NPS Form 10-900-b
(Jan. 1987)

OMB No. 1024-0018

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United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historical and Architectoral Resources of Waterloo, Iowa.

B. Associated Historic Contexts

Industrialization, 1890-1930
Transportation, 1861-1923
Civic Development, 1855-1917
Architecture, 1873-1932

C. Geographical Data

Related properties are found within the incorporated limits of Waterloo, (Black Hawk County) Iowa and also in nearby sections of the county, including Cedar Falls, Iowa

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

James E. Jacobsen SHPO — 7/15/88

Signature of certifying official — Date

Bureau of Historic Preservation, State Historical Society of Iowa

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth Boland — 9/8/88

Signature of the Keeper of the National Register — Date

E. Statement of Historic Contexts.

INDUSTRIALIZATION OF WATERLOO, 1890-1930

The "Factory City of Iowa." By 1910 Waterloo, then a city of 26,693 in northeast Iowa, could properly claim the title, "Factory City of Iowa." Using a variety of measures--population growth, number of new factories, housing construction, increases in rank by value of manufacturing--a picture appears of Waterloo transformed from a typical county seat town to an industrialized city of regional influence in the decades surrounding the turn of the century.[1] The metamorphosis occurred during a time of considerable American prosperity and change. Revolutionary technological changes in farming (gasoline engines, tractors), eating habits (processed meats, ready-baked bread), ways of living (automobile, electric interurbans, simplified house styles, increased prosperity) affected Waterloo's physical and economic development along with the rest of the country.

The key period of Waterloo's industrial development began in the 1890s when booster groups such as the Board of Trade and the Commercial Club became active and an interurban rail line was constructed.[2] It lasted virtually without pause into the 1920s despite periodic national economic downturns. Waterloo ranked tenth in Iowa among manufacturing centers in 1904 (the first year figures for the city are available), rose to seventh just five years later, reaching fifth place in 1919.

A factor in Waterloo's prosperity was the healthy state of the farm economy. In the 1910s Iowa farmers enjoyed the twin ideals of high demand and high prices for their output. World War I dramatically increased demand for farm implements and other fabricated goods as well as for farm products on an international scale. After the war, however, demand plummeted, and Iowa and other farm states endured a significant financial depression.

Waterloo industry, with its reliance upon things agricultural, participated fully in this economic decline. While the city's major employers, Rath Packing and John Deere & Company, eventually rebounded and thrived, especially during World War II, the pace and degree of diverse industrialization effectively ceased

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[1]While the pre-industrial period offers an interesting and important historical account, not only is the critical, definitive period for Waterloo its industrial era but significant structures from the earlier period are rare.

[2]The arrival of steam railroad connections in 1861, 1870, and 1887 encouraged economic development which accelerated noticeably beginning in the 1890s. See Transportation context.

with the end of World War I. In 1925 the number of Waterloo factories fell from a pre-war high of 161 to ninety-five while continuing to employ 4,205 wage earners.

Other larger Iowa cities were important manufacturing centers--Des Moines, Cedar Rapids, and Sioux City ranked higher based on total value added by the manufacturing process in the early twentieth century--but none experienced the rate of growth in population, manufacturing, and construction that Waterloo did. Measured in increases in factories and wage earners, Waterloo had the highest rate of industrialization for the period.

The first decade of the new century saw an explosion of industrial advancement in Waterloo. Between 1899 and 1919 the number of industrial establishments increased by 192.7 percent (from 55 to 161), the number of wage earners rose by 474.6 percent (from 804 to 4,620). And in 1919 the value added by manufacture was sixteen times what it had been ten years earlier (increasing from $745,000 to $12,088,611[3]), all according to Census figures. Salaried employees not included in these figures added even more who owed their employment to industrial establishments.

