

# Iowa Site Inventory Form

## State Historic Preservation Office

(January 2016)

State Inventory Number: \_\_\_\_\_ ☐ New ☐ Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: \_\_\_\_\_

☐ Non-extant Year: \_\_\_\_\_

**Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website.**

### • Property Name

A) Historic name: B.F. Tredwell Tourist Home

B) Other names: Benjamin F. and Effie Tredwell House

### • Location

A) Street address: 928 Beech Street

B) City or town: Waterloo (☐ Vicinity) County: Black Hawk

C) Legal description:

Rural: Township Name: \_\_\_\_\_ Township No.: \_\_\_\_\_ Range No.: \_\_\_\_\_ Section: \_\_\_\_\_ Qtr: \_\_\_\_\_ of Qtr: \_\_\_\_\_

Urban: Subdivision: Rose Hill First Addition Block(s): 0009 Lot(s): 0008, 0009

### • Classification

A) Property category: *Check only one*

- ☒ Building(s)  
☐ District  
☐ Site  
☐ Structure  
☐ Object

B) Number of resources (within property):

*If eligible property, enter number of:*

Contributing Noncontributing

2 Buildings 0

— Sites —

— Structures —

— Objects —

2 Total 0

*If non-eligible property, enter number of:*

— Buildings

— Sites

— Structures

— Objects

— Total

C) For properties listed in the National Register:

National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:

- ☐ Property contributes to a National Register or local certified historic district.  
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.  
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: \_\_\_\_\_ Historic district site inventory number: \_\_\_\_\_

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

### • Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01D05 DOMESTIC/tourist or motor copurt

01A01 Domestic/single dwelling/residence

B) Current functions

01A01 Domestic/single dwelling/residence

### • Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

B) Materials

Foundation (visible exterior): 10A Concrete Block

Walls (visible exterior): 15B Vinyl

Roof: 08A Asphalt Shingles

Other: \_\_\_\_\_

C) Narrative description ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

Site Number: \_\_\_\_\_ Address: 928 Beech Street City: Waterloo County: Black Hawk

• **Statement of Significance**

**A) Applicable National Register Criteria:** *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☒ No ☐ More research recommended

**B) Special criteria considerations:** *Mark any special considerations; leave blank if none*

☐ A: Owned by a religious institution or used for religious purposes.

☐ E: A reconstructed building, object, or structure.

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

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

☐ D: A cemetery

**C) Areas of significance**

*Enter categories from instructions*

14B ETHNIC HERITAGE: BLACK

**D) Period(s) of significance**

1939-1967

**E) Significant dates**

*Construction date*

1941 ☐ check if circa or estimated date

*Other dates, including renovations*

**F) Significant person**

*Complete if Criterion B is marked above*

Effie Tredwell

Benjamin Tredwell

**G) Cultural affiliation**

*Complete if Criterion D is marked above*

**H) Architect/Builder**

*Architect*

N.A.

*Builder/contractor*

Benjamin F. Tredwell

**I) Narrative statement of significance** ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

• **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	<u>15</u>	<u>555764</u>	<u>4706537</u>	2	<u>      </u>	<u>      </u>	<u>      </u>
3	<u>      </u>	<u>      </u>	<u>      </u>	4	<u>      </u>	<u>      </u>	<u>      </u>

• **Form Preparation**

Name and Title: Thomas R. Zahn, President Date: August 10, 2023

Organization/firm: Thomas R Zahn & Associates LLC E-mail: tzahn@comcast.net

Street address: 807 Holly Avenue Telephone: 651-227-9989

City or Town: Saint Paul State: Saint Paul Zip code: 55104

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

**A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:**

1. **Map** of property's location within the community.

2. **Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.

3. **Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**

4. **Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

**B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:**

*See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.*

**State Historic Preservation Office (SHPO) Use Only Below This Line**

*The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:*

☐ Yes ☐ No ☐ More research recommended

☐ This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

SHPO authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**Continuation Sheet**

Site Number:  
Related District Number:

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B.F. Tredwell Tourist Home

Name of Property

County

928 Beech Street

Waterloo

Address

City

**Geographic Data:**

Lat.: 42.50915 Long.: 92.31994

**Bibliography:**

Jones, Herbert Plummer. "The Shaping of Freedom: Industrial Urbanism and the Modern Civil Rights Movement in Waterloo, Iowa, 1910-1970," PhD dissertation, Iowa City, University of Iowa, 1997.

Taylor, Candacy. *Overground Railroad: The Green Book and the Roots of Black Travel in America*. New York: Abrams, 2020.

