



CITY OF WATERLOO, IOWA

FILE COPY

COMMUNITY PLANNING AND DEVELOPMENT

715 Mulberry Street • Waterloo, Iowa 50703-5783 • (319) 291-4366 Fax (319) 291-4262
DONALD J. TEMEYER, City Planner

August 10, 1998

Mayor
JOHN
ROOFF

State Historical Society of Iowa
ATTN: National Register Coordinator
600 East Locust
Des Moines, Iowa 50319

COUNCIL
MEMBERS

Dear Coordinator:

JOHN
MURPHY
Ward 1

At their regular monthly meeting the City of Waterloo Historic Preservation Commission reviewed the Nomination of the Marsh Place Building, 627 Sycamore Street, to the National Register of Historic Places. This review was conducted as a public hearing to hear the proponents and/or opponents of such listing. There was no opposition presented on the nomination.

SCOTT
JORDAN
Ward 2

I have included herein the following documentation for your review:

JERRY
ANDERS
Ward 3

- The CLG National Register Review Form with the Commission Chairperson and the Mayor of Waterloo signatures affixed - please note we are requesting that a State staff member complete part #3 of the form

JOE
COLLIER
Ward 4

- A copy of the Agenda for the Historic Preservation Commission for their regular monthly meeting of July 21, 1998

BARB
KRIZEK
Ward 5

- A copy of the Minutes for said July 21, 1998 meeting

FRANK
MOLLENHOFF
At-Large

I have written this letter on behalf of the Waterloo Historic Preservation Commission and would ask that you contact me with any questions you may have on this matter.

HAROLD
GETTY
At-Large

Sincerely,

Noel Anderson by [signature]
Noel Anderson
Associate Planner

Attachments

Cc: Rosie Peterson, Commission Chairperson
Don Temeyer, City Planner



CLG NATIONAL REGISTER REVIEW

CLG Name City of Waterloo Date of Public Meeting July 21, 1998

Property Name Marsh-Place Building, 627 Sycamore Street, Waterloo, Black Hawk County

1. For Historic Preservation Commission:

- ☒ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature Rosie Peterson Date 7-23-98

Reason(s) for recommendation:

1. The property is associated with events that have made a significant contribution to the broad patterns of our history.
2. The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses thigh artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

2. For Chief Elected Local Official:

- ☐ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature John R. Ruff Date _____

Reason(s) for recommendation:

1. The building has played an important and vital role in the history of the downtown area and with its listing will be commemorated for such a past.
2. The listing will allow the building to continue to play an important role in the revitalization of the downtown area through the availability and eligibility of extra incentives, and the creation of affordable housing needed in the community.
3. The listing will ensure that steps are taken to preserve the unique characteristics and integrity of the building.

3. Professional Evaluation Name _____

- ☐ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature _____ Date _____

Reason(s) for recommendation:

AGENDA

WATERLOO HISTORIC PRESERVATION COMMISSION
WATERLOO, IOWA
REGULAR MEETING - 4:30 P.M. - TUESDAY, JULY 21, 1998
LARGE CONFERENCE ROOM 2ND FLOOR CITY HALL

- I. Approval of Minutes of the June 16th, 1998 Regular Meeting.
- II. Approval of Agenda
 - 1. Silos & Smokestacks report.
 - 2. Main Street report.
- III. Agenda Items
 - A. Public Hearing:
Review of the Marsh Place Nomination to the National Register for Historic Places. As a participant in the Certified Local Government Program, the City of Waterloo is required to review and comment on proposed National Register Nominations.
- IV. Discussion Items
 - A. Tagged Property Listing.
 - B. Update of goals and accomplishments of photographic preservation project.
 - C. National Commission Forum »» Denver, Colorado
 - D. Other business.

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING - 4:30 P.M. July 21, 1998
LARGE CONFERENCE ROOM - SECOND FLOOR CITY HALL

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 4:36 p.m. by Chairperson Peterson.

Members present were: Braley, Broshar, Durbahn, Peterson, Spencer and Van Dee. Also present were Candy Streed of Silos & Smokestacks, Mike Hahn of Mainstreet, and staff member Noel Anderson.

It was moved by Broshar and seconded by Braley to approve the Minutes of the June 16, 1998 Regular Meeting. Motion passed unanimously. It was then moved by Braley and seconded by Spencer to approve the agenda with the correction of the date as noted. Motion passed unanimously.

Candy Streed was present for the Silos report. The depot project has received a bidder and it is anticipated that the contract will be approved by City Council on July 27, 1998. The project has a November completion date but that may be part of the negotiations to lower the bid amount as it currently exceeds the allocated amount. Streed also handed out two pamphlets: one with information on the Maize Maze - the cornfield maze created near Elgin, Iowa. The second about the monthly Farm to Fork program to promote the Sycamore Street Market. The next chef to be Louis Cutwright, Building Official and local caterer. Spencer inquired into the Parade of Power recent undertakings. Streed noted they are currently searching for a new location with a few in mind: downtown in collaboration with the Grout Museum, along 218 near the Antique Acres, or in the Crossroads vicinity.

Mike Hahn was present for the Main Street report. Hahn updated the Commission on the progress of the Marsh Place Building and Klinefelter Livery Stable projects. He also noted the "business accelerator" project in the old Osco site (210, 212, 214 East 4th Street) and their efforts with the EDA at securing funding for the project. If secured, said funding could amount to 60% of project costs. He also reiterated the hosting of the Iowa Downtown Conference on August 25th with a registration fee of \$50.00 (though maybe a discount rate was available for host city representatives). Branstad (governor), Kenneth Smith (national Mainstreet representative), and Brian Scott (of Oregon, vital leader in central city rehabilitation) would be present to present information.

The first agenda item was public hearing for the nomination of the Marsh Place Building. Peterson declared the public hearing open. Anderson noted the Agenda had been posted and that the Mayor and City Council members had been invited to said public hearing through a memorandum with the nomination packet attached thereto. Peterson asked for any comments from the Commission on the request. A brief discussion ensued as to the information entailed in the report in terms of architectural significance and the architects who designed the building themselves. Broshar noted they were instrumental in designing many of the older buildings on the Iowa State and University of Northern Iowa campuses. Van Dee noted the person who prepared the nomination was formerly known as Barbara Beving Long - the person who conducted the first of the City of Waterloo's two architectural and historical site surveys.

It was then moved by Durbahn and seconded by Van Dee to close the hearing. It was then moved by Spencer to recommend National Register eligibility and approval of the nomination of the Marsh Place Building to said Register as it meets the following criteria:

1. The property is associated with events that have made a significant contribution to the broad patterns of our history.
2. The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Motion passed unanimously with Van Dee and Broshar abstaining. Anderson would prepare a letter to the Mayor to forward said recommendation and to have the appropriate form for his signature.

The first discussion was regarding the Tagged Property Listing presented at last month's regular meeting. Anderson reported that he was working to update the information and status of all the eligible properties on the list for the Commission's review. Such updates would include the necessary steps to remove the tag, the status of the property and intentions of the property owner regarding the building.

The next discussion item was the update of the Historic Preservation Photography Project. As neither Middleton nor Mr. Jacobs were present. No update was presented at this time.

The next item was the National Commission Forum. Anderson noted the deadline was missed for the grant scholarship to such event. All the scholarship money as awarded and thus, any members wishing to attend would not have award money available.

With no further business, the meeting was adjourned at 5:20 p.m.

Respectfully

Noel Anderson by [Signature]

Noel Anderson
Staff to Commission

K:NOEL\HPCOMM\HISTMINUT.798

RECEIVED NOV 04 1998

The Historical Division of the Department of Cultural Affairs

STATE HISTORICAL SOCIETY OF IOWA

Where past meets future

November 2, 1998

The Honorable John Roof
Mayor
715 Mulberry Street
Waterloo, IA 50703-5783



Dr. Ziemer

RE: MARSH-PLACE BUILDING, 627 Sycamore Street, Waterloo, Black Hawk County

Dear Mayor Roof:

We are pleased to inform you that the above named property, which is located within your community, was listed in the National Register of Historic Places effective October 22, 1998.

Listing in the National Register provides the following benefits:

- Consideration in the planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
- Eligibility for Federal tax benefits. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information please refer to 36 CFR 67 and Treasury Regulation Sections 1.48-12 (ITCs) and 1.170A-14 (charitable contributions).

American Gothic House
Eldon

Blood Run NHL
Larchwood

Centennial Building
Iowa City

Matthew Edel Blacksmith Shop
Marshalltown

Abbie Gardner Cabin
Arnolds Park

Iowa Historical Building
Des Moines

Montauk Governor's Home
Union Sunday School
Clermont Museum
Clermont

Plum Grove Governor's Home
Iowa City

Toolesboro Indian Mounds
Toolesboro

Western Historic Trails Center
Council Bluffs

IOWA HISTORICAL BUILDING

600 East Locust • Des Moines, Iowa 50319-0290

Phone: (515) 281-6412 • Fax: (515) 242-6498 or (515) 282-0502

www.uiowa.edu/~shsi/index.htm

The Honorable John Roof
Mayor
November 2, 1998
Page 2

- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information, please refer to 30 CFR 700 et seq.
- Qualification for Federal and State grants for historic preservation when funds are available.

