foot easily, transportation options probably would not have been a significant factor in selecting a residence.

The Illinois Central Railroad was the major employer of individuals in the Walnut Street Area. Men employed by the railroad tended to live in higher percentages on Clay and Almond Streets, although East Second was also popular (see Table 1). Workers holding modest paying jobs downtown -- the department store clerks, stenographers, and office workers, or the "commercial travelers" employed by wholesalers -- also lived in affordable housing on Clay and Almond Streets, on northern Iowa Street and north of Walnut on Fourth Street. A draftsman for the architect Mortimer Cleveland, John S. Bartley, Jr., lived at 219 Clay in 1916. Cleveland's office was in one of the red brick attached rowhouses in the 400 block of East Fourth (demolished in 1983). The area showing the least influence of railroad employment was around East Park and Walnut streets, where professionals and owners of businesses tended to live.

Women living in the Walnut Street Area were employed in higher numbers than might be expected, some in less than traditional occupations. A study of the city directory listings for the years 1900 to 1930 indicates a total over the years of eighty-one women who worked in twenty-five different occupations. During those years, 38 percent of the working women resided on Almond Street. While Almond also had a heavy concentration of Illinois Central employees, not a single woman, area-wide, was employed by the railroad. Obviously, the railroad did not employ women, yet many of the women living in houses with railroad workers were employed outside the home. Along Almond, the largest number of working women were daughters still residing with their parents. These working daughters clearly were supplementing family incomes.

Most of the area's working women were employed in service and retail jobs -- stenographer and sales clerk, for example -- with a focus toward the downtown. However, quite a large number worked in teaching and health-care positions, indicating a higher level of training and professional status. Many teachers, a school principal, a number of nurses, two women physicians, and a pastor of a church live in the Walnut Street Area (see Table II).

No women living on East Park Avenue worked outside the home. With the exception of live-in domestics, women living on Walnut, Franklin, or the southern end of Iowa did not work either, at least not in the early years of the period studied.

The mixed employment status of residents in the Walnut Street Area, combined with the growing population and booming industrialization of Waterloo during the period 1882-1924,⁶ had a dynamic effect on the neighborhood. One prominent family home serves as the symbolic opening and closing of this period in the history of the area.

Dr. John G. Bickley built his large, brick-veneered and stone Italianate by 1882 on the prominent triangle of land created by the intersections of Walnut, Pine, and Iowa. When built, Bickley's home was near the homes of other early, very prominent Waterloo residents. Most of those other homes built before or at the turn of the century were replaced with the structures which now fill the neighborhood. Large homes that remained were converted to multiple family dwellings and rooms for boarders. After 1910, a number of second-generation houses built in the neighborhood were double houses, a familiar housing type in Waterloo. Twin houses were also built, squeezed in pairs onto lots scaled for single structures and the service areas, gardens, and outbuildings originally needed. The Bickley House, in short, was the architectural showpiece of the area.

Dr. Bickley's house also closes the chapter on this dynamic cycle of housing conversions to accommodate ever-increasing numbers of families. In about 1922, this fine Italianate home was

6 Long, "Waterloo, Factory City of Iowa," p. 122.

lifted off its foundation and moved across the street to make way for the Walnut Court Apartments built in 1923. House moving, though not new to the neighborhood, was not common; demolition and reconstruction seemed to be a preferred choice of realizing increased housing units. Nonetheless, some years before the Bickley House was moved, the frame Italianate house which today snugs the alley at 521 Pine had been lifted and reoriented from its East Fourth Street lot.

Extant architecture in the Walnut Street Area reflects the diversity of economic backgrounds of early residents and the cycle of conversion of single-family houses to multiple-family dwellings. From the relatively rare surviving opulent structure of Waterloo's early elite -- Dr. Bickley's Italianate at 205 Walnut -- to the modest single-family homes on Almond Street, to the well-detailed double house at 306-308 Walnut, what remains of the early neighborhood reflects the area's traditional make-up, that of an economically mixed, but mostly middle class, neighborhood in a constant state of movement.

E. Other Factors Affecting the Walnut Street Area

Contributing stability to the neighborhood, a surprising number of churches were early established in or very near the neighborhood. A number of second or sometimes third-generation church structures built by these congregations survive. St. Joseph's Catholic Church in the 300 block of Mulberry had a structure as early as 1863 to house its congregation. According to the church's records, many of its members were families of men who worked for the railroad and many were of Irish descent. The cornerstone for the present church building, at 320 Mulberry Street (outside the area), was laid September 9, 1900 and construction was completed in 1901. The Waterloo firm of Murphy and Ralston designed the church with Gothic elements.

The building committee for the extant 1908, Clinton Shockley-designed Walnut Street Baptist Church reads like a Who's Who of Waterloo. Prompted by an initial match donation by three church members, including George McWilliams, President of Waterloo Skirt and Garment Company (and then-current resident of the brick Italianate house built by Dr. Bickley), the building committee quickly formed and raised the match. The widow of E.B. Smith, of the Smith, Lichty and Hillman wholesale grocery, and H.W. Grout were both on the committee. The present church replaced a frame structure which had been built in 1896 after the congregation purchased the triangle of land between Walnut, Lime, and East Fourth for \$350.00. This Baptist congregation can also trace its roots back to the early railroad period when its meetings were held in the "Railroad Mission Chapel in the neighborhood of the I.C. Shops."⁷ In 1971, the original congregation left the Walnut Street neighborhood for a new building at Ridgeway and Ansborough Avenues.

7 "Fiftieth Anniversary of Present Building -- Walnut Street Baptist Church, Waterloo, Iowa, October 5-10, 1957" in the vertical files, Grout Museum.

The 1980s saw one of the oldest neighborhood churches razed. The straightforward, simple detailed Christ Episcopal Church, built in 1881-2 at 610 East Fourth Street, expressed great strength through the use of limestone blocks for its building material. Designed by an Independence, Iowa firm, George Josselyn and Sons, James L. Cooley was superintendent of construction. The initial Shingle-style rectory built beside the church the same year was replaced in 1926 by a Mortimer Cleveland-designed Tudor-Revival structure. The entire area where this church and the rectories once stood is now a grassy field.

Also outside the Walnut Street Area but a part of the overall residential neighborhood is the extant Grace Methodist Episcopal Church (Episcopal was dropped by the church in 1939), built in 1911-12. This amazing edifice is the third church building for the congregation, which was established in 1861. Prominent members of the church included Judge Arbuckle and the Cowin family. Made of red brick and white-glazed terra cotta, its entrance is sheltered by a portico supported by six enormous Bedford limestone columns. A central dome covers a sanctuary. It created such an enormous volume of space that the interior ceiling was padded to reduce the echo.⁸ Geometric art glass windows in shades of green, amber, and lilac were supplied by Flannagan & Biedenweg of Chicago.

In 1921 the nineteenth century home of Charles and Margaret Balliet (505 Franklin) was demolished. Balliet was a jeweler, President of the First National Bank and of the Waterloo Saddlery Company, and an officer of the Smith, Lichty and Hillman wholesale grocery concern. Once this house was removed, work immediately commenced on the new First Presbyterian Church, the second neighborhood church designed by Clinton Shockley. Another Who's Who directory could be compiled from the members of this congregation. The committees charged with the important work of financing and supervising the building of this church included J.W. Rath of The Rath Meat Packing Co., James Black, Margaret Balliet, Mrs. and Mrs. Warren Brown, and Mrs. A. M. Place.

Schools once located in or near the Walnut Street Area are for the most part gone now, with the notable exception of the present East High School, designed by Mortimer Cleveland and built between 1915 and 1918. Alcott School, site of the present Immanuel Lutheran Church, built in the 1950s, and Washington School, well north of the area on Adams Street, did provide employment for teachers, many of them women, who lived in the area.

The Pine Street Hospital also played a role in the Walnut Street Area. Waterloo's first hospital, Emergency Hospital on the west side, was organized in 1901 by the doctors who used it. East side doctors used Emergency Hospital, but, perhaps because it and the church-sponsored Presbyterian Hospital, formed in 1903, were too distant or too small, a hospital also was established in a house at 516 Pine Street. The Pine Street Hospital was located in the extant brick house at that address at least by 1910. It was operated by Doctors Joseph and Grace

8 Handwritten manuscript, dated 11/1/4_ (exact year in the 1940s undecipherable) of Roger Leavitt, contained in the vertical files, Grout Museum.

Jerger, who lived on the ground floor. Nurses quarters were also on the ground floor. Upstairs were the patients' rooms and an operating room. In the immediate vicinity were a number of physicians who perhaps took advantage of the hospital's availability. Doctor O. Fullerton lived at 529 Lime and built Fullerton Apartments on Fourth and Lime by 1916. Fullerton, who advertised his "Fullerton Electric Cure" in the 1899-1900 city directory, is remembered walking around his apartments wearing a black frock coat.⁹

Dr. William B. Small lived across the street from the hospital for a number of years, first in the small house at 515 Pine, then building a larger Shingle-style house next to it at 206 Iowa. Dr. Smith was a long-term resident of the area, from at least 1899 to 1935. In 1916, Dr. Sidney D. Smith lived across the street at 211 Iowa. The Bickley name is also associated with the medical profession, since physician John B. Bickley's sons, Cecil and Carl, both became physicians. Cecil married Ollie French, daughter of 3rd Ward Alderman and dry goods store owner Wallace French, in 1907. They continued to live in the area at 407 Pine. A second woman physician lived and worked at 502 Walnut. Dr. Emma Dawson Parsons, whose husband sold pianos, was at the Walnut Street address across the street from the Baptist Church between 1904 and 1921.

It is impossible to say how long the Pine Street Hospital operated. After 1912, physicians in the Walnut Street Area also had available to them the much larger, non-sectarian St. Francis Hospital on Independence.

F. Personalities Associated with the Walnut Street Area

Prominent Waterloo citizens who resided in the Walnut Street Area are listed in Table III. As has been discussed in some detail, these individuals generally influenced development in Waterloo.

Some of the more notable architects in Waterloo's history have been associated with structures in the Walnut Street Area and vicinity. Murphy and Ralston designed St. Joseph's Catholic Church (1900). Also, the house at 527 East Park built (c. 1901) for lawyer James and Addie Tuthill bears a striking similarity to the Murphy and Ralston-designed Henry Weis house, built at the same time at Wellington and West Fourth Streets. Many of these similarities are appreciated only from the interior floor plan and details, and no attribution can be made without additional research. Clinton Shockley designed both the Walnut Street Baptist Church (1908) and the First Presbyterian Church (1922). Mortimer Cleveland designed East High School (1915) and may have designed Walnut Court Apartments (1923).¹⁰ According to Pauline

9 L. Thomas, p. 121. Thomas recalls also that Dr. Fullerton owned "a huge red brick Victorian house, north of the apartments on East Fourth (p. 120). Architect Howard Burr likely remodeled this house into apartments for Fullerton in 1917.

10 Mortimer Cleveland File, Architects in Iowa files, SHSI Historic Preservation Bureau, Des Moines, Iowa.

Lamson, daughter of Clinton Shockley, her father designed the c. 1916 Shingle-style house for Dr. William B. Small at 206 Iowa. However, the style and time period are consistent with the the architecture of Mortimer Cleveland. Further indication that Cleveland was the designer comes from the Cleveland Collection at the Grout Museum, Waterloo, where a 1936 hand-drawn map from Cleveland's office appears to place a red square at this address. Other red squares are located at known Cleveland projects. Howard Burr may have remodeled into apartments a non-extant house on East Fourth owned by Dr. Fullerton. The house at 407 Pine Street has stylistic, spatial, and detailing elements consistent with Burr's identified work, and Burr did work primarily in residential structures in the Prairie School idiom; however, no attribution can be made without further research.

G. Current Conditions

Despite the presence of a significant African American population in Waterloo, brought initially from the deep South in 1911 to replace striking Illinois Central workers and increased several years later by displaced mining families from Buxton, Iowa, restrictive real estate practices tended to keep blacks from crossing the tracks and settling in the Walnut Street Area. It wasn't until the 1960s that the black presence was felt in significant numbers in the neighborhood. Movement has been from the north, crossing the tracks from the Halstead Street area, and then south.

Recent events, combined with a generally depressed economy, have resulted in the decline of the physical fabric of the Walnut Street Area and the absolute loss of many structures in and near the neighborhood. Race riots, sparked by incidents at East High School in 1967-68, resulted in the burning of many north side businesses along East Fourth Street. Grass-covered lots now lay empty across Fourth Street from the railroad roundhouse. Urban redevelopment projects in the 1960s and 1970s cleared the residential neighborhood between East High and East Fourth Street to provide an open grassy campus for the school. Christ Episcopal Church at Fourth Street and Lime, built of limestone block in 1882, was razed in 1980 to provide low-income housing. The congregation built its new church outside the neighborhood. Likewise, the congregation of the 1908 Walnut Street Baptist Church moved out of the neighborhood in the late 1970s giving over the Clinton Shockley-designed structure to a new congregation.

*New Congregation
in 1970's in
this Building*

Since 1986, when Waterloo's inventory of architectural resources was completed, a large number of houses have been demolished. These demolitions do not follow the traditional land-use pattern for this area, for they were not replaced by new houses or even new businesses. Rather, these houses have been razed for parking lots or, in many cases, the lots just sit empty. The pace at which the Walnut Street Area is losing homes to demolition and neglect is fast, and the area is clearly under threat.

TABLE I

ILLINOIS CENTRAL EMPLOYMENT BY STREET

Total Addresses Checked: 124 for years 1900-1925

STREET	1900			1916			1925		
	TOTAL	IC	%	TOTAL	IC	%	TOTAL	IC	%
Franklin Street	15	2	13%	17	3	18%	22	2	9%
Walnut Street	10	1	10%	12	0	0%	13 ¹	0	0%
East Park Street	4	0	0%	6	0	0%	6	0	0%
East Second Street ²	2	1	50%	3	2	67%	na	na	na
Lime Street	2	0	0%	4	1	25%	4	0	0%
Pine Street	5	3	60%	11	2	18%	13	3	23%
Clay Street	11	9	81%	13	6	46%	12	6	50%
Iowa Street	13	4	31%	25	9	36%	26	13	50%
Almond Street	23	12	52%	25	3	12%	33	10	30%

Highest percentage of IC workers:

1900 = Clay (81%); Pine (60%); Almond (52%)
 1916 = E 2nd (67%); Clay (46%); Iowa (36%)
 1925 = Clay (50%); Iowa (50%); Almond (30%)

Lowest percentage of IC workers:

1900 = E Park (0%); Lime (0%); Walnut (10%)
 1916 = E Park (0%); Walnut (0%); Almond (12%)
 1925 = E Park (0%); Walnut (0%); Lime (0%)

¹Details on apartment buildings were not available and are therefor counted as one address.

²City Directory information for East Third and East Fourth Streets was not available.

TABLE II

WORKING WOMEN IN THE STUDY AREA: 1900-1930

OCCUPATIONAL PROFILE

Number of Occupations Cited: 25

Occupations: nurse, rooming house owner, stenographer, clerk, dressmaker, laundress, cashier, department manager, health director, social worker, business owner, sales, seamstress, music teacher, tele. operator, bookkeeper, teacher, principal, bookbinder, medical assistant, hospital matron, waitress, church pastor, domestic servant, physician

No. Employed Women by Fields: Service (21); Retail (16); Health (12); Education (12); Manufacturing (11); Business owner/mgr.(8)

EMPLOYED WOMEN BY STREET

Total Number of Women Working Outside the Home: 81

Working Women by Street:

Almond Street:	31 (38%)
Clay Street:	6
Iowa Street:	8
Pine Street:	11
E. Second St:	1
E. Park St:	0
Lime Street:	9
Walnut Street:	7
Franklin:	4

TABLE III

KEY WALNUT STREET RESIDENTS

Adams, Fred D.E.; 302 Walnut; Pres. Adams Paper, aka Adams Wholesalers Inc.
Adams, Louis; 418 Walnut; VP Waterloo Saddlery, Treas. W'loo Skirt & Garment
Company
Arbuckle, John; 519 E. Park; attny
Bulliet, Chas.; 505 Franklin; jeweler, Pres. 1st Nat'l Bank; Pres.
Waterloo Saddlery; VP Smith Lichty & Hillman (SL&H)
Bickley, John G.; 313 Walnut; physician
Bickley, Cecil; 407 Pine; physician
Bratnober, Chas; 327 Franklin; owner, Ricker & Bratnober Lumber
Brown, Warren; 221 Franklin; President Waterloo Lumber Co.
Chase, Dr. Chas.; 517 Franklin; physician
Courtland, Orlando; 317 Franklin; attny & state senator
Cowin, Edw.; 527 Franklin; attny & real estate
Cowin, Rhey; 527 Franklin; real estate
Eastman, Willard; 521 E. Park; President Eastman Lumber
Fowler, G.V.; 515 E. Park; Sec/Treas. The Fowler Co.
French, Wallace; 308 Walnut and 407 Pine; hide dealer, dry goods store, 3rd
Ward Alderman
Fullerton, Dr. Oscar; 523 & 529 Lime; physician; rental property owner
Gauge, Dr. Elmer; 502 Almond; physician
Hall, Claude; 302 Walnut; owner, The Dairy Store
Hanson, John; 118 Iowa; President Overland-Hanson
Hayden, Edw.; 303 Franklin; attny
Howrey, Jr., Ben G.; 515 E. Park; attny
Howrey, Sr., Ben J.; 313 Walnut; attny & President, Waterloo Loan & Trust
Jaynes, Edwin; 315 Franklin; physician
Jones, Rev. Effie McCollum; 317 Iowa; pastor, Church of the Redeemer
Kennedy, Geo. C.; 427 Pine, patent attny
Lane, Percy A.; 401 Walnut; President Union Mill Co.
Lichty, Geo.; 403 Franklin; President, SL&H, Black Hawk Coffee & Spice, VP
Highland Improvement Co.
Lore, (Jr.) Alfred; 401 Walnut; attny & President Black Hawk Abstract
McWilliams, Geo.; President, Waterloo Skirt & Garment
McCoy, Edward; 303 Franklin; attny
Meyers, John; 226 Clay, atty
Miller, Wm.; 505 E. Park; President, Commercial Nat'l Bank
Parsons, Dr. Emma Dawson; 502 Walnut, physician
Ricker, Moses; 415 Franklin; Ricker & Bratnober Lumber
Shannon, Edwin; 215 Franklin; homeopathic physician
Small, Dr. Wm. B.; 515 Pine & 206 Iowa; physician
Smith, E.B.; 118 Iowa; President, SL&H
Smith, Dr. Sidney S.; 211 Iowa; physician
Taneyhill, Olin; 313 Franklin; Kelly & Taneyhill Well Drill Mach. Mfr.
Tuthill, John; 527 E. Park & 410 Almond; attny
Woodruff, Frank; 431 Pine; VP Kelly, Taneyhill & Woodruff

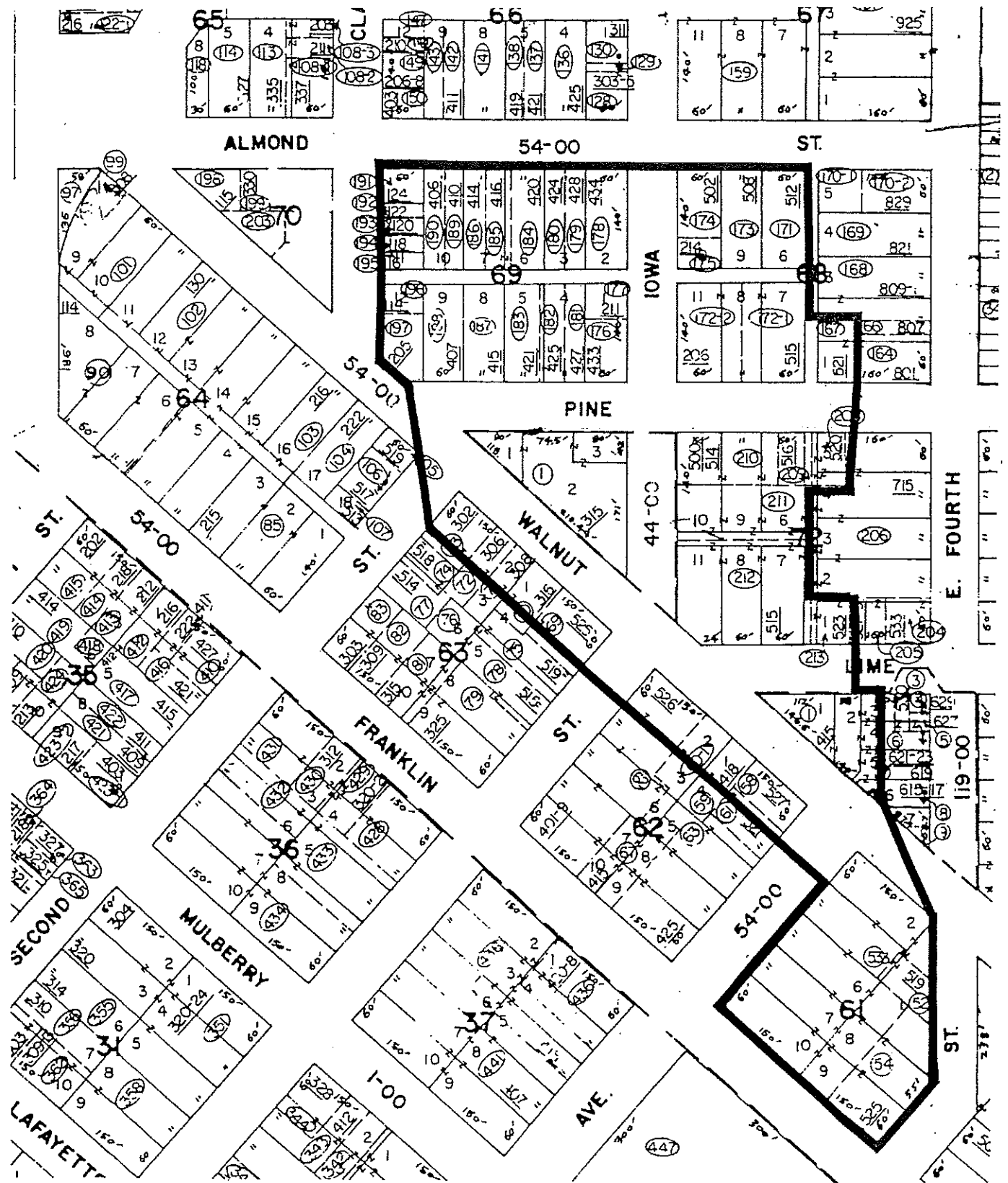
III. NRHP Eligibility of the Walnut Street Historic District

A. *Boundaries and Period of Significance*

Within the Walnut Street Area there is a smaller residential district which meets NRHP criteria A and C for significance. The boundaries of this district form an irregular polygon following the same basic configuration of the study area (see Map 2). On the north, the boundary begins at the southeast corner of Almond and Clay streets, following Almond Street east for 1.5 blocks to incorporate residential street addresses on the south side of Almond in the 400 and 500 blocks. On the east, the boundary follows an irregular line which cuts through the middle of Blocks 68, 72, and 79 (Cooley Addition). This line demarcates a de facto boundary between residential properties and the commercial strip along East Fourth Street, excluding the latter. On the southeast tip, the boundary follows the perimeter of Block 61, on which First Presbyterian Church is located. This church, one of two within the district, provides a visual point of reference at what is the most commonly used point of entry to the neighborhood. The boundary then follows a diagonal line in a northwesterly direction parallel with Walnut Street, incorporating the residential properties in the first tier of lots along the south side of Walnut Street in Blocks 62 and 63 (Cooley Addition) and excluding the commercial strip which fronts on Franklin Street. At the intersection of Walnut Street, East Second Street, and Pine Street, the boundary jogs north for one block to the point of beginning.

These boundaries define the heart of the Walnut Street neighborhood, encompassing two churches, Walnut Court Apartments, and many two-story homes which reflect the socioeconomic diversity characterizing this area between 1882 and 1924, the period of significance established for the district. By 1882, the Bickley House had been constructed, one of the oldest (if not the oldest) extant homes in the district and a good representative of the architecture which characterized the southern end of the district during the late nineteenth and early twentieth centuries. The year 1924 marks a well-defined shift toward higher density in the neighborhood. The Walnut Court Apartment building was constructed in 1923, followed a year later by three bungalow duplexes at 500-514 Pine Street. Construction of these buildings culminated what had been a gradual increase in density, as evidenced by the conversion of single-family dwellings into apartments.

Map 2
Walnut Street Historic District Boundaries



B. Physical Description

The Walnut Street Historic District is the residential core of a larger mixed-use neighborhood. Proximity to the downtown business district and the former Illinois Central Railroad yard influenced constant development and change in the larger area from the late nineteenth century to the present, but the core area remained comparatively stable in its overall appearance and use between 1882 and 1924. While the physical condition of many buildings has deteriorated recent years, the architecture of the district as a whole retains its historic character, reflecting the diverse, mobile population which dwelled here during its period of significance.

The architecture is as diverse as the district's demographics. Along Walnut and Pine Streets, where more affluent families lived, two-story single family dwellings are prominent, a few of which appear to be architect-designed. These streets, however, are not exclusively single family dwellings. Double houses and the imposing Walnut Court Apartments are also found here. As one moves north to Lime and Almond streets, the architecture changes to include more double houses and twin houses. Two-story structures are still the norm; one-story buildings are rare. Throughout the district, many of the former single family dwellings have been converted to apartments, a reflection of gradual socioeconomic decline.

Architectural styles in the district reflect trends associated with the years from 1882 to 1924. Older Italianate homes sit next to bungalow cottages and vernacular houses. Colonial Revival porches adorn Queen Anne style homes. Mixed in are a smattering of well-defined Shingle, Prairie, and Craftsman style buildings. Commodious Box single and double houses, with their distinctive pent gables and angled bays are an architectural staple in this district as they are throughout many Waterloo neighborhoods. Eclecticism not only reflects the historic make-up of the area, but adds considerable architectural interest to streetscapes.

Wood-frame buildings predominate, many of them set on stone foundations, which often are covered with stucco or patched with dissimilar materials. Brick or masonry buildings are less common. The Bickley House and two other Italianate homes have brick walls, and the two churches are of masonry construction. Few homes are highly ornamented. Modest decorative elements, such as Palladian or other fancy window styles might be found in gable ends, windows might have hood moldings or art-glass transoms, and porch posts might exhibit some Classical detailing, but this is not a district of high-style architecture. Stylistic details which give Waterloo residential areas their distinctive appearance — in particular, boxed cornice ends rough-cast concrete block foundations — abound in the Walnut Street District.¹¹ Even those homes which present a clear architectural style are uncluttered by ornamentation. The churches, of course, are an exception, as is the Bickley House, which makes these structures all the more eye-catching.

11 See Long, "Waterloo: Factory City of Iowa," p. 196.

Key residential structures in the district include the Commodious Box double house at 306-308 Walnut Street (the least altered example of its type in the district); the Italianate style Bickley House at 205 Walnut Street (architectural centerpiece of the district until 1923), and the unaltered Shingle style Small House at 206 Iowa (attributed to Mortimer Cleveland). Rising above the two-story rooftops are three additional key structures which provide visual points of reference: the four-story Walnut Court Apartments at 315 Walnut Street, Walnut Street Baptist Church at 415 Walnut, and First Presbyterian Church at 505 Franklin, both churches designed by Clinton Shockley.

Historically, there has been little open space in the district, and landscaping has been fairly uncomplicated: a few trees on the lawn, shrubs along the house, and a flower bed or two. Decorative fences or other lawn ornaments are absent (although a few homes are now surrounded by protective chain link fences). Few lots are big enough to accommodate formal gardens or showy displays of vegetation. The standard lot size is 60' x 140', and until recently there has been a house on just about every lot. It is, in fact, the increasing number of vacant lots which poses the greatest threat to the integrity of the district, since there are very few modern buildings in this interior core to interrupt the feeling of time and place here. East Park Avenue at one time was divided by a planted median, but the city removed this feature at some undetermined date.

C. *Contributing and Noncontributing Properties*

Within the Walnut Street District boundaries there are a total of 61 resources, categorized by general type as follows:

	<u>Contributing</u>	<u>Noncontributing</u>
Buildings	27	7
Sites	0	14 (parking lots and vacant lots)
Structures	9	4 (garages)
Objects	0	0
Total	36	25

No contributing resources in this district have previously been listed on the National Register. The following list identifies key, contributing, and noncontributing properties. A list of current property owners is appended to this report.

Key Structures:

505 Park Ave.	First Presbyterian Church
205 Walnut St.	Bickley House
306-308 Walnut St.	Double House
315 Walnut St.	Walnut Court Apartments
415 Walnut St.	Walnut Street Baptist Church
206 Iowa St.	Shingle Style House + garage

Contributing Properties:

406 Almond St.
414 Almond St. + garage
416 Almond St. + garage
420 Almond St. + garage
424 Almond St.
523 Lime St.
527 Park St. + garage
407 Pine St. + garage
415 Pine St.
421 Pine St.
425 Pine St. + garage
427 Pine St.
500-514 Pine St. (3 bungalows + garage)
515 Pine St.
516 Pine St.
521 Pine St.
302 Walnut St. + garage
316 Walnut St.
418 Walnut St.

Noncontributing Properties:

525 E. 3rd St. + garage
526 E. 3rd St.
519 E. 4th St. (parking lot)
410 Almond St. (vacant lot)
428 Almond St. (vacant lot)
434 Almond St. (garage only)
502 Almond St.
508 Almond St. (vacant lot)
512 Almond St.
114 Clay St. (vacant lot)

116 Clay St. (vacant lot)
118 Clay St. (vacant lot)
120 Clay St. (vacant lot)
122 Clay St. (vacant lot)
124 Clay St. (vacant lot)
525 Franklin St. (parking lot)
211 Iowa St. (vacant lot)
214 Iowa St.
514 Lime St.
427 Pine St. (garage)
433 Pine St. (vacant lot)
515 Pine St. (garage)
520 Pine St.
526 Walnut St. (parking lot)

D. Significance under NRHP Criteria A and C

Under National Register criterion A, the Walnut Street District exemplifies a dynamic period of development and transition from 1880 to 1925. Small in size, it nonetheless reflects the physical effect of very large forces pushing economic development in Waterloo: a business district expanding from the south and a major railroad complex situated on the east. These two forces exerted tremendous influence on the demographics of the area. They also produced a tenuous boundary between residential and commercial/industrial development. Just as market forces conspired to replace the fashionable homes on Franklin Avenue with businesses after 1910, the residential boundaries have been breached again in recent years as the economic status of residents has declined. New commercial and institutional land use in the greater area has diminished the overall historic setting once associated with Cooley and Railroad Additions, making the Walnut Street District even more important as a remnant of this vibrant neighborhood. In this sense, the district reflects in microcosm the socioeconomic character of Waterloo's east side neighborhood during the late nineteenth and early twentieth centuries.

Under Criterion C, the architecture of Walnut Street District reflects the diverse economic status of residents between 1882 and 1924 and the cycle of conversion from single-family to multiple-family units which took place in the early twentieth century. Several houses in the southern area exhibit the quality of design, workmanship, and detailing typical of the upper middle class owners who built them: downtown businessmen, lawyers, bankers, and physicians. Moving north, one finds a greater number of vernacular houses types, double houses, and twin houses, reflective of the clerks, office workers, teachers, bookkeepers, railroad employees, and other wage-earners who lived here. In reality, though, there was no strict division between the two populations, and this blend of residents is reflected in an interesting mixture of architectural styles and house types. The neighborhood was no melting pot of cultures, but it was a dynamic middle-class urban swirl; and the architecture reflects the spectrum of owners and occupants, who ranged from lower middle class workers to upper middle class professionals. Walnut

Court Apartments, situated in the middle of the district, epitomizes the transition toward higher residential density which culminated in the mid-1920s. Higher density, at this point in time, however, did not signal a shift in overall residential character, since Walnut Court Apartments was an address of some status. This was a neighborhood of substantial homes in which residents took pride. Churches also contributed to the overall substance of this downtown neighborhood, and the continued presence of two churches in the district is reflective of the long-term stability of the neighborhood. Both churches, moreover, are associated with Clinton Shockley, an important Waterloo architect. Additional site-specific research may confirm that architects Mortimer Cleveland, Howard Burr, and the firm of Murphy and Ralston also are linked with the Walnut Street District.

There is no historical evidence that the district meets eligibility under Criterion B. Table III lists many Walnut Street District residents who held social status as professionals or successful business. These names provide evidence of residential patterns within the district, thus contributing to significance under Criterion A; but there is no direct evidence that certain individuals profoundly influenced development within the district or the larger community.

Likewise, there is no evidence that the district has potential to inform important research questions of historical archaeology. Several houses have been razed in recent years, but historical data pertinent to these structures and the socioeconomic status of their inhabitants can be determined from archival sources. The district thus does not meet significance under Criterion D.

IV. Associated Property Types

Property types associated with the Walnut Street District follow those previously identified by Barbara Beving Long for the City of Waterloo in general.¹² Preparation of a National Register nomination should follow the guidelines contained in the Multiple Property Document, "Architectural and Historical Resources of Waterloo, Iowa" (1986), also prepared by Barbara Beving Long. There are, however, a few observations which pertain specifically to the Walnut Street District.

A. Residential Buildings

Residential buildings, both single and multiple family dwellings, as well as churches are the general types of historic structures which define the architectural character of the Walnut Street District. Architectural styles and house types vary widely, and stylistic influences are often combined. The following styles or stylistic influences are evident in the district:

12 See Long, *Historical and Architectural Resources of Waterloo, Iowa*, 1986, pp. 28-60.

Greek Revival
Italianate
Queen Anne
Shingle

Colonial Revival
Craftsman
Prairie School

Long identified several vernacular house types, some of which have not been recognized in style guides, but all of which give Waterloo a distinctive architectural appearance. Two types especially are important architectural elements found the Walnut Street District: the Commodious Box and the Double House

As Long notes, the Commodious Box is a variant of the four-square house: two or two-and-a-half stories high with a hipped roof and clapboard siding. The "defining feature is a gabled full-height bay on the front and often on the sides. The bay is typically composed of three equal sides. The gabled roof placed directly above the bay forms a triangular pent roof shape."¹³ Typically, the bay is set offcenter, sometimes clear to the side. A small window is often found in the pent gable end, sometimes an ornamental style, such as a Palladian window, but more likely just a plain, small window.

The double house is also a common type in the Walnut Street District, usually a two-story structure, and often a Commodious Box design. One-story double houses occur with much less frequency. Long notes that "the double house was a turn-of-the century phenomenon in Waterloo, and remained popular into the 1910s."¹⁴ She also notes that an interesting feature of Waterloo's double houses is that the mirror images occur side-by-side, separated by a common wall. They are not the two-family flat with one unit placed on top of the other, a version which is common in Milwaukee and Chicago. Occasionally, the images are not exactly mirror, as is the case at 306-308 Walnut Street, where the detailing on one side is slightly different from that on the other. Long makes another important point about double houses: they were not a blue-color working class house type.¹⁵ Owners typically occupied one side and rented out the other, thus these structures are constructed of quality materials and they have attractive designs. Architect John Ralston even designed double houses.

Twin houses are another distinctive architectural characteristic of the Walnut Street District. Technically, these structures do not constitute a separate house type, but they are worth noting. In function they are identical to double houses, except that they are free-standing units. All the attributes that apply to double houses also hold true for twin houses.

13 Long, "Waterloo: Factory City of Iowa," p. 203.

14 Long, "Waterloo: Factory City of Iowa," p. 197.

15 Ibid.

B. Churches

Churches constitute the second major property type found important in the Walnut Street District. There are two: Walnut Street Baptist Church and First Presbyterian Church. Both of them are of outstanding architectural design and both of them would meet National Register eligibility criteria as individual structures under Criterion C. As key structures in the district, they are additionally eligible under Criterion A. Historically, churches have played a vital role in the character of the larger Walnut Street neighborhood.

C. Integrity Considerations

The economic hard times which hit Waterloo in the 1980s clearly have affected the physical fabric of the Walnut Street District. Within district boundaries, about a dozen buildings have been demolished, creating de facto open spaces which diminish the historic setting to a certain degree. At this point in time, however, these vacant lots have not been redeveloped with new structures, so the feeling of time and place associated with the neighborhood between 1882 and 1924 is still intact. The physical density has been reduced, but not the historic character.

Economic decline has also taken a toll on individual structures. Lack of routine maintenance and neglect are apparent in many buildings. Of more serious concern are the number of buildings which have been altered: exterior walls resided, windows replaced, porches removed. There is nonetheless an air of "hanging on" in the Walnut Street District. The majority of owners have made some attempt to keep up appearances, but repairs and changes generally have been of the least-cost and low-maintenance variety. Wood sash windows have been replaced with aluminum combination types. Solid wood panel doors have been replaced with hollow-core flush-panel doors; wood-frame screens and storms with aluminum. Wood siding has been covered over with rolled asphalt, aluminum, or steel siding. However, while these changes affect integrity of materials, they generally leave integrity of design and workmanship intact, since there very few room additions which would not qualify as historic changes. In many cases the original building materials are still intact -- covered up to be sure, but intact underneath a modern wrapping.

