

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Walnut Street Historic District

other names/site number _____

Name of Multiple Property Listing _____

2. Location

street & number Franklin St., E. 4th St., Argyle Street, and E. 2nd St.

☐ N/A

not for publication

city or town Waterloo

☐ N/A

vicinity

state Iowa

county Black Hawk

zip code 50703

3. State/Federal Agency Certification

As the designated authority under the National Historic 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 at the following level(s) of significance: national statewide x local

Applicable National Register Criteria: x A B C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Walnut Street Historic District

Black Hawk, Iowa

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

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

Contributing	Noncontributing	
90	20	buildings
		site
		structure
		object
90	20	Total

Number of contributing resources previously listed in the National Register: 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single-dwelling

DOMESTIC/Multiple-dwelling

RELIGION/Church

COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single-dwelling

DOMESTIC/Multiple-dwelling

RELIGION/Church

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Shingle

LATE VICTORIAN/Queen Anne

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENT

BUNGALOW

Materials

(Enter categories from instructions.)

foundation: BRICK

walls: WOOD/Weatherboard

WOOD/Shingle

BRICK

SYNTHETICS/Vinyl

roof: ASPHALT

other: _____

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Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Walnut Street Historic District is a primarily residential district in East Waterloo, Iowa, that contains 111 buildings constructed as early as ca. 1880 and as late as 1981 (Figure 1). Nestled between the downtown commercial area and the former Illinois Central Railroad roundhouse and shops, the district is bounded by Franklin Street to the south, East 4th Street to the east, Dane Street to the north, and East Mullan Avenue to the west. Ninety-one buildings are contributing to the district. The remaining 20 are non-contributing because either they are outside the period of significance or they have lost their integrity owing to significant recent alterations (Table 1). One contributing religious building is already listed in the National Register of Historic Places (NRHP). Originally platted in 1860 as the Railroad Addition and in 1865 as the Cooley Addition, the district includes dwellings dating to the late nineteenth to mid-twentieth centuries and associated garages. The single-family dwellings in the district are of various styles, including Queen Anne, Italianate, Shingle, and Bungalow, as well as house types distinctive to Waterloo such as Double Houses, Identical Houses¹, and Foursquare variants². Multi-family apartment buildings are also present. Residences in the district are largely of frame construction with few brick dwellings, all in good to poor condition. A small number of dwellings exhibit evidence of recent rehabilitation activity. Lots are of varying size and feature narrow setbacks and mature trees. Concrete sidewalks are present on all streets. The demolition of residences within the district has resulted in some vacant lots, but the district overall retains integrity of location, setting, association, and feeling. In addition to dwellings, the district contains two religious buildings and some commercial buildings located on East 4th Street.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

Setting

Waterloo, Iowa, which lies in the northeastern region of the state, just southeast of Cedar Falls, spans the Cedar River, creating a city largely defined by its "east" and "west" sides. The Walnut Street District is located on the east side of the river, roughly bounded on the north by the Iowa Northern Railway tracks (formerly the Illinois Central Railroad), on the west by U.S. Route 63 (East Mullan Avenue), on the south by Franklin Street, and on the east by E. 4th Street. Lots are oriented along two distinct street plans. Streets above (north of) Walnut Street follow a traditional north-south gridiron pattern, and those below Walnut Street are oriented northeast-southwest. The triangular lots created by the juncture of these two plans are distinctive of the neighborhood and mark the transition between commercial and residential sections. Commercial development within the Walnut Street Historic District is concentrated along Franklin and East 4th Streets. Occupied residential lots feature narrow setbacks from the right-of-way. Vegetation is simple with ornamental grass lawns and mature deciduous trees. Additional landscaping is present on several lots and largely consists of small shrubs and vines, often placed near the foundation of the dwelling. Concrete sidewalks are present on all streets. Topography within the district is flat, with gentle slopes throughout the surrounding area. The Cedar River cuts through the floodplain region creating low riverbanks on either side of downtown. A nature reserve just west of downtown preserves a wooded island along the river.

Dwellings within the Walnut Street Historic District have construction dates largely ranging from the late nineteenth to early twentieth centuries, with a small portion of scattered ca. 1940-1965 dwellings, and are generally one to two stories in height. The dwellings exhibit a range of styles and types; Italianate, Bungalow, Queen Anne, Foursquare Variant, the

¹ "Identical Houses" refers to identically designed houses built next to each other, inferring the same architect or builder. Regionally known as Twin Houses.

² The term "Foursquare variant" will be used to identify the style of house known locally as a "Commodious Box." "Commodious Box" refers to a style of dwelling distinct to Waterloo architecture defined and coined in this 1986 survey as "a hipped roofed rectangular or square house to which a two-story bay (generally three-sided and off-center) topped with a pent gabled roof has been added. The distinguishing feature is the presence of gabled full-height bays, nearly always on the front and often on the sides." Barbara Beving Long, *Waterloo, Factory City of Iowa: Survey of Architecture and History* (Des Moines, IA: Midwest Research, 1986), 196.

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Identical House, and the Double House are the most common. The last three dwelling types are characteristic of Waterloo as a whole, as well as the Walnut Street Historic District. One Shingle-style dwelling is located on Iowa Street. Wood clapboard, wood shingle, and vinyl siding are the most common cladding materials for dwellings of frame construction. Multiple brick dwellings are also present, several of which have been painted post-period of significance. Roof shapes include hipped, front-gable, gable with wing, and some clipped-gable and gable-on-hip examples. All dwellings feature asphalt roof shingles; the flat-roof commercial buildings are finished with synthetic materials. Numerous windows are vinyl replacement; however, original wood-sash windows are still present in many dwellings.

Residential buildings in the district include both single- and multi-family houses as well as one large apartment building. Several dwellings are accompanied by detached garages or sheds, and many of these are not contemporary to the original construction of the dwelling. The majority of dwellings in the district are in moderate to good condition, although these examples often exhibit material alterations. In addition to material replacements, common alterations are the enclosure or removal of porches and the construction of additions.

Two contributing religious buildings are also included in the district: Walnut Street Baptist Church and First Presbyterian Church on Franklin Street. Walnut Street Baptist Church is already listed in the NRHP. Several contributing commercial buildings are in the district, the majority as later additions around ca. 1950, concentrated along E. 4th Street.

Table 1. Properties in the Walnut Street Historic District

Property Name	Address	Date	Physical Description	Eligibility	Photograph
T.J. White House	327 Almond St.	1929	One-story, wood-frame Bungalow and detached garage (ca. 1972). Features a side-facing, clipped-gable roof with enclosed side porch, brick foundation, and vinyl siding. Contains 3/1 sash windows.	³ House: C Garage: NC	
Ella and Kate Spies House	335 Almond St.	1915	Two-story, wood-frame Foursquare and detached garage (ca. 1915). Features a hipped roof and dormers, enclosed front porch with gabled pediment, textured block foundation, and vinyl siding. 1/1 vinyl sash windows with retained dormer windows. 2015 alterations include porch enclosure, siding, window surrounds, removal of brick chimney, stickwork, and frieze. Wooden Accessible ramp removed from façade.	House: C Garage: C	
Elliot and Hattie Wise House	337 Almond St.	1891	Two-story, wood-frame Queen Anne. Features a hipped roof with lower gables, corner tower, and wraparound porch. Textured block foundation, patterned wood shingle and weatherboard siding. Retains some wood sash windows, other vinyl replacements.	House: C	




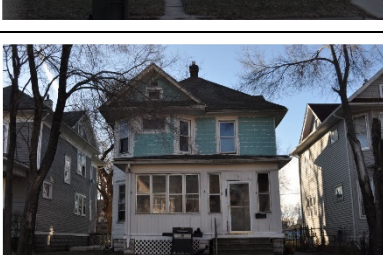

³ In the *Eligibility* column of Table 1, "C" = Contributing and "NC" = Noncontributing, listed for the resources described.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
H.E. Weatherwax House	406 Almond St.	ca. 1910	Two-story, wood-frame American Foursquare. Features a hipped roof with dormers, screen-enclosed front porch, textured block foundation, and replacement vinyl siding. Replacement 1/1 vinyl sash windows. Dormers retain 6/1 paired windows. Identical to 410 Almond St., no longer extant.	House: C	
William and Jessie Stark House	411 Almond St.	1919	Two-story, stucco-clad dwelling. Features a front-gable roof with enclosed gabled porch and rear projection. Contains 1/1 wood sash windows, including a continuous band surrounding front porch. Rear projection altered from a two-story open porch at unknown time. ⁴	House: C	
Hattie Fawcett House	414 Almond St.	ca. 1907	Two-story, frame Foursquare variant and detached garage (ca. 1993). Features a hipped roof, enclosed front porch, offset gabled bay, textured block foundation, and replacement vinyl siding. Replacement 1/1 aluminum sash and casement variants. Porch enclosure at unknown time. ⁵ Identical to 416 Almond Street.	House: C Garage: NC	
C.M. Fawcett House	416 Almond St.	ca. 1907	Two-story, frame Foursquare variant and detached garage (ca. 1969). Features a hipped roof, enclosed front porch, offset gabled bay, textured block foundation, and replacement asbestos shingle siding. Replacement 1/1 aluminum sash and casement variants. Porch enclosure at unknown time. Identical to 414 Almond Street.	House: C Garage: NC	
King House	419 Almond St.	ca. 1904	Two-story, wood-frame Foursquare variant. Features a hipped roof, front-gable projection, two-story enclosed front porch, large gabled dormers, textured block foundation, and replacement vinyl siding. Contains paired 1/1 aluminum sash windows. Front porch altered from single-story open porch at unknown time.	House: C	

⁴ Sanborn (1962), Sheet 14.







⁵ Black Hawk County, Black Hawk County Real Estate and Tax Administration System (Waterloo, IA: Black Hawk County, accessed 2018, <http://www.cityofwaterlooia.com/1992%20Walnut%20Survey.pdf>).

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
F. L. Stanton House	420 Almond St.	ca. 1907	Two-story, wood-frame Foursquare variant with detached garage (ca. 1910). Features a hipped roof, offset gabled dormers, wraparound front porch, textured block foundation, and wood clapboard siding. Replacement 1/1 aluminum sash windows and square casement window within each dormer.	House: C Garage: C	
Robert B. Galbraith House	424 Almond St.	1892	Two-story, wood-frame dwelling. Features a front-gable main block, cross-hipped bays, flat-roof wraparound porch, and wood clapboard and shingle siding. Contains large lower level picture window and paired 1/1 double hung windows with simple entablature.	House: C	
G.S. Wise House	502 Almond St.	ca. 1897	Two-story, wood-frame dwelling. Features a hipped roof, offset gabled bays, large enclosed cornice returns, open front porch, textured block foundation, and replacement vinyl siding. Replacement modern double casement windows on asymmetrical front façade.	House: C	
Waterloo Locker Service	512 Almond St.	1953	One-story, concrete-block Garage/Warehouse. Features a flat roof with façade parapet. Lacking fenestration.	Building: C	
House	331 Argyle St.	1932	One-and-one-half story dwelling with nestled gabled entrance bay and arcaded extension. Features a brick foundation and replacement wide vinyl siding. Contains paired sash windows, some retaining their 4/1 wood sash configuration.	House: C	
Towsley House	332 Argyle St.	1914	Two-story, wood-frame, square-plan dwelling. Features a hipped roof with central hipped dormers, enclosed front porch, textured block foundation, and wood clapboard siding. Contains gable pediment details, wide frieze, and paired and single wood sash windows.	House: C	

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Collins House	337 Argyle St.	ca. 1909	Two-story, wood-frame, square-plan dwelling with detached garage (ca. 1983). Features a hipped roof with hipped dormers, screen enclosed wraparound porch, textured stone foundation, and replacement aluminum siding. Altered front entry included truncated west end of porch, entrance moved left, and porch enclosed. Contains 8/1 sash windows and lower bay window.	House: C Garage: NC	
Rose House/Rose's Barber Supply House	401 Argyle St.	ca. 1901	Two-story, frame dwelling, subdivided with attached garage. Features a hipped roof and hipped dormers, enclosed side porch, front entry porch, concrete-faced foundation, and replacement vinyl siding. Contains paired vinyl sash windows and infilled dormers. In ca. 2012 the open wraparound porch was altered to enclosed side porch.	House: C	
Reusch House	408 Argyle St.	ca. 1889	One-and-one-half story, L-Plan dwelling with detached garage (ca. 1910). Front-gable and wing with recessed porch and replacement aluminum siding. Contains three-part picture window and upper vinyl sash windows.	House: C Garage: C	
Etsy House	411 Argyle St.	1927	One-and-one-half story, frame dwelling with detached garage (ca. 1965). Features a front gable roof with enclosed front porch, side shed roof dormer, textured block foundation, and replacement aluminum siding. Contains 1/1 aluminum sash windows and porch façade picture window.	House: C Garage: NC	
House	420 Argyle St.	1981	Bi-level Split Ranch. Upper story overhang, central entrance. Vinyl-clad upper story atop concrete block lower story and foundation.	House: NC (due to age)	
House	427 Argyle St.	Ca. 1975	One-story Ranch with attached garage. Two hipped roof blocks hyphenated by side gable central block. Features concrete foundation, vinyl siding, and vinyl casement, sliding, and picture windows.	House: NC (due to age)	

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Brown House	428 Argyle St.	ca. 1905	Two-story, wood-frame Foursquare variant with detached garage (ca. 1965). Features a hipped roof, offset gabled bay, enclosed front porch, textured block foundation, and replacement vinyl siding. Contains 1/1 aluminum sash and square casement windows. Unadorned. Porch enclosure at unknown time.	House: C Garage: NC	
Magdalena Spies House	431 Argyle St.	ca. 1909	Two-story, Foursquare Variant. Features a hipped roof, offset gabled bay and dormers, open front porch, textured block foundation, and replacement vinyl siding. Palladian windows replaced with louvers, lacking windows in central panel of gabled bay. Iron porch railing.	House: C	
George E. Wright House	437 Argyle St.	ca. 1909	Two-story, Foursquare variant. Features a hipped roof with offset gabled bays, enclosed front porch, small rear addition, textured block foundation, and replacement vinyl siding. Contains 1/1 vinyl sash windows and retains one Queen Anne style sash on the east elevation. Porch enclosure at unknown time.	House: C	
Vollenweider/ Tollefson House	206 and 208 Clay St. (Double House)	1904	One-story, H-Plan Double House. Features a hipped roof, pair of wideset gabled bays, rear additions, centered front porch, brick piers, and replacement vinyl siding. Contains 1/1 sash windows.	⁶ Houses: C, C	
Tondro House	211 and 213 Clay St. (Double House)	1904	Two-story Double House. Features a hipped roof, wideset gabled bays, central hipped dormer, front deck, textured block foundation, and replacement vinyl siding. Contains 1/1 vinyl sash and large picture windows, symmetrically placed. Upper story of gabled bays boxed-out by 1918. ⁷	⁸ Houses: C, C	

⁶ Double Houses are counted as two eligible resources.

⁷ Sanborn (1906 and 1918).







⁸ Double Houses are counted as two eligible resources.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
H.P. Esty House	217 Clay St.	1921	One-story, frame Bungalow with attached garage. Features a clipped-gable roof, enclosed front porch, and brick foundation. Walls covered with brick patterned rolled asphalt material. Contains 2/1 and 3/1 wood sash windows.	House: C	
William Stanton House	218 Clay St.	ca. 1899	One-story, wood-frame dwelling with attached garage. Features a hipped roof block with gable dormer, a cross-gable wing with enclosed porch, concrete-faced foundation, and replacement aluminum siding. Contains 1/1 double sash windows.	House: C	
Ashley Dunham House	229 Clay St.	ca. 1900	Two-story, wood-frame dwelling. Features a hipped roof with hipped ell, large gable wall dormers, enclosed wraparound porch, textured block foundation, and replacement asbestos and vinyl siding. Contains replacement vinyl sash windows. Porch is lacking windows.	House: C	
Small House	312 Clay St.	1936	One-story frame dwelling. Features a side-gable roof, offset enclosed entry porch with sweeping curved roof, concrete slab foundation, and wood weatherboard siding. Windows boarded shut.	House: C	
Small House	314 Clay St.	1936	One-story frame dwelling. Features a side-gable roof, offset enclosed entry porch with sweeping curve roof, concrete slab foundation, and replacement aluminum siding. Section of modern stone veneer on façade. Windows boarded shut.	House: C	
McCormick House	319 Clay St.	ca. 1898	Two-story, wood-frame, L-Plan dwelling. Features a cross-gable roof with single-story rear addition, gabled wall dormers, limestone foundation, and replacement vinyl siding. Contains replacement vinyl sash windows. Three-sided wraparound porch removed post-1962. ⁹ Hipped entry porch set within left side L.	House: C	





⁹ Sanborn (1962).

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Baum House	326 Clay St.	ca. 1900	Two-story, wood-frame, cross-plan dwelling. Features a front gable roof with cross-gable wings and central rear wing with hipped roof additions, concrete-faced foundation, and replacement wide aluminum siding. Contains tall, narrow 1/1 aluminum sash windows on the first and second floors. Lacks windows in gable ends. Wraparound porch removed post-1962 and replaced with small metal awning in left side L. ¹⁰	House: C	
Dunham House	429 Clay St.	ca. 1904	Two-story, wood-frame, subdivided Foursquare variant. Features a hipped roof with offset gabled bays, an enclosed wraparound porch, corner gabled pedimented entrance, textured block foundation, and replacement asbestos shingle siding. Retains some 3/1 wood sash windows, other 1/1 replacement aluminum or vinyl sash. Corner gabled entrance constructed between 1918 and 1962. ¹¹	House: C	
A.H. Crandall House	328 Dane St.	ca. 1904	Two-story, wood-frame dwelling. Features a hipped roof with large offset gables, enclosed cornice returns, gabled entry porch with stickwork, single-story rear wing, stucco-faced foundation, and replacement asbestos shingle siding. Contains replacement 1/1 vinyl or aluminum sash windows.	House: C	
Fowler House	400 Dane St.	1910	Two-story, wood-frame, Foursquare variant with detached garage (ca. 1972). Features a hipped roof with offset gabled dormers, enclosed front porch, rear addition (1994) ¹² , textured and smooth block foundation, and replacement asbestos shingle siding. Contains replacement 1/1 sash vinyl or aluminum windows.	House: C Garage: NC	

¹⁰ Sanborn (1918 and 1962), Sheet 14.

¹¹ Sanborn (1910), Sheet 8 and (1962), Sheet 14.





¹² Black Hawk County.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
McCue House	514-516 E. 2nd St.	ca. 1892	One-and-one-half story, wood-frame dwelling with detached garage (ca. 2001). Centered-gable façade, enclosed front porch (post-1962), ¹³ rear extension (ca. 1918) and second story addition (post-1962). Poured concrete foundation and replacement vinyl siding. 1/1 replacement vinyl sash. Subdivided into two apartment units post-1962. ¹⁴	House: NC (due to loss of integrity) Garage: NC	
John and Jennie Smith House	518 E. 2nd St.	1901	Two-story, wood-frame, Foursquare variant. Features a hipped roof with offset gable, open front porch, textured stone foundation, and replacement vinyl siding. ¹⁵ Contains replacement double casement windows. Since 1992, alterations include removal of side upper gable above bay window and round porch columns replaced. ¹⁶	House: C	
Judge F. C. Platt Residence	515 E. 3rd St.	1894	Two-story, wood-frame Queen Anne. Features a hipped roof with lower cross gables, hipped dormers, a concrete faced foundation, and narrow wood clapboard. Dominant front gable contains lower cutaway bay with upper boxed bay, and decorative wood shingle detailing. Entrance vestibule on side elevation. Palladian and double-hung sash window openings. Front two-story porch removed post-1962. ¹⁷	House: C	
Herbert M. Reed Residence	519 E. 3rd St.	1894	Two-story, wood-frame Queen Anne. Features front gable roof with lower cross-gables, rear offset wing, open front porch, and narrow wood clapboard and patterned wood shingle siding. Contains a cantilevered front gable with left side bay window, double door entrance, bracketing details, and retains three-part and pointed arch windows. Porch railing altered at unknown time from simple square railing to solid cladding.	House: C	

¹³ Sanborn (1906 and 1918).

¹⁴ Sanborn (1900), Sheet 8; (1910), Sheet 11; (1918), Sheet 15; and (1962), Sheet 15.

¹⁵ Rebecca Conard and Jan Nash, Walnut Street Historic District, Waterloo, Iowa: A National Register of Historic Places Evaluation (Lake View, IA: PHR Associates, submitted to Waterloo Historic Preservation Commission, 1992).

¹⁶ Black Hawk County.




¹⁷ Sanborn (1962), Sheet 15.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Waterloo Sports Shop	615-617 E. 4th St.	Ca. 1916	Two-story, masonry commercial building. Features a flat roof, brick veneer façade, central recessed entry flanked by large storefront windows.	Building: C	
Vangeloff Grocery	619 E. 4th St.	ca. 1916	One-story, masonry, single-front commercial building. Features a right bay entrance, four-paneled display window in left bay, aluminum siding within entrance transom and window surrounds, clay tile façade, brick foundation, and clay tile roof coping.	Building: C	
Barnes and Wight Grocery	621-623 E. 4th St.	ca. 1923	One-story, masonry, multi-front commercial building. Features a flat roof, brick veneer façade, aluminum siding window coverings, recessed offset entrance, and clay tile coping.	Building: C	
Joseph/German House	627 and 629 E. 4th St. (Converted Double House)	1907	Two-story four-plex. Features a flat roof, rectangular footprint, smooth stucco finish, replacement asbestos shingles are south and west walls, and concrete foundation. Contains replacement 1/1 vinyl windows and a double-sided concrete staircase, which replaced a full-width open porch in between 1918 and 1962. ¹⁸	¹⁹ Houses: C, C	
The National Food Store	715 E. 4th St.	1954	One-story, masonry commercial building. Features a flat roof, extended vertical wall on northeast corner and narrow glass-block windows. Larger store windows infilled in c. 2007. ²⁰	Building: C	

¹⁸ Sanborn (1918), Sheet 16 and (1962), Sheet 16.

¹⁹ Double Houses are counted as two eligible resources.






²⁰ Remodel completed by Harvest Vineyard Church, History & By-laws (Waterloo, IA: church website, 2007).
<https://waterlooharvestvineyard.wordpress.com/about/history/>.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Chucksters Restaurant	801 E. 4th St.	1959	One-story, wood-frame commercial building. Features a low-pitched gable roof, plywood siding, a concrete foundation, and extended carport. Contains metal sash windows with metal bar casings.	Building: C	
Levi and Alma Lowe House	821 E. 4th St.	ca. 1885	Two-story, wood-frame, T-Plan dwelling. Features a centered-gable roof, enclosed front porch, rear additions, textured block foundation, and wood clapboard siding. Retains façade 1/1 wood sash window with entablature. Porch windows altered in material but retain multi-pane casement style. Porch enclosed post-1962. ²¹	House: C	
Commercial Building	829 E. 4th St.	1946	One-story, masonry block, commercial building. Features flat roof, brick veneer façade, wood shingle roof overhang, recessed central entrance flanked by large storefront windows.	Building: C	
McCoy House	303 Franklin St.	1922	Mortimer B. Cleveland design, two-story, wood-frame dwelling and detached garage (ca. 1922). Features a hipped roof, segmental arched roof dormers, partial enclosed front porch with second story deck (solid railing), rear two-story extension, a clay-tile faced foundation, replacement vinyl siding, and wooden trim and belt course. Retains 6/1 and 8/1 wood sash windows. Integrated entry porch marked with round columns. Only siding alterations.	House: C Garage: C	
Henry Kelly House	309 Franklin St.	ca. 1895	Two-Story, wood-frame, five-family conversion, Victorian dwelling. Features a hipped roof, steeply-pitched front and upper cross gables, three-sided wraparound porch, textured block foundation, patterned wood shingles and replacement vinyl siding. Contains new entrance doors, 1/1 sash windows with square hoods, and stained-glass window with rounded transom on west elevation.	House: C	





²¹ Sanborn (1962), Sheet 25.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
First Presbyterian Church	505 Franklin St.	1922	Clinton P. Shockley design, ²² brick Gothic Revival church building. Features a light brown brick façade, white stone trim and slate roof. Cross-shaped footprint, front gable roof, lower cross gables, front corner tower, enclosed entrance portico. Stepped gable parapet with recessed lancet window. False pinnacle and lower boxed portico. Lancet windows and decorative tracery on side elevation windows.	Church: C	
William B. Small House	206 Iowa St.	1909	Clinton Shockley or Mortimer Cleveland design ²³ , two-story, wood-frame, Shingle dwelling. Features a side-gable roof, side wing, rear integrated full façade porch, Stone and concrete foundation, and wood weatherboard and wood shingle siding. Contains four-part multi-pane casement windows, multi-paned sash windows, arched entry porch with full transom. Large Doric columns at rear porch and recessed hipped dormers. Sind wing enclosed at unknown time.	House: C	
House	214 Iowa St.	1906	One-story, wood-frame dwelling with attached garage. Features a hipped roof with center gable, enclosed front porch, concrete block foundation, and replacement aluminum siding. Contains band of six 1/1 sash windows on porch façade and square casement within gable. \$1,500 remodeling in 1921. ²⁴ Porch enclosure post-1962. ²⁵	House: C	
Walters House	311 Iowa St.	1906	Two-story, wood-frame, Foursquare variant. Features a hipped roof with offset gabled bay and gabled dormers, open partial front porch, brick foundation, and replacement aluminum siding. Contains pairs of narrow 1/1 replacement sash windows and square casement windows in gable ends.	House: C	

²² Long, 186.

²³ Designing architect of this house is uncertain and in many accounts disputed between Shockley and Cleveland.

²⁴ "Residences and Alterations," *Waterloo Courier* (December 31, 1921), 9.