Should you have any questions about the National Register of Historic Places, or about this nomination in particular, please feel free to contact me at the Historical Building, 600 E. Locust, Des Moines, Iowa, 50319, or by calling (515) 281-4137.

Sincerely,

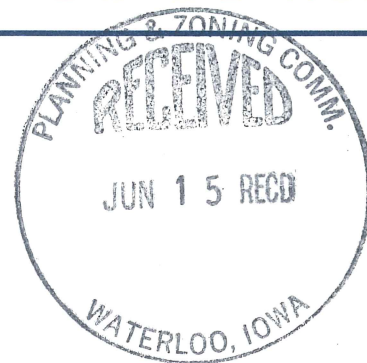
Elizabeth Foster

Elizabeth Foster
National Register Coordinator

*11/4/98- Copies to Don Temeyer
Mike Hahn*

STATE HISTORICAL SOCIETY OF IOWA

Where past meets future



June 11, 1998

Noel Anderson
715 Mulberry
Waterloo, IA 50703

American Gothic House
Eldon

RE: **Marsh-Place Building, 627 Sycamore Street, Waterloo, Black Hawk County**

Blood Run NHL
Larchwood

Dear Mr. Anderson:

Centennial Building
Iowa City

The State Nominations Review Committee (SNRC) plans to consider the property referenced above for nomination to the National Register of Historic Places during their August 14, 1998 meeting. As a participant in the Certified Local Government Program, City of Waterloo is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide you with a 60-day period for the your review, unless we mutually agree to expedite the process. I am contacting you to ask that you initiate the review process for the Historic Preservation Commission. Enclosed are copies of the nomination, photographs, and the review form. The review process will require the following:

Matthew Edel Blacksmith Shop
Marshalltown

- ◆ The Historic Preservation Commission should schedule a public meeting for city officials and the public. Send a formal invitation to the City Council with a copy of the nomination. If they are not familiar with the National Register, be sure to include an explanation. Make sure that a copy of the nomination is available for public review prior to the meeting. For example, leave a review copy at the courthouse or public library. Indicate in your meeting announcement that a review copy of the nomination is available and where the review copy can be found.

Abbie Gardner Cabin
Arnolds Park

- ◆ The question to answer when reviewing the nomination is whether the nominated property meets the National Register of Historic Places significance criteria. If the Commission feels that the nomination makes the case for meeting significance criteria, the Commission should check the box recommending that the property be listed. If the Commission feels that the property does not meet the significance criteria, then check the box recommending that the property not be listed. The City Council should use the same approach when reviewing the nomination.

Iowa Historical Building
Des Moines

- ◆ You might want to invite the individual who prepared the nomination to attend the public meeting and present the nomination. Keep a record of the meeting (copy of notice, agenda, minutes, list of attendees). At the conclusion of the meeting, the Commission should make a motion regarding their recommendation. The Chairman of the Commission will complete Item #1, the Commission's portion of the review form. Be sure to fill in the date of the public meeting, sign the signature line and record any comments that were made. If the Mayor attended the public meeting, inquire if he/she is prepared to complete Item #2 on the review form.

Montauk Governor's Home
Union Sunday School
Clermont Museum
Clermont

- ◆ In the event that the Mayor was unable to attend the meeting. The Commission Chairman should forward the Review form to the Mayor for review and comment. Have the Mayor sign the form and return them to the Historic Preservation Commission.

Plum Grove Governor's Home
Iowa City

Toolesboro Indian Mounds
Toolesboro

Western Historic Trails Center
Council Bluffs

IOWA HISTORICAL BUILDING

600 East Locust • Des Moines, Iowa 50319-0290

Phone: (515) 281-6412 • Fax: (515) 242-6498 or (515) 282-0502

www.uiowa.edu/~shsi/index.htm

- ◆ Item #3 on the Review form asks for the review and comment of a preservation professional. If your commission does not have a professionally qualified historian or architectural historian who can complete this part of the form, you may leave Item #3 blank and I will arrange to have a State staff member complete that part of the form.
- ◆ After you have completed Items #1 through #2 (through #3 if a preservation professional is available), please make a copy of the completed review forms for you file and send the original copies of the completed forms to me. The forms need to be returned promptly so they may be processed and mailed to the State Nominations Review Committee to be reviewed before their August 14, 1998 meeting.
- ◆ The Commission should keep the nomination and photographs. File them together in your inventory, as you will need the information for future reference. If a State preservation professional was needed to completed Item #3 on the review form, I will return a copy to the commission for filing.

If the Historic Preservation Commission and the City Council disagree with one another on the property's National Register eligibility, both views will be presented to SNRC for their consideration during review of the nomination. If both the Historic Preservation Commission (by Commission majority) and the City Council do not consider the property eligible for National Register listing, we must halt the nomination. Be advised that when a nomination is halted, the property owner, the person who prepared the nomination or any interested party may appeal the decision.

Please contact Kerry McGrath at 515/281-6826 with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Foster".

Elizabeth Foster
National Register Coordinator

STATE HISTORICAL SOCIETY OF IOWA

Where past meets future



November 3, 1998

Noel Anderson
City of Waterloo Historic Preservation Commission
715 Mulberry
Waterloo, IA 50703

American Gothic House
Eldon

Blood Run NHL
Larchwood

Centennial Building
Iowa City

Matthew Edel Blacksmith Shop
Marshalltown

Abbie Gardner Cabin
Arnolds Park

Iowa Historical Building
Des Moines

Montauk Governor's Home
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Clermont

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Iowa City

Toolesboro Indian Mounds
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RE: MARSH-PLACE BUILDING, 627 Sycamore Street, Waterloo, Black Hawk County

Dear Mr. Anderson:

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Listing in the National Register provides the following benefits:

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- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information, please refer to 30 CFR 700 et seq.

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www.uiowa.edu/~shsi/index.htm

Noel Anderson

11/3/1998

Page 2

- Qualification for Federal and State grants for historic preservation when funds are available.

Should you have any questions about the National Register of Historic Places, or about this nomination in particular, please feel free to contact me at the Historical Building, 600 E. Locust, Des Moines, Iowa, 50319, or by calling (515) 281-4137, e-mail bfoster@max.state.ia.us.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Foster".

Elizabeth Foster
National Register Coordinator

STATE HISTORICAL SOCIETY OF IOWA

Where past meets future

August 12, 1998

Noel Anderson
City of Waterloo Historic Preservation Commission
715 Mulberry
Waterloo, IA 50703

Dear Mr. Anderson:

Enclosed please find copies of City of Waterloo's review of the proposed National Register of Historic Places listings for the following property/ies:

Marsh-Place Building, 627 Sycamore Street, Waterloo, Black Hawk County

Please keep copies of the reviews in the Historic Preservation Commission's file. Please express our appreciation to the Commission for facilitating the review and returning the forms in such a timely fashion.

Sincerely,



Elizabeth Foster
National Register Coordinator

Enclosure

American Gothic House
Eldon

Blood Run NHL
Larchwood

Centennial Building
Iowa City

Matthew Edel Blacksmith Shop
Marshalltown

Abbie Gardner Cabin
Arnolds Park

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Des Moines

Montauk Governor's Home
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CLG NATIONAL REGISTER REVIEW

CLG Name City of Waterloo Date of Public Meeting July 21, 1998

Property Name Marsh-Place Building, 627 Sycamore Street, Waterloo, Black Hawk County

1. For Historic Preservation Commission:

- ☒ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature Pasie Peterson Date 7-23-98

Reason(s) for recommendation:

1. The property is associated with events that have made a significant contribution to the broad patterns of our history.
2. The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses thigh artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

2. For Chief Elected Local Official:

- ☐ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature John R. Rooff Date _____

Reason(s) for recommendation:

1. The building has played an important and vital role in the history of the downtown area and with its listing will be commemorated for such a past.
2. The listing will allow the building to continue to play an important role in the revitalization of the downtown area through the availability and eligibility of extra incentives, and the creation of affordable housing needed in the community.
3. The listing will ensure that steps are taken to preserve the unique characteristics and integrity of the building.

3. Professional Evaluation

Name RALPH J. CHRISTIAN

- ☒ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature Ralph J. Christian Date 7/12/98

Reason(s) for recommendation:

Five examples of Commercial Style design and work of Hallett and Hanson, a leading Architectural Firm.



CITY OF WATERLOO, IOWA

FILE COPY

COMMUNITY PLANNING AND DEVELOPMENT

715 Mulberry Street • Waterloo, Iowa 50703-5783 • (319) 291-4366 Fax (319) 291-4262
DONALD J. TEMEYER, City Planner

July 22, 1998

Mayor
JOHN
ROOFF

The Honorable John R. Rooff, Mayor,
City Hall
Waterloo, Iowa 50703

COUNCIL MEMBERS

JOHN
MURPHY
Ward 1

SCOTT
JORDAN
Ward 2

JERRY
ANDERS
Ward 5

JOE
COLLIER
Ward 4

BARB
KRIZEK
Ward 5

FRANK
MOLLENHOFF
At-Large

HAROLD
GETTY
At-Large

Dear Mayor Rooff:

At their regular monthly meeting the City of Waterloo Historic Preservation Commission reviewed the Nomination of the Marsh Place Building, 627 Sycamore Street, to the National Register of Historic Places. This review was conducted as a public hearing to hear the proponents and/or opponents of such listing. There was no opposition presented on the nomination.