In the Walnut Street District, a major factor in determining contributing from noncontributing structures is whether alterations appear to be reversible. Modern siding and other cosmetic changes do not automatically mean that a building is noncontributing. If there is evidence that original siding materials are still intact, if the historic design is still evident, and if most of the historic windows are present, the structure should be considered contributing.

Porch treatment should be examined closely. Most of the houses have or at one time had porches. Where porch and house design differ in style and time period, the structure will still be contributing if the later porch design is compatible with the historic house style or type. Houses with enclosed porches should be considered contributing if the porch enclosure does not seriously detract from the historic appearance of the house. However, when there is evidence

that an open one-story porch has been replaced with a two-story room addition, the historic design has been seriously compromised and the building should be considered noncontributing.

In the past, buildings have been relocated. The Bickley House stands as an example, though there is evidence that other buildings have been moved relocated in the area. Under NRHP criteria consideration B, building relocation should not affect integrity of location if the structure contributes to the historic character of the district as a whole.

D. *Other Considerations*

Commercial buildings and institutional buildings have been excluded as contributing resources to the Walnut Street District. Although the commercial strip along East Fourth Street (especially the north side) historically was an integral element of the Walnut Street Area, most of the buildings are gone. Commercial establishments along Franklin Street typically functioned as part of the downtown business district and not as a neighborhood business center. Within the district, there is one institutional building, the Boys and Girls Club at 515 Pine Street. This is a more modern structure, so it is noncontributing by virtue of age at this point in time. It is also noncontributing in terms of function, since institutional buildings, with the exception of the house which served as Pine Street Hospital for a time, have not been part of the district's make-up.

V. *Findings and Recommendations*

A. *National Register of Historic Places Nomination*

The goal of historic preservation does not mean freezing a community in time. Sound preservation planning, however, does mandate the identification of local assets that are not negotiable in the development process. Successful preservation of those assets requires a regulatory framework enhanced with financial and other incentives for private property owners.

It is the finding of this investigation that a portion of the Walnut Street Area meets National Register eligibility criteria as a historic district, as described above. In order to provide maximum local protection for this district under Chapter 18.5, Historic Preservation, of the 1988 Code of Ordinances of the City of Waterloo, it is recommended that this district be nominated to the National Register of Historic Places as soon as possible. Such designation would establish the district as a non-negotiable asset of the city.

Three properties outside district boundaries also meet National Register criteria as individual structures: East High School, Grace Methodist Episcopal Church, and St. Joseph's Church. Their nomination to the National Register as individual structures would complement and enhance a district nomination. Detailed information about these structures can be found on the site inventory forms prepared by Barbara Beving Long in 1985-86, so that information has not been duplicated on the site forms prepared as part of this study. A fourth property, the Illinois

Central Railroad yard, now owned and operated by Chicago, Central & Pacific Railroad, appears as though it would be eligible for the National Register under Beving's multiple property document, "Historical and Architectural Resources of Waterloo, Iowa," as well as the statewide multiple property document for railroad architecture: "The Advent and Development of Railroads, 1855-1940."

B. Urban Conservation Overlay Zone

It is also the finding of this investigation that the district, even if listed on the National Register, will remain threatened by economic factors. National Register listing imparts community status to the district and the historic preservation ordinance can be used to arrest (as well as reverse) deterioration of the historic fabric within the district, but neither of them can halt the forces which press upon the district at its borders. National Register guidelines specifically prohibit the inclusion of buffer zones in determining historic district boundaries. For this reason, the Walnut Street Historic District boundaries include only that portion of the area which retains sufficient integrity to meet eligibility standards. Successful preservation of the district, however, will require some means of providing a buffer zone.

To create such a buffer, it is further recommended that the Walnut Street Historic District be included in a larger urban conservation overlay zone. Typically, both historic and conservation district regulations require review of demolition, remodeling, and new construction. Conservation districts also have established boundaries, regulations, and design guidelines. The difference is in the degree of regulation and design control. Whereas historic preservation regulations impose clear limits on the amount and degree of exterior change allowed, conservation district regulations govern such elements as the setback, height, scale, and profile of new buildings and building additions. Demolition can also be controlled through conservation districts.

In recent years, the urban conservation district concept has gained wider acceptance as a more flexible approach to preservation. Several cities have adopted ordinances providing for such zones, variously called architectural conservation districts, residential conservation districts, special planning districts, or neighborhood conservation districts. Appended to this report are ordinances or code sections for urban conservation districts in the following U.S. cities:

Cambridge, MA
Dallas, TX
Memphis, TN
North Omaha, NE
Palo Alto, CA
Phoenix, AZ
Raleigh, NC

Other cities which have established urban conservation districts include Lincoln, Nebraska, and Portland, Oregon.

C. Incentives

Financial and other incentives are recommended as an adjunct to regulatory controls. The Operation Clean Task Force has already investigated a number of possible measures to address housing problems in Waterloo. These include:

- * concentrating efforts and funds in a selected neighborhood;
- * committing CBDG funds to rehabilitate as well as demolish properties in the downtown and immediate vicinity;
- * modifying the building code to allow historic structures to be rehabilitated meeting minimum safety standards; and
- * adopting a policy which gives the city ownership of any parcel of land on which the city has paid for the demolition of dilapidated structures.

Another incentive which might be considered is temporary property tax abatement. Properties in the historic district (assuming that it is listed on the National Register), and individual properties outside the district which are National Register eligible, qualify for temporary property tax exemption under HF 2540. At the discretion of county boards of supervisors, the substantial rehabilitation of historic properties may be fully exempted from any increase in valuation for four years and then returned to full valuation in phases over the following four-year period. Properties must be listed on the National Register, be evaluated as National Register eligible, contribute to National Register or local historic districts, or be designated as a county or municipal historical landmark. Rehabilitation must be done in accordance with *The Secretary of the Interior's Standards for Rehabilitation*, as certified by the State Historic Preservation Officer.

VI. Survey Methods

This project was conducted by Rebecca Conard, Principal Investigator, and Jan Nash, Research Associate. In addition, the Waterloo Planning Department made office space available during fieldwork operations and provided computer-generated information on current property owners. Conard and Nash met with the Historic Preservation Commission twice during the project: the first meeting took place on November 4, 1991, at the beginning of the project, and the second took place on November 21, 1991 to discuss progress. A planned meeting with the Commission in January was cancelled.

The investigation included both fieldwork and archival research, which were conducted in tandem. Fieldwork commenced on November 5, 1991, during which time all structures in the designated survey area and some additional structures on the periphery were photographed using black-and-white film. At this time, only the front of each structure was photographed. On November 20, 1991, Conard and Nash analyzed these photographs for the purpose of determining a preliminary historical research area. As a result of this analysis, the research area was expanded to include Railroad Addition (situated north of Cooley Addition), the Illinois Central yard, East High School, Grace Methodist Church, and St. Joseph's Church. Subsequent to the initial photography, structures within the selected historic district boundaries were photographed a second time on January 14, 1992. Black-and-white photographs of architectural details and associated outbuildings were taken, as were general streetscape views. Color slide photographs were also taken at this time. All photographs were logged on standard HPB log sheets.

Two days of field investigation, January 12-13, 1992, were devoted to inspecting structures for the purpose of describing their physical characteristics and assessing historic architectural integrity. This information is detailed on the site inventory forms appended to the report. Close examination of the structures revealed a substantial loss of integrity on the perimeters, both in terms of individual structures and overall setting. Further analysis of photographs, combined with the analysis of historical data and consultation with Ralph Christian at the Historic Preservation Bureau on April 24, 1992 resulted in the determination of historic district boundaries as described in Section III.

Several local and state sources were consulted for archival research material. The Grout Museum holds an impressive collection of local history materials. Vertical files, photographs, maps, and city directories (1873-74 and 1899-1900) were examined here on November 6 and December 10, 1991 and January 15-16, 1992. Maps and other property data were examined at Black Hawk Abstract and Mid-America Savings Bank in Waterloo. Sanborn fire insurance maps were copied from the microfilm collection at the State Historical Society in Iowa City. Additional research was conducted in the SHSI photograph collection. Data for individual properties in the area were obtained from the Black Hawk County Assessor's Office. Jan Nash interviewed Waterloo residents Loren Thomas, Pauline Lamson, and Susan Brase for the purpose of obtaining first-hand historical information about the area.

Members of the Waterloo Historic Preservation Commission contributed to the archival research tasks by compiling address-specific data on residents, taken from city directories at five-year intervals between 1900 and 1935. HPC member Sue Pierson coordinated this effort in consultation with Rebecca Conard. Another HPC member, Rose Middleton, also assisted with the fieldwork.

Historical research data were analyzed for the purpose of understanding the forces which shaped development and land-use in the study area. City directory information, in particular, proved to be very useful for constructing a demographic profile of the area as a whole. The

historical context comes from this research, of course. Equally important, the historical data influenced the determination of district boundaries. For instance, the initial physical evidence suggested that the Walnut Street Area was an area of mixed residential and commercial use. Historical research showed that the commercial area along Franklin is more properly associated with the downtown business district and that the historic commercial district along East Fourth Street is almost completely gone. City directories and maps confirmed the influence of Illinois Central Railroad on land use and demographics. Historical research also showed that the Walnut Street Area extended at least as far east as East High School, but this portion of the historic neighborhood is completely gone. Archival sources were less informative concerning how far west the neighborhood extended, but this, too, is a moot point since Highway 63 (formerly Logan Avenue) has effectively bifurcated the east side residential area.

Site inventory sheets were prepared for all structures in the area shown on Map 2. Barbara Beving Long's survey numbering system was not used for this project, in part because 1985-86 inventory sheets were missing for some addresses. In addition, the adoption of a system tailored to this specific project made it much easier to track addresses. The system is simple: the first designation, "WS" refers to Walnut Street; the second, a three-digit number corresponds to an alphabetic sequence. Numbered streets appear first, followed by named streets, making it quite easy to locate specific properties by address.

VII. Sources

Black Hawk Abstract Company. Subdivision records.

Black Hawk County Assessor's Records.

Cleveland, Mortimer. Architects in Iowa Files, SHSI Historic Preservation Bureau, Des Moines.

Grout Museum Collection:

Fiftieth Anniversary of the Present Building, Walnut Street Baptist Church.

First Presbyterian Church Centennial, 1854-1954.

Leavitt, Roger. Handwritten manuscript dated 11/1/4__ (undecipherable).

Mortimer Cleveland Collection

Postcard Collection

Photograph Collection

Maps: 1868 Bird's Eye; 1869 Map of the City of Waterloo

St. Joseph's 101 Years, 1863-1963

Waterloo *Courier*, undated and dated articles from 1903-1963

Long, Barbara Beving. "Waterloo: Factory City of Iowa," 1986.

_____. Multiple Properties Nomination, National Register of Historic Places, Historical and Architectural Resources of Waterloo, Iowa," 1986.

l-America Savings Bank. 1874 Map of Waterloo, Waters and Willits, C.E.

meyer, Robert. "May Harmony Prevail: The Early History of Black Waterloo." *Palimpsest* 61 (1980), 80-91.

e Historical Society of Iowa, Iowa City
Postcard Collection, Manuscript Department
Sanborn Fire Insurance Maps for Waterloo, 1885 to 1918-1945.

mas, Loren. *T Remembers*. Cedar Falls, IA: Spectrum House, 1986.

erloo City Directories, 1873-74 to 1935.

Appendix II

Urban Conservation Districts Sample Codes and Ordinances



NEIGHBORHOOD CONSERVATION DISTRICTS IN CAMBRIDGE

Protecting Neighborhood Character

In 1983, the Cambridge City Council adopted legislation designed to preserve and protect areas and buildings significant in Cambridge's history. City Ordinance 1002 allows for the "establishment of neighborhood conservation districts and protected landmarks."

Neighborhood conservation districts are groups of buildings that are architecturally and historically distinctive, whereas designated landmarks are individual buildings or structures whose architecture or history makes them worth preserving. The establishment of such a district recognizes the particular design and architectural qualities of special neighborhoods in Cambridge and encourages their protection and maintenance for the benefit of the entire city.

Establishing Neighborhood Conservation Districts

According to Ordinance 1002, the purpose of establishing a neighborhood conservation district is to

conserve and protect the beauty and heritage of the City of Cambridge and to improve the quality of its environment through . . . conservation and maintenance of neighborhoods . . . which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods; . . . and by furthering these purposes to promote the public welfare by making the City a more attractive and desirable place in which to live and work.

The establishment of a district is initiated when ten registered voters petition the Historical Commission to study an area's potential. The Commission itself may begin the study of a district, but, in general, conservation districts develop out of residents' concern over issues that threaten their neighborhood's

*Tailored to specific districts/
neighborhoods.*



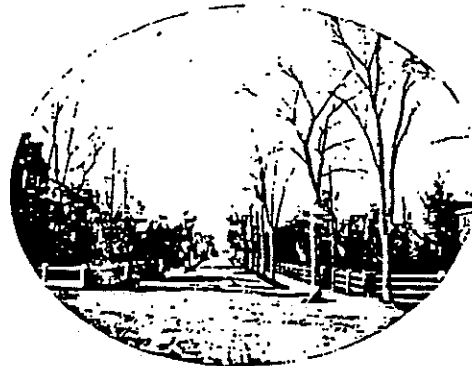
character. A study committee is appointed by the City Manager to report on the merits of the proposed district and to recommend the boundaries and degree of regulatory authority needed to protect it. A staff member from the Commission assists the committee in this job.

The study report takes approximately one to two years to complete; it involves canvassing neighbors and holding meetings to arrive at a consensus on the district's jurisdiction. The final report is presented to the Historical Commission for its recommendation. No less than forty-five or more than sixty days later, the proposal is considered at a public hearing. If the Commission finds that the area meets the standards for designation, the report is forwarded to the City Council with a favorable recommendation. Designations are made by a majority vote of the City Council.

Neighborhood Conservation District Controls

Ordinance 1002 generally states that "all construction, demolition or alteration that affects exterior architectural features, other than color," shall be reviewed in a neighborhood conservation district. However, the ordinance provides seven standard exemptions from review that can be adopted in a particular district. By adopting binding and non-binding categories of review, districts can be even more closely tailored to the needs of a neighborhood. The City Council order establishing the district incorporates the specific standards governing each neighborhood conservation district.

Cambridge's conservation districts incorporate binding review over major changes, such as demolition, new construction, and alterations that affect the size of a building's envelope, while providing for nonbinding, advisory review of smaller



alterations. In this way, the neighborhood is protected from large-scale change, and residents are allowed to proceed with minor architectural alterations. The sense of neighborhood character is thus protected, even though some alterations that would not normally be allowed in traditional historic districts are not prevented.

When a district is established, a commission is appointed by the City Manager to administer it. Such a commission consists of five members and three alternates and includes a mix of district residents and professionals in real estate, architecture, or historic preservation. A member of the Historical Commission serves on the commission as well.

When a neighborhood conservation district is designated, it comes under the jurisdiction of its neighborhood conservation district commission. The commission is then empowered to approve, before work begins, any new construction, demolition, or alteration that will be visible from any public way or place. No such work can be undertaken, nor can a building permit be obtained, until the commission has issued a Certificate of Appropriateness, Non-Applicability, or Hardship.

Questions and Answers for Property Owners

What is a Certificate of Appropriateness?

A Certificate of Appropriateness is a document issued by the neighborhood conservation district commission when an alteration falls within its jurisdiction and involves a publicly visible exterior architectural feature of a property. It certifies that the alterations are not "incongruous to the historic aspects, architectural significance or the distinctive character of the . . . district."

The certificate incorporates plans and specifications submitted as evidence of the proposed work and forms the basis of the commission's agreement with the applicant on how changes can be made to the property. Certificates are valid for six months from the date of issue. They can be extended one or more times for a period of no more than ninety days each, on the written approval of the chairman.

Do I need a certificate for interior work?

A certificate is needed to obtain a building permit in a neighborhood conservation district. But for changes to interiors or other areas that do not come under the commission's jurisdiction, a Certificate of Non-Applicability is issued. This certificate signifies that the commission's jurisdiction does not apply to the work proposed. Certificates of Non-Applicability can be issued by the commission staff immediately on receipt of an application and without a public hearing. No certificate is needed for interior work that does not require a building permit.

A Certificate of Hardship may be issued for work that is otherwise inappropriate if the commission determines, at a public hearing, that failure to approve an application would entail a substantial hardship, financial or otherwise, and that the work would not be a significant detriment to the district.

Regardless of the type of certificate needed, no property in a neighborhood conservation district may be constructed, altered, or demolished unless the neighborhood conservation district commission or the Historical Commission staff has issued a certificate for the work proposed. Once the proper certificate has been issued, a building permit can be obtained and the work can go forward.

How do I apply for a certificate?

Applications for certificates are available at the Cambridge Historical Commission office. Instructions for completing the application and a list of required attachments to the application are included on the form. Completed applications should be returned to the Historical Commission office. Deadlines for submitting applications may be obtained by calling the office (617-498-9040).

How does the commission conduct its review?

Applications for all changes within the commission's jurisdiction are brought to a public hearing, which provides an open forum for discussion. Abutters to the property, the Planning Board, the City Clerk, and any others deemed to be affected are notified of the hearing fourteen days in advance. In addition, the commission is required to advertise its hearings in a newspaper of general circulation fourteen days in advance.

Are there standards for the commission's review?

The neighborhood conservation district commission considers "the historic and architectural value and significance of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features to similar features of structures in the surrounding

area." In the case of new construction, the commission also looks at the size and shape of the construction in relation to its lot and surroundings.

The commission can set stricter standards for development than those allowed by zoning. However, interiors and aspects of the property not visible from a public way cannot be regulated by the commission. The commission also relies on broad standards contained in state and federal guidelines, including the Secretary of the Interior's Standards for Rehabilitation.

In addition, each neighborhood conservation district order may incorporate other criteria tailored to the district. These criteria may specify, for example, that the commission consider the impact of alterations on the district as a whole, including the physical characteristics of the site and the streetscape. The order may also direct the commission to avoid increased density. For further information, consult the orders and application forms for each district.

Does being in a neighborhood conservation district mean that I can never change the appearance of my house?

No. Properties in neighborhood conservation districts are not frozen in time. District controls are intended to ensure that a neighborhood's distinctive qualities are taken into consideration when changes occur. Most routine and minor changes are reviewed administratively, by the Historical Commission staff. Many other changes are reviewed by the neighborhood conservation district commission in an advisory, nonbinding capacity. Binding review in a public hearing is generally reserved for major changes, such as demolition, new construction, and major exterior alteration, which would affect neighborhood character.

Neighborhood conservation district commissions work with applicants to develop design solutions that respect both the neighborhood's significant qualities and the needs of the property owner. In addition, the commission staff is always available to discuss proposed alterations informally.

Cambridge Historical Commission

Charles M. Sullivan
Executive Director
Sarah J. Zimmerman
Secretary to the Neighborhood
Conservation District Commissions



57 Inman Street
Cambridge
Massachusetts 02139
617-498-9040

This publication has been funded in part with Federal funds from the National Park Service, Department of the Interior, through the Massachusetts Historical Commission, Secretary of State Michael Joseph Connolly, Chairman. Additional funds were received from the Dwight H. Andrews Memorial Fund, given in memory of Dwight Hayward Andrews (1908-1988), a founding member of the Cambridge Historical Commission, in recognition of his twenty-five years of dedicated service to the commission and the city.

Sarah Colburn House, 7 Dana Street (1841). Photo, 1964 (Jack Boucher, Historic American Buildings Survey).

Ash Street Place. Photo, 1973 (Richard Cheek, Cambridge Historical Commission).

Quincy Street from Broadway. Photo, ca. 1865 (Cambridge Historical Society).

This program receives financial assistance for identification and preservation of historic resources. The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap. If you feel you have been discriminated against in any program, activity, or facility in this program, or if you desire further information, please write to: Office for Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

Published June, 1989

(vii) "Structure" - a combination of materials including a building,
sign, fence, wall, terrace, walk, driveway, street, bridge,
statue, monument, or other man-made feature.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Three

AN ORDINANCE

In amendment to an ordinance entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

That Chapter Two entitled "Administration", Article XVI entitled "Cambridge Historical Commission", Section 2-147 entitled "Powers and Duties of the Commission", Subsection K entitled "Establishment of Neighborhood Conservation Districts and Protected Landmarks" is hereby amended by striking out the present subsection K and substituting in place thereof a new subsection K which reads as follows:

(K) Establishment of Neighborhood Conservation Districts and Protected Landmarks.

(1) Purposes. The City Council finds it necessary to enact this subsection under section 6 of the Home Rule Amendment in order to preserve, conserve and protect the beauty and heritage of the City of Cambridge and to improve the quality of its environment through identification, conservation, and maintenance of neighborhoods, areas, sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods, areas or structures; and by furthering these purposes to promote the public welfare by making the City a more attractive and desirable place in which to live and work. To achieve these purposes, the City

may designate neighborhood conservation districts and landmarks to be administered as herein set forth.

(2) Definitions. In addition to terms defined in subsection (j)(2), the following terms, when used whether or not capitalized in this subsection, shall have the meanings set forth below, unless the context otherwise requires:

- (i) "Demolition" - the act of pulling down, destroying, removing, or razing structures, or commencing the work of total or substantial destruction with the intent of completing the same.
- (ii) "Exterior architectural features" - such portion of the exterior of a structure as is open to view from a public street, way, park, or body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, material and texture of exterior building materials, and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.
- (iii) "Historic District" - an area so established under the authority of Chapter 40C of the General Laws.
- (iv) "Landmark" - any property within the City so designated in accordance with paragraph (4).
- (v) "Neighborhood Conservation District" - any area within the City so designated in accordance with paragraph (4).
- (vi) "Neighborhood Conservation District Commission" or "District Commission" - a commission provided for by paragraph (3).

(3) Neighborhood Conservation District Commission.

Upon designation as provided in paragraph (4) of any neighborhood conservation district, and unless the designation provides that the Historical Commission itself shall exercise authority with respect thereto, the City Manager shall appoint a neighborhood conservation district commission to consist of five members and three alternates. The members shall include three residents of the neighborhood, not less than two of whom shall be homeowners; one neighborhood property owner (who may or may not be a neighborhood homeowner); and one member or alternate of the Cambridge Historical Commission. The three alternates shall all be neighborhood property owners. The neighborhood conservation district commission shall act solely in the exercise of those functions described in this subsection which are applicable to the district under its administration.

Any member or alternate of the Historical Commission may be appointed to a neighborhood conservation district commission for a term co-terminous with such person's term as a member or alternate of the Historical Commission. Members and alternates of a neighborhood conservation district commission who are not members of the Historical Commission shall by reason of experience or education have demonstrable knowledge and concern for improvement, conservation and enhancement of the district, and at least two of the members or alternates shall have professional qualifications related to real estate or architecture or historic preservation. The members of the Commission shall be appointed by the City Manager with regard to the diverse viewpoints expressed in the creation of the District. Such members shall

serve for a term of three years, except that the initial appointments shall be for one member to serve one year and one member to serve two years, and vacancies shall be filled for the unexpired term of office. Each member and alternate shall continue in office after expiration of his or her term until a successor is duly appointed and qualified, except that no member shall serve more than two consecutive terms.

The neighborhood conservation district commission shall elect annually a chairman and vice-chairman from its own number. (In the case of absence, inability to act, or unwillingness to act because of self-interest on the part of a member, his or her place shall be taken by an alternate member designated by the chairman, if available, otherwise by the vice-chairman if available, otherwise by a majority vote of the members and alternate members of the Commission present. The person exercising the function of Executive Director of the Historical Commission shall serve as secretary of each neighborhood conservation district commission. Persons serving as members or alternate members of a neighborhood conservation district commission shall, as a result of such service, be considered as "special municipal employees" for purposes of chapter 268A of the General Laws.

(4) Designations. The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (a) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (b) historically or architecturally significant (in terms of period, style, method of construction, or association with a famous architect or builder) either by itself or in the context of a group of structures; may recommend for designation as a neighborhood conservation district any area within the City containing places and structures which it determines are of

importance to the architectural, aesthetic, cultural, political, economic or social history of the City, and which considered together cause such area to constitute a distinctive neighborhood or to have a distinctive character in terms of its exterior features; and may recommend amendments to any designation of landmark or neighborhood conservation district theretofore made.

Prior to the recommendation of designation or amendment of designation of any landmark or neighborhood conservation district an investigation and report on the historical, architectural and other relevant significance thereof shall be made. The report shall recommend the boundaries of any proposed landmark or neighborhood conservation district and shall recommend for incorporation in the order of the City Council designating each landmark or neighborhood conservation district general and/or specific standards and appropriate criteria consistent with the purposes of this subsection and the provisions of paragraph (5) that are to be applied in making any determination of the type referred to in paragraphs (7), (8), and (9) with respect to the designated landmark or within the designated neighborhood conservation district.

In the case of a landmark, the report shall be prepared by the Historical Commission. In the case of a neighborhood conservation district, the report shall be prepared by a study committee consisting of three members or alternates of the Historical Commission and four persons appointed by the City Manager, including at least one person who resides in the district under consideration, at least one person who owns property in the district under consideration, and one person who owns property or resides elsewhere in the City and has demonstrated knowledge and concern for conservation and enhancement of those exterior features of the City which are important to its distinctive character.

Any ten registered voters of the City may petition that the Historical Commission initiate, or the Historical Commission on its own may initiate, the process of designating a landmark or neighborhood conservation district or amending or rescinding any such designation theretofore made. The Commission shall within forty-five days following the filing of such request or petition hold a preliminary hearing and arrange for the preparation of a report and, if required, request the appointment of a study committee. The Historical Commission shall not reconsider a proposed designation, amendment or rescission of designation within one year of its previous hearing thereon, unless two-thirds of all its members vote to do so. No less than forty-five nor more than sixty days after the transmittal of a report to the Commission pertaining to a proposed designation, the Commission shall hold a public hearing. The Commission shall give not less than fourteen days notice of such public hearing by publication in ^{A NEWSPAPER OF GENERAL CIRCULATION IN} ~~the Cambridge~~ Chronicle and by mailing notice thereof to the owner of the proposed landmark and to every owner abutting the proposed landmark or within the proposed neighborhood conservation district (each such owner to be determined from the then current records of the Assessing Department), and to the City Manager, the Planning Board, and the City Clerk.

Prior to the public hearing, the Commission shall transmit copies of the report to the Planning Board for its consideration and recommendations.

The recommendation of the Historical Commission with regard to any designation, amendment or rescission shall be

transmitted to the City Manager and to the City Clerk with a copy of the approved designation report. Designation of a landmark or a neighborhood conservation district or amendment or rescission of designation shall be by order of the City Council. In the case of a designation, the order shall include a statement of the reasons for such designation and a statement of standards which the Historical Commission or neighborhood conservation district commission is to apply under Sections [5] - [9] of this subsection.

No designation, amendment or rescission of designation shall become effective until a map setting forth the boundaries of the landmark or neighborhood conservation district or change in the boundaries thereof, has been filed with the City Council and has been recorded with the Registry of Deeds for the South District of Middlesex County.

If the order establishing or amending a neighborhood conservation district contains provisions for both regulatory and educational/incentive programs, the regulatory provisions of the order shall not be effective unless and until the educational/incentive provisions of the order are funded.

(5) Review Authority.

Except as the order designating or amending a landmark or neighborhood conservation district may otherwise provide in accordance with this paragraph, the Historical Commission or neighborhood conservation district commission having jurisdiction shall review all construction, demolition or alteration that affects the exterior architectural features, other than color, of any landmark or within any neighborhood conservation district.

The order designating or amending a landmark or neighborhood conservation district may provide that the authority of the Historical Commission or neighborhood conservation district commission having jurisdiction shall not extend to the review of one or more of the following categories of structures or exterior architectural features of the landmark or within the neighborhood conservation district in which event the structures or exterior architectural features so excluded may be constructed or altered without review by the commission.

(a) The application of exterior wall material in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element.

(b) Alterations to the exterior of existing structures that do not increase or diminish the size and location of windows and doors, cause the removal of any bay, porch, hood, window or door casing or any other protruding decorative element, or alter the appearance of a roof.

(c) The exterior appearance of a new structure that does not require a variance or special permit under the zoning ordinance then in effect.

(d) Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the commission may reasonably specify.

(e) Terraces, walks, driveways, sidewalks and similar structures substantially at grade level.

(f) Walls and fences.

(g) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, trelliswork, and similar appurtenances.

The Historical Commission or a neighborhood conservation district commission may determine from time to time after a public hearing that certain categories of exterior architectural features or structures, including, without limitation, any of those enumerated in this paragraph, if the provisions of the applicable order do not limit the authority of such commission with respect thereto, may be constructed or altered without review by such commission without causing substantial derogation from the intent and purposes of this subsection.

If the order establishing or amending a neighborhood conservation district provides, the determination of a neighborhood conservation district commission shall be binding only with regard to applications to construct a new building, to demolish an existing structure if a demolition permit is required, to construct a parking lot as a principal use, and to construct an addition to an existing structure that would increase its gross floor area, and in all other cases the determinations of a commission shall be advisory only and not binding on an applicant. In no case shall a building permit be issued until the commission has made a determination under the applicable provisions of this ordinance.

(6) Maintenance, repair and reconstruction.

Nothing in this subsection shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature of a landmark or within a neighborhood conservation district which does not involve a change in design or material or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, not construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the order which designates that landmark or district, nor construed to prevent the reconstruction, substantially similar in exterior design, of a structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

(7) Certificates of appropriateness, non-applicability or hardship.

Except as the order establishing or amending a landmark or neighborhood conservation district may otherwise provide, no structure designated a landmark or within a neighborhood conservation district shall be constructed or altered in any way that affects exterior architectural features unless the Historical Commission or neighborhood conservation district

commission having jurisdiction shall first have issued a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship with respect to such construction or alteration.

Any person who desires to obtain a certificate from the Historical Commission or neighborhood conservation district commission shall file with the commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the commission to enable it to make a determination on the application.

No building permit for alteration of an exterior architectural feature of a landmark or construction of a structure or for alteration of an exterior architectural feature within a neighborhood conservation district and no demolition permit for demolition or removal of a landmark or of a structure within a neighborhood conservation district shall be issued by the City or any department thereof until the certificate required by this subsection has been issued by the Historical Commission or neighborhood conservation district commission having jurisdiction.

(8) Factors to be considered by commissions. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall consider, among other things, the historic and architectural value and significance

of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features to similar features of structures in the surrounding area. In the case of new construction or additions to existing structures a commission shall consider the appropriateness of the size and shape of the structure both in relation to the land area upon which the structure is situated and to structures in the vicinity, and a commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable provision of the zoning ordinance. A commission shall not consider interior arrangements or architectural features not subject to public view.

A commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects, architectural significance or the distinctive character of the landmark or neighborhood conservation district.

(9). Powers, functions and duties of commissions. The Historical Commission and each neighborhood conservation district commission shall have like powers, functions and duties with respect to each landmark and neighborhood conservation district over which it has jurisdiction as is provided historic district commissions under clauses (a) - (g) under section 10 of Chapter 40C of the General Laws with respect to historic districts, including without limitation with respect to the approval and disapproval of certificates of appropriateness, nonapplicability and hardship, the dating and signing of such certificates, the keeping of records and adoption of rules and regulations, the filing with

the City Clerk and Building Department of certificates and determinations of disapproval by it, and the determination of designs of appurtenances (excluding colors) which will meet the requirements of the landmark or neighborhood conservation district.

(10) Procedures for public meetings and hearings.

The Historical Commission and each neighborhood conservation district commission shall adopt rules for the reasonable conduct of its meetings and public hearings, which rules shall not be inconsistent with the procedures provided for meetings of and hearings by historic district commissions under section 11 of Chapter 40C of the General Laws: and in the absence of the adoption of any such rules, meetings and public hearings of the Historical Commission and of each neighborhood conservation district commission shall be in conformity with the provisions of section 11 of Chapter 40C applicable to historic district commissions.

(11) Appeals.

Any person aggrieved by a designation of a landmark or district may appeal to the Superior Court within thirty days after such designation. Any applicant aggrieved by a determination of a neighborhood conservation district commission or ten registered voters of the City opposing a determination under this subsection may appeal to the Historical Commission within twenty days after the filing of the notice of such determination with the City Clerk. The Historical Commission may overrule the determination and return it for reconsideration consistent with that finding. If the applicant is aggrieved by the determination of the Historical Commission, or if action is not taken by the Historical Commission within thirty days of filing for review, the applicant may appeal to the Superior Court. Appeal from a Historical Commission determination shall be taken within thirty days of the formal decision; appeal from a failure to act shall be

taken within sixty days after the filing for review. The Superior Court may reverse a determination if it is not supported by substantial evidence in the record. In all other respects, the appeal shall be made in the same manner as provided under Section 12A of Chapter 40C of the General Laws.

(12) Enforcement and remedies.

The Historical Commission and any neighborhood conservation district commission are each specifically authorized to institute any and all actions, proceedings in law and in equity, as they deem necessary and appropriate to obtain compliance with the requirements of this subsection or to prevent a threatened violation thereof. Any violation of any provision of this subsection may be punished to the like extent provided in section 13 of Chapter 40C of the General Laws for a violation of said chapter. In addition to the foregoing, no building permit shall be issued, with respect to any premises upon which a landmark or a structure within any neighborhood conservation district has been voluntarily demolished otherwise than pursuant to a certificate granted after compliance with the provisions of this subsection, for a period of two years after the date of the completion of such demolition (the word "premises" for the purposes of this sentence referring to the parcel of land upon which the demolished structure was located and all adjoining parcels of land under common ownership or control.)

(13) Historical Commission authority not limited.

No provisions of this subsection shall alter or diminish the duties and functions of the Historical Commission under the authority of chapter 40, section 8D, and chapter 40C of the General Laws, or apply to any historic district currently administered by said commission, or restrict the establishment of any future historic district under said chapter 40C.

(14) Limitation on applicability of demolition ordinance.

The provisions of subsection (j) of the General Ordinances of the City of Cambridge (relative to procedures for demolition permits for significant buildings) shall not be applicable with respect to the demolition of any structure within a neighborhood conservation district if the appropriate neighborhood conservation district commission has issued a certificate of appropriateness or a certificate of hardship permitting the demolition of such structure.

(15) Severability.

The provisions of this subsection are severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

In City Council December 12, 1983.

Passed to be ordained by a yea and nay vote:- Yeas 6;
Nays 1, Absent 2.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

SEC. 51A-4.505. CONSERVATION DISTRICTS.

(a) Definitions. In this section:

(1) ARCHITECTURAL ATTRIBUTES means those physical features of buildings and structures that are generally identified and described as being important products of human thought and action characteristic of a population or community.

(2) BLOCK means an area bounded by streets on all sides.

(3) BLOCKFACE means all of the lots on one side of a block.

(4) CD means conservation district.

(5) CD FEASIBILITY STUDY means a study conducted by the director to determine whether or not a particular area of the city is eligible for conservation district classification.

(6) CD ORDINANCE means the ordinance establishing a particular conservation district.

(7) CULTURAL ATTRIBUTES means all of those physical features of an area that, either independently or by virtue of their interrelationship, are generally identified and described as being important products of human thought and action characteristic of a population or community. Accordingly, the term "cultural attributes" necessarily includes "architectural attributes" as that term is defined in this section. The term "cultural attributes" does not refer to the characteristics or beliefs of people who may reside in or frequent a particular area.

(8) STABLE means that the area is expected to remain substantially the same over the next 20 years with continued maintenance of the property. While some changes in structures, land uses, and densities may occur, all such changes are expected to be compatible with surrounding development.

(9) STABILIZING means that the area is expected to become stable over the next 20-year period through continued reinvestment, maintenance, or remodeling.

(b) Purpose. Article 1011a, Vernon's Texas Civil Statutes, authorizes the city of Dallas to regulate and restrict the construction, alteration, reconstruction, or razing of buildings and other structures in "designated places and areas of historic, cultural, or architectural importance and significance." Whereas the city has historic districts containing such regulations and restrictions for historic places and areas, the conservation district is established to provide a means of conserving an area's distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes.

(c) General provisions.

(1) Each conservation district must be established by a separate CD ordinance. Before adopting a CD ordinance, the city council shall approve a conceptual plan for the district in accordance with this section. Each CD ordinance must be consistent with the conceptual plan approved for the district by the city council.

(2) If the director determines that, due to the sensitivity of the area, or due to the nature of the proposed regulations for the area, a special administrative procedure should be established for the review of proposed work in a conservation district, he may recommend that such a procedure be incorporated into the conceptual plan for the district. Unless such a procedure is considered by the commission and approved by the city council as part of the conceptual plan for the district, there shall be no administrative review of proposed work in a conservation district other than the customary review for compliance with all applicable city codes, ordinances, rules, and regulations which occurs at the time a person makes application for a building permit.

