

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: Dr. Lee Burton and Lillian Williams Furgerson House

B) Other names: _____

• Location

A) Street address: 705 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: Shilliam's Subdivision Block(s): 0026 Lot(s): 0004, 0005

• 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

<u>1</u>	Buildings	<u>1</u>
—	Sites	—
—	Structures	—
—	Objects	—
<u>1</u>	Total	<u>1</u>

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

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

09A01 HOUSE/Front-gabled Roof

B) Materials

Foundation (visible exterior): 10A Concrete Block

Walls (visible exterior): 15B Vinyl

Roof: 08A Asphalt Shingles

Other: 03 Brick

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

Site Number: _____ Address: 705 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

1929-1944

E) Significant dates

Construction date

1913 ☒ *check if circa or estimated date*

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

Dr. Lee Burton Furgerson

Lillian Williams Furgerson

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Unkown

Builder/contractor

Unknown

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>555854</u>	<u>4706236</u>		2	<u> </u>	<u> </u>	<u> </u>	<u> </u>
3	<u> </u>	<u> </u>	<u> </u>		4	<u> </u>	<u> </u>	<u> </u>	<u> </u>

• **Form Preparation**

Name and Title: Thomas R. Zahn, President Date: August 3, 2023

Organization/firm: Thomas R. Zahn & Associates LLC E-mail: 651-227-9989

Street address: 807 Holly Avenue Telephone: 807 Holly Avenue

City or Town: 807 Holly Avenue State: MN 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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Dr. Lee Burton and Lillian Williams Furgerson House
Name of Property
705 Beech Street
Address

Black Hawk
County
Waterloo
City

Geographic Data:

Lat.: 42.506703 Long.: -92.320399 (NAD83)

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.

Loughlin, Amanda K. Iowa State Inventory Form: Dr. Lee Burton and Lily Williams Furgerson House (600 Cottage Street), 2019.

Loughlin, Amanda K. National Register of Historic Places Multiple Property Documentation Form: "Twentieth Century African Civil Rights-related Resources in Iowa." 2019.

Sanborn Fire Insurance maps.

Silag, Bill Susan Koch-Bridgford, and Hal Chase. Outside In: African-American History in Iowa, 1838-2000. Des Moines: State Historical Society of Iowa, 2001.

US Federal Census. 1940.

Waterloo City Directories.

The Waterloo Courier.

Narrative Description:

The Furgerson House (circa 1913) is located within the Northeast Triangle Neighborhood in Waterloo, Black Hawk County, Iowa on the west side of Beech Street two residential parcels south of the intersection and Beech and Oneida Streets. The 1½ story, front-gabled, vernacular house is located in a medium-density residential neighborhood (Figure 4). The streetscape along Beech Street displays a mix of vacant lots or side yards and predominately third-quarter 20th-century, vernacular, 1-story houses, that are smaller in size and display less architectural detailing than 705 Beech Street. Next door to the north is the only house nearby that suggests that it was built in the 1st quarter of the 20th century. A concrete public sidewalk and a boulevard with tree plantings separate the 705 parcel from the street and the furrow of an unpaved alley defines the west boundary of the property. The north/south running alley once gave access to a 1-vehicle-wide garage. (see Figure 3).

Parcel landscape features includes a single-lane concrete drive next to the north elevation of the house that provides vehicular access to a mid-century garage that postdates the proposed period of significance of 1944. The frame garage displays vertical wood and horizontal artificial siding, a low-pitched roof with front-facing gable, with a double-wide garage door that faces the street to the east. An industrial chain link gate spans the driveway on a plane with the main massing of the house. There is a concrete walkway from the sidewalk to the steps and front entry. The concrete front steps to the entry are flanked by stepped brick knee walls that display stone capping. Two tall poles support small

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"carriage" light fixtures project above the brick walls of the sides of the steps. To the north of the walkway over to the driveway is a stone garden.

The property is composed of two city lots. The house, drive, and garage all sit on the most northerly parcel, with the remaining southerly parcel supporting a large open side yard. Stretching north/south across the side yard is a white picket fence in line with the front elevation of the house.

The Furgerson House has a simple rectangular plan for the 1½ story main massing with a 1-story porch projection toward the street and a 1-story addition off the back of the house. The main massing displays a front facing gable and shorter side gables projecting from a roof sheathed with dark asbestos shingles. A rough-faced concrete block foundation supports the main massing and the back addition. The enclosed front porch displays skirting of red brick capped with stone. All vertical walls and the eaves underside are sheathed in white aluminum siding. The house likely retains its original wood siding beneath the aluminum siding.

