

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.



1. Name of Property

Historic name: Hotel President
Other names/site number: Park Towers Apartments
Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 500 Sycamore Street
City or town: Waterloo State: IA County: Black Hawk
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

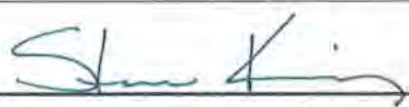
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and 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 X C D

	<u>27 FEB 2017</u>
Signature of certifying official/Title:	Date
<u>State Historical Society of Iowa</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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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:)

Patrick Anderson
Signature of the Keeper

4/24/2017
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / hotel

Current Functions

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS / Italian Renaissance

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE

Walls: BRICK; STONE / Limestone

Roof: SYNTHETICS / Rubber; ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the 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.)

Summary Paragraph

See continuation sheet.

Narrative Description

See continuation sheet.

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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.)

- 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

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Areas of Significance

(Enter categories from instructions.)

COMMERCE
ARCHITECTURE

Period of Significance

1929-1962

Significant Dates

1929

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

H. L. Stevens and Company

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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.)

See continuation sheet.

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

See continuation sheet.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheet.

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: Waterloo Public Library, Waterloo, Iowa

Historic Resources Survey Number (if assigned): 07-07484

10. Geographical Data

Acreeage of Property less than 1 acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 42.498592 | Longitude: -92.337073 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 554474 | Northing: 4705349 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

Original Plat of Waterloo East, Block 4, Northwesterly 60 Feet of Lot 2 and Northwesterly 60 Feet of Lot 3.

Boundary Justification (Explain why the boundaries were selected.)

This boundary represents the historic property parcel.

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11. Form Prepared By

name/title: Elizabeth Gales
organization: Hess, Roise and Company
street & number: 100 North First Street
city or town: Minneapolis state: MN zip code: 55401-1412
e-mail gales@hessroise.com
telephone: 612-338-1987
date: March 22, 2016

Owner name/title: Joshua Latter
organization: Hotel President Partners LP
street & number: 1246 Brockton Avenue, Suite 6
city or town: Los Angeles state: CA zip code: 90025-1350
e-mail josh@hwdevllc.com
telephone: 310-857-8746
date: March 22, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. 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 doesn't need to be labeled on every photograph.

See continuation sheet.

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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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DESCRIPTION

Summary

The Hotel President is located at 500 Sycamore Street in downtown Waterloo, Iowa. The building occupies the entire property parcel, and public sidewalks abut the building on the north and west.¹ The property is bounded on the north by Sycamore Street, on the east by a public park, on the south by a bank, and on the west by East Park Avenue. The Cedar River is located one block to the south, and a bridge carries Park Avenue over the river. The Hotel President was constructed in 1928 and has a reinforced-concrete structure. The building is nine stories and has characteristics of the Italian Renaissance style. The property was converted from a hotel to a residential apartment building in the late 1960s. Although alterations have been made to the building, it has good historic integrity on both the exterior and interior.

NARRATIVE DESCRIPTION

Exterior

This description documents the property's condition before it was rehabilitated in 2015. The Hotel President has a rectangular plan for the lower two stories and an L-shaped plan for the upper seven stories (Photographs 1 to 5). A basement level is completely below grade. At the time of its construction, the building was noted as being "Italian" in style. Several characteristics of the Italian Renaissance style are extant, including polychromatic building materials; wood, stone, and metal decoration; and a two-story round-arched window on the west facade. An overhang at the roofline has wide eaves and gives the impression of a hipped roof, although the roof is flat. The overhang was originally clad in clay tiles but is now covered with asphalt shingles. The eaves of the overhang are clad in copper and punctuated by large concrete brackets. The elevator penthouse also has the same roof treatment. The flat roofs on the building are covered with contemporary EPDM membrane systems.²

All of the facades are clad in variegated tan and brown brick, however, the brick on the lower two stories of the east wall has been painted a cream color. The north and west facades overlooking Sycamore Street and East Park Avenue have commercial storefronts on the first story that are separated by cream-colored limestone columns. The limestone is banded and some of the columns extend up the second story. Limestone lintels are located over the second-story windows and limestone keystones punctuate the brick lintels on the third-story windows. On the west facade, limestone surrounds a two-story round-arched window that is

¹ The downtown street grid in Waterloo is oriented to the Cedar River and not to the cardinal points. The description assumes that Sycamore Street is north, Park Avenue is west, etc.

² Digital images of the original architectural plans are included as Figures 2-11 below. H. L. Stevens and Company, Plans for "Nine Story Hotel "President" for The Tangney-McGinn Realty Company," 1928, stored in the management office of the Park Tower Apartments, Waterloo, Iowa (hereafter known as Park Tower Apartments Collection); "Hotel President Opens Tonight; Many Will Attend Banquet," *Waterloo Courier*, January 10, 1929; "Guests Will Be Finishing Touch of Great Hotel," *Waterloo Courier*, January 10, 1929.

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centered in the facade. A large stone corbel covers most of the keystone at the top of the arch. Three arched windows on the third story are also outlined in limestone. On the northwest corner of the building, a limestone shield is mounted to the walls between the third and fourth stories. A monogram of the letters "T" and "M" occupy the upper left portion of the shield, and the lower right portion has carved symbols that appear to be a lit torch, two clubs, and ribbon garland (Photograph 1). A simple limestone band runs below the windows on the ninth story, near the top of the building.

Almost all of the original windows on the building have been replaced. The storefront doors and windows in commercial tenant spaces on the first story have anodized aluminum frames that date from the late-twentieth century. Original metal grilles in the transom areas of the storefronts have been preserved. The large, historic, wood-frame, round-arched window on the west facade has been slightly modified with the addition of security bars and mesh to the lower section. Decorative concrete panels surround the two windows flanking the large round-arched window (Photograph 3). The panels are original and both have identical gold-colored paintings of urns, foliage, and winged cherubs. The northern panels have the letters "BSF" and "DMB," and the southern panels have the letters and numbers "AD 1928" and "TM."³ The original wood-frame, three-over-one sash windows on the second through ninth stories were replaced in 1987 with aluminum-frame, one-over-one sash windows and aluminum-frame, fixed sash windows that hold window air-conditioning units. Historic wood-frame three-over-one sash windows are extant on the elevator penthouse. Original wood decorative louvers and carved arched panels are intact over the second- and third-story windows on the primary facades.

The original entrance bays on the north and west facades are the only access to the first-floor lobby. Modern anodized aluminum-frame systems with doors and sidelights are located in each entrance. Flat canopies clad in anodized aluminum project from the facades above each entrance bay. Signs with the words "Park Towers Apartments" are suspended from the underside of the canopies. The shape and size of the current canopies are identical to the originals, as noted in the historic plans (Figures 2, 3, 7, 8, and 11). The canopy structure is likely historic and the aluminum cladding dates from the mid- to late-twentieth century. On the south facade, a steel door on the first story provides access to maintenance areas inside the building. A steel fire escape on the second through ninth stories of the same facade is accessed by steel doors on each floor.

Interior

The Hotel President was operated as a hotel from 1929 until the mid-1960s. It was converted to senior housing in 1968-1970 and was remodeled again in 1988. The historic hotel lobby on the first floor has been preserved. Historic terrazzo floors are extant throughout the lobby (Photographs 7 to 13). The walls are plaster with historic wood wainscoting and historic millwork framing entrances to the management office and commercial tenant spaces. In 1988,

³ It is not known who or what the letters "BSF" and "DMB" refer to. The "AD 1928" panel refers to the year construction was started. The "TM" letters refer to the Tangney-McGinn Realty Company, the original owners.

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aluminum-frame and glass wall systems were added near the building entrances on the north and west to create secure vestibules (Photographs 6 and 9). Historic coffered plaster ceilings extend throughout the lobby, except on the west side where the space rises to the second floor and a historic vaulted plaster ceiling features decorative bas-relief plaster decoration. Arches in the second-floor walls were originally open, but were filled in with gypsum board as part of the 1988 renovation. The historic balcony railings have been preserved in place. The management office, elevators, main staircase, non-historic restrooms, and maintenance areas are located on the east side of the first floor. The hotel kitchen was located in the southeast corner of the first floor in a space now used for maintenance.⁴

Three commercial spaces are situated along the north and south sides of the building. The two spaces on the north side were historically used as leasable retail spaces. The tenant space on the southwest corner of the building was originally the hotel coffee shop. A bar, a hair salon, and an office now occupy the commercial tenant spaces. Changes have been made to the floor, wall, and ceiling finishes in these areas.

The second floor originally held a ball/banquet room, a club room, and hotel rooms. A lounge area wrapped around the arched openings overlooking the hotel lobby, but with the openings filled in, the lounge area is now used as a wide corridor (Photograph 14). It runs north-south and has carpeted floors, historic plaster walls, and historic and non-historic ceilings. Decorative plaster capitals on the walls indicate the former openings to the lobby. The club room is extant and now used as a library. The room retains the original floor plan and plaster walls and ceiling, but the floor is non-historic carpet. Upholstered wainscoting on the lower sections of the walls also appear to be not historic. The ball/banquet room has been subdivided and is now used as a laundry room, storage room, and apartments. The original hotel rooms on the north side of the floor have also been converted into apartments. They retain historic plaster walls and ceilings.

The third through ninth floors historically had similar floor plans with hotel rooms that opened off of central corridors. The third and fourth floors also held sample rooms for traveling salesmen. The central corridors are still intact, and the plan on each floor is L-shaped with a short corridor running east-west along Sycamore Street and a longer corridor running north-south parallel to Park Avenue (Photographs 15 and 16). Elevator lobbies, which have historic terrazzo floors, open into the corridors. The corridor floors are covered with carpet and the walls are plaster over hollow clay tile. The ceilings include non-historic suspended acoustic tile, non-historic suspended gypsum board, and historic plaster, depending on the floor. In 1968, the hotel rooms were converted into larger apartment units with kitchenettes and bathrooms (Photographs 17 to 22). Most of the partition walls dividing the rooms were moved to create

⁴ H. L. Stevens and Company, Plans for "Nine Story Hotel 'President' for The Tangney-McGinn Realty Company"; Thorson Brom Broshar Snyder Architects, Plans for "Park Towers," 1988, Park Tower Apartments Collection; "President Hotel Housing Project Plans Completed," *Waterloo Courier*, November 1, 1968; "Plan Park Towers Dedication Feb. 8," *Waterloo Courier*, January 23, 1970.

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the apartments. The majority of the current bathrooms have historic plans, but the finishes were updated in the mid-twentieth century.

The basement is divided into two distinct sections. On the north side, the space is accessible to residents, and has non-historic tile floors, plaster walls, and plaster ceilings. Storage rooms open off of a central corridor, which is accessed by the staircase and the elevators. The maintenance office at the foot of the staircase was originally a barbershop and some historic millwork is extant. The south side of the basement is not accessible to the residents. It contains a large boiler room, as well as former hotel service areas that were later converted to storage. In this area, the floors are poured concrete, the walls are concrete block, and the ceilings are the exposed concrete slab of the floor above.

Circulation in the building includes two staircases and two operable elevators. The main staircase in the building has a circular plan with stone treads, an open bronze baluster, and decorative niches on the perimeter walls from the basement level up through the second floor (Photograph 8). Above the second floor, the staircase becomes more utilitarian with poured concrete steps, plain plaster walls, steel pipe handrails, and a rectangular plan. Two passenger elevators are located near the north end of the building by the staircase. They run from the basement to the ninth floor. The elevator openings on each floor have steel frames that are molded and painted to look like wood millwork. The elevator doors are modern flat panels with no decoration. The elevator cabs are also modern with no historic finishes. A historic service elevator is located in the southeast corner of the building but is no longer in use or accessible. The elevator ran from the basement to the first floor. A service staircase in the same area also runs from the basement to the first floor. It has concrete steps and steel pipe railings.

Alterations

The property was sold to Parkway Inns, Inc. in 1962. A newspaper article noted that \$35,000 was invested in remodeling the dining room and the "Hi-Ho" room with colonial- and French-inspired designs. There is no other documentation for changes to the building, although the restrooms on the upper floors have tile walls and floors that might date from this period.

In 1968, the hotel was closed and the building was converted to residential use. Most of the alterations appear to have been limited to the hotel rooms. Newspaper articles from the period noted that the hotel rooms were converted into a total of eighty-four efficiency and one-bedroom apartments. In 1988, the building was remodeled again, and drawings from this period show the current configurations for the apartments. Finishes within the apartment units, including carpet and kitchen cabinets, were replaced. On the first floor, aluminum-frame and glass storefront systems were installed in the entry vestibules to improve security. An aluminum-frame storefront system was also installed on the south side of the lobby by the west entrance. On the exterior, the historic, wood-frame, three-over-one sash windows on the

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exterior were replaced with aluminum-frame, one-over-one sashes. At least one window in each apartment received a fixed aluminum-frame window with an air-conditioning unit.

Finishes within the apartment units have been continually updated as residential tenants change. The flooring, kitchenettes, and interior millwork have seen the most changes. Ceilings of acoustic tile and gypsum board were installed in the hotel corridors on several floors. The hotel lobby on the first floor has had the least modifications and retains the most historic integrity.

Future Plans

The property will be rehabilitated using the Iowa and federal historic tax credit programs. The work will follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

On the exterior, most of the non-historic windows will be maintained. The fixed windows that hold air-conditioning units will be removed and new aluminum-frame, three-over one sash windows will be installed in those openings. Small mechanical equipment for a new HVAC system will be installed on the roofs.

New sprinkler lines will be installed on the first floor and will be exposed below the historic plaster coffers and painted to match plaster. In the vaulted lobby ceiling, the sprinklers will be run from the second-floor apartments to sidewall sprinkler heads in the vaulted ceiling. The non-historic gypsum board in the east arch of the vaulted ceiling will be removed to reopen the lobby to the second floor. New accessible men’s and women’s restrooms will be constructed on the east end of the first floor, in the same area as the previous non-historic restrooms.

On the upper floors, a new variable refrigerant flow (VRF) system for the apartment units will be installed to replace the window air-conditioning units. The supply and return lines for the VRF system will run in the corridors and be concealed in bulkheads or dropped gypsum-board ceilings. Branch lines will run to equipment in the apartment units. The lowered ceilings in the corridors will also conceal new fire sprinklers. Within the apartment units, the kitchenette cabinets and appliances will be replaced. New interior doors and laminate flooring will be installed. Historic millwork will be preserved and new millwork will be more sympathetic in size and profile. A total of fourteen apartment units will be modified to be ADA accessible. Modifications will include widening doorways and rebuilding the bathrooms.

Integrity

The Hotel President has good historic integrity as demonstrated in the seven aspects below.

Location

The building occupies the original property parcel and has integrity of location.

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Setting

The historic setting around the property has been affected by the demolition of neighboring buildings that were extant during the hotel's period of significance. However, the preservation of the former Black's Department Store on the neighboring block, and other nineteenth- and twentieth-century buildings to the north and east, contribute to the downtown setting. The constant presence of the Cedar River to the south also helps preserve the setting.