(3) For purposes of determining the applicability of regulations in this chapter triggered by adjacency or proximity to another zoning district, an identifiable portion of a conservation (CD) district governed by a distinct set of use regulations is treated as though it were a separate zoning district. If the CD district or a portion of the district is limited to those uses permitted in an expressly stated zoning district, the CD district or portion of the district is

treated as though it were that expressly stated zoning district; otherwise it is treated as though it were:

(A) a TH-3(A) zoning district if it is restricted to single family and/or duplex uses;

(B) an MF-2(A) zoning district if it is restricted to residential uses not exceeding 36 feet in height and allows multifamily uses;

(C) an MF-3(A) zoning district if it is restricted to residential uses and allows multifamily uses exceeding 36 feet in height; or

(D) a nonresidential zoning district if it allows a nonresidential use.

(d) Initiation.

(1) A CD feasibility study may be initiated by a group of persons who collectively own:

(A) more than 50 percent of the land, excluding streets and alleys, within the area of request; and

(B) more than 50 percent of the building sites within the area of request.

(2) An agent of a group that satisfies the requirements of Subsection (d)(1) may file an application for a CD feasibility study with the director on a form furnished by the department. Each person in the group must sign the application.

(3) An application for a CD feasibility study must include the following:

(A) The application fee.

(B) Map(s) showing the existing zoning and land uses on all of the land in the area of request, and on all of the land within 200 feet, including streets and alleys, measured from the boundary of the area of request.

(C) A list of the names and addresses of all property owners and residents in the area of request.

(D) A list of all neighborhood associations or other organizations representing the interests of property owners in the area of request. This list should include information as to the number of members and the officers' names, mailing addresses, and phone numbers.

(E) A statement of justification. This statement should:

(i) point out the factors which render the area of request eligible for CD classification; and

(ii) explain in detail how and why such a classification would be in the best interest of the city as a whole.

(F) A description of the prevalent architectural and cultural attributes of the area.

(G) Any additional information that the director determines to be necessary for the study.

(4) A CD feasibility study may also be initiated by the commission or the city council.

(e) Determination of eligibility.

(1) When a CD feasibility study is initiated under Subsection (d), the director shall determine the eligibility of the area for CD classification in accordance with this subsection.

(2) The director's determination of eligibility must be based on a consideration of the standards in this subsection. An area is not eligible for CD classification unless it satisfies all of the following criteria:

(A) The area must contain at least one blockface.

(B) The area must be either "stable" or "stabilizing" as those terms are defined in this section.

(C) The area must contain significant architectural or cultural attributes as those terms are defined in this section.

(D) The area must have a distinctive atmosphere or character which can be conserved by protecting or enhancing its architectural or cultural attributes.

(3) If the director determines that the area is not eligible for CD classification, he shall notify the applicant of this fact in writing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application. The decision of the director that an area is not eligible for CD classification may be appealed to the commission by the applicant.

(4) An appeal under Subsection (e)(3) is made by filing a written request with the director. The request must be filed within 30 days of the date written notice is given to the applicant of the director's decision. In considering the appeal, the sole issue shall be whether or not the director erred in his determination of eligibility, and, in this connection, the commission shall consider the same standards that were required to be considered by the director in making his determination.

(5) The commission's determination of eligibility on appeal is final. If the commission determines that the area is not eligible for CD classification, no further applications for CD classification may be considered for the area of request for two years from the date of its decision. A property owner in the area of request may apply for a waiver of the two-year limitation pursuant to Section 51A-4.701(d)(3).

(6) If the director determines that the area is eligible for CD classification, he shall proceed to formulate a conceptual plan for the area in accordance with Subsection (f). The decision of the director that an area is eligible for CD classification may not be appealed.

(f) Conceptual plan formulation and review.

(1) If the area is determined to be eligible for CD classification pursuant to Subsection (e), the director shall schedule a public meeting for the purpose of informing property owners in the proposed district of the nature of the pending request. The director shall send notice of the time

and place of the meeting by mail to all addresses of property owners and residents shown on the application, and to any additional addresses of properties in the proposed district shown on the last approved city tax roll.

(2) The director shall prepare a conceptual plan for the proposed district and schedule a public hearing before the commission to receive public comment regarding the plan. The director shall send written notice of the public hearing to all owners of real property in the proposed district and within 200 feet of its boundaries. The measurement of the 200 feet includes streets and alleys. The notice must be given not less than 10 days before the date set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

(3) After the public hearing, the commission shall make a recommendation regarding the plan and forward it to the city council for further action.

(4) The city council shall hold a public hearing before it makes a decision regarding the plan. The city secretary shall give notice of the public hearing in the official newspaper of the city at least 15 days before the hearing.

(5) After the city council holds the public hearing, it shall make a decision regarding the plan. The council may make minor changes in the plan without sending it back to the commission; however, if the changes are substantial, the council shall send the plan back to the commission for another public hearing.

(6) No conservation district may be established in the city unless the city council first approves a conceptual plan for the district in accordance with this subsection.

(g) CD ordinance preparation and review.

(1) The director shall hold public meetings as necessary for the purpose of receiving input from property owners regarding the content of the CD ordinance.

(2) The city attorney shall prepare a CD ordinance based on the approved or proposed conceptual plan, the reports and recommendations of the city staff, and input received from property owners at the public meetings held by the director. The ordinance must contain regulations governing permitted uses, heights of buildings and structures, lot size, floor area ratio, density, setbacks, off-street parking and loading, environmental performance, signs, landscaping, and nonconforming uses and structures, and may further contain any additional regulations, special exceptions, or procedures that the city council considers necessary to conserve the distinctive atmosphere or character of the area, or to minimize potential adverse impacts which could result from creation of the district.

(3) After preparation of the ordinance by the city attorney, the commission shall hold a public hearing to allow all citizens to present their views regarding the proposed ordinance. If the commission so desires, it may hold this public hearing on the same day that it holds the public hearing on the conceptual plan. Notice of this public hearing must be given as required by law for a change in zoning district classification.

(4) After the public hearing, the commission shall make a recommendation regarding the proposed ordinance. The commission shall not recommend approval of the ordinance unless it determines that the ordinance is consistent with the conceptual plan.

(5) After the commission makes its recommendation on the proposed ordinance, the director shall forward the recommendation and ordinance to the city council for further action. The city council shall hold a public hearing before taking any action on the ordinance. If the city council so desires, it may hold this public hearing on the same day that it holds the public hearing on the conceptual plan. Notice of this public hearing must be given as required by law for a change in zoning district classification.

(6) Each CD ordinance must be approved by the affirmative vote of a majority of city council

members present; except, the favorable vote of three-fourths of all members of the city council is required if:

(A) the commission recommends against adoption of the ordinance; or

(B) a written protest against adoption of the ordinance has been signed by the owners of 20 percent or more of either the land in the area of request or land within 200 feet, including streets and alleys, measured from the boundary of the area of request and the protest has been filed with the director.

(h) Board of adjustment fee waiver. The board of adjustment may waive any filing fee for an appeal from a decision of the building official interpreting a CD ordinance, or for a variance or special exception to a CD ordinance requirement when the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement as part of his appeal or request that the matter be placed on the board's miscellaneous docket for predetermination. If the matter is placed on the miscellaneous docket, the applicant may not file his appeal until the merits of the request for waiver have been determined by the board. (Ord. Nos. 19455; 19930; 20037; 20308)

SEC. 51A-4.506. MODIFIED DELTA OVERLAY DISTRICT.

(a) Definitions. In this section:

DELTA THEORY means "delta theory" as defined in Section 51A-4.704 of this chapter.

(b) General provisions.

(1) The city council may establish a modified delta overlay district in those areas where it determines that a continued application of the delta theory is not justified because:

(A) there is no longer a need to encourage redevelopment and adaptive reuse of existing structures; or

(1) Historic preservation (H-P) district for the construction, alteration, demolition or relocation of a building, object, structure or site within any historic preservation district unless a certificate of appropriateness has been issued.

(2) Historic conservation (H-C) district for new construction, demolition, relocation or increase in habitable area of a building, object, structure or site within any historic conservation district unless a certificate of appropriateness has been issued.

(b) Additionally, the commission is authorized to review the construction, alteration, relocation or demolition of any building, structure, object or site, whether privately or publicly owned, which is located in a local historic district, and for which a building permit is not required, except work undertaken for the purpose of ordinary repair and maintenance.

(c) Failure of a property owner or the holder of a building or other permit to construct, demolish, alter or relocate a building or any property in accordance with the requirements of the certificate of appropriateness shall constitute a violation of the zoning ordinances of the city.

Ord. No. 3751, § 1, 5-3-88)

Sec. 26-70. The Memphis Landmarks Commission.

(a) *Establishment of Memphis Landmarks Commission.* The commission shall serve as a historic zoning commission as provided by T.C.A. 13-7-403, for the city. The commission shall be under the general supervision of the executive office of the city.

Powers and duties:

(1) *Designation of local historic districts.* The commission shall review applications regarding creation of local historic districts. Applications shall be filed in the office of the commission and public hearing on such applications shall be held at a special or regularly scheduled meeting of the commission.

The commission shall furnish to the land use control board, in writing, its recommendations regarding the creation of any local historic district. Submission for rezoning as a

Supp. No. 7

2048

local historic district shall be in accordance with Section 6 of the zoning ordinance. Written notice shall be given to all affected property owners concerning the application as required by the zoning ordinance of the city.

The city council shall review and consider the recommendations of the commission and the land use control board prior to the establishment of any local historic district.

(2) *Adoption of design review guidelines.* Prior to the establishment of any local historic district, the commission shall adopt a set of design review guidelines, which it will apply in ruling upon the granting or denial of a certificate of appropriateness. Such design review guidelines shall be consistent with the purposes of this article and with regulations and standards adopted by the secretary of the interior pursuant to the National Historic Preservation Act of 1966, as amended.

Reasonable public notice and opportunity for public comment, by public hearing or otherwise, shall be required before the adoption of any such design review guidelines.

(3) *Determinations for certificates of appropriateness:*

a. It shall be the duty of the commission to make the following determinations with respect to any local historic district when application is made for a certificate of appropriateness or whenever any such determination is deemed necessary by the commission.

1. Appropriateness of altering, constructing or demolishing any building, structure or object within a local historic district.
2. Appropriateness of exterior architectural features, including signs and other exterior fixtures.
3. Appropriateness of exterior design of any new extension on any existing building or structure.
4. Appropriateness of front yard, side yards, off street parking spaces, location of entrance drives into the property, or sidewalks along the public right of-way.
5. Appropriateness of the general exterior design, arrangement, texture, or material of the building.

Supp. No. 7

2049

or other structure in question and the relation of such factors to similar features of buildings in the immediate surroundings; however, the landmarks commission shall not consider work undertaken for the purpose of ordinary repair and maintenance, nor shall it consider interior design or arrangement, and it shall only advise on exterior paint colors.

- b. Upon review of the application for a building permit, the commission shall give prime consideration to:
 1. Historical or architectural value of the present structure.
 2. The relationship of the exterior architectural features of such structure to the rest of the structures in the surrounding area.
 3. The compatibility of exterior design, arrangement, texture, and materials proposed to be used.
 4. To any other factor, including aesthetic, which is deemed pertinent.

(4) *Research, education, planning and project funding.* The commission shall conduct and encourage research, planning and educational projects for the purpose of protecting historic districts and documenting the historic significance thereof, including the following:

- a. Recommend to the mayor and city council designated sites and districts for loans and grants under the city landmark fund and subject to approval by the mayor and city council, make applications for and administer grants for the purpose of preserving and restoring structures and sites located within local historic districts.
- b. Initiate or assist in surveys, plans and studies and programs designed to identify, list, and evaluate structures, objects, sites, and areas worthy of preservation, and develop strategies and methods for their protection.
- c. Consult with and consider the recommendations of civic groups, public agencies and citizens interested in historic preservation and provide information to the public.

Supp. No. 7

2050

- d. Research historic properties and apply for designation to the national register of historic places and establish a list of properties eligible for designation as local historic districts.

(c) *Right of entry upon land.* The commission, its members or employees, in the performance of its work, may enter upon any land within its jurisdiction and make examinations and surveys and place or remove public notices as required by Ordinance No. 3751 and this article or by the determination of the commission. There shall be no right of entry into any building without the consent of the owner.

(d) *Membership and Procedures:*

- (1) *Membership.* The commission shall consist of nine (9) members who shall have been bona fide residents of the city for not less than three (3) years immediately prior to appointment and who shall continue to be bona fide residents of the city as long as they serve, including: one (1) licensed architect, one (1) historian, one (1) member of the land use control board, one (1) licensed attorney-at-law, one (1) licensed engineer, three (3) members selected from the community who have a demonstrated interest in history or preservation, and one (1) member of the community who belongs to a local historical organization. The present members of the landmarks commission whose terms of office have not expired shall serve for their current term of office. Thereafter, new members shall be appointed as set out in section 26-7(d)(3).

- (2) *Advisory members and staff.* Advisory members to the commission may be designated by the following organizations and agencies to provide additional technical expertise and coordination: The Memphis and Shelby County Office of Planning and Development; the Memphis and Shelby County Office of Construction Code Enforcement; Memphis Heritage Inc.; center city commission; the department of housing improvement; Memphis Park Commission; a locally designated member of the Tennessee Historical Commission.

A staff person from the division of housing and community development shall be designated executive secretary, here

Supp. No. 7

2051

infer called "secretary" and shall handle all business of the commission as required to administer Ordinance No. 3751 and this article.

(3) *Appointment, removal and vacancies.* Members of the commission shall be appointed by the mayor of the city, subject to confirmation by the city council.

The members of the commission shall serve for a five-calendar-year term, except that members first appointed shall serve as follows: two (2) members for one (1) year, two (2) members for two (2) years, two (2) members for three (3) years, two (2) members for four (4) years, and one (1) member for five (5) years. All members shall serve without compensation; and may be removed from membership by the appointing authority for just cause. Any member being so removed shall be provided, upon request, a public hearing on the removal decision before the city council.

Commission members shall hold office until their successors are appointed. Vacancies on the commission shall be filled for the unexpired term of those members whose positions have become vacant in the manner herein provided for the appointment of all members.

(4) *Election of officers, rules and meetings.* The commission shall elect from its members its own chairman and other officers deemed appropriate to carry out its purposes. The commission shall adopt rules of order and establish regular meeting dates. At least five (5) members shall constitute a quorum for the transaction of business. The concurring vote of five (5) members of the commission shall constitute final action of the commission on any matter before it.

All meetings of the commission shall be open to the public. Notice shall be given of the place, date and time of any public hearings held under the provisions of Ordinance No. 3751 and this article by publication in a newspaper of general circulation at least three (3) days prior thereto. The commission shall keep minutes of its procedures showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact.

Supp. No. 7

2052

(5) *Conflict of interest.* Any member of the commission who shall have a direct or indirect interest in any property which is the subject matter of or affected by a decision of said commission shall be disqualified from participating in the discussion, decision, or proceedings of the commission in connection therewith.

(6) *Applications for certificates of appropriateness.* Applications shall be filed in the office of the secretary of commission, and shall contain all required information, including plans, specifications, drawings and photographs.

The commission shall make a decision on the appropriateness of the proposed development within thirty (30) days of receipt of sufficient data and within ten (10) days shall issue or deny the certificate of appropriateness, stating approval with or without attached conditions or disapproval with the grounds for disapproval stated in writing.

In the event of a determination to deny a certificate of appropriateness, the commission shall request consultation with the applicant for a period not to exceed sixty (60) days for the purpose of considering modifications to the application in keeping with the criteria. If at the end of that time an acceptable solution has not been achieved, the certificate of appropriateness shall be denied. No subsequent application which is substantially the same shall be accepted for at least six (6) months from the date of the final action on the previous proposal.

(7) *Enforcement.* To monitor work in local historic districts the commission staff will conduct routine surveys to ensure that work in progress is undertaken and completed in compliance with the certificate of appropriateness, and to see that the work is not undertaken without permits. If the commission finds that work undertaken is not done in accordance with the requirements for the certificate of appropriateness, it shall notify the owner of record in the following manner:

- a. By certified mail to the last known address of the applicant or owner of record; or,
- b. By telephone.

Supp. No. 7

2053

If, within seven (7) days, action is not undertaken by the owner to meet the requirements of the certificate of appropriateness, the commission may determine that noncompliance has occurred. The commission shall notify the building official of any such noncompliance. A stop work order may be issued by the building official that all exterior work must stop until the order is lifted.

(Ord. No. 3751, § 1, 5-3-88)

Sec. 26-71. Determination of economic hardships.

Each application for removal or demolition shall be considered, taking into account economic hardship. The commission may, after reasonable notice, set an application for public hearing and may consider any or all of the following:

- (1) Estimate of the cost of the proposed redevelopment, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the commission for changes necessary for the issuance of a certificate of appropriateness.
- (2) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.
- (3) Estimated market value of the property in its current condition; after completion of the proposed redevelopment, alteration, demolition, or removal; after any changes recommended by the commission; and in the case of a proposed demolition, after renovation of the existing property for continued use.
- (4) In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- (5) Amount paid for the property, the date of purchase and the party from who purchased, including a description of the relationship, if any between the owner of record or applicant.

Supp. No. 7

2054

cant, and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

(6) If the property is income-producing, the annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

(7) Any other information considered necessary by the commission to make a determination as to whether the property does yield or may yield a reasonable return to the owners. Request for consideration shall be taken up at a public hearing with reasonable notice and consideration given to any or all of the factors listed above.

(Ord. No. 3751, § 1, 5-3-88)

Sec. 26-72. Right to appeal.

(a) Appeals from any decision of the landmarks commission may be taken in accordance with statutory certiorari, provided for in Chapter 8, of Title 27 of the Tennessee Code Annotated.

(b) Nothing in this article shall be interpreted as giving the commission any authority to consider, review, examine or control the use of property classified as a local historic district. Use shall be controlled solely by the zoning controlling such property prior to its classification as a local historic district or as may be re-zoned by subsequent amendments.

(Ord. No. 3751, § 1, 5-3-88)

Sec. 26-73. Violation and penalty.

(a) Any person, firm or corporation violating any of the provisions of Ordinance No. 3751 and this article shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined no more than fifty dollars (\$50.00) per day plus court costs. Each day's continuance of a violation shall be considered a separate offense.

(b) Where an alteration is undertaken without issuance of a certificate of appropriateness, the owner shall be required to

Supp. No. 7

2055

return the property, in as much as is reasonably possible, to its state prior to the alteration, or as determined appropriate by the commission based upon the design review guidelines.

(c) In addition to the party determined to be in violation of Ordinance No. 3751 and this article, any other person who may have knowingly assisted in the commission of any such violation shall be guilty of a separate offense.
(Ord. No. 3751, § 1, 5-3-88)

Sec. 26-74. Memphis Landmarks Commission Fund.

(a) There is hereby established a city account designated as the "Memphis Landmarks Commission Fund" from which account may be paid costs and expenses incurred by the city in connection with the purchase, repair, alteration, preservation, or improvement of any property within a historic district as defined by Ordinance No. 3751 and this article, and into which fund may be paid:

- (1) Such sums as may be recovered by the city as reimbursement for costs and expenses of repair, alteration or improvement of local historic district properties found to be substandard; and
 - (2) Such other sums as may by ordinance or this article be appropriated to or designated revenue of such fund; and
 - (3) Such other sums as may by gift, bequest, or grant be deposited in such fund and that the city comptroller is authorized to draw the necessary warrants and make the necessary transfers.
- (b) Use of the fund shall include, but not be limited to, facade and property easements, purchase of materials and property and rehabilitation loans.
(Ord. No. 3751, § 1, 5-3-88)

Secs. 26-75—26-90. Reserved.

Supp. No. 7

2056

ARTICLE V. RESIDENTIAL CORRIDORS

Sec. 26-91. Title.

This article shall be known as the "Residential Corridor Ordinance."
(Ord. No. 3077, § 2(1), 10-28-80; Code 1967, § 36-169)

Sec. 26-92. System established; composition.

There is hereby established a system of residential corridors for the city, created with reasonable consideration of the character of the area, to prevent congestion in the public streets, thereby maintaining the existing or potential capacity and efficiency of major roads, and to conserve the value of buildings. Such system shall consist of major roads or sections thereof, that are so designated by the city council through adoption of an ordinance from time to time according to the provisions of this article.
(Ord. No. 3077, § 2(2), 10-28-80; Code 1967, § 36-170)

Sec. 26-93. Restrictions to protect corridors.

Corridors designated as residential corridors pursuant to this article shall be protected by the following restrictions:

- (1) All land fronting the designated residential corridor, for a depth of two hundred (200) feet, shall not be eligible for

Supp. No. 7

2056.1

return the property, in as much as reasonably possible, to its state prior to the alteration, or as determined appropriate by the commission based upon the design review guidelines.

(c) In addition to the party determined to be in violation of Ordinance No. 3751 and this article, any other person who may have knowingly assisted in the commission of any such violation shall be guilty of a separate offense.
(Ord. No. 3751, § 1, 5-3-88)

Sec. 26-74. Memphis Landmarks Commission Fund.

(a) There is hereby established a city account designated as the "Memphis Landmarks Commission Fund" from which account may be paid costs and expenses incurred by the city in connection with the purchase, repair, alteration, preservation, or improvement of any property within a historic district as defined by Ordinance No. 3751 and this article, and into which fund may be paid:

- (1) Such sums as may be recovered by the city as reimbursement for costs and expenses of repair, alteration or improvement of local historic district properties found to be substandard; and
 - (2) Such other sums as may by ordinance or this article be appropriated to or designated revenue of such fund; and
 - (3) Such other sums as may by gift, bequest, or grant be deposited in such fund and that the city comptroller is authorized to draw the necessary warrants and make the necessary transfers.
- (b) Use of the fund shall include, but not be limited to, facade and property easements, purchase of materials and property and rehabilitation loans.
(Ord. No. 3751, § 1, 5-3-88)

Secs. 26-75-26-90. Reserved.

Supp. No. 7

2056

ARTICLE V. RESIDENTIAL CORRIDORS

Sec. 26-91. Title.

This article shall be known as the "Residential Corridor Ordinance."
(Ord. No. 3077, § 2(1), 10-28-80; Code 1967, § 36-169)

Sec. 26-92. System established; composition.

There is hereby established a system of residential corridors for the city, created with reasonable consideration of the character of the area, to prevent congestion in the public streets, thereby maintaining the existing or potential capacity and efficiency of major roads, and to conserve the value of buildings. Such system shall consist of major roads or sections thereof, that are so designated by the city council through adoption of an ordinance from time to time according to the provisions of this article.
(Ord. No. 3077, § 2(2), 10-28-80; Code 1967, § 36-170)

Sec. 26-93. Restrictions to protect corridors.

Corridors designated as residential corridors pursuant to this article shall be protected by the following restrictions:

- (1) All land fronting the designated residential corridor, for a depth of two hundred (200) feet, shall not be eligible for

Supp. No. 7

2056.1

PATTERNS ON THE LANDSCAPE:

Heritage Conservation in North Omaha

Landmarks Heritage Preservation Commission

Gary Lozano
has the original

Acknowledgements

The Omaha City Planning Department would like to acknowledge the assistance of many individuals throughout the community who helped with this document by sharing memories and materials, reading manuscripts, assisting with survey work or in other capacities. Our special thanks to North Omaha Community Development, Inc. and Metropolitan Arts Council who completed other elements of this grant which contributed to the production of this study. We also wish to convey our gratitude to Richard K. Dozier, preservation consultant from Tuskegee, Alabama, who provided guidance and thoughtful analysis of North Omaha during a two-day seminar in June, 1983. The following list is an effort to credit all who assisted; any omissions are unintentional.

Mike Adams	J.C. Harris	Elbert Ross
Nicolette Amundson	Jim Hart	Dr. Alonzo Smith
George Booth	Velma Hill	Alice Station
Mildred Brown	A.B. "Buddy" Hogan	Linda Syverson
Bertha Calloway	Daniel Kidd	Von Trimble
Dr. JoAnn Carrigan	John Knapp	Charles Washington
Carl Christian	Lawrence McVoy	Dr. Joseph S. Wood
George Garnett	Dr. Dennis Mihelich	Andy Wright
Edrose Graham	Rowena Moore	Margaret Wright

*former Pres Plnr
for Wichita, KS
in mid 80s.*

The preparation of this report was financed in part by a grant from the Secretary of the Interior's Historic Preservation Discretionary Fund Grant-in-Aid Program, administered by the Nebraska State Historical Society under the National Historic Preservation Act of 1966.

Report prepared by: Omaha City Planning Department, Martin H. Shukert, Director.
June, 1984

Mayor: Michael Boyle

Omaha City Council: Bernie Simon, President; Connie Findlay, Vice President; Walter Calinger, Fred Conley, David Stahmer, Steve Tomasek, Sylvia Wagner

Landmarks Heritage Preservation Commission: Dr. Joseph S. Wood, Chairman; Prof. Michael Fenner, George Haecker, Lloyd T. Harmsen, Stanley J. How, Patricia Pixley, Cynthia B. Schneider

History by: Garneth O. Peterson, Omaha City Planning Department
Architectural Analysis by: Lynn Meyer, Omaha City Planning Department
Preservation Elements by: Garneth O. Peterson, Martin H. Shukert, Omaha City Planning Department

Contributing Planning Department Staff: Kent Behrens, Margaret Daniels, Lisa Lemble, Robert C. Peters, Judith L. Timberg, Dan Worth

Design by: Dan M. Worth, Omaha City Planning Department
Cover illustration by: Lynn Meyer, Omaha City Planning Department
Photographs from the following collections: Bostwick-Frohardt Collection owned by KMTV and on permanent loan to Western Heritage Museum; Douglas County Historical Society; Great Plains Black Museum; Nebraska Jewish Historical Society; Nebraska State Historical Society; Omaha City Planning Department. All others as noted.

Type set in Times-Roman by Priesman Graphics, Omaha
Photographic reproduction, printing and binding by: Klopp Printing Company, Omaha
First Printing 1984

Contents

I.	Introduction.....	2
II.	A Brief History of North Omaha.....	6
	Urbanization and the First Wave of Settlement.....	7
	Kountze Place.....	11
	The Role of the Transportation Lines.....	14
	Industrial Development in North Omaha.....	17
	Prosperity and Growth, 1898-1920.....	24
	The Development of Commercial Districts to 1920.....	26
	The Omaha Black Community Before World War I.....	34
	The Development of North Omaha Between the Wars.....	42
	The Post-World War II Era.....	54
III.	A Guide to the Architecture of North Omaha.....	66
	Rehabilitation Considerations.....	84
IV.	Conservation Issues, Goals and Strategies.....	86
V.	Buildings and Areas Identified for Conservation.....	100
VI.	Appendix.....	106
	Description of Programs.....	106
	Building Timeline Summary.....	107
VII.	Endnotes.....	108
VIII.	Bibliography.....	115

IV. Conservation Issues, Goals and Strategies



1

1. Wirt Street Scene, 1896
(Omaha Public Library)
2. 25th Avenue and Evans Street, Looking West,
1984
(Omaha City Planning Department)

The concept of neighborhood conservation views the neighborhood as a precious resource for the city. It implies preserving the physical and social structure of an area in order to maintain it as a rewarding place for city life. Conservation involves people working together to maintain houses and neighborhood businesses and to form groups to pursue common interests. This can help create a revitalized neighborhood that benefits both existing and new residents.

However, neighborhood development is a complex process. Each possible direction raises other important and often contradictory issues. It is important to recognize these issues before developing a strategy for the conservation of a neighborhood.

North Omaha as a neighborhood is at a critical stage in its history. The neighborhood has experienced both disinvestment and population decline. A majority of its residents have low or moderate incomes. Many homeowners in the neighborhood are elderly; most of the neighborhood building stock was built before 1940. However, there are also increasing signs of health. These include more investment in housing and business enterprises; a greater sense of community and neighborhood growth; and a greater concentration of City resources on the neighborhood's development. In addition, North Omaha has important assets — it is located relatively near Omaha's reviving Central Business District; it possesses a beautiful and mature physical environment; and it is well served by major transportation facilities.

These factors produce an atmosphere of change — changing occupancy, a changing local economy, and a changing physical environment. An appropriate neighborhood conservation strategy must channel this change toward self-sustaining improvement. In developing such a strategy for North Omaha, the following issues must be considered:

1. The state of the neighborhood's building stock.
2. The questions of adapting this building stock to the world of the 1980's.
3. The progressive loss of buildings and population through both public and private actions.
4. Demographic changes in the neighborhood.
5. Changing land uses and their effect on the neighborhood.



6. The quality of neighborhood services and the area's environment as North Omaha competes with other neighborhoods in the city.

We will now consider these issues in detail.

The State of the Building Stock

The overriding fact of North Omaha's building stock is its age. About two-thirds of the neighborhood's buildings were built before 1940. These buildings were constructed to different standards for different markets. For example, many of the small houses in additions south of Lake Street served successive groups of new arrivals in North Omaha. Many of these homes were built modestly and have sometimes surpassed their serviceable life. The preceding historical section has shown how these houses filtered from one group to another and were finally occupied by blacks. By the 1960's and 1970's federal and local open housing laws provided more housing choices to the black community. With black population movement to the north and west, these small houses were either abandoned or occupied by people with progressively lower incomes and fewer housing alternatives. As a result, this part of North Omaha has experienced large population losses and substantial demolition during the last fifteen years. On the other hand, houses in the Kountze Place neighborhood were originally built for middle and upper income residents. As a result, houses there

had longer service lives and attracted new residents, particularly after this formerly all-white area was opened to black property owners in the 1950's.

The issue of age of buildings in North Omaha is complicated by a variety of economic problems. Most of the neighborhood's housing stock is of wood frame construction. This increases required maintenance of the structure, because wood is more vulnerable to weather or insect infestation than masonry. However, many of North Omaha's homeowners have limited incomes, forcing them to defer major maintenance on their houses. Deferred maintenance, in turn, can lead to major structural problems that can be corrected only by substantial rehabilitation.

Related economic problems have also led to deterioration of rental housing in the neighborhood. Market rents in North Omaha are considerably below average for the city of Omaha. This limits the income that an owner receives from his property. In these situations, landlords often choose to maximize their possible income by dividing a building into as many units as possible and to minimize operating costs by deferring repairs. This taxes buildings beyond their capacity and hastens their deterioration.

A neighborhood conservation strategy must address the physical condition of the neighborhood's building stock, to deter-

mine those structures which can undergo feasible rehabilitation. It must also consider making financing available that makes home improvements affordable to homeowners and economically feasible to investor owners.

Adapting the Building Stock to the 1980's

Housing styles, energy costs and family size have all changed from the time that most of North Omaha's buildings were constructed. Large houses with many windows and little insulation are not energy efficient, and high fuel costs have made the problems worse. Some efforts to make houses more energy efficient compromise their architectural character. Porches are enclosed or siding added, although these actions are not as effective as other weatherization procedures. Porch columns and railings, or other details that made the building distinctive, are unnecessarily removed or covered over, greatly altering the appearance of the structure.

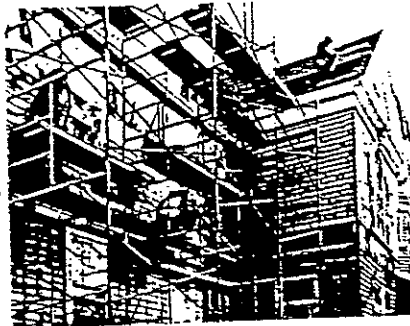
The rising energy costs of maintaining large, uninsulated houses have fallen on those least able to bear them. Low and moderate income residents, particularly the elderly who must meet their needs on fixed incomes, do not have funds available for weatherization of large homes. At the same time, families are no longer as large as when these houses were built. The demand for smaller, more efficient homes can make the large houses less attractive in the real estate market.

There are several ways to adapt building stock to the needs of the 1980's. One direction must focus on weatherization programs, in order to make these larger homes more energy efficient for their current residents, and to attract new homebuyers. Such programs should emphasize insulation and repair or replacement of doors and windows to minimize heat loss and air infiltration. These measures, properly done, can respect the character of the dwellings.

A neighborhood conservation strategy in an historic neighborhood must balance the need for energy efficiency with maintaining the building's important features. Other alternatives, such as sympathetically converting large structures to two-family homes, or combining an office and residential use, should also be considered.

The Progressive Loss of Buildings and Population Through Public and Private Actions

The loss of housing stock in North Omaha is related to a decrease in popula-



tion in the area. Between 1970 and 1980 the population of North Omaha declined from 19,374 to 10,912. The loss of housing units has occurred because of disinvestment by owners and through public actions. Disinvestment refers to an owner's failure to maintain his property, which often results in a building that deteriorates until it is no longer useful and is abandoned. Vacant buildings attract vandalism, and eventually condemnation and demolition are the final answers. This process usually leaves an unmaintained vacant lot which breaks up the streetscape of houses and yards.

Public actions have also led to a loss of housing stock. The greatest number of demolitions have occurred through North Freeway acquisitions; other redevelopment projects by the City and other organizations have also taken dwellings. In some cases the loss of housing has not had a negative effect, but instead relocated residents from buildings that had reached the end of their serviceable life. However, these major public actions have an effect on social relationships within the neighborhood. Dislocated residents usually moved outside of North Omaha to find sound housing.

In order to halt this loss of buildings and people in North Omaha, a neighborhood conservation strategy must maintain sound housing units. It is important to rescue vacant or abandoned buildings before they are allowed to deteriorate beyond the point of repair. Other strategies must address new construction that is compatible with the existing neighborhood environment, and located on available vacant lots.

Demographic Changes in the Neighborhood

Although there are many physical changes occurring in North Omaha related to revitalization, one social transition results from the makeup of the population. Many of the residents in North Omaha are

1. REDEMPTION OF 2024 Binney Street, 1981

Removal of asbestos siding revealed the original clapboard underneath, which was repaired or replaced.

(Omaha City Planning Department)

2. Children Playing at Kellom Greenbelt, 1984

Attracting young families with children is one strategy to revitalize neighborhoods with an ag-



elderly. Therefore, the neighborhood is entering a critical juncture. The healthiest direction rests in the ability of North Omaha to attract new homeowners, including younger families. Eventually the whole neighborhood would undergo a life-cycle change, as young families with children purchase homes and help to revitalize the neighborhood. In some cases, responsible investors may purchase the houses and maintain them as rental property, or, with very large homes, convert them to suitable multi-family dwellings.

However, there are also less favorable alternatives. Some property owners purchase dwellings and subdivide them into as many apartments as possible in order to maximize income. Another negative option occurs when a property fails to attract new purchasers, and is neglected and eventually abandoned.

In some cities, as revitalization of older neighborhoods has occurred, redevelopment costs and rising rents have caused displacement of low and moderate income residents. While revitalization is a desired result, it is also important to address the dilemma of how to encourage investment in North Omaha and attract new families without displacing the existing residents.

In order to attract new homeowners, strategies should include marketing techniques which residents can use to sell their neighborhood. In addition, incentives for new owners could encourage young families to locate in older neighborhoods as a positive result of the life-cycle transition. A conservation strategy should address methods of monitoring negative changes such as speculative buying of properties, and develop means to enable existing residents to remain in the neighborhood and benefit from improvements.

Changing Land Uses and Their Effect on the Neighborhood

Industrial encroachment and incompat-

ing population.

(Omaha City Planning Department)

3. Area Near 18th and Paul Streets, 1984

Industrial expansion has drastically altered the character of the formerly residential neighborhoods located in the southeast section of North Omaha.

(Omaha City Planning Department)

4. McDonald's, 24th and Cuming Streets, 1984

ible land uses disturb the continuity of a neighborhood and lower the value of adjoining properties. With industrial areas along the Belt Line Railroad on the north and along 16th Street and Cuming on the south, North Omaha's adjacent residential areas face pressures from industrial expansion. The southeastern corner of North Omaha has been particularly vulnerable to pressure from expanding warehouse and trucking businesses.

Incompatible land uses scattered about the neighborhood on one or two lots can also have a negative effect on a residential area. A corner commercial building that formerly housed a grocery store or a gas station becomes undesirable when rezonings allow less controlled uses. Similarly, a vacant lot with several abandoned cars in the interior of a residential neighborhood is an illegal use that breaks up the continuity of the residences and hinders neighborhood improvement efforts. Marginal or quasi-industrial uses in commercial districts contribute to the decline of such areas, as people-oriented businesses move to more hospitable surroundings elsewhere.