The fenestration on the enclosed front porch includes an entry door with a metal storm door with a large window in front of a wood door that appears contemporary with the initial construction of the house. To the north of the front door are a set of 5-over-1 true-lite, double-hung windows. To the south of the entry door is a single double-hung window with 5-over-1 sash. On the north and south elevations of the entry porch are pairs of 5-over-1 windows. The low pitched roof of the entry porch displays asphalt shingles.

The upper story of the house's front elevation displays a set of smaller 1-over-1 windows in the gable. There is a projected cap that fills the top third of the front gable above the windows.

The south and north-facing facades of the house's main massing display similar configurations. The first floors have a large 1-over-1 window located toward the front of the house and a set of narrower 1-over-1 windows toward the back of the house. The upper stories display short windows under the open eaves with a single narrow 1-over-1 window in the center roof gables. The one exception to the symmetry is the introduction of an entry door off the driveway and just to the west of the large single window on the north elevation. To the back the 1-story projection supports two large 1-over-1 windows on the north facade and two high horizontal windows on the south façade.

Because the property is privately owned the interior was not toured and the photographs were taken from the public right-of-way.

Despite the application of aluminum siding to the house, likely over the original wood lap siding, the massing and fenestration placement have a good level of integrity that dates to its original construction and through the time the Furgerson family resided here.

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Statement of Significance:

The Dr. Lee Burton and Lily Williams Furgerson House on Beech Street (circa 1913) is locally significant under Criterion B in the area of Black Ethnic Heritage for its 14 year association with the Furgerson family, and their early and influential history while living and working in Waterloo. During the Period of Significance from 1929 to 1944 Dr. Lee and Lillian (Lily) Furgerson developed strong civil rights and community leadership in Waterloo, and instilled in their family a sense of pride, purpose, and respect for scholarship, leaving behind a significant legacy.

Lee Furgerson was born in 1898 in Navasota, Texas (Waterloo Daily Courier, August 10, 1948); Lily Nina Williams was born four years later in Des Moines, Iowa ([Find a Grave] Obituary). They likely met at the University of Iowa in the early 1920s, where Lily studied from 1922 to 1925 and Lee received his medical degree in 1925. They were married later that year in Rock Island, Illinois, where Dr. Furgerson was initially employed by the Rock Island Railroad.

Milton Fields, a young African American attorney who had moved to Waterloo in 1920 had been eager to ensure that Waterloo had a Black doctor since his brother-in-law, Dr. Hurbert H. London, had left the city in 1924, having practiced there for two years. He convinced Furgerson to set up a practice in the offices he rented at 220 East Fourth Street, establishing it as de facto Black professional offices. At that time, hospital services were segregated, and though Dr. Furgerson had admitting rights at any hospital in the city for the white patients that made up 60% of his practice, his Black patients were only allowed at St. Francis Hospital (Jones, p179).

After living in rental properties, the growing Furgerson family purchased their first home in 1929 at 705 Beech Street. It was this purchase that instigated one of the neighborhood's earliest civil rights challenges to its housing. Soon after the Furgersons moved in, a motion was filed by a committee of the Rose Hill Neighborhood Protective Association, citing a neighborhood covenant that prohibited African Americans from owning property in the neighborhood. The Furgerson's early advocate, Milton Fields, challenged the ruling on two accounts: 1) that it was unconstitutional and 2) that the covenant was set to expire on January 1, 1930 and for it to be continued, the entirety of the affected property owners would need to re-sign the covenant. As all owners — including the previous owner of 705 Beech Street — were not willing to sign, the challenge appears to have been dismissed before a court hearing was granted.

The 1940 census shows the Furgerson household on Beech Street including three daughters, a son, and Lily's mother, Birdie Williams. The census listed the family by relationship, name, and age in 1940.

Mother-in-law	Birdie Williams	63
Head	Lee Furgerson	41

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Wife	Lily Furgerson	37	
Daughter	Martha Furgerson		14
Daughter	Betty Jean Furgerson	13	
Daughter	Evelyn Liland Furgerson		9
Son	Junior Furgerson		2
Rebecca was not yet born.			

The Furgerson children attended the neighborhood's Grant Elementary School just a block north of home.