The Negro Motorist Green-book. New York City: V.H. Green.

The Negro Travelers Green-book. New York City: V.H. Green.

The Travelers Green-book. New York City: V.H. Green.

Waterloo City Directories.

*Waterloo Courier.*

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B.F. Tredwell Tourist Home

Name of Property

County

928 Beech Street

Waterloo

Address

City

**Narrative Description:**

The Effie and Benjamin Tredwell house is located within the Northeast Triangle neighborhood in Waterloo, Black Hawk County, Iowa and sits on a double city lot at the southeast corner of Beech and Cottage Streets. The streetscape along Beech Street displays a mix of vacant lots or side yards and predominately third-quarter 20th-century, vernacular, 1-story houses. The lot displays a house and a detached garage to the east of the residence. The house was built by Benjamin Tredwell in 1941. County Auditor records also note that the garage was built that same year.

The 1-story house displays a front-gabled elevation with Modern, Minimal Traditional styling with slight Tudor referencing in the arched openings to the entry porch. The entire house is clad in vinyl siding shaped to look like narrow lap siding. The roof pitch approaches 10/12 in its climb. The house sits on a rough-face concrete block foundation with approximately 790 square feet on the first floor and a full basement below.

**The Main (Beech Street) Elevation**

The front façade facing Beech Street displays a tall gable with a shorter projecting gable toward the street. On the main massing is a single 6-over-1, double-hung window. The projecting entry bay displays concrete steps with metal railing up to the arched opening to the main entrance. To the north of the entry are a set of 6-over-1, double-hung windows and near the top of the shorter gable there is a decorative vent.

**The Secondary (Cottage Street) Elevation**

This highly visible, north-facing façade displays three bays. The center bay has a slight projection toward Cottage Street and displays a short gable over a set of 6-over-1, double-hung windows. The westerly bay to the right of the center bay displays two separate 6-over-1, double-hung windows. The easterly bay toward the garage in the back of the house displays a smaller 6-over-1, double-hung window. Above that bay a brick chimney breaks through the pitch of the roof.

**The Back (East-facing) Elevation**

This elevation supports a window treatment that matches the others on the house and also a back utility doorway that provides access to the utility door in the single-car garage to the east of the house. There is a small vent near the top of the back gable.

**The Remaining Secondary (South-facing) Elevation.**

This elevation mirrors the Cottage Street façade with the exception of only having one 6-over-1, double-hung window on its most westerly bay.

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B.F. Tredwell Tourist Home

Name of Property

County

928 Beech Street

Waterloo

Address

City

**Statement of Significance:**

The house at 928 Beech Street is significant as tWaterloo's last remaining structure (house, motel, or hotel) that was once listed in the annual *Green Book* guide that was published to provide direction to safe havens in over-night accommodations for Black travelers throughout the United States, parts of Canada, Mexico, and in later years the Caribbean. The house may also be important as one of, or possibly the first house built in Waterloo by a Black man for his own family's use.

The first edition of the Black travelers guidebook was published in New York by Victor Hugo Green, a postman from Harlem in 1936. Mrs. B.F. (Effie) Tredwell's Tourist Home was listed in the *Negro Motorist Green Book* as early as 1939 when she and her husband lived at 709 Logan Street (now demolished). By 1941 Benjamin and Effie had purchased a lot on the southeast corner of Beech and Cottage Streets to build their new home. The parcel sat across Beech Street east of the old Grant Elementary School building. By the following year 928 Beech Street was listed on the *Green Book* along with other Waterloo properties as a welcoming Black-friendly tourist home.

Other Waterloo listings from the 1930s into the 1960s were Mrs. Spencer's at 220 Sumner Street, and Mrs. E. Lee's at 745 Vinton Street. Neither former tourist home is still standing today. Into the late 1950s the Swing Inn Motel at 821 Washington Street, and the Ellis Hotel on East 5<sup>th</sup> Street at Sycamore Street were larger Black-welcoming venues, but they also have long since been demolished.

The Tredwell Tourist Home remained listed in the *Green Book* until the guide's final publication in 1967. The *Travelers' Green Book: 1966-1967* was the last issue of the guide series that ended due to the enactment of the Civil Rights Act of 1964 and the belief that it would end discrimination.