Design

The Hotel President has integrity of design. The exterior retains character-defining features that contribute to the Italian Renaissance design. Although original windows were replaced on the upper stories, the newer one-over-one units do not detract from the building's overall design. Changes made to the first-story entrances and storefronts preserved historic features, like the decorative grilles in the storefront transoms, and the historic structure and shape of the canopies over the entrance. Inside the building, the historic design has been preserved in the lobby, staircase, elevator lobbies, and corridors. Alterations made when the hotel rooms were converted to apartments, and to the first-floor commercial spaces, are mostly complimentary to the historic character.

Materials

The building has integrity of materials. Historic materials have been preserved on both the exterior and interior that contribute to the Italian Renaissance design and the feeling that the building was once a hotel. Some original materials have been replaced, but the majority of the original fabric is intact.

Workmanship

The fine quality of the masonry on the exterior, including original ornament on the Park Avenue facade, highlights the workmanship used on the building. The preservation of the elaborate plaster ceilings, historic millwork, and terrazzo floors in the former hotel lobby contribute to the integrity of the workmanship.

Feeling

The integrity of feeling, the "expression of the aesthetic or historic sense of a particular period of time," is good. The preservation of the building's historic physical features, especially the good integrity of the exterior and the first-floor lobby on the interior, contribute to the feeling that the Hotel President was historically a hotel.

Association

The preservation of the property's physical features also contributes to the association of the property with the early twentieth century commercial boom in Waterloo. The Hotel President has good integrity of association.

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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 Hotel President, now known as Park Towers Apartments, is eligible for listing in the National Register of Historic Places under Criterion A in the area of Commerce for the property's association with commercial expansion in the early twentieth century in Waterloo, Iowa. The building is also eligible under Criterion C in the area of Architecture as a prominent example of a commercial building in the Italian Renaissance style in downtown Waterloo. The property is locally significant under both criteria. The period of significance for the property begins in 1929, when the building was opened for business. The period ends in 1962 when the original owners, the Tangney and McGinn Realty Company, sold the property and portions of the interior were remodeled by new owners.

NARRATIVE STATEMENT OF SIGNIFICANCE (Provide at least one paragraph for each area of significance.)

The Waterloo Way

The Cedar River and the rich land of the river valley initially attracted the Illini, Sac, and Fox people, who hunted in the area. The federal government purchased land from the Sac and Fox in 1842, and then opened the land to white settlement. Black Hawk County was created by the Territorial Legislature of Iowa in 1843 and eastern settlers founded a permanent community, Prairie Rapids Crossing, on the Cedar River in the mid-1840s. The name of the settlement was changed to Waterloo in 1851 when the residents petitioned for a post office. As the population grew, Waterloo was platted in 1854 and made the county seat two years later. The town of Waterloo was incorporated in 1868. Historian Barbara Beving Long has noted that the town grew incrementally from around 2,000 residents in the 1860s to over 8,000 in the 1890s.⁵

Development in the town's first decades was driven by expanding agriculture in the region and by flour and lumber milling on the Cedar River. The first wagon bridge over the river was built at Fourth Street, which had previously been a ferry crossing. Commercial buildings were constructed on both sides of the river near the mills and the Fourth Street Bridge. Distinct business districts developed on each side of the river, partly due to the fact that there was only one wagon bridge over the river until 1887, and only two bridges until the early 1900s.⁶

The arrival of the first railroad in 1860, the Dubuque and Sioux City line, proved important to commercial growth. Completion of the railroad line to Sioux City in 1870 opened up the prairies

⁵ *The History of Black Hawk County, Iowa* (Chicago: Western Historical Company, 1878), 307; Barbara Beving Long, Midwest Research, "Waterloo. Factory City of Iowa," 1986, prepared for the City of Waterloo, available in the Iowa State Historical Preservation Office, Des Moines, 1-4, 39-40.

⁶ Long, "Waterloo. Factory City of Iowa," 4-5, 15-16.

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of western Iowa and spurred increasing agricultural freight traffic. The Illinois Central Railroad began leasing the Dubuque and Sioux City line in 1867, and in 1870, the Illinois Central constructed a roundhouse and shops in Waterloo. Two additional rail lines were laid through the city in the 1870s and 1880s. The Burlington, Cedar Rapids, and Northern Railroad arrived in 1870 and connected Waterloo to Saint Paul, Minnesota, and Saint Louis, Missouri. The line was eventually absorbed into the Chicago, Rock Island, and Pacific Railroad. In 1887, a line of the Chicago, Saint Paul, and Kansas City Railroad reached Waterloo. The line became part of the Chicago and Great Western Railroad by the end of the nineteenth century and gave the city more links to Saint Paul and Chicago. The rail lines passed near the downtown commercial districts on both sides of the river. On the east side, two of the railroads built passenger and freight depots on East Sixth Street, which would become the south boundary of the commercial district.⁷

In the late nineteenth century, the settlement of Iowa and the development of intensive agriculture spurred the growth of towns and cities throughout the state. The railroad lines connected Waterloo to larger markets, and a streetcar system, the Waterloo and Cedar Falls Railway (W&CF), connected neighborhoods and carried freight around the city. The line initially had horse-drawn cars, but was electrified in the 1890s. The W&CF owners hit upon a plan to finance construction by selling property along future lines. The success of this system helped the W&CF grow into an interurban line. The financing system was adopted by the local business community as “the Waterloo Way.” Business associations bought and sold property to create a pool of money and land that was used as incentives to attract new businesses like Rath Packing Company and Litchfield Manufacturing to the city. Large companies encouraged the development of additional agricultural-related businesses in Waterloo. Companies manufactured everything from cream separators to manure spreaders to gasoline engines. The biggest local success story was the Waterloo Gasoline Engine Company, which was created by prominent Waterloo businessmen to develop a tractor powered by a gasoline engine. After false starts, the company focused on stationary engines and successfully produced the Waterloo Boy engine in 1905. Gasoline-powered tractors would follow in 1913-1916, including the popular Waterloo Boy Model R and Model N tractors. Deere and Company purchased the Waterloo Gasoline Engine Company in 1918 and expanded the tractor manufacturing plant in Waterloo. Smaller businesses and industries in the city supported the larger factories and Waterloo had a booming economy at the turn of the twentieth century.⁸

The focus on industry served the city well. Between 1899 and 1919, the number of industrial companies in Waterloo increased by 192 percent. The city had ranked tenth in the state for manufacturing at the turn of the twentieth century. It jumped to fifth place, only ranking behind larger cities like Des Moines and Sioux City. The new factories attracted new residents and the population doubled from 1890 to 1900, and doubled again by 1910 when the city had 26,693 residents and ranked seventh in the state for population. The city’s economic success

⁷ Ibid., 15, 17-22.

⁸ Ibid., 22-27, 58-67, 99-110, 121-127.

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continued into the 1920s even with an agricultural recession in the early part of the decade. Development in the downtown business districts reflected a healthy economy. The number of banks and multi-story bank buildings increased. The wholesale industry also grew with warehouses located near the rail lines on the edges of the downtown districts. Retail stores dominated the downtown, and historian Long has noted that, "By 1928, Waterloo was home to one large department store, several medium-range stores, and a host of smaller retail shops."⁹ The stores served Waterloo residents, as well as over 300,000 people who resided in smaller communities in the region and took trains to Waterloo for shopping and entertainment. In the mid-1910s, over seventy passenger trains entered and departed the city every twenty-four hours, and an average of 30,000 passengers visited the city every month.¹⁰

Like the retail businesses and the banks on both sides of downtown, hotels provided an important service to the city's visitors. The earliest hotel, the Iowa Central, was a three-story building constructed in 1855 on the west side of the river near the Fourth Street Bridge. The three-story Logan House was built on the east side in 1867 and was "the most generally patronized hotel of the city." It was torn down in the early twentieth century for the construction of Black's Department Store at the corner of East Fourth Street and Sycamore Street. The Ellis Hotel, a four-story building at the corner of Sycamore Street and East Fifth Street, was built in 1906 and was the "leading hotel of the city" after Logan House was demolished. Many smaller hotels were also built in the late-nineteenth and early twentieth centuries, but "the largest and most ambitious" was the Hotel Russell-Lamson at the southeast corner of Commercial Street and West Fifth Street. The eight-story, reinforced-concrete building was constructed in 1912-1914 by Clyde and Lillian Russell Lamson, and designed by Chicago architects Marshall and Fox. The building had 250 hotel rooms, and amenities included a coffee shop, private dining rooms, and sample rooms for salesmen. Between 1919 and 1921, it was also the home of Greater Waterloo Association, which was a new civic group that combined four rival business associations from both sides of the river.¹¹

In 1925, operation of the Hotel Russell-Lamson was given to the Tangney-McGinn Realty Company, which entered into a long-term lease with the Lamsons. E. F. Tangney and S. F. McGinn were the owners of the company that bore their name. The two had grown up in Sheldon, Iowa, and were related through marriage. Both men's fathers had worked in hotels and real estate. The younger Tangney took over management of a hotel in Sheldon after his father started a new venture in Spencer, Iowa. The partnership between Tangney and McGinn began in 1918 when they were both twenty-three years of age. The pair purchased the medium-sized Thompson Hotel in Worthington, Minnesota. They acquired and sold two other larger hotels in Minnesota and Nebraska before becoming the proprietors of the Russell-

⁹ Ibid., 153.

¹⁰ Ibid., 67, 121-123, 148-153.

¹¹ The Hotel Russell-Lamson is extant and an important landmark on the west side of downtown Waterloo. "Great Oaks from Little Acorns Grow as Evidenced in the Hotel President," advertisement, *Waterloo Courier*, January 10, 1929; Barbara Beving Long, Midwest Research, "Hotel Russell-Lamson," National Register of Historic Places Registration Form, 1988, available in the Iowa State Historic Preservation Office, Des Moines.

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Lamson. In 1926, the company bought the Sheldon-Munn Hotel in Ames and constructed an addition to the building. They also began construction of a new hotel, the Rogers, in Bloomington, Illinois, that same year.¹²

Tangney and McGinn appear to have become immediately involved with the Waterloo business community. They hosted the Greater Waterloo Association, and its successor, the Chamber of Commerce, in the Hotel Russell-Lamson in the late 1920s. They invested \$100,000 updating the interior of the Russell-Lamson in 1928. They also announced construction of a new nine-story hotel, to be located on the east side of the river at Sycamore Street and East Park Avenue. A Chicago firm, H. L. Stevens and Company, was hired for both hotel projects.¹³

H. L. Stevens and Company was founded in 1912 by Harold Lyle Stevens, who had graduated from the University of Wisconsin – Madison with a degree in Engineering. The company was based in Chicago and appears to have specialized in hotel design and construction. The Hotel Randolph in Des Moines was the first hotel in Iowa that was designed and constructed by H. L. Stevens. The company would design others in Des Moines, and in other Iowa cities including Sioux City, Iowa City, and Council Bluffs. Little is known about the firm, but it appears to have been active across the United States and in Canada.¹⁴

The Hotel President

In March 1928, the Masonic Temple on the south corner of Sycamore Street and East Park Avenue was demolished and construction of the new hotel began in April. The building was owned and operated by the Tangney-McGinn Realty Company. It was financed through the sale of stock, including a large portion of premium stock purchased by members of the Waterloo business community. The building had a reinforced-concrete foundation and structure that could support twelve stories, although only nine were planned at the time. The construction was documented in the *Waterloo Courier*, which reported that the property would be known as the “Hotel Iowa” and that the exterior would be clad in red brick and terra-cotta. An early rendering published in the newspaper depicted a building that strongly resembled the Hotel Russell-Lamson (Figure 1). Most of the materials going into the hotel were supplied by

¹² “Tangney, McGinn Finish 10 Years Hotel Operation,” *Waterloo Courier*, January 10, 1929; “E. C. Tangney, Owner of Burke Hotel, Dies Friday,” *Carroll Daily Herald*, February 25, 1939; “Federal Census for 1900,” O’Brien County, Iowa, E.D. 82, page 6, accessed using ancestry.com, June 24, 2014; Iowa Births and Christening Index, 1857-1947, accessed using ancestry.com, June 24, 2014.

¹³ “Russell-Lamson Lease Extended for 20-Yr. Term,” *Waterloo Courier*, November 3, 1927; “Nine-story \$625,000 Hotel to be Built Here—Tangney and McGinn Will Erect House,” *Waterloo Courier*, September 24, 1927.

¹⁴ A search of several newspaper databases turned up articles about H. L. Stevens in all regions of the United States and in Canada. The articles are not relevant to Waterloo or Iowa, and are not listed here. *Biennial Report of the Attorney General of the State of Illinois* (Springfield, Ill.: State Printers, 1913), 1171-1172; Harold Lyle Stevens, “A Design of the Lemonweir Drainage District in Monroe and Juneau Counties” (bachelor of science thesis, University of Wisconsin, 1903); William C. Page, “Hotel Randolph,” National Register of Historic Places Registration Form, 2008, available in the Iowa State Historic Preservation Office, Des Moines; “‘Moderne’ Note Supreme in New D. M. Hostelery,” *Waterloo Courier*, June 7, 1929.

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Waterloo companies, including the lumber, steel, concrete, brick, stone, plumbing fixtures, and furnishings. The newspaper noted that “the hotel, when completed, will be a truly ‘Made in Waterloo’ product.”¹⁵ While the building was under construction, Tangney and McGinn announced that it would be called the “Hotel President.” The design for the building was also changed and “the outside of the hotel will be considerably more ornate than first planned, with Italian architecture thruout [sic].” No reasons were provided in the newspaper article for the changes to the name and the design. Perhaps the new design was intended to differentiate the building from the Hotel Russell-Lamson.¹⁶

Construction of the hotel was completed in December 1928. The final cost for the project was \$650,000, including purchasing the land, and building and furnishing the hotel. The 200-room hotel was opened with celebrations on January 10, 1929, that included a luncheon in the hotel’s first-floor coffee shop, known as the Lombardy Room, with toasts from business leaders. A dinner and dance were held in the second-floor ballroom in the evening, with additional speeches from the mayor and other city leaders. Several pages of the *Waterloo Courier* were dedicated to articles and photographs of the building, as well as congratulatory advertisements from the community. The hotel met “the need for another modern hostelry,” which the city had needed for several years. Tangney and McGinn were heralded for having “the spirit of the pioneer” and as “young men who had the courage and vision to go ahead and make their dreams come true.”¹⁷

The *Waterloo Courier* described the building as “a new and distinctive landmark for the city, visible for a wide radius of surrounding territory.”¹⁸ The building was located within a block of the Cedar River and was one of a few tall buildings in the downtown area. Most of the downtown properties were of the Commercial Style with masonry decoration that incorporated elements from the Classical Revival or Tudor Revival styles. The Hotel Russell-Lamson was Colonial Revival in style with red brick and cream limestone on the exterior. The Italian Renaissance style of the Hotel President made the property unique (Figures 2 to 12).