Betty Jean remembered the challenges of growing up in a well-off family surrounded by a predominantly Black working-class neighborhood. The Furgerson family owned a car and took vacations unlike the majority of the Black families in the Northeast Triangle. But the children were taught to be respectful and the family was generous with their good fortune. Betty Jean reminisced on how the house on Beech Street had a side yard that was equipped with a sandbox, slide, merry-go-round, and swing set that de facto served as a de facto playground for the broader community (Jones, p189).

Both Lee and Lily were officers in the National Association for the Advancement of Colored People (NAACP) while living on Beech Street. Dr. Furgerson's memberships also included: Black Hawk Medical Society, Cedar Valley Lodge B.P.O. Elks, Six-Four Republican Club, Kappa Alpha social fraternity at Iowa City, American Legion Becker-Chapman post, State University of Iowa Alumni Association, and Knights of Pythias.

In addition to his medical, social, and political responsibilities Dr. Furgerson pursued in the last years of his life, he also served as the President of the Black Hawk Savings & Loan Association.

After serving as a practicing physician and surgeon for over 2 decades Dr. Furgerson died at the early age of 49, 4 years after moving with his family from the Beech Street address a few blocks north to a larger house at 600 Cottage Street. Lily Furgerson went on in 1952 to become first African-American teacher in Waterloo's public school system. She taught at Grant School until 1971. While teaching, in 1954 Lily received a B.A. degree at the University of Northern Iowa. Lily Furgerson died in 1973 at the age of 71. The legacy of Lee and Lily continues on to today through the service, scholarship, and creativity of two generations of descendants focused on the realization of Black Civil Rights.

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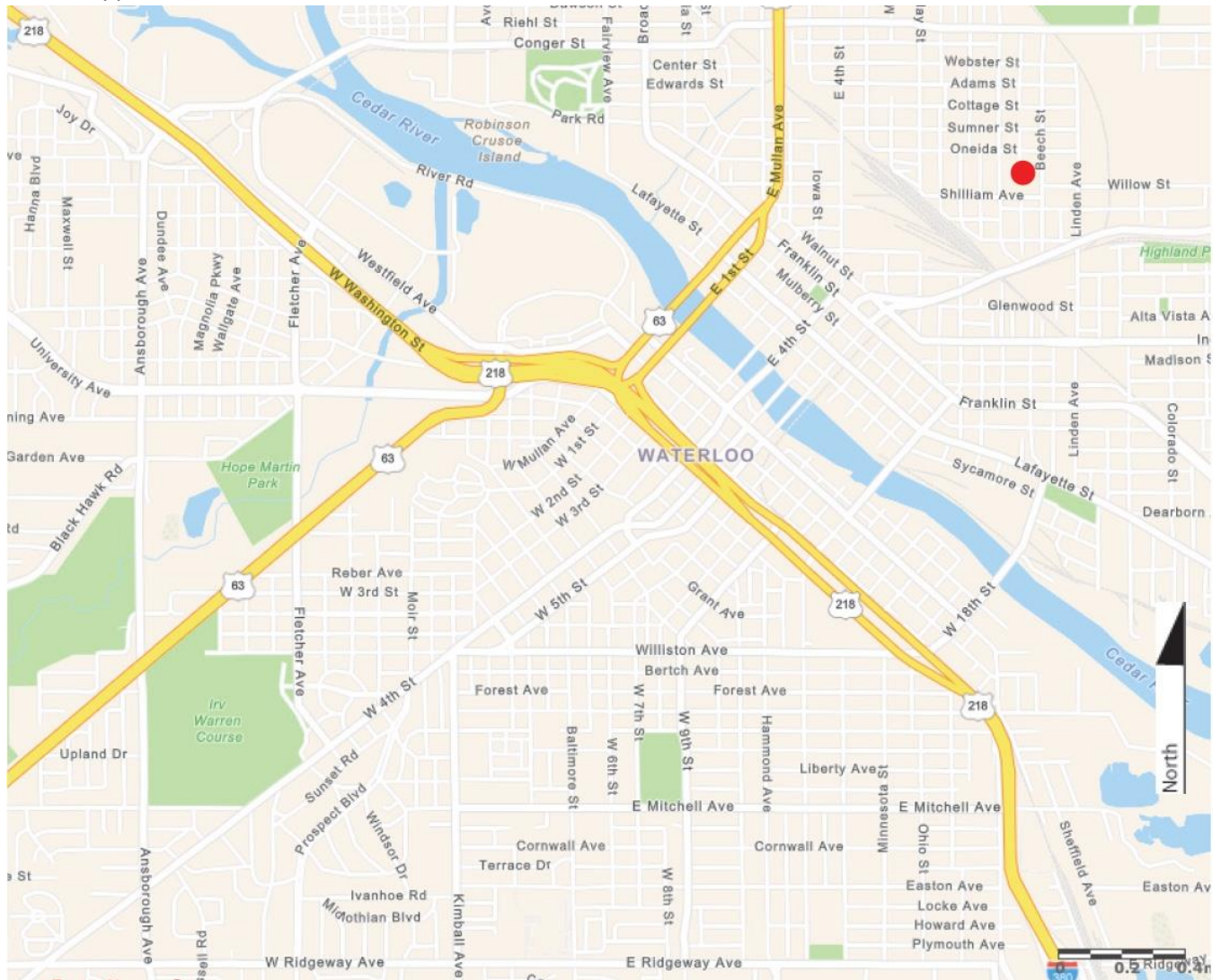
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Figure 1. Contextual map, showing location of the Beech Street Furgerson House within Waterloo. Source: EnviroMapper