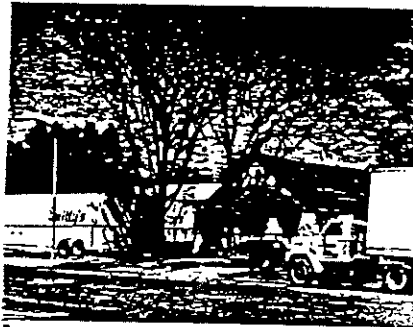
The end result of industrial encroachment and incompatible land uses is the spread of blight and deterioration. Properties adjacent to industrial and incompatible land uses are no longer as desirable, and as their marketability declines, these buildings often deteriorate because there is little profit in maintaining them. Fortunately, methods for dealing with land use problems are available through City Codes. Strategies for neighborhood conservation in regard to land use must call for affirmative zoning enforcement and prosecution by City officials in order to help neighborhoods battle the blight caused by incompatible land uses. At the same time, City officials should pay particular attention to rezoning requests to insure that such actions will not have a negative effect on nearby residents and their property values. A strategy must also address the involvement of neighborhood groups and their need for vigilance in dealing with industrial encroachment as well as incompatible land uses.

The Quality of Neighborhood Services and the Area's Environment

Commercial development is important to the overall revitalization of North Omaha. Just as the deterioration of the 24th Street business district after the disturbances of the 1960's hastened the decay

Commercial activity reinforces residential redevelopment and is vital in attracting residents to older neighborhoods. This McDonald's is located near a proposed commercial center planned to serve the nearby Kellom Knoll Apartments and Creighton University.

(Omaha City Planning Department)



of the whole neighborhood, so will its rebirth play an important role in revitalization. Without the commercial services, North Omaha cannot offer the conveniences needed by residents, or attract shoppers from surrounding neighborhoods. Small businesses are especially important because they strengthen the neighborhood economy by providing services and jobs for local residents. A sound local economy creates jobs and encourages business retention, expansion, and start-ups. Thus, commercial revitalization is central to neighborhood conservation, and will reinforce efforts to redevelop residential areas and attract newcomers and former residents to the area.

Strategies must encourage commercial revitalization through retail development in North Omaha. This encouragement should include investment of public money if necessary to provide support for revitalization. Public/private partnerships are a major way to encourage revitalization. Such partnerships often provide additional jobs for architects, contractors, and building trades workers from the community. They can increase the flow of private capital into North Omaha by decreasing the risk inherent in investments.

The issues discussed here identify special concerns that must be addressed as neighborhood conservation occurs in North Omaha. The age of the dwellings, their size and energy performance, and their architectural character all require special attention as the buildings are rehabilitated. The residents of North Omaha play an important part in neighborhood conservation. As elderly homeowners leave their homes, it is important to insure that their places are taken by new homeowners and responsible

investors, rather than speculators who are not concerned about the neighborhood. New investment is needed in neighborhoods, but in such a way as to prevent the displacement of current low and moderate income residents. At the same time, the revitalization process is not yet complete in North Omaha as problems continue with industrial encroachment, incompatible land uses and vacant lots. Additional commercial revitalization is also needed to make the area strong and to support the redevelopment of residential neighborhoods.

In some cities, revitalization of inner city neighborhoods has had negative effects, particularly when it resulted in displacement of residents. While this has not yet happened in North Omaha, it is important to develop programs now to insure that the current residents benefit from revitalization in North Omaha. At the same time, neighborhood conservation efforts must protect and enhance the character of North Omaha through conservation of housing stock, sensitive rehabilitation and new construction and management of reinvestment. The following goals and strategies provide an overall framework to guide private and public actions as redevelopment proceeds.



1. NOCD Painting Project, 1981

Neighborhood groups have undertaken a number of paint-up and clean-up projects in North Omaha.

(North Omaha Community Development, Inc.)

2. 27th and Decatur Streets, Looking East, 1984

This well-maintained street in the Long School neighborhood was a target area in 1980. Under the City's Target Area Rehabilitation Program,

I. Goal: Insure that current residents play an important role in the redevelopment of North Omaha.

Strategy:

✓ A. Create and maintain partnerships between private investors and public agencies in conjunction with community development programs.

In recent years, the City of Omaha has increasingly used Community Development Block Grant funds to leverage private funds. Through leveraging, the City contributes a portion of the cost of a project while private investors provide the remaining amount. This makes the City's money extend further — an important consideration which anticipates present and future funding cuts. In the past the City has leveraged funds in both neighborhood and economic development programs that resulted in residential and commercial rehabilitation. In connection with this strategy, the City should strive to involve local banks, credit unions and development agencies as partners in revitalization projects, encouraging their further investment in the community.

✓ B. Employ local architects, contractors and the local labor force in community development work.

Just as encouraging commercial revitalization will lead to the creation of jobs and help develop a sound local economy, the employment of professional, technical, and skilled persons from the community will also contribute to the area's economic health. As these workers are paid, their wages are funneled back into the community when they purchase goods or services, which in turn supports local businessmen. By working on projects in their own neighborhood, the workers develop a stake in the outcome of revitalization. The City provides some CDBG funding for agencies that provide assistance to minority contractors, in order to increase their full participation in revitalization efforts.

C. Explore the feasibility of creating a community-wide, non-profit organization devoted to preservation in the black community.

The primary focus of such an organization would be to foster pride and awareness in the black community's history as reflected by the built environment. This group could extend beyond the various neighborhood boundaries, and work with, or as a part of, existing community development agencies for preservation of important buildings. In addition, it would raise the awareness of residents and the general public of the architecture of North Omaha, and provide technical advice on sensitive rehabilitation of residential and commercial buildings. Such an organization would be composed of activist volunteers; however, community support and funding could provide the assistance necessary for the group to become involved in implementation of preservation projects.

★ D. Encourage neighborhood marketing to attract new construction and new residents to North Omaha.

Neighborhood groups can play an important role in making their neighborhood attractive to new homebuyers and the general public by making them aware of it. As neighborhoods become organized, they often publish newsletters to focus on issues that affect them. Once they have articulated their concerns, they become more active and provide social activities which help develop a neighborhood feeling. Areas with special historic and architectural characteristics sometimes find it profitable to sponsor house tours, or publish guidebooks or walking tours to publicize the neighborhood. Another option is the formation of neighborhood development corporations. Such a corporation may purchase and rehabilitate houses, and sell them to new owners. Because the corporation members often donate their time, these dwellings can be sold at a lower price. This enables low and moderate income persons, or young families who want to enter the housing market, to become homeowners. Proceeds from home sales are utilized by the corporation to purchase additional buildings for rehabilitation and sale.

if "looks" are a selling point
draw up a walking tour



1. 24th and Ohio Streets, Looking South, 1984

The 24th and Lake business area, the center of Omaha's black business district since the 1920's, possesses the historic and cultural significance to be a potential Landmark Heritage District. In addition, the area contains several individual landmarks including St. John A.M.E. Church, the Great Plains Black Museum and the Jewell Building.

D. *Maintain a flexible approach to rehabilitation, balancing the current residents' needs and desires with cost effective sensitive rehabilitation.*

Sometimes rehabilitation needs for a dwelling extend beyond energy efficiency or the efforts to provide sound housing and are dictated by the needs of the residents. For example, elderly residents may opt for exterior siding to lessen the maintenance on their home. Other residents may need the living space offered by an enclosed porch. Energy conservation may dictate the replacement of original windows or doors with new, more efficient models. The important point is to maintain a balance among these various concerns in rehabilitation. The resident's desires, the need for energy efficiency, and respect for the architectural integrity of the building (see Strategy II-C) must all be considered by homeowners, contractors and City officials as they undertake renovation of existing buildings in North Omaha.

E. *Explore ways to make large dwellings more suitable for today's smaller families and higher energy costs.*

Although neighborhood revitalization sometimes results in subdivided dwellings being returned to a single-family residence, such a change is not desirable or practical in all cases. In neighborhoods with very large houses, it may be more reasonable to maintain them as two or three unit dwellings. These large homes were constructed for a time when families were large and domestic help was commonplace for the well-to-do. Few Americans today live in that fashion, or desire such large homes. The cost of maintaining, heating and cooling these dwellings is often prohibitive as well.

However, with two or three units contained in one large residence, each renter has a more reasonably sized apartment, and can contribute to the cost of upkeep. This option has been utilized not only in formerly single-family homes, but also in commercial buildings such as warehouses or abandoned school buildings which have been converted to apartments and condominiums. In an era when there are increasing numbers of single persons and smaller families requiring housing, these large buildings can efficiently meet their needs.

F. *Nominate historically and architecturally significant structures and districts for local and national preservation designations, in order to protect their unique character and create public awareness of their contributions to the community.*

The process involved in designation of buildings and districts was discussed in the introduction to this plan and in the City's *Comprehensive Program for Historic Preservation*. Simply stated, designation is reserved for buildings, sites and districts which are important for historical, architectural, cultural, engineering, geographic or archaeological reasons. The Landmarks Heritage Preservation Commission makes recommendations for designation of buildings and districts to the City Council, which confers the designation.

The designation of important buildings as Landmark Heritage sites can be a starting point in neighborhood conservation. Often, the recognition of these buildings and sometimes entire districts not only provides recognition and honor, but creates community awareness and pride that enhances neighborhood identity and cohesion. Such recognition usually ensures that the buildings will continue to be used.

Designation of important buildings also protects them from defacement and demolition, since any alterations to buildings receiving local designation must be approved by the Landmarks Heritage Preservation Commission. In addition, listing as a local historic preservation site increases the chances that the building may be nominated to the National Register of Historic Places. National Register properties may qualify for federal tax benefits if the property is income producing, such as an apartment or commercial building.

However, preservation designations have perhaps been most useful for creating strong neighborhoods and civic pride. When neighborhoods receive community recognition they work even harder to maintain the area and its special qualities. Designation also provides liaisons with local, state and federal preservation organizations which can offer technical assistance in rehabilitation of

(Omaha City Planning Department)
2. 18th and Wirt Streets, 1984

The Victorian and turn of the century residences of the Kountze Place subdivision qualify for historic district status because of their architectural and historic significance.
(Omaha City Planning Department)

structures. It can provide increased opportunities for loans and grants in some instances, and usually increases the willingness of banks to issue loans, particularly in historic districts. Designation of buildings and districts ensures that the historic character of the area will be respected and provides protection from inappropriate new construction or insensitive rehabilitation. By maintaining an area's character, historic district designation will help protect property values. Designation of historic sites and districts is a useful tool to enhance buildings and neighborhoods with special qualities and to insure their survival as redevelopment proceeds.

III. Goal: Prevent loss of additional building stock and encourage new, compatible construction in North Omaha.

Strategy:

A. *Recycle vacant or abandoned housing before it deteriorates beyond repair.*

An effective mechanism for recycling vacant and abandoned dwellings is the City's Urban Homesteading Program. The City acquires repairable, vacant residential properties, selects new owners for them, and provides low-interest loans for immediate repair costs. Residents are selected on the basis of need for housing, income, and ability of the individual to contribute to the actual restoration work. Residents must agree to remain in the dwelling for three years. The City acquires Urban Homesteading houses through the Land Reutilization Authority, VA and HUD foreclosures, negotiations with owners and occasionally through condemnations. Through Urban Homesteading, existing structures are maintained and repaired, thus preserving neighborhoods. At the same time it encourages investment from both the public and private sectors and increases home ownership in older neighborhoods. The program currently provides approximately 20 dwellings a year and should be expanded, with a concentrated effort on homesteading in the area between 16th and 30th, Cuming to Ames. Although some homesteading has occurred in this area, most dwellings have been on its fringes.

Omaha's Land Reutilization Authority is a mechanism for transferring tax delinquent property to new owners and returning it to the tax rolls. When the county forecloses on tax delinquent property and auctions it at sheriff's sales, the LRA bids the minimum amount (the amount of back taxes up to the time of foreclosure). If no higher bids are received, the LRA is the successful bidder. However, the Authority does not pay for property until it finds another buyer for it, and thus is only in possession of the property during the period the title is being transferred.

While the LRA is a useful mechanism to facilitate resale of tax delinquent property, its efficiency would be increased if the period of delinquency before foreclosure were shortened. Currently, property must be delinquent for at least two years before the LRA can bid on it. The owner is given an additional two years to pay the taxes before any action can be taken. This period, a minimum of four years under optimal circumstances, is a long time for a structure to be vacant, especially since these buildings are often exposed to vandalism and will deteriorate further. A state constitutional amendment is required to shorten the length of time before foreclosure on tax delinquent property. A decrease in this period would allow the LRA to bid on appropriate dwellings before they are threatened with vandalism or deterioration and return them to the tax rolls more quickly. A shortened waiting period before tax foreclosure proceedings would rescue vacant buildings before destruction and maintain them as useful contributors to the neighborhood.

A neighborhood development corporation (see Strategy I-D) can also be active in recycling vacant or abandoned housing. Such a corporation could purchase a vacant dwelling and repair it or sell it as is to a new owner. When it is on a neighborhood level, the corporation may rely on volunteers to repair dwellings and thus can ask a lower price for a rehabilitated house. This process not only saves dwellings, but also engenders a neighborhood spirit which rein-



Avenue and Pinkney Streets, 1984

The Omaha Housing Authority has constructed a number of duplex residences on vacant North Omaha lots in recent years. These units are one effort to provide replacement housing in a neighborhood that has lost many older homes.

(Omaha City Planning Department)



1



2

Cummins Street, 1983

Completed in 1983, the Kellom Knoll Apartments were financed by a complex arrangement of public and private investment. Kellom Knoll is the largest privately owned housing development in the history of North Omaha.

(Omaha City Planning Department)

forces conservation efforts.

B. Provide replacement housing in the neighborhood when housing is lost to re-development projects.

Until recently, little new housing has been built in North Omaha. Residents displaced by freeway construction or other projects had few housing options if they wanted to stay in their neighborhood. Only the recent Kellom Heights apartment construction has provided new housing in the area. However, Kellom Heights provides only apartment units, forcing residents who want single-family houses to move away from North Omaha. There is a need for new single-family homes in the neighborhood to attract new residents and provide dwellings for former residents who may be interested in moving back. However, in order to provide replacement housing there must be incentives which will encourage developers to build in North Omaha.

C. Explore the use of incentives to encourage compatible, new construction on vacant lots.

The City's Urban Development Policy offers a variety of incentives to further central city development. The subdivision application fee and sewer connection fees have been waived, and a waiver for residential building permits is being considered. In addition, the City will repair and replace public facilities, upgrade City services and install and/or redevelop public improvements such as streets, sewers and parks and recreation facilities. The area east of 42nd Street also receives special assistance through economic development programs, land acquisition and packaging cost write-down and site preparation and improvement assistance.

The City can play a strong role in this process by supporting projects which demonstrate the marketability of housing in North Omaha. It is important that development projects be located in areas with strong surroundings, areas which can contribute to the success of a project rather than detract from it. Once the site is identified, the City can assist in land acquisition and site preparation. Lastly, the City may help reduce the financial risk for builders by providing partial funds for construction. This support can, in turn, lower costs for homebuyers and keep monthly payments low.

IV. Goal: Provide guidance for reinvestment in North Omaha in order to balance new development and investment with the housing and community concerns of current residents.

Strategy:

A. Provide programs that make it possible for existing residents to remain in their neighborhoods and benefit from improvements.

The bulk of current City programs are aimed at owner-occupants, and thus attempt to help residents remain in their homes. The City provides low interest loans to homeowners to repair their houses. These loans are administered through various programs which meet the needs of targeted audiences such as specific neighborhoods, the elderly and handicapped, and very low income homeowners. However, persons who rent are more vulnerable to displacement if rents rise as a result of redevelopment or sale of a building. As a result, there is also a need for assistance to owners in rental rehabilitation, and later financial assistance to insure that rents in the redeveloped building are not too high for neighborhood residents. The City has instituted a Rental Rehabilitation Demonstration Program to address this problem. Under this program, the City provides partial low cost rehabilitation financing, designed to make a project feasible at moderate rents. It then provides, through the Omaha Housing Authority, Section 8 rental assistance to eligible existing residents of the building. Such a two-tiered program of rehabilitation and rental assistance may be necessary to prevent displacement of present tenants.

B. Utilize a variety of techniques to encourage homeownership in North Omaha by existing residents and to attract new homebuyers.

North Omaha is viewed as a risky and unproven market by the homebuilding industry. In this climate, it becomes necessary to develop innovative financing strategies to make new housing available to current residents and to attract new construction and new buyers on vacant lots. Such financial assistance must lower construction costs and risks to builders, who can then pass along lower costs to purchasers. At the same time, the homebuyers need assistance to lower the initial down payment and to keep monthly payments at a reasonable level. A mixture of public and private financing to guarantee low interest loans to builders, or partial financing for developers, spreads any risk among a variety of agencies and encourages wide participation in redevelopment activity.

Tax exempt revenue bonds, combined with federal monies and private grants, may also support projects in a specially defined area. By virtue of their tax exempt status, such bonds may lower the interest rate on home mortgages and project financing. North Omaha has been certified as a "targeted area" by the U.S. Treasury. This removes some of the most restrictive provisions covering tax exempt housing revenue bonds.

Vacant houses can also provide opportunities for moderate cost homeownership through Urban Homesteading (see Strategy III-A). The revitalized homes within North Omaha can assist in the conservation of neighborhoods within those boundaries. Neighborhood development corporations can also work to attract new residents. Such groups can not only market their area and promote it, but may also purchase and rehabilitate homes for resale. Their use of volunteer labor and contributions can be passed on to eventual buyers, thus lowering the costs of housing.

C. Investigate the possibility of forming a neighborhood based land and housing trust which could purchase property for later redevelopment and keep ownership within the community.

The formation of a neighborhood based group to purchase and hold property has been an effective mechanism for neighborhood redevelopment in many cities. It is particularly effective in neighborhoods with absentee landlords, or in areas where displacement may occur. A functioning land trust in North Omaha could provide some control over possible future speculative investment that could lead to displacement.

A land trust would be created as a non-profit organization with a revolving fund to finance purchases. In some cases the trust would purchase vacant property which it could hold for later redevelopment. The trust could also purchase houses which it would rehabilitate and sell to homebuyers. In some cities, these organizations have rehabilitated multi-family buildings which they then sold to residents to operate as cooperatives.

Land trusts must develop mechanisms for acquiring land at low cost. As non-profit corporations, they can accept real property contributions. This provides a tax deduction for the contributor. Land trusts, however, must be careful not to inherit large liabilities of back taxes and special assessments. The Land Reutilization Authority can assist in this area.

This organization could function as a neighborhood redevelopment corporation as discussed in Strategy I-D. At the same time, it might be a useful umbrella organization to assume the functions of a neighborhood based preservation organization as well. A neighborhood based organization could provide guidance for reinvestment in North Omaha by insuring that neighborhood residents have opportunities to purchase homes.

D. Develop an early warning system to monitor negative land ownership changes in North Omaha.

Numerous studies have pointed out that the time to worry about displacement is before the revitalization process begins. Although displacement has occurred in North Omaha through public actions, it has not resulted to a great degree from neighborhood revitalization activity. However, as part of an effort to guide





1. Area Near 18th and Burdette Streets, :
Neglected vacant lots quickly become :
neighborhood eyesores which can create health :
lems when they attract rodents and insect :
At the same time, vacant lots offer the :
needed for new construction in North Or :
(Omaha City Planning Department)
2. Neighborhood Meeting, 1984
Neighborhood organizations work wit

reinvestment in North Omaha so that it best benefits the current resident of the area, it is necessary to establish a system to monitor neighborhood change. No method is foolproof when dealing with such an elusive societal change. As a result, any neighborhood monitoring system should rely on efforts in several different areas.

Both the City and neighborhoods themselves should watch for such change. Observation is an excellent monitoring tool. By carefully watching what happens to property in their neighborhood and examining real estate ads, residents can be able to solve some problems before they occur.

However, by the time real estate changes hands, it may be too late for the neighborhood to react. The City should establish an ongoing system to monitor its in-city neighborhoods. There are a variety of ways to tie the system into the existing framework. The City's annual Urban Development Policy Evaluation already groups information on housing into sectors, based on major east-west streets. The in-city housing data should be similarly broken down into comparable neighborhood areas, rather than imposed zone areas which cover large dissimilar portions of the City. Median selling price for these neighborhood areas could be gathered from the sales transaction file in order to show an increase in sales price each year. The policy evaluation also analyzes building permit activity by zone, which could be broken down into neighborhood change.

Another opportunity to monitor neighborhood change is the Planning Department's biannual Intercensal Estimating System (ICES) report. The report contains data on mean sales value and mean rent, along with population and housing data. The housing information identifies the number of owner-occupied and renter-occupied units as well as vacancies, all of which can be analyzed back to the mid-1970's. Although the ICES has broken down information into city blocks, the data could be aggregated into neighborhoods for analysis of change.

Another potential method for monitoring change in specific areas is through overlay zoning (see Strategy V-D). Such zones provide special review of projects within a specified area. Once the City establishes an overlay zone in an area that needs special protection, it can be used to provide additional controls on building permits or rezoning in that area. An Historic Preservation District is one example of an overlay zone; similar zones could be established for other areas with special needs. The City's zoning code is currently being rewritten and overlay zones must be added to the City Code before they could be utilized.

V. Goal: Utilize and enforce zoning laws as a tool for neighborhood conservation.

Strategy:

A. Enforce current zoning laws to prevent illegal uses and zoning violations in neighborhoods.

The enforcement of zoning laws is often difficult in older urban areas. What was acceptable when these areas were built up may now be considered a nonconforming use. Although these uses are legal through grandfather rights, it becomes difficult to distinguish between nonconforming uses and actual zoning violations. Zoning problems in older areas have often been going on for a long time, exerting a long-term negative effect on the area.

The City should make a concentrated effort to methodically enforce zoning and municipal codes. A special enforcement program, targeted in sections of the City with particular needs, could provide a systematic analysis of code violations, zoning violations, and identify health-related concerns dealing with rodents, pests, weeds and litter. Only such an overall, systematic analysis will enable the City to deal with older neighborhoods that have not had a careful assessment in recent years.

In addition, more consistent prosecution of violators is necessary to insure that systematic code and zoning analysis achieve their desired result. Through systematic code and zoning enforcement and consistent prosecution the City will be better able to utilize zoning laws as an effective tool for neighborhood conservation.

City's Community Developers to establish target areas and short-term programs for their neighborhoods.
(Omaha City Planning Department)

conservation.

However, systematic code and zoning enforcement may reveal violations that can threaten the use of buildings. Particularly in the use of historic buildings, violations that are expensive to repair may, in effect, end the use of such buildings. Some cities have established guidelines which determine when historic buildings may be granted waivers from zoning regulations regarding matters such as parking, yard requirements, fencing and building height. As Omaha's zoning code is revised, these problems with identified historic buildings should be considered and appropriate guidelines developed. The use of similar guidelines for the building code should also be studied and added to the code if appropriate.



B. Encourage greater participation by neighborhood groups in monitoring rezoning cases and zoning enforcement.

Neighborhood organizations can be more effective in dealing with zoning problems through observation and active participation in City processes. Residents must be willing to notify City inspectors if they see violations occurring. Neighborhood organizations must educate themselves about zoning — how it works and can be used to help their neighborhood. Once they become familiar with the law, they can stay aware of activity in their area by scanning the agendas of the City Zoning Board of Appeals and Planning Board, both of which appear in newspapers or are available through the City Planning Department. The City notifies property owners within 300 feet of the site of any zoning change, but a regular reading of board activity can ensure that the entire neighborhood is informed.

Neighborhood groups have power to influence boards when they take the time to prepare their case and present reasons why they support or oppose any zoning activity. Some neighborhood organizations have initiated downzoning, in which they petitioned for more restrictive zoning in order to prevent further conversion of homes into multi-family units. In other cases, neighborhood support of zoning changes necessary for major, desirable development projects can help bring those projects to reality.

In general, neighborhood organizations need to be vigilant, maintaining a continual watchdog effort to identify violations and to follow up on prosecution. By keeping inspectors informed of problems in their area, neighborhood organizations can work with the City to use zoning to their best advantage.

C. City officials and boards should continue to perform a careful review of rezoning requests in order to consider the impact of such requests on the surrounding neighborhood.

The City staff subdivision review committee examines zoning and platting cases for each month's planning board agenda. This committee includes representatives from the Planning Department's planning implementation division, comprehensive planning, housing and community development, as well as the preservation administrator. Because this meeting occurs early in the monthly review process, there is adequate time for an analysis of neighborhood impact from each area of the Planning Department. Other comments are solicited from agencies which monitor health and environmental concerns. These comments are then utilized in the department recommendations for each case presented to the Planning Board.

In addition, the City Planning Board, which bears major responsibility for examining zoning and subdivision activity, is generally balanced to include persons more familiar with the in-city areas as well as others more attentive to suburban development. The Planning Board inspects each case on location before its monthly meeting and should have adequate knowledge for a careful review of any rezonings.

Rezonings must be approved by the City Council. Council members are now elected by district, insuring that at least one council member should be aware of the special problems presented in any part of the City.

However, despite all these opportunities for careful review, it is important to



1. 22nd and Miami Streets, 1984

This street in the OIC neighborhood cohesiveness and quality of housing etc make it a potential area for conservation (Omaha City Planning Department)

2. Jewell Building, 2221 North 24th 1980

The Jewell Building, a City Landmark rehabilitated for office use. After rehabi

insure that both City officials and boards are aware of problems in rezoning. This role is best played by neighborhood residents, who will suffer the greatest harm, or reap the greatest benefits from zoning changes.

D. Explore the use of zoning overlay districts to augment existing zoning in which require protection of special characteristics.

Zoning overlay districts offer controls beyond those provided under traditional zoning regulations. These districts derive their name from being overlays on traditional zoning in a given area. Once in place, the overlay districts modify zoning and provide special review of any actions within areas designated. Although the City does not currently have zoning overlay districts, they could be included in the revision of the zoning code.

Overlay districts may focus on a variety of concerns. Some community overlay districts for design review, and provide guidelines on the types of buildings that will be constructed in a particular area. This approach is frequently used to provide controls for downtown business districts, but can also be used by neighborhood groups to influence new construction design.

Other overlay districts are used to guard environmental considerations. Environmental districts can be applied to areas where there are particular topographic or vegetation problems. Typical reasons for such overlays are to protect hillsides and steep terrain, or mature vegetation from development that will degrade or cause severe erosion.

Environmental districts have included areas of high public investment. An environmental overlay may be established to protect a revitalized area and insure that there is no recurrence of blight. In this manner, the City can provide additional protection of other work in the revitalized area and make certain that it enhances and contributes to the major investment already in the district.

Neighborhood housing retention overlays have also been used to help retain existing housing, particularly in low/moderate income neighborhoods. Where sound, available housing may be in short supply. Such regulations require special review before a demolition permit can be used for a structure within a retention area.

Interim development controls provide a temporary overlay which allows for a special analysis of a district during a fixed period of time. During the six months or year that these controls are in effect, no demolitions, alterations, or new construction is allowed. The City utilizes the time to carry out analysis of the area and development in the area in an effort to promote orderly growth.

Overlay districts can be an effective mechanism to provide protection for inner city neighborhoods. They can also be implemented throughout the city without adding special geographically based districts to the zoning code. However, overlay districts, or any other innovative regulatory tool, should increase the chances of good development and decrease the chances of bad development. They should not place undue obstacles in the way of development or investments.

VI. Goal: Encourage business revitalization as an integral part of the revitalization of North Omaha.

Strategy:

A. Promote the creation and growth of small businesses through technical assistance and seed capital programs.

Small businesses are the source of the vast majority of new jobs created each year in this country. At the same time, the survival rate of new small businesses is relatively low. This is usually attributable to a lack of management experience or available capital. A number of public and private sources exist for technical assistance and for venture capital. The City has compiled information on existing programs and has prepared a videotape and pamphlet to advertise available assistance. However, a need still exists for an outreach program to seek out potential entrepreneurs within the community and advise them.

the building will provide an anchor for the southern end of the proposed historic district just as the Blue Lion Center anchors the 24th and Lake intersection.
(Omaha City Planning Department)

how to start a business at the very early conceptual stage of development. Similarly, a need exists for seed capital specifically for new business start-up. The City, the private sector, and the existing service providers are planning the creation of a Seed Capital Fund and Entrepreneurial Advisory Office to meet these needs.

B. Develop partnerships between public and private investors to develop commercial and industrial facilities.

Business revitalization in North Omaha requires a partnership between business owner-operators or developers and the public sector. Public funds and assistance can leverage private investment for renovation or new construction by providing a financial incentive or by reducing the risk of development. The partnership benefits the public by creating a better physical environment, employment opportunities, access to goods and services, and added tax base. The private sector benefits from the new opportunity for a return on its investment and from the increased economic activity. The City should continue to involve local financial institutions, private developers, and entrepreneurs in the revitalization process.

C. Provide new small businesses with sound, low overhead physical facilities.

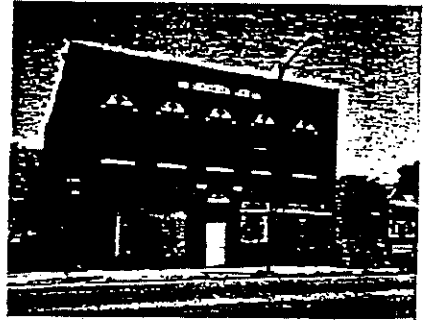
The cost of facilities can be a major expense for a new small business and can hamper the business' opportunity for growth. The cost of a facility includes the cost of utilities, maintenance and repairs, and inefficiencies in design or layout. Sound, low overhead physical facilities often have a lower "real" cost than do deteriorated facilities. Additionally, good facilities permit the entrepreneur to concentrate on the growth of his/her business and to attract greater numbers of customers. A business incubator is a building that provides sound, low overhead space and services to multiple small business tenants. The development of an incubator should be pursued by the City and the private sector.

D. Encourage the re-use of historic buildings for commercial revitalization.

Historic structures are an asset to a business district for attracting customers. The preservation of sound historic structures and the sensitive renovation of adjacent structures should be a priority of the City and the merchants. Through marketing of the tax benefits of historic properties and design control over the City-financed renovation, together with the support of the neighborhood business organization, the City can encourage the re-use of historic buildings.

E. Encourage the development of new businesses which provide goods and services currently not available in North Omaha.

Opportunities exist for the development of new businesses meeting needs in the marketplace in North Omaha. The conservation of the neighborhood requires that residents have access to goods and services. A proposed Entrepreneurial Advisory Office would seek out potential entrepreneurs within the community and advise them on how to start a business that will fill voids in the marketplace.



4 Zoning Ordinance
for The City of Omaha
Report #225 (Sept, 19
Omaha City Planning

ARTICLE ELEVEN

55-581 PUD OVERLAY DISTRICTS
NC
MD
ED
FP
PK

55-582 General Purpose of Overlay Districts

Overlay Districts are used in combination with base districts to modify or expand base district regulations. Overlay Districts are adapted to special needs of areas of the city. They provide additional flexibility to the Zoning Ordinance, giving the Ordinance the ability to evolve as planning for specific areas continues.

The Overlay Districts are included in the Zoning Ordinance to achieve the following objectives:

- a. To recognize special conditions requiring regulation in specific parts of the city.
- b. To provide for the protection of special features in the natural and built environment of Omaha.
- c. To allow for change and adaptability in the Zoning Ordinance.
- d. To encourage comprehensive neighborhood and environmental planning in the city.
- e. To provide development flexibility and to encourage innovative design through comprehensively planned projects.
- f. To provide an array of regulating alternatives, combining maximum adaptability to projects with satisfactory control in the public interest.

55-601 NC NEIGHBORHOOD CONSERVATION

55-602 Purpose

The NC Neighborhood Conservation Overlay District is intended to accommodate unique land use, urban design, and other distinctive characteristics of older established neighborhoods. The NC District, used in combination with a base district, allows variations in permitted uses and site development regulations that are adapted to the needs of a specific neighborhood. In addition, the NC District may include supplementary site regulations. Variations allowed by an NC Overlay District are established by a Neighborhood Conservation Plan, enacted by the City Council as part of the City's Comprehensive Plan.

55-603 Use of the NC District

a. Minimum Area

Each NC District must include a contiguous area of at least five acres, including intervening streets, alleys and private ways.

b. Year of Original Development

*limits this to
older NHs.*

The area included in each NC District must have been recorded as a subdivision with the Douglas County Register of Deeds at least twenty-five years prior to creation of the District.

55-604 Application Process

a. Proposal

any one of
An application for an NC Overlay District may be initiated by the following agents.

1. A majority of property owners within the proposed district.
2. The Planning Board.
3. The City Council.

b. Requirements for Application

An application for creation of an NC District shall include the following components.

1. A statement of purpose, describing the reasons that the existing base district or districts are not fully adaptable to the specific neighborhood.
2. A map indicating the boundaries of the proposed NC Overlay District, specifying the base district or districts included within these boundaries.
3. A Neighborhood Conservation Plan, prepared by the City Planning Department, consisting of maps and other graphic and written material necessary to describe land uses, distinctive neighborhood characteristics, building siting and design, site development requirements, signage, circulation, and other features to the proposed NC District.

4. A specific set of modifications to be made in existing base district regulations, including use, site development, off-street parking, and other regulations included in this Ordinance.

55-605 Adoption of District

- a. A Neighborhood Conservation Plan, as prepared by the City Planning Department, and the NC District application shall be transmitted to the Planning Board.
- b. The Planning Board, after proper notice, shall hold a public hearing and act upon the plan and district application.
- c. The Planning Board may recommend amendments to the plan and district application.
- d. The recommendation of the Planning Board, together with that of the Planning Director, shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon the plan and the NC District Ordinance. The Neighborhood Conservation Plan shall be adopted as a portion of the City's Comprehensive Plan.
- f. The Ordinance adopting the NC District shall include a statement of purpose, a reference to the approved Neighborhood Conservation Plan, and a list of modifications to the base district(s) regulations.
- g. An Ordinance adopting an NC District shall require a favorable vote of five members of the City Council for approval if the Planning Board recommends denial of the Ordinance. The City Council may amend such Ordinances, provided at least five Councilmembers vote to do so.
- h. Each NC District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Ordinance.
- i. Any protest against a Neighborhood Conservation Overlay District shall be made and filed as provided by Section 14-405, Revised Statutes of Nebraska, 1943, and amendments thereto.

55-606 Criteria for Approval

The City Council may adopt an NC District if the area meets one or more of the following criteria.

- a. The area has distinctive building features, such as scale, size, type of construction, or distinctive building materials that should be preserved.
- b. The area has distinctive site planning features, such as lot platting, setbacks, street layout, alleys, or sidewalks that the base district regulations cannot accommodate.
- c. The area has distinctive land use patterns, including mixed land uses or unique uses or activities, that the base district cannot accommodate.
- d. The area has special natural or streetscape characteristics, such as creekbeds, parks, gardens, or street landscaping that should be preserved or respected.

Chapter 18.30

NEIGHBORHOOD PRESERVATION COMBINING
DISTRICT (NP) REGULATIONS

Sections:

- 18.30.010 Specific purposes.
- 18.30.020 Applicability of regulations.
- 18.30.030 Zoning map designation.
- 18.30.040 Design review requirements.
- 18.30.050 Exceptions to development standards.

18.30.010 Specific purposes. The neighborhood preservation combining district is intended to modify the regulations of multiple-family residence districts in areas where it is deemed essential to maintain the visual and historic character of existing neighborhoods. The combining district is intended to foster retention of existing single-family structures, to foster additions to existing properties without demolition of sound residential structures, and to assure compatibility of design of new residential units with existing structures on the same or surrounding properties. (Ord. 3447 § 1 (part), 1983).

18.30.020 Applicability of regulations. The neighborhood preservation combining district may be combined with any multiple-family residence district, in accord with Chapters 18.08 and 18.98. Where so combined, the regulations established by this chapter shall apply in addition to the provisions established by such underlying multiple-family district or Chapter 18.90. (Ord. 3447 § 1 (part), 1983).

18.30.030 Zoning map designation. The neighborhood preservation combining district shall apply to properties designated on the zoning map by the symbol "NP" within parentheses, following the general district designation for the district with which it is combined. (Ord. 3447 § 1 (part), 1983).

18.30.040 Design review requirements. (a) Design Approval Required. No design review shall be required for construction of or modifications to single-family structures which constitute the only principal structure on a parcel of land. For properties on which two or more residential units are developed or modified, design review and approval shall be required by the architectural review board in compliance with procedures established in Chapter 16.48 for any new development or modification to any structure on the property and for site amenities.

(b) Purpose. The purpose of design review shall be to achieve compatibility of scale, silhouette, facade articulation and materials of new construction with existing structures on the same property or on surrounding properties within a combining district.

(c) Design Guidelines. The architectural review board shall, at its discretion, develop specific design review guidelines for each specific area to which this combining district is applied. (Ord. 3447 § 1 (part), 1983).

18.30.050 Exceptions to development standards. (a) Duties of the Zoning Administrator. Subject to the provisions of this chapter and the general purposes of this title to foster retention of existing single-family structures and to maintain the existing historic and general character of the neighborhood, the zoning administrator may grant exceptions to site development regulations (except limitations on residential density), parking regulations, and from the special setback requirements of Title 20 applicable to the underlying zone district where combined with the neighborhood preservation combining district. This exception procedure is the exclusive procedure for procuring an exception to development standards in the NP combining district. It is not necessary for the property owner to obtain a variance pursuant to Chapter 18.90.