The Hotel President was a success for Waterloo and the Tangney-McGinn Realty Company. In June 1929, they announced their most ambitious project, a new hotel in Des Moines. They would partner with Des Moines backers F. W. and J. W. Hubbell, and H. L. Stevens and Company to build a replacement for the old Hotel Kirkwood, which had been destroyed by fire in April 1929. Tangney and McGinn would operate the new Hotel Kirkwood under a thirty-year lease. The building would be Moderne in style and twelve stories tall. It would house 300

¹⁵ “Hotel President Reaches Eighth Floor; Masons Start June 4,” *Waterloo Courier*, May 26, 1928.

¹⁶ Quote from “‘Hotel President’ Instead of ‘Iowa’ Builders Decide,” *Waterloo Evening Courier*, April 4, 1928. Other references: “Nine-story \$625,000 Hotel to be Built Here.”

¹⁷ Quotes from “Waterloo Is Proud,” advertisement, *Waterloo Courier*, January 10, 1929. Other references: “Waterloo’s Building and Other New Assets in Year Contribute Great Record,” *Waterloo Courier*, December 31, 1928; “Tangney, McGinn Finish 10 Years Hotel Operation”; “Guests Will Be Finishing Touch of Great Hotel”.

¹⁸ “Hotel President Stretches Nine Stories Toward Clouds to Accommodate City Guests,” *Waterloo Courier*, December 21, 1928.

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rooms, each with its own bathroom, ten shops on the first floor, a coffee shop, and private dining rooms. Although the new building was in Des Moines, Waterloo basked in the glow of the company’s success. The Tangney-McGinn Realty Company remained headquartered at the Hotel Russell-Lamson and the *Waterloo Courier* proclaimed that the company had “brought Waterloo to a place of prominence in the hotel world of the middle west.”¹⁹

Through the Great Depression and the post-war era, Tangney-McGinn Realty Company continued to operate the two largest hotels in Waterloo. The rise of the automobile saw post-war development in the city move away from downtown to the Highway 218 corridor on the west side. Industry in Waterloo was still strong, and Deere and Company and Rath Packing Company expanded their plants. The trains and the retail stores still attracted visitors to the east side, but the character of downtown was changing. By the 1950s, Tangney had moved to California, and McGinn to Des Moines. Another hotel management company took over operation of the Hotel Russell-Lamson in the 1950s. Tangney and McGinn continued to own and operate the Hotel President until 1962, when it was sold to another firm, Parkway Inns, Inc. The new owners invested \$35,000 to transform the dining room into “an Early American motif combining French and English influences of Colonial times.” Another space, the Hi-Ho Room, was remodeled using French design as inspiration. The improvements do not appear to have been enough to keep the hotel profitable. In 1968, the hotel was closed and the property was sold to Elders, Incorporated, a non-profit organization that planned to redevelop the building for affordable senior housing. The organization was created by four churches and represented an interdenominational effort to provide affordable housing for older members of the congregations. The building was dedicated as “Park Towers” in 1970 with eighty-four apartment units. The property was remodeled again in 1988, although the number of apartment units remained the same. Park Towers Apartments continues to provide affordable housing in downtown Waterloo.²⁰

Conclusion

The Hotel President was inventoried in 1986 and 1994 as part of larger architectural and historic surveys of Waterloo. The 1986 survey produced several historic contexts for Waterloo, but the architectural context focused on residential architecture. The survey in 1994 also focused on residential architecture. As part of these past surveys, the building was found to be potentially eligible for historic designation, but it was not substantially evaluated.

The Hotel President is eligible for listing in the National Register under Criterion A in the area of Commerce. The building is associated with the commercial expansion of Waterloo in the

¹⁹ “‘Moderne’ Note Supreme in New D. M. Hostelry”; “Add Iowa’s Capital to Their Field,” *Waterloo Courier*, June 7, 1929.

²⁰ Various city directories for Waterloo dating from 1925 through 1965 were referenced to track management of the hotels and the residences of Tangney and McGinn. Other references: “Locals,” *Sheldon Mail*, October 13, 1954; “Hotel President Begins \$35,000 Remodeling Job,” *Waterloo Courier*, April 5, 1962; “Low-Cost Housing for Elderly; President Hotel Purchase Nears,” *Waterloo Courier*, April 19, 1968; “Plan Park Towers Dedication Feb. 8.”

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early twentieth century. A context for commercial expansion is included in the 1986 report "Waterloo. The Factory City of Iowa." The context did not specifically discuss hotels, but the majority of the hotels were located in the downtown business districts and contributed to the commercial activity. The Hotel President was one of the largest hotels in Waterloo and it provided important accommodation on the east side of the river. Although it was constructed near the end of the period of commercial expansion, that does not detract from the contribution the hotel made to the downtown economy. The building stands as an example of a vibrant economic period in Waterloo's history.

The Hotel President is also eligible for listing in the National Register under Criterion C in the area of Architecture. The property embodies distinctive characteristics of the Italian Renaissance style as applied to a commercial building. It is also the only example of the style in downtown Waterloo. The building retains good historic integrity on both the exterior and the interior. Although some minor changes have been made, the preservation of original materials and design is rare for buildings of this type and period. The building is unique in its design and for this reason it stands out amongst the commercial buildings in downtown Waterloo.

The property is locally significant under both criteria, and the period of significance is 1929-1962. The period begins when the building was opened as a hotel. The period ends when the original property owners sold the building. The property's most active period as a hotel was under the ownership of the Tangney and McGinn Realty Company. The change in owners marked the end of an era for hostelry in downtown Waterloo.

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"Hotel President Begins \$35,000 Remodeling Job." *Waterloo Courier*, April 5, 1962.

"'Hotel President' Instead of 'Iowa' Builders Decide." *Waterloo Evening Courier*, April 4, 1928.

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“Hotel President Opens Tonight; Many Will Attend Banquet.” *Waterloo Courier*, January 10, 1929.

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USGS Map, 7.5-minute series "Waterloo South" Quad, 2015 The location of the Hotel President is marked.



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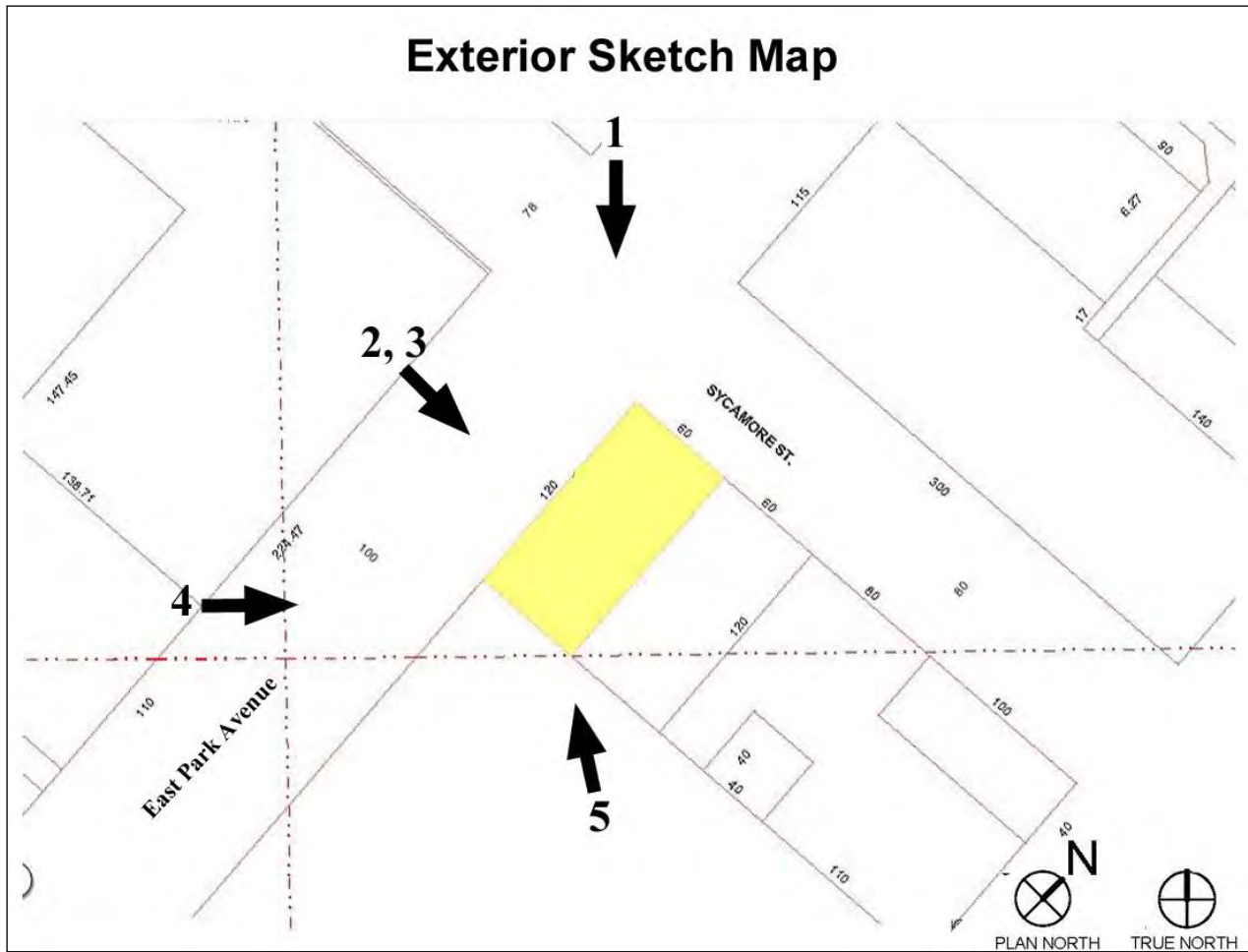
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Sketch Maps / Photo Keys

(Black Hawk County Assessor's Office, 2015 and Invision Architecture, 2014)



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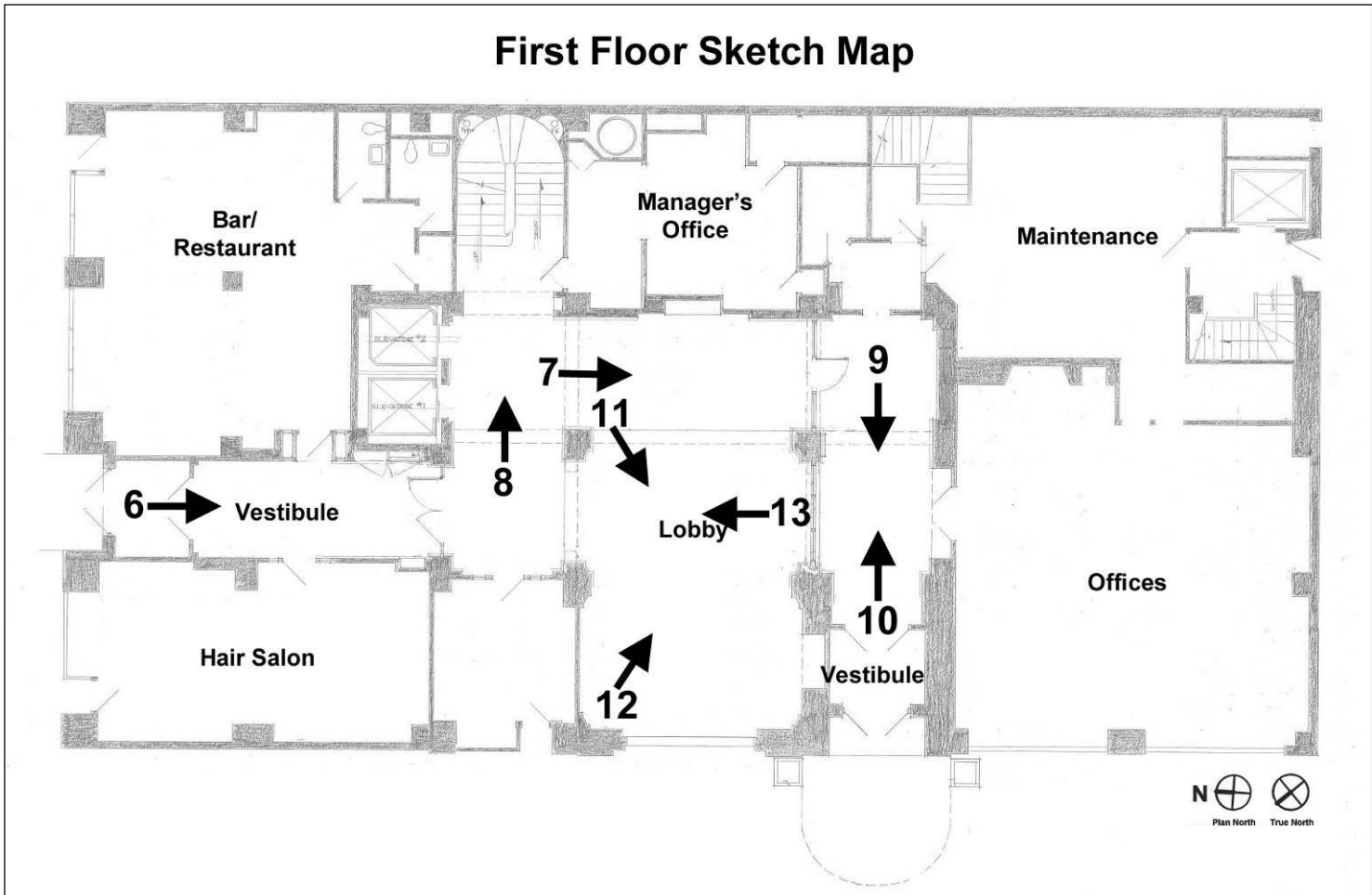
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First Floor Sketch Map