As you may recall, the listing is being applied for in conjunction with the renovation efforts of the building by Spencer Housing and the Waterloo Mainstreet organizations. The listing would make the Marsh-Place: eligible for consideration in planning for Federal, federally licensed, and federally assisted projects; eligible for tax credits; and is a qualification for Federal and State grants for historic preservation.

Attached hereto you will find the CLG NATIONAL REGISTER REVIEW form. Rosie Peterson, chairperson of the Historic Preservation Commission, has affixed her signature to the form and marked the box for recommendation of National Register Eligibility.

As a participant in the Certified Local Government Program, the City of Waterloo is required to review and comment on proposed National Register nominations.

Therefore, we would ask that you, as the Mayor of the City of Waterloo, sign item # 2 on the form with your recommendation of eligibility or ineligibility. The Historic Presentation Commission, acting as your representative of expertise in this area recommends approval.

I have written this letter on behalf of the Waterloo Historic preservation Commission and would ask that you contact me with any questions you may have on this matter.

Sincerely,

Dave Van Dee
Assistant City Planner

Attachment

Cc: Rosie Peterson, Commission Chairperson
Don Temeyer, City Planner
Noel Anderson, Associate Planner



CLG NATIONAL REGISTER REVIEW

CLG Name City of Waterloo Date of Public Meeting July 21, 1998

Property Name Marsh-Place Building, 627 Sycamore Street, Waterloo, Black Hawk County

1. For Historic Preservation Commission:

- ☒ Recommendation of National Register eligibility
☐ Recommendation of National Register ineligibility

Signature Pasie Petersen Date 7-23-98

Reason(s) for recommendation:

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☐ Recommendation of National Register ineligibility

Signature _____ Date _____

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1. The building has played an important and vital role in the history of the downtown area and with its listing will be commemorated for such a past.
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☐ Recommendation of National Register ineligibility

Signature _____ Date _____

Reason(s) for recommendation:



CITY OF WATERLOO, IOWA

COMMUNITY PLANNING AND DEVELOPMENT

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DONALD J. TEMEYER, City Planner

July 22, 1998

Mayor
JOHN
ROOFF

State Historical Society of Iowa
ATTN: National Register Coordinator
600 East Locust
Des Moines, Iowa 50319

COUNCIL
MEMBERS

Dear Coordinator:

JOHN
MURPHY
Ward 1

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JORDAN
Ward 2

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JERRY
ANDERS
Ward 3

- The CLG National Register Review Form with the Commission Chairperson and the Mayor of Waterloo signatures affixed - please note we are requesting that a State staff member complete part #3 of the form

JOE
COLLIER
Ward 4

- A copy of the Agenda for the Historic Preservation Commission for their regular monthly meeting of July 21, 1998

BARB
KRIZEK
Ward 5

- A copy of the Minutes for said July 21, 1998 meeting

FRANK
MOLLENHOFF
At-Large

I have written this letter on behalf of the Waterloo Historic Preservation Commission and would ask that you contact me with any questions you may have on this matter.

HAROLD
GETTY
At-Large

Sincerely,

Noel Anderson
Associate Planner

Attachments

Cc: Rosie Peterson, Commission Chairperson
Don Temeyer, City Planner



MAY 28 1998

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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

1. Name of Propertyhistoric name Marsh-Place Buildingother names/site number Marsh-Place; 07-028-08038**2. Location**street & number 627 Sycamore Street [N/A] not for publicationcity or town Waterloo [N/A] vicinitystate Iowa code IA county Black Hawk code 013 zip code 50701**3. State/Federal Agency Certification**

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

Signature of certifying official/Title

Date

State of Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the
National Register.☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National
Register.☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Marsh-Place Building
Name of Property

Black Hawk County, IA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>1</u> | <u>0</u> | buildings |
| | | sites |
| | | structures |
| | | objects |
| <u>1</u> | <u>0</u> | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historical & Architectural Resources of Waterloo, IA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: business

Current Functions

(Enter categories from instructions)

Vacant

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY MOVE-

MENTS/Commercial Style

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

roof Other

other Terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Marsh-Place Building
Name of Property

Black Hawk County, IA
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

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

Criteria Considerations

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

Property is:

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

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1910

Significant Date

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hallett and Rawson

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record #

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository:

Marsh-Place Building
Name of Property

Black Hawk County, IA
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1] [5] [5] [5] [4] [6] [8] [0] [4] [7] [0] [5] [0] [2] [0]
Zone Easting Northing

2 [] [] [] [] [] [] [] [] [] [] [] [] [] [] []
Zone Easting Northing

3 [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

4 [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

☐ See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Barbara J. Henning

organization Rivercrest Associates, Inc. date May 1, 1998

street & number 203 N. 13th Street telephone 217/632-2614

city or town Petersburg state IL zip code 62675

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Marsh Place, L.P.

street & number 14 W. 21st Street, suite 3 telephone 712/262-5965

city or town Spencer state IA zip code 51301

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

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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Marsh-Place Building, Black Hawk County, IA

Section number 7 Page 1

Built in 1910, the six-story Marsh-Place Building is a distinctive, virtually unaltered example of the Commercial Style. Designed by the important Des Moines, Iowa architectural firm of Hallett and Rawson, the office building exhibits the three-part base-shaft-capital approach (similar to a classical column) for tall building design that Chicago architect Louis Sullivan popularized. Other elements associated with the Commercial Style are the ample windows grouped in three's, limited decorative detail, fireproof construction, presence of elevators, multiple stories, large display windows on the ground-floor level, upper floors of identical office space, and the reinforced concrete structural system.¹

Slated for rehabilitation to provide affordable multi-family housing in downtown Waterloo, the property retains most of its original features. Exterior alterations--minor and typical for commercial buildings with storefront windows--have been confined to the ground floor.

Marsh-Place occupies a pivotal corner, East Fifth and Sycamore streets, on the east side of downtown Waterloo, Iowa. The main entrance to upper story offices is on Sycamore, and there are three store entrances on Sycamore and another store entrance on East Fifth Street. Marsh-Place is the tallest building in its immediate surroundings, although several other tall buildings are nearby, notably the altered First National Building and Black's Department Store, both of which rise eight stories. Situated in the heart of downtown Waterloo, the area is characterized by one- to three-story brick-faced commercial buildings. (Photo 1)

The flat-roofed 75' x 80' building has a square footprint on the ground floor, for there is a one-story utilitarian 34' x 36' portion in the rear that allowed for two long, extended shops. Above the ground floor, Marsh-Place is L-shaped. The foundation is concrete as is the structural system, while the wall surface is brown brick flecked with black. The terra cotta detail matches the unusual brick colors. Narrow mortar blends with the deep tones of the brick and terra cotta and was not intended to provide a strong contrast.

The ground floor--or "base" of the classical column format--provided space for four shops as well as the entry lobby for the offices. Large storefront windows with (originally) top lights provide illumination and the means to advertise the wares of the shops. The top lights have been

¹John C. Poppeliers et al., *What Style is it?* (Washington, D.C.: Preservation Press, 1983), pp. 72-75.

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**National Register of Historic Places
Continuation Sheet**

Marsh-Place Building, Black Hawk County, IA

Section number 7 Page 2

covered with metal panels, and black carara glass panels have been applied in the narrow space beneath these windows. The spacing and general proportion of the windows remain unaltered. An entry canopy is not original but holds the same place above the lobby doors. The original canopy hanging brackets remain, at the middle of the second story. Newer granite facing has been applied at the lobby entrance, and doors are not original.

A grouping of three courses separates the ground floor or "base" from the "shaft" of the upper floors, calling attention to the change in function from retail shops to offices. The bottom course exhibits the egg-and-dart motif. Above it is a course consisting of X-shapes with verticals between them. A molded projection completes the arrangement and doubles as a sill for the second story windows. This grouping of three courses unaccountably continues onto an adjacent building facing East Fifth Street. (Photo 3) This two-story building was not part of the original plans for Marsh-Place and is not included in this nomination. According to city directories and Sanborn maps, the building contained a Cadillac automobile dealership in 1912. The circumstances behind the application of matching trim to an otherwise dissimilar building have not been determined.

On the principal facades, Marsh-Place's original double-hung wooden frame windows remain, a common feature associated with the Commercial Style. They are grouped in three's in four bays on each facade, and the space between them lends a strong verticality to the building. In keeping with the modern commercial design of Marsh-Place, there are no elaborate lintels or sills for the windows. Each has its own modest terra cotta sill with no decorative lintels. The narrow party wall facades retain large 3/3 steel frame double-hung windows, while the rear facades have windows of many different sizes, some of them replacements.