(b) Application for Exceptions from Development Standards.

(1) Application for an exception from development standards may be made by the owner of record of property from which an exception is sought or by a purchaser of said property when acting pursuant to a contract executed and acknowledged by both the buyer and owner of record, or by an agent of the subject property owner when duly authorized by the owner in writing.

(2) Application shall be made to the zoning administrator on a form prescribed by the zoning administrator, and shall contain the following:

(i) A description and map showing the location of the property for which the exception is sought, and indicating the location of all parcels of real property within 91.4 meters (three hundred feet) from the exterior boundary of the property involved in the application;

(ii) The name and address of the applicant, and the names and addresses of all persons shown in the last equalized assessment roll (as updated by the semiannual real estate update information) as owning real property within 91.4 meters (three hundred feet) of the exterior boundary of the property which is subject of this application;

(iii) Plans and/or descriptions of existing and proposed construction on the property involved, together with a statement of the circumstances which justify the exception application;

(iv) Such additional information as the zoning administrator may deem pertinent and essential to the application.

(3) Application for an exception shall be accompanied by the fee prescribed by the municipal fee schedule, no part of which shall be returnable to the applicant.

(c) Public Hearing and Notice.

(1) Upon receipt of an application for an exception, the zoning administrator shall set a date for a public hearing, which hearing shall be held within forty-five days of the date of filing of the application.

(2) Notice of such hearing shall be given by publication once in a local newspaper of general circulation not less than twelve days prior to the date of hearing. Additionally, notice of such hearing shall be mailed at least twelve days prior to the date of hearing to the applicant, and to owners of record of real property within 91.4 meters (three hundred feet) of the exterior boundary of the property involved, as such owners of record as shown in the last equalized assessment roll (as updated by the semiannual real estate update information) and the occupant of said property within 91.4 meters. Compliance with the procedures set forth herein shall constitute a good faith effort to provide notice, and the failure of any owner or occupant to receive notice shall not prevent the city from proceeding with the hearing or from taking any action nor affect the validity of any action.

(3) The notice of public hearing shall contain the following:

(i) The exact address of the property, if known, or the location of the property, if the exact address is not known, and the nature or purpose of the application;

(ii) The time, place, and purpose of the hearing;

(iii) A brief description, the content of which shall be in the sole discretion of the City, of the exception sought;

(iv) Reference to the application on file for particulars; and

(v) A statement that any interested person, or agent thereof, may appear and be heard.

Typographical and/or publishing errors shall not invalidate the notice nor any city action.

(d) Action by Zoning Administrator. At the time and place set for hearing, the zoning administrator shall hear evidence for and against such application. Each hearing shall be open to the public. The zoning administrator may continue any hearing from time to time. Within a reasonable time, but not more than ten working days after the conclusion of the hearing, the zoning administrator shall make findings and shall render a decision on the application which in his opinion is supported by the evidence contained in the application or presented at the hearing. Notice of the decision of the zoning administrator shall be mailed to the applicant and to any other person requesting such notice. Upon the request of the recipient of the exception, the exception, and the conditions applicable thereto, shall be recorded with the county recorder.

(e) Findings and Conditions.

(1) The zoning administrator may grant an exception from the site development regulations, the parking and loading regulations, or the special requirements of this title applicable within any residential district which has been combined with the neighborhood preservation commission district if, from the application or the facts presented at the public hearing, he finds

(i) The granting of the exception will facilitate the preservation of an existing residential structure on the same property and will be of benefit in maintaining the existing historic and general character of the surrounding neighborhood, and.

(ii) The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience.

(2) In granting such exception, the zoning administrator may impose such reasonable conditions or restrictions as he deems appropriate or necessary to protect the public health, safety, general welfare, or convenience, and to secure the purposes of this title.

(f) Effective Date. An exception granted by the zoning administrator shall take effect ten days following the mailing of the notice of the decision of the zoning administrator, unless an appeal is filed as provided in Chapter 18.92.

(g) Revocation, Extension, Transferability, and Duration.

(1) In any case where the conditions of an exception have not been or are not being complied with, the zoning administrator shall set a date for a public hearing and notice the public hearing in accordance with subsection (c) of this section. Following such hearing, but not more than ten working days after the conclusion of the hearing, the zoning administrator shall make findings of whether the conditions of the exception have not been or are not being complied with and render his decision to revoke or modify such exception.

(2) An exception which has not been used within one year following the effective date thereof shall become null and void and of no effect unless a shorter time period shall specifically be prescribed by the conditions of such exception. The zoning administrator may, without a hearing, extend such time for a maximum period of one additional year only, upon application filed with him before the expiration of the one-year limit, or the expiration of such limit as may be specified by the conditions of the exception granted.

(3) An exception granted pursuant to this chapter shall exist for the life of the existing structure preserved or such structure as may be constructed pursuant to the approval unless a different time period is specified in the issuance of the exception. An exception from the parking and loading regulations shall be valid only during the period of continued operation of the use and/or structure for which the exception was granted. (Ord. 3465 § 63, 1983; Ord. 3447 § 1 (part), 1983).

Sec. 428. SPECIAL PLANNING (SP) DISTRICT.

A. Purpose

The Special Planning District is intended as a means for property owners to initiate and implement programs for the conservation or revitalization of neighborhoods. The district takes effect through the adoption of a precise plan and set of regulations, called the Special District Plan, specifically intended, in each case, to facilitate maintenance and upgrading of the neighborhood, to encourage development of vacant or under-used lots, to ameliorate the adverse effects of incompatible mixtures of uses, and to encourage neighborhood residents and owners to take positive steps for the improvement and orderly development of the neighborhood.

B. Special District Plan

In any Special Planning District the regulations governing the uses of land and structures, the height of buildings and requirements for lot area, width and yards, shall be as set forth in the underlying zoning district except as may be expressly modified by the Special District Plan for that district. There will be a separate and specific Special District Plan for each Special Planning District.

1. Initiation of a Special Planning District

A petition requesting the establishment of the district, bearing the signatures of the owners of not less than fifty percent (50%) of the property within the area proposed to be included in the Special Planning District, may be submitted to the Planning Department. For the purpose of this requirement, the signature of one cotenant, or, if community property, the signature of either spouse is sufficient to count the petition if no objection is made by the other cotenant or spouse. If the signature is so protested, the petition shall be counted only to the extent of the signer's interest in the property. The petition shall set forth the preliminary boundaries of the area proposed to be included and shall be on a form prepared and provided by the Planning Department. Such preliminary boundaries shall be natural or rectangular in configuration, subject to City Council approval.

2. A citizens' committee shall be formed for the purpose of circulating petitions and such other purposes as are specified in this section. The committee shall designate the name of the proposed Special Planning District which shall appear on all petitions. Membership on the committee shall be open to all property owners and residents within the proposed district. The citizens' committee shall work with City staff during preparation of the plan, be responsible for conducting informational meetings within the area during preparation of the plan and disseminating information on the plan upon its completion.

3. Upon initiation of proceedings as set forth in subsection B 1. of this section, the Planning Commission shall call a public hearing at a location in or convenient to the area proposed to be included in the district, for the purpose of explaining the purpose and operation of a Special Planning District and to determine the degree of interest in the establishment of such district, as well as to receive any suggestions regarding the content of the Special District Plan or the boundaries of the Special Planning District.

4. Following the public hearing, the Planning Commission may recommend to the City Council that the Planning Department proceed with the preparation of a Special District Plan as set forth herein, and the Planning Commission shall recommend to the City Council the boundaries of the proposed district, or it may recommend the termination of the proceedings if it determines that the plan will not serve the purposes for which the Special Planning District is intended. If the commission recommends initiation of the district, they shall be the applicant for the request.

5. The City Council may without further hearing concur in the recommendation of the Planning Commission or make such recommendations that they desire and so instruct the Planning Department. If the City Council instructs the Planning Department to prepare a Special District Plan, the Council shall also specify the boundaries for the proposed district.

C. Preparation of the Special District Plan.

When so instructed by the City Council, the Planning Department shall prepare a Special District Plan in accord with direction from the citizens' committee which shall consist of a detailed plan of land uses and related regulations in substantial conformity with the Phoenix General Plan. The Special District Plan may:

1. Indicate proposed changes, if any, to permitted land uses within the Special Planning District. The Plan may contain recommendations for which other administrative procedures are established, including but not limited to street closures or abandonments, improvement districts, rezoning, or special assessment districts. Implementation of such actions shall be through the normal procedures established for each.

2. Contain a schedule of proposed changes, if any, to density, coverage, height, and other requirements applicable to buildings or structures.

3. Contain specific regulations for the remodeling of existing buildings and structures, application of performance standards and application of site plan review procedures.

4. Contain proposals for social services to be furnished in the area and plans for capital improvements by all public agencies and utilities in the area.

D. Establishment of the Special Planning District.

1. Upon completion of the Special Planning District Plan, the Planning Department shall reproduce and distribute the plan to all property owners and residents in the proposed district with the assistance of the citizens' committee.

2. After distribution of the plan, the Planning Department shall conduct a poll of all property owners within the proposed district to determine if there is support for the plan. If seventy percent (70%) of those responding indicate support for the plan the Planning Department shall notify the Planning Commission who shall:

a. Set a date for a public hearing on the plan and the establishment of a district and post notice of and publicize such hearing in accordance with Section 108-D.

b. Mail notices to the owners of all property within the district fifteen days prior to the hearing.

c. Conduct the public hearing solely in regard to the plan that has been prepared by the Planning Department.

3. The percentage of support shall be determined in the same manner as are petitions for the initiation of a district.

4. Upon completion of the public hearing, the Planning Commission may recommend to the City Council the adoption or modification and adoption of the Special District Plan and recommend the establishment of the Special Planning District. The Plan shall contain both a Special District Plan and a Special Planning District zoning overlay coterminous with the boundaries of the plan. The Special District Plan shall also contain all special zoning criteria applying within the district.

5. Upon receipt of a recommendation from the Planning Commission, the City Council shall conduct a public hearing in accordance with Section 108. Following the public hearing the City Council may approve, deny, or modify the Special District Plan and the Special Planning District.

6. Applications for amendments to the plan shall be in accordance with Section 108.

7. Special Conservation Districts which the City Council has approved prior to the effective date of this ordinance shall be deemed to be Special Planning Districts pursuant to this ordinance. Proposed Special Conservation Districts for which City Council has authorized preparation of a Neighborhood Conservation Plan prior to the effective date of this ordinance shall be deemed to be Special Planning Districts pursuant to this ordinance and shall be subject to Section 428 D 4-7. (Ord. No. G-1831, § 1; Ord. No. G-2992, § 1.)

AN ORDINANCE TO AMEND THE CITY CODE TO ESTABLISH NEIGHBORHOOD CONSERVATION REGULATIONS.

WHEREAS, N.C.G.S. 160A-382 authorizes the City of Raleigh to establish overlay zoning districts; and

WHEREAS, the Raleigh City Council finds that the subdivision and the recombination of lots and construction of new buildings or the expansions of existing buildings within certain developed areas of the zoning jurisdiction, if left unregulated, will conflict with the existing unifying physical environmental elements and exterior features of these areas, and that such conflict will not conserve the values of buildings; and

WHEREAS, contextural standards were recognized as a valid form of regulation in Gorieb v. Fox, 274 U.S. 603, 71 L. Ed 1228 (1927) and in A-S-P Associates v. Raleigh, 298 N.C. 207, 258 S.E. 2d 444 (1979).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RALEIGH, NORTH CAROLINA that:

Section 1. Section 10-2002 of the Raleigh City Code is hereby amended to add one new definition which shall be placed in its proper alphabetical sequence and shall read as follows:

"Built environmental characteristics. "Built environmental characteristics" shall include: lot frontage and size, building entrances, building height, building placement on the lot, including building setbacks from the streets (or center line of a private drive for projects not fronting a street), and property lines, and distances between buildings."

Section 2. The next to the last paragraph of section 10-2011 of the Raleigh City Code listing overlay districts is hereby amended to add a new last overlay district which shall read as follows:

"h. Neighborhood conservation overlay district."

Section 3. Chapter two, Part 10 of the Raleigh City Code is hereby amended to add a new section which shall read as follows:

"Sec. 10-2055. Neighborhood conservation overlay district regulations.

(a) Intent and purpose of neighborhood conservation overlay districts. It is the intent of these regulations to preserve and enhance the character of neighborhood conservation overlay districts, by encouraging infill development that respects the context of existing built environmental characteristics in order to maintain the general quality and appearance of neighborhoods; to recognize built environmental characteristics as a major part of the City's identity and positive image; to promote local design qualities, to stabilize and improve property values; and to reduce the conflicts between new construction and existing development.

(b) Locational guidelines for neighborhood conservation overlay districts. The general characteristics desired of land placed in neighborhood conservation overlay districts are the following:

- (1) It is located in an area whose development began at least 25 years prior to application of the neighborhood conservation overlay district regulations.
- (2) At least seventy-five percent of the land within the overlay district is developed.
- (3) The area possesses unifying distinctive elements of either exterior features or built environmental characteristics that create an identifiable setting, character and association.

(c) Neighborhood plan. It is the intent of the neighborhood plan to record neighborhood-specific policies to promote the well-being of the neighborhood. A neighborhood plan shall be completed prior to the adoption of a neighborhood conservation zone overlay district. No neighborhood plan shall be approved by the city council until after a recommendation thereon has been made by the planning commission. At least ten days before the planning commission makes its recommendation, a copy of the plan shall be mailed to the property owners within the area sought to be zoned neighborhood conservation. The neighborhood plan shall be approved prior to, or in conjunction with the zoning of any area as a neighborhood conservation overlay district. The neighborhood conservation plan shall include at least these elements:

- (1) Neighborhood history and evolution
- (2) Land use inventory
- (3) Description of housing; existing, new development and maintenance
- (4) Inventory of built environmental characteristics
- (5) Lot size and configuration
- (6) Open space and recreation

- (7) Commercial development revitalization
- (8) Circulation/transportation
- (9) Capital improvement needs

(d) Regulations.

(1) No building shall be constructed, moved, altered, changed, or increased in size within a neighborhood conservation overlay district except in conformity with the adopted neighborhood plan. The plan may contain standards which are more stringent or less stringent than the underlying zone; in the event of any conflict, the plan shall control. But nothing contained in the neighborhood plan shall be construed to affect the planning and development regulations, part 10, of this code except as it involves greenways, rights-of-way, street design, and built environmental characteristics, nor shall these regulations be applied to the replacement of existing structures with a like structure.

(2) Exceptions: A structure existing at the time when a neighborhood conservation overlay district is applied shall not be deemed a nonconformity because of these neighborhood conservation overlay regulations. But; additions, changes, expansions, and alterations must comply with these overlay regulations except as is allowed by the board of adjustment under 10-2080, as if the structure were made nonconforming by these overlay regulations."

Section 4. Section 10-2079(a) of the Raleigh City Code is hereby amended to establish two paragraphs, the second paragraph of said subsection shall begin with the language "Resuming means ...". Said subsection is further amended to add to the end of the first paragraph the following:

"However, nothing herein shall prevent the rebuilding of a structure with a similar structure because such structure fails to conform to the standards of a neighborhood conservation overlay district."

Section 5. The language following the semicolon of the first sentence of Raleigh City Code subsection 10-2113(c) is hereby repealed, rewritten, and reenacted to read as follows: "all applications, except for those filed by the city, for either a conditional use district zone or a neighborhood conservation district zone must be filed in the planning department by the first week of the filing month."

Section 6. Subsection 10-2113(e) of the Raleigh City Code is hereby amended to replace identifications for subsections (1) through (4) to read a. through d. respectively and to insert the following captions immediately before the first and last paragraphs respectively, "(1) Waiting period." and "(2) Text

changes.". Said subsection is further amended to add a new last paragraph which shall read as follows:

"3. Neighborhood conservation overlay districts. Except for applications filed by the city, the planning department is further instructed not to accept applications for zoning or rezoning property to a neighborhood conservation overlay district unless the application:

1. is requesting either that at least fifteen acres be zoned neighborhood conservation or that an existing neighborhood conservation overlay district be expanded; and
2. is signed by a majority of the property owners within the area sought to be zoned neighborhood conservation; and
3. is applied to property which is at least seventy-five (75) percent developed.

No application to zone or rezone property to a neighborhood conservation overlay district shall be accepted as pending unless or until the planning department has been directed to prepare a neighborhood plan by the city council. Failure to adopt a neighborhood plan within one hundred and eighty days following the decision of the council to prepare such a plan shall automatically void the pending request to zone or rezone the property a neighborhood conservation overlay district unless the City Council finds that:

- 1) a request for extension of the time period, not to exceed 90 days, has been made by the task force or any affected property owner prior to the expiration date and;
- 2) The delay in completion of the plan has been caused by circumstances outside the control of the task force or could not have been prevented by due diligence."

Section 7. Chapter three, Part 10 of the Raleigh City Code is hereby amended to add a new section which shall read as follows:

"Sec. 10-3006. Limitation pending rezonings.

No subdivision or recombination of any property shall be approved pending any application for the rezoning of such property unless the subdivision or recombination is permitted under the existing zoning classification of the property and also under the zoning classification which is proposed for the property."

Section 8. The last sentence of the unlettered and unnumbered paragraph following section 10-3043 of the Raleigh City Code is hereby repealed in its entirety. Said sentence is hereby created as a new paragraph which shall immediately follow 10-3043(b)(2) and it shall read as follows:

"Projects approved under sections 10-3071 through 10-3074 and single family projects approved under section 10-2072(a) are exempt from subsections (1) and (2) above but, like other projects, are subject to all other regulations of this subsection."

Section 9. Section 10-3043 of the Raleigh City Code is hereby amended to insert a last new paragraph which shall appear immediately before subsection 10-3043(c) and it shall read as follows:

"The minimum lot frontage and size of lots within a neighborhood conservation overlay zoning district shall conform to such standards of the overlay district, if any, but shall not be less than five thousand (5,000) square feet in area nor less than fifty (50) feet wide at the building line, nor less than eighty (80) feet deep."

Section 10. All ordinances and clauses in conflict herewith are hereby repealed to the extent of said conflict.

Section 11. This ordinance has been adopted following a duly advertised joint public hearing of the Raleigh City Council and the City Planning Commission following a recommendation of the Planning Commission.

Section 12. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 13. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code.

Section 14. Sections 7 through 9 of this ordinance have been filed with the Wake County Register of Deeds as required by law.

Section 15. This ordinance shall become effective five days following its adoption.

ADOPTED: 1-3-89 (Second Reading Date)

EFFECTIVE: 1-8-89

DISTRIBUTION: City Manager
City Council
City Attorney
Planning -5-
Inspections
Engineering
Community Development

NEIGHBORHOODS - ZENING 2010

Appendix III
Site Inventory Forms

To Come

IOWA SITE INVENTORY

Survey ID No.: WS-001
Database ID No.:
Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 514 E. 2nd Street
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 63 Lot: 6
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

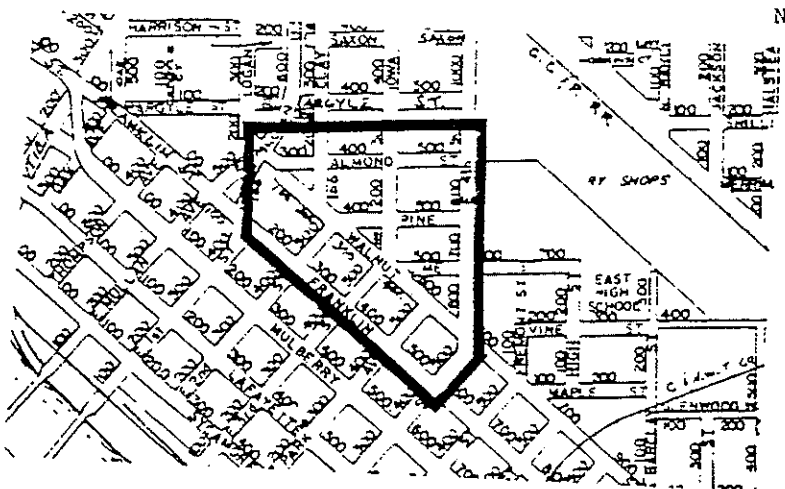
Codes:

12. Owner: Billy A. Howard & Patricia L. Kohlmeyer
Address: 4003 S. Main St. Rd.

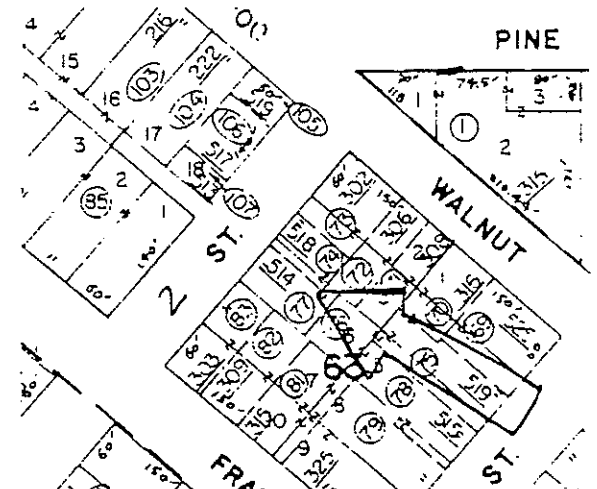
Phone:
City: Cedar Falls ZIP 506

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

deteriorated condition;
covered with asbestos
siding

Roll-Frame: 2 - 5

Photographer: J. Nash

View: northwest front

Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

514 E. 2nd Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☐ Contributing ☒ Noncontributing

Architectural Significance\Associated Context(s)

1892

Reviewed by\Date: J. Nash 1/14/92

Gable-side type with additional gable. This modest story-and-a-half house has original two-over-two windows on street level and nicely turned porch posts but has been altered with asbestos shingle siding.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Diverse population:
Illinois Central as Employer

Reviewed by\Date: J. Nash 5/1/92

This house is built on a street near prestigious Walnut and Franklin Streets, but the character of this street reflects much more modest incomes. Its residents included Illinois Central baggageman and an engineer. Outside the district.

See Continuation Sheet ☐

Prepared by: J. Nash

Date: 5/1/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-002
Database ID No.:
Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 513 E. 2nd Street
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 63 Lot: 3
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

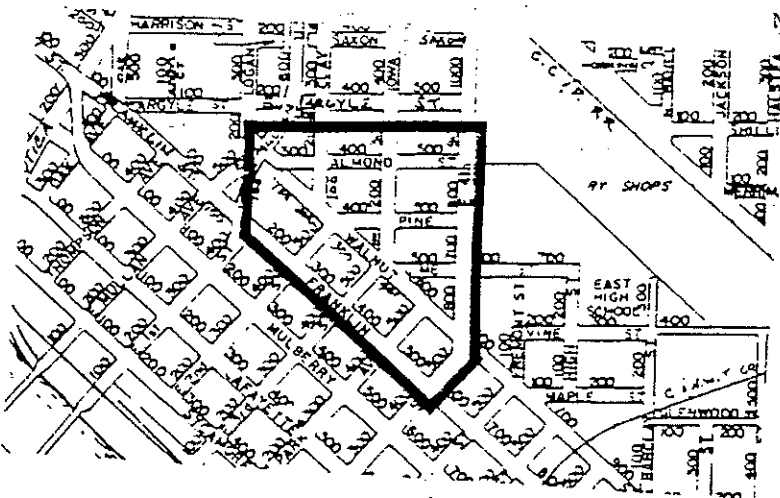
Codes:

12. Owner: Billy A. Howard & Patricia L. Kohlmeyer
Address: 4003 S. Main St. Rd.

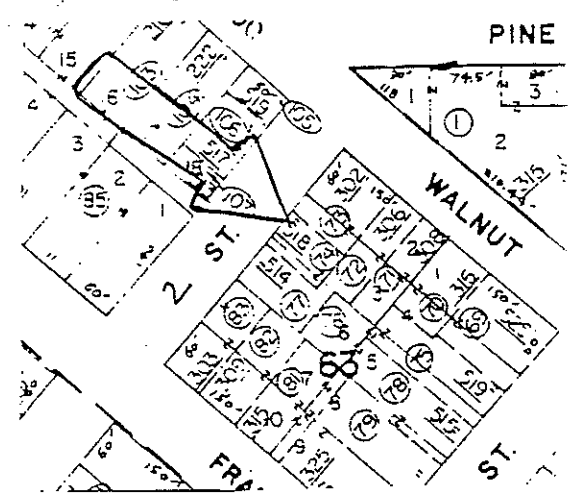
Phone:
City: Cedar Falls ZIP 5

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] RC

(Plat Map)



(Sketch Map)



Integrity Notes:

deteriorated condition;
asphalt siding;
recent attic fire

Roll-Frame: 2 - 4 Photographer: J.Nash
View: northwest front, se side Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

518 E. 2nd Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D
NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☐ Contributing ☒ Noncontributing

Architectural Significance\Associated Context(s)

ca. 1900-1906

Reviewed by\Date: J. Nash 1/14/92

Commodious box type. Pyramid roof with front and side gables; one-story rear, hipped roof addition; hipped-roofed front porch. Altered with the addition of asphalt "brick paper" siding; some window removal and/or replacement.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Diverse population

Reviewed by\Date: J. Nash 5/1/92

This house was built on a street near prestigious Walnut and Franklin Streets, but the character of this street reflects much more modest incomes. Outside the district.

See Continuation Sheet ☐

Prepared by: J. Nash

Date: 5/1/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-013
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
 2. Common Name: house
 3. Street Address: 821 E. 4th St.
 4. City: Waterloo
 5. County: Black Hawk
 6. Subdivision: Cooley
 7. Block: 68 Lot: 4
 8. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Lorrayne/Laura Middleton; Terrence/Sheryle McDowell

Phone:

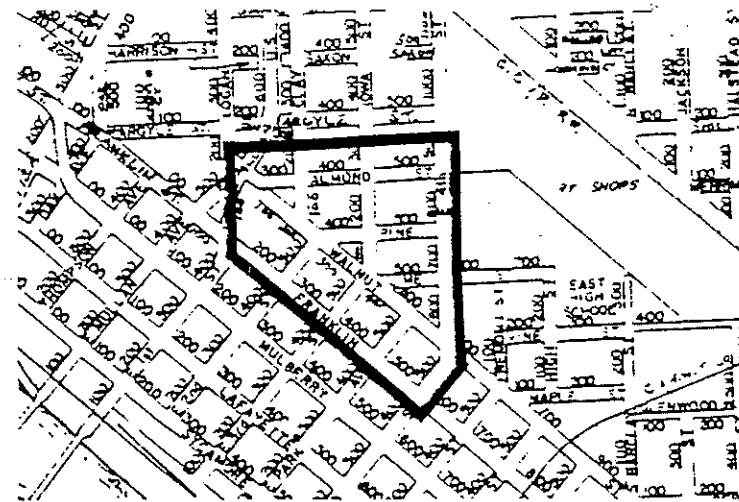
Address: 821 E. 4th St.

City: Waterloo

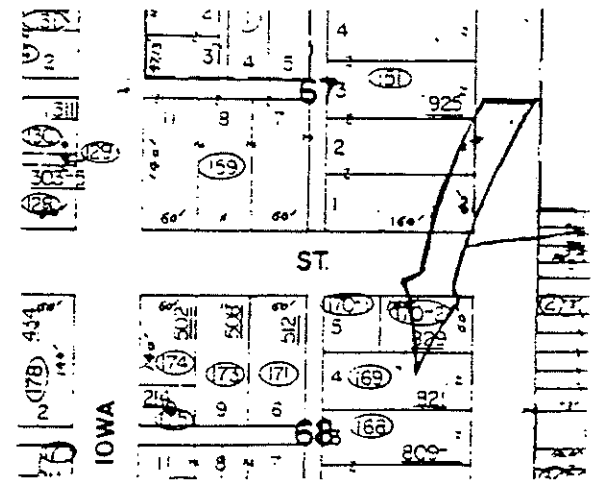
ZIP 5070

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

porch enclosed; aluminum
 combination windows in porch

Roll-Frame: 3 - 6

Photographer: Jan Nash

View: E front, N side; facing SW

Negatives at Iowa B

Long Survey #07-028-7538

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The two-story wood-frame house at 821 E. 4th St. is one of the oldest houses remaining in the Walnut Street neighborhood. It has an irregular plan with small room additions off the south side and west rear. An enclosed porch runs the full length of the east front. The porch has a hipped roof, while the house has a side-gable roof with an intersecting gable dormer above the front entrance. Exterior walls are covered with clapboard siding trimmed with corner boards and wide fascia board under the eaves. Wood sash windows (1/1) have plain surrounds with molded cornices. Some windows are paired. Porch windows are aluminum combination replacements.

The building does not display design elements or evidence of construction techniques necessary to meet NRHP eligibility under Criterion C as an individual structure, but restoration or rehabilitation in keeping with historic materials should be encouraged. Because much of the historic commercial district along E. Fourth Street has been demolished, this street has been excluded from the proposed historic district.

Construction Date: 1885 (Assessor's Records); appears on 1897 Sanborn map.

See Continuation Sheet []

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

The house first appears on the 1897 Sanborn, the first year there is coverage for this area, and the 1899-1900 city directory lists Levi and Alma Lowe as the occupants. Both of the Lowes worked at Smith, Lichty & Hillman grocers. No other historical data were compiled for this property.

See Continuation Sheet []

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-014
 Database ID No.:
 Nonexant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
 2. Common Name: Club Rendezvous
 3. Street Address: 329 E. 4th Street
 4. City: Waterloo
 5. County: Black Hawk
 6. Subdivision: Cooley Addition
 7. Block: 68 Lot: 5
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): store?

Codes:

11. Current Functions(s): tavern

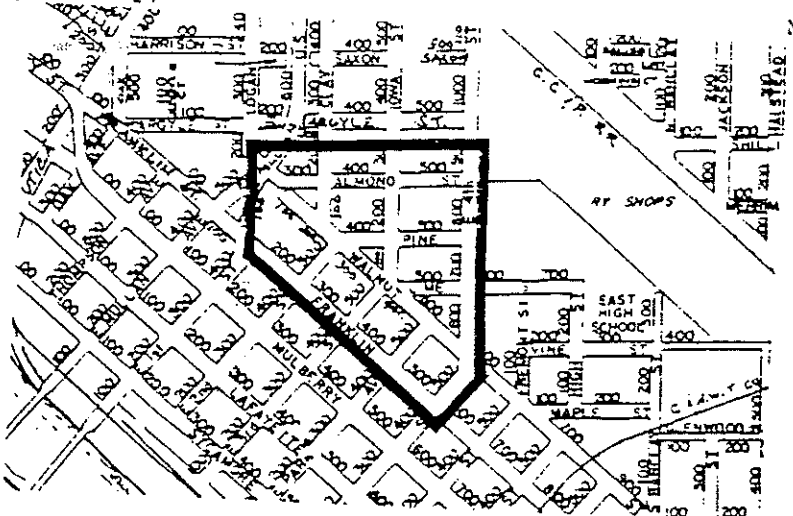
Codes:

12. Owner: Lindbergh Whitis
 Address: 427 E. Argyle St.

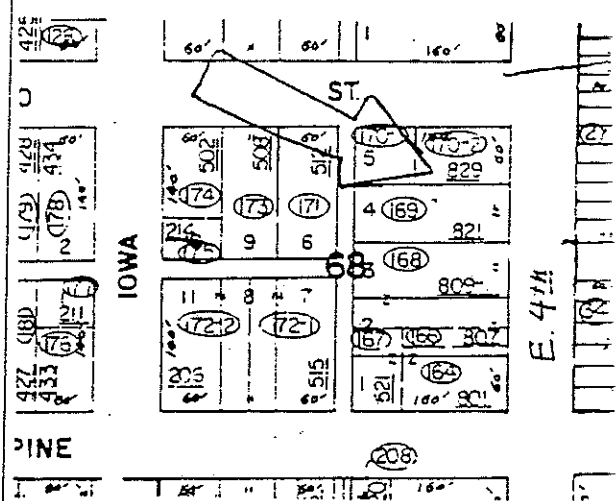
Phone:
 City: Waterloo ZIP 507

BHP: ☐ Cty. Resource ☐ HABS ☐ Photo ☐ NR ☐ Tax Act ☐ Grants ☐ DOE ☐ R&C

(Plat Map)



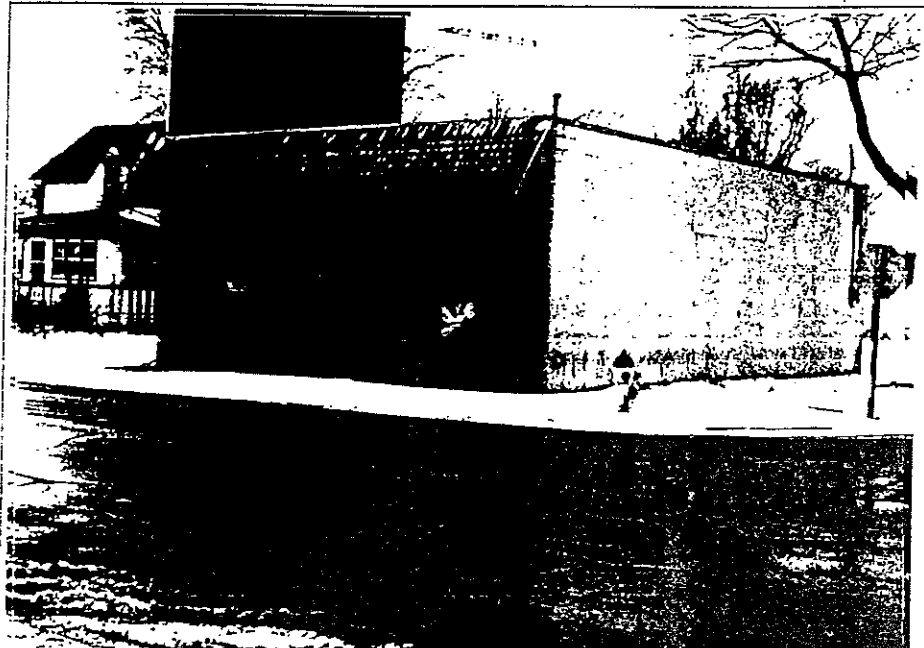
(Sketch Map)



Integrity Notes:

1946 building heavily
 altered

Roll-Frame: 3 - 5 Photographer: J. Nash
 View: east front, north side Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☐ Contributing ☒ Noncontributing

Architectural Significance\Associated Context(s)

1946

Reviewed by\Date: J. Nash 1/14/92

Square, one-story, stucco on concrete block commercial building. False overhang is shingled and spans the width of the facade. Central recessed front entrance. Flanking display windows are now filled in with plywood.

See Continuation Sheet []

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/1/92

Outside the period of significance and historic district.

See Continuation Sheet []

Prepared by: J. Nash

Date: 5/1/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-015
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
2. Common Name: Job Services of Iowa
3. Street Address: 925 E. 4th St.
4. City: Waterloo
6. Subdivision: Cooley
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

Vicinity [] S. County: Black Hawk

7. Block: 67 Lot: 1-5

10. Historic Functions(s): state employment/job training office Codes:

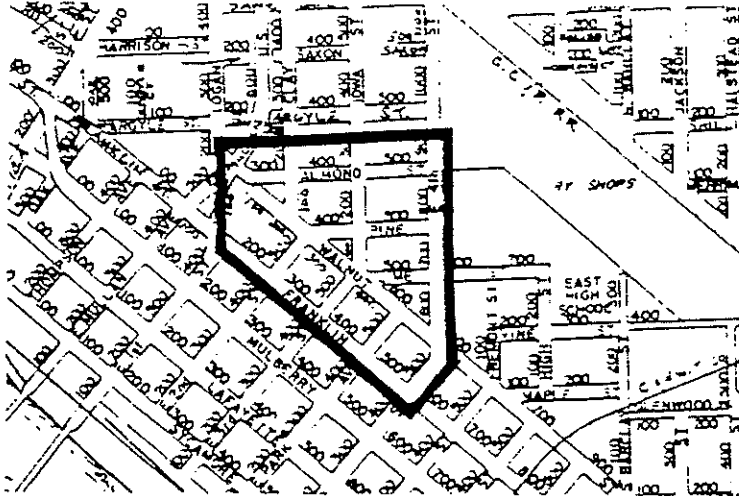
11. Current Functions(s): same Codes:

12. Owner: Sterling E./Vivian C. Heremuth
 Address: P.O. Box 290

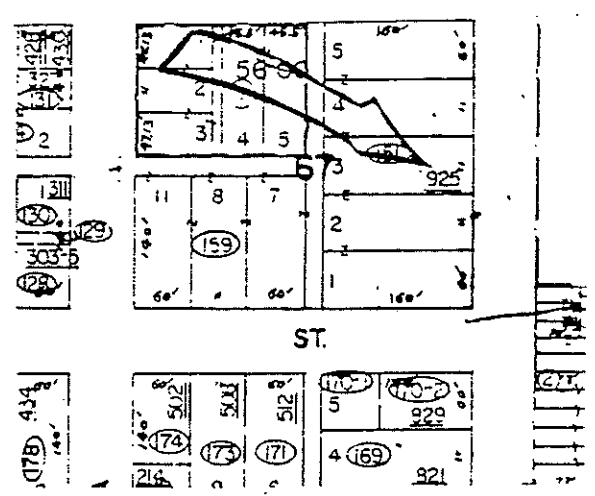
Phone:
 City: Denver, IA ZIP 5062

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

no alterations

Roll-Frame: 9 - 6

Photographer: Rebecca Conard

View: S front, E side; facing NW

Negatives at Iowa B.