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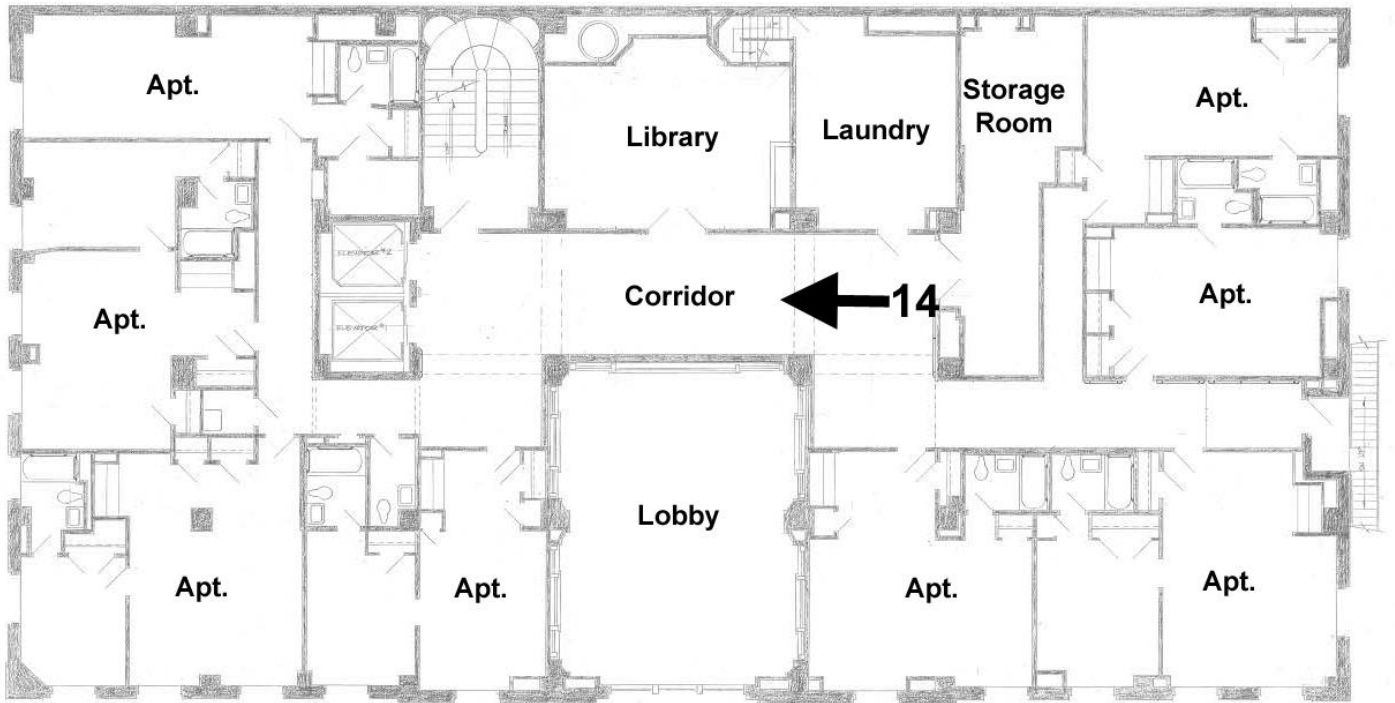
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Second Floor Sketch Map



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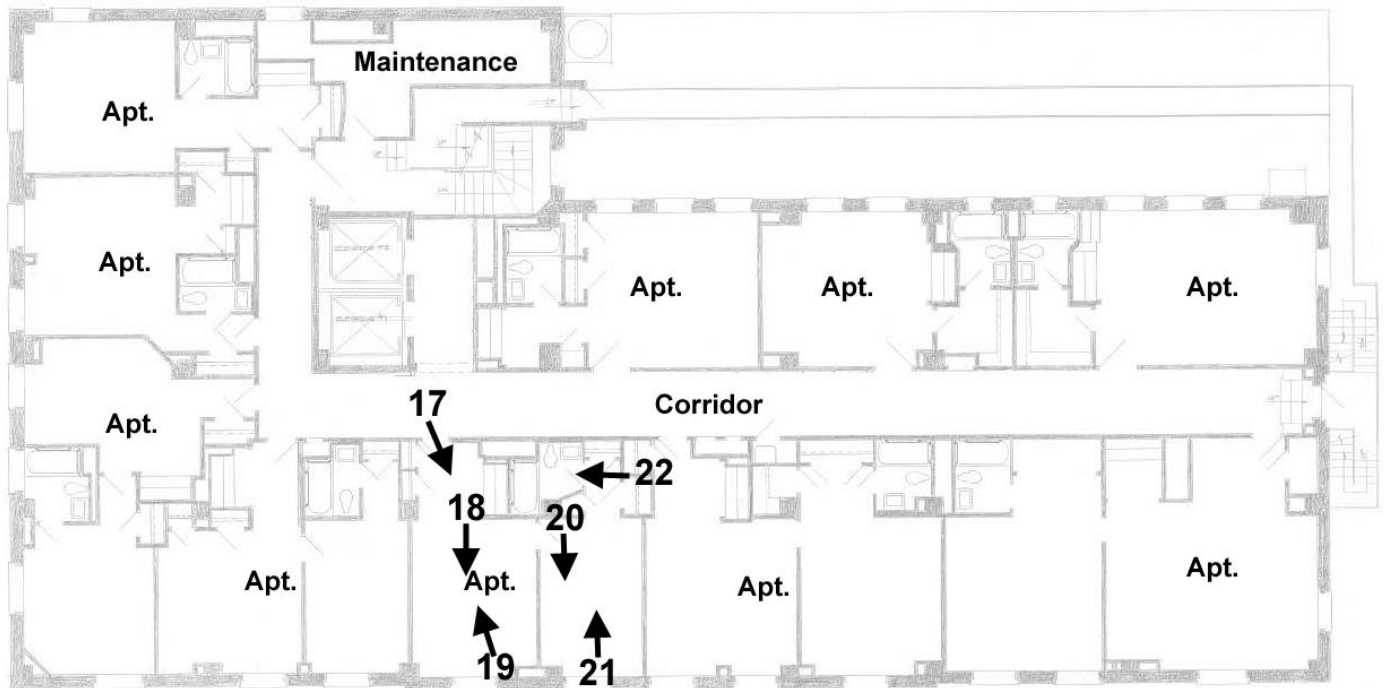
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Third Floor Sketch Map



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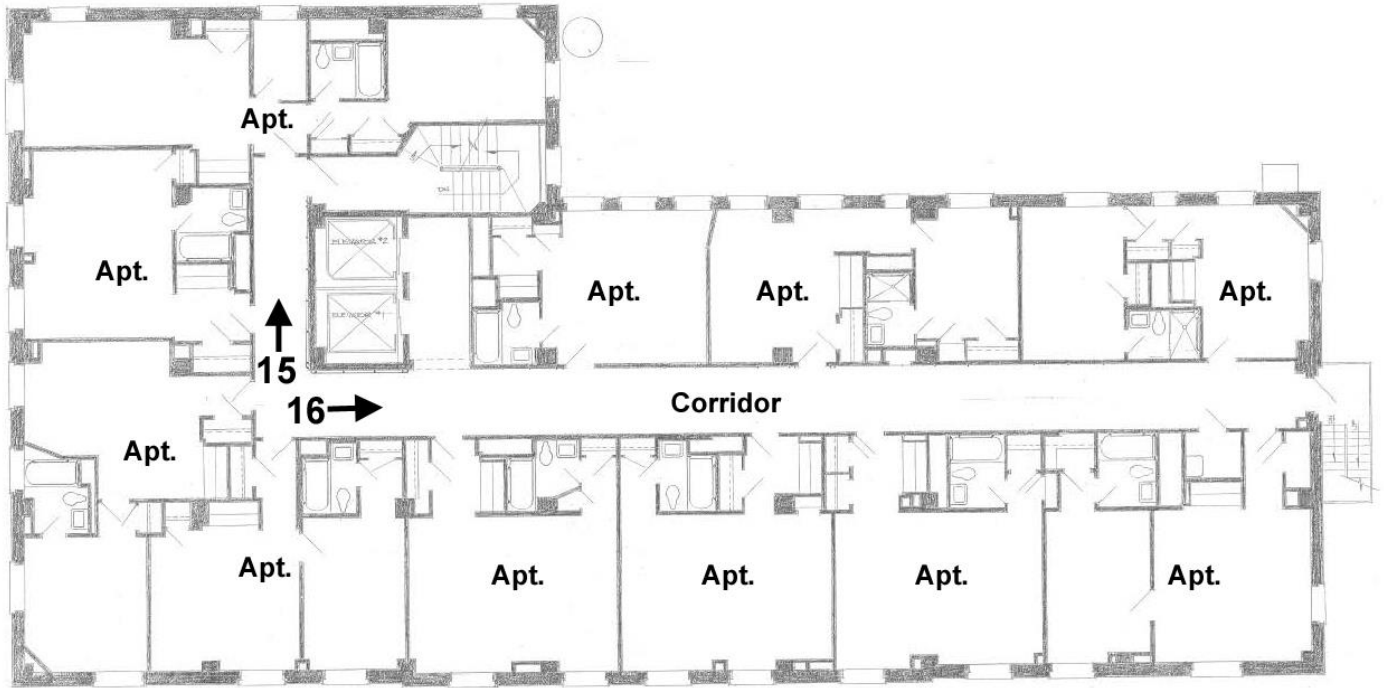
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Eighth Floor Sketch Map



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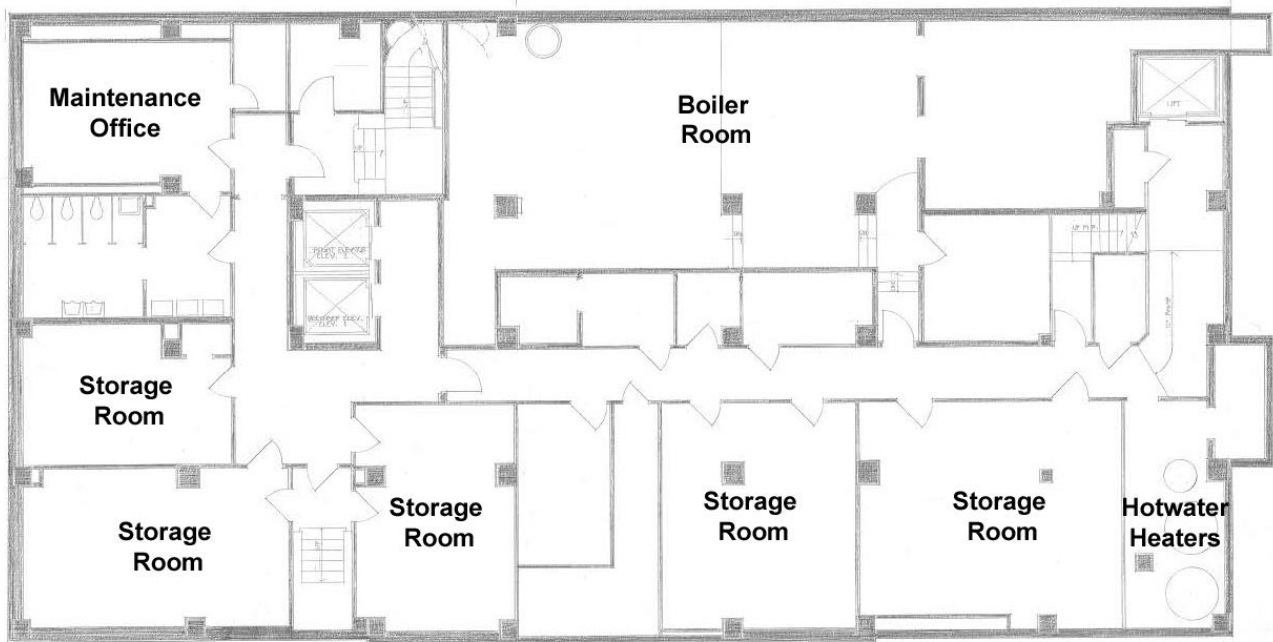
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Existing Floor Plans (Invision Architecture, 2014)



Basement

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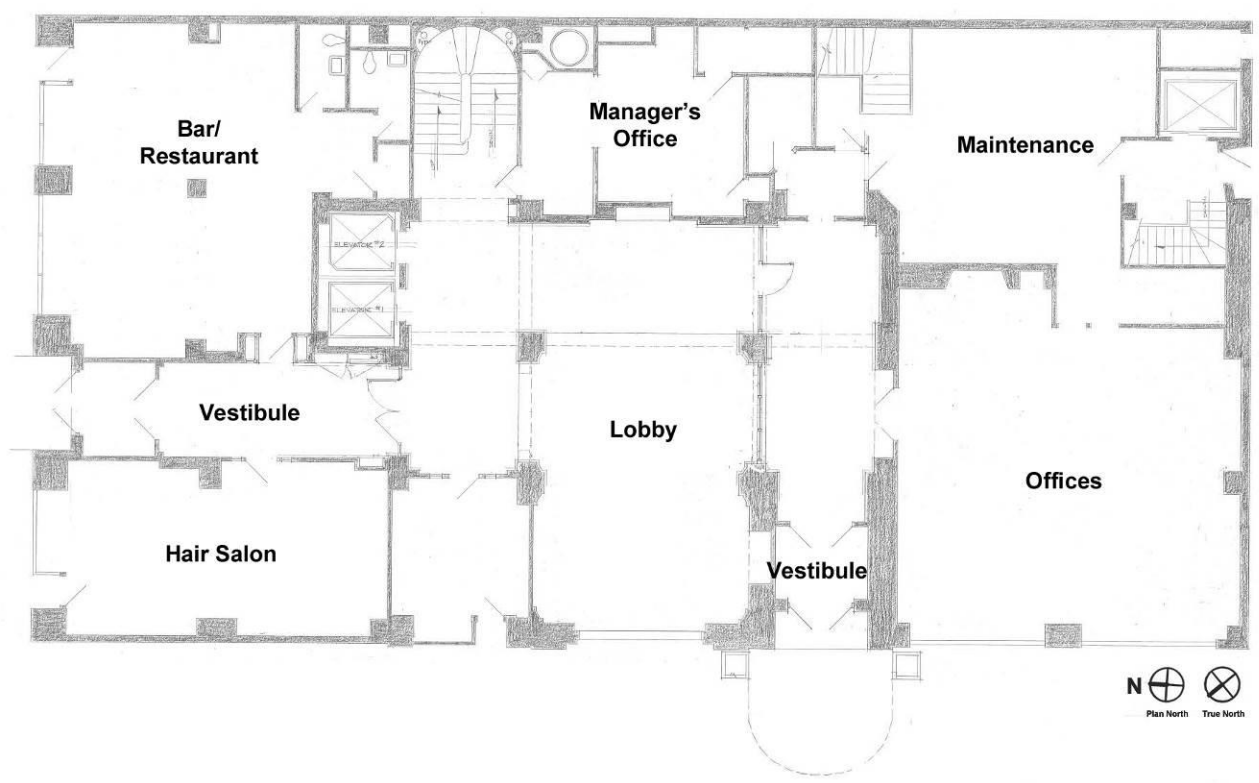
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First Floor