Two decorative courses with roping and vertical ovals separate the fifth and sixth floors and mark the "capital" of the classical column format. Unlike the lower stories, the top floor windows have wide terra cotta frames surrounding them. Topping the design is an egg and dart course, closely spaced dentils, and widely spaced brackets having a foliage pattern. Five fleur-de-lis are spaced regularly between the brackets, which are located beneath a simple molded cornice.

The decorative treatment is confined to the principal facades, which are on the southwest (Sycamore Street) and southeast (East Fifth Street) sides. (Photo 1) The principal facades give the appearance of a large rectangular building, but the northwest and northeast facades reveal the

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Continuation Sheet**

Marsh-Place Building, Black Hawk County, IA

Section number 7 Page 3

relative narrowness (34') of the upper floors as well as the structural system employed. (Photos 2, 3)

Original interior detail was not elaborate and includes white/light grey marble wainscoting in the lobby. Also remaining is the original staircase, which has metal balusters in a simple geometric pattern, metal fireproof steps and balusters, and a wood railing. The hallways for all office floors display attractive black and white octagonal ceramic tile. The offices have received a variety of replacement carpeting, dropped ceilings, light fixtures and plasterboard, and some doors over the years. However, a number of original dark wood interior doors remain, often with their hardware removed.

The layout of the office space on floors two through six is the same, providing a total of 85 offices. To provide maximum flexibility in renting individual offices or suites of them, interior doors connect the seventeen office spaces on each floor. The more prestigious corner office is larger and includes a vestibule space. Along the longer hallway (parallel to East Fifth Street) are arrayed the two elevators, the stairway, following by toilets. By far, most offices (eleven out of seventeen) overlook Sycamore Street or East Fifth Street.

Rehabilitation plans for the building call for retail space on the first floor and one-and two-bedroom apartments on the upper floors. All work will be completed in close consultation with the Iowa State Historic Preservation Office staff and in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Important original features, such as the staircase, will be retained to the extent possible under current building codes. It is expected that inappropriate alterations to the original fabric of the building will be changed to reflect original design intentions.

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Continuation Sheet**

Marsh-Place Building, Black Hawk County, IA

Section number 8 Page 4

A prominent example of the Commercial Style in Waterloo, the Marsh-Place Building directly illustrates the architectural resources associated with Waterloo's dramatic industrial development in the decades surrounding the turn of the 20th century. The property is nominated under the Multiple Property Documentation Form (MPDF), "Historical and Architectural Resources of Waterloo, Iowa," specifically the Context, Industrialization of Waterloo. The property is significant under Criterion A, for it is associated with events that have made an important contribution to the broad pattern of Waterloo's historical development, the industrialization of the "Factory City of Iowa." According to the Registration Requirements for the Property Type, Industrial Era Buildings, Structures, and Districts, 1900-1929 in the MPDF, the Marsh-Place Building is significant as an indication of the "factors and effects of industrialization in Waterloo," specifically the "speculative building boom of the industrial era" (Criterion A) and because it "embodies the distinctive characteristics of Waterloo's industrial era and illustrates responses to industrialization" (Criterion C). Designed by the important Des Moines, Iowa architectural firm of Hallett and Rawson, the office building is an excellent, relatively unaltered example of the three-part base-shaft-capital approach (similar to a classical column) to tall building design.

Plans to construct the \$150,000 building were announced the end of 1909, with a proposed completion date of September 1, 1910. In 1909, when Waterloo broke all previous records for improvements, the Marsh-Place Building was touted as one of three major buildings planned for the coming year, along with the Black Hawk National Bank Building and the Pythian Temple. Marsh-Place was included with the prominent newer buildings depicted in a 1910-11 promotional pamphlet, reflecting local sentiments of the import of the building. According to Sanborn maps for Waterloo, Marsh-Place Building was fireproof and constructed in 1910.¹

The decision to construct the Marsh-Place Building exemplified the tremendous surge the Waterloo economy experienced around the turn of the 20th century. The number and type of improvements local boosters traditionally sought--more factories, workers, residences, commercial construction, transportation networks--were heavily represented in Waterloo. Collectively, they were the effects of the community's agriculture-related industrialization. For example, the number of factories increased from 28 in 1881 to 144 by 1914. Eleven new

¹"Over Two Million in Private Improvements," *Waterloo Courier*, December 24, 1909; Waterloo, 1910-1911, p. 3; Sanborn map, Waterloo, Iowa, 1918.

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**National Register of Historic Places
Continuation Sheet**

Marsh-Place Building, Black Hawk County, IA

Section number 8 Page 5

ventures started up in 1910 alone. Population soared, from 6,674 in 1890 to 12,580 in 1900 and 26,693 the following decade. Waterloo jumped in population ranking, from 17th largest in the state in 1890 to seventh in 1910. Year-end reports regularly announced that the past year had been the best ever in terms of new housing starts and nonresidential construction.²

As noted in the MPDF cited above, no other Iowa community experienced the rate of growth in population, manufacturing, and construction that Waterloo did in the decades around the turn of the 20th century. The community was transformed from a typical county seat town to an industrialized city of regional influence. Led by the efforts of the Board of Trade and Commercial Club beginning in the 1890s, Waterloo leaders applied revolutionary technological changes in farming (gasoline engines, tractors), in eating habits (processed meats, ready-baked bread), and in ways of living (automobile, electric interurbans) to effect the transformation of their community. Waterloo's industrial, commercial, and residential development lasted virtually without pause from the 1890s into the 1920s.³

The men for whom the Marsh-Place Building was named, Charles A. Marsh and Augustus M. Place, were representative of the businessmen builders who led Waterloo's rapid and impressive industrialization. Place was president of the Marsh-Place Company and also the First National Bank Building Company, ventures incorporated solely to construct buildings of the same names. He managed both properties and served for a time as vice president of the bank. In 1910 Marsh was sales manager for his brother Wilbur's Iowa Dairy Separator Company, manufacturers of hand-operated gasoline-powered machines for separating cream from milk. An important Waterloo concern directly representative of the agriculture-related industrialization, the company had 600 employees in 1910. Charles Marsh was involved in a variety of pursuits; by 1929, he served as president of First National Bank.⁴

² Barbara Beving Long (now Henning), Waterloo, the Factory City of Iowa. Report prepared for the City of Waterloo, 1986, pp. 66-67.

³Long (now Henning), Historical and Architectural Resources of Waterloo, Iowa MPDF, pp. E-1 to E-2.

⁴"A.M. Place, 91, Dies; Owned Two Office Buildings," *Waterloo Courier*, March 25, 1953; Waterloo city directory, 1910; Wilbur W. Marsh obituary, *Waterloo Courier*, December 23, 1929; Long (now Henning), Waterloo, pp. 105-106.

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Continuation Sheet**

Marsh-Place Building, Black Hawk County, IA

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The leaders of Waterloo's commercial and industrial development, including Augustus Place and Charles Marsh, were emblematic of the supremely positive, enthusiastic attitude that characterized the community at the turn of the century.

Waterloo's businessmen seized the initiative in developing their city. They instituted public improvements to provide the underpinnings for industrial growth and developed effective financing techniques to underwrite their dreams. Individually and collectively they engaged in a variety of activities--from planning and populating industrial districts to selling residential lots and building homes and double houses--all aimed at the industrialization of Waterloo. These projected earned Waterloo the sobriquet of the "Factory City of Iowa."⁵

According to the original plans, Hallett and Rawson was the architectural firm who designed the Marsh-Place Building. Hallett and Rawson were in partnership in Des Moines from approximately 1899-1909. They enjoyed a statewide practice, providing plans for a library, opera house, and factory in Grinnell, as well as for libraries in Ames, Humboldt, Jefferson, and Manchester. In Des Moines, the firm received commissions for many large warehouses, banks, lodge halls, and residences. Hallett and Rawson (or Hallett alone) designed at least four office buildings and a like number of warehouses in Des Moines. Their experience with large projects prepared them for the complexities of the multi-story commercial building of the Marsh-Place Building.⁶

Des Moines native George E. Hallett, the senior member of the firm, apprenticed and worked as a carpenter for seven years in Des Moines, then studied architecture with Denver architect Fred A. Hale for three and one-half years. Hallett returned to Des Moines in 1890 and established a solo architectural practice. Nine years later, he and fellow Des Moines native Harry Rawson formed a partnership that lasted a decade. A graduate of the Massachusetts Institute of Technology, Rawson brought both superior architectural training and excellent political and social connections to Hallett and Rawson, and the firm prospered. In 1910, however, the partnership was dissolved, Hallett moved to California, and Rawson joined the soon-to-be

⁵Long (now Henning), Waterloo, p. 66.

⁶Iowa SHPO, Architects in Iowa files; database of Hallett and Rawson plans located at the successor firm of Brooks, Borg and Skiles, Des Moines, Iowa.