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The Job Services building at 925 E. 4th St. is a modern one-story commercial building. It is rectangular in plan with a flat roof. Window and door openings on the south front and northwest corner are recessed. Fenestration is minimal, with most windows (fixed, vinyl-clad metal frame) are located adjacent to or near entrances. A large asphalt surfaced parking lot is located on the south side of the building.

The building does not meet the age criterion for NRHP eligibility. Because much of the historic commercial district along E. 4th St. has been demolished, this street has been excluded from a recommended historic district.

Construction Date: c.1980 (visual)

See Continuation Sheet []

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

The site was formerly occupied by a small mixed-use area which served ICRR workers. The 1897 Sanborn map shows a meat market (with smokehouse), a restaurant, two dwellings, and several unidentified buildings in this approximate location. The 1899-1900 city directory indicates that Friedl Bakery occupied the store located at 923 E. Fourth, with the proprietors and live-in help also in residence. Three African American porters lived together at one address, 921 1/2 E. Fourth, an address which does not appear on the 1900 Sanborn, suggesting that they lived over one of the two stores or in a small outbuilding. By 1906, the entire 900 block had been developed commercially with a lumber yard, two or three restaurants, a cobbler's shop, and a jewelry shop. Two dwellings were still located on the east half of Block 67, though away from the commercial strip.

See Continuation Sheet []

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-016

Database ID No.:

Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 327 Almond St.
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 65
- Lot: 8
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Willie Mae and Jessie L. Wright

Phone:

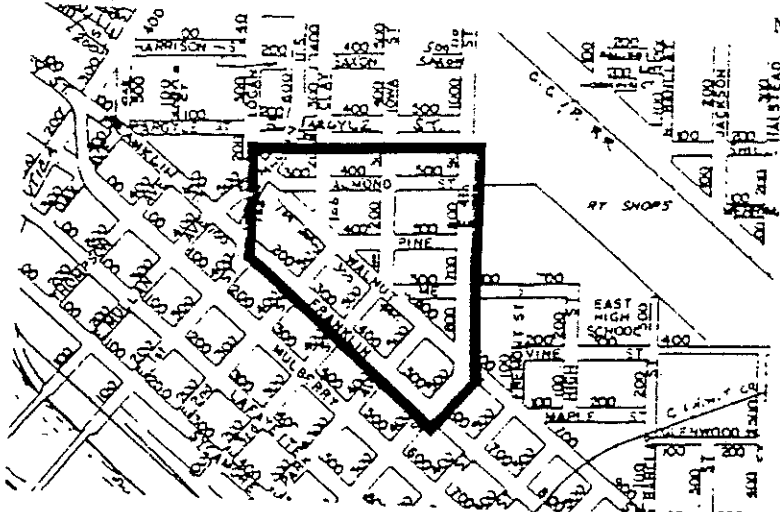
Address: 327 Almond St.

City: Waterloo

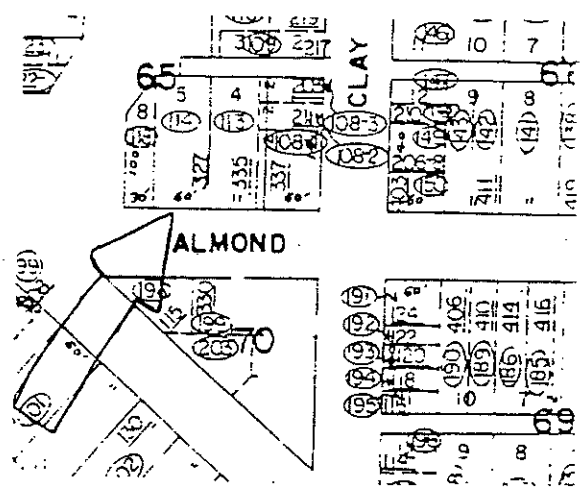
ZIP 50

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] RS

(Plat Map)



(Sketch Map)



Integrity Notes:

well maintained and intact

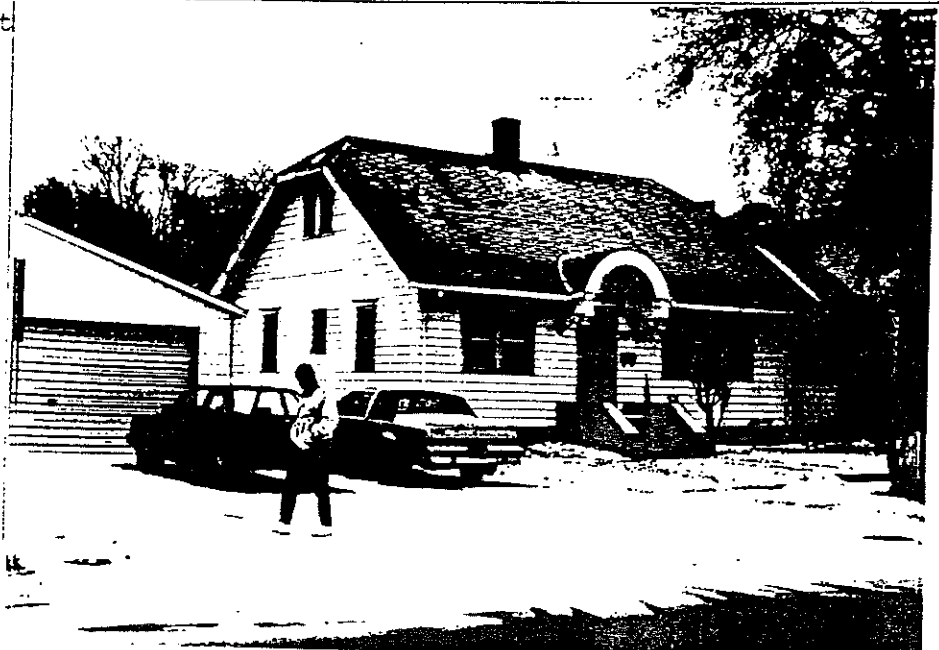
siding appears original

new free-standing garage
to one side of lot

Roll-Frame: 9 - 18 Photographer: R. Conard

View: south front; west side

Negatives at Iowa



PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

327 Almond St.

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

1929

Reviewed by\Date: J. Nash 1/14/92

Nice Craftsman bungalow; rectangular shaped and gables to the sides. Main body is a story-and-a-half, with a one-story wing telescoping to one side. Roof peak at side gables is clipped. Dark brown brick chimney is slightly off center on roof ridge; matching brick for foundation. Wide clapboards are original. Three-over-one sash windows. Small front porch over front entrance is composed of a semi-circle or Roman arch supported by oversized, heavy brackets. Side wing has same clipped gable peak and Craftsman windows. Brick and concrete porch steps. May be earlier than 1929, but definitely built by 1918.

See Continuation Sheet []

Historical Significance\Associated Context(s)

Dynamic neighborhood

Reviewed by\Date: J. Nash 5/1/92

Outside historic district. Second generation of housing structures on this city lot.

See Continuation Sheet []

Prepared by: J. Nash

Date: 5/1/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-017
Database ID No.:
Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 335 Almond St.
4. City: Waterloo Vicinity [] 5. County: Black Hawk
6. Subdivision: Cooley Addition 7. Block: 65 Lot: 4
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

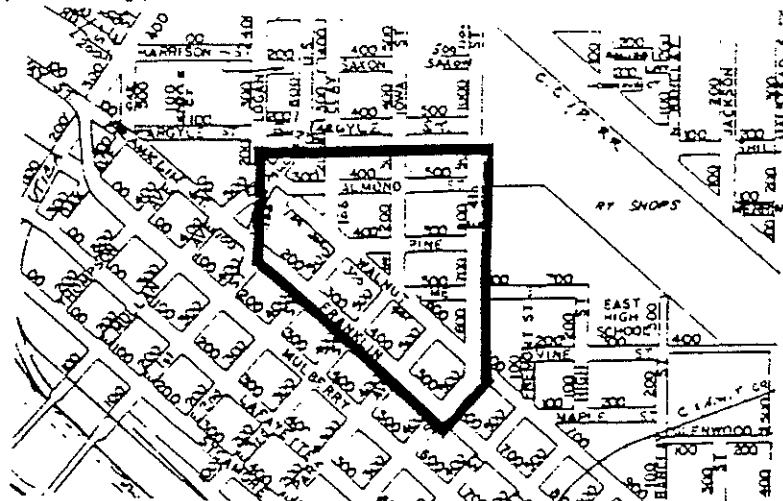
Codes:

12. Owner: Dorothy Lee Tate, c/o G.C. Services Tax Dept.
Address: Irmo

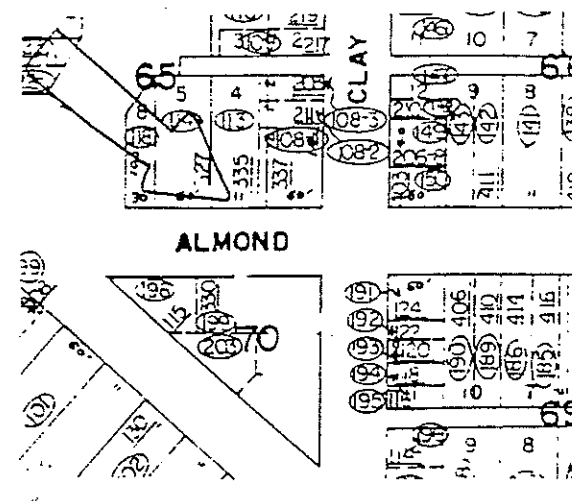
Phone:
City: South Carolina ZIP 29

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



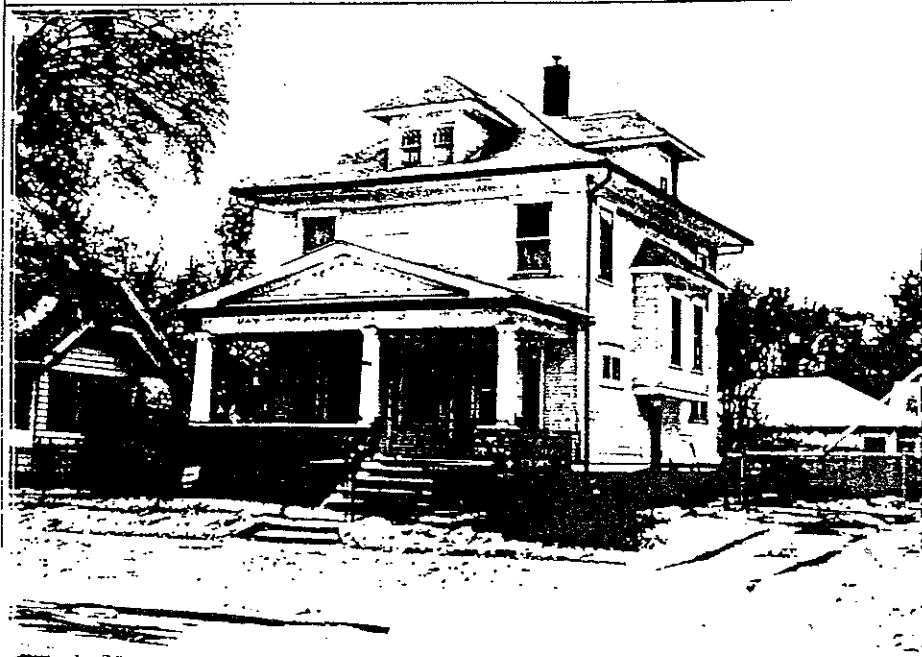
Integrity Notes:

unaltered

Roll-Frame: 9 - 19 Photographer: J. Nash

View: south front; east side

Negatives at Iowa



PHR #

335 Almond St.

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D
NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

ca. 1911-1918

Reviewed by\Date: J. Nash 1/14/92

Four-square with Arts and Crafts (or Craftsman) details. Two-story, frame structure, with a hipped roof, flared eaves, and hipped-roof dormers. Narrow siding with corner boards. Front porch spans width of facade and covered by a gabled, pedimented porch roof. Porch foundation up to railing height is rusticated concrete block. Porch supports are square, flared piers with Craftsmen geometric detailing at the top. Inset area of pedimented porch gable is filled with angular lines from applied wood pieces. Dormer windows are decorative with crisscrossed muntins. Dark brick chimney. Squared oriel window on side probably reflects interior stairway landing. Front door is flanked by 2-pane lights

See Continuation Sheet []

Historical Significance\Associated Context(s)

Dynamic neighborhood

Reviewed by\Date: J. Nash

Outside historic district. Built during a boom period and replaced an earlier structure.

See Continuation Sheet []

Prepared by: J. Nash

Date: 5/1/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-013
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: Elliot and Hattie Wise House
 2. Common Name: house
 3. Street Address: 337 Almond St.
 4. City: Waterloo
 5. Subdivision: Cooley
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

Vicinity [] 5. County: Black Hawk
 7. Block: 65 Lot: 1

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Richard/Deborah Rand
 Address: 337 Almond St.

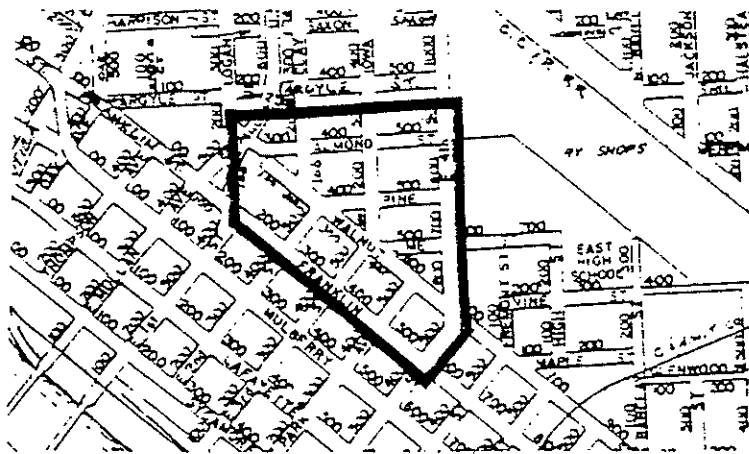
Phone:

City: Waterloo

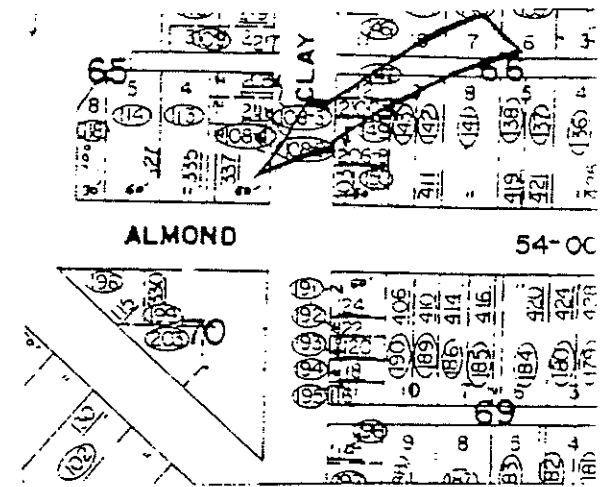
ZIP 5070

BHP: ☐ Cty. Resource ☐ HABS ☐ Photo ☐ NR ☐ Tax Act ☐ Grants ☐ DOE ☐ R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

poor condition, but design
 and materials integrity are
 intact

Roll-Frame: 9 - 21

Photographer: Rebecca Conard

View: S front, E side; facing NW

Negatives at Iowa BH



Long Survey #07-028-7766

PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☒ Yes ☐ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The two-story wood-frame house at 337 Almond St. is one of the more prominent turn-of-the century homes in the Walnut Street neighborhood. It is built on an irregular plan with a complex roof form. Queen Anne stylistic influence is evident in the two-story angled bay which projects from the southeast corner. Other Queen Anne details include patterned shingles which define a beltcourse above the first story and fill the gable ends. Colonial Revival detailing is evident in the wraparound porch supported by fluted Doric columns. Sanborn maps indicate the porch was added between 1906 and 1910. Exterior walls are covered with clapboard. Fenestration consists mainly of 1/1 wood-sash windows, sometimes paired. Decorative 9/1 and transom windows are found in the corner bay. Although this house is in fair to poor condition, it is one of the few structures in this neighborhood which retains excellent integrity of design, materials, and workmanship. Setting is somewhat impaired by the chain link and barbed wire fence which surrounds the yard. Architecturally, it reflects the historic character of the Walnut Street area during its period of significance, and as a good example of the larger single family homes built in this neighborhood, it meets NRHP Criterion C for eligibility.
Construction Date: 1894 (Assessor's Data Sheet); area not covered on 1892 or 1897 Sanborn maps.

See Continuation Sheet []

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

Under NRHP Criterion C, the history of this house reflects the socio-economic character of the Walnut Street neighborhood during the late nineteenth and early twentieth centuries, particularly its ties with the Illinois Central Railroad and the downtown business district. City directories show that the Elliot F. and Hattie Wise family occupied the house from at least 1899 through 1935. Wise worked as a superintendent for the ICRR (1899-1900) and then as a bridge inspector (1901-02). Later, he was a wood worker for a local manufacturing company (1910). By 1921, he apparently had retired, since no occupation is listed for him between then and 1935. The Wises had several children who worked outside the home. In 1899-1900, Mary was working as a clerk. In 1901-02, Mayme is listed as a cashier at a dry goods store. Edith was working as a nurse at West Emergency Hospital in 1904-05, son Elliot B. as a store clerk in 1910, and Leon as a trucker for the ICRR in 1916.

See Continuation Sheet []

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-019
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
2. Common Name: house
3. Street Address: 403 Almond St.
4. City: Waterloo
5. Subdivision: Cooley
6. Legal Description (rural): T- R- Section: ; qtr. of qtr.

Vicinity [] 5. County: Black Hawk
 7. Block: 66 Lot: 12

10. Historic Functions(s): single family dwelling

Codes:

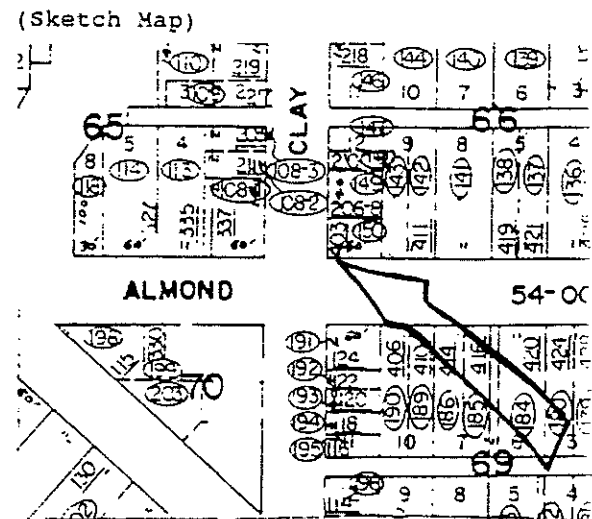
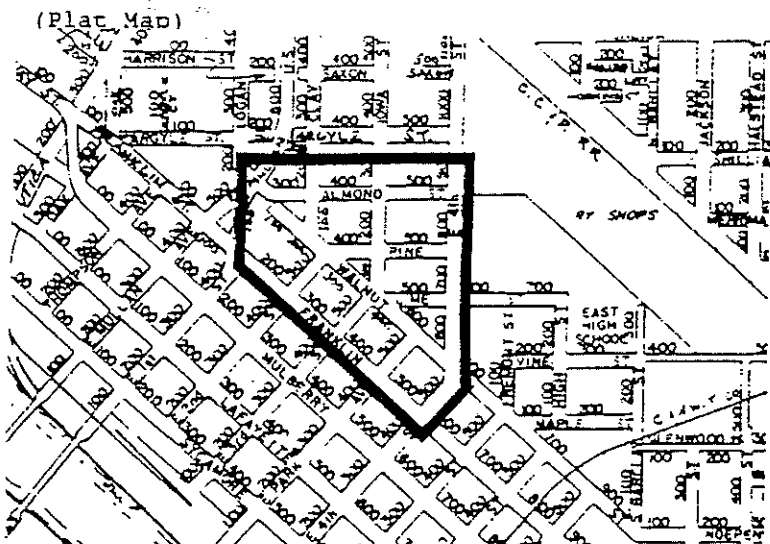
11. Current Functions(s): apartments

Codes:

12. Owner: Mark A. Butler, c/o Marion D. Butler
 Address: 421 Almond St.

Phone:
 City: Waterloo ZIP 5070

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C



Integrity Notes:

confusing mixture of design elements as a result of changes to south side; original 1-story open porch altered to a two-story addition; exterior walls covered with asphalt shingles in dark red brick pattern

Roll-Frame: 9 - 22 Photographer: Rebecca Conard
 View: S front, W side; facing NE Negatives at Iowa B:

Long Survey #07-028-7767

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

Alterations to the two-story wood-frame house have resulted in a confusing mixture of design elements. As constructed, it appears to have been designed as a basically square house with a truncated hipped roof. Hipped roof dormers are located on the west and east sides, and a gable projects from the south. This gable projection, with a Palladian window in the gable end, probably marked the front entrance, inasmuch as the 1906 Sanborn map shows an open porch running the full length of the south side. The open porch has been replaced by a two-story room addition which features vaguely Craftsman details: an eyebrow porch roof supported by wood brackets at the stoop entry and a stained glass medallion window over the entrance. Exterior walls have been reclad or covered over with asphalt shingles. Fenestration consists of 1/1 wood sash windows, with Chicago-style windows on the south addition.

Integrity of design, materials, and workmanship have been compromised by past alterations which were very incompatible with the original appearance. The house does not meet NRHP criteria as an individual structure, and it is located outside the proposed district. However, retention of its historic materials should be encouraged.

Construction Date: between 1902-1904 (city directories); by 1906 (Sanborn map); 1894 date listed on Assessor's Record is in error

See Continuation Sheet []

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

Although the house lies just outside proposed district boundaries, its history nonetheless reflects the character of the neighborhood during its period of significance, particularly the transition to higher residential density during the 1920s. City directories list John and Nettie Diamond as living here in 1904-05; no occupation is listed for either of them. By 1910, Richard and Nellie Sweeney were in residence. Richard worked as an engineer for the ICRR; Nellie was a department manager at P. Davis Drygoods Co. The Sweeneys continued to live here at least through 1925, though they may have taken in a boarder. Mrs. Clara Wheat is also listed at this address in 1916, and Amos Wheat (no occupation) is listed in 1921. By 1930, the house had been converted to Almond Apartments, with six tenants: a YWCA health director, the owner of a ladies clothing store, a widow, two sales people, and someone associated with the Social Welfare League. Six tenants with various occupations were also in living there in 1935. The building currently has three apartment units in it.

See Continuation Sheet []

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-020
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
 2. Common Name: house
 3. Street Address: 406 Almond St.
 4. City: Waterloo
 5. County: Black Hawk
 6. Subdivision: Cooley Addition
 7. Block: 69 Lot: 10
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: William M. & Katie Fagen
 Address: 406 Almond St.

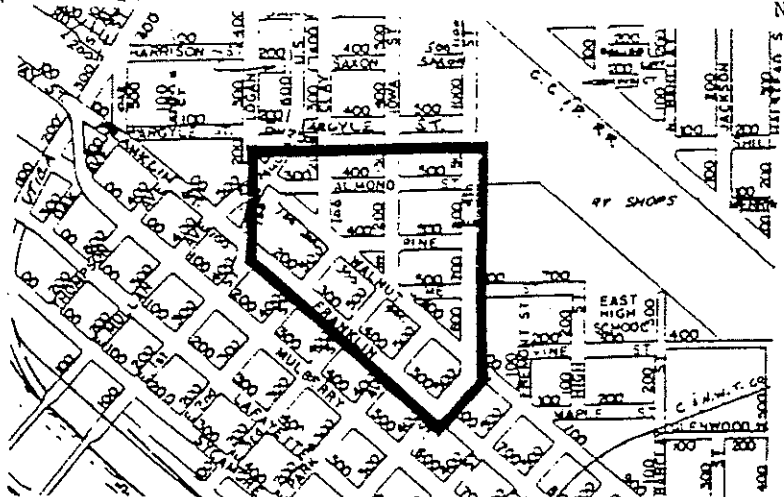
Phone:

City: Waterloo

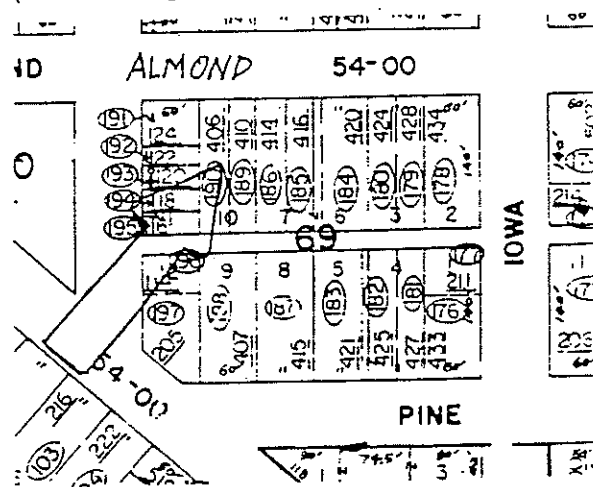
ZIP 507

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

good intact example of
 Craftsman-influenced Four-
 square;

some original windows may
 be replaced

Roll-Frame: 10-12

Photographer: R. Conard

View: north front; west side

Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

406 Almond Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

1907

Reviewed by\Date: J. Nash 1/14/92

This is a Craftsman-influenced Foursquare, built as a twin house. The two houses (the other one, at 410 Almond is non-extant), were squeezed onto one lot. This house is tall and spare in details with single second-story windows over a full facade porch. The hipped roof with narrow eaves sports a hipped roofed dormer in the front. Dormer windows have multiple panes (8) over one large bottom sash window. Narrow clapboard siding has cornerboards. The front porch is enclosed using windows which may be the originals; porch supports are square pillars on rusticated cast concrete piers; narrow wood porch skirting; wide wood porch steps. The foundation is rusticated concrete block. At the rear is a second-story sleeping porch supported by posts and a small bump-out first floor room. On the roof is a dark brown brick chimney stack with a crown top.

See Continuation Sheet []

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/2/92

Extant example of twin houses built on one lot which replaced an existing single house on the lot. The non-extant house at 410 Almond was perhaps built by lawyer John Tuthill and his wife Addie who by 1910 had moved from the more opulent house at 527 E. Park to that twin house on Almond. Almond Street had undergone a transformation between 1906 and 1910 when numerous small houses occupying single lots had been removed and replaced by twin houses, a sign of the booming industry and growing need for housing in Waterloo at the time. Like the double houses of Waterloo, where one side often was occupied by the owner and the other side rented out, these twin houses at 406 and 410 Almond may have been built by one owner as both an investment and a housing solution for himself. 406 Almond has at times been occupied by two families also.

See Continuation Sheet []

Prepared by: J. Nash

Date: 5/2/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-021
Database ID No.:
Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: William & Jessie Stark House
2. Common Name: house
3. Street Address: 411 Almond St.
4. City: Waterloo
6. Subdivision: Cooley
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

Vicinity [] S. County: Black Hawk

7. Block: 66 Lot: 9

Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): vacant

Codes:

12. Owner: Thomas F. Whicher
Address: 2451 N. Marshfield

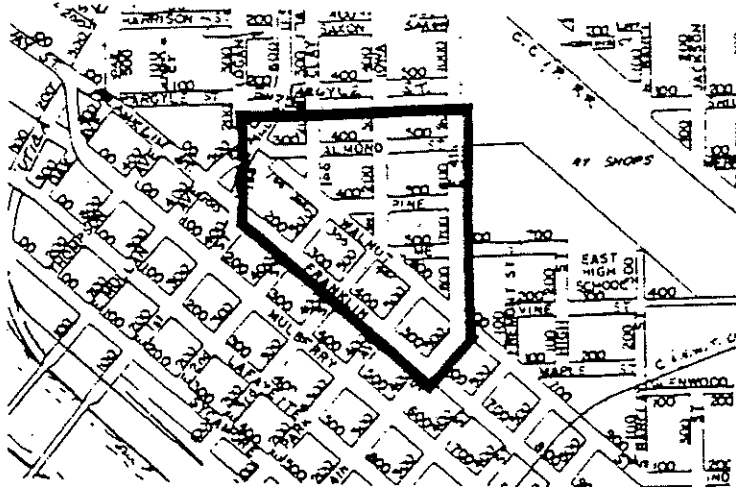
Phone:

City: Chicago, IL

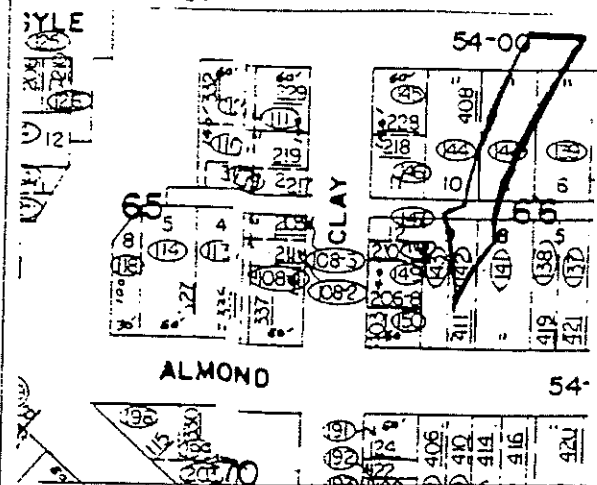
ZIP 606

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

windows and doors boarded up; original open porch on south front has been enclosed

Roll-Frame: 9 - 23

Photographer: Rebecca Conard

View: S front, W side; facing NE

Negatives at Iowa B



Long Survey #07-028-4031

PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The house at 411 Almond St. is a two-story, front-gable Craftsman style house measuring 22' wide x 30' deep. A one-story porch along the south front has been enclosed, and the entrance is located on the west side of the porch. The gable roof has a moderate pitch; overhanging eaves have exposed rafter tails. Exterior walls are covered with stucco. Fenestration consists of 1/1 wood sash windows, symmetrically spaced and sometimes paired. Along the north rear, a 2nd story cantilevered projection is supported by plain 4x4 wooden posts.

As an individual structure, this building does not embody distinctive characteristics of its type, period, or method of construction. By virtue of its age and relatively good integrity of design, materials, and workmanship, however, it does contribute to the overall character of the Walnut Street neighborhood. Maintenance of the historic fabric should be encouraged.

Construction Date: between 1918-1921 (not on 1918 Sanborn; address appears in 1921 city directory); 1916 date given on Assessor's Record is in error.

See Continuation Sheet []

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

The residents of this house were typical of the neighborhood as a whole during its period of significance. City directories show that William and Jessie Stark lived here from at least 1921 through 1935. Stark first worked as a driver for P.H. Lynch, later as an engineer for ICRR. In 1930 and 1935 their son, Fon, and his wife, Mary, also lived with the Starks.

See Continuation Sheet []

IOWA SITE INVENTORY

Survey ID No.: WS-022
Database ID No.:
Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 414 Almond St.
4. City: Waterloo
6. Subdivision: Cooley Addition
9. Legal Description (rural): T-

Vicinity [] 5. County: Black Hawk

7. Block: 69 Lot: 7

Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Robert E. & Rosie L. Burt
Address: 414 Almond St.

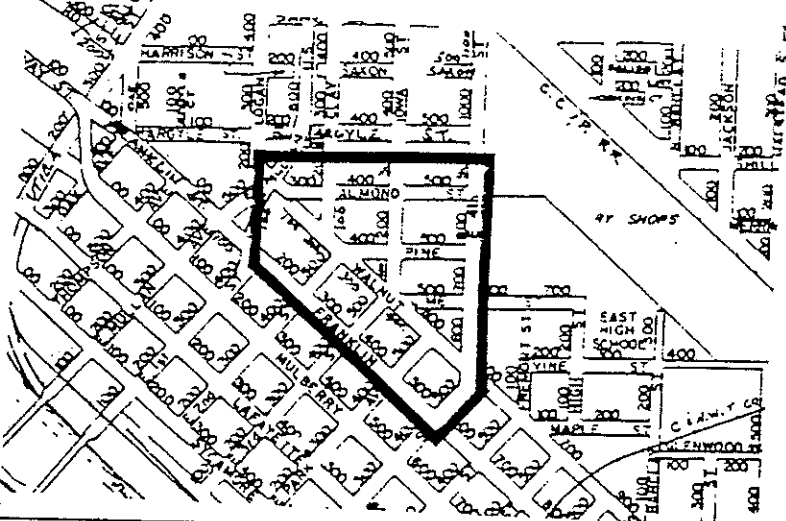
Phone:

City: Waterloo

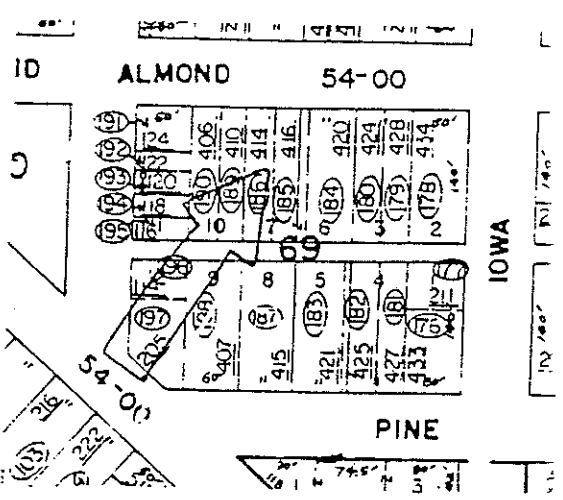
ZIP:

BHP: [] Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE []

(Plat Map)



(Sketch Map)



Integrity Notes:

altered with new siding;
front porch enclosed;
chimney altered

Roll-Frame: 10 - 11

Photographer: R. Conard

View: north front; west side

Negatives at Iowa



414 Almond Street

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontribu

Architectural Significance\Associated Context(s)

1907

Reviewed by\Date: J.Nash 1/14/92

This is a commodious-box type house, one of a set of twins. It is a two-story, hipped-roofed frame structure with an offset pent-roof gabled bay and a front porch spanning the facade. The center window in the bay at the second story is smaller than either side window, and is oddly out of place in size and shape to the rest of the windows. This small window is a standard and distinguishing feature of Waterloo's commodious box houses. The front porch has been enclosed since 1986, but its twin next door has had its porch enclosed also. Despite being clad in replacement siding this house and its twin remain good examples of the house type.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/2/92

This house and its twin at 416 Almond Street are good examples of the transformation Almond Street underwent between 1906 and 1910 in response to the pressing need for additional housing units to respond to the booming economy and growing population of Waterloo. These two houses replaced a single older home on one lot and were probably built by one owner who may have lived in one and rented the other.

See Continuation Sheet ☐

Prepared by:

J. Nash

Date: 5/2/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-023

Database ID No.:

Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
 2. Common Name: house
 3. Street Address: 416 Almond St.
 4. City: Waterloo Vicinity [] 5. County: Black Hawk
 6. Subdivision: Cooley Addition 7. Block: 69 Lot: 6
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: George & Roberta Donner c/o Annie Hopkins
 Address: 416 Almond St.

