

Waterloo Historic Preservation Commission 2017 Most Endangered Properties

- 1) **Mount Moriah Missionary Baptist Church, 633 Walnut St.** Mount Moriah Missionary Baptist Church was built as the Grace Methodist Episcopal Church with the cornerstone being laid in 1911. This church was placed on the National Registers of Historic Places in 2011, and with the support of the Waterloo Historic Commission, was listed as one of Iowa's Most Endangered Properties for 2017. Designed in a neoclassical revival style, Preservation Iowa noted the "building is an iconic structure of the Waterloo skyline not only for its unique architecture but also that it sits directly behind the Waterloo City Hall on one of the major thoroughfares through the city."



- 2) **St. Mary's Church and School, 2127 East 4th Street.** Since the city's only east-side Catholic school closed in 2006, this property has been neglected by its owner, Henry L. N. Anderson of Los Angeles, California and Dr. Simon Mills of New York City. Once home to a strong community of parishioners for the purposes of prayer and education, it seems its only purpose now is to serve as a long-term capital loss for income tax purposes. The church and school were built in 1922, and prior to the opening of Columbus High School, served as one of the three Catholic high schools in the area. Its grassy pavement and boarded-up windows now serve only as a reminder of the east-side Catholic community's place of congregation, a congregation that included Thomas and Alleta Sullivan and their five sons. The buildings are in grave danger of being demolished.



- 3) **Rath Packing Company Administrative Building, 1515 East Sycamore Street.** The Late Gothic Revival structure was built in 1925 (with additions in 1940 and 1951) stands as a microcosm of the post-War boom and bust of Midwest industrial centers. In its peak operations, the Rath building was home to the largest single packing plant facility in the United States as up to 6,500 employees slaughtered and shipped meat products across the country. Since Rath's closing in 1985, the building has sat empty. It was placed on the National Register of Historic Places in 2008 for its significant example of Waterloo's past industrial and commercial importance. Today the building is owned by Mako Waterloo Corporation, a company formed by Bruch DeBolt for the purpose of redeveloping the building. But redevelopment has largely been stalled; its interior is exposed to the elements as windows are broken or missing, and the building's exterior is decaying. In May a bank filed a foreclosure action on a building that DeBolt owns in Sioux Falls and subsequently declared bankruptcy, however the Waterloo building was not included in the application. The city declared DeBolt in breach of his contract and has demanded the firm deed the property back to the city.



- 4) **Dunsmore House, 902 Logan Avenue.** The Dunsmore House was built by Thomas Chadwick, a master stonemason from rusticated limestone in 1866. John Dunsmore who worked for the Illinois Central Railroad was the first occupant in the house in 1873. In 1913 the house was bought by Fred Michael who remodeled it and added a kitchen, porch, bathroom, furnace, and electricity. The building was listed on the National Register of Historic Places in 1977.



- 5) **Walnut Baptist Church, 415 Walnut Street.** The 1908 building was designed by Clinton Shockley and exhibits an influence of multiple architectural styles from the early 20th century including English Arts and Crafts, the Chicago school, and Beaux-Arts and was added to the National Register of Historic Places in 2000. The Walnut Baptist Church moved out of the building and the building was sold. It has been owned by Bold Missions, INC since 1986 but has sat empty for many years.



- 6) **Residential House: 408 Saxon.** Built in 1931 this house is 2 bedroom,1 bath, with 869 sq. ft. of living space. In 1894 the lot was owned by Daniel and Anna Holdiman. 1932: Andrew M. and Almeda Waggoner became residents. Mr. Waggoner worked for the Waterloo Fruit Co.



- 7) **Residential House: 521 Pine Street.** Built in 1889 this house was originally located at 803 E 4th St. and moved to Pine St. sometime between 1906 and 1910. The house was reoriented 90 degrees clockwise and moved closer to the alley opening onto Pine St. Somewhere between 1918 and 1945 a one story rear addition was removed and there was some window replacement. Although the house has deteriorated, it is still intact and retains the original corbels under the eaves.



- 8) **Residential House: 516 Pine Street.** Built in 1905 this is a two story brick structure with arched windows and decorative corbels under the eaves on all four sides of the house. The corbels are currently boxed over with aluminum flashing. I can only assume there was a small porch roof over the front door with wooden steps.

According to an oral history project of the Walnut Neighborhood Assn. written by neighbor Annette Swan and copyrighted in 2003, Waterloo's first hospital was the Pine Street Hospital. Alongside are half a dozen Arts & Craft style cottages where the nurses lived.

However, according to some research the Wood-Hischer family lived in the house until 1906.

Drs. G. F. & J. A. Jerger practiced in the Pine Street Hospital until 1910 when the private sanitarium moved to 325 Western Ave. (corner of 3rd Ave.). An article in the Waterloo Times Tribune dated 24 March 1910 announced the move. The article in part read: "The Private Sanitarium will be conducted on the same modern and conservative line as heretofore. Miss Sparkes will be matron in charge, assisted by a staff of competent graduate nurses."

Research revealed Dr. Joseph A. Jerger was a doctor ahead of his time. While in Cook County, Chicago IL., he wrote a book titled "Doctor, Here's Your Hat". It was controversial enough that he was expelled from the medical society on charges of unethical conduct. After a fight against the action he was reinstated in 1940. Various articles written about Dr. Jerger and his book which appeared in 1939, say that it is largely autobiographical. "The book assailed specialization in medicine and high fees". He was a "horse and buggy" doctor, also a horseback and sleigh-riding doctor.



It should be noted that the last two properties on the list are part of a development agreement reached between JSA Development and the city looking to refurbish these two homes and two on East 3rd Street. However, the success of the project is dependent on Federal and State tax credits whose future is uncertain at both levels of government.