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## State Historic Preservation Office

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B.F. Tredwell Tourist Home

Name of Property

928 Beech Street

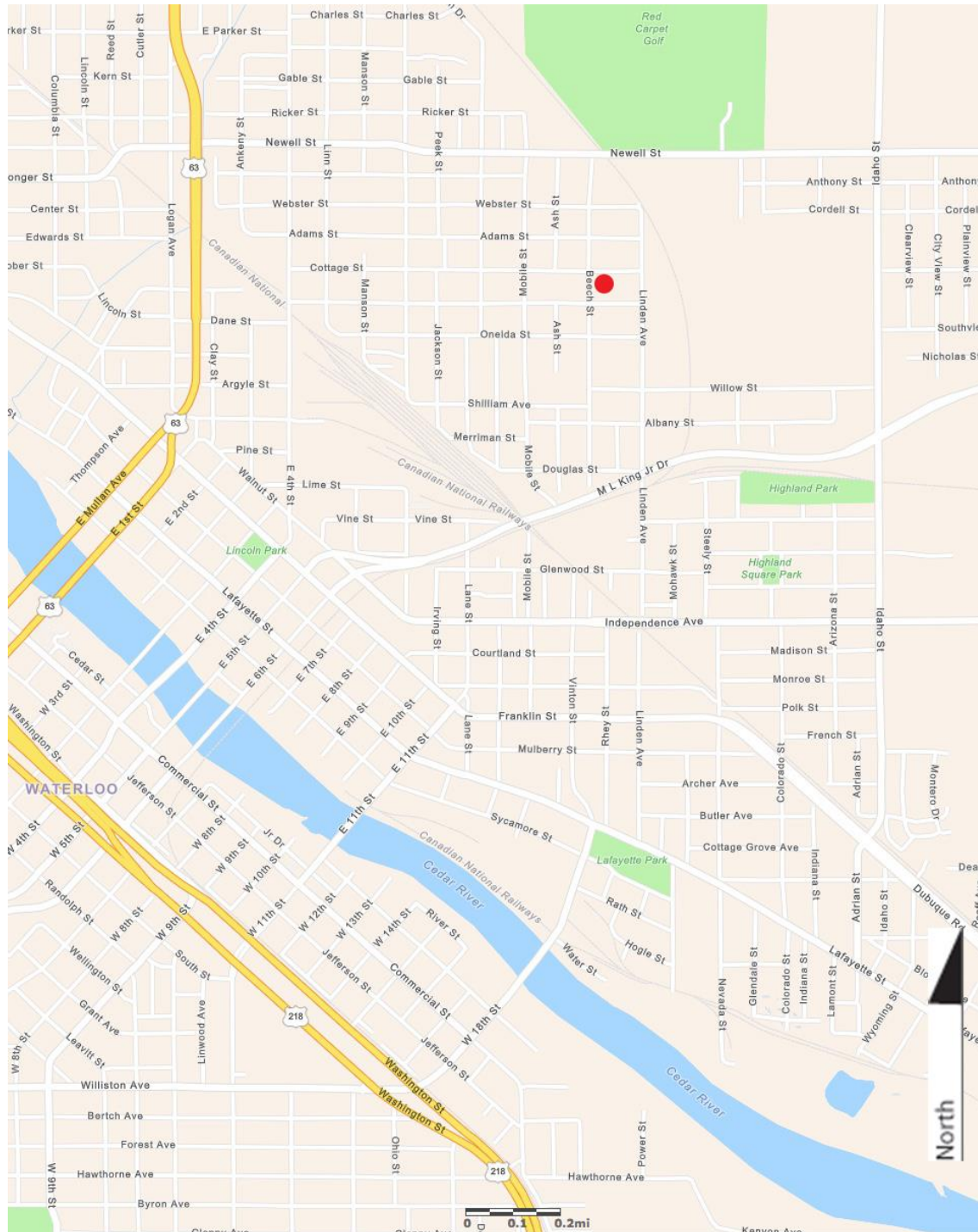
Address

County

Waterloo

City

**Figure 1.** Contextual Map. Showing location of the B.F. Tredwell House within Waterloo. Source: Enviromapper



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B.F. Tredwell Tourist Home

Name of Property

928 Beech Street

Address

County

Waterloo

City

**Figure 2.** Site plan for the B.F. Tredwell Tourist Home. Source: EnviroMapper



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B.F. Tredwell Tourist Home

Name of Property  
928 Beech Street  
Address

County  
Waterloo  
City