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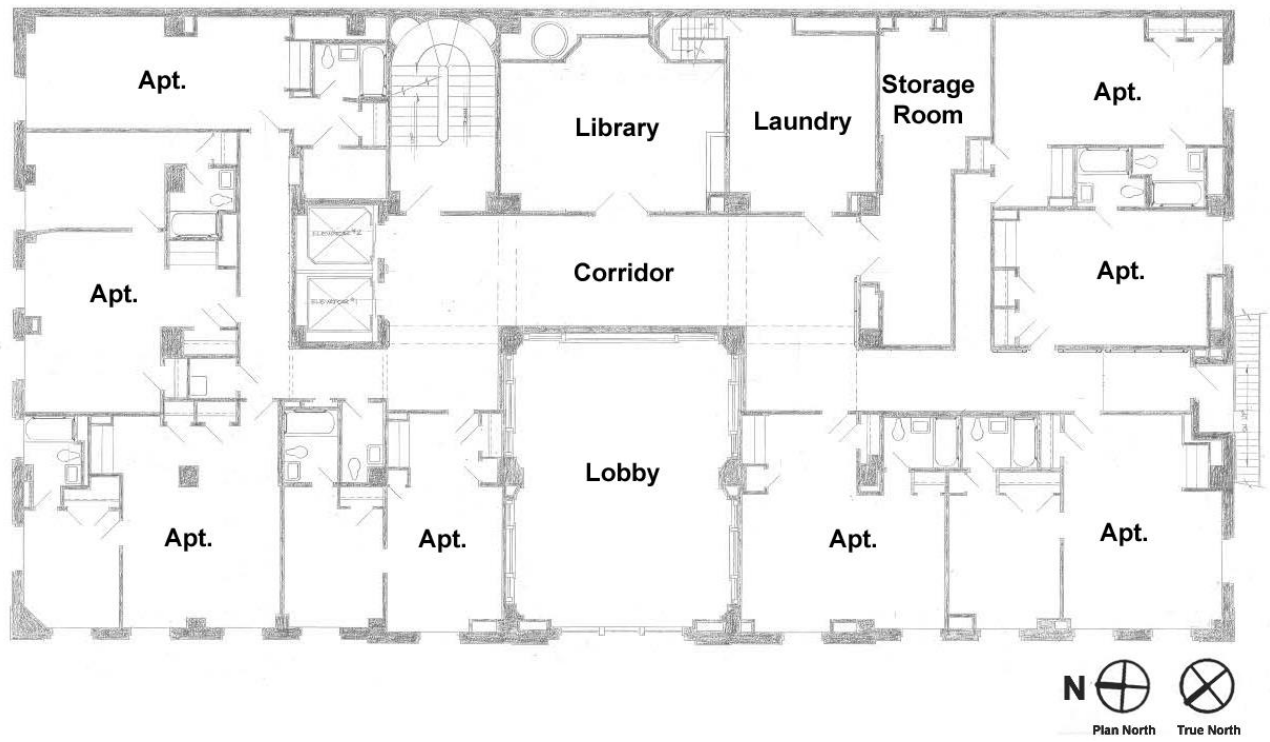
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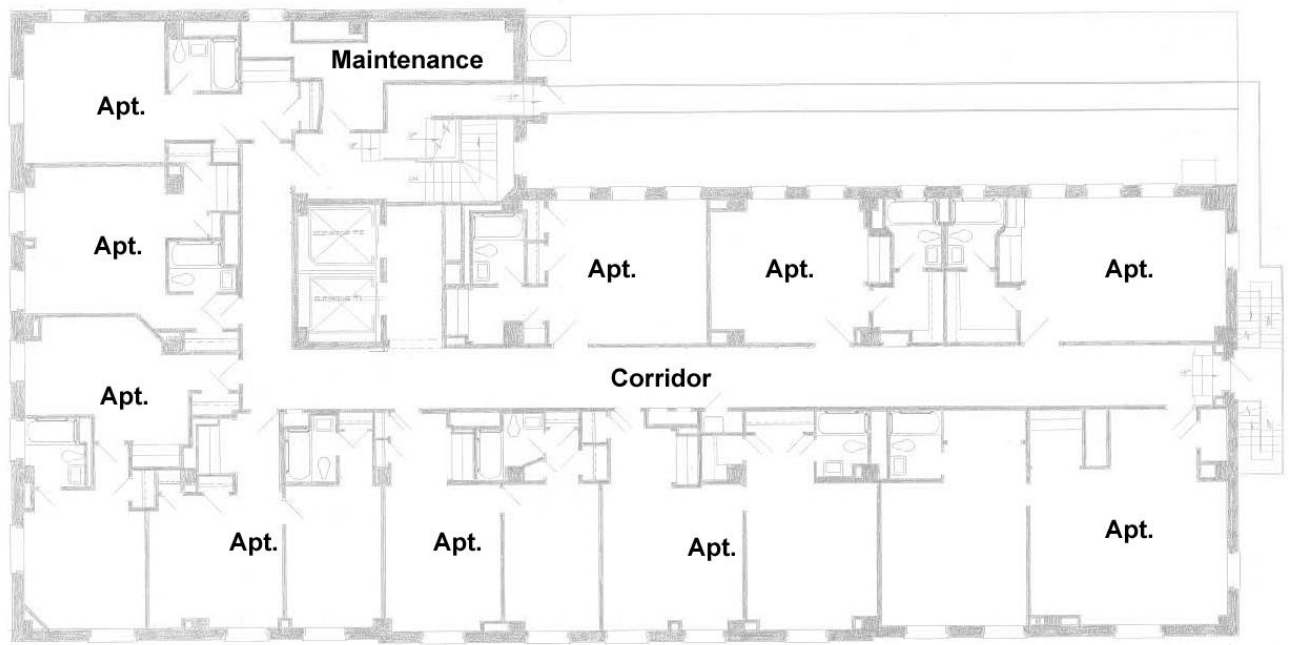
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Third Floor

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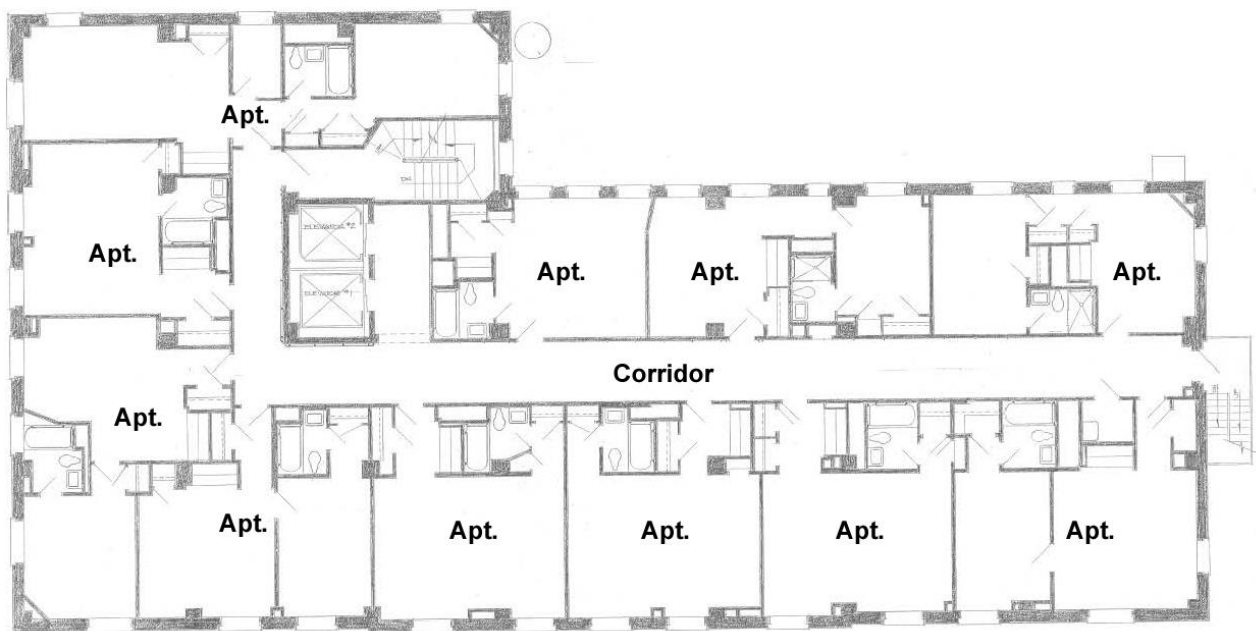
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Fourth through Ninth Floors

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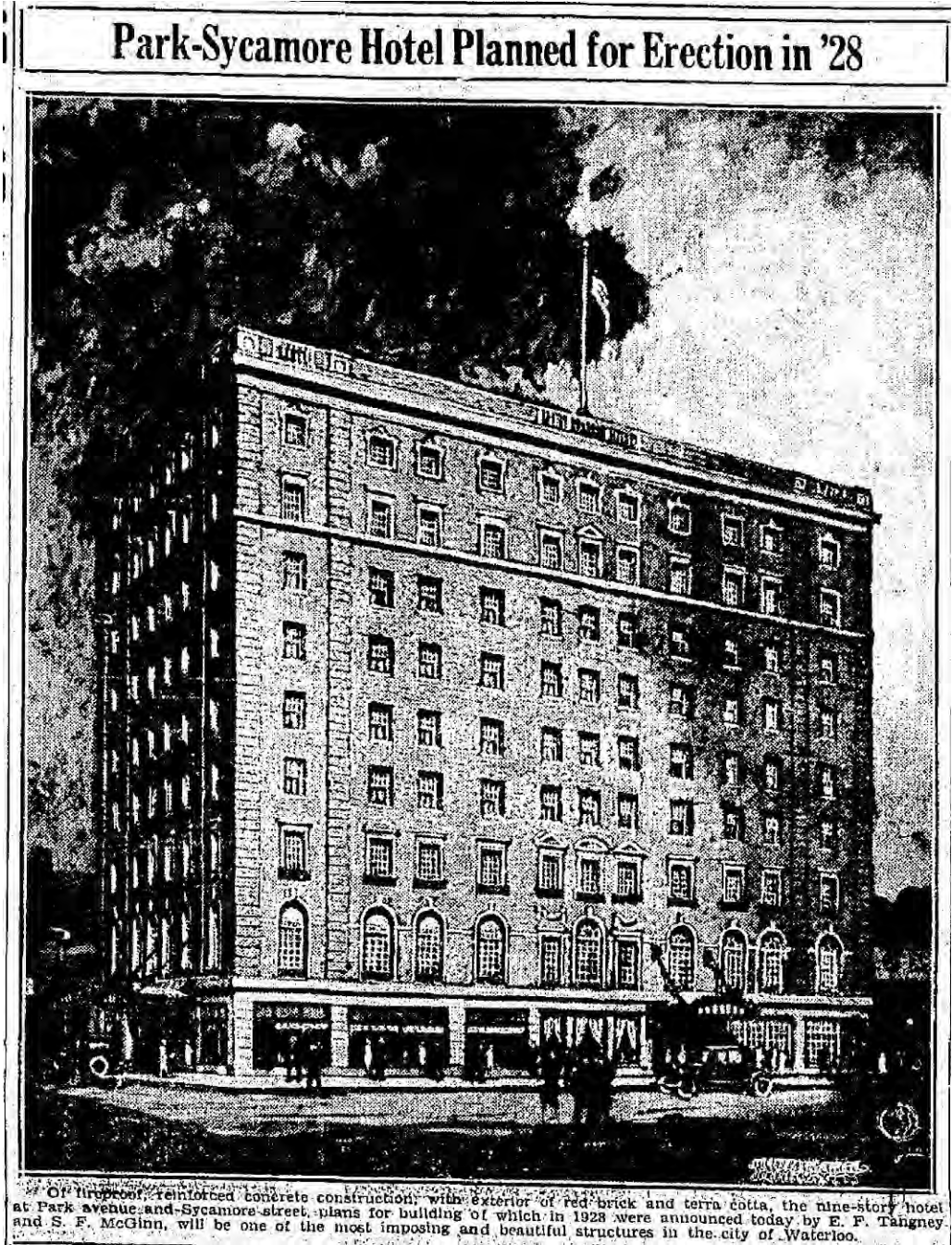


Figure 1. Architectural rendering of an initial design for the Hotel President. The image was originally published in the *Waterloo Courier*, September 24, 1927.

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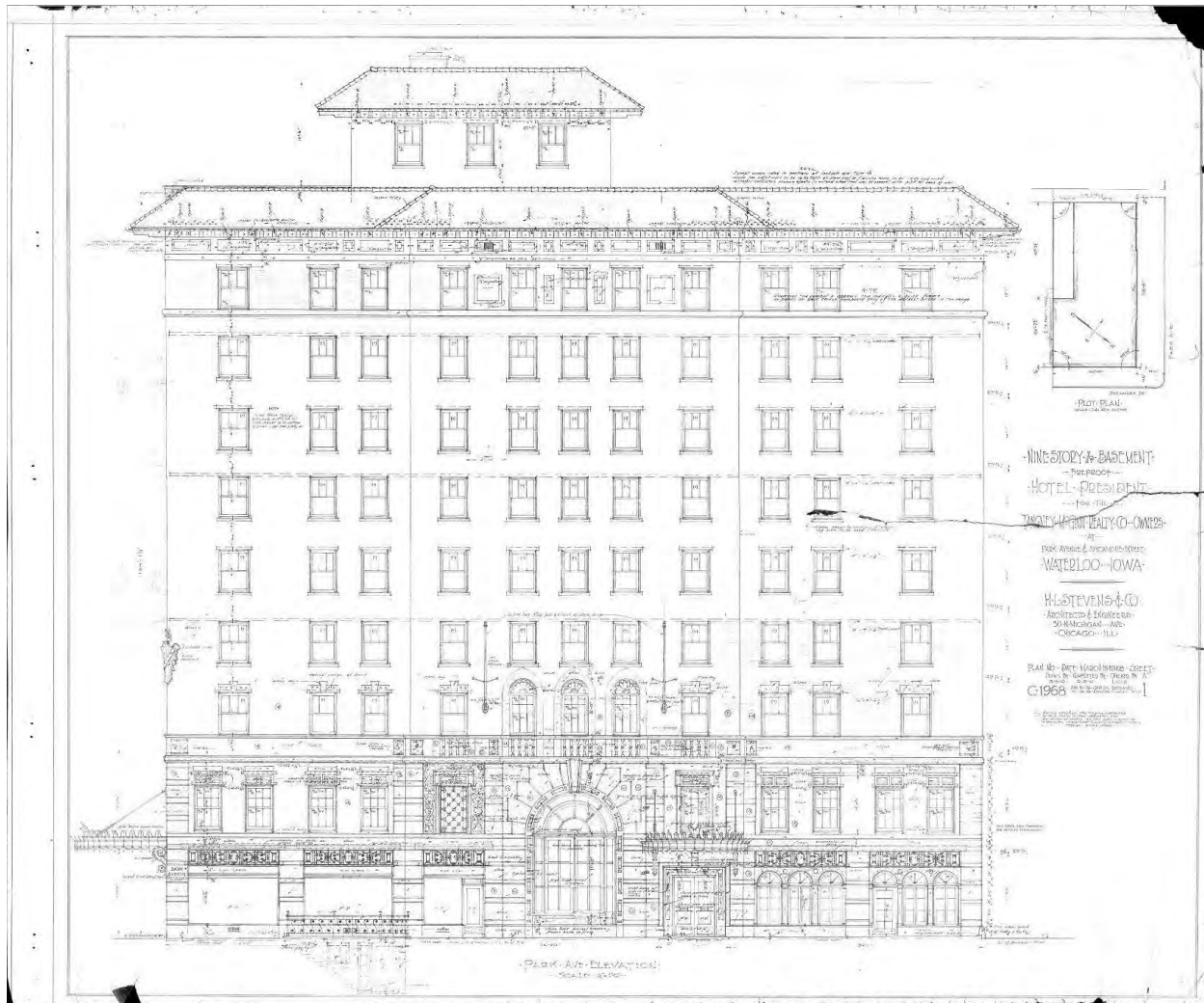


Figure 2. Original drawing of the West Elevation by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