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Marsh-Place Building, Black Hawk County, IA

Section number 8 Page 7

dominant firm in the state, Proudfoot and Bird. In recognition of his standing in the firm, it was renamed Proudfoot, Bird and Rawson. The Marsh-Place Building was among the last commissions of Hallett and Rawson.⁷

The owners of Marsh-Place selected a well known Des Moines firm to design their office building and also chose a well respected Des Moines contractor, James Maine & Sons Company. The general contractor position, coupled with the tremendous growth prospects in Waterloo, caused the company to establish a Waterloo branch, and Herbert and Kenneth Maine, sons of the founder, moved to Waterloo in 1910. Their company's offices remained in the Marsh-Place Buildings for decades, from 1910 until the mid-1930s.⁸

According to city directory entries, occupants in 1910 for the Marsh-Place Building were limited to the contractor, James Maine & Sons Company (later H.A. Maine Company), the building's owners, and the Golden Eagle, a men's clothing store on the ground floor. But by 1912 the building was well occupied, including on its roster some of the most prominent businesses, leaders, and organizations in Waterloo. Tenants related to the agricultural industrial economy of Waterloo included Associated Manufacturers Company (manufacturers of "gasoline engines, manure spreaders, concrete mixers, cream separators" and other items) and the Peerless Cream Separator Company. The influential Commercial Club and the Board of Trade also had space in the Marsh-Place Building.

By 1915, many of these notable names were no longer tenants at Marsh-Place, and it is possible their presence in 1912 was largely a show of support. Other 1912 tenants however, were more characteristic of the long-term usage of the property: physicians, attorneys, insurance sellers, and real estate brokers. The Christian Science Reading Room was present from 1912 until at least 1952 as was the grain brokerage firm of Lamson Brothers & Company. As noted, H.A. Maine remained a tenant from 1910 until at least 1935. City directory entries reflected a solid

⁷Des Moines city directories, 1891-1910; Iowa SHPO, Architects in Iowa files; William C. Page, Towards a Greater Des Moines. Report prepared for Des Moines Plan and Zoning Department, 1992, p. E-53.; Barbara Beving Long (now Henning), The Architectural Legacy of Proudfoot and Bird, Report prepared for State Historical Society of Iowa, 1988, *passim*.

⁸Long (now Henning), Waterloo, p. 188; Waterloo city directories, 1910, 1912, 1915, 1920, 1925, 1930, 1935.

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Marsh-Place Building, Black Hawk County, IA

Section number 8 Page 8

occupancy rate. In more recent years, however, the lack of air conditioning in the upper stories may have contributed to the high number of vacancies. According to officials with Main Street Waterloo, the office space on floors two through six has been vacant for at least fifteen years. With the current plans to rehabilitate the property for affordable housing downtown, the Marsh-Place Building will be re-established as "one of the finest business structures of the city."⁹

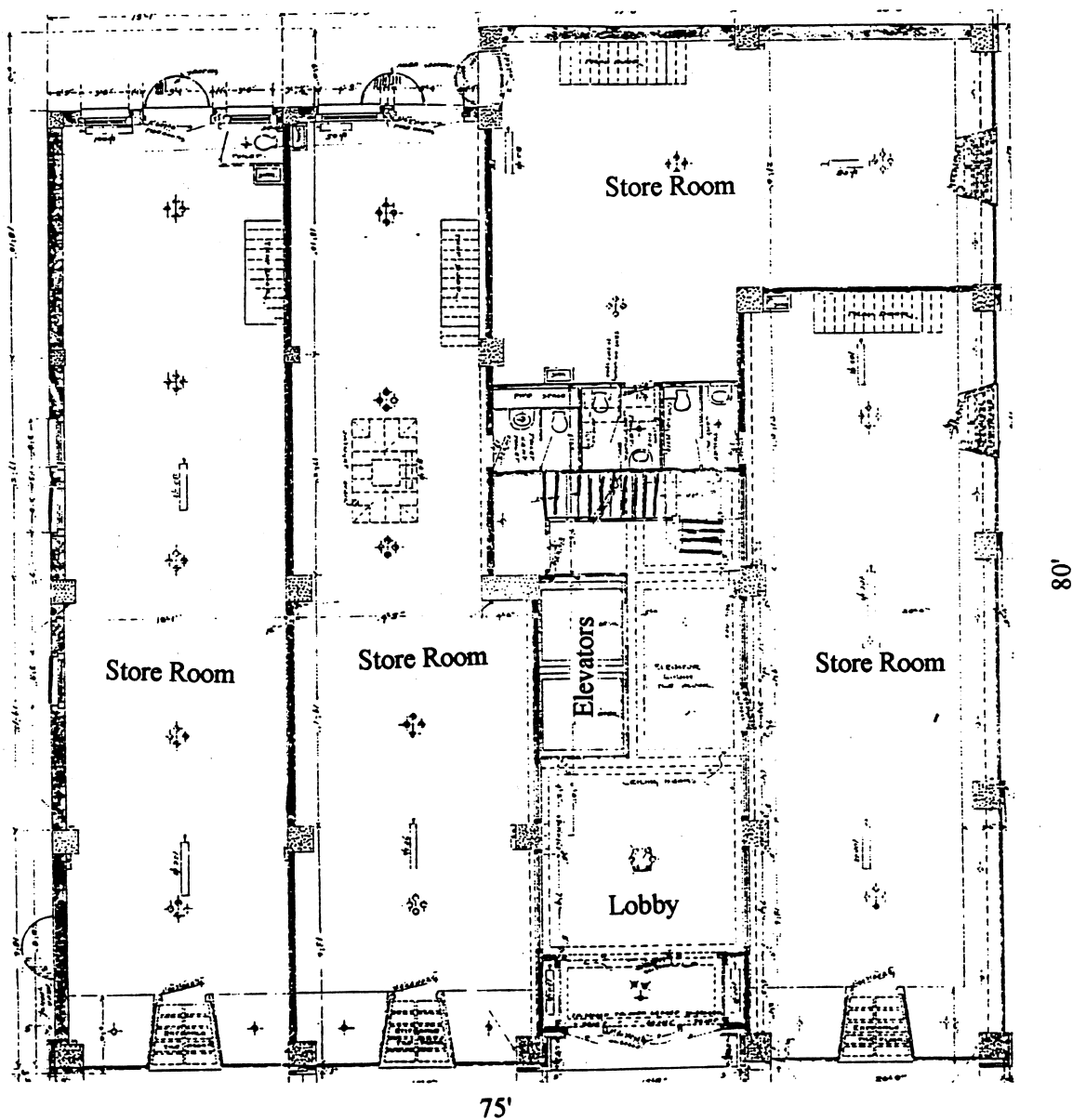
⁹Entry for Augustus M. Place, *History of Black Hawk County, Iowa and its People*, 2 vols. (Chicago: S.J. Clarke Publishing Company, 1915), 2: 217.

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Continuation Sheet

Marsh-Place Building, Black Hawk County, IA

Section number 8 Page 9



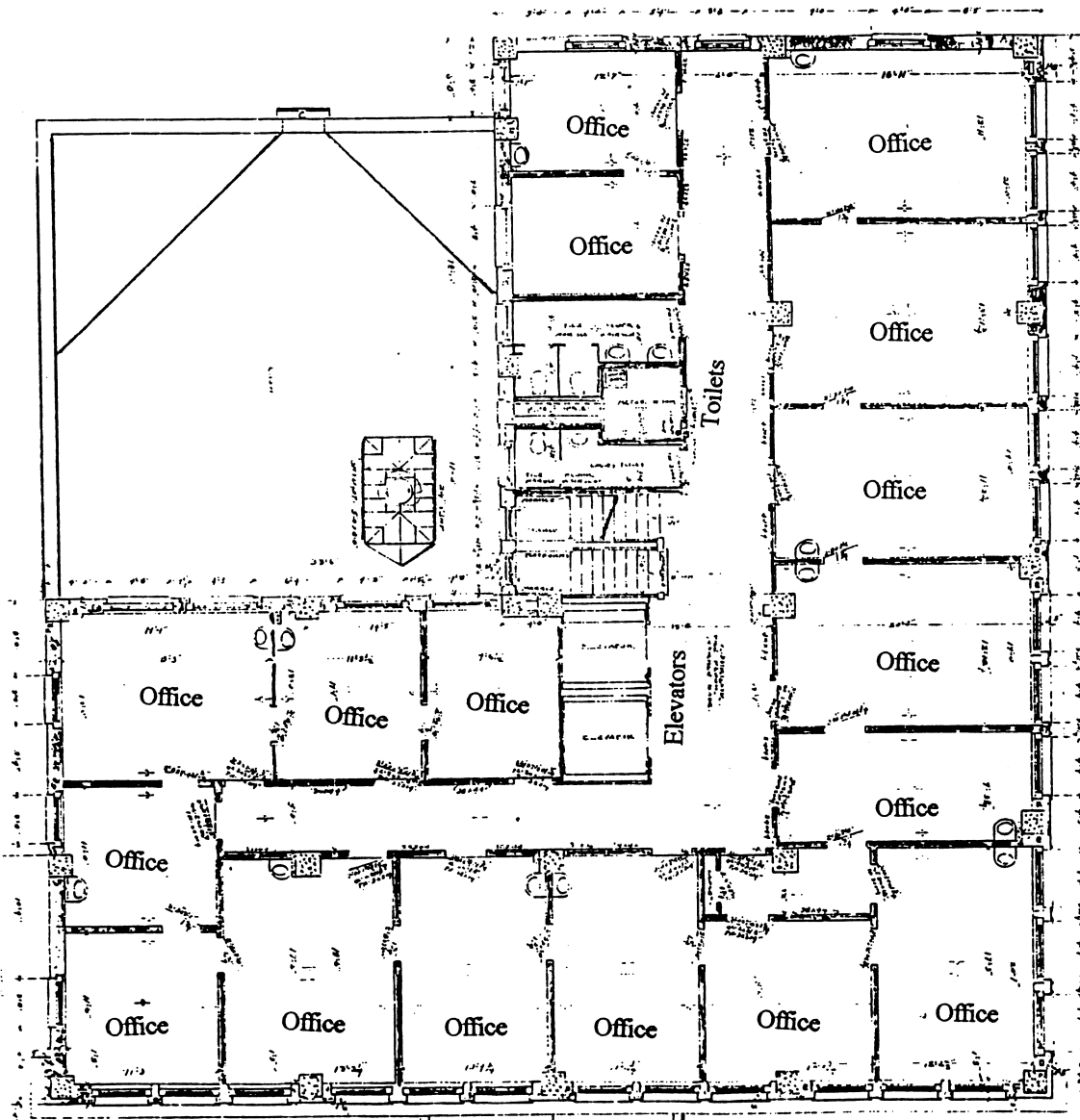
First Floor Plan. Hallett & Rawson, Architects. 1909. Source: Original Plans.