**Figure 3.** The B.F. Tredwell Tourist Home neighborhood map. Source: Enviromapper



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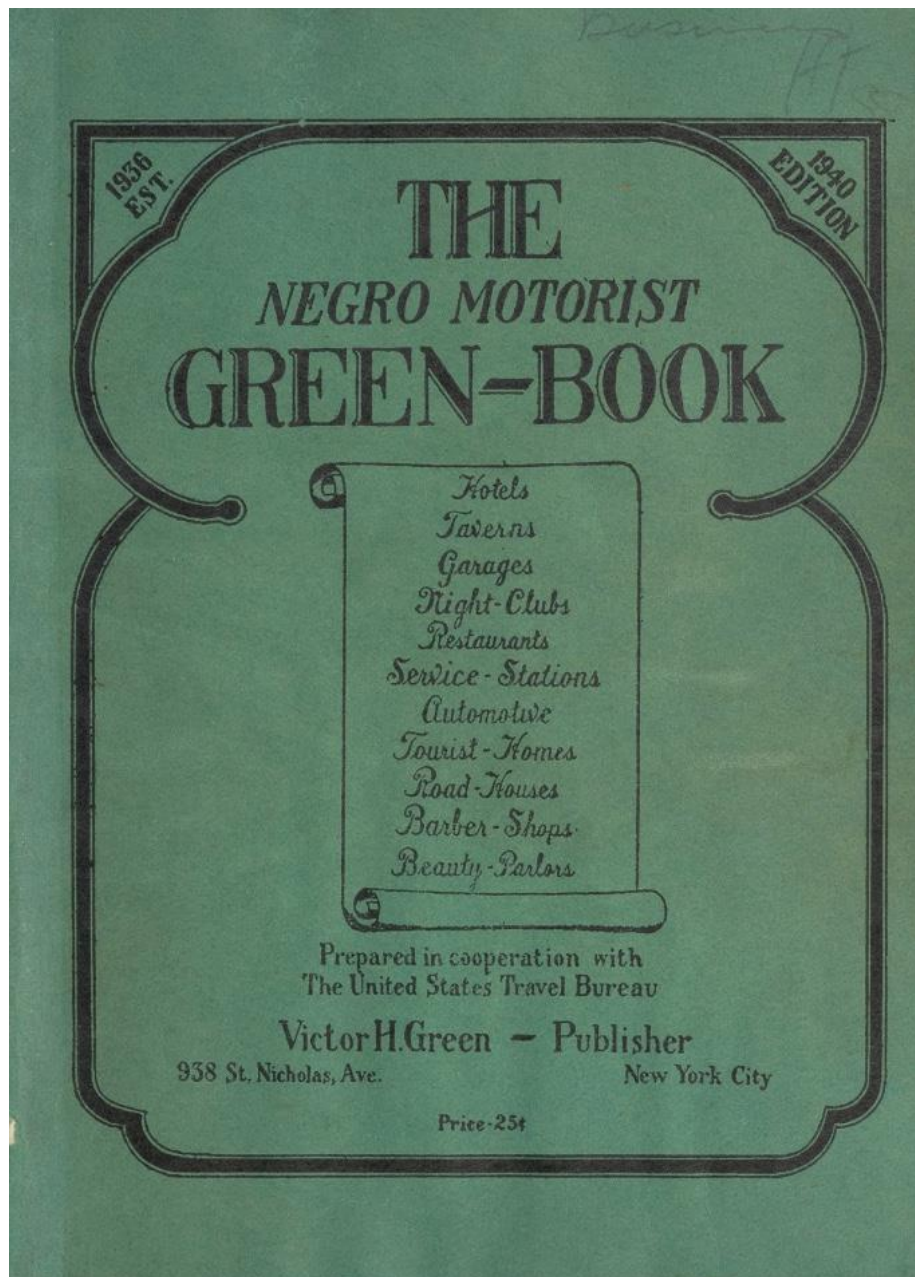
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B.F. Tredwell Tourist Home

Name of Property  
928 Beech Street  
Address

County  
Waterloo  
City

**Figure 4.** Front cover of *The Negro Motorist Green-Book* from 1940, the year before the Tredwells moved over to Beech Street. The cover displays a variety of services available across the country, but the only services ever listed from Waterloo were for lodging, first in single family homes and then later also in a motel and a hotel. The house at 928 Beech Street is the only Waterloo property listed over the years that is still standing.