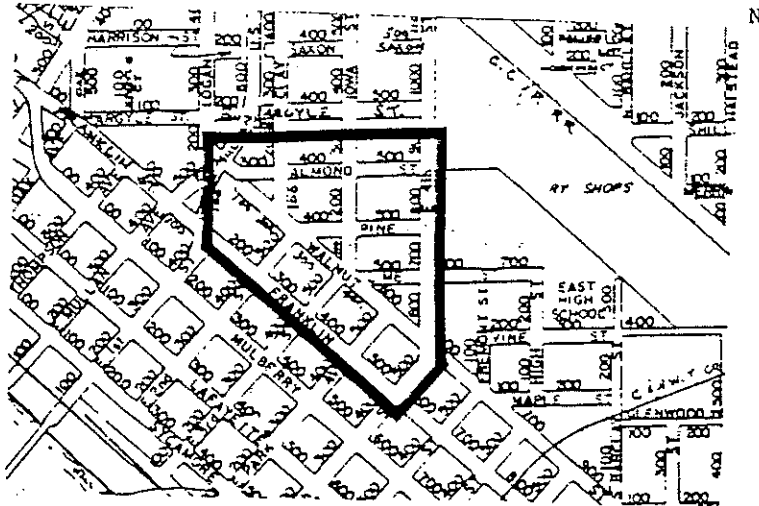
Phone:

City: Waterloo

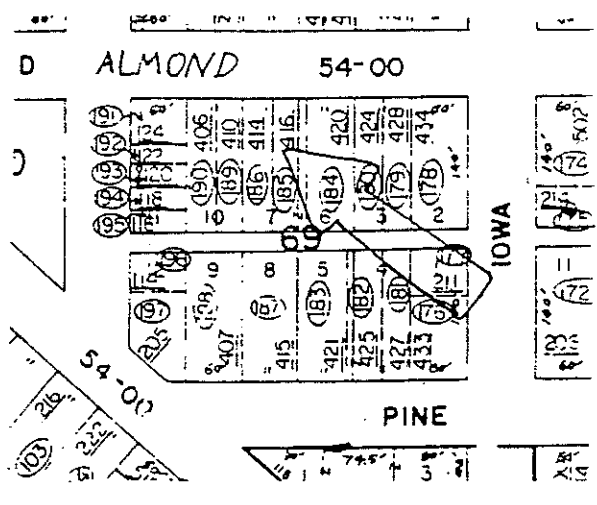
ZIP 507

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

altered with new siding;
 front porch enclosed

Roll-Frame: 10 - 10 Photographer: R. Conard
 View: north front; east side Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

416 Almond Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s) 1907

Reviewed by\Date: J. Nash 1/14/92

This is a commodious-box type house, one of a set of twins. It is a two-story, hipped-roofed frame structure with an offset pent-roof gabled bay and a front porch spanning the facade. The center window in the bay at the second story is smaller than either side window, and is oddly out of place in size and shape to the rest of the windows. This small window is a standard and distinguishing feature of Waterloo's commodious box houses. The front porch is enclosed, but so is its twin next door. Despite being clad in replacement siding, this house and its twin remain good examples of the house type. This house has a rusticated cast concrete foundation and the original porch skirting. The original crown chimney also remains.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/2/92

This house and its twin at 414 Almond Street are good examples of the transformation Almond Street underwent between 1906 and 1910 in response to the pressing need for additional housing units because of the booming economy and growing population of Waterloo. These two houses replaced a single older home on one lot and were probably built by one owner who may have lived in one and rented the other.

See Continuation Sheet ☐

Prepared by: J. Nash

Date: 5/2/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-024
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
 2. Common Name: house
 3. Street Address: 419 Almond St.
 4. City: Waterloo
 6. Subdivision: Cooley
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

Vicinity [] S. County: Black Hawk
 7. Block: 66 Lot: 5

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

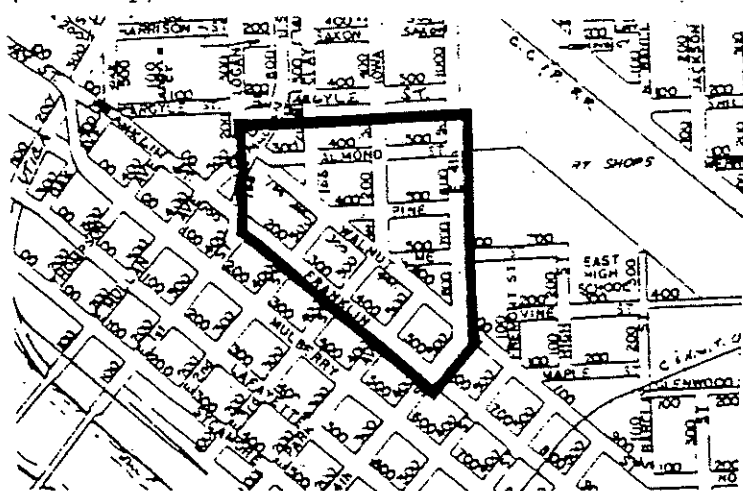
Codes:

12. Owner: Edgar R./Barbara F. Nance
 Address: 419 Almond St.

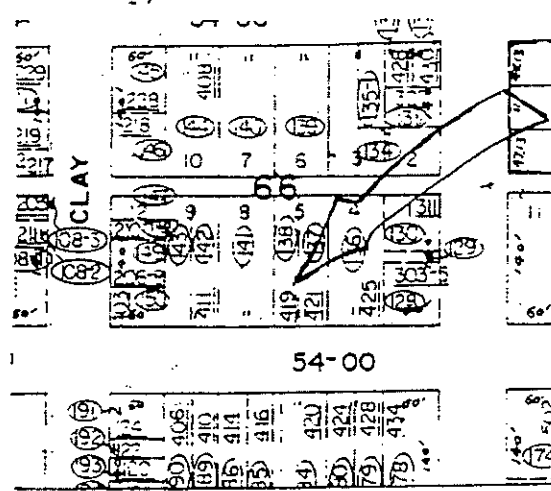
Phone:
 City: Waterloo ZIP 5070

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

original 1-story open front porch altered to 2-story enclosed addition; asbestos shingles siding; vinyl window surrounds; replacement aluminum combination windows

design and materials integrity seriously compromised

Roll-Frame: 9 - 24

Photographer: Rebecca Conard

View: S front, W side; facing NE

Negatives at Iowa B:

Long Survey #07-028-7770

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D
NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontribut.

Architectural Significance\Associated Context(s) Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The two-story house at 419 Almond St. has been substantially altered. It is rectangular in plan, measuring 22' wide x 38' deep. The original design was identical to the house at 421 Almond St., which has a hipped roof with an offcenter pent gable above a two-story bay, design features which are distinctive of this neighborhood. These elements have been obscured by a two-story addition on the south front. Exterior walls have been reclad or covered with asbestos shingle siding and window surrounds have been encased in vinyl-clad trim, which impairs integrity but is reversible.

As an individual structure, this building no longer embodies the distinctive characteristics of its type, period, or method of construction. By virtue of its age, it still contributes to the overall character of the Walnut Street neighborhood, however. Restoration or rehabilitation in keeping with historic materials and design should be encouraged.

Construction Date: 1904 (Assessor's Data Sheet and City Directory); by 1906 (Sanborn Map)

See Continuation Sheet []

Historical Significance\Associated Context(s) same

Reviewed by\Date:

This history of this house reflects the increasing residential density of the neighborhood which occurred during the 1920s. City directories show that in 1904-05 Arthur and Maude Randall were living here; he was president of Western Eclipse Manufacturing Co.; she was the secretary and treasurer of the company. George and Nellie De Wald were living here in 1910 and 1916. In 1910 he owned the Wellington Cigar Store and Billiard Parlor; by 1916, he was president and manager of the Cedar Valley Cigar Company. During the 1920s and 1930s, John Allen, an ICRR engineer, and his wife, Cora, lived here. By 1930, the Allens appear to have taken in boarders. That year, John Cochran, a repairman, also lived here as did Mrs. Anna Johnson, a clerk at the Golden Rule grocery store. In 1935, Dr. Harold and Helen Sisson were living here with the Allens. Sisson was a dentist with an office in the Black Building. One of their children also appears to have moved back home with his wife, since a Lloyd and Bernice Allen are also listed at this address. Lloyd worked at John Deere.

See Continuation Sheet []

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-025
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 420 Almond St.
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 69
- Lot: 6
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

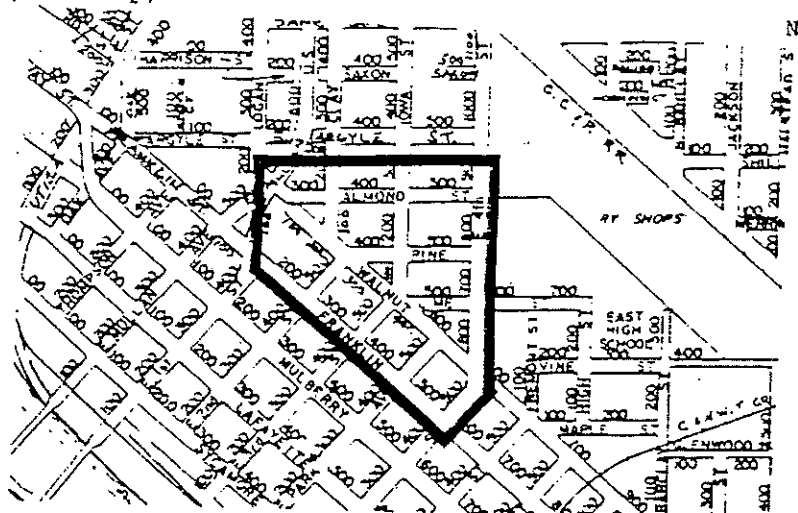
Codes:

12. Owner: Clare Wolter
 Address: 420 Almond St.

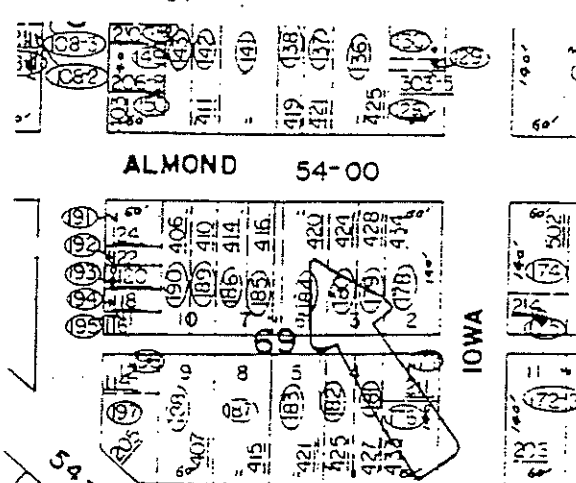
Phone:
 City: Waterloo ZIP 50

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&

(Plat Map)



(Sketch Map)



Integrity Notes:

intact and well maintained

Roll-Frame: 10 - 9 Photographer: R. Conard
 View: north front; east side Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

420 Almond Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

1907

Reviewed by\Date: J. Nash 1/14/92

Commodious box variation. This two-story frame structure has a hipped roof with pent side and front gables; front bay on first story. Its mass is large and squarish and unlike the twin houses on either side, it occupies a full lot. The house is covered with very narrow clapboards with corner boards; its foundation is of rusticated concrete block. Original one-over-one windows are present as is what appears to be the original front door and storm door. Second story windows are positioned high with the top trim adjacent to a wide fascia under the eaves. Other windows have cornice molding over the header boards. A large front porch spans the facade and wraps around one side to the side gable. Tuscan porch columns stand on rusticated concrete block piers. There is a beaded board porch ceiling and beaded board soffits. The porch railing is simple, but the porch skirting is made of multiple, closely spaced flat boards which have jigsawed curves. Rear wing of the house is an apartment with its entrance covered by a porch with exposed rafters.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/2/92

This house replaced a smaller older house on the site and represents the transformation Almond Street and the Walnut Street Area were going through in the first part of the century. A booming economy and growing population brought pressure for more housing. Almond Street saw many of the first generation houses of the neighborhood torn down so that bigger, and in many cases twin and double, houses could be built. The rear wing of this house is an apartment.

See Continuation Sheet ☐

Prepared by: J. Nash

Date: 5/2/92

Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-026
Database ID No.:
Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: Bentz House
2. Common Name: house
3. Street Address: 421 Almond St.
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley
7. Block: 66 Lot: 5
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Mack A. Butler, c/o Marion D. Butler
Address: 421 Almond

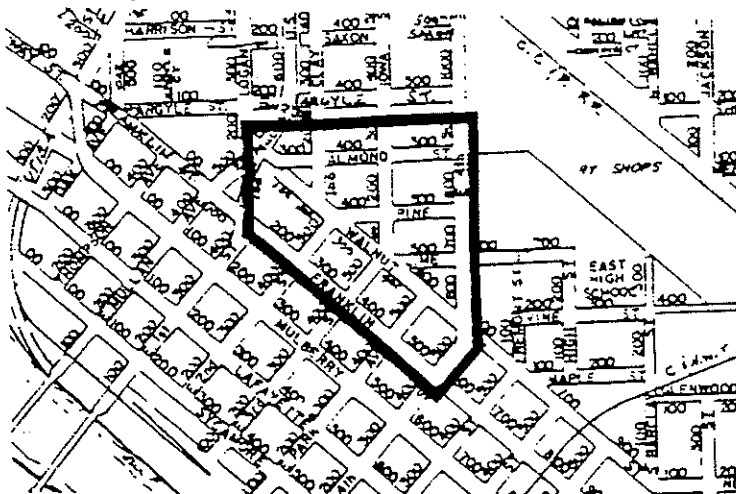
Phone:

City: Waterloo

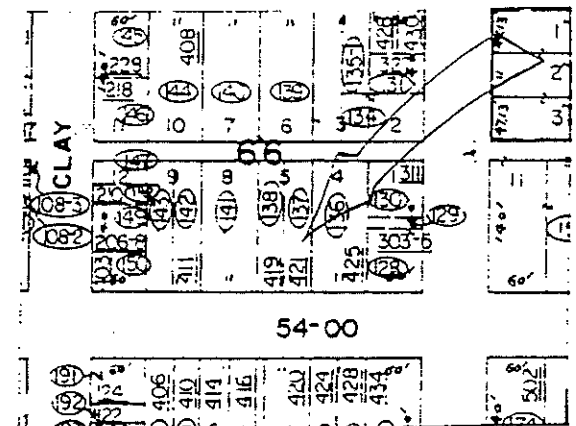
ZIP 507

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

most design elements intact;
exterior walls resided

Roll-Frame: 9 - 25 Photographer: Rebecca Conard
View: S front, E side; facing NW Negatives at Iowa B:

Long Survey #07-028-7771

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☒ Yes ☐ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The two-story house at 421 Almond St. represents a building type that is distinctive of the Walnut Street neighborhood. Rectangular in plan, the building measures 24' wide x 40' deep, with an open front porch along the south front. It has a steeply pitched pyramid roof with a pent gable projecting from the left side over a two-story angle bay. The exterior walls have been reclad or covered over with asphalt shingles. Fenestration consists mainly of 1/1 wood sash windows, with cornice molding above wide, plain window surrounds. Fixed transom windows flank a centrally located entry.

Although the exterior walls have been reclad, compromising the integrity of materials to a certain degree, this building typifies a house type that is historically associated with the Walnut Street neighborhood. Most likely the original wood siding is intact underneath the asphalt shingle cladding. Restoration in keeping with historic materials and design should be encouraged.

Construction Date: by 1904 (City Directory); by 1906 (Sanborn map); 1899 date given on Assessor's Record is in error

See Continuation Sheet ☒

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

The history of this house illustrates the manner in which the Walnut Street neighborhood changed during the early twentieth century, when double houses and twin houses began to replace single family dwellings. Sanborn maps depict a different two-story house on this site in 1900. By 1906, both the present house and its twin at 419 are depicted. City directories show that the Isaac and Susan Bentz family lived at this address in 1899-1900, presumably in the first house. They probably built the existing structure as well as the house at 419, for use as a rental. No occupation is listed for Bentz in 1899-1900, but later directories show that he worked as a plumber's helper at Zook and Bentz, a business which appears to have been co-owned by a son, Charles, who also lived at this address from at least 1899 through 1905. Another son, Arthur, worked as a conductor for ICRR. By 1921, Susan was a widow, but son Arthur and his wife, Ella, were living with her at this address; he still worked as a conductor. In 1925, Clarence Arnold, a machine operator, was living here with his wife, Gladys. By 1930, a portion of the house appears to have been turned into apartments since Andrew and Elizabeth Artus are listed at 421 with Mrs. Ida Cooley, a widow, and Robert and Roberta Daily listed at 421 1/2 Almond. Artus worked as a machinist for ICRR and Daily worked at John Deere. This same pattern continued, although different occupants are listed at this addresses in 1935.

See Continuation Sheet ☐

IOWA SITE INVENTORY FORM
CONTINUATION SHEET

Historic Name: Bentz House
Street Address: 421 Almond St.
City: Waterloo
Legal Description (rural): T- R- Section ; qtr. of qtr.

Survey ID #WS-026
Database ID #

County: Black Hawk Co. #

Continuation of: Evaluation Sheet

Sanborn Maps:

1900: 2-story dwelling of different configuration at this location
1906: 421 & 419 appear on Lot 5; both have full length open front porches
1910: Small 1-story addition to rear of 421
1918: Large 2-story addition to rear of 421
1918-45: unchanged

IOWA SITE INVENTORY

Survey ID No.: WS-027
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 424 Almond Street
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 69
- Lot: 3
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): single family dwelling

Codes:

12. Owner: Harry E. and Rose Marie Nissen
 Address: 424 Almond St.

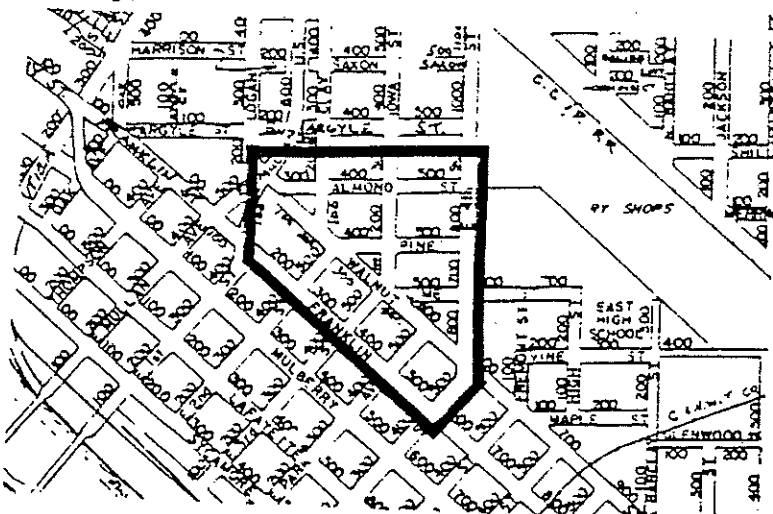
Phone:

City: Waterloo

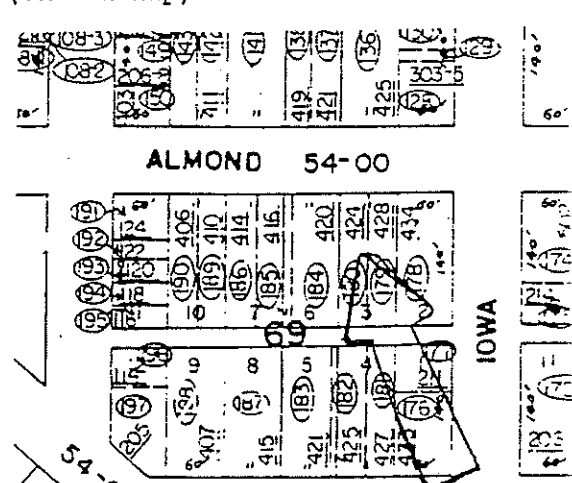
ZIP 50

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] RS

(Plat Map)



(Sketch Map)



Integrity Notes:

well maintained and intact

front porch added prior to 1918

chimney replaced

Roll-Frame: 10 - 8.

Photographer: R. Conard

View: north front; east side

Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

424 Almond Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s) by 1892

Reviewed by\Date: J. Nash 1/14/92

This is a story and a half frame structure with medium width clapboard siding and cornerboards. The main mass is squarish with a hipped roof and prominent front gable. It has tall, narrow one-over-one or two-over-one windows with paired sash windows on the front, second-story and a large multiple-light first-story front window. The recessed front entrance is on the west side of the house. The front gable has cornice returns and a sloping shed roof over the front entrance. Fishscale shingles fill the tympanum under the shed roof. Prominent cornice moldings decorate the larger windows. The front porch appears newer, but is still quite early. Porch siding is narrower than on the house and has mitered corners. Porch skirting is solid, on square piers and with concrete steps. The porch wraps around to the entrance on the side. The foundation is random limestone. A small bay projects on the west side and a smaller rear story-and-a-half gabled wing exists with a telescoped smaller one story shed roof addition.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/2/92

One of the earliest extant structures in the Walnut Street area, this house appears to be the survivor of twins located on this particular single lot. The twins in fact may have been the model for the redevelopment of Almond Street lots after 1906 which is characterized by twin houses replacing earlier single structures.

See Continuation Sheet ☐

Prepared by:
J. Nash

Date:
Phone: 5/2/92

IOWA SITE INVENTORY

Survey ID No.: WS-023
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
 2. Common Name: house
 3. Street Address: 425 Almond St.
 4. City: Waterloo Vicinity [] S. County: Black Hawk
 6. Subdivision: Cooley 7. Block: 66 Lot: 4
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Kenneth D. Hepperle
 Address: 425 Almond

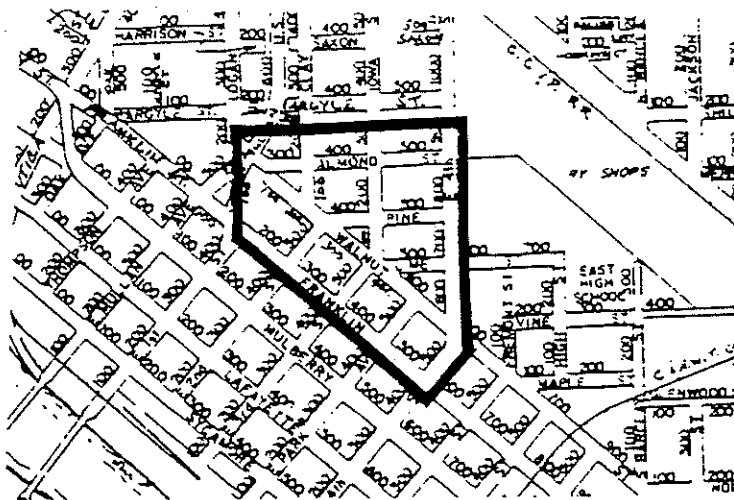
Phone:

City: Waterloo

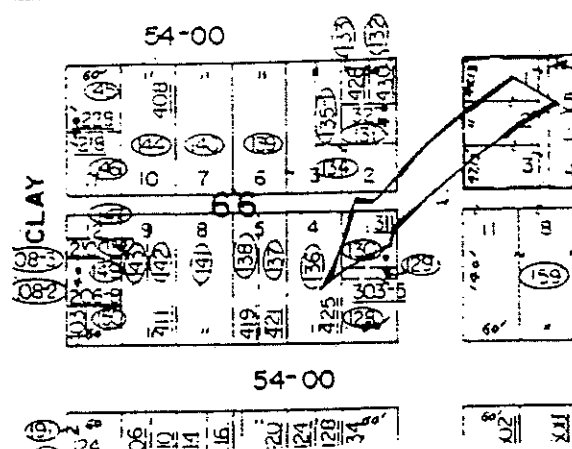
ZIP 50703

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] RSC []

(Plat Map)



(Sketch Map)



Integrity Notes:

exterior walls covered with
 asbestos shingles;
 replacement aluminum
 combination windows in
 enclosed porch

Roll-Frame: 10 - 2

Photographer: Rebecca Conard

View: S front, E side; facing NW

Negatives at Iowa BH

Long Survey #07-028-7772

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D
NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontribut.

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The one-story wood frame cottage at 425 Almond St. is a plainly designed and constructed building with a low-pitched, front-gable roof. It is rectangular in plan, measuring 24' wide x 30' deep, with an enclosed front-gable porch. Exterior walls are clad with asbestos singles. Aluminum combination replacement windows are located in the porch wing; other windows were covered with plastic sheeting at the time of field investigation.

As an individual structure, this building does not embody distinctive characteristics of a type, period, or method of construction. Despite its age, it does not contribute to the historic character of the Walnut Street neighborhood. A notation on the Assessor's Data Sheet states that the house was moved to this location in 1976 from 432 Vaughan.

Construction Date: 1929 (Assessor's Data Sheet)

See Continuation Sheet ☒

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

Sanborn maps depict a one-story dwelling of very different configuration at this location from at least 1897 through 1945. No other historical data were compiled for this property.

See Continuation Sheet ☐

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-029
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: garage
 2. Common Name: garage
 3. Street Address: 434 Almond St.
 4. City: Waterloo
 5. Subdivision: Cooley
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

Vicinity [] 5. County: Black Hawk

7. Block: 66 Lot: 2

Section: ; qtr. of qtr.

10. Historic Functions(s): vehicle garage

Codes:

11. Current Functions(s): same

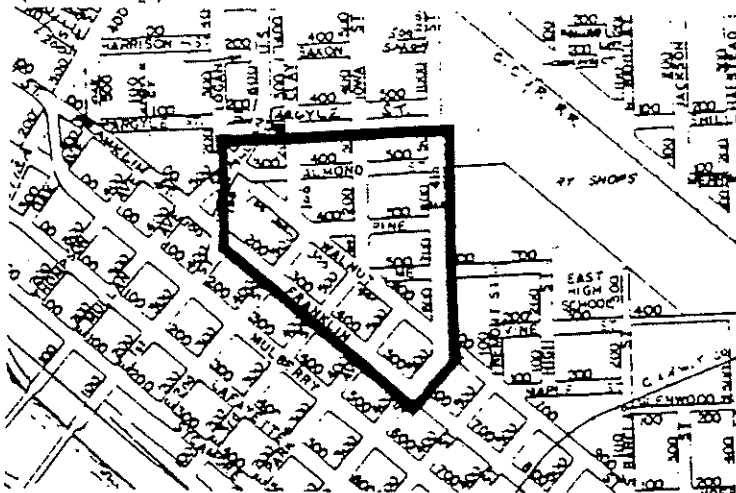
Codes:

12. Owner: David P. Heistarkamp
 Address: 3011 Minnetonka Dr.

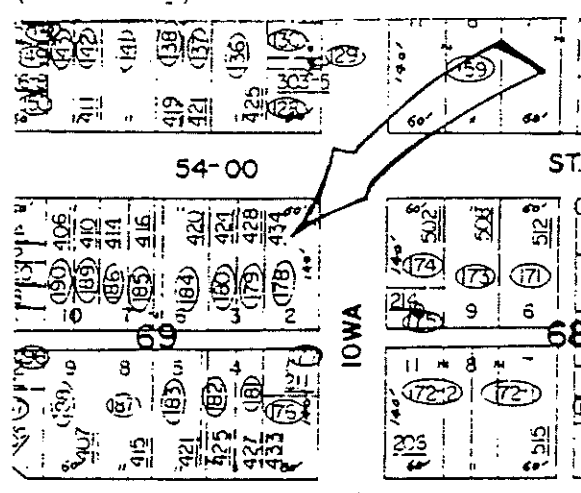
Phone:
 City: Cedar Falls ZIP 5070

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

2-story dwelling located on lot when the Long Survey was done has been razed

Roll-Frame: 10 - 7

Photographer: Rebecca Conard

View: E front, N side; facing SW

Negatives at Iowa B



Long Survey #07-028-7503

PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☒ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

A five-bay garage constructed of concrete block is the only structure left on this lot. It has a flat roof with tile coping along the parapet. Wood panel overhead doors are located in the vehicle bays.

As an individual structure, this building does not embody distinctive characteristics of a type, period, or method of construction. The Italianate house located at this address was razed sometime in the past five years, and the remaining garage intrudes upon the historic character of the Walnut Street neighborhood.

Construction Date: undetermined

See Continuation Sheet ☒

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

The 1892 Sanborn map depicts a two-story dwelling on this lot, and the history of this property reflects the socio-economic dynamics of the Walnut Street neighborhood during its period of significance. City directories show that this was the home of John and Belle Norman from at least 1899 through 1930. John worked in a number of positions with Illinois Central RR, first as a telegraph operator, then as a flagman, and later as a clerk in the passenger ticket office. A daughter, Mary, worked outside the home, as a bookkeeper (1899-1900, 1904-05) and later as a nurse (1910). By 1916, it appears as though the Normans had taken in boarders. Lloyn and Maude Hostetler are also listed at this address in 1916; he was a teller at Black Hawk National Bank; she worked as a bookkeeper. Mrs. Hostetler continues to appear at this address in 1921, 1925, and 1930, still working as a bookkeeper. By 1935, the Normans were no longer at this address. Two other couples, John and Nellie Allen and Earnest and Lou Lane, were living here, however, suggesting that the house had by then been converted to two apartments. John Allen may have been a son of the John and Cora Allen who lived at 419 Almond.

See Continuation Sheet ☐

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-030
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: house
3. Street Address: 502 Almond Street
4. City: Waterloo
6. Subdivision: Cooley Addition
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.
- Vicinity [] 5. County: Black Hawk
7. Block: 68 Lot: 10

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): single family dwelling

Codes:

12. Owner: Eddie L. & Mary L. Denton
 Address: 502 Almond St.

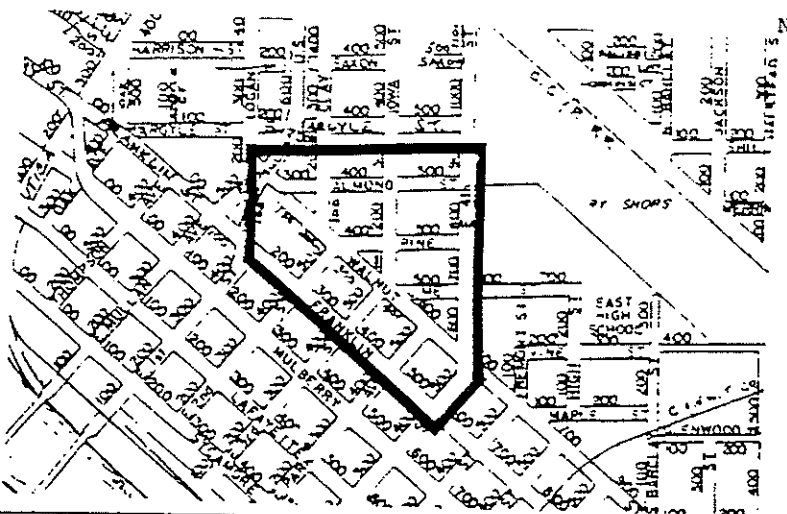
Phone:

City: Waterloo

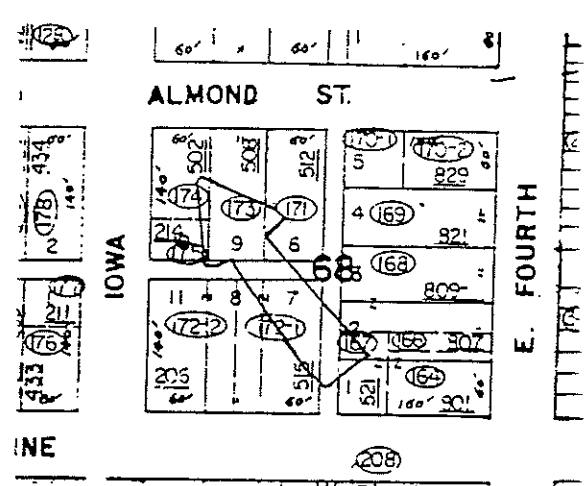
ZIP 50

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&

(Plat Map)



(Sketch Map)



Integrity Notes:

vacant and vandalized

altered with new siding;
 cornice returns enclosed;
 porch altered and floor
 missing;
 windows replaced;

chimney deteriorated

cast concrete porch steps

Roll-Frame: 10- 6

Photographer: R. Conard

View: north front; west side

Negatives at Iowa



PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

502 Almond Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☐ Contributing ☒ Noncontributing

Architectural Significance\Associated Context(s)

1894

Reviewed by\Date: J. Nash 1/14/92

This is a commodious box type two-story frame structure. It has a square mass with front and side gables. It has a hipped roof with a flattened peak area; one-over-one windows and a one-story rear addition. The front gable windows are larger than the rest. A porch spans the facade, but the porch columns and steps are replacements. The house is covered everywhere with aluminum or steel siding and gable returns boxed with the same material. Modern shutters have been added to the front. This house has been much altered has lost its integrity.

See Continuation Sheet []

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/2/92

This house is a noncontributing structure, It is a first-generation dwelling on Almond Street and one of the few left. It lost its stable at the far rear of its lot sometime between 1900 and 1910 when a small extant one-story house was built. This is consistent with the doubling up of structures on lots original occupied by one dwelling, which was common during the period of significance for this area.

See Continuation Sheet []

Prepared by:

J. Nash

Date: 5/2/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-034

Database ID No.:

Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: Professional Tropicals
3. Street Address: 512 Almond Street
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 68
- Lot: 6
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): unknown

Codes:

11. Current Functions(s): wholesale fish and supplies sales

Codes:

12. Owner: no report

Phone:

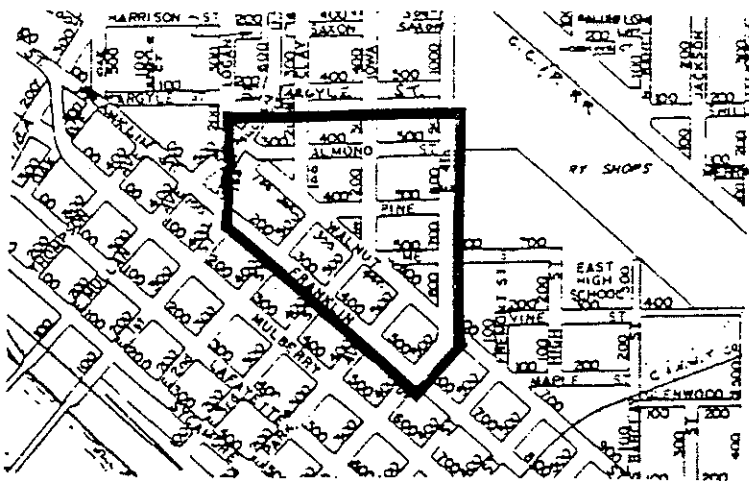
Address:

City:

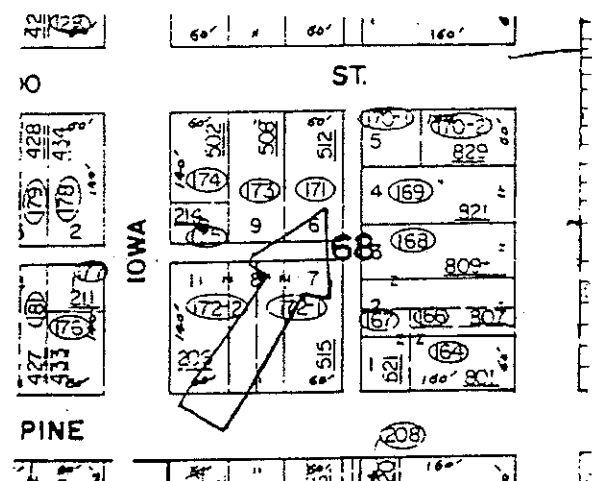
ZIP

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

noncontributing infill
structure

Roll-Frame: 10 - 4
View: n front, east side

Photographer: R. Conard
Negatives at Iowa



PHR #

512 Almond Street

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☐ Contributing ☒ Noncontributing

Architectural Significance\Associated Context(s)

1960s?

Reviewed by\Date: J. Nash 1/14/92

This is a concrete-block commercial building with multiple loading bays.
Outside the historic district.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Reviewed by\Date: J. Nash 5/2/92

This is a modern infill building on a lot that once had a residential
structure.

Outside the historic district.

See Continuation Sheet ☐

Prepared by:

J. Nash

Date:

Phone: 5/2/92

IOWA SITE INVENTORY

Survey ID No.: WS-031
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
 2. Common Name: double house
 3. Street Address: 206-208 Clay St.
 4. City: Waterloo
 5. County: Black Hawk
 6. Subdivision: Cooley
 7. Block: 56
 Lot: 12
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): double house

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Augustus C. Anderson Jr
 Address: 310 N. Barclay St.

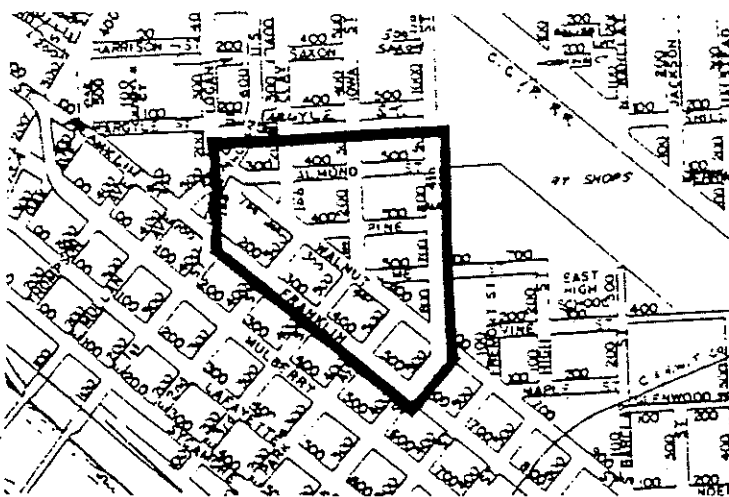
Phone:

City: Waterloo

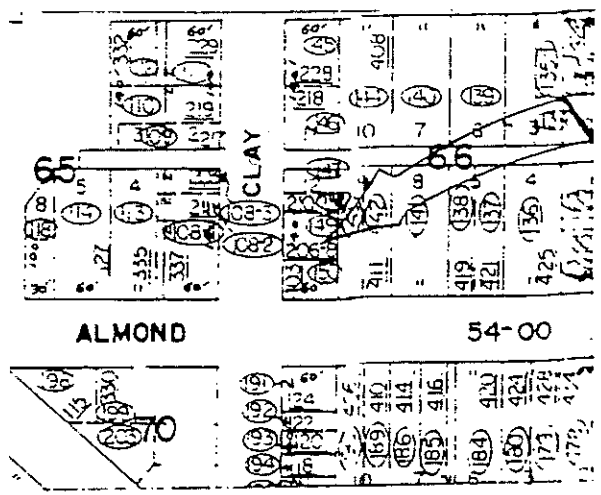
ZIP 50703

BHP: Cty. Resource () HABS () Photo () NR () Tax Act () Grants () DOE () R&C ()

(Plat Map)



(Sketch Map)



Integrity Notes:

exterior walls covered with
 rolled asphalt in brick
 pattern; lower wall of front
 porch bricked in;
 replacement front steps;
 some replacement windows

Roll-Frame: 9 - 16

Photographer: Rebecca Conard

View: W front, S side; facing N

Negatives at Iowa BH:

Long Survey #07-028-7788

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources or
Waterloo, Walnut Street District

Reviewed by\Date:

The one-story double house at 206-208 Clay Street is an unusual building type for the Walnut Street neighborhood, where two-story single family and multifamily residences are predominant. It is I-shaped in plan with a side-gabled roof which has intersecting pent gables on either side of the front facade. A Craftsman style partially enclosed front porch has brick piers and squared Tuscan columns supporting a flat porch roof. Two sets of poured concrete steps are located on either end of the porch, providing access to the front entries. Exterior walls are covered with rolled asphalt in a brick pattern. A portion of the porch wall is covered with narrow clapboard, indicating this is the original wall cladding, which may still be present. Fenestration consists of mixed wood sash styles.

As an individual structure, this building does not embody distinctive characteristics of a type, period, or method of construction associated with the Walnut Street neighborhood. However, by virtue of age and design it contributes to the historic character of the area. Restoration or rehabilitation in keeping with its historic fabric should be encouraged.

Construction Date: between 1900-1906 (Sanborn Maps); date of 1899 given on Assessor's Record is in error

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

Sanborn maps show that this double house was constructed between 1900 and 1906. Prior to that the lot was vacant. No other historical data were compiled for the property, but the simple fact that a double house was built here is further evidence of the gradual trend toward higher and higher density which occurred in the Walnut Street neighborhood from the turn of the century to about 1930.

See Continuation Sheet ☐

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-032

Database ID No.:

Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
2. Common Name: house
3. Street Address: 210 Clay St.
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley
7. Block: 56
- Lot: 12
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): same

Codes:

12. Owner: Annie B./Lloyd Givens
Address: 9119 S. Princeton

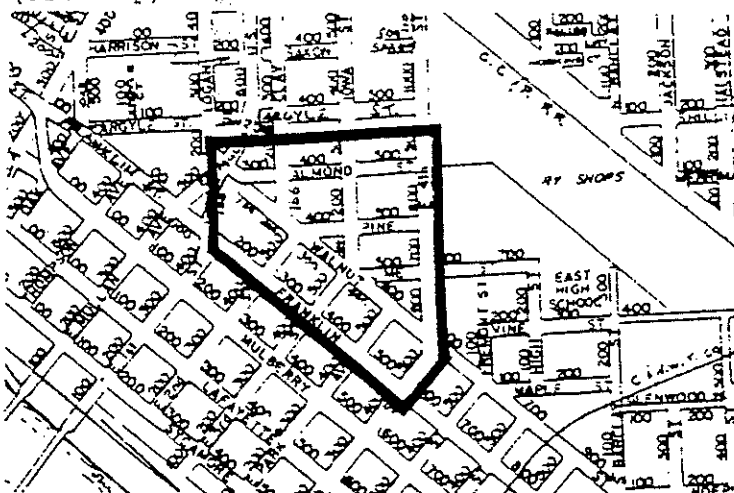
Phone:

City: Chicago, IL

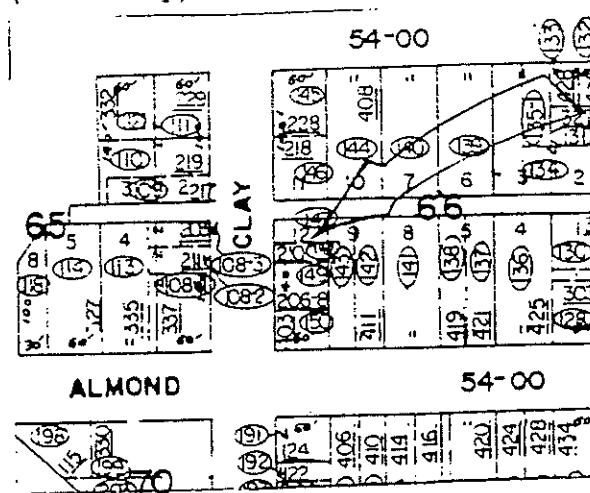
ZIP 60624

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

entire house reclad with
vinyl siding; aluminum
combination replacement
windows; precast concrete
front step

materials integrity
compromised

Roll-Frame: 9 - 15 Photographer: Rebecca Conard
View: W front, N side; facing SE Negatives at Iowa B:



Long Survey #07-0287787

PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural and Historic Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The 2-story frame house at 210 Clay Street has a front gable roof with an intersecting gable on the south side. Gable eaves are ornamented with curvilinear bargeboard. A full-length front porch has been enclosed. The entire house, including eaves have been recovered with vinyl siding. All windows appear to have been replaced with aluminum combination windows. Precast concrete steps are located at the front entrance.

As an individual structure, this building does not embody distinctive characteristics of a type, period, or method of construction associated with the Walnut Street neighborhood, and its historic architectural integrity has been compromised. By virtue of age and overall design it still contributes to the historic character of the area, however. Restoration or rehabilitation in keeping with its historic fabric should be encouraged even though the building is outside the proposed district boundaries.

Construction Date: Between 1900-1906 (Sanborn Maps); 1899 date listed on Assessor's Record is in error.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

Sanborn maps show that this house was constructed between 1900 and 1906. The 1906 map indicates that this was one of two two-story houses built behind 403 Almond; they may have been twin houses, but since the other house (212 Clay) appears to have been removed prior to the 1985 Long survey, this is speculative. In any case, the two-story houses were part of larger development which took place on the lot. The owners of the house at 403 Clay also built the double house at 206-208 Clay at about the same time. This pattern was in keeping with the trend toward higher density which began at the turn of the century and continued to about 1930.

See Continuation Sheet ☐

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 23 April 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-033

Database ID No.:

Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: double house
3. Street Address: 211-213 Clay Street
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 65
- Lot: 1,4
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): double house

Codes:

11. Current Functions(s): double house

Codes:

12. Owner: Mary Evelyn Dunn

Phone:

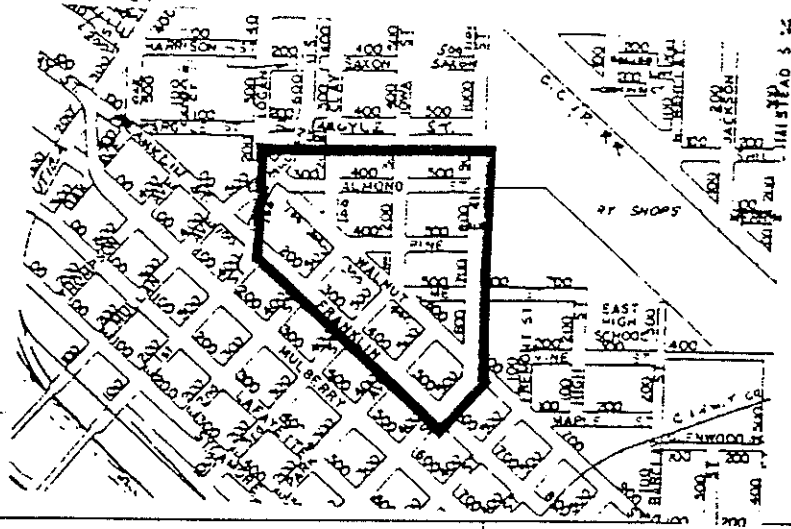
Address: 2920 W. 4th Street

City: Waterloo

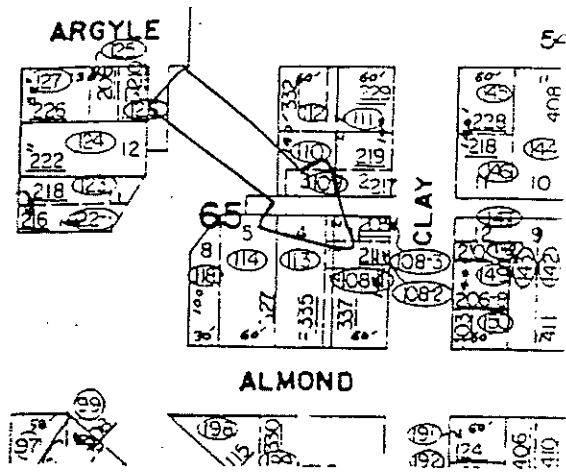
ZIP 5

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R

(Plat Map)



(Sketch Map)



Integrity Notes:

porch post, railing and front steps are replacements;

porch piers are newer concrete block;

porch skirting altered

despite alterations, and with the exception of the 306-308 Walnut double house this may be the best remaining example of a double house in the area

Roll-Frame: 10- 24

Photographer: R. Conard

View: east front, north side

Negatives at Iowa



PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

211-213 Clay Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

1905

Reviewed by\Date: J. Nash 1/14/92

Two-story frame double house. Mirror-image double house with gabled front bays separated by a recessed inner section. Main roof is hippec with a central front dormer positioned over central section. Bays are topped by pent roofed gables; second story flat plane is pierced by a double window; first floor bays contain a large central window with leaded glass transoms and canted cutaway side windows. Front porch spans the recessed central section and shelters both front entrances which are separated by small windows. Chimney stack is covered with stucco and to the rear of roof. Windows are one-over-one throughout. Main foundation is rusticated concrete block. Cladding is narrow wood clapboards with corner boards. Rear side porches are integrated. Cornice molding over some windows; front doors remain; one storm door appears original.

A very good example of a double house.

a Continuation Sheet ☐

Historical Significance\Associated Context(s)

Dynamic neighborhood

Reviewed by\Date: J. Nash 5/1/92

This house was built on the rear of the lot of 337 Almond and replaced the livery for that earlier house. Outside the historic district.

See Continuation Sheet ☐

Prepared by:

Date:
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-037
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: Immanuel Evangelical Lutheran Church
2. Common Name: same
3. Street Address: 215 Franklin St.
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley
7. Block: 64
8. Lot: all
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): church and school

Codes:

11. Current Functions(s): same

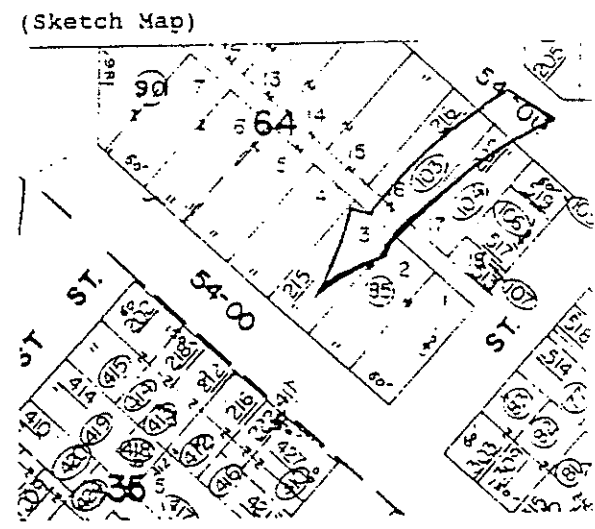
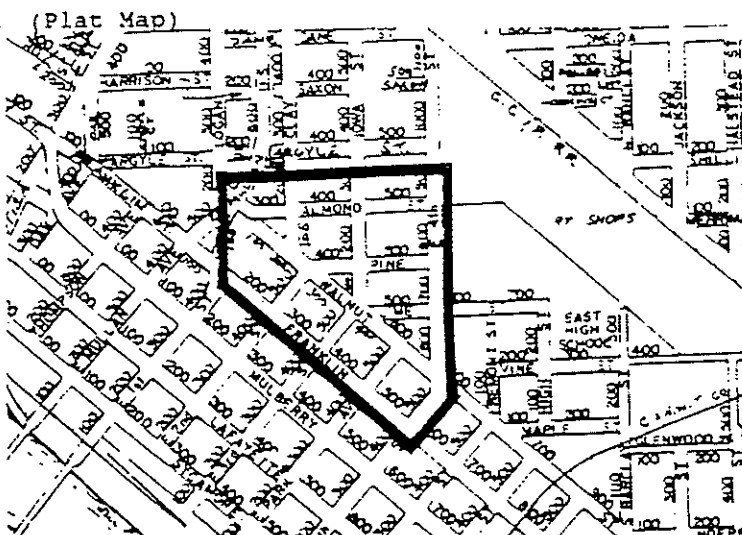
Codes:

12. Owner: Immanuel Evangelical Lutheran Congregation
 Address: 215 Franklin

Phone:
 City: Waterloo

ZIP 5070

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C



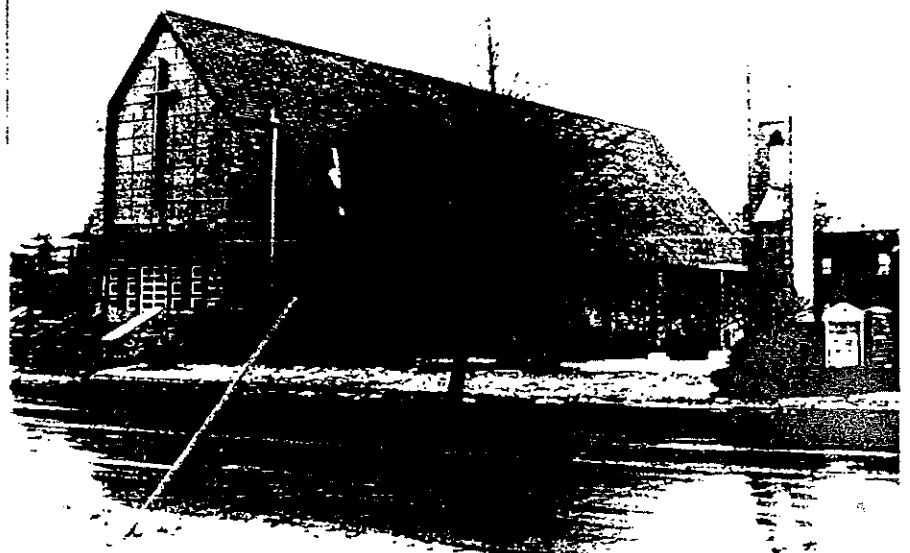
Integrity Notes:

no alterations

Roll-Frame: 3 - 13 Photographer: Jan Nash

View: SW front, NW side; facing E

Negatives at Iowa E



PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural & Historical Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

Immanuel Lutheran Church is located outside the proposed historic district boundaries. The property includes a church building, a church office building, a school, and a free-standing church bell tower. Constructed in the 1950s (exact date undetermined), the property is not old enough to meet National Register eligibility. However, the church should be reevaluated in about ten years, since churches contribute significantly to the architectural character of the Walnut Street area. It is a handsome structure, built on a T-plan with a steeply pitched intersecting gable roof. Exterior walls are veneered with cut limestone laid in an irregular ashlar. Wide steps with stone railings run the full length of the front facade. A flat marquee shelters two sets of double, wood-panel entrance doors. Multi-pane window panels with oversize muntins are located between and above the doors. A free-standing stone carillon is located of the northeast corner of the church. It consists of two mortared limestone monoliths standing side-by-side with a bronze bell suspended from a connecting beam.

See Continuation Sheet []

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

The historic structures which reflected the diversity of the Walnut Street area have all been razed. That portion of Block 64 which is shown on 1900 and 1906 Sanborn maps reveals several substantial 2-story homes. By 1910, Louisa M. Alcott School was located along Walnut Street, some 1-story bungalows had been built along Franklin Street, and Logan Street contained a neighborhood grocery and meat market as well as several 2-story dwellings. By 1918, residential density had increased, with several twin houses and double houses replacing 2-story single family dwellings. By 1945, Alcott School was gone and empty lots marked its former location. All of the remaining structures, with the exception of one house at 108 Walnut Street (still standing), were removed to make way for the Immanuel Lutheran Church complex in the 1950s. Construction of Highway 63 subsequently eliminated Logan Avenue in this area.

See Continuation Sheet []

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 7 May 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-038
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
 2. Common Name: house
 3. Street Address: 303 Franklin Street
 4. City: Waterloo
 5. County: Black Hawk
 6. Subdivision: Cooley Addition
 7. Block: 63 Lot: 7,10
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): apartments

Codes:

12. Owner: St. Joseph's Church Corp.

Phone:

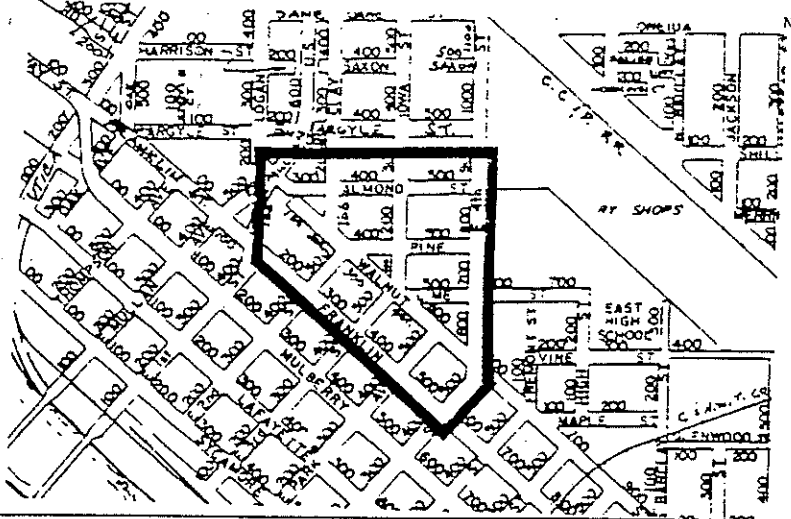
Address: 320 Mulberry St.

City: Waterloo

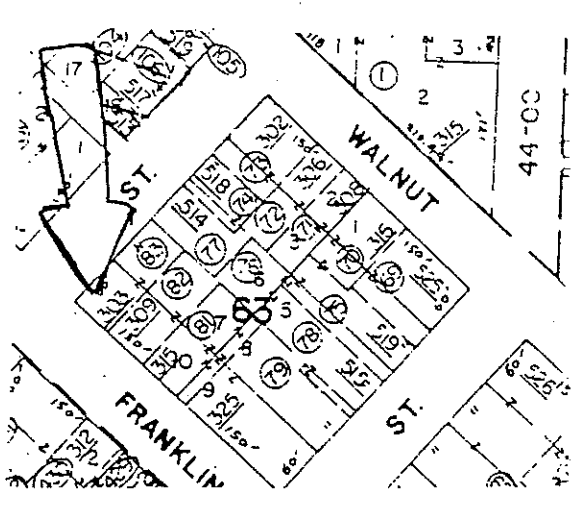
ZIP 50

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&

(Plat Map)



(Sketch Map)



Integrity Notes:

very nice Prairie School
 example

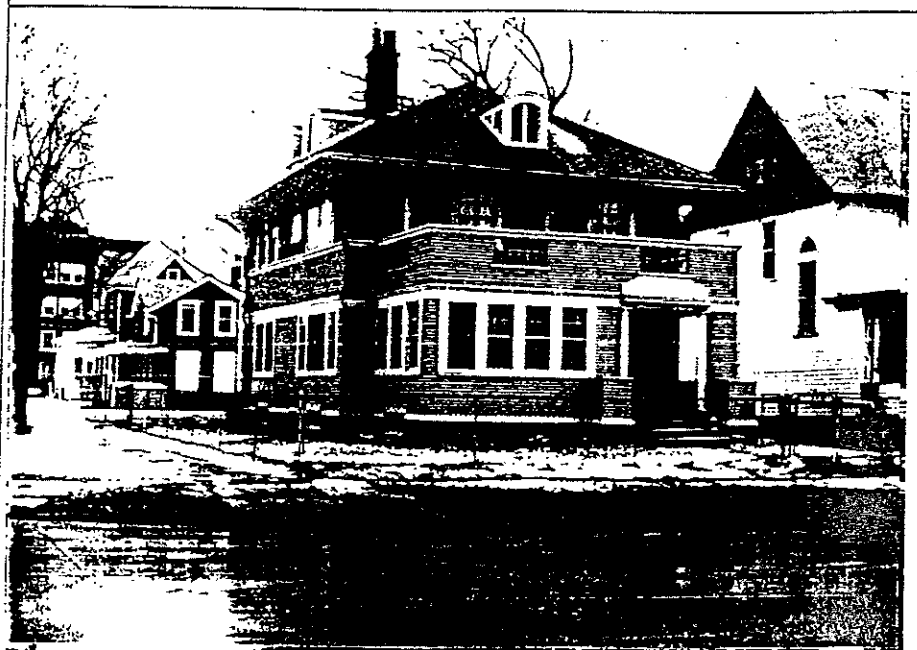
well maintained and intact

garage of same period is
 also well maintained and
 intact

Roll-Frame: 3 - 12 Photographer: J. Nash

View: southwest front, nw side

Negatives at Iowa



IOWA SITE INVENTORY FORM
EVALUATION SHEET

303 Franklin Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☒ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

1922

Reviewed by\Date: J. Nash 1/14/92

Nice example of Prairie School; one of three good examples in the study area. This is a two-story, hipped roofed structure with its narrow side placed toward the front of the lot. The second-story windows are placed very close to the roofline which has wide overhangs. Sash windows are banded and tied together by horizontal trim boards. Windows are six-over-one. The centrally located chimney stack is tall and sprouts two chimney pots. Narrow clapboards are mitered at the corners. Chimney and foundation is red brick. A very nice front porch spans the width of the facade. Banded windows on the porch are balanced by an offset front porch entrance and steps. Parapeted porch roof is flat. Parapet is pierced with openings for air or vision on this open second-story terrace-like roof. Ground level porch entrance is wide and flanked by Tuscan columns supporting a decorative lintel. Original front door has 15 lights. Overall, applied wood banding appears under second-story windows, above the first story and at the foundation line.

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

Diverse population
Dynamic neighborhood

Reviewed by\Date: J. Nash 1/14/92

This house replaced a former dwelling on this site which housed craftsmen--a carpenter in 1901; a shoemaker in 1910--and their families. Lawyer Edward McCoy and his wife Mary built this stylish Prairie School structure in 1922 and it remained in the McCoy family until it was given by bequest to St. Joseph's Catholic Church in 1987. It now provides shelter for apartment renters upstairs and the Church's caretaker downstairs.

Outside the historic district.

See Continuation Sheet ☐

Prepared by: J. Nash

Date: 5/1/92
Phone:

IOWA SITE INVENTORY

Survey ID No.: WS-039
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
 2. Common Name: house
 3. Street Address: 309 Franklin St.
 4. City: Waterloo
 5. County: Black Hawk
 6. Subdivision: Cooley
 7. Block: 63 Lot: 7,10
 9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): single family dwelling

Codes:

11. Current Functions(s): apartments

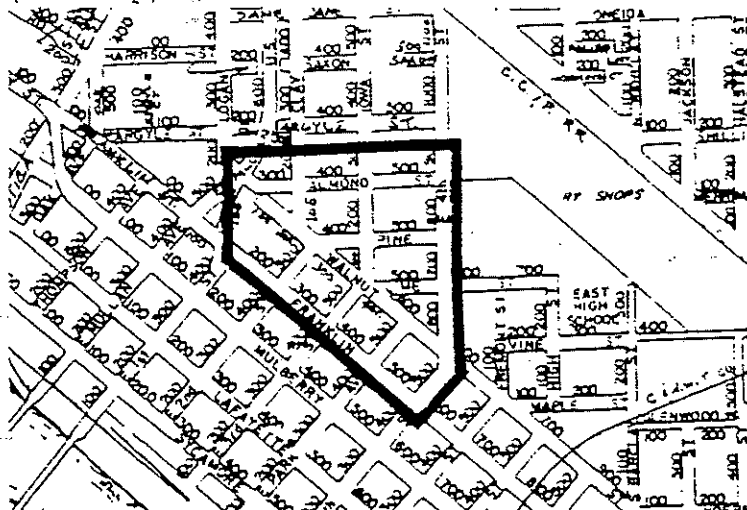
Codes:

12. Owner: George S. Izer
 Address: 2510 Cooley St.

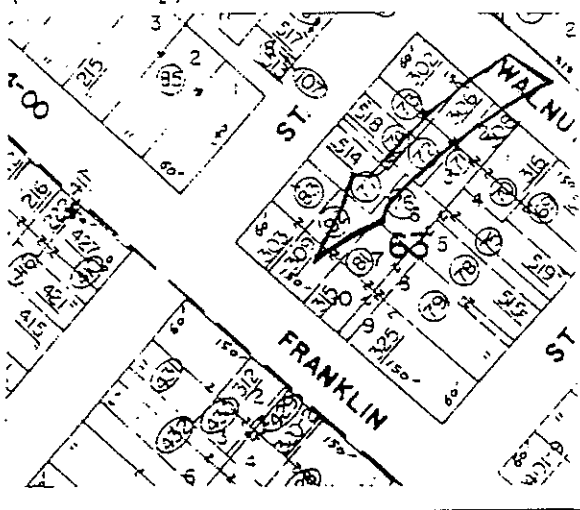
Phone:
 City: Cedar Falls ZIP 5061

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

exterior walls, trim covered
 with vinyl siding;
 replacement aluminum
 combination windows
 throughout; oriel removed

materials integrity
 compromised

Roll-Frame: 3 - 11 Photographer: Jan Nash
 View: SW front, NW side; facing E Negatives at Iowa S

Long Survey #07-028-7700

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural & Historical Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The 2.5-story house at 309 Franklin Street is built on an irregular plan, but it has stylistic elements typical of the Commodious Box type. It has a complex, steeply pitched intersecting, pent gable roof with a peaked hip. Gable ends are covered with diamond and fish-scale patterned shingles, and the gable eaves are flared. Dentils accent the roofline above the attic windows. A 2-story square bay is longer on the south front, with the second story walls canted. A wraparound, Colonial Revival style open porch is located on the front and east sides; Sanborn maps indicate that this feature was added in 1906. Exterior walls are covered with metal siding, and several windows have been replaced. Nonetheless, there are several noteworthy historic architectural elements intact on this house, including an arched window asymmetrically located between the first and second stories on the west side and a long octagonal window at the second story level on the east. The building is located outside the historic district boundaries and it does not meet NRHP criteria as an individual structure, but restoration or rehabilitation in keeping with the historic materials should be encouraged.

Construction Date: 1895 (Assessor's Records); between 1892-1897 (Sanborn Maps)

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

Although this house is located outside the historic district boundaries, its history reflects the socio-economic diversity which characterized the Walnut Street area. City directories show that in 1899-1900 two women, Bessie Whittier and Clara Kelly (no occupations listed), lived here. Subsequent residents were Lee W. and Rose Albright (1901-02; train dispatcher ICRR); grocery store owners John H. and Mattie Mason (1904-05, 1910); and tailor John Boeller and his family (1921, 1925). By 1930, the house had been converted to apartments.

See Continuation Sheet ☐

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 7 May 1992
Phone: 712/657-3347

IOWA SITE INVENTORY

Survey ID No.: WS-040
 Database ID No.:
 Nonextant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name:
2. Common Name: service station
3. Street Address: 325 Franklin Street
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley Addition
7. Block: 63
8. Lot: 8,9
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.

10. Historic Functions(s): service station

Codes:

11. Current Functions(s): service station

Codes:

12. Owner: Sunshine Development Inc.
 Address: 325 Franklin St.

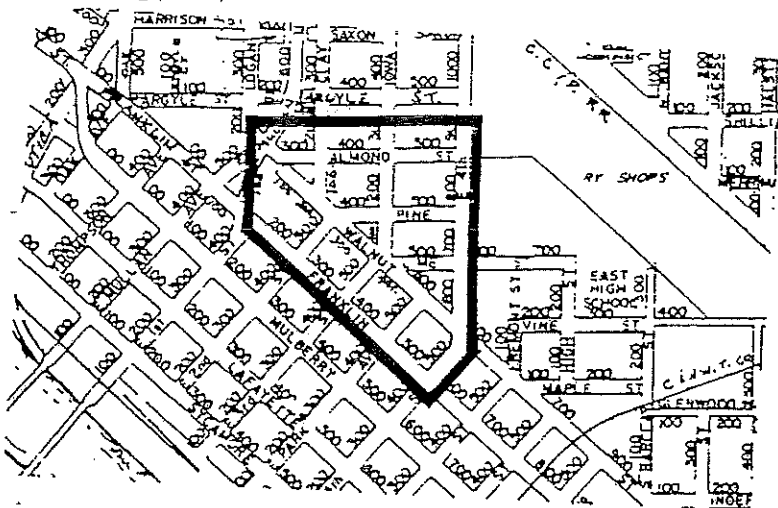
Phone:

City: Waterloo

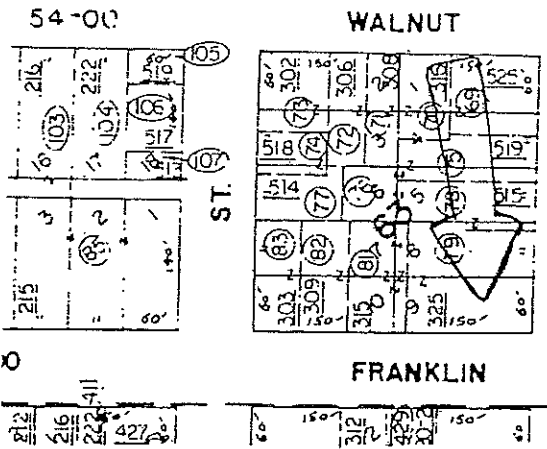
ZIP 50

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] R&C

(Plat Map)



(Sketch Map)



Integrity Notes:

1959 infill business

Roll-Frame: 1 - 13
 View: south front

Photographer: J. Nash

Negatives at Iowa



PHR #

IOWA SITE INVENTORY FORM
EVALUATION SHEET

325 Franklin Street

Applicable NRHP Criteria: ☒ A ☐ B ☒ C ☐ D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☐ No; DISTRICT ☐ Contributing ☒ Noncontributing

Architectural Significance\Associated Context(s)

1970s

Reviewed by\Date: J. Nash 1/14/92

Small concrete structure with sloping metal canopy. Roof is sloping shed roof, sloping upward from rear to the front. Roof is metal; front of building is covered with painted metal rectangles. Teller windows at the front of the building under the metal canopy. Building is positioned at the northwest corner of a large corner lot with gas pump islands.

See Continuation Sheet []

Historical Significance\Associated Context(s)

Dynamic neighborhood

Reviewed by\Date: J. Nash 5/1/92

This site is the former location of a large turn of the century dwelling built by Charles P. Bratnober and his wife Mary. Mr. Bratnober was President of Bratnober and Ricker Lumber Company and a platter along with Ricker of an eastside subdivision. The house was then the boyhood home of lawyers-to-be Robert and Lore (Jr.) Alford. By 1930, it was converted to apartments.

Current gas station building is outside both the period of significance and historic district.

See Continuation Sheet []

Prepared by:

J. Nash

Date:

Phone: 5/1/92

IOWA SITE INVENTORY

Survey ID No.: WS-041
 Database ID No.:
 Nonexistant:

LOCATION AND FUNCTIONAL INFORMATION

1. Historic Name: none
2. Common Name: WBM Marine
3. Street Address: 401-409 Franklin St.
4. City: Waterloo
5. County: Black Hawk
6. Subdivision: Cooley
7. Block: 62
8. Lot: *
9. Legal Description (rural): T- R- Section: ; qtr. of qtr.
 *Lots 2,3,6,7,10; part lots 8,9

10. Historic Functions(s): auto sales/service

Codes:

11. Current Functions(s): boat sales/service

Codes:

12. Owner: Iowa Machine & Heat Treat Co.
 Address: P.O. Box 1504

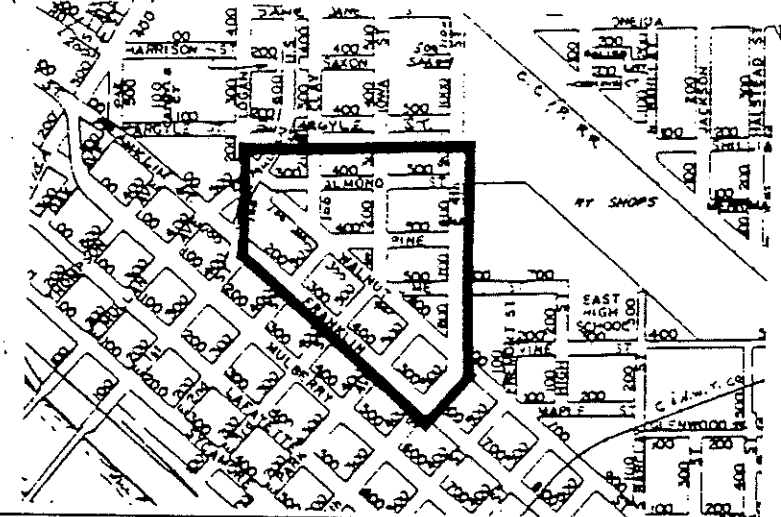
Phone:

City: Waterloo

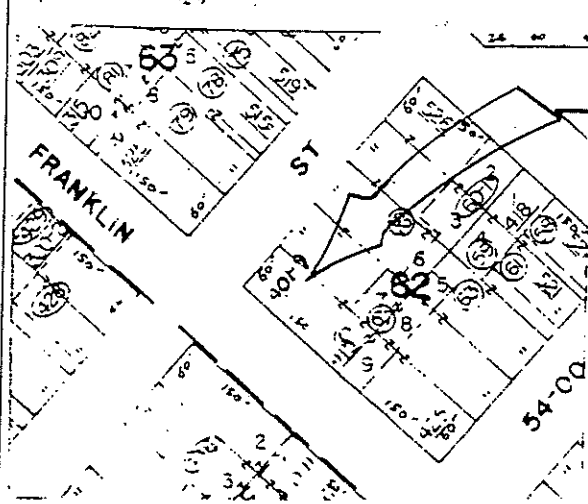
ZIP 5070

BHP: Cty. Resource [] HABS [] Photo [] NR [] Tax Act [] Grants [] DOE [] RSC

(Plat Map)



(Sketch Map)



Integrity Notes:

storefronts altered

Roll-Frame: 1 - 9

Photographer: Jan Nash

View: SW front, SE side; facing N

Negatives at Iowa B

Long Survey #07-028-8006

PHR #



IOWA SITE INVENTORY FORM
EVALUATION SHEET

Applicable NRHP Criteria: ☒A ☐B ☒C ☐D

NRHP Eligibility: INDIVIDUAL ☐ Yes ☒ No; DISTRICT ☐ Contributing ☐ Noncontributing

Architectural Significance\Associated Context(s)

Architectural & Historical Resources of
Waterloo, Walnut Street District

Reviewed by\Date:

The commercial block at 401-109 Franklin Street is an interesting combination of Hispanic and Art Moderne design. Four bays along the front facade are divided with brick columns which extend slightly above the flat, parapeted roof. On the two center bays, the upper wall above the storefronts is of stucco with molded labeling. The two outer bays sport a red-tiled overhang, underneath which runs a decorative row of sawn-wood arches applied to a stucco upper wall surface. The central front entrance is surrounded by brick with a corbelled cornice. Storefront windows have been modernized. East of the building is located a tall one-story garage which was formerly associated with the funeral home at 415 Franklin, which was demolished in 1987. Former residential properties to the north also were razed to create a paved storage lot.

Construction Date: 1929 (Assessor's Records); between 1925 and 1930 (city

See Continuation Sheet ☐

Historical Significance\Associated Context(s)

same

Reviewed by\Date:

Until about 1929, the home of George and Nettie Lichty sat at this location. Lichty was secretary, then president of Smith, Lichty & Hillman grocery business. He also was president of Black Hawk Spice Co. and Waterloo Canning Co. After the Lichty house was demolished, this building was erected for use as a automobile dealership. Frank Collord Jr. Inc., a Dodge dealership, was located here in 1935. Although the building is located outside proposed district boundaries, it is of historical interest as part of the transition from residential to commercial use which occurred along Franklin Street during the 1920s.

See Continuation Sheet ☐

Prepared by: Rebecca Conard/PHR Associates
275 Crescent Park Dr., Lake View, IA 51450

Date: 14 May 1992
Phone: 712/657-3347