²⁵ Sanborn (1910), Sheet 9.

Walnut Street Historic District

Black Hawk, Iowa

Name of Property

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Byerly House	417 Iowa St.	1906	One-story, wood-frame Bungalow with detached garage (ca. 1975). Features a gable-on-hip roof, enclosed front porch, rear wing (altered in ca. 1910), textured block foundation, and replacement vinyl siding. Contains double casement and vinyl sash replacements. Porch enclosure likely during 2002 exterior remodel. ²⁶	House: C Garage: NC	
E.M. Steely House	427 Iowa St.	1906	Two-story, wood-frame, Foursquare variant. Features a hipped roof, offset gabled dormers, enclosed front porch, side addition (1965), a textured block and poured concrete foundation, and replacement vinyl siding. Second story recessed partial open porch. Contains 1/1 aluminum sash windows. Porches remodeled in 1939. ²⁷	House: C	
Boys and Girls Club	515 Lime St.	1954	Two-story, brick-on-block community building with textured block gymnasium and garage additions (1979). Features a rectangular plan, flat roof, blue steel roof coping, recessed entryways with cantilevered metal overhangs. Replacement windows at unknown time. 1997 relocation of entrance and creation of entrance vestibule.	Building: NC (due to loss of integrity)	
Willard Eastman House	521 E. Park Ave.	ca. 1903	Two-and-one-half story, wood-frame Foursquare variant with attached garage. Features a hipped roof, offset gabled bays, small gabled and hipped dormers, corner open porch, textured block foundation, and replacement vinyl siding. Contains balustrade porch railing, decorative casement windows, paired sash, and single sash, and Italianate style rounded arch surround. Porch originally extended full width of front façade (altered ca. 1915). ²⁸	House: C	

²⁶ Black Hawk County.

²⁷ "Residence Remodeling and Improvements," *Waterloo Courier* (January 1, 1939), 28.





²⁸ Sanborn (1906), Sheet 8 and (1918), Sheet 16.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Tuthill House	527 E. Park Ave.	ca. 1904	Two-and-one-half story, wood-frame, Colonial Revival with detached garage (ca. 1904). Features a hipped roof, offset gabled bays, corner wraparound open porch, second story corner porch, paired column and pilaster details. Textured block foundation and wood clapboard siding. Several original oval and paired sash windows retained. Roof repaired in 1939. ²⁹	House: C Garage: C	
Robert Brown House	421 Pine St.	ca. 1885	Two-story, brick veneered, Italianate. Features a hipped roof, single-story rear addition, side bay window, and stone foundation. Symmetrical, three-bay wide, rounded arch window frames, paired eave brackets, and stone molding. Rounded arch windows replaced with standard square windows, rounded tops infilled. Front porch removed post-1962 and exterior likely painted at a similar time. ³⁰ Converted into two units by 1904, reverted to single family at unknown time. ³¹	House: C	
O'Connor House	425 Pine St.	ca. 1905	Two-story, wood-frame, subdivided, Foursquare variant (a ca. 1930 garage appears to have been demolished after ca. 1975). Features a hipped roof with offset gabled bay and large gable dormers, open front porch, rear addition, block foundation, and replacement vinyl siding. Contains 1/1 aluminum sash windows. Identical to house at 427 Pine Street.	House: C	
Kennedy House	427 Pine St.	ca. 1904	Two-story, wood-frame, Foursquare variant with detached garage (ca. 1930). Features a hipped roof with offset gabled bay and large gable dormers, front deck, textured block foundation, and replacement aluminum siding. Full-width porch roof removed post-1962. Contains 1/1 replacement aluminum sash windows. Identical to house at 425 Pine Street.	House: C Garage: C	

²⁹ "Residence Remodeling and Improvements," 29.

³⁰ Sanborn (1962), Sheet 15.





³¹ Sanborn (1910), Sheet 11.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
O.C. McClinton Duplexes	500-502, 504-506, and 508-510 Pine St. (three duplexes with shared detached garage)	1928	Three, identical, one-story, brick-veneer bungalow duplexes with one, associated detached garage (ca. 1928). Features a low-pitched front-gable roof, centered double entrance with bracketed hood, replacement 1/1 sash windows, and block foundation. Three large eave brackets support boxed eave overhang. Exterior remodel in ca. 2017, included new paint, windows, doors, and concrete steps.	³² Duplexes: C, C, C Garage: C	
Dr. William Small House	515 Pine St.	ca. 1894	One-story, wood-frame Craftsman Bungalow with detached garage (ca. 1962). Features gable-on-hip section with enclosed sunporch and rear section with truncated hipped roof and lower gables. Contains 4/4 wood sash windows, exposed rafter tails, and pergola entry porch. Poured concrete foundation and wood clapboard siding. Sunporch addition and pergola entry constructed between 1910 and 1918. ³³	House: C Garage: NC	
Pine Street Hospital	516 Pine St.	ca. 1880	Two-story, brick veneer, Italianate dwelling. Features a truncated hipped roof with lower hipped bays, offset entrance, and concrete-faced stone foundation. Paired eave brackets enclosed with vinyl casing, rounded arch window openings with segmental arch brick lintels and stone sills, replacement glass block entrance sidelights. Full-width front porch removed post-1962. ³⁴ Hospital opened in 1909. ³⁵ By 1920 converted back into a residence. Eventually converted to a two-unit apartment.	House: C	
Wilbur House	520 Pine St.	ca. 1907	Two-story, wood-frame Foursquare variant. Features a hipped roof, hipped dormer, enclosed front porch, second story bay window, rear enclosed entry porch, block foundation, and replacement aluminum siding. Contains replacement 1/1 aluminum sash windows. Slightly flared eaves with	House: C	

³² The McClinton duplexes, of which there are three, are counted as three eligible resources. One garage, shared by the three duplexes, is counted as one eligible resource.

³³ Conard and Nash.

³⁴ Sanborn (1962), Sheet 16.





³⁵ "Personal Mention," *Waterloo Courier* (March 30, 1909), 3.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
			boxed overhang. Porch enclosed post-1962. ³⁶		
Edward Chapman House	521 Pine St.	ca. 1889	Two-story, wood-frame, Italianate. Features a hipped roof, open front porch, large rear wing, textured block foundation, and wood clapboard siding. Contains 2/2 wood sash windows, large styled porch posts, and paired eave bracketing.	House: C	
Small House	332 Saxon St.	1934	One-and-one-half story, frame, dwelling. Features a side-gable roof with centered sweeping gable entrance vestibule, brick foundation, and replacement vinyl siding. Retains some 4/1 wood sash windows, a single 2/s rounded arch window. C. 1997 rehab likely accounts for siding replacement.	House: C	
McCormick House	339 Saxon St.	ca. 1910	Two-story, wood-frame, subdivided, Foursquare variant. Features a hipped roof, offset gabled bays, wraparound open front porch, corner staircase entrance, textured block foundation, and replacement vinyl siding. Contains diamond paned Palladian windows and replacement 1/1 aluminum sash. Entrance doors altered to a boxed vestibule entrance as part of two-family conversion.	House: C	
Small House	408 Saxon St.	1931	One-story, wood-frame dwelling (detached garage demolished at unknown time). Features a front-gable roof, offset gabled entry porch, smooth concrete block foundation, and replacement asbestos shingle siding. Contains ribbon of three 4/1 wood sash windows, three-paned casement in upper peak, and replacement 1/1 aluminum or vinyl sash. Offset, gabled entry porch with solid railing.	House: C	





³⁶ Sanborn (1962), Sheet 16.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
House	411 Saxon St.	1900	Two-story, wood-frame Foursquare variant with detached garage (ca. 1995). Features a hipped roof with offset gabled bay, large gabled dormers, enclosed partial front porch, rear addition (ca. 2006), textured block foundation, and replacement vinyl siding. Contains 1/1 replacement sash windows, first floor oriel window and gable peak double casement with diamond-pane sash. Front porch altered from full-width (post-1962). ³⁷	House: C Garage: NC	
Weick House	415 Saxon St.	1900	One-and-one-half story, wood-frame, T-Plan dwelling. Features a front-gable block with side-gable wing, enclosed front and rear porches, stone foundation, and replacement asbestos shingle siding. Contains 1/1 replacement sash and single-paned casement windows, some with small entablatures, and enclosed cornice returns.	House: C	
Small House	416 Saxon St.	ca. 1920	One-story, wood-frame dwelling. Features a front-gable roof, offset gabled entry porch, smooth concrete block foundation, and replacement aluminum siding. Contains 1/1 replacement aluminum sash windows, vinyl oriel window, and louver in gable peak. Entry porch enclosed. Appears to be moved to location in ca. 1975; uncertain of previous location.	House: NC (relocated outside of period of significance)	
Rieck House	418 Saxon St.	1923	One-story, wood-frame dwelling. Features a front-gable roof, long rectangular footprint, concrete block foundation, and replacement asbestos shingle siding. Contains a side elevation entrance and two sets of 1/1 aluminum sash windows. Left bay of façade originally an open recessed entry porch, enclosed post-1962. Identical to house at 422 Saxon Street.	House: C	





³⁷ Sanborn (1962), Sheet 14.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Double House	419 and 421 Saxon St. (Double House)	1910	Two-story, wood-frame Double House. Features a hipped roof, offset gabled bays, hipped dormer, open front porch, textured block foundation, and replacement vinyl siding. Contains symmetrical fenestration, 1/1 vinyl sash windows.	³⁸ Houses: C, C	
Hayes House	422 Saxon St.	1925	One-story, wood-frame dwelling. Features a front-gable roof, long rectangular footprint, concrete block foundation, and replacement asbestos shingle siding. Contains an offset entrance, 1/1 replacement sash windows. Right bay of façade originally an open recessed entry porch, enclosed post-1962. Identical to house at 418 Saxon Street.	House: C	
Small House	426 Saxon St.	ca. 1920	One-story, wood-frame Bungalow. Features a front-gable roof, enclosed front porch with offset gable, poured concrete foundation with façade brick veneer, and replacement aluminum siding. Contains 3/1 wood sash windows with aluminum storm inserts and 1/1 aluminum replacement sash windows. Porch enclosed at an unknown time. Dwelling moved to current location in ca. 1972 from unknown location.	House: NC (relocated outside of period of significance)	
Small House	429 Saxon St.	ca. 1975	One-story, wood-frame dwelling. Features a side-gable roof with centered, gabled entrance vestibule, smooth concrete block foundation, and wood weatherboard siding. Contains 6/6 replacement sash windows.	House: NC (due to age)	

³⁸ Double Houses are counted as two eligible resources.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Hall House	302 Walnut St.	ca. 1916	Two-story, brick, Prairie-style dwelling with detached garage (ca. 1939). Features a hipped roof, enclosed front porch, enclosed side porch, two-story hipped rear extension, one-story wing, and a concrete foundation. Common bond, with alternating header and stretcher in bond course, every seven rows. White stone belt course. Paired wood-sash windows with unique muntin pattern. Centered dormer, pointed, with square shoulders. Rear wing and extension finished with stucco. No alterations to front façade.	House: C Garage: C	
French House	306 and 308 Walnut St. (Double House)	c. 1913	Two-story, wood-frame Double House with detached garage (ca. 1930-non-substantial). Features a hipped roof, a pair of offset gabled bays, paired hipped dormers, rear gabled wings, open front porch, textured block foundation, and wood clapboard and staggered shingle siding. Contains 1/1 replacement sash windows, elliptical gable peak windows, and large three-part picture windows. Exposed rafter ends, grouped porch columns atop piers.	³⁹ Houses: C, C Garage: NC	
Walnut Court Apartments	315 Walnut St.	1923	Mortimer Cleveland design, four-story, brick apartment building. Features triangular-shaped form, flat roof with parapet, and recessed central courtyard. Contains full-height entrance bay with arcaded lower story. White stone sills and lintels. Boxed oriel projections with board and batten siding. Lower level storefronts infilled with brick at unknown time.	Building: C	
House	316 Walnut St.	1909	Two-story, wood-frame, Foursquare variant. Features a hipped roof, offset gabled bay, gabled dormers, open front porch, textured block foundation, and replacement aluminum siding. Contains slightly flared eaves, boxed cornices, and 1/1 replacement sash windows. Tapered porch posts, gabled entrance, and wood window and door surround on first floor façade. 1925 repairs due to fire damage.	House: C	



³⁹ Double Houses are counted as two eligible resources.

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Property Name	Address	Date	Physical Description	Eligibility	Photograph
Walnut Baptist Church	415 Walnut St.	1908	Clinton P. Shockley design, ⁴⁰ two-story, brick church building. Arts and Crafts influence. Features an irregular plan, semicircular projections with multi-paned windows with pilaster surrounds, main hipped roof with nested hip and dormers. Large tower with stone work and copper obelisk. Recessed main entrances with large stone lintels. Façade multi-paned windows with stone pilasters and lintels.	Church: NR Listed (NPS #00000983)	
Adams House	418 Walnut St.	1901	Two-story, wood-frame, Shingle-style dwelling with detached garage (ca. 1950). Features a hipped roof, offset hipped bays, open front porch, conical turret, textured block foundation, and wood clapboard and shingle siding. Contains slightly flared eaves, 1/1 sash windows, and semicircular casement set within a square frame.	House: C Garage: NC	

Alterations

Common modern alterations among contributing resources include window replacements, siding replacement, enclosed porches, painting brick exteriors (e.g., 500-510 and 421 Pine Street) and conversions of single-unit residences into multi-unit residences. Early alterations, as evidenced in Sanborn maps from 1900 to 1962, show alterations to porch forms, including enclosures or extensions, as well as alterations to the typical Foursquare variant bays by altering the cutaway bay windows to boxed projections. Overall, approximately 80 percent of buildings (including garages) within the district are contributing resources (not significantly altered).

Of the seven noncontributing buildings (excluding garages), two were determined as such because of alterations resulting in a loss of historic integrity of association, design, and/or materials and workmanship. Inappropriate alterations include the recent extensive removal of exterior detailing or additions of inappropriate adornment, modern porch enclosures and siding replacement (e.g., 514 E. 2nd Street), and large additions interrupting design, such as original rooflines (e.g., 515 Lime Street).

The remaining five non-contributing buildings were constructed in or moved to the district outside the period of significance. For example, 426 and 416 Saxon Street were both constructed ca. 1920 and moved to their extant locations within the district ca. 1972 and ca. 1975, respectively.

There are 13 non-contributing garages in the district, determined as such because they either are not significant in relation to the historic architectural associations of the district or were constructed outside the period of significance.

Statement of Integrity

The Walnut Street Historic District maintains an overall *good* degree of all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

⁴⁰ Long, 186.

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The district occupies its original historic **location** and retains its original visual proximity to the railroad and downtown Waterloo, thus upholding *excellent* integrity of location.

The district retains *good* integrity of **design** as it contains quality examples of the architectural styles dating from the late nineteenth to mid-twentieth centuries, including the Queen Anne at 337 Almond Street, the Italianate at 521 Pine Street, the unique Shingle-style dwelling at 206 Iowa Street, Double Houses at 306 and 308 Walnut Street, and the Foursquare variant at 520 Pine Street, the latter two of which are considered unique to Waterloo. The distinct shape of the Foursquare variant house style (hipped-roof form with gabled bays and hipped dormers) remains easily identifiable through fenestration patterns, overall massing, and roof forms in the district, despite the loss of exterior material integrity on several examples, which is also a reflection of the skill of builders and craftsmen in Waterloo.

The district has *fair* integrity of **setting** within the district boundaries, with a *low* integrity of setting within the broader area. Significant removal of houses and infill of modern commercial and community buildings, such as the CVS Pharmacy, a commercial strip at E. 3rd and Franklin Streets, and numerous commercial and community buildings on E. 4th Street north of Almond Street, have changed the setting of the district, particularly along Franklin Avenue and E. 4th Street. The relocation of U.S. Route 63 on the district's western boundary and the Logan Avenue Urban Renewal Area Project⁴¹ significantly diminished the district's broader setting because it isolated the neighborhood from adjacent communities and fractured its once independent, self-sustaining characteristics. The Open Spaces Urban Renewal Project⁴², carried-out post-period of significance from 1970 and 1975, solidified the isolation of the district on its eastern edge.

The district maintains *fair* integrity of **materials**, as many buildings have been clad in synthetic or metal siding, but some retain their original exterior cladding, decorative embellishments, and some original wood windows.

The integrity of **workmanship** of the buildings is *good*. Although common alterations such as siding replacement, removal and enclosure of porches, and window replacement have slightly diminished the integrity of workmanship in the district, several properties retain a very good level of workmanship sufficient to convey the age and historic period of the district and the skill of local builders and craftsmen. Areas of workmanship retained include brick buildings (e.g., 421 Pine Street and 302 Walnut Street) that feature common bond brickwork, stone belt courses, lintels, sills (often a white stone), and projected courses, as well as wood-frame dwellings with distinct wood window surrounds and porch detailing (e.g., 521 Pine Street, 339 Saxon Street, and 527 E. Park Avenue). Arguably more distinct than the regional hallmarks of Double Houses and Foursquare variants is the use of rough-cast concrete block for foundations in Waterloo (e.g., 429 Clay Street and 309 Franklin Street). In 1902 the Concrete Stone Company produced this rough-hewn patterned block as an inexpensive alternative to stone, and it was widely used by local builders for new construction and for replacement foundations throughout Waterloo. This textured block foundation is seen on 32 percent of dwellings within the district.

The **feeling** of the district is still conveyed by the residential structures as well as the two churches and commercial structures. Overall, the district has a *good* degree of feeling and therefore retains sufficient integrity to convey the district's historic period.

The district retains an *excellent* degree of **association** as the area continues to serve as a residential neighborhood east of downtown Waterloo. The district contains buildings that were directly associated with the development and expansion of early residential neighborhoods east of the Cedar River from the city's pre-industrial period to the mid-1960s.

Overall, the district retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its period of significance and association with the physical development of Waterloo from the late nineteenth to the mid-twentieth centuries.

⁴¹ The Logan Avenue Urban Renewal Area was bounded by 4th Street, Logan Avenue, and Newell and Almond Streets in the northwestern corner of the Historic District. The project sought to pave streets, install sewers and sidewalks, and numerous new homes in the area from ca. 1965 to 1970. *Waterloo Courier* (September 12, 1965) 4.

⁴² The East High School Open Spaces Program took place between 1970 and 1975. The project allowed the removal of 129 structures surrounding the East High School Campus to provide a park area for athletic activities around the school. Approximately 180 families were relocated and all buildings except for the high school and three churches were demolished. "HUD Contract for East High Campus Is Received," *Waterloo Courier* (April 16, 1970), 3.

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1880-1968

Significant Dates

1923

1965

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Cleveland, Mortimer B.

Shockley, Clinton Phillip

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Walnut Street Historic District is eligible for listing in the NRHP at the local level under Criterion A in the area of community planning and development for its importance to the city of Waterloo as a remnant of the earlier history of Waterloo that reflects the diverse historic socioeconomic profile of its residents and the changing cultural trends in Waterloo during the period of significance from ca. 1880 to 1968. The period of significance begins with the construction of the oldest extant contributing resource and ends in 1968 when the relocation of U.S. Route 63 was completed. The district illustrates the physical development of Waterloo in the pre-industrialization through post-industrialization eras through its variety of housing that exhibits both high styles of the periods as well as vernacular house types that are unique to Waterloo. One of the last remaining nineteenth-century residential neighborhoods in Waterloo, the neighborhood initially established itself as a middle class to upper middle-class community, evident through the mixture of nineteenth-century Queen Anne, Italianate, and Shingle-style homes as well as more modest Foursquare variants and Bungalows. Marked by the construction of the Walnut Court Apartments in 1923, the district experienced a shift to multi-family dwellings during the industrial boom in Waterloo as a huge influx of immigrants required lower-cost housing options. Rapid growth followed by a slight economic downturn led to the redlining of the area, diminishing its attractiveness to residents. Several ca. 1960 urban renewal projects, which sought to revitalize the neighborhood, ultimately characterized its appearance today. In 1965, Waterloo proposed to relocate U.S. Route 63 directly through the neighborhood resulting in demolition of many district houses and eventually isolation of the neighborhood. The clearance of homes for the new highway route began as early as 1963 and continued until the completion of the project in 1968. Additionally, the Logan Avenue Area urban renewal project required the demolition of numerous houses within the district, the majority of which were carried out by 1968 leaving the district as present today, a "microcosm of the socioeconomic character of Waterloo's east side neighborhood from the late nineteenth to mid twentieth centuries."⁴³

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

The Walnut Street Historic District is significant in the area of community planning and development as it illustrates the earliest establishment of residential neighborhoods beyond the initial riverfront settlement and the effects of rapid growth in the industrialized period of the city and the later Urban Renewal movement of the 1960s. Development of commercial enterprises and residential neighborhoods on both sides of the river mirrored each other during the settlement period. The construction of the Illinois Central Railroad shops and roundhouse northeast of the downtown area in 1870 sparked both residential and commercial growth in the immediate area. The presence of a passenger depot at the end of Iowa Street by 1885 and the development of a streetcar line on E. 4th Street by 1889 further increased residential and commercial development in the area. The proximity of the district to the Illinois Central Railroad roundhouse and shops made it a convenient neighborhood for railroad employees to live. Its proximity to the downtown commercial district also attracted prominent Waterloo businessmen early in its history, followed by the middle class workers who took advantage of the streetcar system. These dynamic forces created a neighborhood in Waterloo that is not seen in any other section of the city. Earlier settlement-era housing comparable to that found in the Walnut Street Historic District was located within the first few blocks east of the river and was quickly subsumed by commercial endeavors during the industrialization boom from 1890 to 1930. The neighborhood flourished through the industrialization period, with dwellings built by business owners and affluent and middle class professionals in types and styles representative of the period, including Queen Anne, Shingle, Craftsman, and Colonial Revival. Local house types and subtypes typical of the period, such as Double Houses, Foursquare variants, and Flats, are also found in the district. A slight downturn in the economy and lack of development resulted in a gradual decline in resident income and the physical deterioration of the district. The Urban Renewal movement sought to revitalize the neighborhood in the 1960s through the removal and replacement of substandard homes, widening of streets, and clearing of blighted areas. The district, now characterized by a mixture of architectural types diluted by numerous vacant lots, retains its historic integrity as a representation of Waterloo's economic and cultural history from ca. 1880 to 1968, isolated as a small slice of the once thriving neighborhood.

⁴³ Conard and Nash, 20.

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Brief History of the District's Built Environment

Sanborn Fire Insurance maps are the main source depicting the Walnut Street District in the late nineteenth to early twentieth centuries. Post-1930, additional sources, including historic aerial photography and City Assessor building records, contribute further to the understanding of the district's built environment through to 1968.

Limited coverage of the area by Sanborn maps from 1885 to 1897 (Figures 2-4) (mainly depicting the downtown, commercial district of Waterloo), restricts analysis of the Walnut Street District in the late nineteenth century to references in local newspapers, including the *Waterloo Courier*, city directories, and other historical accounts. Sanborn maps from 1892 and 1897 expand to show a single intersection within the district boundary: Almond, Pine, and Walnut Streets at their intersections with Iowa Street. Considering the broader development patterns of the district, this intersection is likely a good representation of the entire neighborhood in the late nineteenth century. It is characterized by mostly two-story, single-family dwellings, evenly spaced along the grid-pattern streets, with a collection of larger, higher income dwellings irregularly spaced along Walnut Street.

A general pattern of demolition and construction occurred throughout the period of significance; however, an initial surge occurred around 1906, followed by a second surge around 1918.⁴⁴ The surviving late nineteenth-century dwellings of the area are therefore few. Only three dwellings constructed by ca. 1885 remain within the district: 516 Pine Street (ca. 1880), 421 Pine Street (ca. 1885), and 821 E. 4th Street (ca. 1885). All three represent Italianate architectural influences in the neighborhood and the beginnings of a middle to upper middle class neighborhood.

Beginning in ca. 1900 (Figure 5), a common undertaking was the replacement of single-family homes with Double Houses and pairs of Identical Houses, which shared parcels previously occupied by a single dwelling. In addition, single-family dwellings were converted to multi-family dwellings but with fewer surviving examples today. U.S. Census records indicate a mix of middle to upper middle class families and predominantly white households at that time. A block of commercial buildings also developed along E. 4th street, between Saxon and Argyle, situated directly across from the Railroad Station. The commercial block included lodging, groceries, a pharmacy, and a Y.M.C.A. E. 4th Street would remain a commercial thoroughfare, continually developed over the next two decades.

By 1906 (Figure 6), the first surge in demolition and construction arrived. Approximately 12 new Double Houses and nine pairs of Identical Houses were built, five of which replaced earlier dwellings on their respective parcels. The 900 block of E. 4th Street was filled in with nine new commercial buildings, all in the development of Wisona Lumber (listed as Shepherd Lumber in 1910).⁴⁵

By 1910 (Figure 7) seven additional pairs of Identical Houses had been constructed (five of which replaced earlier dwellings) along with two more Double Houses. Commercial buildings on E. 4th Street were relatively unchanged from 1906 to 1910. In contrast, 1910 marks the year when the more upper middle class Franklin and Walnut Streets area appeared to change. As an example, Walnut Baptist Church, built ca. 1908, displaced a larger dwelling, and the southern side of Walnut Street experienced demolition and construction of dwellings along a full two blocks.

In 1918 (Figure 8) smaller areas within the district experienced another wave of demolition and construction, particularly on Argyle and Saxon Streets. Significant alterations to commercial buildings on E. 4th Street occurred around that time. The lumber business dissolved, individual storefronts were closed in and established, and longer-standing dwellings south of Almond Street were replaced with commercial structures.