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B.F. Tredwell Tourist Home

Name of Property

County

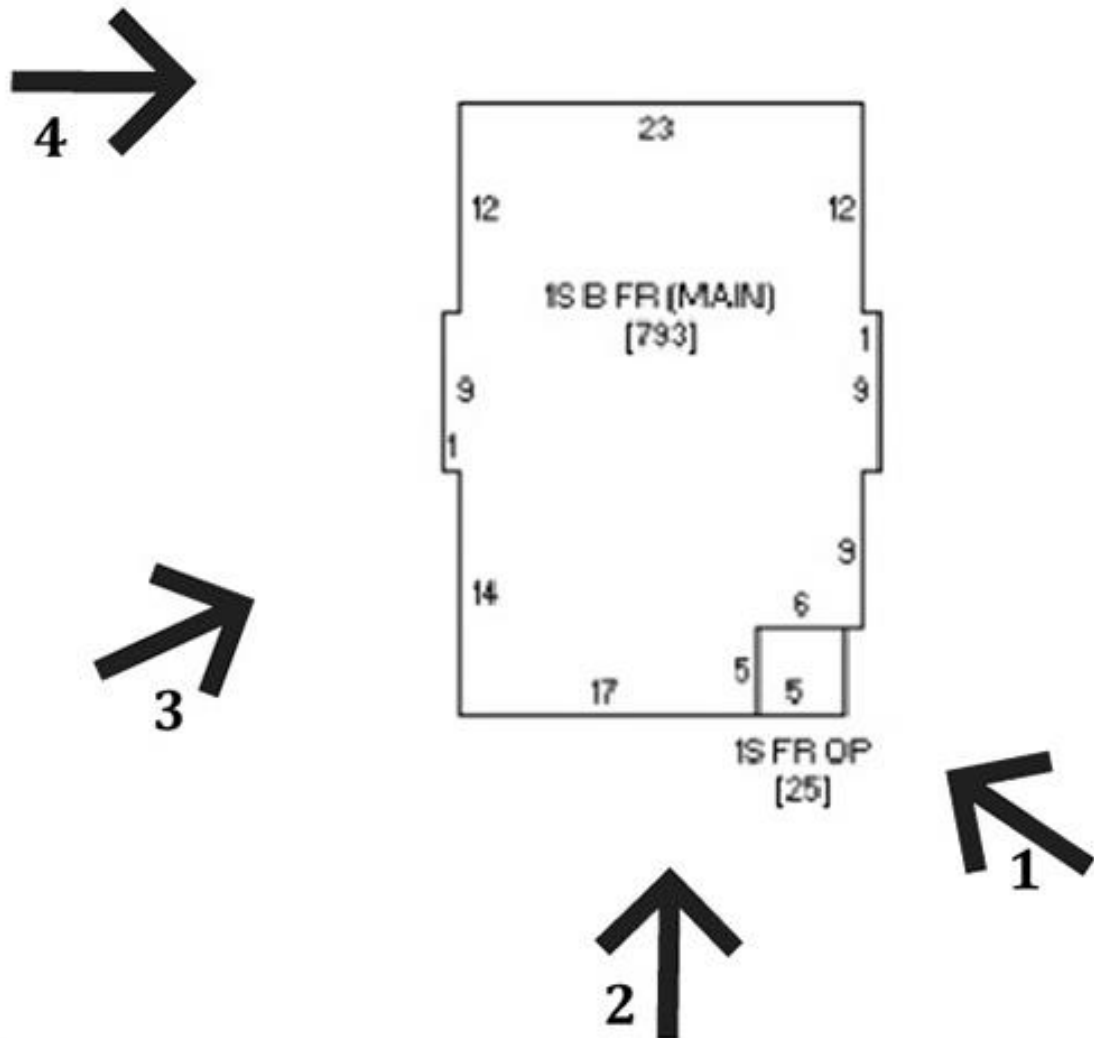
928 Beech Street

Waterloo

Address

City

**Figure 5.** B.F. Tredwell Tourist Home Footprint Dimensions and Photographic Key



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B.F. Tredwell Tourist Home

Name of Property

928 Beech Street

Address

County

Waterloo

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**Photo 1.** B.F. Tredwell Tourist Home looking northeast.



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B.F. Tredwell Tourist Home

Name of Property

928 Beech Street

Address

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Waterloo

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**Photo 2.** The B.F. Tredwell Tourist Home looking east.



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B.F. Tredwell Tourist Home

Name of Property

928 Beech Street

Address

County

Waterloo

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**Photo 3.** The B.F. Tredwell Tourist Home looking to the southeast



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B.F. Tredwell Tourist Home

Name of Property

928 Beech Street

Address

County

Waterloo

City

**Photo 3.** The B.F. Tredwell Tourist Home looking to the south.