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Continuation Sheet

Marsh-Place Building, Black Hawk County, IA

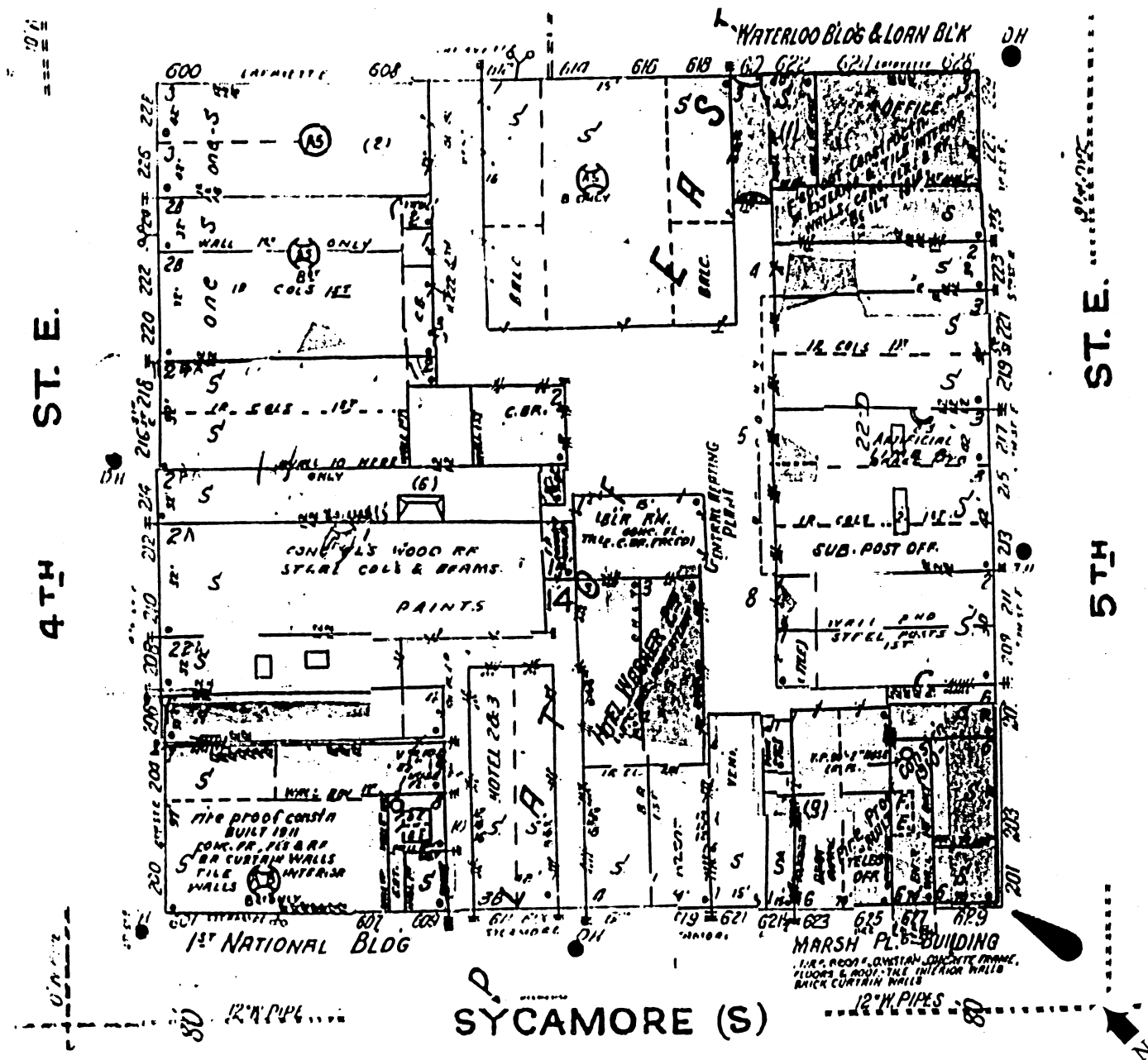
Section number 8 Page 10



Floor Plan for Floors Two-Six. Hallett & Rawson, Architects. 1909. Source: Original Plans.

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Marsh-Place Building, Black Hawk County, IA

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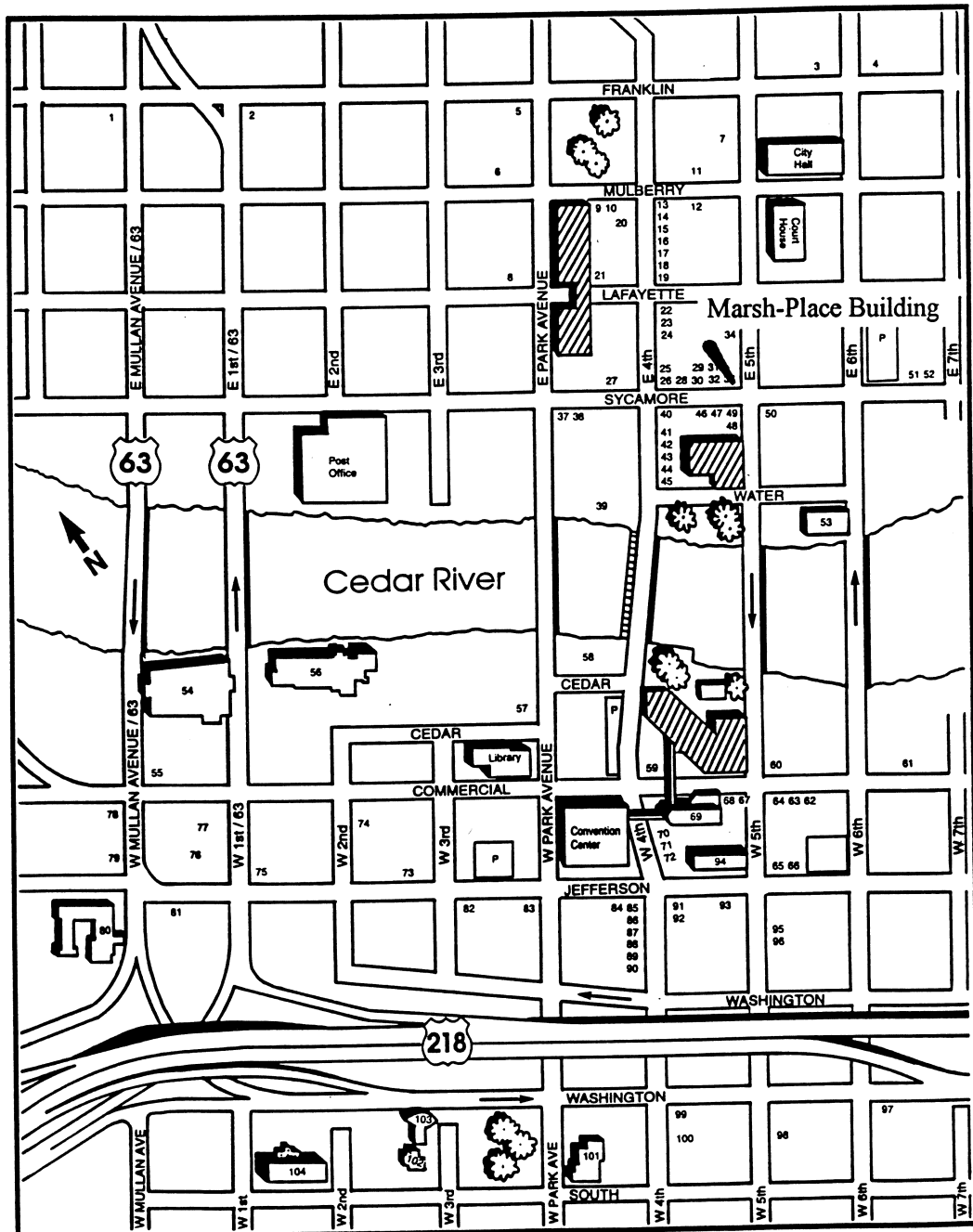
Site Plan. Marsh-Place Building. Sanborn Map, Waterloo, 1918.