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Figure 2. Site plan for the Beech Street Furgerson House. Source: Base map from Black Hawk County GIS.



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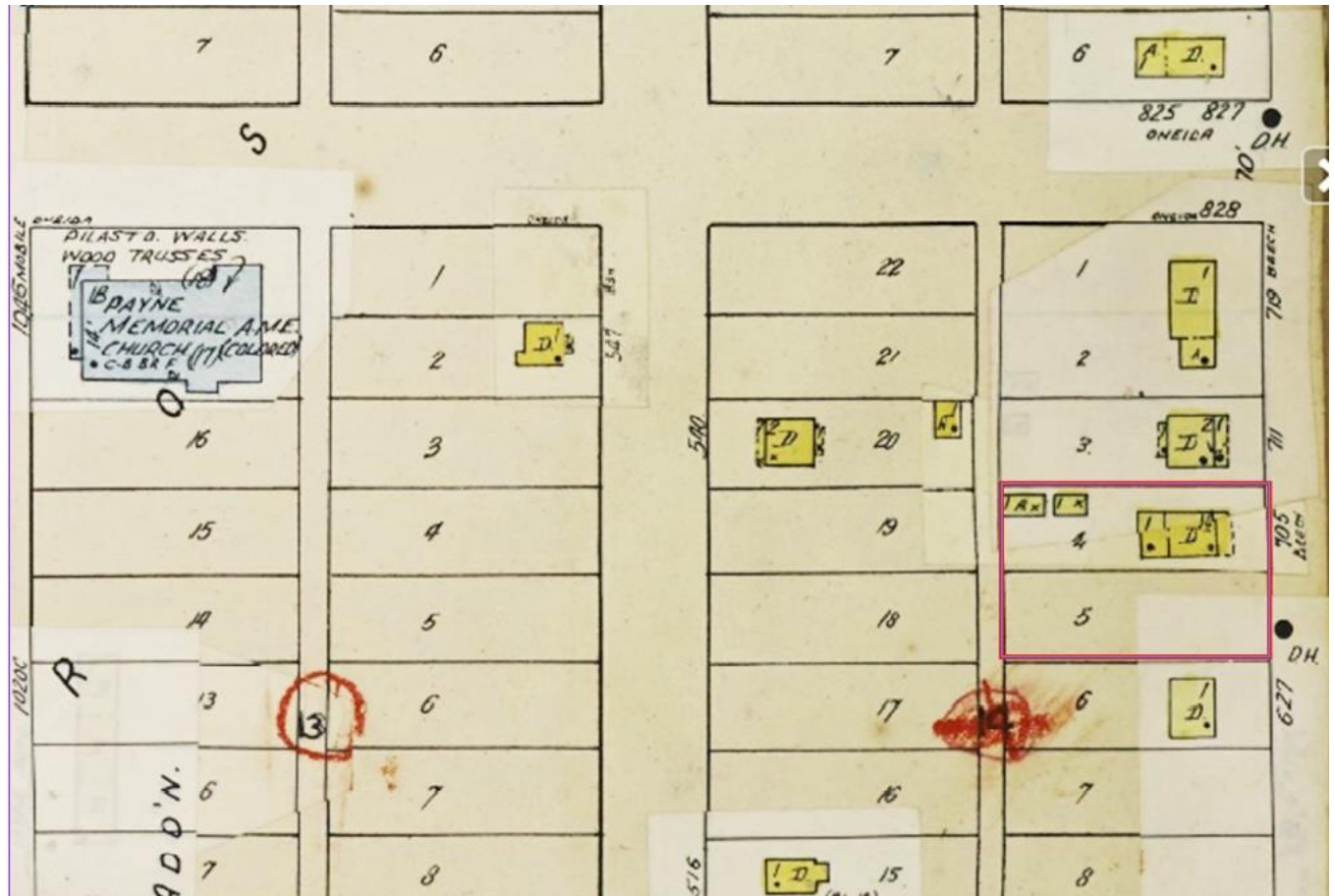
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Figure 3. The Beech Street Furgerson House as recorded in the 1962 Sanborn Insurance Map for Waterloo. Note the single-stall garage and shed structure that no longer remains on the property.



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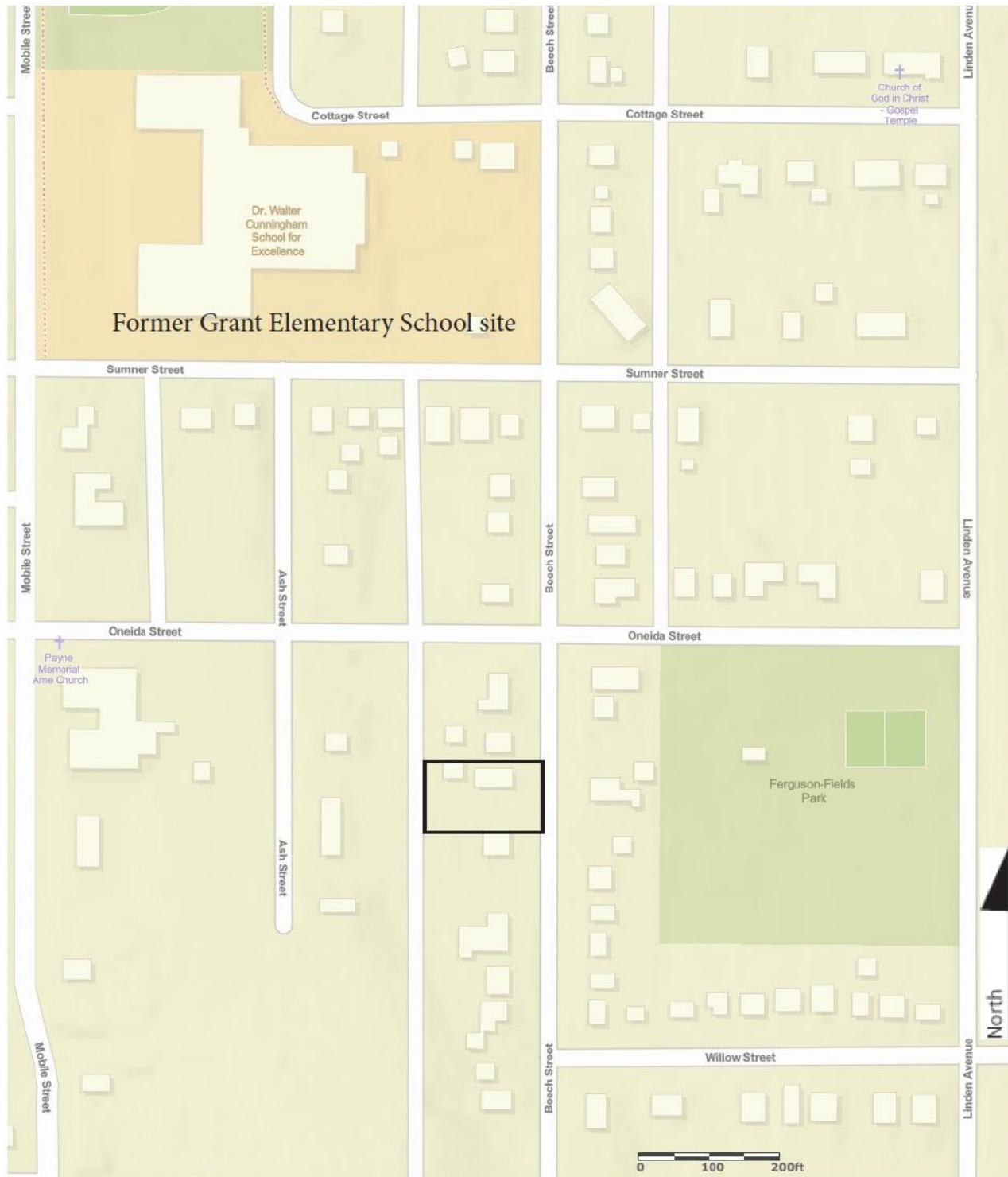
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Figure 4. The Beech Street Furgerson House neighborhood map. Source: EnviroMapper



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Figure 5. The Furgerson family while they were living at 705 Beech Street.