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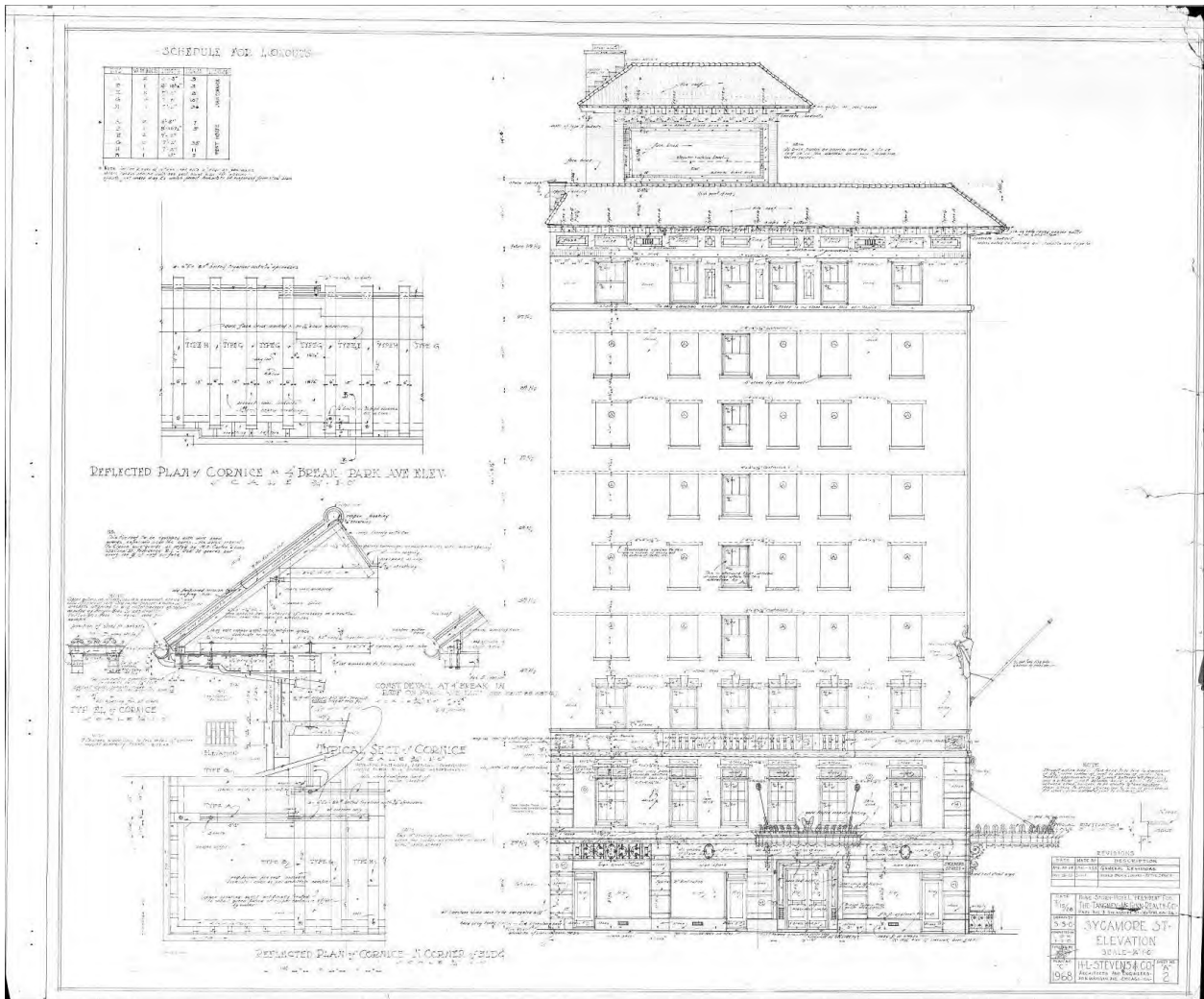


Figure 3. Original drawing of the North Elevation by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

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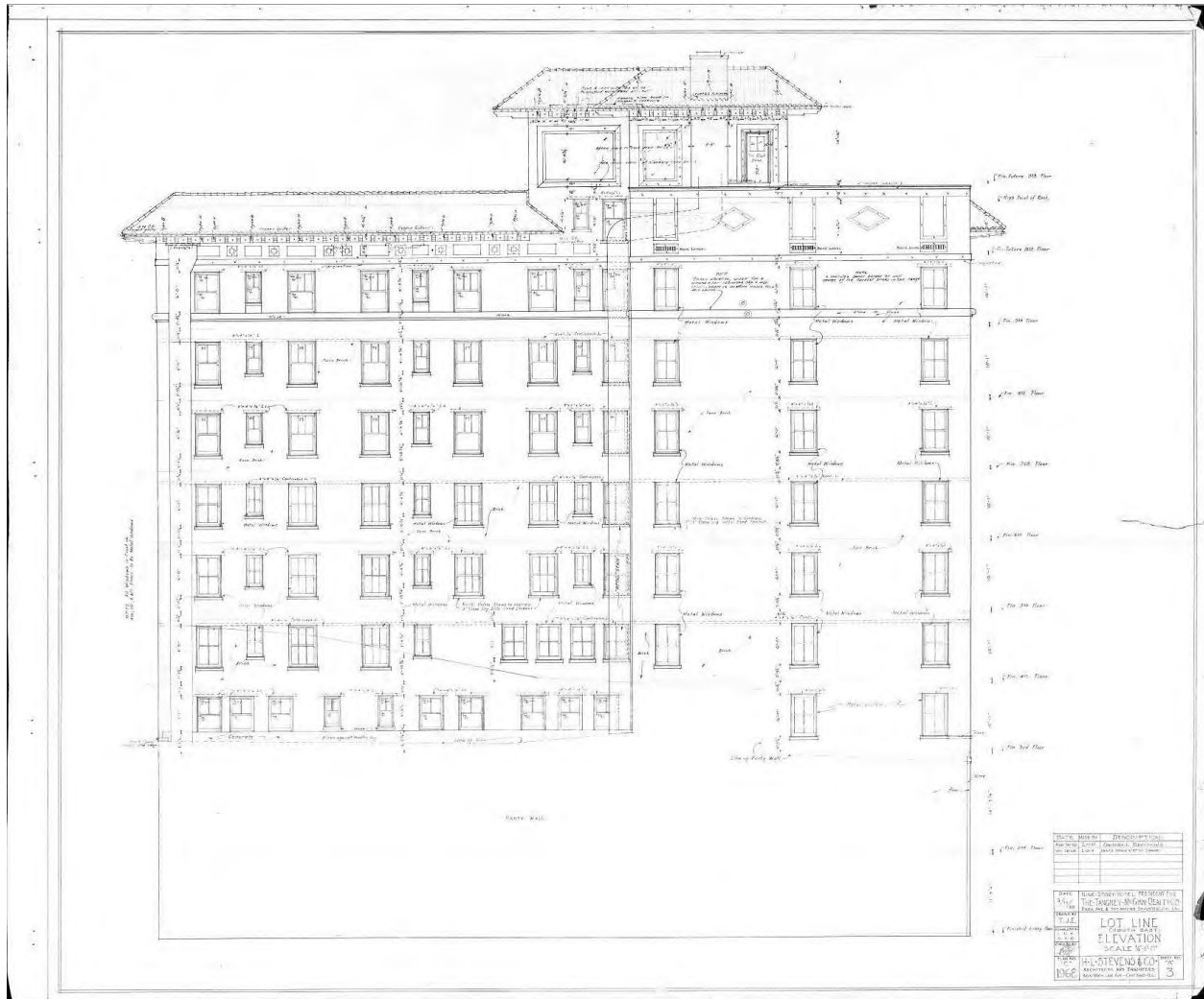


Figure 4. Original drawing of the East Elevation by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

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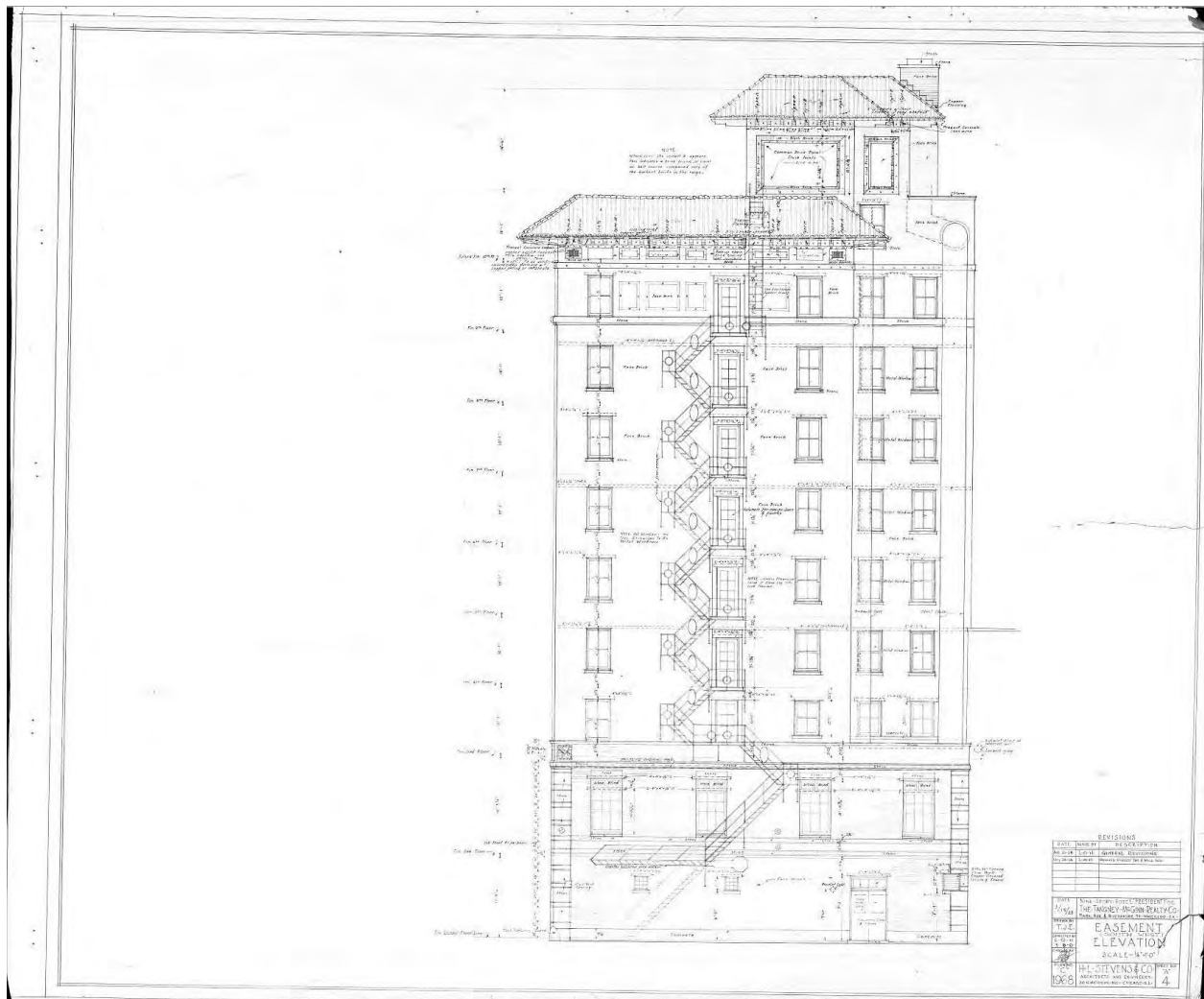


Figure 5. Original drawing of the South Elevation by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

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Continuation Sheet

Hotel President
Name of Property
Black Hawk, Iowa
County and State
N/A
Name of multiple listing (if applicable)

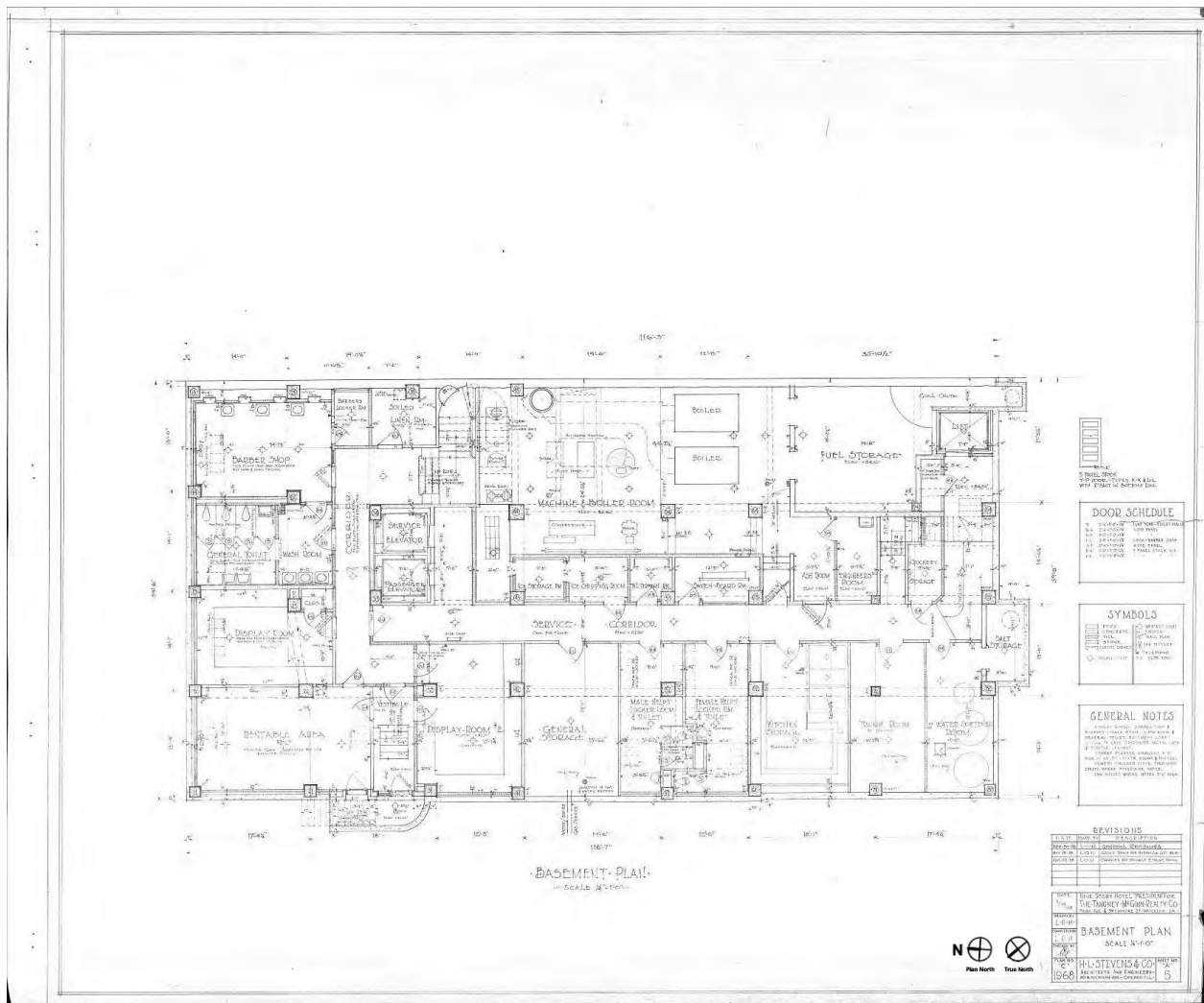


Figure 6. Original drawing of the Basement Plan by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hotel President
Name of Property
Black Hawk, Iowa
County and State
N/A
Name of multiple listing (if applicable)