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Continuation Sheet

Marsh-Place Building, Black Hawk County, IA

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Date: 1997.

Plat Map.

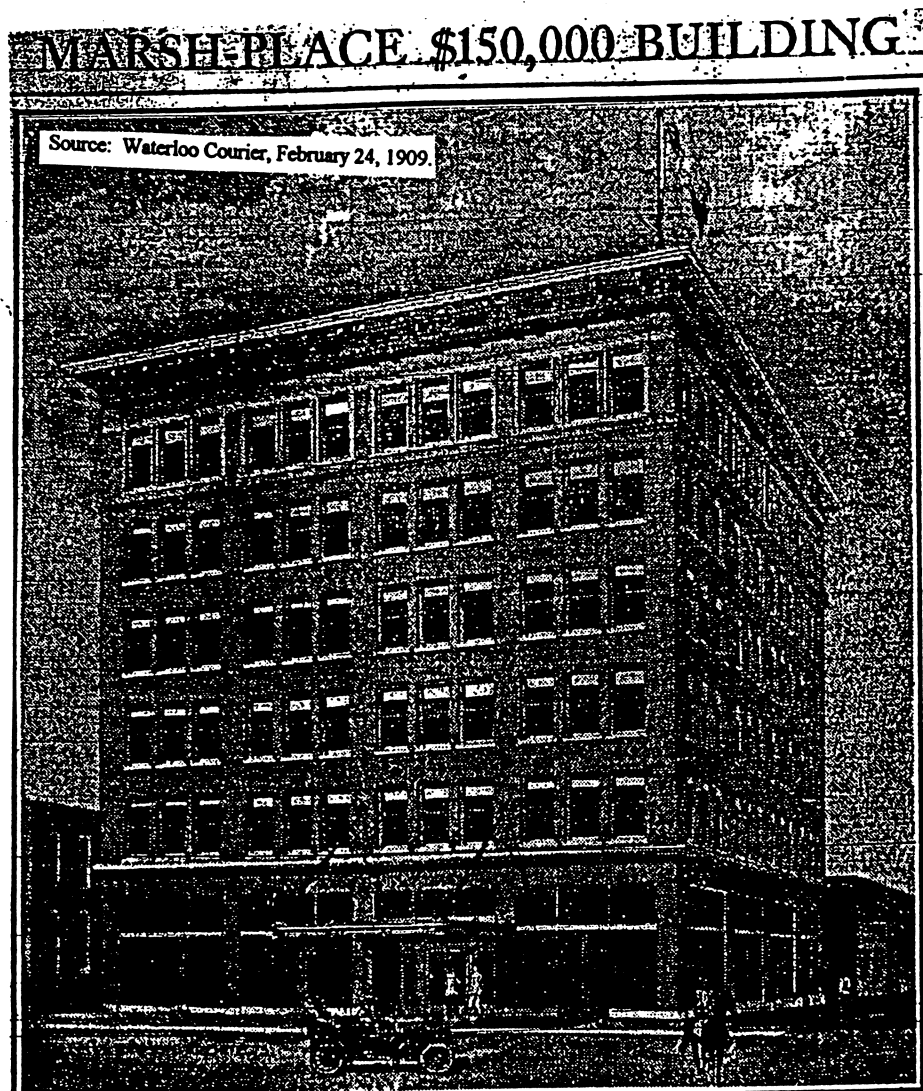
Source: Waterloo Chamber of Commerce.

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Continuation Sheet

Marsh-Place Building, Black Hawk County, IA

Section number 8 Page 13



There is destined to stand at the corner of Fifth and Sycamore streets before the close of another year one of the notable architectural piles of Waterloo, designated as the Marsh-Place building, with compressed brick, either brown or light red. The foundation and skeleton structure of the building will be of reinforced concrete. This building will be modern in every respect and tenants will be provided with all the conveniences that are usually provided in the skyscraping office and commercial building. The contract for the construction of this building, the foundation of which is already nearing completion, has been awarded to H. A. Maine of Des Moines, a contractor of extensive experience in office-

building and Mr. Maine will personally superintend all work.

Eighty-Five Rooms in Structure

The Marsh-Place building will contain eighty-five rooms, rented either singly or en suite. C. A. Marsh will have supervision of renting the apartments. The first floor will be devoted to store rooms. The side entrances leading from the lobby will be of glass, permitting the greatest possible amount of light to enter the store rooms. This feature of the construction will be something new to this section of the country. On the northeast side of the building on Fifth street there will be a store room, 20x40. At the corner of Fifth and Sycamore streets, there will be a double store room, 20x60. The building will have a frontage of 11 feet

on Sycamore street, and the main entrance will be located on this thoroughfare, while the frontage will be 80 feet on Fifth street. That part of the building between the main entrance and the northwest corner on Sycamore street, it is understood, will be occupied by an established Waterloo concern.

Tenants will be conveyed to and from the upper floors of the building by means of two electric elevators of the interlocking safety device type. The vestibules will be wide and light and the stairs will be surmounted with less fatigue than the average stairway.

It is expected to have the building completed by Sept. 1, and the expenditure necessary to complete the improvement will approximate \$150,000.

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Marsh-Place Building, Black Hawk County, IA

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Bibliography

Long, Barbara Beving (now Henning). Waterloo, the Factory City of Iowa. Report prepared for the City of Waterloo, 1986.

----- Historical and Architectural Resources of Waterloo, Iowa MPDF.

Iowa SHPO. Architects in Iowa Files.

Waterloo City Directories. 1910-52.

Sanborn Map Company. Map for Waterloo, Iowa, 1918.

Waterloo *Courier*. December 24, 1909, December 23, 1929, March 25, 1953.

Verbal Boundary Description

The southeast 74.5 feet of lot 9, block 14 and the southeast 84', southwest 20' of lot 8, block 14, in the Original Town Plat of Waterloo East.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Marsh-Place Building.

Photographs

The following information applies to all of the photographs for the Marsh-Place Building, Black Hawk County, Iowa:

| | |
|--------------------------------|--|
| Photographer: | Barbara J. Henning |
| Date of Photographs: | April 6, 1998 |
| Location of Original Negative: | Rivercrest Associates, 203 N. 13th, Petersburg, IL 62676 |

1. Principal facades (southwest and southeast) and surrounding commercial buildings
Camera facing north
2. Principal (southwest) facade and party wall facade (northwest)
Camera facing northeast
3. Principal (southeast) facade and party wall (northeast) facade
Camera facing southwest
4. Rear (northeast and northwest) facades
Camera facing southeast

COPY

Travel Request City of Waterloo

| | | |
|--|-----------------------------------|--|
| Name: Dave VanDee <i>Noel Anderson</i> | | Date: July 24, 1998 |
| Title: ASSISTANT City Planner $\frac{1}{2}$ ASSOCIATE PLANNER | | Destination: Des Moines, Iowa |
| Date of Departure August 14, 1998 | Date of Return August 14, 1998 | Date of Meeting August 14, 1998 |
| Explanation of Travel Request Attend Review Committee Meeting | | Method of Travel <u>XX</u> City Vehicle <u> </u> Air <u> </u> Private Auto |

| | | |
|-----------------------------------|--|-------------------------------------|
| Estimate of Cost: (per person) | <u> </u> Lodging | <u> </u> Taxi |
| | <u> </u> Meals | <u> </u> Parking |
| | <u> </u> Registration | <u> </u> Travel |
| | <u> </u> | <u> </u> |
| Total | | <u> -0- </u> |

Purpose of Travel: Attend the State National Register Nominations Review Committee Meeting for the Marsh-Place Building and Historic Preservation Commission.

I believe this trip to be necessary and beneficial to the City of Waterloo.

[Signature]

Department Head

7/27/98

Date

I approve this travel request.

Mayor

Date

NATIONAL REGISTER OF HISTORIC PLACES
State National Register Nominations Review Committee Meeting
August 14, 1998
Agenda

If you are representing a particular nominated property, please arrive one half-hour before the nomination is scheduled on the agenda. Due to the unpredictable length of time it takes to review each nomination the times on the agenda may change. You may, if you wish, request to speak in favor of or in opposition to that nomination. You can simply be available to answer any Committee questions if you wish to do so.

Refreshments will be available for all that attend Committee meetings. Slides are used to better aid the Committee. The Committee can determine to nominate, to defer judgment or to reject any particular nomination. Accepted nominations are forwarded to the National Park Service for review and probable listing on the National Register of Historic Places.