The next publication of Sanborn maps for the area is from 1962 (Figure 9). Gradual construction continued, with a particular focus on converting single-family dwellings into multi-family options in the 1920s. Houses were subdivided into multiple units, and the influential Walnut Court Apartments were constructed on Walnut Street. A trend of decreased development between 1930 and 1960 was eventually reversed with Urban Renewal efforts. The dilution of the district, relocation of dwellings, and new construction are attributed to the relocation of U.S. Route 63 on the western edge of the district in ca. 1965⁴⁶ and additional Urban Renewal projects in the northwestern corner of the district and the eastern edge of the neighborhood.

⁴⁴ Sanborn Fire Insurance Company [Sanborn], Waterloo, Iowa [map] (New York: Sanborn Fire Insurance Company, 1906 and 1910).

⁴⁵ Sanborn (1906), Sheet 6 and (1910), Sheet 9. This block of E. 4th Street is not included in the district boundary; however, the early development of E. 4th Street along the Railroad Shops is significant to the broader development of the neighborhood.

⁴⁶ "Highway 63 Relocation in State's Program for 1965," *The Waterloo Courier* (December 18, 1963), 1.

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History of the Walnut Street Neighborhood

1843-ca. 1880: Early History and Neighborhood Beginnings

Black Hawk County was established in 1843 and settlers came to Waterloo shortly after. An original town plat is recorded in 1854 with the west side of the river established as the more populous locale. The east side of Waterloo would not yet develop as a desirable area, generally, until the arrival of the Illinois Central Railroad in 1861.

The railroad tracks were situated several blocks north of the river, running parallel to the Cedar River. The original town, developed thus far, also ran along the slightly askew orientation of the river. The 1860 Railroad Addition, however, which was platted in anticipation of the coming railroad, was laid oriented to the cardinal directions. The later Cooley Addition, in 1865, would occupy the intersection of the of the North-South Railroad addition streets with the angled streets of the downtown commercial district. This intersection, at Walnut Street, is defined by its distinct triangular-shaped blocks and represents the point of exchange between the northern and southern halves of the Walnut Street Historic District.

The following narrative is excerpted from the 1992 survey of the Walnut Street Historic District and provides a brief description of the earliest development of the historic district starting with the arrival of the railroad.

An 1868 birds-eye map [Figure 10] of the Walnut Street area shows a few houses widely spaced and surrounded by agricultural land. However, a concentration of north-end buildings cluster along the tracks between Iowa and Fourth streets...Early commercial development at the north-end was sparked by the arrival of the railroad in 1861 and increased when Illinois Central located its repair shops and roundhouse there in 1864. Single and married men alike would have found employment opportunities at the railroad yard and depot. More entrepreneurial types started their own businesses to take advantage of the needs and wants generated by the area activities. Saloons, boarding houses, and a grocery store were operated near the tracks, and certainly some free-standing houses were built to accommodate the families of married workers. However, virtually nothing remains from this very early time period.

The early north-end population was largely American born, transplants from states to the east of Iowa. Irish Catholic immigrants, however, did become a part of the railroad workforce and might be expected to settle in the north end. They were significant in the establishment of a Catholic congregation as early as 1854, and the building of a church in 1863. Church records indicate a substantial portion of the membership in St. Joseph's Parish was comprised of the families of men working for the Illinois Central especially after 1864.⁴⁷

The neighborhood initially established itself as a middle class to upper middle class community, home to downtown businessmen, physicians, and lawyers, as well as clerks, teachers, engineers, and numerous railroad employees.

1881-1900: Establishment of the Railroad and Residential Growth

As manufacturing companies and the Illinois Central Railroad established operations in the area, the southern streets of the district, including Franklin Street, Walnut Street, and Pine Street, began to fill with homes representative of the upper middle class professionals who owned them and worked nearby. Franklin Street had access to the horse-drawn streetcar service along E. 4th Street as well as water service by the 1880s, making the location highly desirable. By 1900 Franklin and Walnut Streets, between E. 2nd Street and E. Park Avenue, had no vacant lots and was established as a fashionable collection of homes.⁴⁸ This collection would, however, be among the first to succumb to the continued expansion of the downtown business district in the early 1900s; few survive in the district today.

The brick Italianate at 421 Pine Street was constructed by ca. 1885 across the street from the no longer extant Dr. Bickley House at 313 Walnut Street (now the location of the Walnut Court Apartments). Illinois Central Railroad machinist Robert Brown and family were likely the first residents of 421 Pine Street. The Browns are cited as living on Argyle Street by 1910.⁴⁹ The house remained a single-family home until around 1920, when it appears to have been subdivided into at least three units. Robert Brown's wife Annie and daughter are listed as living in one of the units, with a machinist and stenographer living in the other two.⁵⁰

⁴⁷ Conard and Nash, 4.

⁴⁸ Conard and Nash, 5.

⁴⁹ United States Census Bureau [U.S. Census], Enumeration District 0022 (Washington, DC: U.S. Census, United States Department of Commerce, 1910, accessed via ancestry.com.).

⁵⁰ U.S. Census, District 23, Sheet 1B (1920).

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The Levi and Alma Lowe House, at 821 E. 4th Street, was built as part of the Cooley Addition and, along with 421 Pine Street, remains one of two surviving dwellings built by ca. 1885. This frame dwelling with Late Victorian influence was built in a line of four dwellings on the block, and it is the only one to survive the influx of commercial business on the street. By 1918 the houses on either side had been demolished and the corner house at 803 E. 4th was reoriented as 521 Pine Street. A tin shop, dry cleaners, and store were among the businesses that came and went nearby.⁵¹ Resident Levi Lowe worked at Smith, Litchy and Hillman Grocers. A later resident, Mark Scroggery, an engineer, is listed as living at this house in 1908.

The distinct Italianate, now at 521 Pine Street, belonged to Edward Chapman; it was built ca. 1889 and originally oriented as 803 E. 4th Street. The dwelling currently sits vacant but is a distinguished property within the neighborhood. Edward Chapman was a conductor with ICRR and lived in the house through ca. 1910. In 1907 Chapman reoriented the house to face Pine Street at its current location. *The Daily Courier* writes that a large tenant house was planned to be built next door, but it was never constructed.⁵² L.W. Marker and Mrs. Mary Haywood owned the dwelling ca. 1915, and it was possibly subdivided for a time, as many dwellings were.

South of Walnut Street, the no longer extant Walnut Street Baptist Church was constructed amid the larger exclusive dwellings of Walnut Street. The homes at 515 and 519 E. 3rd Street are representative of those upper class homes (Figures 11 and 12). The F.C. Platt and Herbert M. Reed Houses, at 515 and 519 E 3rd Street, respectively, were built adjacent to each other in 1894. F.C. Platt was a lawyer and chairman of several committees and social groups in Waterloo. The Platt family ran the Commercial National Bank. He was elected Judge of the 10th District in 1910 and later to the City Council. Franklin Platt died in 1924; the family still resided at 515 E 3rd Street. Next door is the Herbert M. Reed House at 519 E 3rd Street. The Reed family lived in this house until 1945, when Robert Reed died. Robert Reed established the Waterloo Chamber of Commerce as well as the Waterloo's Board of Trade and Commercial Club and several other companies in Waterloo.

Around the corner from the Platt and Reed residences, the house at 309 Franklin Street, originally among a row of ca. 1890s homes, was built ca. 1895. Henry Kelly, a carpenter, resided in the house ca. 1900. Shortly after, Rose and Lee Albright owned the house, in 1902. Albright worked as a train dispatcher for ICRR. A grocer, John Mason and his wife, Mattie, moved in by 1905. In the 1920s the dwelling was home to a tailor and had apparently been converted to apartments.

A modest house at 514 E. 2nd Street, now subdivided into two apartments, 514 and 516, was built by ca. 1892. Evidence of the mixture of income and housing types in the district, this house remained a relatively moderate income residence amid the larger homes of Franklin and Walnut Streets. Jas. McCue lived at the house from ca. 1901-1910 while he worked for the ICRR in baggage. The house was subdivided sometime after 1962, when the large second story rear addition was constructed.

Down the street from the brick Italianate at 421 Pine Street was the ca. 1894 Dr. William Small House at 515 Pine Street. Dr. Small resided here before building and moving into his new home next door at 206 Iowa Street in 1909. Newspapers indicate that Small rented 515 Pine Street to boarders. Dr. Small served as president of the Iowa State Medical Society ca. 1916, and he and his wife lived at 206 Iowa Street from 1909 to at least the 1920s.

Workers drawn to the railroad shops and yard resided in high numbers at the north end of the district, some married with families, others single and living in larger boarding and rooming houses nearby. Small businesses were therefore established to serve the growing working population, including grocery stores, saloons, and drugstores. Other manufacturing companies saw opportunity with the railroad industry and influx of workers. The following narrative is excerpted from the 1992 survey of the Walnut Street Historic District and illustrates commercial development prior to ca. 1900.

⁵¹ Sanborn (1918 and 1962).

⁵² "New Houses," *Waterloo Daily Courier [Waterloo Courier]* (March 22, 1907), 6.

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Thomas Cascaden, Sr. started a foundry and machinery shop near the railroad tracks in 1872. He also built a large house several blocks southeast of the foundry on four acres of land east of Fourth at Pine (demolished in 1917 after fifteen years as a rooming house). By 1885 other manufacturers such as Jensen and Salisbury Sash, Door & Blind Factory located near the Cascaden foundry. [By that time, the Illinois Central passenger depot was also present near the railroad shops.] In 1892, the year Illinois Central relocated its passenger depot downtown, a manufacturer of well drilling machinery, Morgan, Kelley and Taneyhill, had taken over the Cascaden foundry. This factory site underwent a major expansion between 1892 and 1897. Owner Taneyhill resided in a large turreted house built at 315 Franklin. This house, which appears on the 1897 Sanborn fire insurance maps, long survived the commercialization of Franklin Street only to be torn down in the late 1980s.⁵³

The Reusch House, 408 Argyle Street, was built ca. 1889. Henry Reusch sold the dwelling to a Geo. Robinson in 1894. George H. Root is cited as living there ca. 1895, followed by Julius Golinvaux in 1901 and the Bender family ca. 1910.

The house at 337 Almond Street was built in 1891 by E.F. Wise. Wise worked as a superintendent for ICRR and later as a bridge inspector. The Wise family resided here until 1935.

No. 424 Almond Street is a rare surviving example of a distinct Identical House. It was built ca. 1892 along with 428 Almond Street. No. 428 was demolished between 1972 and 1994.⁵⁴ Train operator Robert B. Galbraith moved into 424 Almond Street with his wife Belle after their wedding in 1892. The house functioned as a rooming house in 1900, lodging two locomotive firemen. The rooming house was possibly run by D.B. Henderson and later owned by W.W. Holman ca. 1904.

G.S. Wise, a bridge carpenter, owned 502 Almond Street ca. 1900, followed by Maud L. Roote with boarders. Elinor Bennet is cited as the owner ca. 1910 with several roomers. By 1930 the house had been subdivided into a two-family dwelling⁵⁵ and into a three-family dwelling by 1940.⁵⁶ Eventually, the house reverted to a single-family dwelling, as it is today.

The house at 319 Clay Street was built ca. 1898, one of a pair of identical dwellings on the parcel (its twin at 323 Clay Street is no longer extant).⁵⁷ A third dwelling, 327 Clay Street (also no longer extant), shared a portion of the lot at the corner of Saxon and Clay Streets. T.P. McCormick appears to be the earliest resident of the dwelling. Improvements are listed as made to the dwelling in January 1899 by McCormick.⁵⁸ Other residents include a railroad conductor, F.A. Kension, ca. 1900, and Mrs. Joanna Flaherty ca. 1906. Albert and Lone Schnor rented the house ca. 1930. Albert was working as a laborer at a tractor factory.⁵⁹ By 1935 the Merrill family (Flescher and Arid, with daughters Marilyn and Muriel) resided at 319 Clay Street. Flescher worked as a clerk for an oil company and his daughter Marilyn as a stenographer.⁶⁰

Down the street at 218 Clay is the William Stanton House, built in 1899. Stanton was a locomotive engineer for ICRR and owned the house until at least 1906.⁶¹ An engineer James Miller and his family are listed as renting the home ca. 1910, followed by James C. Gorman, a machinist, ca. 1920-1925. Herman Lamp[echt], a tractor factory laborer, had purchased the house by ca. 1930 and resided there with his family.

Accompanying the working families in the north end of the district was a large commercial strip across from the Railroad Shops on E. 4th Street. In 1897 Sanborn maps indicate several convenient stores, including multiple groceries, a drugstore, a barber, a hardware store, a repair shop, a butcher, and a boarding house.⁶²

⁵³ Conard and Nash, 5.

⁵⁴ Nationwide Environmental Title Research [NETR], aerial imagery for Waterloo, Iowa (Tempe, AZ: NETR, various dates, www.historicaerials.com/viewer).

⁵⁵ U.S. Census, District 6, Sheet 24A (1930).

⁵⁶ U.S. Census, District 7-35, Sheet 18B (1940).

⁵⁷ Sanborn (1900), Sheet 5.

⁵⁸ "The Building Total," *Waterloo Courier* (January 5, 1899), 3.

⁵⁹ U.S. Census, District 6, Sheet 28B (1930).

⁶⁰ U.S. Census, District 7-35, Sheet 61-B (1940).

⁶¹ W.H. McCoy, W.H. McCoy's Waterloo City Directory (Keokuk, IA: McCoy directory Co., 1906, https://search.ancestry.com/search/db.aspx?dbid=2469&cj=1&netid=cj&o_xid=0003126607&o_lid=0003126607&o_sch=Affiliate+External).

⁶² Sanborn (1897), Sheet 3.

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1901-1906: Early Industrialization

As businesses and manufacturing companies were establishing themselves in Waterloo, the population soared. Statistics show the population doubled recurrently, from "6,674 in 1890 to 12,580 in 1900 and 26,693 the following decade."⁶³ As a result, developers sought to accommodate the increasing population, and home types began to change. Eight new Double Houses and six new sets of Identical Houses were constructed between 1901 and 1906, all north of Walnut Street, illustrating the growth in middle class families coming to work in the area. Accounts of the arrival of immigrant groups to the area describe the majority of white European settlement as scattered around the city, with a predominantly African-American district just north of the railroad tracks, close to the Walnut Street area. Despite the larger presence of Greek, Croatian, and African-American residents in Waterloo in the early 1900s, the Walnut Street District would not see a racial demographic change in significant numbers until around 1960. The district remained mostly upper middle class and middle class white households through the 1910s, and consistently middle class into the 1940s. Approximately 50 percent of the dwellings built in the district during this period remain extant, including two Double Houses and four Identical Houses (with one complete pair).

Clay Street contains a number of these early 1900s dwellings, including the two Double Houses at 206-208 and 211-213 Clay Street. The Vollenweider/Tollefson Double House, at 206 and 208 Clay Street, was built in 1904. No. 208 was likely owned by Louis Vollenweider in 1905, and No. 206 by T.L. Tollefson ca. 1906. By 1910 Agnes Starr (widowed) was renting No. 208 with her three daughters. At that time Agnes was a seamstress and two of the three daughters worked at local stores.⁶⁴ In 1910 No. 206 was rented by Guy H. Stark, a foreman, and his family.

Across the street, 211 and 213 Clay Street was built by real estate developer C.H. Tondro, also ca. 1904. Tondro bought the lot from A.F. Southwick in East Waterloo for \$600 in 1901.⁶⁵ Harry Boehmler is listed at 211 Clay Street in 1905 and I.D. Collins, Yard Manager at CW Chapman Lumber Co., in 1910 with several roomers. R.H. Lawlor, with Citizens Gas & Electric Co., lived at 213 Clay Street in 1906.⁶⁶ Ira Collins later moved to 337 Argyle Street.

Three other ca. 1900 dwellings remain on Clay Street. The Dunham House, at 229 Clay Street, was built ca. 1900. The earliest known owner is Ashley H. Dunham, Fire Department Chief, in 1906.⁶⁷ The house was later converted to apartments, likely ca. 1920. The Bloeser and Parker families are listed as residents in ca. 1921. By 1930 it appears that P.C. Parker was renting the house with boarders.⁶⁸

No. 326 Clay Street is the Samuel Baum residence, built ca. 1900. Samuel Baum was a machinist and is listed at this residence in ca. 1902. The house was later owned by H.A. Smith, from ca. 1906-1922, followed by a Jack Smith (musician).

No. 429 Clay Street, built ca. 1904, remains extant on the corner of Clay and Dane Streets. This dwelling belonged to a J.A. Dunham, possibly related to Ashley Dunham down the street at 229 Clay Street. By 1920 the dwelling had been converted to three apartment units. Brothers Gilbert and Lloyd Brown each rented a unit with their wives. The third unit was rented by Edward Billings, a brakeman for the railroad.

Iowa Street accounts for seven of the new district dwellings built between 1901 and 1906. North of Almond Street, an area of Iowa Street not included in the district, was also significantly built up at that time. Iowa Street was once a high-density street, with eight sets of Double Houses lining the road, the highest concentration of Double Houses in the vicinity. Today, Iowa Street remains one of the most diluted stretches of homes, with almost entire blocks of houses cleared. Urban Renewal movements in the 1960s may have contributed to the removal of Iowa Street dwellings, at least those considered below standard. Four dwellings, all built ca. 1906, survive in the district today: 214, 311, 417, and 427 Iowa Street.

⁶³ Long, 67.

⁶⁴ U.S. Census, District 20, Sheet 10B, 1910.

⁶⁵ "Real Estate Transfers," *Waterloo Courier* (September 25, 1901), 7.

⁶⁶ McCoy.

⁶⁷ U.S. Census, District 20, Sheet 10B (1910).

⁶⁸ U.S. Census, District 6, Sheet 25B (1930).

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William and Elizabeth Wise rented 214 Iowa Street in 1910. Wise worked as a locomotive engineer.⁶⁹ Occupants listed in 1910-1935 include Alice and Charles Parker (gas company), George Shannon (ICRR), and later the Blasser family. Charles W. Blasser administered a \$1,500 remodeling of the home in 1921.

No. 311 (313) Iowa Street, the Walters house, was built for W.L. Walters.⁷⁰ James Hardy and his wife Mary operated the dwelling as a large boarding house ca. 1910. James and Mary had two teenage boys living at the house along with 11 male roomers.⁷¹ Bertha Millsap is living at this residence in 1921 (the Millsaps worked at the telephone company and the silver manufacturing company). The house was occupied by Hattie Enyart and C.C. Cameron by ca. 1925⁷² and by 1930 was functioning as a boarding/rooming house run by Julia Eagle. Lodgers included a salesman, brakeman, and painter.⁷³

Up the street, C.M. Byerly, a fireman, built 417 Iowa Street. This is an Identical House paired with the no longer extant 415 Iowa Street. Both dwellings replaced an earlier dwelling on the parcel. In 1910 Elmer and Bernice Glaw rented the home. Elmer worked as a shoe salesman. By 1921 the home was owned by the Dunt family; John Dunt worked as a laborer for the railroad.

Nearby, the E.M. Steely House at 427 Iowa Street was built. Steely was a carpenter and railway mechanist and the first resident and owner of the house in 1906. It was later occupied by J.G. Meggison, a boiler inspector, ca. 1921. The extant dwelling replaced an earlier house located on the parcel, also owned by E.M. Steely ca. 1898, which he likely rented out to lodgers.

No. 328 Dane Street, the Crandall/Widener House, was built in 1904 on an empty lot. In 1910 two families are listed as renters, under Fred Widener, railroad repairman, and A.H. Crandall, ICRR conductor. In 1920 a single family, the Monshaws, was renting the house, with several older children in the workforce as a seamstress, stenographer, machinist, and laborer. Oliver Monshaw and his wife Christina were listed as renters through 1930. By 1935 the house was rented by a young family, Fritz and Ella Hinde, he was working as a laborer with a packing company.

As part of the Railroad Addition, two Saxon Street dwellings were constructed ca. 1900. No. 411 Saxon Street was likely built for William Kaumann, who lived there until March 1904, when he sold the house to Mechanist Al Schrader.⁷⁴ In 1910, however, the U.S. Census shows the houses subdivided into two units, with Alfred Schrader renting one unit with his family and the second unit rented by Frederick Schilling and his family. By the 1920s boilermaker James Meggison and his wife Minnie were the only renters of the small house.

The house next door at 415 Saxon Street was first owned by a blacksmith, William Weick. Later, the home was purchased by Henry Kelly, who worked as a carpenter and lived in the house with his family ca. 1910-1928.⁷⁵

From 1901 to 1906, Argyle Street was significantly built up with new homes, particularly on the 300 block between Logan and Clay Streets; however, only two of those early homes remain in the district today. The Rose House/Rose's Barber Supply House, at 401 Argyle Street, was built ca. 1901. It replaced an earlier dwelling on the parcel and has been enlarged in recent years to accommodate several apartment units.⁷⁶ In 1910 through the 1940s, William T. Rose and family owned the home. Rose worked as a barber/laborer, and his sons worked as salesmen for the barber supply business.

The Brown House at 428 Argyle Street was built ca. 1905, identical to its neighbor 430 Argyle Street (no longer extant). These two houses replaced an earlier dwelling on the parcel. In 1910 the home was rented by Halford Brown, with his wife and son and several roomers. In 1915 L.G. Beinert and his wife Florence rented the home after their marriage. He worked for the ICRR. In 1920 Frank Kent and his wife Celia were renting the home with several boarders. By 1930 the dwelling had been purchased by a single family, Ed Thornton, a jewelry repairman, and his wife and son.

⁶⁹ U.S. Census, District 20, Sheet 6B (1910).

⁷⁰ McCoy.

⁷¹ U.S. Census, District 20, Sheet 15A (1910).

⁷² McCoy.

⁷³ U.S. Census, District 6, Sheet 26A (1930).

⁷⁴ "Real Estate Transfers," 4.

⁷⁵ McCoy.

⁷⁶ Sanborn (1900), Sheet 5.

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County and State

Almond Street took on several changes from 1901 to 1906, including a new pair of Identical Houses at 419 and 421 Almond Street. The King House at 419 was built ca. 1904 and was home to Reverend E.D. Hull, followed by G.W. DeWald, the president of the Cedar Valley Cigar Company (ca. 1910). By 1930 John and Cora Allen, an engineer with ICRR, resided at 419 Almond with boarders. The house at 421 Almond Street was demolished at an unknown time. Both dwellings replaced an earlier dwelling on the parcel.⁷⁷

Moving south to Pine Street, gradual construction continued from 1901 to 1906. A new pair of Identical Houses was sandwiched between a ca. 1900 Double House (431 and 433 Pine, no longer extant) and the ca. 1885 Italianate at 421 Pine Street. The pair of Identical Houses, both of which survive today, replaced an earlier dwelling on the parcel. The Kennedy House at 427 Pine Street was built ca. 1904, potentially slightly earlier than its Identical neighbor. The earliest residents of the house are unclear. City directories show the home vacant in 1910 but occupied by Celestia and George Kennedy, a lawyer, ca. 1913-1935. Minnie and John Thee, owners of Meyers and Thee Lumberyard, were likely residents of the earlier house, which was replaced by the extant dwelling. Minnie and John may have built the new dwelling and were the first residents.

Next door, 425 Pine Street, the O'Connor House, was built identical to 427 Pine Street ca. 1904. Carrie and Robert Bell, an ICRR machinist, lived there from 1904 to 1905. The O'Connor family, James and Mary, lived at this house from at least 1916 to 1935.

Little changed along Walnut Street between 1901 and 1906. A single dwelling built ca. 1901 joined the stretch of homes just across from the Walnut Baptist Church. This was the Adams House at 418 Walnut Street, built by Louis Adams (VP Waterloo Saddlery) for \$5,000. Waterloo Saddlery was established in 1895 with L.G. Adams as president and director. The company built a new, four-story factory at 512-514 Lafayette Street (non-extant) on the east side of the river. Around 1928 Mrs. J.F. Balensifer also lived in the house with the Adams family. By 1940 Mrs. Adams continued to own and reside in the home and rented a unit to the Holt family (tractor laborer).

No. 518 E. 2nd Street, the John and Jennie Smith House, was built in 1901 on an empty lot. Jennie and John Smith, a tailor, are listed as residents in 1901, and F.E. Wilson was listed in 1906. In 1920 the home was rented by Frank Wilhelm, a bakery salesman, and Mary Wilhelm. The Wilhelms had purchased the home by 1930.

Three substantial Colonial Revival homes were built on E. Park Avenue at the corner of Walnut Street. These dwellings took the place of a single, earlier dwelling, owned by Mr. and Mrs. E. Croak. The middle dwelling, at 523 E. Park Avenue, is no longer extant. The two surviving homes (521 and 527 E. Park) retain high architectural integrity and represent a higher style of home in the neighborhood, indicating that the house type shift did not filter south of Walnut Street until later.

The Willard Eastman House, 521 E. Park Avenue, was built ca. 1903. Willard Eastman, the president of Willard-Eastman Lumber (later known as Wisona Lumber), likely purchased the lot in East Waterloo from Lilla Alford in 1903 for \$2,800. Wisona Lumber was located north of this home on E. 4th Street. Willard Eastman died in 1908 and the property was left to his wife. By 1910 the home was rented by the Knox family, through the 1920s. In 1930 the home was rented by Mr. and Mrs. Beck along with several lodgers. F.W. Beck worked as an auto mechanic. Other occupations of residents included salesman, clerk, and musician.

The second surviving home is the Tuthill House at 527 E. Park Avenue, built ca. 1904. John Tuthill, a lawyer, built this residence and lived there with his family until ca. 1910, when he sold the property to Mrs. Emogene Edwards.

The change in ownership of the latter two dwellings around 1910 illustrates the slight shift in demographics within the district. The larger, higher-income homes in the southern half of the district begin changing hands from owners to renters and from single-family dwellings to rooming houses and multiple-occupancy homes. Few of these homes survived the common practice of demolition and construction.

⁷⁷ [Black Hawk County](#).

