

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Henry Weis House
other names/site number _____

2. Location

street & number 800 West Fourth Street N/A not for publication
city, town Waterloo N/A vicinity
state Iowa code IA county Black Hawk code 013 zip code 50702

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-state	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing:
Historical and Arch. Resources of Waterloo Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

[Signature] 9/15/89
Signature of certifying official Date

State or Federal agency and bureau Bureau of Historic Preservation

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

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Entered in the National Register
 See continuation sheet [Signature] 10/30/89
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions) Domestic/single dwelling
Current Functions (enter categories from instructions) Commerce/specialty store

7. Description

Architectural Classification (enter categories from instructions) Colonial Revival
Queen Anne
Materials (enter categories from instructions)
foundation stone
walls clapboard
roof asphalt
other stone

Describe present and historic physical appearance.

[X] See continuation sheet, section 7, page 1.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
[] nationally [] statewide [X] locally

Applicable National Register Criteria [X] A [] B [X] C [] D

Criteria Considerations (Exceptions) [] A [] B [] C [] D [] E [] F [] G

Areas of Significance (Enter categories from instructions)
Architecture
Industry
Agriculture
Period of Significance
1902-21
1902-21
Significant Dates
1902

Cultural Affiliation
N/A

Significant Person
N/A
Architect/Builder
Murphy and Ralston

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

[X] See continuation sheet, section 8, page 1.

9. Major Bibliographical References

[X] See continuation sheet, section 9, page 1.

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 # _____

Primary location of additional data:

- State historic preservation office
 - Other state agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository:
Bureau of Hist. Pres., SHSI

10. Geographical Data

Acreege of property less than one acre

UTM References

A	<u>115</u>	<u>553750</u>	<u>4704240</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

[] See continuation sheet, section 10, page 1.

Verbal Boundary Description

[X] See continuation sheet, section 10, page 1.

Boundary Justification

[X] See continuation sheet, section 10, page 1.

11. Form Prepared By

name/title **Barbara Beving Long, consultant**
organization **Midwest Research Co.** date **August 18, 1989**
street & number **3140 Easton Boulevard** telephone **(515) 266-4964**
city or town **Des Moines** state **Iowa** zip code **50317**

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Located on a prestigious thoroughfare that developed in earnest during Waterloo's industrial period, the Henry Weis House is an excellent, unaltered example of transitional turn-of-the-century residential design. The massing is complex, details are applied freely, and materials varied in a manner reminiscent of the Queen Anne Style. But these details and elements are largely derived from the Colonial Revival Style. Especially notable are the numerous Ionic capitals (both inside and out), beaded and ornamented consoles, dentils, and stained, leaded, and painted glass windows.

The 2 1/2-story 44x61' house exhibits a highly irregular outline recalling the Queen Anne Style, including a spacious wraparound porch, full-height bays, tiny second story porch, and a small screen porch (Photos #1-4). On the east facade a three-part bay is affixed to a taller gabled section, further enriching the outline. The roofline is similarly complex: hipped with large additional gables and prominent hipped dormers. A variety of surfaces--clapboard, both rough and smooth stone at the porch, wrought iron porch grills, and painted plaster consoles--enhance the surfaces and further contribute to the picturesque appearance.

Colonial Revival details are applied with exuberance. Particularly effective are the Ionic fluted porch columns and pilasters (at corners and dormers) that spill across the design (Photos #1, #2)). The motif is also repeated for nearly every first floor window and doorway inside (Photo #7). Another important detail are the many consoles, with a row of dentils below, located along the prominent cornice, forming a dramatic band around the house (Photo #5). The consoles are unusual: although they appear to be painted wood, they are actually plaster, as one shattered example revealed. Because of the use of plaster, it was possible to have a richer surface for the consoles consisting of beading and an acanthus pattern.

Also notable are the rather delicate foliated designs applied to gable ends and a single immense shell-shaped pediment on the west face (above one of several stained glass windows) (Photos #5, #3). Double-hung windows are large and simple, generally having simple strips for continuous lintels. However, leaded glass for transoms, immense stained glass panels for staircase windows, and a stained glass transom with painted detail in the dining room adorn the simple window shapes (Photo #8).

Interior elements carry on the variety and richness of the exterior. Especially notable is the large entry hall and its woodwork: parquet floor, paneled wainscotting, beams, prominent stairs with three spindles/-riser, and the Ionic pilasters and Adamesque swags of doorways and windows (Photos #7-8). Birdseye maple, maple, curly birch, and walnut are found throughout.

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Opening off the entry hall are the dining room to the rear and the music room to the front. Behind the music room is the library. On the second floor two suites of living or sleeping quarters flank a long central hallway, which originally ended at a large shared bath. This arrangement is essentially unchanged, despite the 1936 conversion to apartments. At that time, a small rear one-story addition (clapboard) was added (Photo #4). In addition, a wall has created two rooms out of the former library, two fireplaces have been enclosed, the large bath has been altered, and a wall removed between the dining room and former pantry.

When the present owner purchased the house in 1987, she undertook repairs and improvements necessary after years of neglect. She replaced new ceilings and walls and plumbing, as needed, stripped woodwork, and converted the attic to her living quarters. The woodwork of part of the former library has been and remains painted. The exterior has been painted in a three-color scheme similar to the original: light and dark grey-blue with fuchsia trim. The building now houses the owner's interior decorating business and several apartments; space has been let for three other businesses.

The Weis House enjoys an ample corner location set slightly above the sidewalk by a small retaining wall. Nearby are a number of churches, most dating from the turn of the century, as are the brick apartment buildings. Housing of similar scale and time period is also a feature of West Fourth Street, and there has been scattered small scale commercial encroachment. On the Weis site is a gabled double garage (Photo #6). This clapboard building appears unaltered and continues the Colonial Revival influence of the house (cornice returns, moulding, lattice pattern for a window, and small consoles, corner pilasters, and dentils) and thus is considered a contributing building on the site. It is shown on a 1910 Sanborn Fire Insurance Map.

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The Henry Weis House directly illustrates the architectural resources associated with Waterloo's dramatic industrial development at the turn of the century. It also exemplifies the costly housing designs that clung to the old (Queen Anne) while embracing the new (Colonial Revival) during this period. The property is significant under Criteria A and C. As such, it is associated with events that have made an important contribution to the broad pattern of Waterloo's historical development (industrialization and manufacturing related to agriculture). And the Weis House shows the physical evolution of Waterloo during its industrial period, especially the distinctive characteristics of the city's residential development. The property is nominated under the multiple property nomination, "Historical and Architectural Resources of Waterloo, Iowa," specifically the context, Industrialization of Waterloo (property type: industrial era buildings..., 1900-1929) and the context, Architectural Resources in Waterloo (property type: residential styles, 1873-1930) and (property type: works by local architects, 1900-1932). In the course of that multiple property nomination, the Weis House was cited as the best surviving example of the transitional house (Queen Anne and Colonial Revival) in Waterloo.

During the industrialization period of Waterloo, Henry Weis was among a number of factory owners induced to move operations to the "Factory City of Iowa." His business, the North Star Company, dated from 1875 in Burlington and moved to Waterloo in 1891.

Although egg-raising was not a major financial part of the Iowa farm economy, it was important to the economics of many individual farm operations. Farm wives managed the chicken house operations to acquire extra "egg money." The market for fresh eggs expanded after the 1880s when ice-cooled storage facilities made longer storage practicable, and within a decade a considerable urban market developed for fresh eggs.

Henry Weis participated in the expanding egg business by manufacturing egg case fillers. Designed to protect eggs during shipment, the paper fillers were fabricated using specially designed machinery. Weis designed and perfected the special machinery his company used to fashion egg case fillers. Although the business remained relatively small (18 employees in 1922), it was lucrative, as Weis' grand house attests. In the 1920s the North Star Company required 200 freight car loads of paper a year for egg case filler manufacture.

Perhaps Weis recognized the changes coming to the egg industry, for he retired in 1921 and sold his business to former employees. After 1900 the means to freeze eggs for industrial use was perfected, eventually diminishing the need for all eggs to be shipped in the shell using egg filler boxes. The North Star Company continued to operate through the

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1920s, but not beyond the 1930s.

The Weis family moved into the house on West Fourth Street in 1902. Daughter Laura Gholson lived there with her parents; she occupied the east suite of bedrooms and her parents the west side of the second floor. The house is listed in year-end building reports for 1902 as costing \$16,000, making it the most expensive dwelling in the First Ward and probably the most costly in town for that year. A circa 1924 article listing notable construction between 1855 and 1924 singled out the Weis residence as the only noncommercial building improvement it specifically mentioned for 1902, a reflection of the esteem the house enjoyed.

Weis died in 1927, and Laura Gholson obtained the house from his estate. In 1934 she died and the property was sold to Vern and Myrtle Kennison. They converted it to apartments, reserving one unit for themselves. Beginning in the 1970s there were a series of owners, and the present owner-occupant bought the house in 1987.

Blueprints show that the Weis House was designed by Murphy & Ralston, forerunner of one of northwest Iowa's most influential architectural firms. Newspaper articles do not mention an architect or builder. Murphy & Ralston, John G. Ralston, and Ralston & Ralston were responsible for major works in Waterloo as well as surrounding communities, including National Register properties in Waterloo (Memorial Hall, East Side Library).

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Tracings. Henry Weis House. In possession of current owner, Alacia Beasley.

"Waterloo, 1910-1911." 1911.

"Record of Eighty Years Reveals Development in Building and Industry." Undated clipping, c. 1924 in Industries of Waterloo file, Grout Museum.

"New Homes Built This Year for 1,400 People." *Waterloo Daily Reporter*, January 1, 1903.

"Waterloo North Star Company." Waterloo Industries Series, c. 1922.

"Industrial Directory." Waterloo file, Box 31, Special Collections, University of Iowa Libraries.

Long, Barbara Beving. "Waterloo. The Factory City of Iowa." Survey of Architecture and History for City of Waterloo. 1986.

----. "Historical and Architectural Resources of Waterloo, Iowa."

Multiple properties nomination. 1987.

Sanborn Fire Insurance Maps for Waterloo. 1906, 1910.

Abstract for property in possession of owner.

Waterloo Evening Courier, May 6, 10, 1927.

Black Hawk County Assessor's Office Records.

Interview with Alacia Beasley, owner, January 31, 1989.

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Verbal Boundary Description

The nominated property occupies in Leavitt's Addition to Waterloo parts of lots 6 and 7 in block 3 commencing at the most easterly coner of lot 7, then NW on the lot line 146.3', then SW 107.9' to a point in the SW line of the NE 35' of lot 6 58.2' SE of the NW line of said lot, then SE on the SW line NE 35' to the SE line of lot 6, then NE to the beginning.

Boundary Justification

With the exception of the back of the property which now has an apartment building on it, the boundary includes the parts of city lots that have historically been associated with the property.

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PHOTO DOCUMENTATION

I.
Henry Weis House
Waterloo, Black Hawk County,
Iowa
by BJB Long
January 1989
Neg: BJB Long
Camera facing N
Photo #1

II.
Henry Weis House
Waterloo, Black Hawk County,
Iowa
by BJB Long
January 1989
Neg: BJB Long
Camera facing NW
Photo #2

III.
Henry Weis House
Waterloo, Black Hawk County,
Iowa
by BJB Long
January 1989
Neg: BJB Long
Camera facing NE
Photo #3

IV.
Henry Weis House
Waterloo, Black Hawk County,
Iowa
by BJB Long
January 1989
Neg: BJB Long
Camera facing SW
Photo #4

V.
Henry Weis House
Waterloo, Black Hawk County,

Iowa
by BJB Long
January 1989
Neg: BJB Long
Camera facing
Photo #5

VI.
Henry Weis House
Waterloo, Black Hawk County,
Iowa
by BJB Long
January 1989
Neg: BJB Long
Camera facing W
Photo #6

VII.
Henry Weis House
Waterloo, Black Hawk County,
Iowa
by BJB Long
January 1989
Neg: BJB Long
Doorway between entry hall and
dining room
Photo #7

VIII.
Henry Weis House
Waterloo, Black Hawk County,
Iowa
by BJB Long
January 1989
Neg: BJB Long
Staircase and stained glass
windows of entry hall
Photo #8