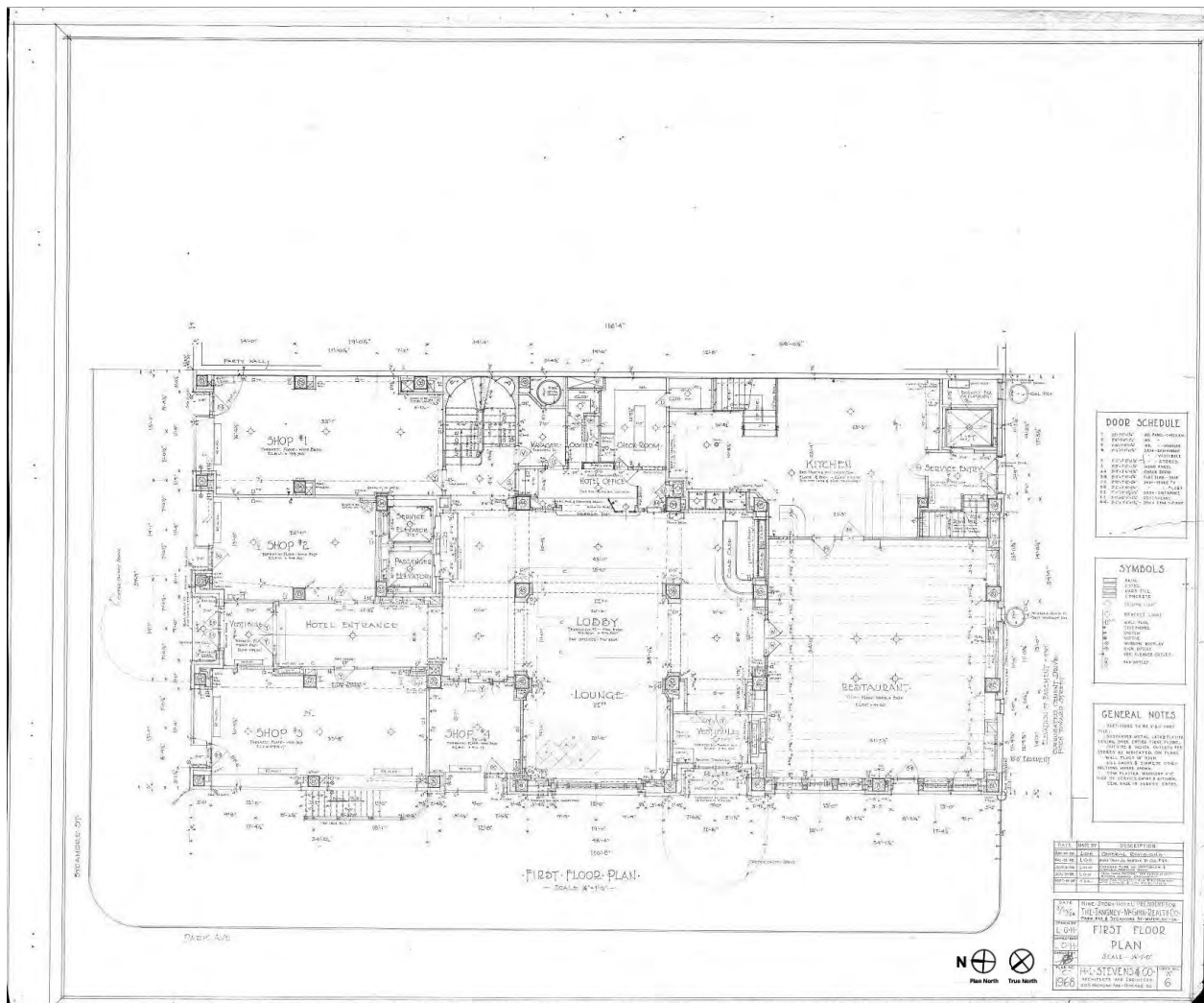


Figure 7. Original drawing of the First Floor Plan by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel President
Name of Property
Black Hawk, Iowa
County and State
N/A
Name of multiple listing (if applicable)

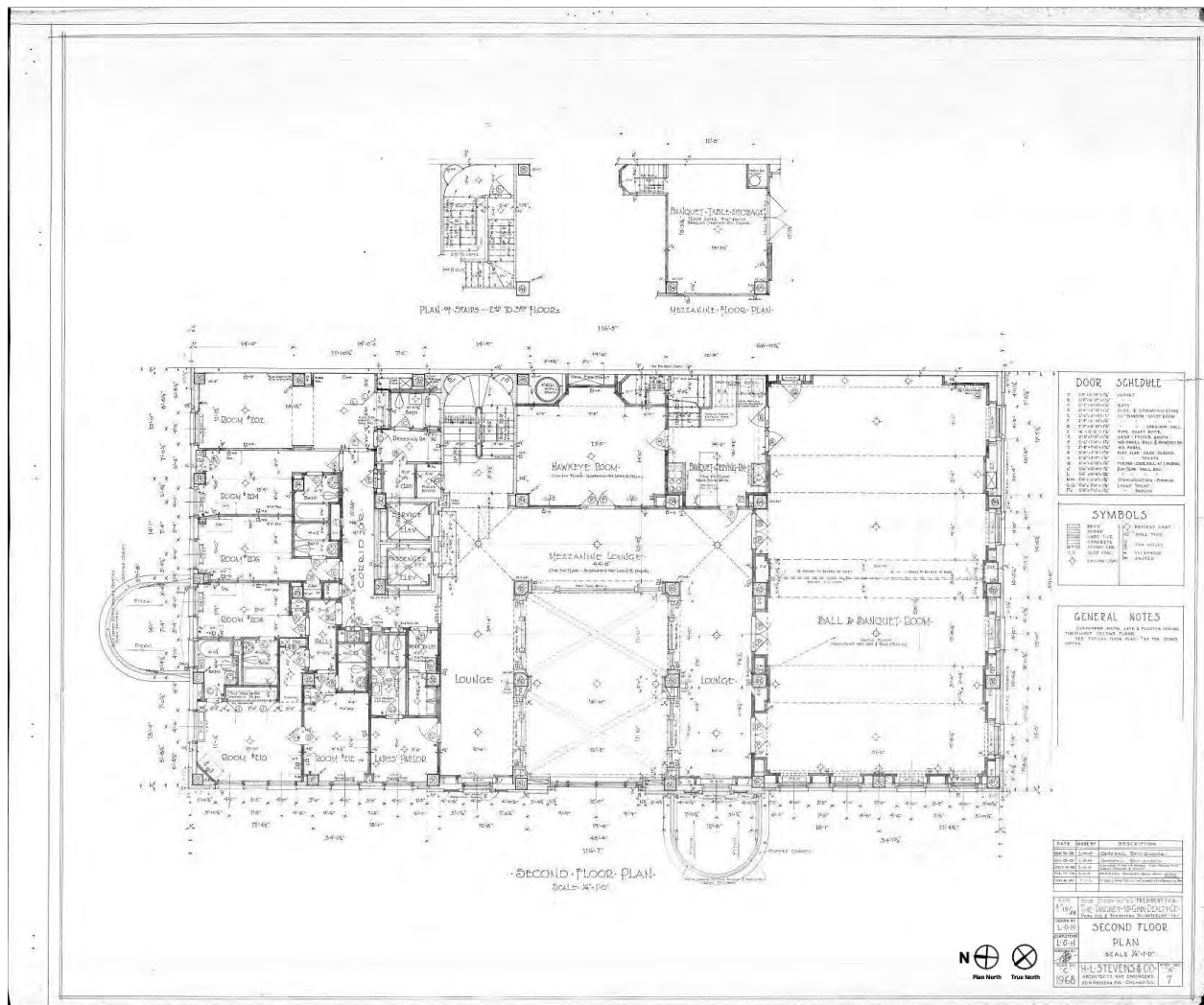


Figure 8. Original drawing of the Second Floor Plan by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel President
Name of Property
Black Hawk, Iowa
County and State
N/A
Name of multiple listing (if applicable)

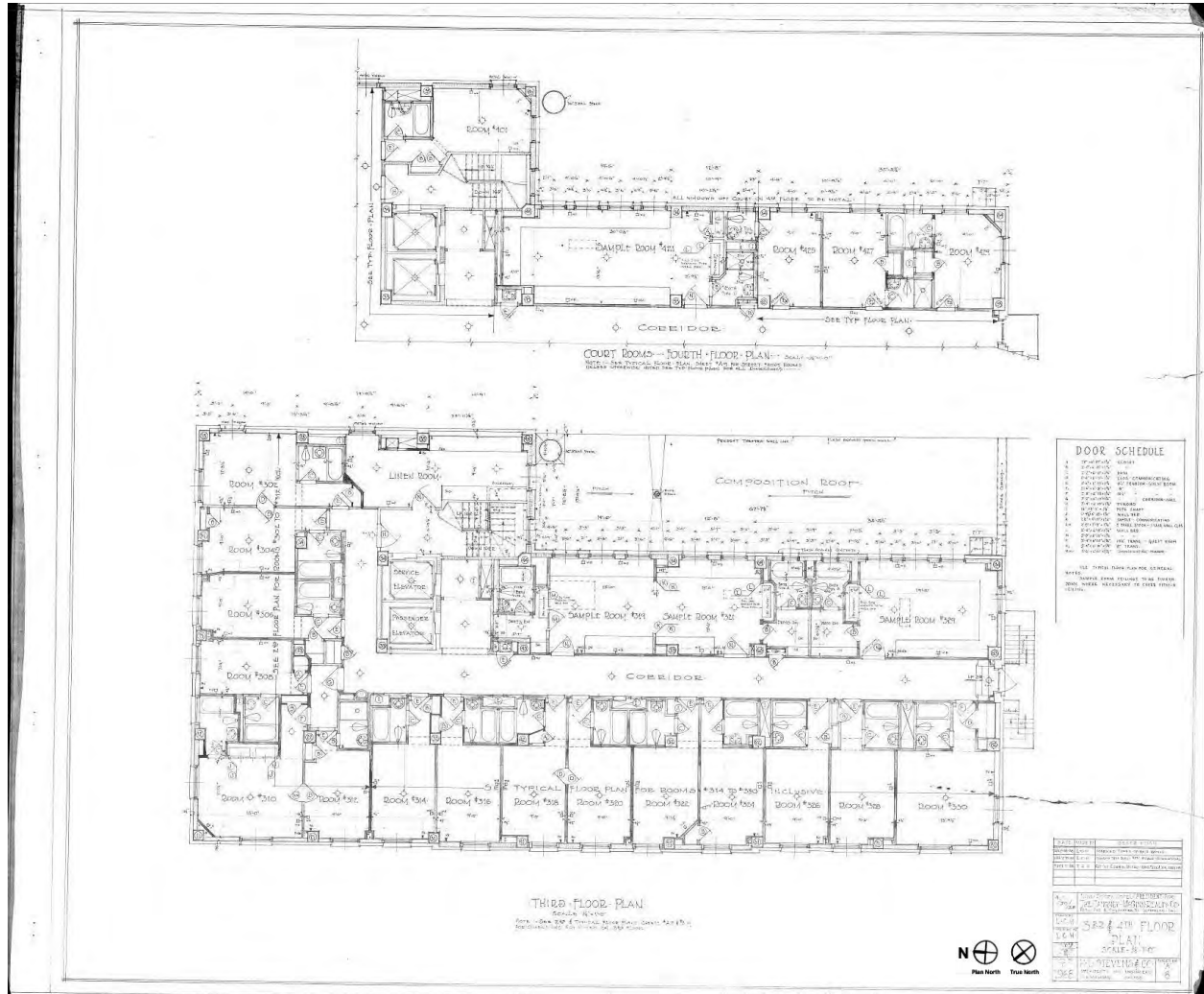
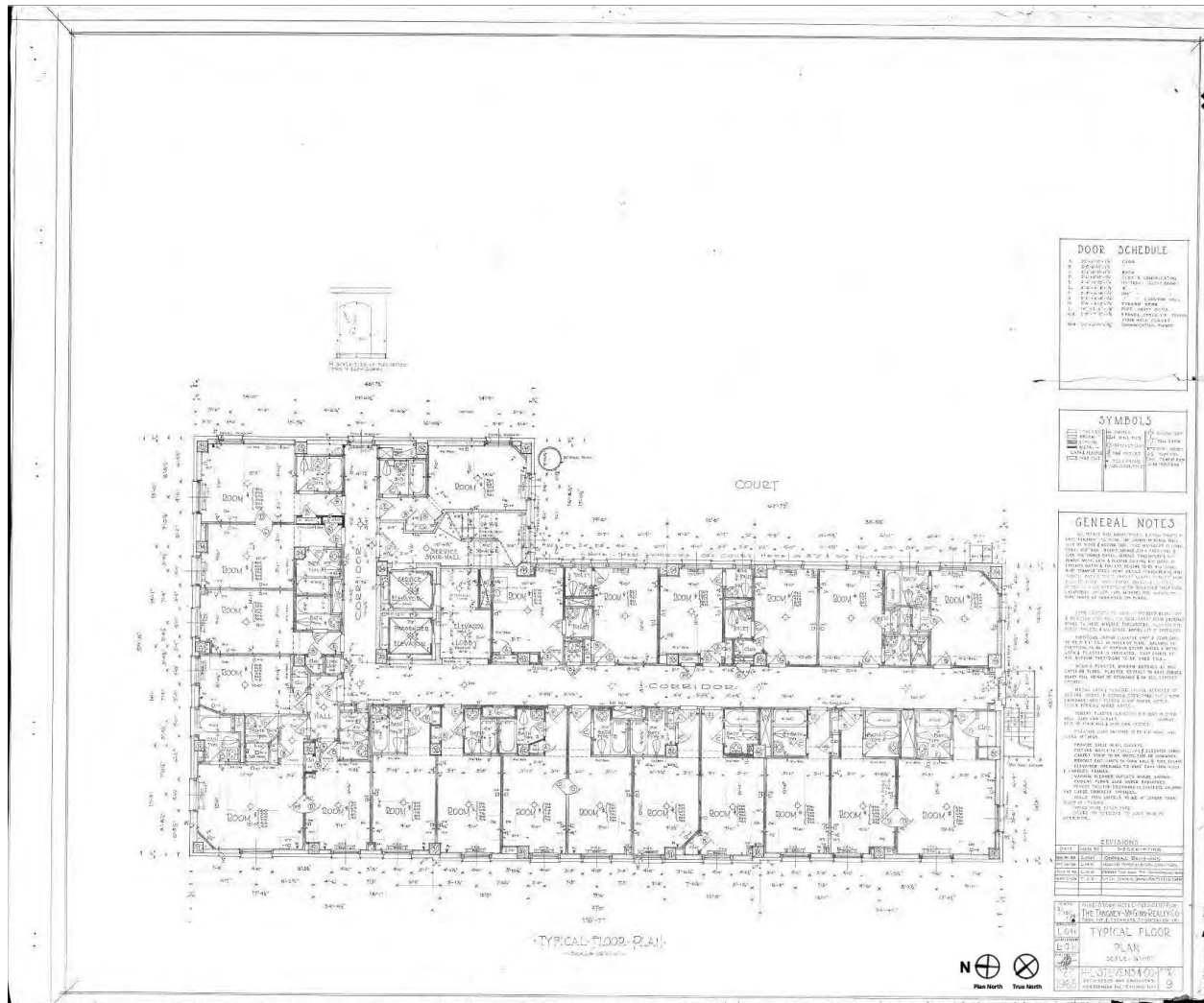