Walnut Street Historic District

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1907-1910: Commercial and Residential Expansion

Development within the district from 1907 to 1910 primarily included construction of sets of Identical houses along Almond and Argyle Streets, and the beginning changes to house types south of Walnut Street. Additions accounted for seven sets of Identical Houses, two of which remain.

The house at 337 Argyle Street was built in ca. 1909 and functioned as a boarding house from its construction through the 1930s. The extant dwelling replaced an earlier dwelling, which was built in 1897 and demolished ca. 1906. The 1910 U.S. Census identifies James and Nettie [B]Lewis as owners and residents of the house. James, a railroad switchman, and Nettie housed several roomers at the dwelling. The home was later rented by Ira D. and Edith Collins, through to 1930, when Edith is listed as owner of the house. Ira worked as the manager of Chapman Lumber Co. yard. In both the 1920s and 1930s, Mrs. Collins boarded teachers at the house.⁷⁸

A pair of Identical Houses at 431 and 437 Argyle Street occupies the corner parcel at Argyle and Iowa Streets. These modest Foursquare variants were built ca. 1909, replacing a single, earlier dwelling on the lot. Magdalena Spies resided at 431 Argyle ca. 1910 with two of her children.⁷⁹ It appears George E. Wright, of Hall-Ekfelt Company, was her neighbor at 437 Argyle in 1909⁸⁰; however, the home was quickly purchased by the Blaser family. Charles and Margaret Blaser owned 437 Argyle from 1910 to 1920, before moving to 214 Iowa Street in 1921. In 1920 Edward, a jeweler/watchmaker, and Sadie Thornton were renting 431 Argyle Street next door, until they purchased the house at 428 Argyle Street just across the street ca. 1930.

Surviving houses on Almond Street include No. 420 and the Identical Houses at Nos. 414 and 416. Around 1907, 414 and 416 Almond Street were built within an entire block of new dwellings, replacing a single, ca. 1890s home.⁸¹ They are of classic Waterloo style and were homes to Mrs. Hattie Fawcett (414) and her son Charles (416).⁸² Hattie had two other children that lived with her. Charles, an engineer, and his wife Ella owned 416 Almond Street ca. 1910. Subsequent owners include a billiard store owner and train conductor.

The Floyd Stanton House, 420 Almond Street, was built ca. 1907, replacing an earlier dwelling built ca. 1890. Floyd Stanton appears to have operated the Corn Belt Business College out of this home ca. 1925. It was run by Mrs. Wm. Koch, daughter of F.L. Stanton, for a period of time. The Stantons had a large family, with eight children living in the house in 1920, and remained owners of the dwelling through the 1940s.

During these few short years there was an increase in medical services within the area. Proximity to the railroad and the large population of laborers likely called for accessible health care options. The first hospital in Waterloo, Emergency Hospital, was established on the west side of the river in 1901, followed shortly after by the Presbyterian Hospital in 1903. A hospital was needed on the east side of Waterloo, and the brick house at 516 Pine Street fulfilled that need ca. 1909. The superintendent of public schools, F.D. Merritt, sold the house to Drs. Joseph and Grace Jerger in 1909, who subsequently opened the home as the Pine Street Hospital.⁸³ Joseph and Grace are reported as living on the ground floor, with the nurse's rooms also on the ground floor, leaving the upstairs to the patient and operating rooms.⁸⁴ The hospital operated in the east side neighborhood for an unknown amount of time, perhaps until Grace and Joseph Jerger left Waterloo ca. 1920 for Chicago. Another indication of the likely closing of the hospital was the construction of Allen Memorial Hospital north of the district ca. 1920. The Allen Memorial Hospital was the largest built in Waterloo at the time and brought with it 70 acres of new residential property, drawing families farther away from downtown. The Pine Street Hospital was eventually converted back into a residence. Later residents, when it was apparently converted into a multi-unit apartment building, include teachers, debt collectors, and actors.

⁷⁸ U.S. Census, District 6, Sheet 28B (1930).

⁷⁹ U.S. Census, District 20, Sheet 12B (1910).

⁸⁰ "The Railways and North End News," *Waterloo Courier* (September 2, 1909), 6.

⁸¹ Sanborn (1910), Sheet 11.

⁸² U.S. Census, District 20, Sheet 5B (1910).

⁸³ McCoy (1908), 226.

⁸⁴ "Once Hospital, Now Home," *Waterloo Courier* (June 24, 1976), 31.

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Several physicians were living in the area when the Pine Street Hospital was in operation. Dr. William Small resided across the street at 515 Pine; he later moved down the street to his large, Shingle-style house at 206 Iowa Street. Dr. Sidney Smith is listed as living across the street from Dr. Small at 211 Iowa Street. The list of medical professionals is joined by John B. Bickley and his sons Cecil and Carl, all physicians, in the early 1900s. Dr. O. Fullerton lived on Lime Street from at least 1906 to ca. 1916, when he built the Fullerton Apartments on Fourth Street and Lime Street; his offices were also located in the building.⁸⁵ Dr. Rubel moved with his family to Waterloo from Waverly in 1906 to form a partnership with Dr. Jerger. They operated out of a building on Lafayette Street, and Rubel resided at 407 Pine Street (no longer extant). Dr. Emma Dawson Parsons resided at 502 Walnut Street with her husband, who worked as a piano salesman, from ca. 1904 to ca. 1921.⁸⁶

The Wilbur House at 520 Pine Street was built ca. 1907. This house was built adjacent to what would become the Pine Street Hospital. It joined the rather sparsely populated block of houses, a section of Pine Street that would remain that way until the construction of three brick duplexes at 500-510 Pine St in 1928. The 1908 McCoy city directory identifies Henry C. Wilbur as the owner of 520 Pine Street. Henry, who worked in the tobacco industry, and his wife Kitty owned the house into the 1940s.

South of Walnut Street, the influx of affluent homeowners and businessmen reflects the growing commercial base and employment opportunities in the area. Conard and Nash describe the many residents of Franklin Street, Walnut Street, and E. Park Avenue leading into 1910, when the first noticeable shift in house type and resident income is seen:

During the two decades from 1890 to 1910, the exclusive streets became the address for George V. Fowler, one of the founders of the Fowler Company wholesale grocery business (515 East Park); George E. Lichty, president of Lichty, Smith and Hillman, the successful wholesale grocer spin-off of the Fowler Company (403 Franklin); Moses Ricker (415 Franklin) and Charles Bratnobar (325 Franklin) of Ricker and Bratnobar Lumber; and Willard Eastman of Eastman Lumber (521 East Park). Around the corner to the north, E.B. Smith, the middle man in Lichty, Smith and Hillman, settled in at 118 Iowa Street. Smith's backyard neighbor was Percy Land (401 Walnut), president of the Union Mill Company, representative of the earliest industry in Waterloo—the water-powered lumber and grist mills along the Cedar River.⁸⁷

As a representation of the changing demographics in the area, it is noteworthy that only one of the dwellings mentioned above remains today. Between ca. 1910 and 1940, demolition and construction would change the face of these blocks drastically. For example, in about 1910 a block of Identical Houses and one large Double House was constructed along the west side of E. 2nd Street, doubling the previous count of homes on the block. These changes would intensify after World War I.

The house at 316 Walnut Street was built in 1909. It appears to have been vacant for several months after its construction before being rented by George McWilliams in October 1910. By 1912 Mrs. Mary Illingworth occupied the house. In 1925, \$1,000 was spent to repair fire damage to the house. Mrs. Illingworth lived in the house until her death in 1952 at age 98. The Illingworth family was one of the pioneer families of Black Hawk County.⁸⁸ Shortly after its construction, 316 Walnut Street was joined by a new Double House (306 and 308 Walnut) and a large brick dwelling on the corner (302 Walnut), all extant today.

A second addition to the changing built landscape was the construction of the extant Walnut Street Baptist Church in 1908 (415 Walnut Street). The church was built on the distinct, triangle-shaped block, replacing the earlier (ca. 1895) church building.

⁸⁵ "Beaten at Cards," *Waterloo Courier* (December 3, 1906), 3.

⁸⁶ Conard and Nash, 11.

⁸⁷ Conard and Nash.

⁸⁸ "Doxey Estate Put at \$49,000," *Waterloo Courier* (June 6, 1947), 12.

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The building committee for the extant 1908, Clinton Shockley-designed Walnut Street Baptist Church reads like a Who's Who of Waterloo. Prompted by an initial match donation by three church members, including George McWilliams, President of Waterloo Skirt and Garment Company (and then-current resident of the brick Italianate house built by Dr. Bickley), the building committee quickly formed and raised the match. The widow of E.B. Smith, of the Smith, Lichty and Hillman wholesale grocery, and H.W. Grout were both on the committee. The present church replaced a frame structure which had been built in 1896 after the congregation purchased the triangle of land between Walnut, Lime, and East Fourth for \$350. This Baptist congregation can also trace its roots back to the early railroad period meetings were held in the "Railroad Mission Chapel in the neighborhood of the L C. Shops." In 1971, the original congregation left the Walnut Street neighborhood for a new building at Ridgeway and Ansborough Avenues.⁸⁹

The construction of the extant church also displaced a large, ca. 1890 dwelling on the block (625 E. 4th St.). The Walnut Baptist Church purchased this dwelling in 1906 from Isabella Evans, who was given a small corner lot at the intersection of Lime Street and E. 4th Street, behind the church, to build a new home. By December 1907 the extant Double House at 627 and 629 E. 4th Street was constructed. Nestled behind the church, the house has since been converted into a four-plex. No. 627 was home to A.J. Joseph, a "famous German Clairvoyant and Psychologist," ca. 1908. No. 629 was home to Mr. and Mrs. German ca. 1909. By 1920 Eva lee Bradley resided in and rented part of 627 E. 4th to an electrician and his wife, while No. 629 was apparently subdivided into two units, with two families renting.⁹⁰ By 1940 the Double House had reverted to two, single-family dwellings. Rudolph and Katy Fisher rented 627 E. 4th. Rudolph was a farm hand and Katy a laundress. No. 629 E. 4th is rented by Josephine Draves, a seamstress, and her children.⁹¹

1911-1922: Housing Boom

Between 1911 and 1922, Walnut Street gained some of the most recognizable dwellings in the district today. The French House, a Double House with high architectural integrity, at 306 and 308 Walnut Street was built for Wallace French ca. 1911. The extant house replaced an earlier dwelling also owned by French, an alderman and dry goods merchant. French appears to have resided at 308 Walnut Street, at least until 1915, while renting 306 Walnut Street. French listed No. 308, a six-bedroom dwelling, for rent in 1915.⁹² In 1911 Sidney Simon moved to 306 Walnut, the "new double house recently remodeled by W.R. French."⁹³ Simon and his brothers, of Simon Bros., owned clothing stores in Waterloo and Chicago (The Palace Clothing Co., Woolfs Clothing). By 1920 E.D. Yahnke, who worked at the drugstore B.W. Schuneman on E. 4th St., was renting 306 Walnut. Yahnke later purchased the home and lived there with his family and several boarders from 1930 through the 1940s.

No. 400 Dane street was built in 1910 at the corner of Dane and Clay Streets. The house was built identical to its neighbor 402 Dane Street (non-extant). Five other dwellings were constructed on Dane Street ca. 1910. A previous dwelling on the parcel was demolished between 1900 and 1906.⁹⁴ Burton Fowler and family were the earliest residents, renting the home from ca. 1910 to 1912. Burton Fowler worked in commercial wholesale. In 1912 a young couple, Andrew and Olinda Hahn, moved into the home after their marriage. Andrew worked for a Howell printing company and Olinda worked for Burch Brothers Store. Olinda's sister lived next door at 402 Dane Street.⁹⁵ Albert Wagner, an auto repairman, and his wife, were renting the house in 1920, followed by Edward Brumble, a clerk at a washing machine factory, and his family. In 1940 John and Marion Harbach were renting the home. John worked as a railroad brakeman.

The McCormick House at 339 Saxon Street was built ca. 1910 for Thomas (railroad engineer) and Hattie McCormick. Thomas died in 1910, and Hattie remained at the home through the 1940s. The extant house replaced a ca. 1890s dwelling on the parcel, which also appears to have been owned by the McCormicks. It is unclear if the construction of the new dwelling occurred before or after Thomas McCormick's death.

⁸⁹ Conard and Nash.

⁹⁰ U.S. Census, District 23, Sheet 16B (1920).

⁹¹ U.S. Census, District 7-34, Sheet 14B (1940).

⁹² "Notice, Sale of Bankrupt Hardware Stock," *Waterloo Courier* (December 15, 1915), 11.

⁹³ *Waterloo Courier* (August 2, 1911), 2.

⁹⁴ Sanborn (1900 and 1906).

⁹⁵ "Pretty Sunday Wedding," *Waterloo Courier* (July 1, 1912), 5.

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Saxon Street experienced the highest amount of demolition in the district from 1911 to 1922. No. 339 Saxon Street was the sole addition to the street during that time. Four dwellings were lost by 1918, with rebuilding on only one parcel.

The Double House at 419 and 421 Saxon Street was built ca. 1910. The building replaced an earlier dwelling on the lot. The earliest residents of the two dwellings is unclear. The Henderson family is cited at 419 Saxon Street in 1914.⁹⁶ David B. Henderson was a locomotive engineer. The Hendersons moved to Saxon Street from High Street. In 1920 both dwellings were owned by their residents. No. 419 was owned by Matilda Schilling, whose son Carl provided for the family working as a clerical master mechanic. Alfred and Anna Schroeder owned No. 421. Alfred was the manager of a shoe store. By ca. 1930, 419 Saxon Street had been subdivided into three units, rented at the time by two painters and a butcher. No. 421 had been subdivided into two units, rented at the time by a barber and factory superintendent.⁹⁷ The dwellings remain subdivided today.

No. 406 Almond Street is among the surviving Identical House examples along the street. Its identical twin, 410 Almond Street, was demolished post-1962. Both dwellings replaced an earlier dwelling on the parcel ca. 1910. No. 406 was first rented by H.E. Weatherwax, of Henderson & Weatherwax, Insurance, and Russell-Lamson Blk and his family through 1920. The Weatherwax family were neighbors to the Tuthills in the early 1910s, followed by Dr. Charlie Shane and family in ca. 1920.⁹⁸ By 1930 Luis Pettis, a tractor factory laborer, and family had taken over the lease at 406 Almond. The house was then purchased by the Thorpe (railroad brakeman) family by 1940.

The Towsley House at 332 Argyle Street was built in 1914 and owned by D.H Towsley ca. 1915.⁹⁹ The extant building replaced an earlier dwelling, likely built ca. 1890. By 1920 the house was purchased by Adam and Ruby Sohner. Adam Sohner worked as a grocery store proprietor and later a salesman. The Sohner family had several lodgers by 1930 into the 1940s, remaining owners of the house.¹⁰⁰

Sisters Ella and Kate Spies built the house at 335 Almond Street as their residence in 1915. The extant dwelling replaced an earlier dwelling on the parcel, which was built ca. 1890.¹⁰¹ The sisters owned the home and worked as ironers at a laundromat. By 1930 the sisters were no longer working, but they remained owners of the home. Ella and Kate were children of Magdalena Spies, who briefly lived at 431 Argyle Street ca. 1910; Ella was living at 431 Argyle with her mother at that time.

In 1916 the Cottage streetcar line of the Waterloo, Cedar Falls and Northern Railroad was extended north on E. 4th Street beyond the Illinois Central repair shops, making the neighborhoods of North Waterloo more convenient and attractive to workers throughout the city. At the same time the Lafayette line was extended farther east into new housing developments. As new streetcar lines opened suburban tracts for development, the next generation of prominent businessmen moved out from the central core neighborhoods of Franklin Street to new developments such as Highland, Prospect Hills, Prospect Place, and Kingbard Hill.¹⁰²

Despite the development pressures along these new lines, the Walnut Street neighborhood continued to grow, with seven new single-family houses constructed after 1916. Many of the houses were constructed by local businessmen and even railroad workers¹⁰³, including T.J. White, who owned the Independent Meat Market;¹⁰⁴ A.E. Lawton, a clerk for the Illinois Central; Edward Hayden, a lawyer; E.L. Rieck, salesman at Standard Battery;¹⁰⁵ and Stephen V. Hayes, salesman at Waterloo Ice Cream.¹⁰⁶

⁹⁶ "Manager Shot at Gallery," *Waterloo Courier* (February 28, 1914), 18.

⁹⁷ U.S. Census, District 6, Sheet 31A (1930).

⁹⁸ U.S. Census, District 23, Sheet 2B (1920).

⁹⁹ "Personal Mention," *Waterloo Courier* (July 21, 1915), 9.

¹⁰⁰ U.S. Census, District 7-34, Sheet 19B and 20A (1940).

¹⁰¹ Sanborn (1906), Sheet 8.

¹⁰² Long, 87-92.

¹⁰³ McCoy.

¹⁰⁴ Independent Meat Market was located at 314 E. 4th Street.

¹⁰⁵ Standard Battery was located at 313-315 W. 5th Street.

¹⁰⁶ Waterloo Ice Cream was located at 418-420 E. 6th Street.

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302 Walnut Street, the Hall House, was built in ca. 1916 on the corner lot next door to 306 and 308 Walnut Street. The house was likely built for Minnie and Claude Hall, a dairy store owner. An earlier dwelling on the parcel was removed for the construction of the ca. 1916 home. Mary and Fred Adams of Adams Paper and Specialties Co. were living here by 1919 until at least 1940. It appears Fred and Mary Adams shared the dwelling with H.P. Estey in ca. 1921 (City Directory). Estey is then removed from the 1925 City Directory.

Development of neighborhood commercial buildings edged south along E. 4th Street with the construction of five commercial buildings in ca. 1916, including a grocery store and delicatessen at 617 and 619 E. 4th Street and a filling station on the corner at 611 E. 4th Street. A restaurant was the first business to occupy 619 E. 4th Street, but it was short-lived. Advertisements for Vangeloff Brothers Grocery and Meats, located at 619 E. 4th Street, began appearing in the *Waterloo Courier* in 1918. Within a year the Barnes Grocery and Meat Market occupied the space, operating at 619 E. 4th from 1919 to 1923, when they moved next door to 621 East 4th St, built ca. 1923 along with 623 E. 4th Street.¹⁰⁷ In May 1916 a delicatessen and milk depot opened at 617 E. 4th Street.¹⁰⁸ In 1924 both spaces were vacant.¹⁰⁹ Within the next year (ca. 1925) Holbrook's White Front Grocery occupied the storefront at 617 E. 4th Street.¹¹⁰ The storefront at 619 E. 4th Street continued to be vacant until 1930, when Holbrook's grocery moved into the space. Jensen's Auto Repair then moved into the space at 617 E. 4th Street.¹¹¹ No. 611 E. 4th Street, formerly the Hawkeye Oil Co. Filling Station, and 613 E. 4th Street were demolished prior to 1962.

The 600 block of E. 4th Street, containing the concentration of the extant local businesses in the district, was accessible to both the northern and southern ends of the district. Additionally, E. 4th Street sat centrally between the Walnut Neighborhood and the neighborhood east of 4th Street, which was cleared in the 1960s for the East High School campus. The multiple grocery stores, auto repair shop, and gas station would likely have formed an in-demand and busy corner. The 600 block buildings were built directly behind the Walnut Street Baptist Church, completely filling the small triangle-shaped block at the corner of Walnut Street, Lime Street and E. 4th Street. To the north, in contrast to the community building and open lots seen today, Lime Street contained several dwellings and a large apartment building (501 Lime Street).

A few years prior to the commercial development on the 600-block of E. 4th Street, P.H. Lynch established a grocery store at 811 E. 4th Street (non-extant) in 1913.¹¹² The grocery continued to operate on 4th Street until around 1924, when it moved to 907 E. 4th Street. Around 1918 F.J. Hacker, former owner of a hardware store at 311 E. 4th Street, established Hackers Sheet Metal and Heating Company at 809 E. 4th Street, three years after his hardware business went bankrupt.¹¹³ Mr. Hacker continued the business into the 1930s. Both Lynch and Hacker lived close to Walnut Street at 119 Irving and 325 Webster, respectively.¹¹⁴ Both buildings at 807 and 811 E. 4th Street were demolished in September 2018. The extant buildings on this block would not be added to the street until ca. 1946.

In 1923 Barnes Grocery moved into a new, two-storefront building at 621 E. 4th Street. Wight's Grocery and Market moved into the new storefront next door at 623 E. 4th Street. (At that time 10 grocery stores were located on E. 4th Street from the 600 block up to the 1700 block.¹¹⁵) Both grocers resided in the immediate area: W.H. Barnes lived at 805 Walnut Street, just south of the area, and Edgar B. Wight lived at 219 Logan Avenue, two blocks west of the district.

While construction of neighborhood businesses began on E. 4th Street, the downtown business district expanded north, encroaching on this well-established residential area. In 1916 the four-story Overland Waterloo Company Building was constructed at the corner of E. 4th and Franklin Streets. Similar developments followed by the early 1920s, with the Hudson-Jones Waterloo Company, another automobile dealership, on the opposite corner. In 1923 the Central Battery and Electric Company constructed a new building at 425 Franklin Avenue. Homes along Franklin Avenue also began to

¹⁰⁷ Advertisement, *Waterloo Courier* (September 27, 1918), 3; Advertisement, *Waterloo Courier* (May 16, 1919), 12.

¹⁰⁸ Advertisement, *Waterloo Courier* (May 25, 1916), 9.

¹⁰⁹ McCoy (1924).

¹¹⁰ Advertisement, *Waterloo Courier* (August 14, 1925), 11.

¹¹¹ McCoy (1930).

¹¹² "Too Late to Classify," *Waterloo Courier* (October 25, 1913), 13.

¹¹³ "Advertisement for Conkey's Fly Knocker," *Waterloo Courier* (July 10, 1914), 10; "Notice—Sale of Bankrupt Hardware Stock," 10; "Manufacturing Advertisement," *Waterloo Courier* (April 20, 1918), 8.

¹¹⁴ McCoy (1921).

¹¹⁵ Advertisement for Butter-Nut Coffee, *Waterloo Courier* (December 7, 1923), 17.

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be re-purposed as businesses, such as the O'Keefe & Towne Funeral Home at 415 Franklin Avenue.¹¹⁶ Unlike businesses on E. 4th Street, which served the immediate area, the auto-related businesses were constructed as part of the downtown, catering to customers throughout the city.

1923-1930: Changes in Housing Density

While the construction of local-area groceries and other businesses along 4th Street changed the face of the neighborhood, the neighborhood also changed toward higher-density housing following World War I. The construction of the Walnut Court Apartment building in 1923, followed a year later by three Bungalow duplexes at 500-510 Pine Street, are considered important markers of this time. Construction of these buildings was a hallmark of the increasing and as yet unmet need for apartments in the area, which had been gradually growing since ca. 1910. At least six other new multi-family dwellings were constructed along with the Walnut Court Apartments, and a few of the older dwellings, such as the Fred W. Robinson house at 715 E. 4th Street, known as the Fullerton Apartments (non-extant) in 1916, had already been turned into apartments. The shift from single-family homes to apartments after the war is clearly evident in city directory listings from 1925 to 1935. Most dwellings remained single-family until the mid-1920s, when large residences and particularly Double Houses began to be divided into apartments. The Double House at 431-433 Pine Street (non-extant) was merged into one address, 433 Pine Street, and divided into seven apartments between 1928 and 1935.¹¹⁷ Nearly all of the dwellings divided into more than four apartments by 1935 are no longer extant. In contrast, Double Houses at 206-208 and 211-213 Clay Street remained single-family dwellings until at least the mid-1930s. Two churches were also constructed in the early 1920s, further signaling the growth of the neighborhood.

The driving force in the need for apartments was simply the result of prosperous industrialization and the increasing working population. An increase in employed, unmarried men and women contributed significantly to the conversion of single-family homes to subdivided units. Barbara Long quotes a description of Waterloo in 1930 as "a workingman's town with business largely dependent on the weekly pay checks."¹¹⁸ The following narrative from the 1992 survey of the Walnut Street Historic District describes the employment trends of men and women in the Walnut Street Area from ca. 1900 to 1930.

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

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

Most of the area's working women were employed in service and retail jobs — stenographer and sales clerk, for example — with a focus toward the downtown. However, quite a large number worked in teaching and health-care positions, indicating a higher level of training and professional status. Many teachers, a school principal, a number of nurses, two women physicians, and a pastor of a church live in the Walnut Street Area. No women living on East Park Avenue worked outside the home. With the exception of live-in domestics, women living on Walnut, Franklin, or the southern end of Iowa did not work either, at least not in the early years of the period studied.¹¹⁹

¹¹⁶ McCoy (1921).

¹¹⁷ McCoy (1928, 1935).

¹¹⁸ Long, p. 60.

¹¹⁹ Conard and Nash, 6-7.

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In conjunction with the changing density of the neighborhood, demographics continued to shift. Big players in industrial growth in ca. 1920, including Deere and Company and expansions associated with the Illinois Central Railroad, encouraged continued population growth with great diversity. Between 1910 and 1925, Waterloo's African-American population "rose from 24 to over 1,000."¹²⁰ This rise in population was due to the Great Migration, which refers to the migration of African-Americans from the south to the north in the early twentieth century, in which Waterloo was a driving force. African-Americans were given free transport on the ICRR north and offered jobs, not aware that they were strikebreakers.¹²¹ Those arriving were set to take the jobs of the predominantly white workforce currently on strike at the railroad. Despite the high hostility toward them as a result, a reported 35 percent of African-American residents in Waterloo were employed by the Illinois Central Railroad by 1915, and around 40 percent employed at Deere and Company in 1920, providing African-American families the means to settle in Waterloo.¹²² African-American families are first listed as residents within the Walnut Street District, in small numbers, in 1920 (on Saxon, Argyle, and Almond Streets).¹²³ At that time a predominantly African-American neighborhood was located east of the train station¹²⁴ and known then as "Smokey Row."¹²⁵ Restrictive real estate practices would maintain this segregation into the 1950s. It would not be until ca. 1960 that a larger shift in racial demographics came to the Walnut Street Historic District. For the next three decades, 1920-1940, the district was a largely middle class neighborhood accommodating a larger population in the newly built and converted multi-family housing options.

A significant milestone of the changing density of the neighborhood, the Walnut Court Apartments building was constructed in 1923. Designed by Mortimer B. Cleveland, Walnut Court Apartments was first conceived in 1919 by "a group of representative citizens [who] saw the need of a high class, modern apartment building in the east section of the city."¹²⁶ The Walnut Realty Company was formed in February 1920 with a board of directors that included H.B. Lichty, L.E. Fowler, J.W. Arbuckle, and Mortimer Cleveland, among others, with Fred D. Adams as president. Land was purchased from B.J. Howrey in 1920, and in October 1922 construction contracts were awarded to Hugo Evers of Minneapolis, Minnesota, as general contractor and the Waterloo firm of Ryneerson & Koch for the heating. Its construction displaced an 1882 mansion built by Dr. John. G. Bickley (later demolished).¹²⁷ The total investment in the building was expected to be \$400,000. The 104 apartments varied in size from one room to six rooms. Construction began in October 1922. By March 1923 the concrete slabs for three floors were complete. Two 9-ton boilers for the heating system were moved by teams of 10 horses each.¹²⁸ By November 1923 completed and furnished model apartments on the second floor were being shown to prospective renters.¹²⁹ The building was formally completed on December 20, 1923 (Figure 13).¹³⁰

On a smaller scale, local builder/real estate developer O.C. McClinton erected three identical brick duplexes, known as the O.C. McClinton Duplexes (500-502, 504-506, and 508-510 Pine Street) in 1928, at a cost of \$5,000 each. McClinton is credited with almost 50 homes built in Waterloo by 1929, three of which were these brick duplexes. It is reported that McClinton resided at No. 510 (514) with his family in 1929. Also, at that time he was building the no longer extant Lodema Apartments at 222 Walnut Street, named after his wife. McClinton also served as one of the "original park commissioners" in Waterloo for some time.¹³¹ Other residents of these duplexes in the 1930s included an advertising manager, barber, conductor, and engineer. By the 1940s residents included a fruit wholesaler, sales manager, and dairy driver.

¹²⁰ Thomason & Associates Preservation Planners, *Waterloo Historic Preservation Plan* (Nashville, TN: 2006), 27.

¹²¹ "Migration," *The Courier* (February 1, 2011), A12.

¹²² Long (1986), p. 72.

¹²³ U.S. Census, District 23, Sheet 5B (1920).

¹²⁴ Long, 73. "Smokey Row" was the term given to the predominantly African-American neighborhood along the north edge of the Illinois Central Railroad tracks, bounded by Mobile Street and Sumner or Cottage Street, forming a triangle.

¹²⁵ *Waterloo Historic Preservation Plan, Waterloo, Iowa*, 27.

¹²⁶ "Building Having 104 Apartments To Go Up At Once," *Waterloo Courier* (October 19, 1922), 1.

¹²⁷ "District Neighborhood already lost many landmark buildings," *Waterloo Courier* (November 23, 2014), A3.

¹²⁸ "Nine-Ton Boilers to Heat New Apartments," *Waterloo Courier* (March 2, 1923), 13.

¹²⁹ Advertisement for Model Apartments, *Waterloo Courier* (November 5, 1923), 5.

¹³⁰ "Walnut Apartments Completed; Formal Opening for Public," *Waterloo Courier* (December 20, 1923), 3.

¹³¹ "Eight Homes to Have many Novel Luxury Features," *Waterloo Courier* (May 11, 1929), 15.

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Nos. 418 and 422 Saxon Street are a pair of identical bungalows, built in 1923.¹³² Both dwellings took the place of an earlier dwelling, which was then relocated to the rear of the parcel (420 Saxon Street).¹³³ No. 420 Saxon Street was demolished ca. 1963.¹³⁴ No. 418 Saxon Street was first rented by Elmer L. Rieck, who worked in sales at Standard Battery located on 5th Street. Stephen and Christine Hayes lived next door at 422 Saxon; Stephen worked as an ice cream salesman. By 1930 Harry Wardlow, a railroad fireman, was renting the home with his wife and young son. The Lynch family lived next door at 422 Saxon Street; William Lynch worked as a traveling beer salesman.¹³⁵ By 1935 Donald and Laurine Rose rented 418 Saxon Street, while Donald worked for the Packing Company. Next door, Ralph and Nellie Pitts resided at 422 Saxon Street; Ralph worked for the railroad.¹³⁶

H.P. Esty, an engineer for ICRR, built the house at 411 Argyle Street for \$3,000 in 1927.¹³⁷ The lot appears to have been empty when construction began; an earlier dwelling on the parcel has been demolished by 1918. The house was built for Alfred E. Lawton, an ICRR clerk.¹³⁸ By 1935 William and Clara Reddington had purchased the home. William worked as a compositor for the newspaper.

Empty lots on Almond Street were also filled in with new dwellings. The W.W. Stark House at 411 Almond Street was built in 1919, nestled between 409 and 415 Almond Street. William Stark was an engineer for ICRR and owned the dwelling from 1919 to ca. 1940.¹³⁹ Prior to the construction of this home, William and Jennie Stark lived nearby at 409 Almond Street, while William worked as a retail salesman for a local grocery.¹⁴⁰ By 1940 William's son Fon owned the home and resided there with his family.

The T.J. White House, 327 Almond Street, was built in 1929 on an empty lot at a cost of \$4,000. A previous dwelling, built on this parcel in ca. 1895, the residence of Chas. L. Stubbs, a physician and surgeon, was demolished by ca. 1918. The extant dwelling was home to Thomas J. White, an insurance salesman, in ca. 1930. By 1940, Thomas was working as a clerk at a local grocery store.

In 1921 a pair of Identical Houses, 217 and 219 Clay Street, replaced a single dwelling on the parcel.¹⁴¹ No. 219 Clay street is no longer extant. A building permit was issued to Harry P. Estey for \$5,000 to build the house at 217 Clay Street. The dwelling was listed as vacant in 1921 and then occupied by Estey from ca. 1925 to ca. 1940 (Estey is listed as a lodger at 217 Clay in 1940 at age 77).¹⁴²

In 1922 the house at 303 Franklin Street was a welcome addition to the neighborhood, reminiscent of the area's earlier years. The new dwelling joined a long row of family dwellings on the street. The Mortimer B. Cleveland-designed house was constructed on a corner lot by contractor Andrew Striegel for Mary and Edward McCoy, a lawyer, at a cost of \$9,000.¹⁴³ The extant house replaced an earlier dwelling on the parcel, which was built ca. 1890 and housed craftsmen (carpenter, shoemaker, etc.). By 1930 the home was valued at \$20,000. The McCoy's resided at 303 Franklin through the 1950s.

¹³² "Real Estate—For Sale or Rent—Two," *Waterloo Courier* (November 22, 1923), 19.

¹³³ Sanborn (1918), Sheet 14.

¹³⁴ NETR.

¹³⁵ U.S. Census, District 25, Sheet 29B (1930).

¹³⁶ U.S. Census, District 7-35, Sheet 24B (1940).

¹³⁷ "City in Brief," *Waterloo Courier* (April 10, 1926), 4.

¹³⁸ McCoy (1927).

¹³⁹ Illinois Central Railroad.

¹⁴⁰ U.S. Census, District 20, Sheet 15B (1910).

¹⁴¹ Sanborn (1918 and 1962), Sheet 14

¹⁴² U.S. Census, District 7-34, Sheet 20A (1940).

¹⁴³ "\$9,000 Residence at 303 Franklin Begun," *Waterloo Courier* (June 26, 1922), 3.

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In 1922 the First Presbyterian Church at 505 Franklin Street was constructed on the site of an earlier dwelling. The dwelling had been owned by church members Charles and Margaret Balliet. Balliet wore many hats, as a jeweler, president of the First National Bank, president of the Waterloo Saddlery Company, and an officer of the Smith, Lichty and Hillman wholesale grocery concern.¹⁴⁴ The church was designed by Clinton P. Shockley to house the growing congregation; it was the fourth church built for the congregation in Waterloo. This church building was constructed among several other additions to the area. The Sanborn map of 1962 showing Franklin Street shows the church surrounded by automobile service centers and sales lots, all of which were constructed between 1918 and 1962 and replaced previous dwellings along the street.¹⁴⁵

1931-1968: Postwar and Urban Renewal

Because of the huge boost in industrialization in Waterloo from ca. 1880 to 1920 (the number of factories grew from 28 to 144 by 1944), the economy thrived to its fullest extent and was only temporarily hurt by the national financial depressions of the 1920s and 1930s.¹⁴⁶ Along with the Illinois Central Railroad, the Rath Packing Company and the John Deere Company are hallmarks of the industrial history of Waterloo. Rath Packing opened in Waterloo in 1881, and the John Deere tractor factory was established later in 1918. Both have had significant impact on the history of Waterloo as a whole as well as the development patterns seen within the Walnut Street District. They were both consistent employers of Walnut Street area residents through the 1960s, reaching the two highest counts of employment in Waterloo around World War II. Deere employed nearly 6,400 in 1947, and Rath Packing about 5,000.¹⁴⁷ The workers at Rath Packing unionized in 1942, known as Local 46 of the United Packinghouse Workers of America (UPWA). A 73-day worker strike in 1948 appears to be recognized as a marker to the start of a decade of union demonstrations and anti-discrimination efforts leading up to the decline of Rath Packing in the early 1960s and the subsequent economic decline of Waterloo.¹⁴⁸ Fewer jobs, rising racial tensions, and common postwar housing trends, such as the relocation of businesses to the suburbs, the rise of suburban neighborhoods, and the subsequent decline of owner-occupied homes in the inner city, were prevalent in the Walnut Street District. Suburban flight occurred on a small scale as families moved out of the neighborhood, lured by suburban communities. A redline map, likely from ca. 1948 (Figure 14)¹⁴⁹, shows the entire Walnut Street District shaded red, identifying the area as "risky" for property investment and may have contributed to the decline in resident income and the changing racial demographics of the district. The African-American population in the Walnut District had increased from approximately 11 percent in 1950 to 25 percent in 1960. The immigrant population in the Walnut District is counted at 14 percent in 1960, the majority immigrating from Germany (40 percent) and England (11 percent). The median income of all Walnut area families is reported around \$5,000, the second lowest within the city ca. 1960. Approximately 67 percent of the Walnut area residents had an annual income of \$6,000 or less. Twenty-two percent of families earned between \$6,000 and \$9,000, with the remaining 11 percent earning an annual income of \$9,000 to \$25,000.¹⁵⁰

The current appearance of the district, characterized by numerous vacant lots, cleared areas of green space, and a sense of isolation from the surrounding east side, can be attributed, in part, to two Urban Renewal projects from the mid-1960s, the relocation of U.S. Route 63 (East Mullan Avenue), and the Logan Avenue Renewal Project.

In ca. 1965 the Iowa Highway Commission proposed the relocation and widening of U.S. Route 63 at a cost of \$650,000. The project was estimated to take five years to complete and required the removal of several dwellings within the Walnut Street District between Logan Avenue and Clay Street. By the end of construction, approximately 18 dwellings had been removed within the 300 block of Dane, Saxon, and Argyle Streets. The highway cut through the city blocks and effectively closed off the west side of the neighborhood from its broader setting.

Titled the Logan Avenue Urban Renewal Project, active in ca. 1965, the Waterloo Urban Renewal Board sought to revitalize the area bounded by Fourth Street, Logan Avenue, and Newell and Almond Streets in the northwestern corner of the Walnut Street District. That project area extended into the neighborhood north of the railroad tracks. The project

¹⁴⁴ Conard and Nash.

¹⁴⁵ Sanborn (1962), Sheet 16.

¹⁴⁶ Long, p. 67.

¹⁴⁷ Long, p. 108.

¹⁴⁸ "Restore Order at Rath Plant," *Waterloo Daily Courier* (May 20, 1948), 1.

¹⁴⁹ City Map of Waterloo Iowa, Courtesy of Waterloo Chamber of Commerce, Hotel Russell-Lanson (Des Moines, IA: provided by Iowa State Historic Preservation Office).

¹⁵⁰ U.S. Censuses of Population and Housing: 1960. Final Report PHC (1)-168 (Waterloo, IA: Census Tracts).

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provided newly paved streets, installation of sidewalks with sewers, a new park, and several new homes. Prior to the new development, the *Courier* reports that "lots were cleared when homes were substandard, or the lots were considered too small to properly hold a house."¹⁵¹ Empty lots were sold to buyers planning to build, and often lots were divided to provide for larger yards. Numerous garages were built around that time, and exterior alterations in siding and roof materials increased. The Logan Avenue project was deemed a great success in the revitalization of the neighborhood; however, some may argue that that success today is not as substantial. Its overall success may have been lessened by riots in the area in 1967 and 1968. Tensions sparked at the nearby East High School reportedly resulted in the burning of businesses along East 4th Street.¹⁵² In ca. 1970 another urban renewal project cleared the land surrounding East High School, removing over 100 homes from the streets directly east of the Walnut Street District.¹⁵³ Prior to these projects, construction of modest homes continued, mostly in the northern end of the district, and single-family homes continued to be subdivided into apartment units.

The house at 332 Saxon Street was built in 1934. A previous dwelling on the lot had been demolished by 1918, leaving the parcel empty for several years prior to the construction of the extant dwelling. In addition, two homes west of 332 Saxon Street were removed to make space for the relocation of U.S. Route 63.

No. 331 Argyle, built in 1932, was similarly affected by U.S. Route 63. The house was built on an empty lot adjacent to a large Colonial Revival at 337 Argyle and a pair of identical Bungalows (no longer extant). In the 1940s the dwelling was owned by Arthur and Lorna Roeder. Arthur worked in the metal manufacturing industry, and his daughter, who lived in the house, worked as a stenographer.¹⁵⁴

The mirrored dwellings at 312 and 314 Clay Street were built in 1936, replacing an earlier dwelling at the site. They are modest additions to the neighborhood, in keeping with the typical patterns of Identical and Double House construction.

At 512 Almond Street a ca. 1890s dwelling was removed and the masonry commercial building constructed in 1953. First functioning as the Locker Plant, the building currently retains its original function as the Waterloo Locker Service.

The commercial building at 829 E. 4th Street was constructed in 1946. A dwelling set back from the corner was located there in 1918 and removed by the construction of the extant building. Once a block of four likely distinct dwellings, it gradually transitioned to a predominantly commercial block from ca. 1906 to ca. 1918. In 1959 Chucksters Restaurant was built at the corner of Pine and E. 4th St. The lot was empty upon construction, but prior to ca. 1910 was the location of the large dwelling at 803 E 4th Street, reoriented to 521 Pine Street.

The National Food Store building, 715 E. 4th Street, was constructed in 1954 and took the place of a large, two-story dwelling and an auto repair shop or garage. In 2007 the Harvest Vineyard Church purchased the building from the Boys and Girls Club organization and made minor alterations to the exterior with replacement windows.

Situated east of the Walnut Court Apartments, between the apartments and the Walnut Baptist Church, is the current Boys and Girls Club building at 515 Lime Street, which was built in 1954. The building was first home to the Walnut Street Baptist Sunday School and has undergone several periods of renovation and alterations through 1997, most notably two large additions to the rear of the main block.

Saxon Street, in particular, experienced significant reorganization of homes through the 1970s. The house at 416 Saxon Street appears to be of early 1920s construction but is not shown on aerial photography at its existing location until ca. 1975.¹⁵⁵ No. 408 Saxon Street, which is consistently dated to 1931, is not shown in its current location until ca. 1972. Nos. 416 and 408 Saxon Street took the place of two earlier dwellings (408 and 414 Saxon Street).

Similarly, the house at 426 Saxon Street was likely constructed ca. 1920 and relocated to Saxon Street ca. 1972, taking the place of two previous dwellings (424 and 426 Saxon Street). City Council proceedings record the sale of the parcel to

¹⁵¹ "Urban Renewal Area Begins to Shine," *Waterloo Courier* (September 12, 1965), 4.

¹⁵² Conard and Nash, 11.

¹⁵³ "HUD Contract for East High Campus is Received," 3.

¹⁵⁴ U.S. Census, District 7-35, Sheet 25A (1940).

¹⁵⁵ NETR.

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George W. and Gladys Epps in 1972. The parcel was identified within the Logan Avenue Urban Renewal Area.¹⁵⁶ Interestingly, it appears that Mr. Epps was relocated, just a few years earlier in 1970, after being displaced during the East High School Campus expansion project, known as the Open Spaces Project. Epps was relocated from High Street to Lincoln Street, northwest of the Walnut neighborhood.¹⁵⁷ Urban Renewal projects in Waterloo are cited as having often benefited the relocated families, as they are given moving expenses and replacement housing payments. It is possible that Mr. Epps was able to use relocation payments to aid in purchasing the lot on Saxon Street.

It also appears that the house at 429 Saxon Street was built ca. 1975 after the land was purchased by LuVerne L. and James L. Reicherts in 1974 for \$950.¹⁵⁸ Luverne worked as a service station operator. It is unclear if the original, ca. 1900 dwelling was still standing on the parcel at that time.

The Ranch at 427 Argyle Street was built ca. 1975. Prior to its construction, the large lot sat vacant for several years after the removal of four dwellings (413, 415, 421, and 425 Argyle Street) ca. 1965. The split-level Ranch at 420 Argyle Street was built in 1981 across the street from its Ranch-style counterpart, the only two of their kind within the district.

Architects

Clinton P. Shockley and Mortimer B. Cleveland

The quoted narratives below are taken from brief biographies of both architects¹⁵⁹, who were involved in the design and renovation of district buildings.

Cleveland, Mortimer B. Cleveland is rightly and strongly associated with the fine east side residential district of Highland. Between 1909 and 1926 he designed thirty-nine houses there as well as the streetcar station and entrance pillars for it. Many of the Highland homes, and others he designed in Waterloo and Charles City, were good examples of popular styles of the day, especially the Colonial Revival and, to a lesser extent, Prairie School.

Cleveland's practice was primarily residential, with the bulk of his work coinciding with construction in Highland. But he also designed many schools for the east side school district, including East High. In later years he received commissions for a number of telephone exchange buildings. Other major projects were the later YMCA and YWCA buildings. Cleveland's first major nonresidential work, First National Bank, was undertaken in association with Chicago architect Joseph C. Llewellyn in 1910.

Cleveland's father's business connections—he was a salesman with the Fowler wholesale grocery business—opened the door for the son's architectural career. But he clearly commanded the best educational credentials among Waterloo architects. He received bachelor's and master's degrees in architecture from the University of Illinois. And he was president of the school's 75-member Architectural Club in 1907. An early member of the Iowa Chapter of the American Institute of Architects and later its president, Cleveland was the twentieth registrant with the Iowa Board of Architectural Examiners in 1927. Cleveland practiced his craft until 1969, when he was 86 years old. His son Rhodes practiced with him.

Shockley, Clinton Philip. Death at age 47 ended a promising career for Clinton Shockley. By 1927, the year he died, he had carved out a successful niche, designing important east side buildings. Shockley designed the towering Black's Building in 1914. He also designed homes for the upper middle class in Waterloo, in Highland, and on Leland Street and Logan Avenue. Shockley was responsible for a collection of buildings facing Lincoln Park, the heart of the downtown east side. There was Hansen's Overland Automobile building (now a television station), the Waterloo, Cedar Falls & Northern terminal and office building, the First Presbyterian Church, and the Elks Club. The latter was especially well received. Mortimer Cleveland called it "as fine Renaissance [sic] as I know of." Another local architect, Glen Ralston, noted that Shockley did "some beautiful buildings," especially the Elks Club.

¹⁵⁶ "Council Proceedings." *Waterloo Courier*, (February 15, 1972), p.21.

¹⁵⁷ "More to Relocation of Families from Open Spaces Than Moving." *Waterloo Courier* (July 12, 1970), 20.

¹⁵⁸ "Notice of Public Hearing..." *Waterloo Courier* (April 18, 1974), 32.

¹⁵⁹ Long, 183-187.

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Church design was something of a specialty for Shockley. His commissions stretched as far as Des Moines, where he designed the Cottage Grove Presbyterian Church. He may have designed churches in Ottumwa and West Union as well. One of Shockley's most interesting churches is the Walnut Street Baptist Church in Waterloo.

Born in Vinton, Iowa, in 1880, Shockley received his architectural training from the Armour Institute in Chicago. By 1904 he was in Waterloo where he worked as a draftsman for Murphy & Ralston. (John G. Ralston also came from Vinton.) By 1908, however, Shockley had set out on his own. Between 1912 and 1921 his practice was of sufficient size to require employment of at least one draftsman, Harry P. Hansen. In the late teens and twenties, Shockley was a member of the Iowa Chapter of the American Institute of Architects. He died the same year that Iowa instituted a Board of Architectural Examiners and registration for architects.¹⁶⁰

Archaeological Assessment

An archaeological assessment within or beyond the historic district was not administered as part of this NRHP Nomination. Given the proximity of this district to the right bank of the Cedar River, any future development immediately adjacent to this resource should include an archaeological assessment to assess the potential for any prehistoric or historic archaeological remains.

¹⁶⁰ Long, 183-187.

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- . "Council Proceedings." February 15, 1972:21.
- . "Notice of Public Hearing..." April 18, 1974:32.

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- _____. "Once Hospital, Now Home," June 24, 1976:31.
_____. "The Building Total." January 5, 1989:3.
_____. "District Neighborhood already lost many landmark buildings." November 23, 2014:A3.

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 # _____
_____. recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
_____. Other State Agency
_____. Federal Agency
_____. Local Government
_____. University
_____. Other
_____. Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 30.30 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

UTM Coordinates

Pt	Zone	Northing (m)	Easting (m)
1	15	4706352	554503
2	15	4706301	554657
3	15	4706021	554815
4	15	4705604	554770
5	15	4705807	554536
6	15	4706048	554463

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Walnut Street Historic District is shown as a dashed line on the accompanying map (Figure 15) and is generally bounded by Franklin Street to the south, East 4th Street to the east, Dane Street to the north, and East Mullan Avenue to the west in Waterloo, Iowa. The total area is 30.30 acres.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary includes buildings on Almond, Argyle, Clay, Dane, E. 4th, Franklin, Iowa, Lime, Pine, Saxon, and Walnut Streets that have moderate to high degrees of integrity and that represent the historic contexts outlined above.

11. Form Prepared By

name/title Camilla McDonald and Kate Umlauf date August 1, 2019
organization Louis Berger telephone 816.559.3815
street & number 1600 Baltimore Avenue, Suite 100 email Camilla.mcdonald@wsp.com
city or town Kansas City state MO zip code 64108

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map (Figure 4). Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: Walnut Street Historic District
City or Vicinity: Waterloo
County: Black Hawk **State:** Iowa
Photographer: Camilla McDonald, Emily Lenhausen, and John Dornoff
Date Photographed: December 2017 and February 2019

Description of Photograph(s) and number:

All digital images labeled as follows: IA_BlackHawkCounty_WalnutStreetHD#.tif
The key to photographs is provided in Figures 16a-b.

0001. View of South Side of Walnut Street Between E. 2nd and E. 3rd Streets, Facing West
0002. View of West Side of E. 4th Street Between Lime and Walnut Streets, Facing Southwest
0003. View of Iowa Street and Pine Street Intersection, Facing Southeast

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- 0004. View of Almond Street and Clay Street Intersection, Facing Northwest
- 0005. View of 505 Franklin Street, Facing Northeast
- 0006. View of 527 E. Park Avenue, Facing Northwest
- 0007. View of 633 Walnut Street, Facing East
- 0008. View of 519 E. 3rd Street, Facing Northwest
- 0009. View of 315 Walnut Street, Facing North
- 0010. View of 306-308 Walnut Street, Facing West
- 0011. View of 302 Walnut Street, Facing West
- 0012. View 500-502 Pine Street, Facing South
- 0013. View of 516 Pine Street (Pine Street Hospital), Facing South
- 0014. View of 521 Pine Street, Facing Northwest
- 0015. View of 206 Iowa Street, Facing East by Northeast
- 0016. View of 411 Almond Street, Facing North by Northwest
- 0017. View of 327 Almond Street, Facing North by Northwest
- 0018. View of 206-208 Clay Street, Facing Northeast
- 0019. View of 217 Clay Street, Facing West by Northwest
- 0020. View of 337 Argyle Street, Facing Northwest
- 0021. View of 422 Saxon Street, Facing South by Southwest
- 0022. View of 328 Dane Street, Facing Southwest
- 0023. View of 418 Walnut Street, Facing West
- 0024. View of 303 Franklin Street, Facing North
- 0025. View of 421-427 Pine Street, Facing Northeast
- 0026. View of 214 Iowa Street Facing Northeast
- 0027. View of 427-417 Iowa Street Facing Southwest
- 0028. View of 420-428 Argyle Street Facing Southwest
- 0029. View of 431 and 437 Argyle Street Facing Northwest
- 0030. View of 311 Iowa Street Facing Northwest
- 0031. View of 401-411 Argyle Street Facing Northeast

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- 0032. View of 218 Clay Street Facing Southeast
- 0033. View of 229 Argyle Street Facing Southwest
- 0034. View 337 Clay Street Facing Southwest
- 0035. View of 411-429 Saxon Street Facing Northeast
- 0036. View of 312 and 314 Clay Street Facing Southeast
- 0037. View of 339 Clay Street Facing Southwest
- 0038. View of 400 Dane Street Facing Southeast

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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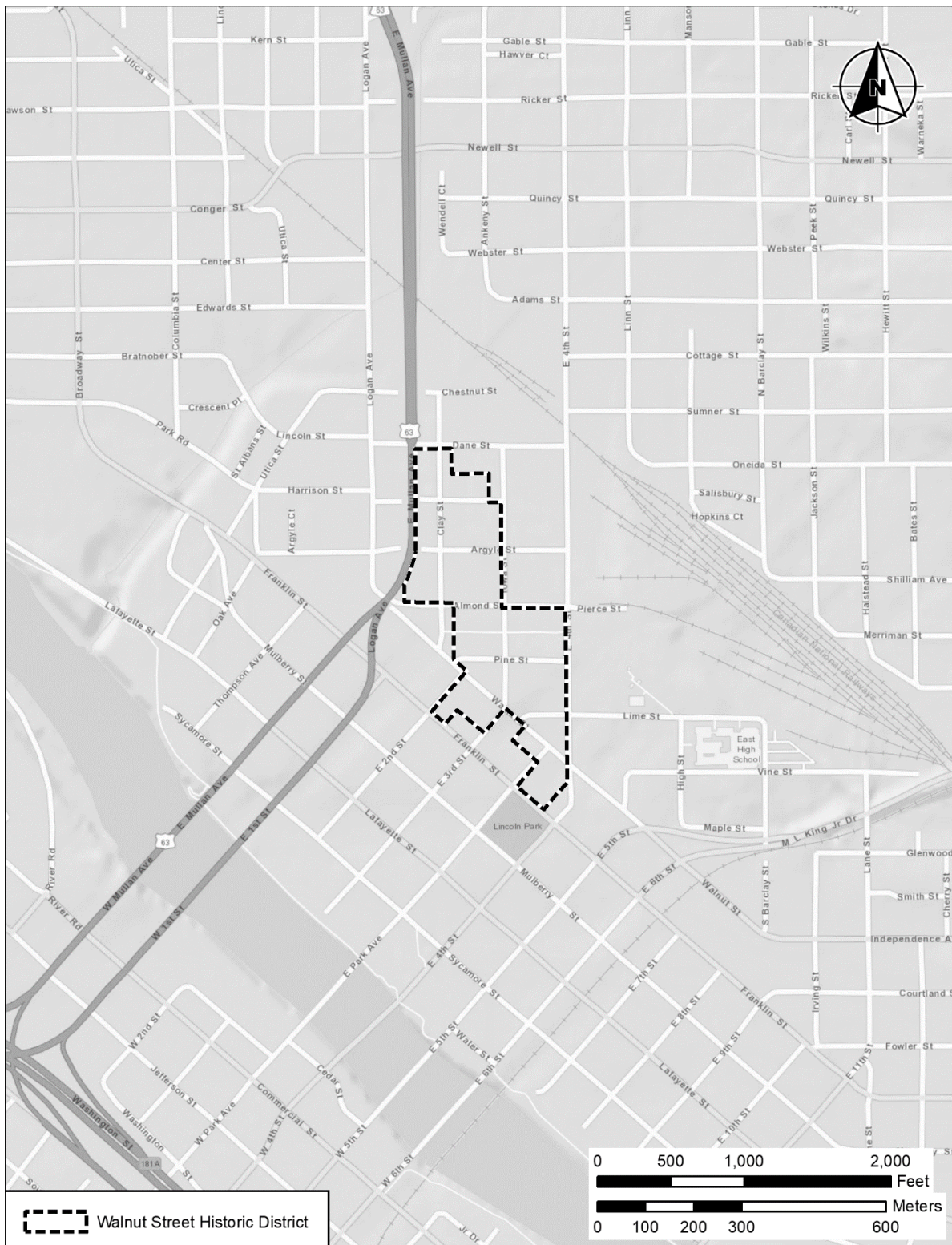


FIGURE 1: Location of Walnut Avenue Historic District

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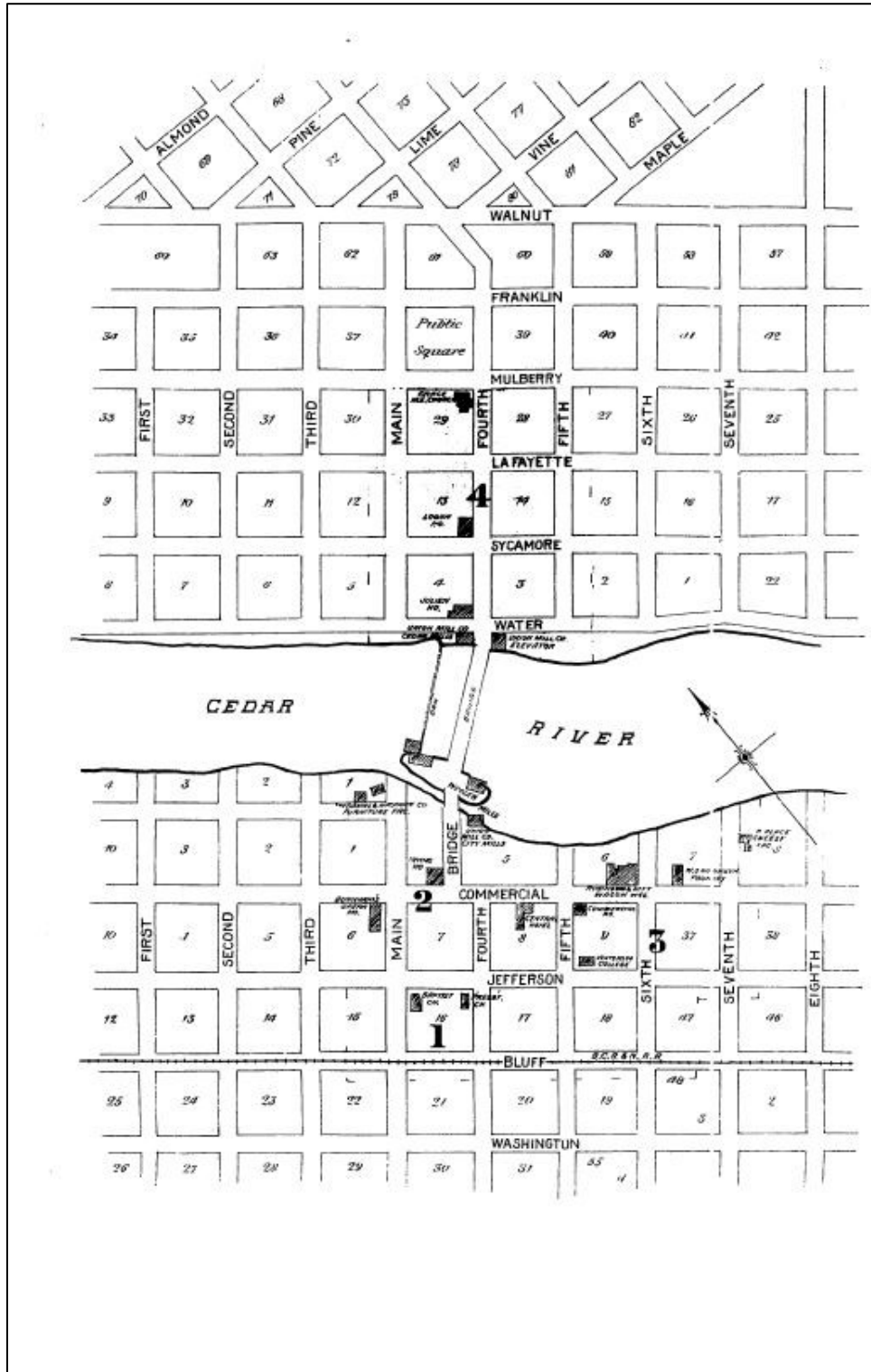


FIGURE 2: Sanborn Fire Insurance Map Index of Waterloo, Iowa, ca. 1885

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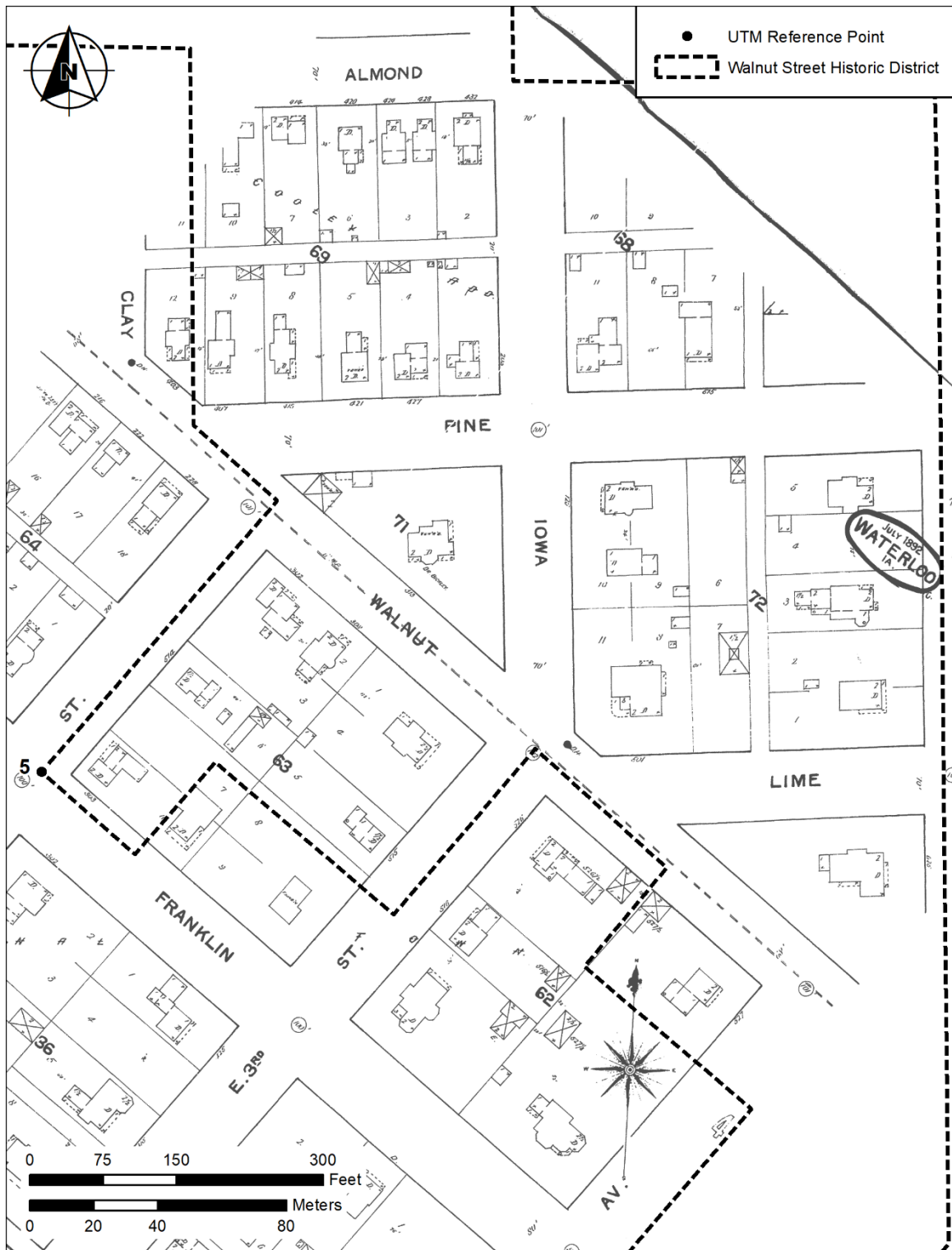


FIGURE 3: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1892 (Pine Street, Walnut Street, Franklin Street)

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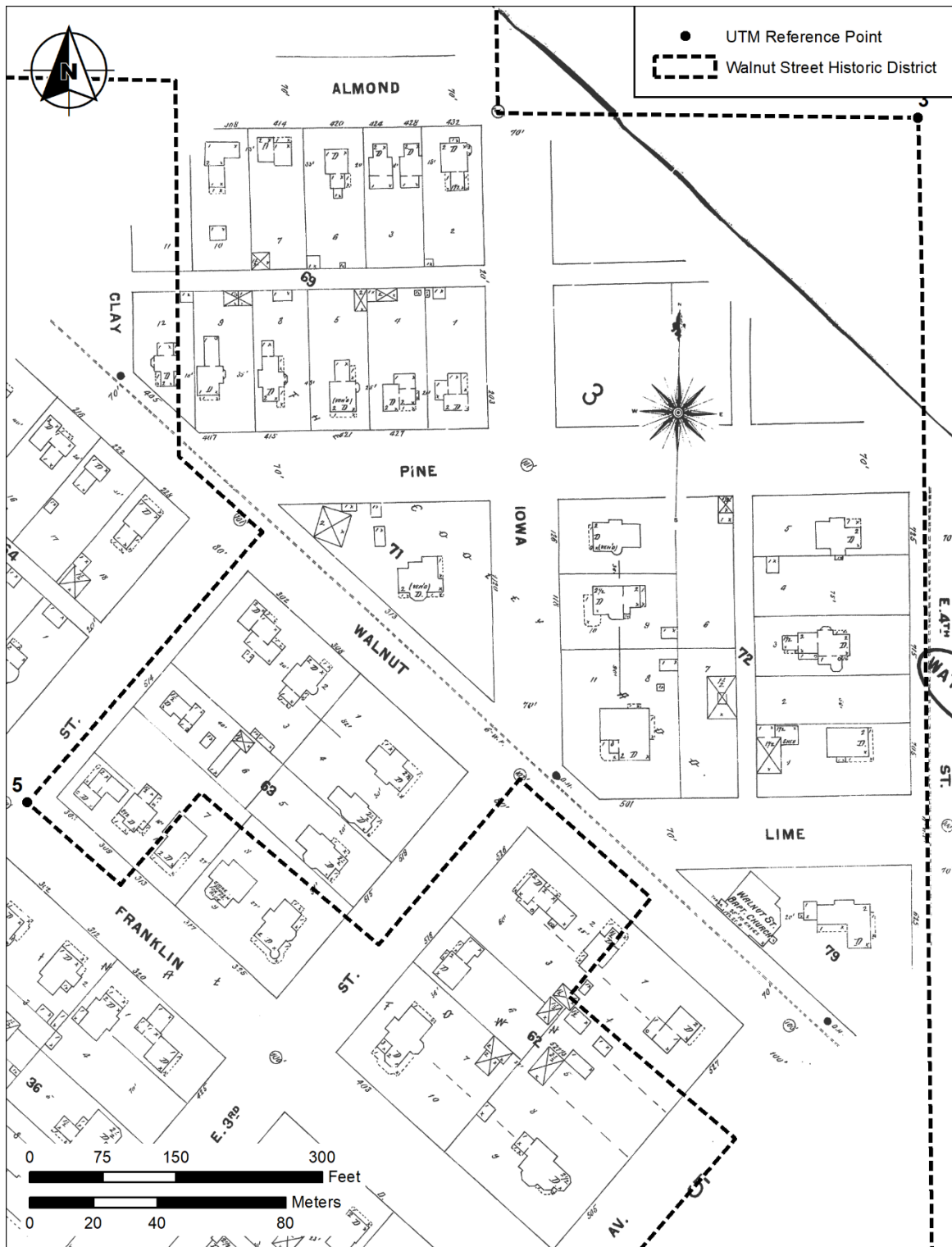


FIGURE 4a: Sanborn Fire Insurance Map of Waterloo, Iowa, ca.1897 (Pine Street, Walnut Street, Franklin Street)

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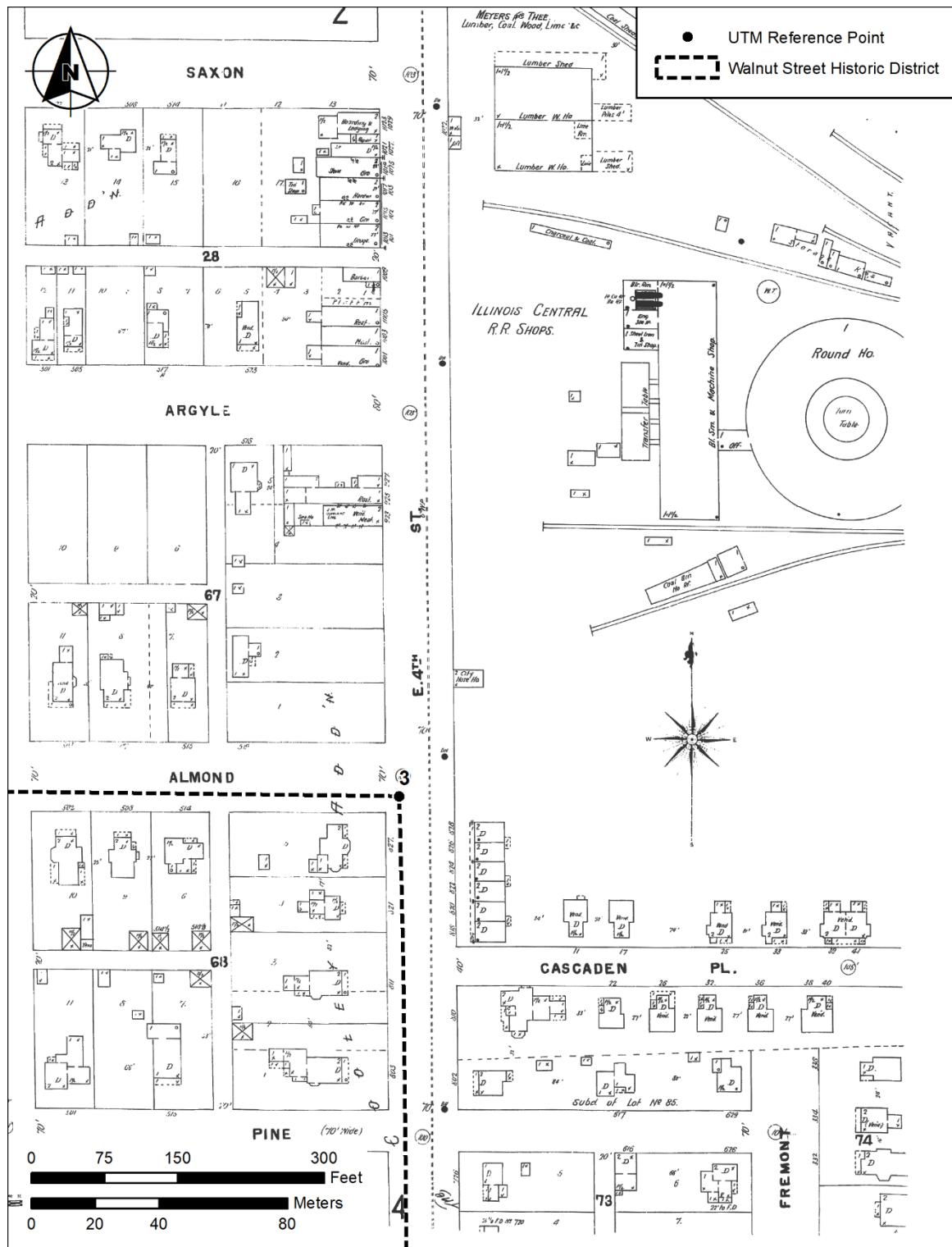


FIGURE 4b: Sanborn Fire Insurance Map of Waterloo, Iowa, ca.1897 (E. 4th Street)

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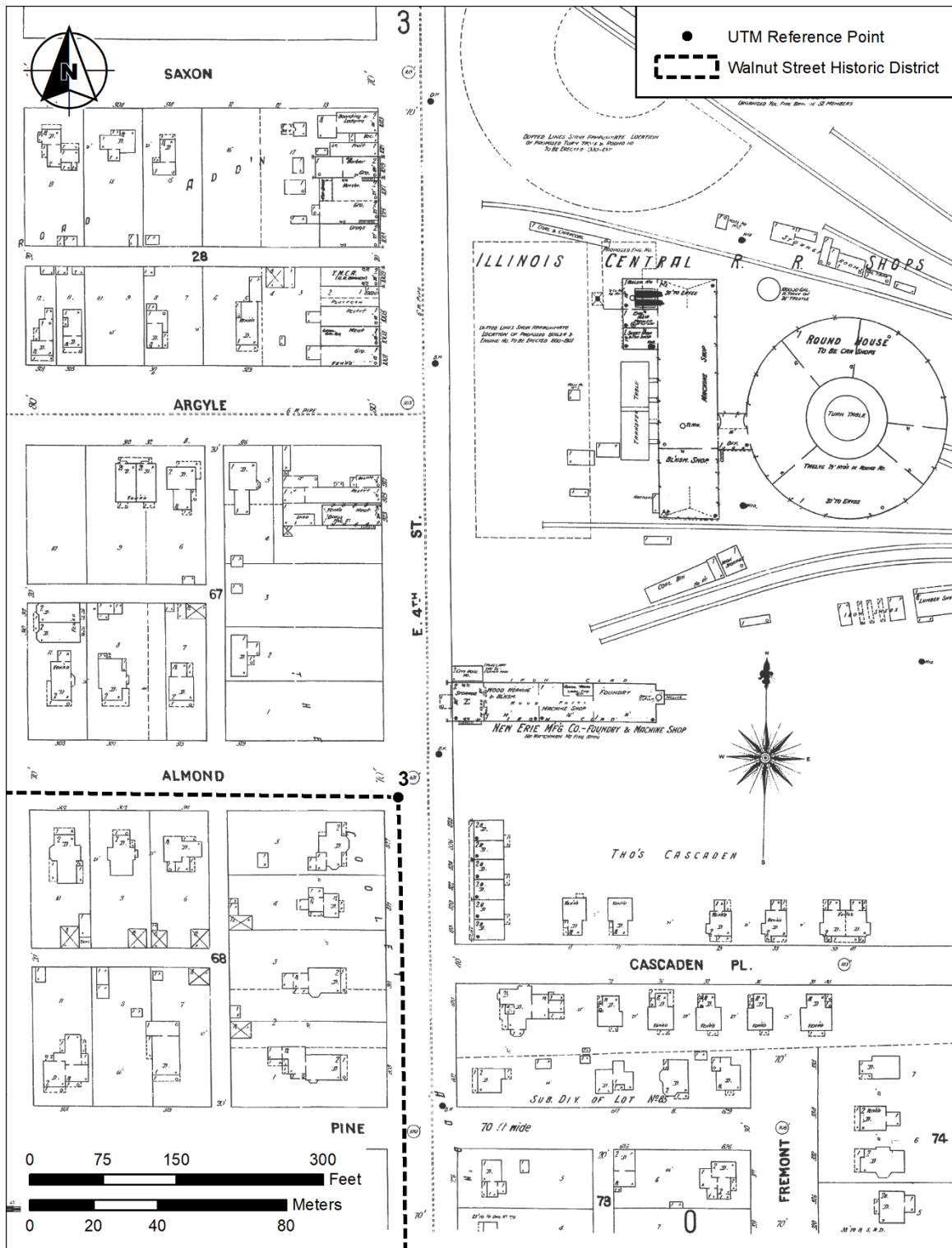


FIGURE 5a: Sanborn Fire Insurance Map of Waterloo, Iowa, ca.1900 (E. 4th Street)

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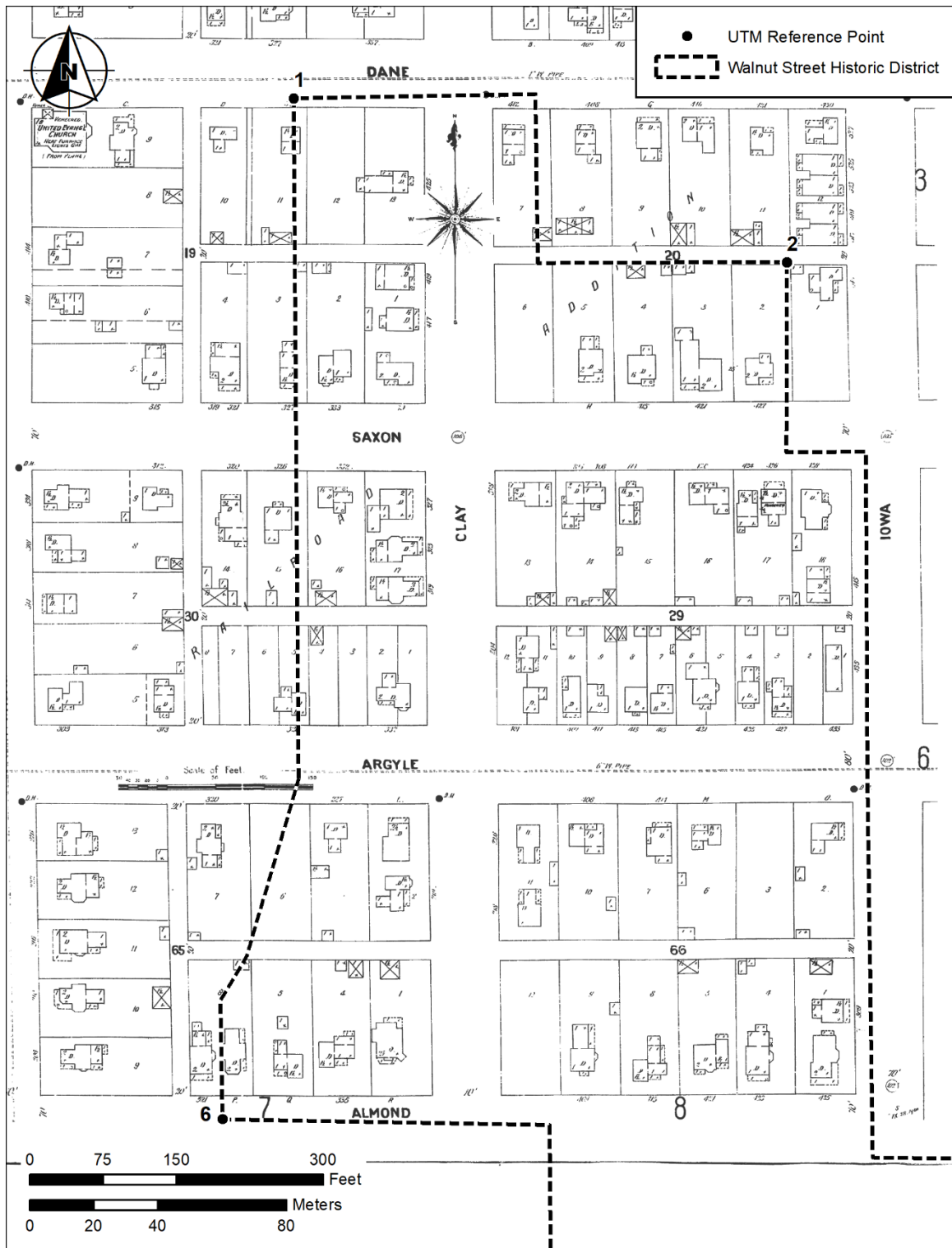


FIGURE 5b: Sanborn Fire Insurance Map of Waterloo, Iowa, ca.1900 (Dane, Saxon, Argyle, Almond Streets)

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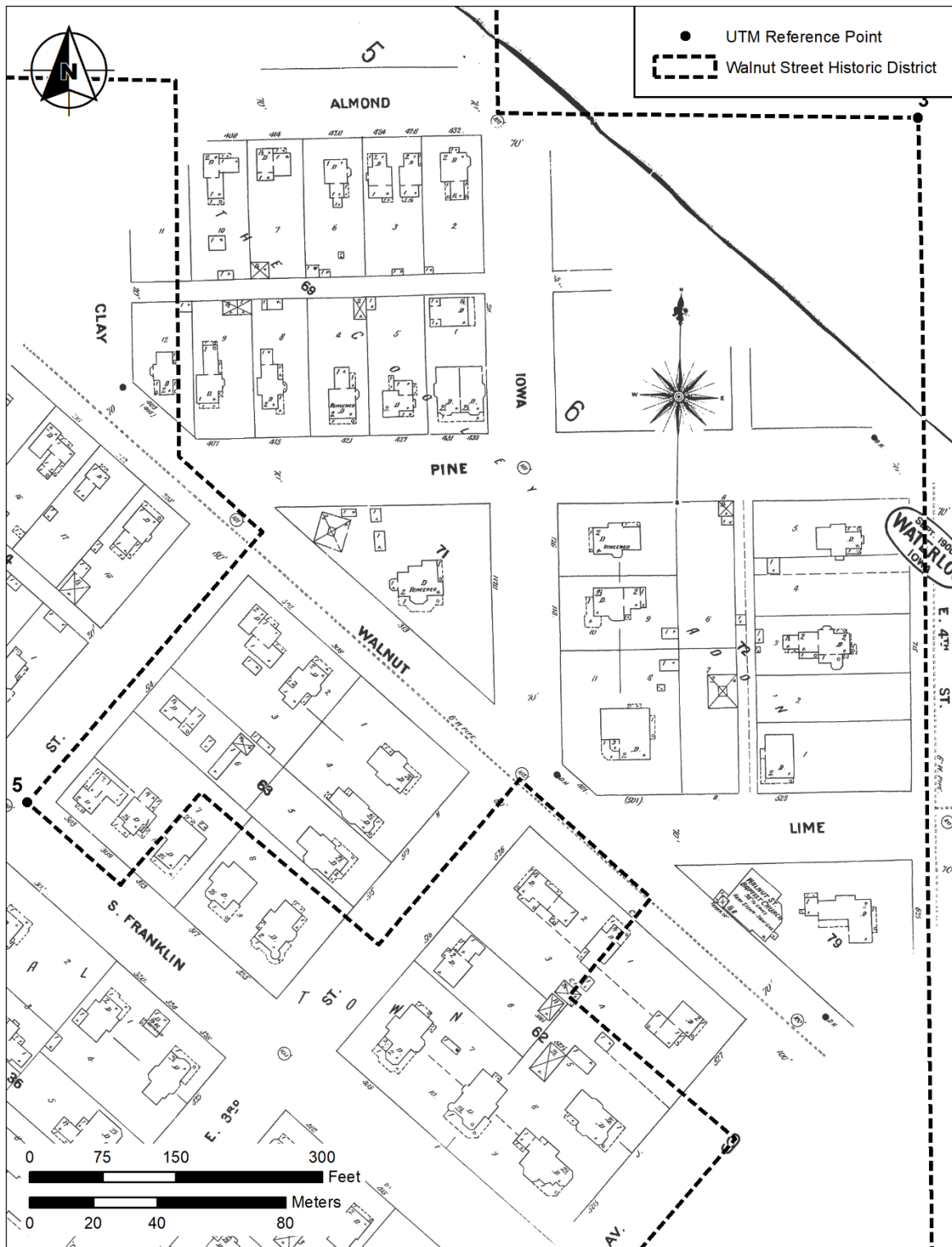


FIGURE 5c: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1900 (Pine Street, Walnut Street, Franklin Street)

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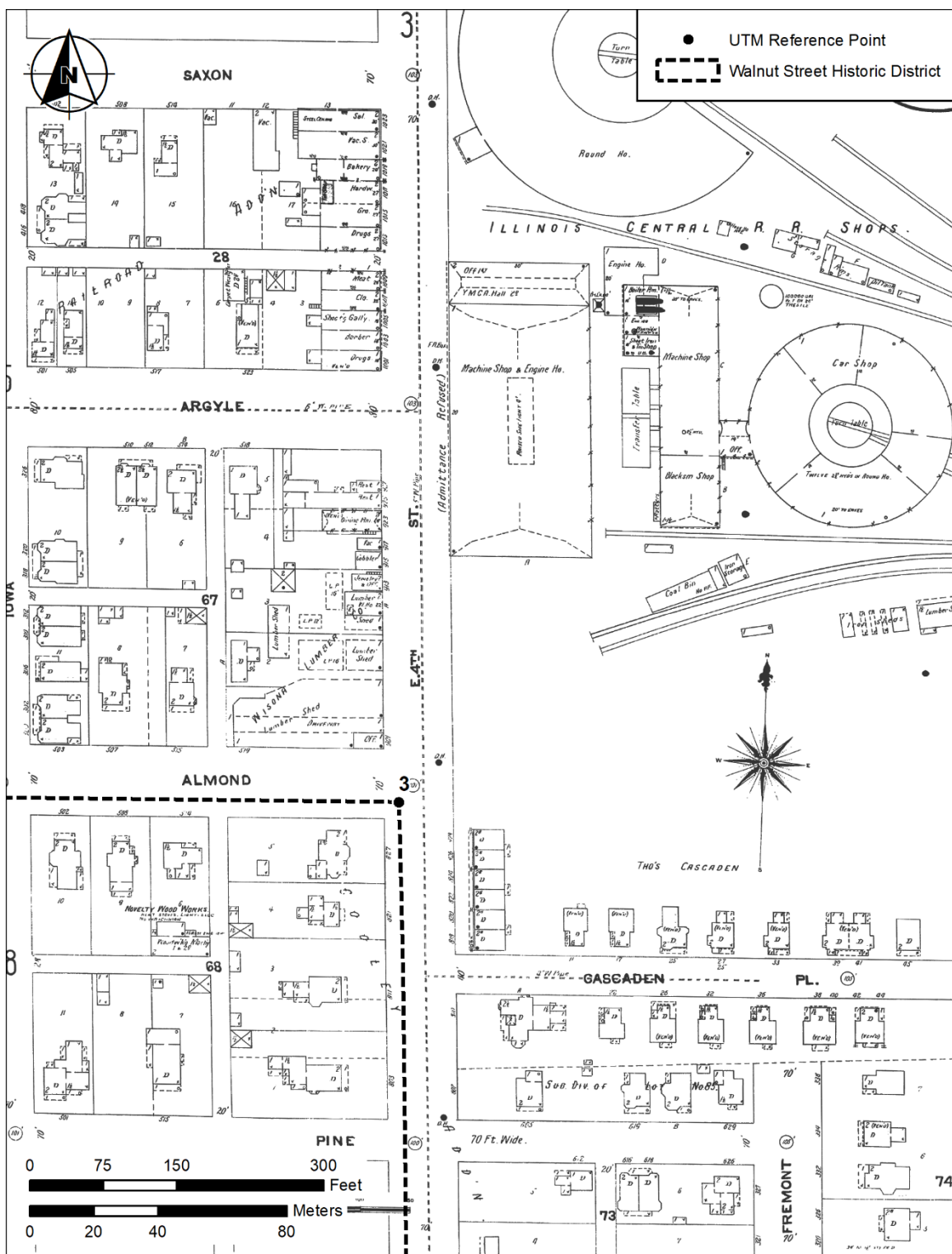


FIGURE 6a: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1906 (E. 4th Street)

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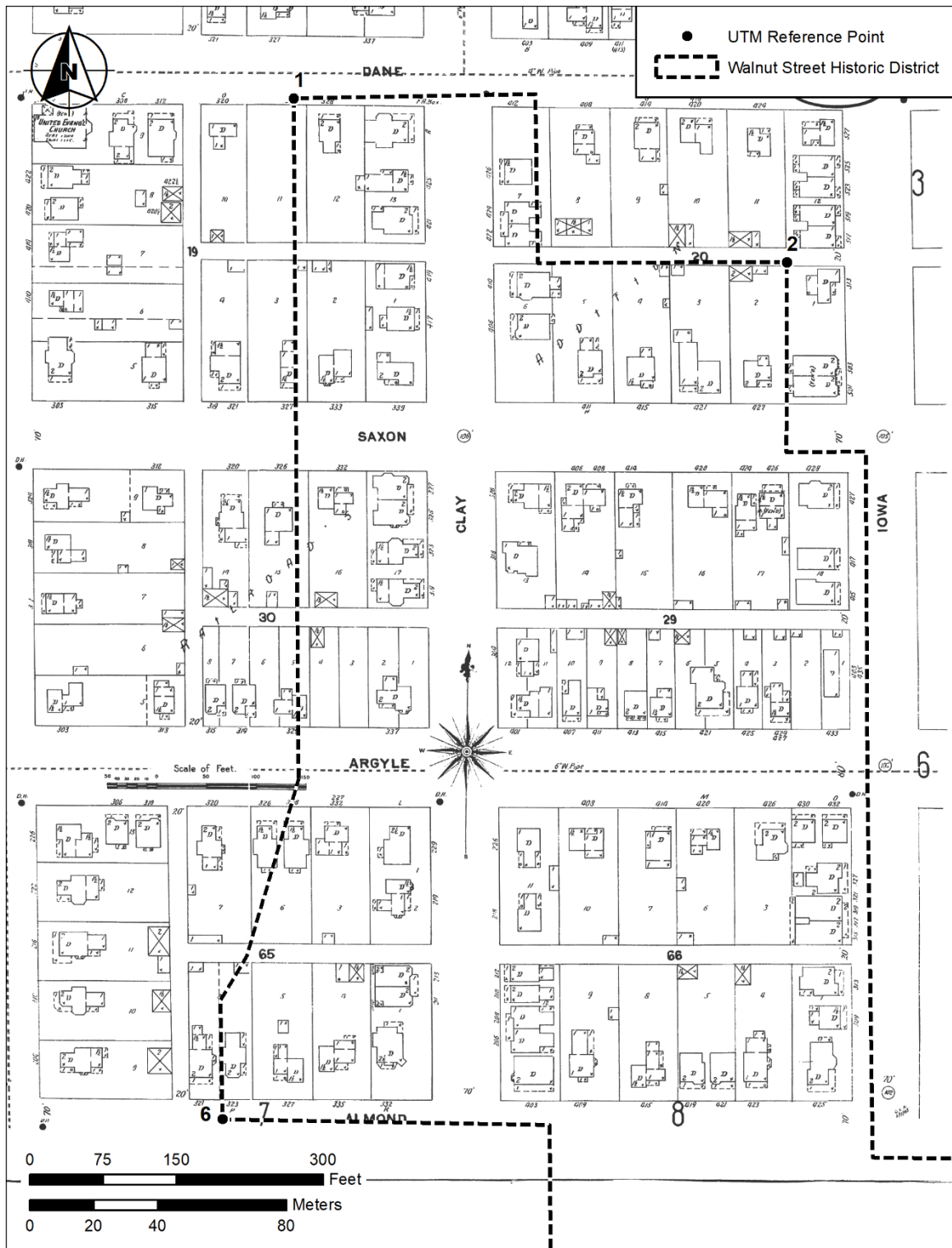


FIGURE 6b: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1906 (Dane, Saxon, Argyle, Almond Streets)

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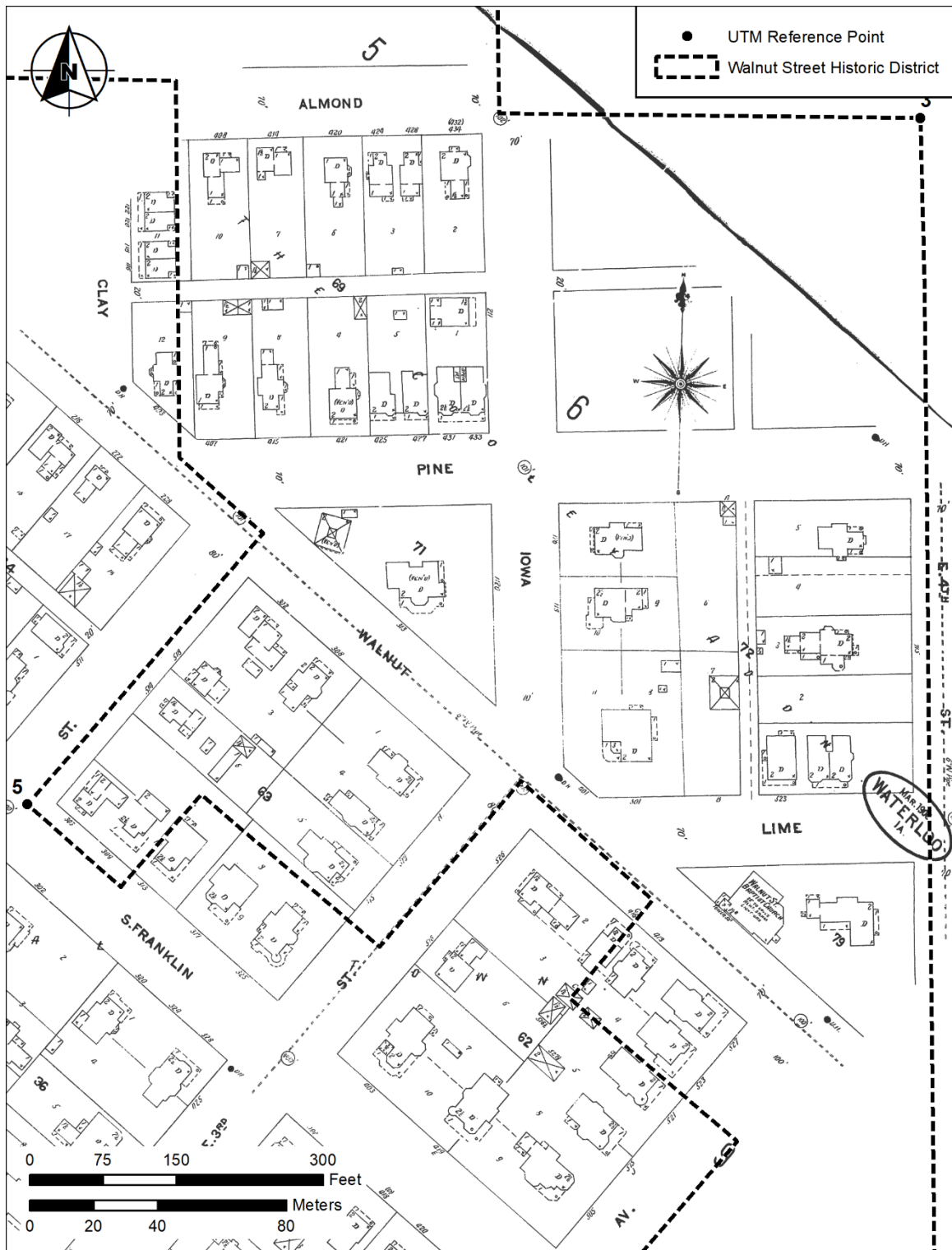


FIGURE 6c: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1906 (Pine Street, Walnut Street, Franklin Street)

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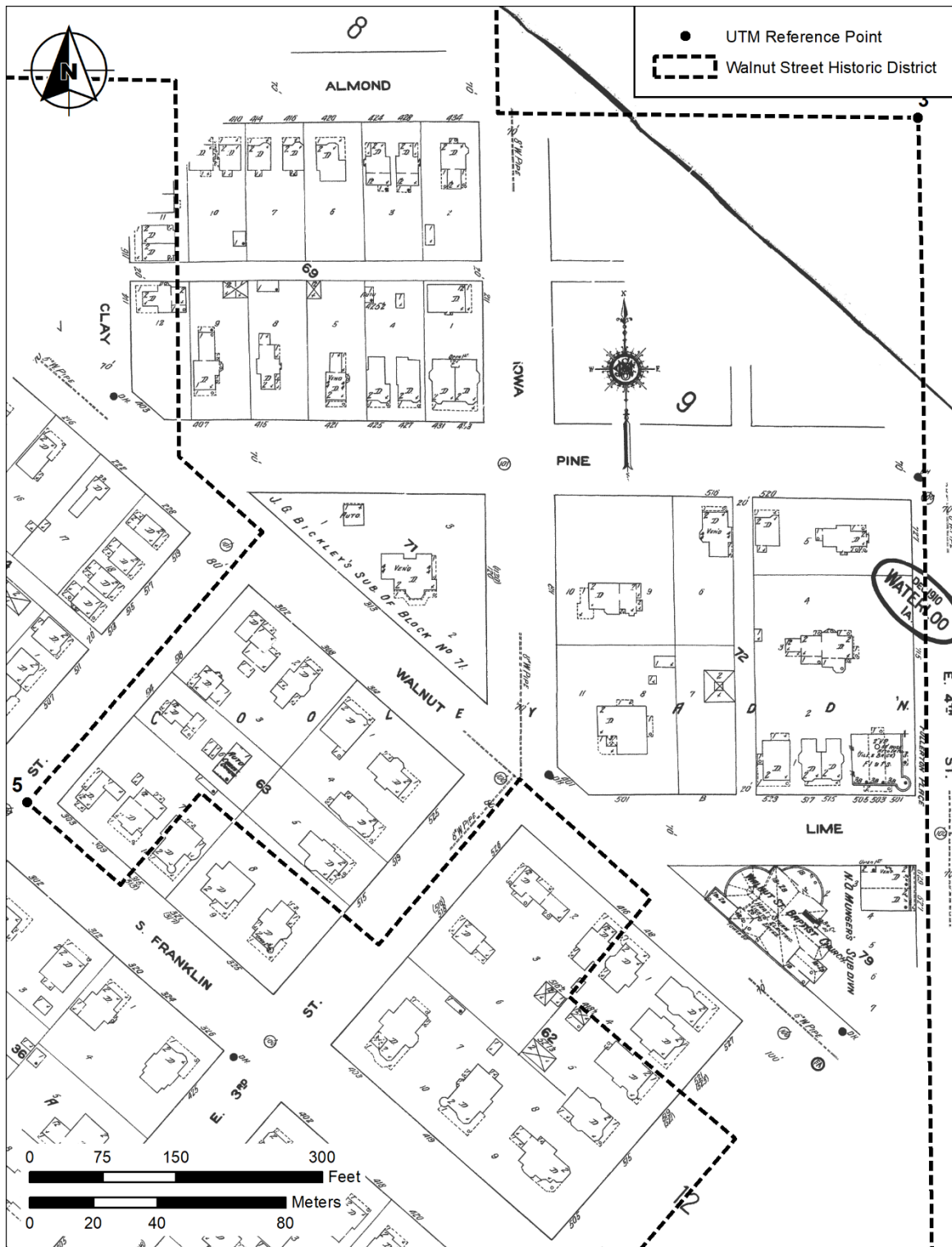


FIGURE 7: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1910 (Pine Street, Walnut Street, Franklin Street)

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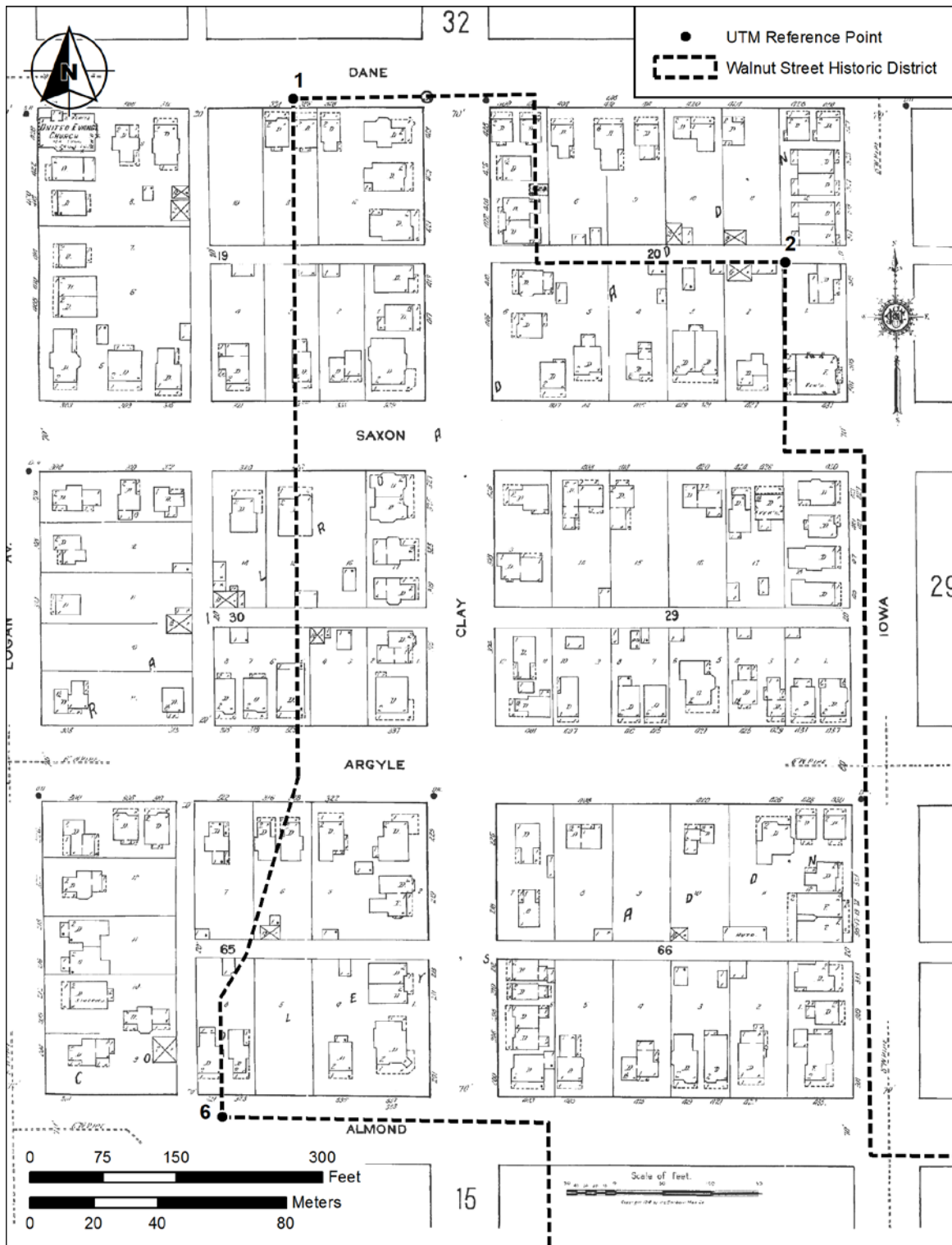


FIGURE 8a: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1918 (Dane, Saxon, Argyle, Almond Streets)

