

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received JUN 9 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic ~~Young Mens Christian Association~~ ^{YMCA} Building
and/or common

2. Location

street & number 154 West 4th Street _____ not for publication
city, town Waterloo _____ vicinity of
state Iowa code 019 county Black Hawk code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: residential

4. Owner of Property

name Mr. and Mrs. Verner Nelson
street & number 2207 Falls Avenue
city, town Waterloo _____ vicinity of state Iowa

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk
street & number Black Hawk County Courthouse
city, town Waterloo _____ state Iowa 50703

6. Representation in Existing Surveys

title n/a has this property been determined eligible? _____ yes _____ no
date _____ federal _____ state _____ county _____ local
depository for survey records
city, town _____ state

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Waterloo YMCA building is a fine example of the Art Deco decorative style designed by a notable Waterloo architect, Mortimer Cleveland and his associate D. B. Toenjes. It is a significant surviving waterfront Waterloo building and is of further importance due to its elaborate size, as well as the variety of activities which it was designed to encompass.

This three-four story building is rectangular on plan (185' x 119') and its overall form is determined by its interior arrangement. The three story easternmost portion houses five first floor commercial storefronts with a double gymnasium on the second floor (two stories in height). The four story westernmost section houses the basement level pool, residential area, and all other activity areas. An interior courtyard lights the interior of this part of the building.

The building presents three varied public facades. The eastern facade is six bays in width, and creates a vertical sense of thrust by its fluted corner piers and by use of a projecting stone pavilion which continues above the cornice line with a stepped and pilastered tower. Five identical storefronts are evenly spaced along the first floor level, with the fifth bay from the left hand side forming the pavilion base and entrance into the ground level vestibule. Second and third floor windows are paired in each bay, being separated by a thin brick mullion and are placed within recessed panels which continue to the tops of the first floor. Windows are of tapestry glass set in metal casement frames. Black macotta panels, with zigzag band ornamentation form lintels above each recessed panel. Square macotta panels, incised with vertical fluting and a centered square which contains a capital "Y" form spandrels between each floor. A rainbow granite watertable is traced by a ~~casota~~ stone belt course which forms surrounds on each storefront. Macotta panels are centered above each storefront and interrupt this belt course. The walls of the entire building present a polychromatic effect due to the multicolored brick. It was originally intended by the architect that the coloration would gradually lighten from the base to the top of the building. It is not clear whether this was done. Soldier brick courses are used to further accent the stone string courses, the basis of the recessed window panels, and the macotta zigzag band which defines the cornice of the facade.

The southern facade disguises the uneven heights of that face by the placement of a staggered double tower in its center. A projecting stair tower (service entrance) matches the two roof levels with its parallel bands of macotta panels. A taller elevator tower with penthouse is flush with the exterior wall and is placed behind and to the left of the stair tower. The gymnasium exterior (right-hand side) mirrors the eastern facade with the same window treatment, and is three bays wide. The western half of the facade is symmetrical in its design, and is centered around the stone veneered entrance pavilion with matching fluted piers. The stonework continues upward so as to surround a large second floor window above the door. Stone slip sills and lintels define each window. Six windows pierce each floor level but those on the third and fourth floors are shorter and are spread out evenly across the facade.

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Continuation sheet Physical Description

Item number 7

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The northern facade is the final public face, and is the reverse of that on the southern side, with the exception being that a single projecting stair tower separates the two uneven levels and a three bay stone surround with fluted piers defines the large lounge windows on the ground floor (right-hand half). A corner tower effect balances the central tower but fulfills only a decorative role. This facade overlooks the Cedar River.

The western side of the building is today largely obscured by the 1959 addition. Originally a retaining wall allowed light to enter windows in the basement pool level and large lounge windows on the first floor also received light. A central stairwell had staggered window levels, and the individual residential rooms each had a short metal casement window with a stone slip sill. The 1959 addition, designed by the architectural firm Stenson, Warms, Grimes and Port (successors to M. Cleveland) is a simple two story brick building with square plan and a connecting front tower.

The building is well preserved, intrusive addition effects only the western side or rear of the building. A few macotta panels are missing on the east facade. One storefront has been altered, losing its entrance. The building is today rendered more prominent by the demolition of nearly all adjoining early riverfront buildings along both sides of the Cedar River. The building, despite its recent vintage, is now the earliest building in the area and is a noted visual landmark.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1931 **Builder/Architect** M. Cleveland, Arch., H.A. Maine, Builder

Statement of Significance (in one paragraph)

The Waterloo YMCA building survives in downtown Waterloo as a fine example of the Art Deco decorative tradition. This significant surviving landmark, located on the south bank of the Cedar River, was designed by a noted local architect, Mortimer B. Cleveland and his associate D. B. Toenjes. The building was elaborate in terms of its scale and design for a city of Waterloo's size in 1931.

The Waterloo YMCA organized only three months after Waterloo itself incorporated, on September 28, 1868. Its first permanent building was erected on the present site in 1898. The three story building housed commercial store fronts on the first floor and served both boys and girls, and was soon outgrown by an expanding membership. Demolition took place in November 1930 and construction of the present building began the next year with a cornerstone dedication taking place on October 11, 1931.

Contractors included H. A. Maine Construction, general contractor, Quest & Smith, plumbing and heating, Hub Electric, electrical work, Michael Paint Company and Waterloo Tile and Marble Company. Mortimer B. Cleveland and his associate D. B. Toenjes were the architects. Cleveland was responsible for the designing of numerous major residences throughout the city c. 1906–24, as well as for numerous hospitals, schools, and other institutional buildings. His working career continued right up to his death in 1980. Toenjes became Cleveland's associate in 1931.

The building housed YMCA activities until 1982 when a new building was constructed. An addition which housed adult activities was constructed in 1959 on the west side of the subject building. A series of commercial firms occupied the storefronts. Most notably, the spatial needs of Morris Plan, a consumer credit lending institution, were incorporated into the original plans and this firm remained a tenant until c. 1977. The building is presently being redeveloped into commercial office space.

9. Major Bibliographical References

Refer to Continuation Sheet 9-2

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Waterloo South

Quadrangle scale 1/24,000

UTM References

A

1	5	5	5	4	1	6	0	4	7	0	4	5	7	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Lots 1 and 2, Union Mill Plat, City of Waterloo, being bounded by the Cedar River (north), Fourth Street (east), Cedar Street (south), and Park Ave. (west). Includes only this building.

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title James E. Jacobsen, National Register Coordinator

organization Iowa SHPO date May 25, 1983

Historical Building

street & number E. 12th & Grand Ave. telephone 515-281-4137

city or town Des Moines state Iowa 50319

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Adrian S. Anderson*

title Executive Director, Iowa State Historical Department date May 25, 1983

For NPS use only

I hereby certify that this property is included in the National Register

J. Melores Byers
Keeper of the National Register

Entered in the
National Register

date 7/7/83

Attest:

date

Chief of Registration