Figure 9. Original drawing of the Third Floor Plan and Partial Fourth Floor Plan by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel President
Name of Property
Black Hawk, Iowa
County and State
N/A
Name of multiple listing (if applicable)



DOOR SCHEDULE	
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[Symbol]	WALL
[Symbol]	FLOOR
[Symbol]	CEILING
[Symbol]	ROOF
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	PLUMBING
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[Symbol]	MECHANICAL
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[Symbol]	FINISH
[Symbol]	NOTE
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[Symbol]	SCALE
[Symbol]	ORIENTATION
[Symbol]	DATE
[Symbol]	DRAWN BY
[Symbol]	CHECKED BY
[Symbol]	APPROVED BY
[Symbol]	DATE

GENERAL NOTES

1. THIS FLOOR PLAN IS A REPRESENTATIVE PLAN OF THE TYPICAL FLOOR PLAN OF THE BUILDING. IT IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF ANY OTHER FLOOR PLAN.
2. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF WALLS UNLESS OTHERWISE NOTED.
3. ALL WALLS ARE 8" THICK UNLESS OTHERWISE NOTED.
4. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
5. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.
6. ALL ROOF ARE 8" THICK UNLESS OTHERWISE NOTED.
7. ALL STAIRS ARE 8" THICK UNLESS OTHERWISE NOTED.
8. ALL ELEVATORS ARE 8" THICK UNLESS OTHERWISE NOTED.
9. ALL PLUMBING ARE 8" THICK UNLESS OTHERWISE NOTED.
10. ALL ELECTRICAL ARE 8" THICK UNLESS OTHERWISE NOTED.
11. ALL MECHANICAL ARE 8" THICK UNLESS OTHERWISE NOTED.
12. ALL STRUCTURAL ARE 8" THICK UNLESS OTHERWISE NOTED.
13. ALL FINISH ARE 8" THICK UNLESS OTHERWISE NOTED.
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15. ALL SECTION ARE 8" THICK UNLESS OTHERWISE NOTED.
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24. ALL APPROVED BY ARE 8" THICK UNLESS OTHERWISE NOTED.
25. ALL DATE ARE 8" THICK UNLESS OTHERWISE NOTED.

REVISIONS	
NO.	DESCRIPTION
1	GENERAL REVISIONS
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49	GENERAL REVISIONS
50	GENERAL REVISIONS

Figure 10. Original drawing of the Typical Floor Plan by H. L. Stevens and Company, 1928. From the collection of the building's owner, available in the management office, Park Towers Apartments, Waterloo, Iowa.

United States Department of the Interior
National Park Service

Hotel President

Name of Property
Black Hawk, Iowa

County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Additional Documentation Page 38

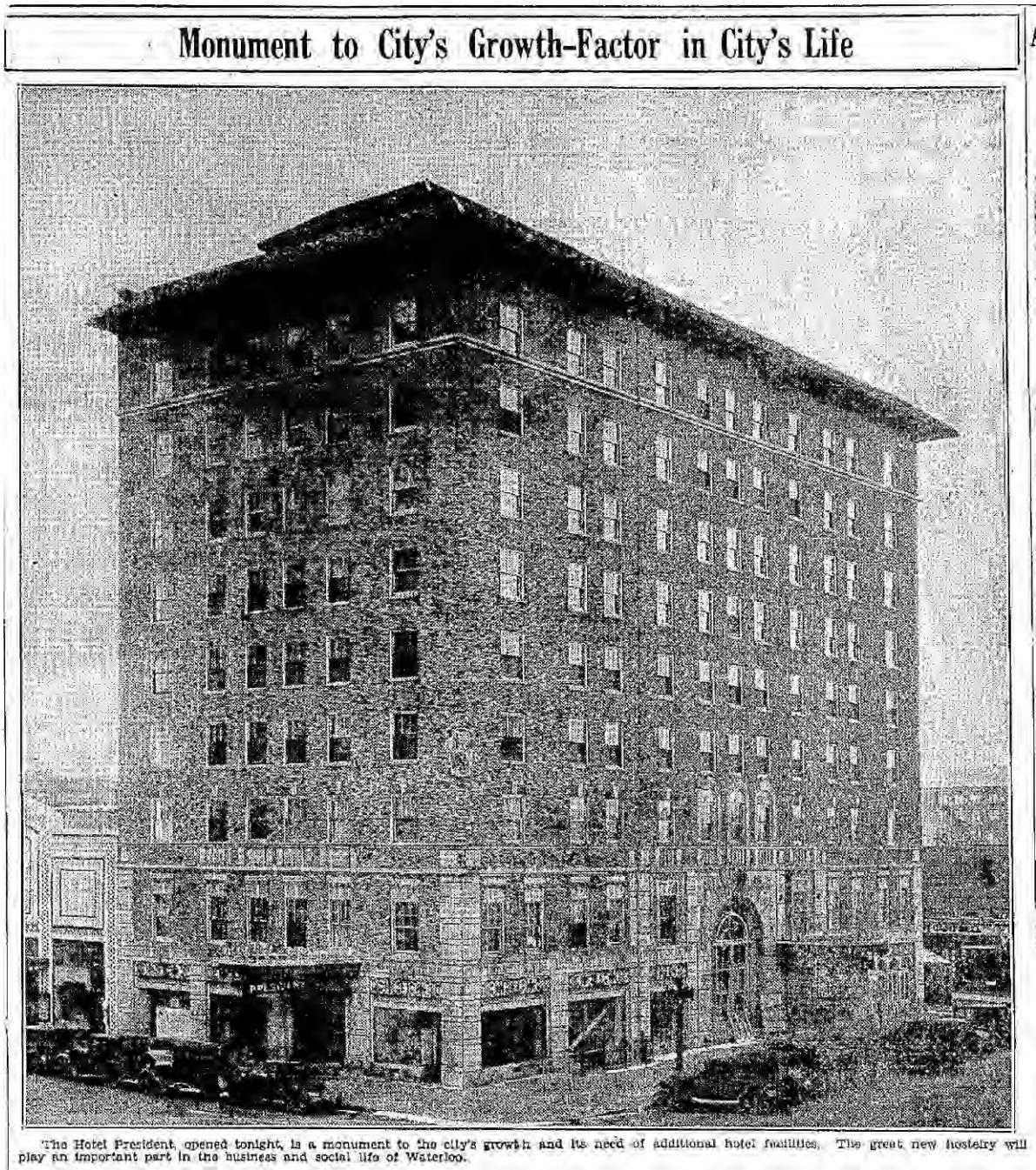


Figure 11. Historic photograph of the Hotel President. The image was originally published in the *Waterloo Courier*, January 10, 1929.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hotel President

Name of Property
Black Hawk, Iowa

County and State
N/A

Name of multiple listing (if applicable)

Additional Documentation Page 39



Figure 12. Historic photograph of lobby the Hotel President. The image was originally published in the *Waterloo Courier*, January 10, 1929.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hotel President

Name of Property

Black Hawk, IA

County and State

N/A

Name of multiple listing (if applicable)

Photographs Page 40

PHOTOGRAPHS

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0001
North (left) and west (right) facades, looking southeast.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0002
West facade, looking east.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0003
Closer view of west facade, looking east.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0004
West (left) and south (right) facades, looking northeast.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel President

Name of Property
Black Hawk, IA

County and State
N/A

Name of multiple listing (if applicable)

Photographs Page 41

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0005
 South (left) and east (right) facades, looking northwest.

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0006
 North entrance vestibule, first floor, looking south.

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0007
 Hotel lobby, first floor, looking south.

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0008
 Historic staircase and entrance to manager's office, looking east

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel President ----- Name of Property Black Hawk, IA ----- County and State N/A ----- Name of multiple listing (if applicable)

Photographs Page 42

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0009
 Hotel lobby, first floor, looking west.

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0010
 Hotel lobby, first floor, looking east.

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0011
 Hotel lobby, first floor, looking southwest.

Name of Property: Hotel President
 City or Vicinity: Waterloo
 County: Black Hawk
 State: Iowa
 Name of Photographer: Elizabeth Gales
 Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0012
 Hotel lobby, first floor, looking southeast.

**United States Department of the Interior
National Park Service**

Hotel President

Name of Property
Black Hawk, IA

County and State
N/A

Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Photographs Page 43

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0013
Hotel lobby, first floor, looking north.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0014
Corridor, second floor, looking north.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0015
Corridor, eighth floor, looking east.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0016
Corridor, eighth floor, looking south.

United States Department of the Interior
National Park Service

Hotel President
Name of Property
Black Hawk, IA
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Photographs Page 44

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0017
Entry and kitchenette, Unit 305, third floor, looking southwest.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0018
Living room, Unit 305, third floor, looking west.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0019
Living room, Unit 305, third floor, looking east.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0020
Bedroom, Unit 305, third floor, looking west.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel President

Name of Property
Black Hawk, IA

County and State
N/A

Name of multiple listing (if applicable)

Photographs Page 45

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0021
Bedroom, Unit 305, third floor, looking east.

Name of Property: Hotel President
City or Vicinity: Waterloo
County: Black Hawk
State: Iowa
Name of Photographer: Elizabeth Gales
Date of Photograph: June 2014

IA_BlackHawkCounty_HotelPresident_0022
Bathroom, Unit 305, third floor, looking north.



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FOR SECURITY PURPOSES
PLEASE REMOVE YOUR
"HOODIE" AND ADJUST YOUR
CAP SO THAT YOUR FACE IS
VISIBLE.
FAILURE TO DO SO WILL
RESULT IN DENIAL OF ENTRY
AND/OR BEING BANNED
FROM THESE PREMISES.

**NO
SMOKING**

NO LOITERING



OFFICE































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Hotel President

Multiple Name:

State & County: IOWA, Black Hawk

Date Received:
3/10/2017

Date of Pending List:
12/27/2016

Date of 16th Day:
1/11/2017

Date of 45th Day:
4/24/2017

Date of Weekly List:

Reference number: SG10000484

Nominator: State

Reason For Review:

Appeal

PDIL

Text/Data Issue

SHPO Request

Landscape

Photo

Waiver

National

Map/Boundary

Resubmission

Mobile Resource

Period

Other

TCP

Less than 50 years

CLG

Accept

Return

Reject

4/24/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

The nomination is being returned because the description section does not describe the building as it exists today. See attached National Register Return Sheet for detailed comment.

On resubmission, the nomination has been revised to describe the current condition and appearance of the hotel. Accept, National Register Criteria A and C.

Reviewer Patrick Andrus *Patrick Andrus*

Discipline Historian

Telephone (202)354-2218

Date 4/24/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

IOWA DEPARTMENT OF CULTURAL AFFAIRS

WARY BOYDNE, DIRECTOR
CHRIS KNAMER, DEPUTY DIRECTOR



November 30, 2016

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

- Bricker-Price Block, 105-115 S. Chestnut Avenue, Earlham, Madison County
- The Priester Building, 601 Brady Street, Davenport, Scott County
- Home Federal Savings and Loan Association of Des Moines Building, 601 Grand Avenue, Des Moines, Polk County
- Mack-International Motor Truck Corporation Building, 121 12th Street, Des Moines, Polk County
- Washington and Elizabeth Miller Tract-Center-Soll Community Historic District, roughly 35th St. west to 38th St. between 3500-3607 Grand Ave. north to Center St., Des Moines, Polk County
- Walnut Tire & Battery Co. – Globe Publishing Company Building, 1417-1425 Walnut Street, Des Moines, Polk County
- Storm Lake High School, 310 Cayuga Street, Storm Lake, Buena Vista County
- Hotel President, 500 Sycamore Street, Waterloo, Black Hawk County
- Park Hotel, 115 NW State Street, Sac City, Sac County
- Hamburg Historic District (amendment, increase, decrease), hill to northwest of downtown: roughly W. 5th St from Western to Brown, W. 6th St from Harrison to Warren, W. 7th St, W. 8th St and W. 9th St from Ripley to Vine, Davenport, Scott County
- Iowa Highway Commission, District 6 Building, 430 16th Avenue SW, Cedar Rapids, Linn County

Thank you for your consideration.

Sincerely,

Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa

STATE HISTORICAL SOCIETY OF IOWA
STATE HISTORICAL MUSEUM OF IOWA
STATE HISTORICAL LIBRARY ARCHIVES
STATE HISTORIC SITES
STATE HISTORIC PRESERVATION OFFICE OF IOWA
STATE HISTORICAL ARCHIVES

RECEIVED

NOV 15 2016

OMB No. 1024-0018

464

NPS Form 10-900

United States Department of the Interior
National Park Service

by SHPO

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions of National Register of Historic Places, 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.



1. Name of Property

Historic name: Hotel President

Other names/site number: Park Towers Apartments

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 500 Sycamore Street

City or town: Waterloo State: IA County: 013 Black Hawk

Not For Publication: Vicinity:

3. State/Federal Agency Certification

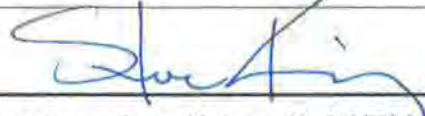
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural 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 X C ___ D

	<u>30 Nov 2016</u>
Signature of certifying official/Title:	Date
<u>State Historical Society of Iowa</u>	
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



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

IN REPLY REFER TO:

United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Hotel President
State and County: Black Hawk County, IOWA
Reference Number: SG100000484

Reason for Return:

This nomination must be returned because the Description (Section 7) of the nomination form and the photographs do not describe or depict the building as it exists today. As noted in Section 7, Page 1, under Narrative Description, "This description documents the property's condition before it was rehabilitated in 2015." National Register documentation standards require that the description and photographs describe and depict the current condition of the building.

Please amend Section 7 of the form to provide a current description and please provide current photographs (interior and exterior) of the Hotel President. Please provide a revised evaluation of the building's historic integrity (in its post-2015 rehabilitation condition). Please consider whether the revised nomination should be reconsidered by the State Historic Preservation Review Board.

Patrick Andrus

Patrick Andrus, Historian
National Register of Historic Places
patrick_andrus@nps.gov
1/12/2017

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR



IOWA
ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

February 27, 2017

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) from Iowa has been revised per NPS instructions and is enclosed for your review and listing if acceptable.

Hotel President, 500 Sycamore Street, Waterloo, Black Hawk County

Thank you for your consideration.

Sincerely,

Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa