

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: A.W. Haffa Block

B) Other names: N/A

• **Location**

A) Street address: 220-222-224 East 4th 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: See Ccontinuations Sheet Block(s): _____ Lot(s): _____

• **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:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>1</u>	Buildings	<u>0</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	Total	<u>0</u>	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: Waterloo East Commercial Historic District Historic district site inventory number: _____

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

MPD title

Twentieth Century African American Civil Rights

Historical Architectural Data Base #

00-313

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

A) Historic functions

02B COMMERCE/TRADE/professional

02B03 COMMERCE/TRADE/law office

B) Current functions

02B COMMERCE/TRADE/professional

01B02 apartment building

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

A) Architectural classification

05D LATE VICTORIAN: Queen Anne

B) Materials

Foundation (visible exterior): 03 Brick

Walls (visible exterior): 03 Brick

Roof: 08B ASPHALT: Rolled

Other: _____

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

Site Number: _____ Address: 220-222-224 East 4th 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
- D: A cemetery. G: Property less than 50 years of age or achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

14B ETHNIC HERITAGE: BLACK

D) Period(s) of significance

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

Ferguson, Dr. Lee Burton

Fields, Mllton

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Unknown

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>554595</u>	<u>4705330</u>	_____	2	_____	_____	_____	_____
3	_____	_____	_____	_____	4	_____	_____	_____	_____

• **Form Preparation**

Name and Title: Thomas R. Zahn, President Date: January 8, 2023

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

Street address: 807 Holly Avenue Telephone: 651-494-8795

City or Town: Saint Paul 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 top 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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A.W. Haffa Block
Name of Property
220-222-224 East 4th Street
Address

Black Hawk
County
Waterloo
City

Legal Description:

ORIGINAL PLAT WATERLOO EAST THE SWLY 20 FT OF NWLY 112 FT LOT 2 THE NELY 20 FT OF NWLY 112 FT LOT 3 AND SWLY 20 FT OF NELY 40 FT NWLY 116 1/2 FT OF LOT 3 EXC THE SWLY 6 INCHES OF NWLY 90 FT ALL IN BLK 14

Geographic Data:

Lat.: 42.498668 Long.: -92.335079

Bibliography:

"Colored Attorney, Suing Restaurant, I.S.U. Graduate," *Waterloo Evening Courier*, May 6, 1922.

"Milton Fields is Elected President N.A.A.C.P. Chapter," *Waterloo Evening Courier*, November 22, 1928.

Full, Jan Olive. *Waterloo East Commercial Historic District National Register of Historic Places Registration Form*. 2011.

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.

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.

Waterloo City Directories.

Waterloo Courier

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A.W. Haffa Block
Name of Property
220-222-224 East 4th Street
Address

Black Hawk
County
Waterloo
City

Narrative Description:

The A.W. Haffa Building, is a well maintained Late Victorian Queen Anne commercial block. Built in 1888, the structure is located in the Waterloo East Commercial Historic District and is a contributing building to the district that was entered in the National Register of Historic Places on November 18, 2011. While the exterior of the building retains much of its original appearance, the interior has gone through significant changes over time. The original second floor that once provided offices spaces for young Black professionals from 1927 into the 1940s has since been converted into modern efficiency apartments.

Statement of Significance:

This Victorian commercial block is significant for providing office space for early Black professionals and civil rights advocates. Beginning in 1927, the upper floor held the offices of Attorney Milton F. Fields and Dr. Lee Furgerson, both graduates of the University of Iowa. By the following year Fields and Furgerson were joined by Black dentist Walter C Willis, D.D.S..

1918 was a busy year for young Milton Field fresh out of law school. Fields immediately joined the army to fight in WWI, serving in France where he was a soldier with the American expeditionary force. Following Germany's surrender he was one of just ten Black soldiers selected by the Army for a British post-graduate program, where he studied at the Inner Temple of the Inns of Court, known for being the most progressive of London's four legal training associations and the one that had trained Mahatma Gandhi.

Following this program and after moving to Waterloo in 1920, Fields set up his first law office at 1017 1/2 East 4th Street (now an industrial, gravel covered truck lot). While setting up his practice the young lawyer worked diligently to draw other young Black professionals to Waterloo. By 1927, with an established private law practice, he moved his office south down East 4th Street to the A.W. Haffa Block in downtown Waterloo.

Milton F. Fields served Waterloo residents and businesses in civil and criminal cases through his private law practice. He also organized the local chapter of the National Association for the Advancement of Colored People (NAACP) and supported the student-led fight to end racial discrimination in Waterloo's public schools.

In 1927, after being recruited by Attorney Fields, Dr. Lee B. Furgerson became one of the first Black doctors in Waterloo and the only practicing Black doctor there at that time. In addition to his medical practice, Dr Furgerson was also a contributor to the *Iowa State Bystander*, the first African American Newspaper west of the Mississippi.

While Fields and Furgerson were to join forces in many civil rights initiatives and responses, it became

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A.W. Haffa Block	Black Hawk
Name of Property	County
220-222-224 East 4th Street	Waterloo
Address	City

personal in 1929. The growing Furgerson family purchased their first home in that year at 705 Beech Street in the Northeast Triangle neighborhood. It was this purchase that instigated one of the neighborhood's earliest civil rights challenges to restrictive covenants. Soon after the Furgersons moved in, a motion was filed by a committee of the Rose Hill Neighborhood Protective Association, citing a covenant that prohibited Blacks from owning property in the neighborhood. Attorney Milton Fields successfully challenged the covenant on behalf of the Furgersons, citing its unconstitutionality and secondarily its need to be re-signed by all residents, including the seller/previous owner of the property. Without having to take it to court Fields won his case.

Most of Fields' cases in the late 1920s-early 1930s revolved around legal defense for bootlegging and driving under the influence, particularly in light of Prohibition and in relation to some of the Triangle's most notorious bars. However, he did have several more high-profile cases, several dealing with assault, rape, and even murder, most often when the accused was a (young) Black man. The NAACP supported these cases and Fields' advocacy. He worked with the NAACP to support anti-lynching bills in Congress and served on the executive committee; he also became the state chairman of the Negro Voters Division of the State Central Republican Committee.

Fields and Furgerson were champions for civil rights and were members of Waterloo's campaign for racial equality in the city. They were joined by many others in the hard work of extending civil rights to Black residents citywide. The success of these wide community efforts brought greater fairness in hiring and employment, in teaching and academic achievement, in housing and transportation, in policing, and in financial services including lending.

Within four year after moving their offices out of the Haffa Block in 1943 into another office on nearby Lafayette Street Furgerson and Fields with four other Black professionals in 1947 formed the Black Hawk Savings and Loan Association to provide the opportunity to develop asset growth through home ownership within the Black Community. At the time of his death in 1948 Lee Furgerson was serving as President of the S&L with Milton Fields filling the Secretary-Treasurer position.

Attorney Martin Fields and Dr. Lee Furgerson maintained offices in the Haffa Block from 1927-1943. Dentist Walter C. Willis had his dentist office in the Haffa Block from 1928-1933.

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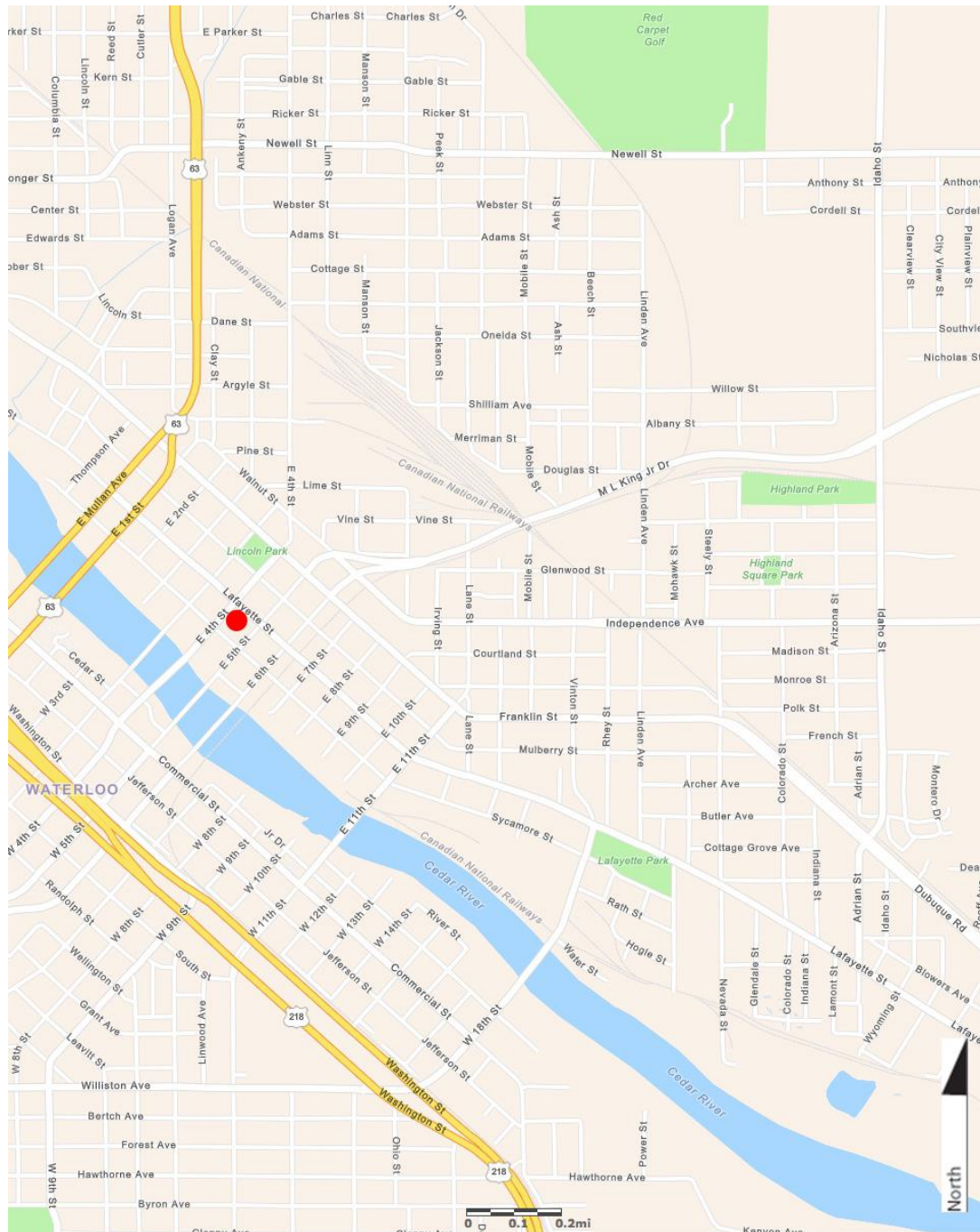
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A.W. Haffa Block
Name of Property
220-222-224 East 4th Street
Address

Black Hawk
County
Waterloo
City

Figure 1. Contextual map showing location of the W.A. Haffa Building within Waterloo. Source: EnviroMapper.



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Figure 2. Site of the A.W. Haffa at 220-222-224 East 4th Street. Source: Base map from Black Hawk County GIS.



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A.W. Haffa Block
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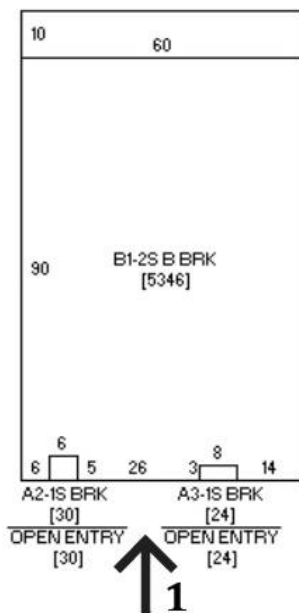
Black Hawk
 County
 Waterloo
 City

Figure 4. Attorney Milton F. Fields

Figure 5. Dr. Lee B. Furgerson



Figure 6. A.W. Haffa Block Dimensions and Photo Key



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A.W. Haffa Block
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Photo 1. The A.W. Haffa Building looking across East 4th Street to the southeast.