8:30a Refreshments

Committee members: Hand in your lunch orders.

OLD BUSINESS

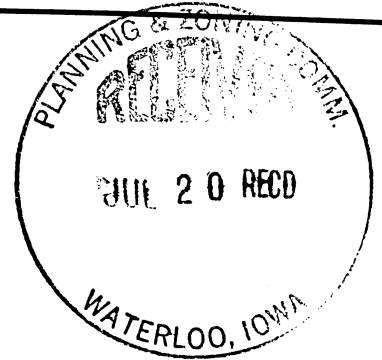
8:45a Minutes/Announcements

NEW BUSINESS

9:00a SAVERY HOTEL, 401 Locust Street, Des Moines, Polk County
9:15a BENHAM, F.A., HOUSE, 716 19th Street, Des Moines, Polk County
9:30a PARKER'S OPERA HOUSE, 23 North Federal Avenue, Mason City, Cerro Gordo County
9:45a LOUDEN MACHINERY COMPANY, 607 West Broadway Avenue, Fairfield, Jefferson County
10:00a AUTO REPAIR SHOP, 117 E. Broadway Avenue, Fairfield, Jefferson County
10:15a LOUDEN, R.R. AND ANTOINETTE, HOUSE, 905 East Adams Ave., Fairfield, Jefferson County
10:30a **BREAK**
10:45a FIRST METHODIST EPISCOPAL CHURCH, 201 North Court Street, Fairfield, Jefferson County
11:00a FIRST CHURCH OF CHRIST SCIENTIST, 300 E. Burlington Avenue, Fairfield, Jefferson County
11:15a FRYER, O.F. AND LULU E., HOUSE, 902 South Main Street, Fairfield, Jefferson County
11:30a WATSON'S GROCERY, 106 Main Street, State Center, Marshall County
11:45a FILLMORE BLOCK, Ellsworth and Garfield, Dows, Wright County
12:00p **LUNCH**
1:30p MARSH-PLACE BUILDING, 627 Sycamore Street, Waterloo, Black Hawk County
1:45p HOTEL MISSISSIPPI/RKO ORPHEUM THEATER, 106 E. Third Street, Davenport, Scott County
2:00p HOTEL TIPTON, 524-527 Cedar Street, Tipton, Cedar County
2:15p COUNCIL BLUFFS FREE PUBLIC LIBRARY, 200 Pearl St., Council Bluffs, Pottawattamie Co.
2:30p ST. BONIFACE HISTORIC DISTRICT, 703 W. 5th Street, 515 Cook Street, 700 W. 6th Street,
 Sioux City, Woodbury County
3:00 **ADJOURN**

STATE HISTORICAL SOCIETY OF IOWA

Where past meets future



June 30, 1998

The Honorable John Roof
Mayor
715 Mulberry Street
Waterloo, IA 50703-5783

American Gothic House
Eldon

Blood Run NHL
Larchwood

Centennial Building
Iowa City

Matthew Edel Blacksmith Shop
Marshalltown

Abbie Gardner Cabin
Arnolds Park

Iowa Historical Building
Des Moines

Montauk Governor's Home
Union Sunday School
Clermont Museum
Clermont

Plum Grove Governor's Home
Iowa City

Toolesboro Indian Mounds
Toolesboro

Western Historic Trails Center
Council Bluffs

RE: MARSH-PLACE BUILDING, 627 Sycamore Street, Waterloo, Black Hawk County

Dear Mayor Roof:

We are pleased to inform you that the above named property will be considered by the State National Register Nominations Review Committee for nomination to the National Register of Historic Places on August 14, 1998. The National Register is the Federal Government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Listing of the property provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic property. Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

Listing in the National Register results in:

- Consideration in the planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
- Eligibility for Federal tax provisions. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provided Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67 and Treasury Regulation Sections 1.48-12 (ITCs) and 1.170A-14 (charitable contributions).

IOWA HISTORICAL BUILDING

600 East Locust • Des Moines, Iowa 50319-0290

Phone: (515) 281-6412 • Fax: (515) 242-6498 or (515) 282-0502

www.uiowa.edu/~shsi/index.htm

- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information please refer to 30 CFR 700 et seq.
- Qualification for Federal and State grants for historic preservation when funds are available.

Owners of private properties nominated to the National Register of Historic Places have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object, a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to the State Historical Society of Iowa, 600 E. Locust, Des Moines, IA 50313 not more than 75 days from the date of this notice.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historical Society of Iowa before the State Nomination Review Committee meets on August 14, 1998. A copy of the nomination and information on the National Register and the Federal tax provisions are available from the above address upon request.

You are invited to attend the State Nomination Review Committee meeting at which the nomination will be considered. The meeting will take place in Classroom B, Third floor, West, at the New Historical Building, 600 E. Locust, Des Moines, IA. A meeting agenda is enclosed.

If you have questions about this notification or the State Nominations Review Committee meeting, please feel free to contact Ms. Beth Foster, National Register Coordinator at 515-281-4137.

Sincerely,



Patricia Ohlerking
Deputy State Historic Preservation Officer



State Historical Society of Iowa

The Historical Division of the Department of Cultural Affairs

May 22, 1998

In Response, Please Refer to R&C# 980507056

**Doug LaBounty, President
Community Housing Initiatives
14 West 21st, Suite 3
P.O. Box 473
Spencer, Iowa 51301**



**RE: HUD - BLACK HAWK COUNTY - WATERLOO - REHABILITATION OF
MARSH-PLACE BUILDING, 627 SYCAMORE STREET, A PROPERTY
CONSIDERED ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC
PLACES - REQUEST FOR ADDITIONAL INFORMATION**

Dear Mr. LaBounty:

We write in response to your letter of May 6, 1998, concerning the above referenced project, which was received by this agency on May 8. We concur with your opinion on the National Register eligibility of this building. Our staff recently completed its review of the draft National Register nomination for this building prepared by your consultant Barbara J. Henning. Ms. Henning made an excellent case for the building's historical and architectural significance, and it is our understanding that she will be submitting the final nomination to us before June 5 so that it may be placed on the August Nomination Review Committee agenda. In the meantime, we will consider the Marsh-Place Building eligible for the National Register for Section 106 purposes in order that we may proceed with our review of your project.

At this juncture, we are unable to comment on your project and its effects on the historic building since we do not have project plans and specifications. We look forward to receiving this information from you in the very near future.

Questions or comments may be directed to me at 515/281-8697.

Sincerely,

**Ralph J. Christian, Consulting Architectural Historian
Review and Compliance Program**

cc: Stan Quay, HUD

Tom McCulloch, Advisory Council on Historic Preservation

Noel Anderson, Waterloo Historic Preservation Commission

Kerry McGrath, Local Governments Coordinator, SHSI

Judy McClure, Historic Architect, SHSI

☐ 402 Iowa Avenue
Iowa City, Iowa 52240-1806
(319) 335-3916

☒ 600 E. Locust
Des Moines, Iowa 50319-0290
(515) 281-6412

☐ Montauk
Box 372
Clermont, Iowa 52135-0372
(319) 423-7173

REVIEW AND COMPLIANCE QUESTIONNAIRE

Submit one copy of this questionnaire with each property for which our comment is requested.
Please print or type.

980507056

I. GENERAL INFORMATION



new submittal;



more information relating to R&C #: _____

- a. Property Name: Marsh - Place
- b. Property Street & Number: 627 Sycamore Street
- c. County: Black Hawk City: Waterloo Zip: 50704
- d. Federal Agency (supplying funds, assistance, license, permit): Iowa Dept. of Economic Dev. (HUD)
- e. Contact Person on Project: Doug LaBounty Phone: (712) 262-5965
- f. Return Address: P.O. Box 473, Spencer, IA Zip: 51301

II. PROJECT IMPACT

A. HISTORY & ARCHITECTURE



Yes, ☐ No The project will directly or visually affect one or more buildings, structures or objects 50 years of age or older.

If yes, submit a completed inventory form on each such property and check below the kinds of project activities proposed for this property.

- ☒ Rehabilitation; ☐ New Construction (e.g., addition); ☐ Yard, sidewalks, plantings ☐
☒ Demolition ☐ Vacate/Abandon;
☐ Other: _____

B. ARCHAEOLOGY



Yes, ☒ No The project will involve excavation.

If yes, submit a map (preferably USGS 7.5 min.) showing the precise location of the project, a site plan showing amount of acreage and where the excavation is proposed, plus a description of the width and depth of the proposed excavation work.

III. Applicant Opinion

The referenced property:



should be considered eligible for the National Register for Section 106 purposes;



should not be considered eligible for the National Register for Section 106 purposes



is of uncertain eligibility and our agency will complete necessary additional research

Authorized Signature: _____

type name below →

Doug LaBounty, President

Date: _____

5-6-98

IV. State Historic Preservation Office Comment



Concur with Applicant Opinion in section III above. ☒ See attached follow-up letter



Do not concur with finding for reasons indicated in attached letter



Cannot review until information is sent as follows: _____

Authorized Signature: _____

Date: _____

5/22/98

Please mail a copy of this signed statement to your field representative.