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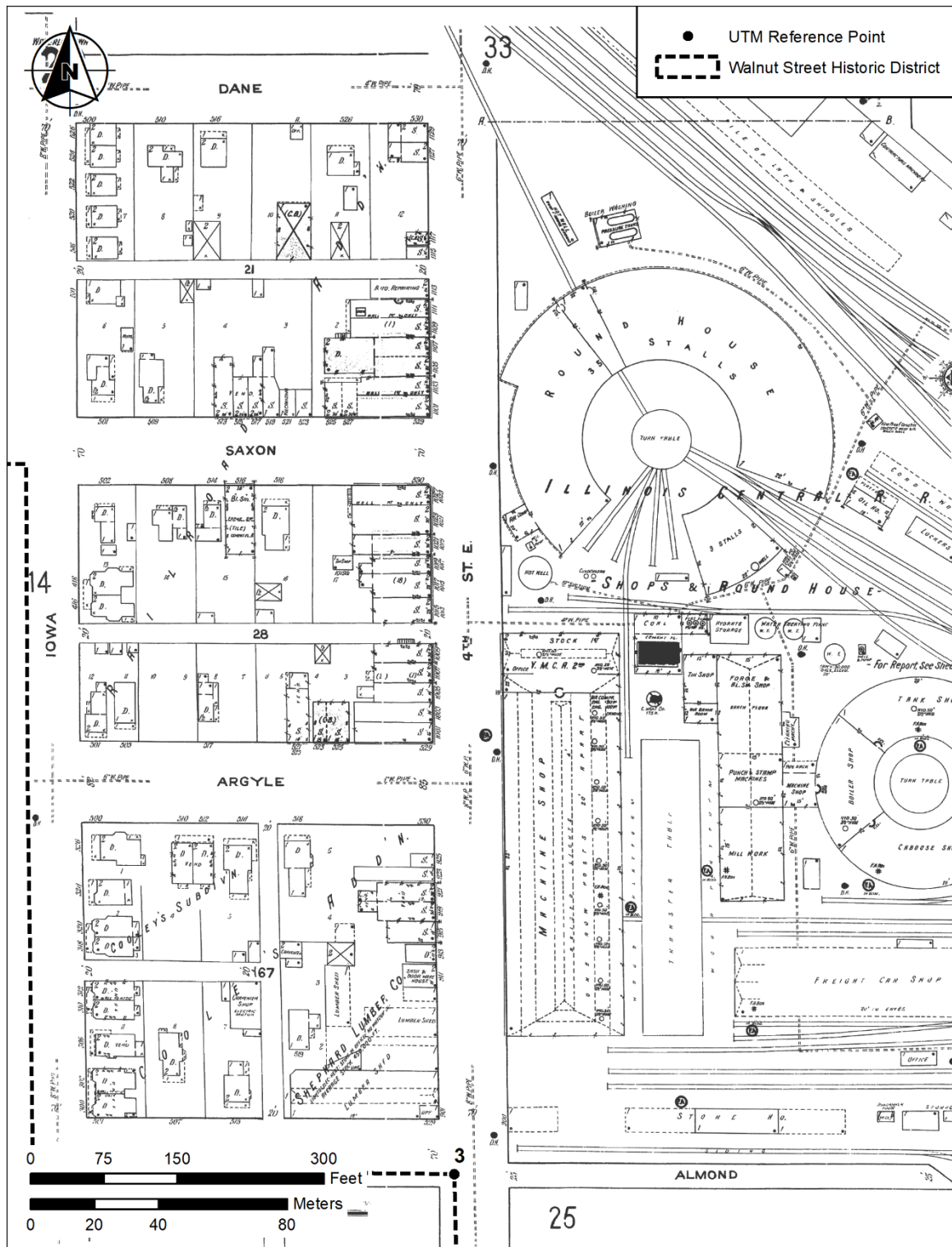


FIGURE 8b: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1918 (E. 4th Street)

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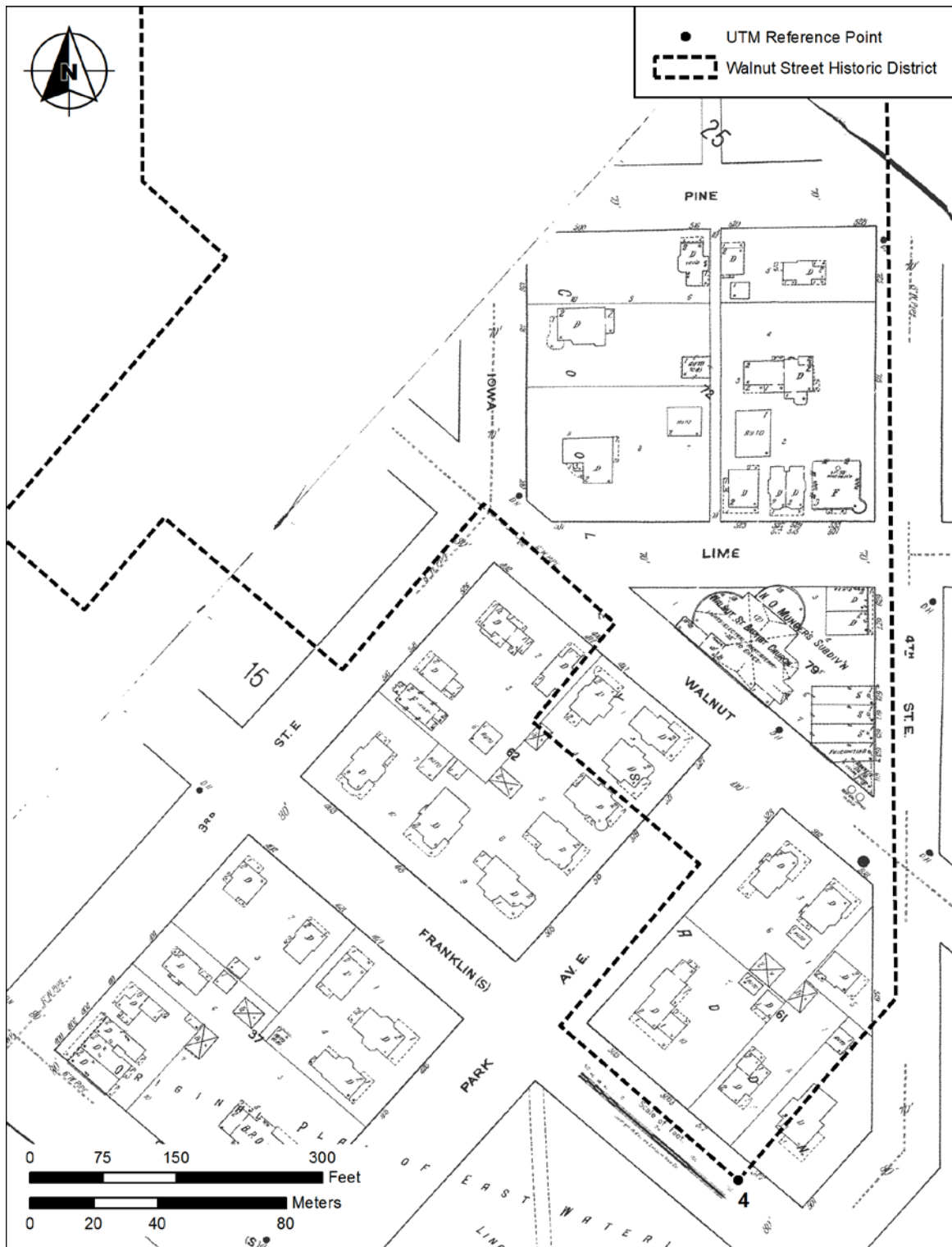


FIGURE 8c: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1918 (Walnut and Lime Streets)

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FIGURE 9a: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1918-1962 (Dane, Saxon, Argyle, Almond Streets)

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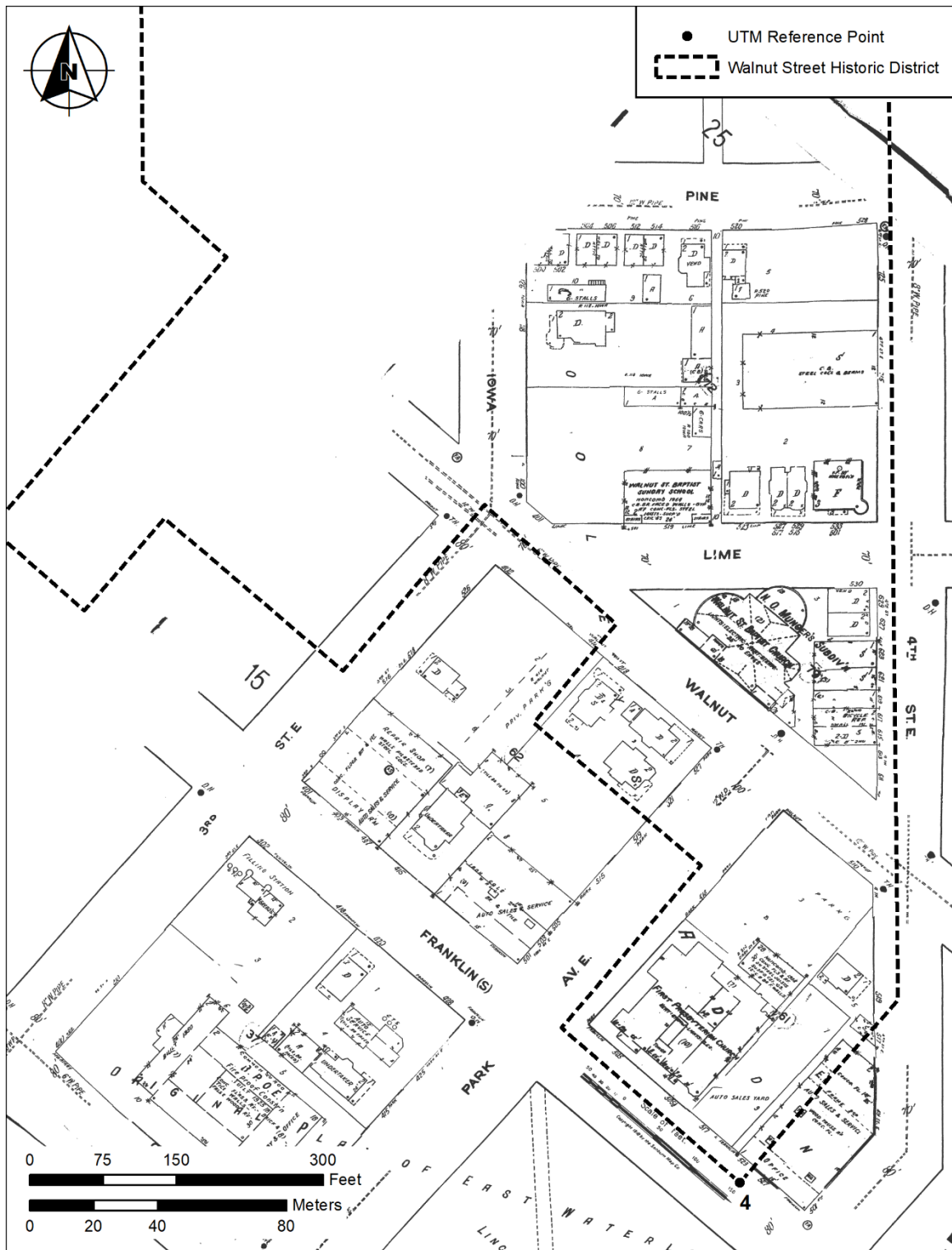


FIGURE 9b: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1918-1962 (Walnut and Lime Streets)

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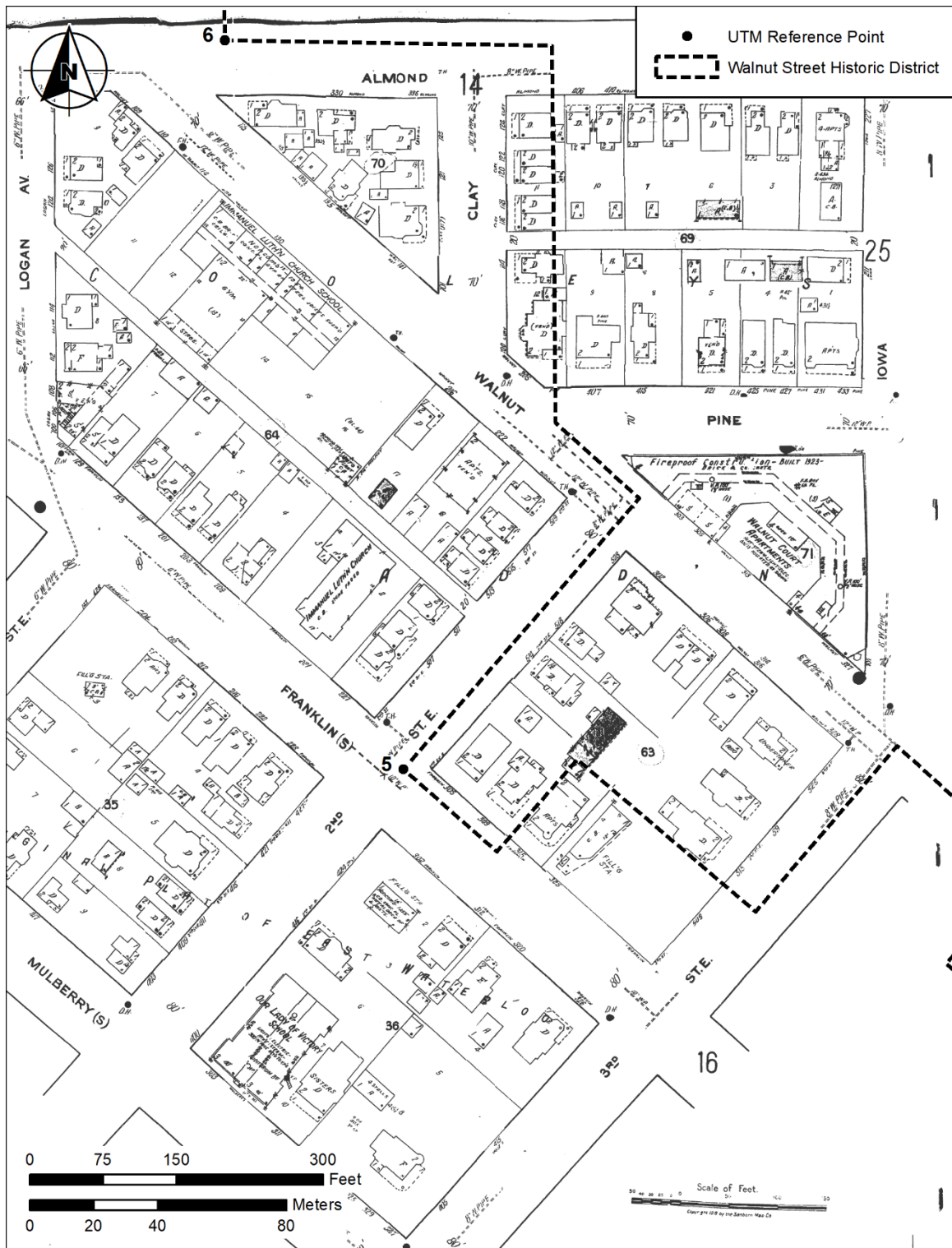


FIGURE 9c: Sanborn Fire Insurance Map of Waterloo, Iowa, ca. 1918-1962 (Pine Street, Walnut Street, Franklin Street)

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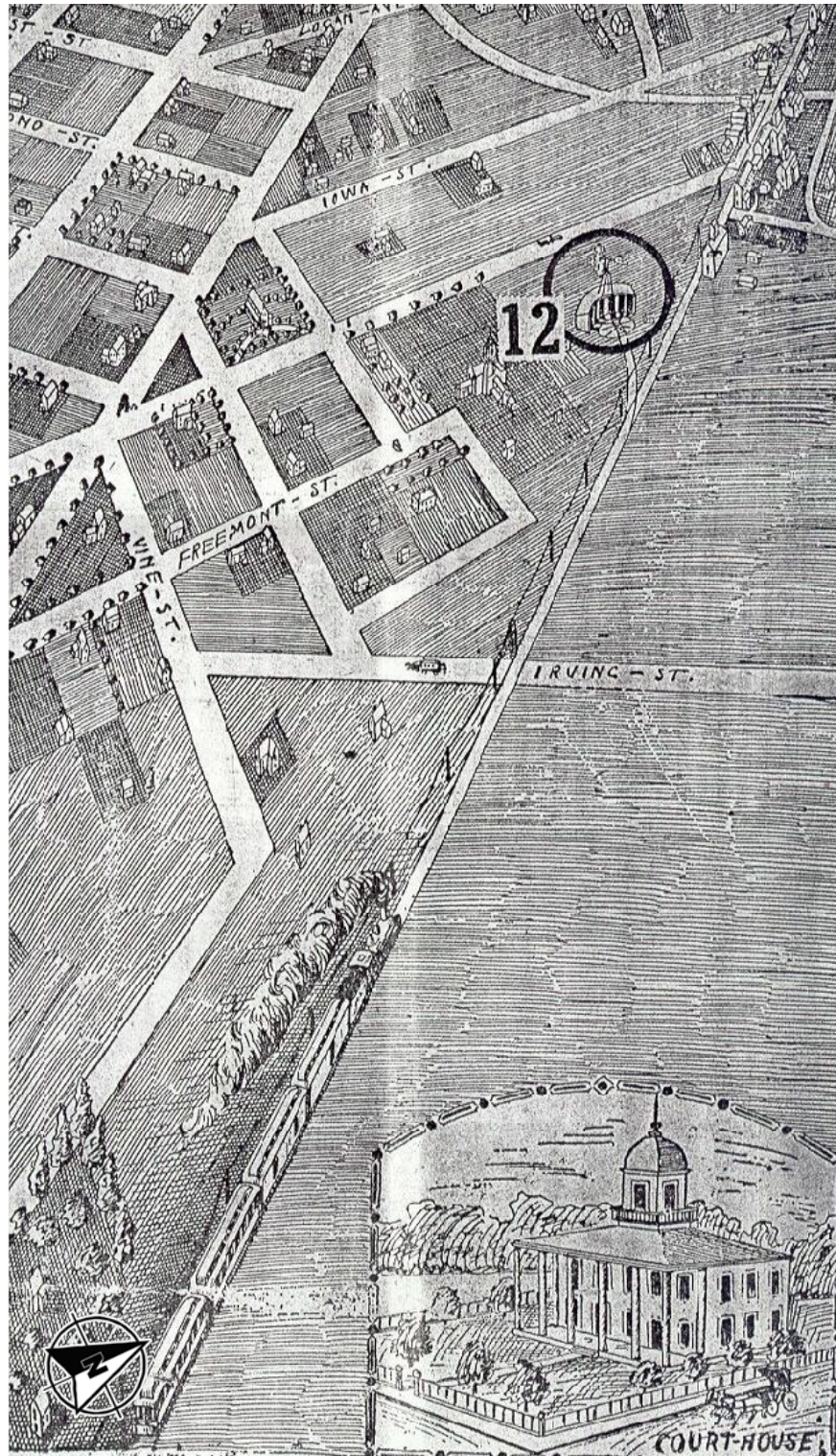


FIGURE 10: Bird's-Eye Map of Waterloo, Iowa, 1868 [Black Hawk County Iowa]

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1898 Historic Building Photograph



F. C. PLATT—Residence

Owners Collection

FIGURE 11: Franklin C. Platt House, 515 E. 3rd Street, ca. 1898 (Deeds, Iowa SHPO)

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1898 Historic Building Photograph



H. M. REED—Residence

FIGURE 12: H.M. Reed House, 519 E. 3rd Street, ca. 1898 (Deeds, Iowa SHPO)

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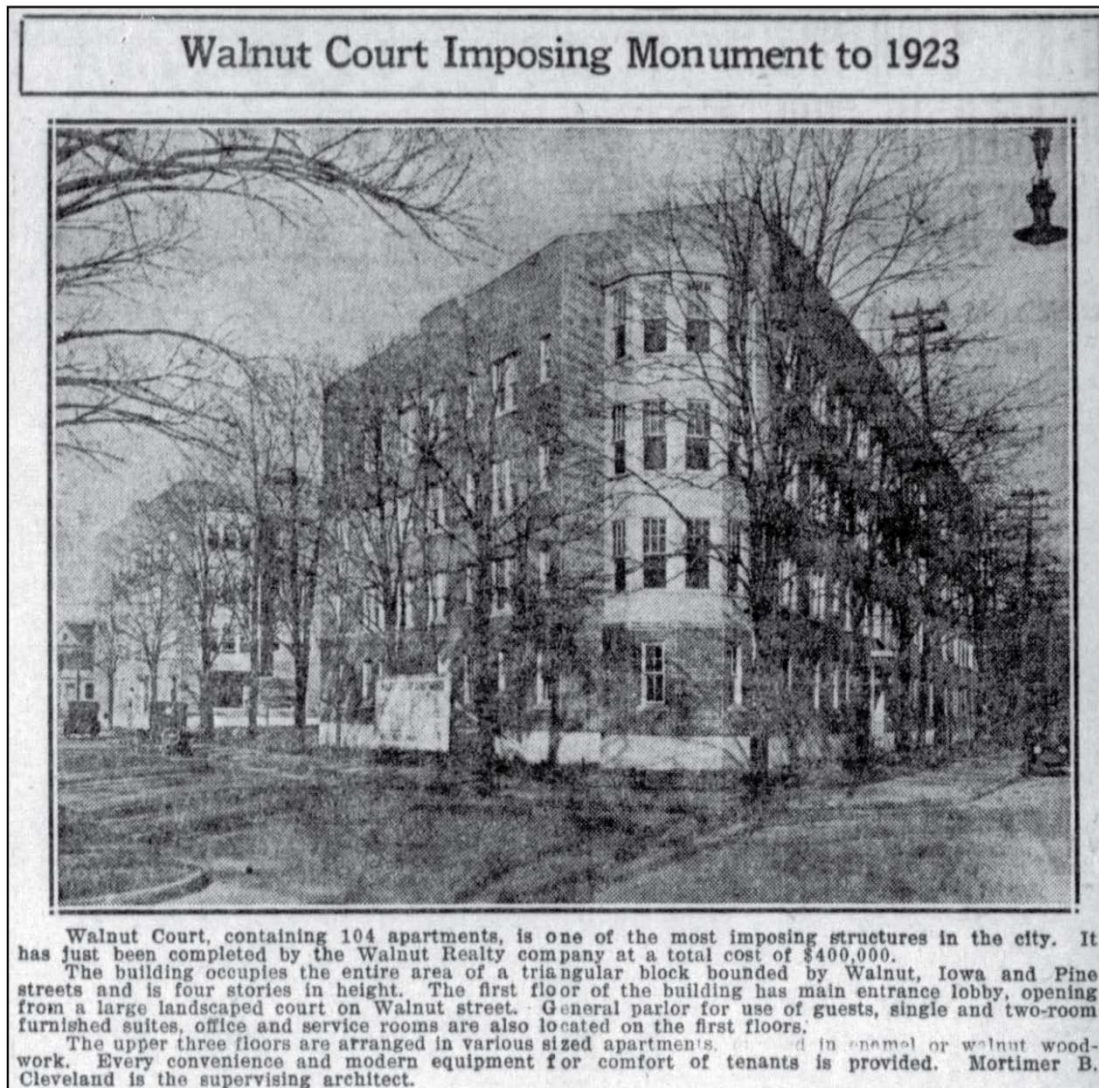


FIGURE 13: Walnut Court Apartments (*Waterloo Courier*, December 29, 1923)

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FIGURE 14: Redline Map of Waterloo, Iowa, ca. 1948 (Iowa SHPO)

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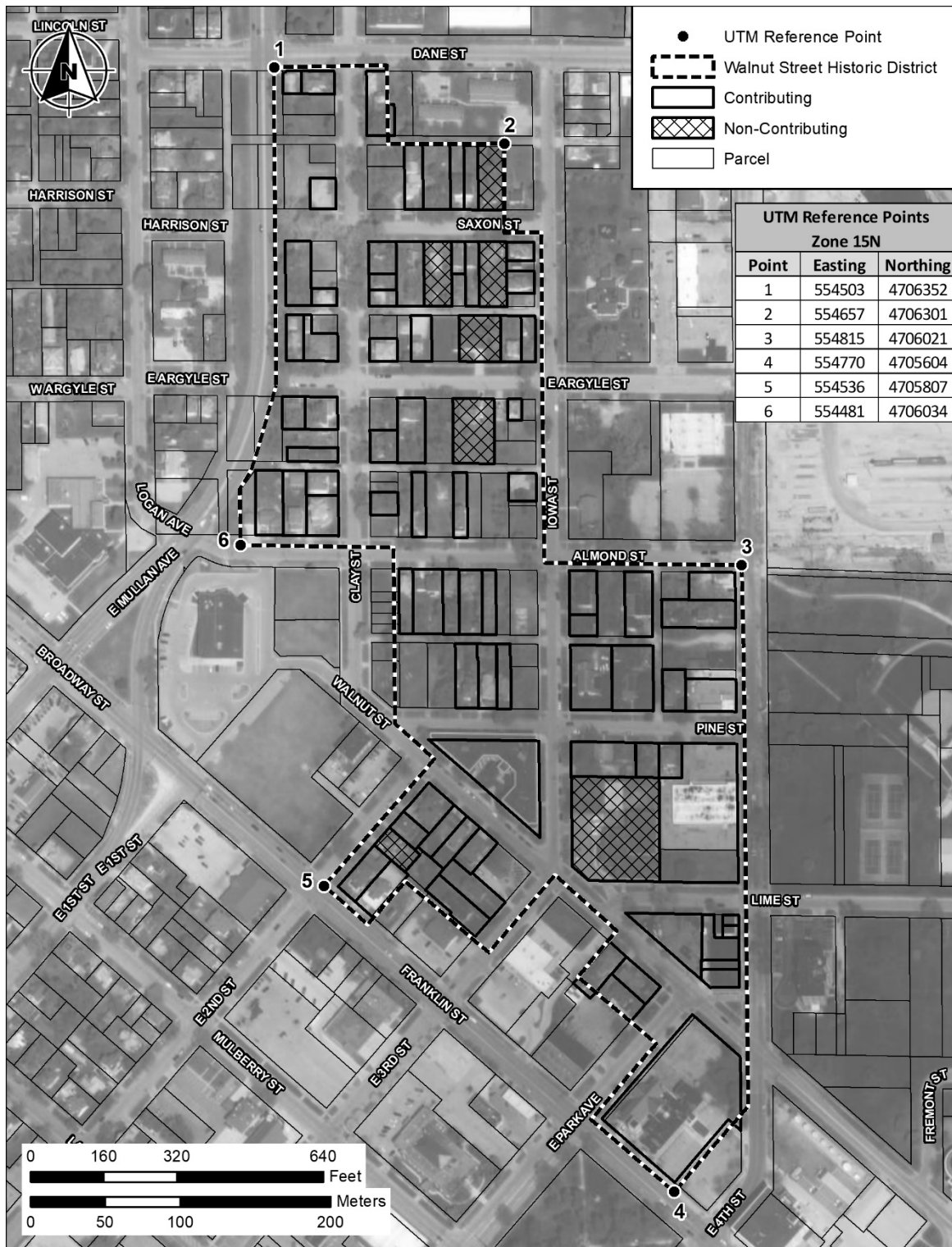


FIGURE 15: Walnut Street Historic District Boundary and Contributing and Non-Contributing Resources

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FIGURE 16a: Key to Photographs and Resources' Street Addresses

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FIGURE 16b: Key to Photographs and Resources' Street Addresses