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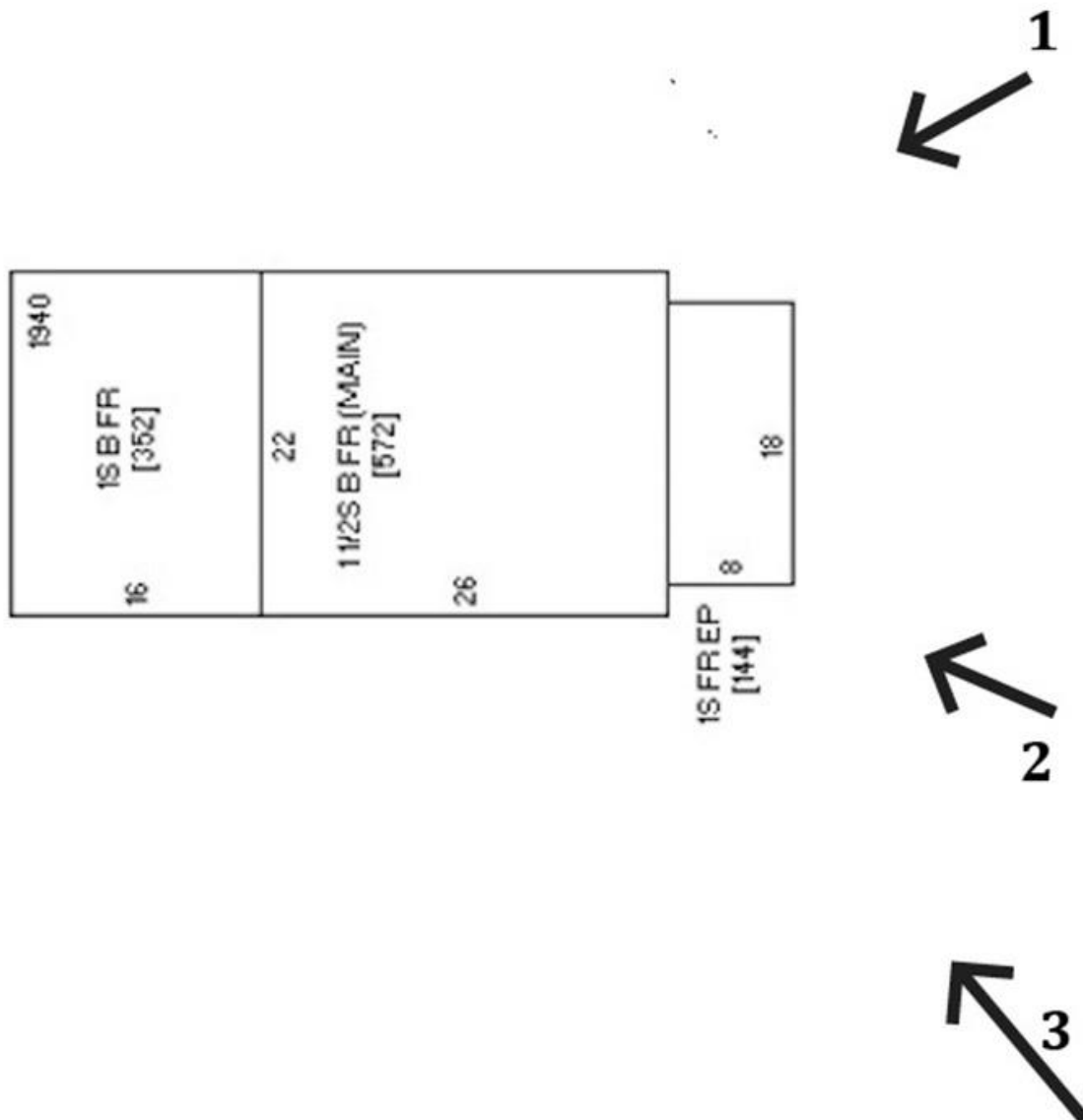
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Figure 6. Beech Street Furgerson House Footprint Dimensions and Photographic Key



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Photo 1. The Beech Street Furgerson House looking to the west, southwest.



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Photo 2. The Beech Street Furgerson House looking to the northwest.



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Photo 3. The Beech Street Furgerson House looking to the north.