Growth Tied to Agriculture. Waterloo's industrialization occurred in sectors quintessentially Iowan: food processing and farm implement production. The two major employers by 1920, Deere & Company and Rath Packing, emphasized this reliance on the agricultural sector.[4] But other farm-related manufacturing was as important in the early years, including gasoline engines (in the 1910s accounting for one-fifth of those made in America), tractors, cream separators (third largest producer in the country in the 1910s), manure spreaders, wagon endgates, and harrow carts.

The category of food processing encompasses the change from raw agricultural product to processed food. In Waterloo the significant companies slaughtered and prepared meat, canned sweet corn, processed dairy products, and milled or baked wheat. The category's significance as an important employment source was especially notable between the world wars when Rath Packing was the second largest employer in town. Other important food processors included the Alstadt & Langlas Baking Company, Waterloo Dairy Cooperative, Union Mills, and Waterloo Canning Corporation.

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[3]Figures unadjusted for inflation.

[4]The companies remained Waterloo's leading employers--accounting for 2,264 wage earners in 1927 and 11,347 in 1947--until the 1980s.

The percent of value added by manufacturing reflected the importance of metal fabricating factories in Waterloo. Between 1899 and 1925, Waterloo's rate was never less than thirty-four percent. And between 1904 and 1914 that figure was never less than forty percent, evidence of the importance of foundries, grey iron, gasoline engine, and farm implement manufacture to the Waterloo industrial economy.

Metal working was directly or indirectly related to farm implement production. Such manufactories as Wilbur W. Marsh's Iowa Dairy Separator Company, Louis Witry's and George B. Miller's (and others) Waterloo Gasoline and Traction Engine Company (forerunner of Deere & Company), the William Galloway Company, Cascaden Manufacturing, and the Litchfield family's implement factory all operated foundries to produce farm-related equipment. In addition, many of them also required castings and metalwork from other foundries.

Certain interrelated currents complicate and enrich the picture of the farm-related business in Waterloo. Dairying, an important farm specialty in northeast Iowa, was represented in Waterloo through wholesale suppliers, creameries, and ice cream factories. But it was also represented in such heavy metal business as manufacture of cream separators and manure spreaders. These factories were, in turn, connected to the numerous foundries and grey iron works, which, in their turn, provided parts for gasoline engines. And gasoline engine experiments led to production of trucks, automobiles (briefly), tractors, and other gasoline-powered farm implements, such as cream separators.

A circular lacing of associated enterprises comprised the farm-related industry in Waterloo, one whose fortunes were tied to the farm economy. At the time, this reliance upon farming seemed a choice both shrewd and natural. Business and industry related to agriculture brought a harvest of jobs and prosperity to Waterloo in the early twentieth century. Located in the midst of the nation's agricultural hinterland, the city enjoyed a convenient market both for making and selling farm implements and for acquiring farm products to process.

New technologies, especially the gasoline engine, transformed farming practices. And new interest in scientific agriculture--the study and use of proven farming practices and improved strains of livestock and grain--added another agricultural dimension to Waterloo's development. Perhaps the brightest representative was the Dairy Cattle Congress, established in 1910. Under the leadership of Edward Estel and others, the Congress rapidly became a nationally known exposition for showing and selling dairy cattle. The exposition also expanded to include the National Belgian Horse Show in 1919 as well as shows

or exhibits for poultry, corn, soybeans, and alfalfa. By 1925 total attendance regularly topped 100,000.

Agricultural journals for such specialized topics as buttermaking and egg production were another segment of scientific agriculture in the Midwest and also contributed to Waterloo's reputation as an agricultural center. Beginning in 1890, Fred L. Kimball established a series of agricultural journals in Waterloo. The Creamery Journal, Egg Reporter, and Kimball's Dairy Farmer were important early examples of specialized dairy and poultry trade papers.

Boosters and Interurbans Foster Industrialization. Although efforts at industrial development dated from the early 1890s--Rath Packing Company moved to the city in 1891--industrialization began in earnest in 1896. Waterlooans raised $57,000 to finance a new line on the interurban railway through sale of house lots. This being Waterloo--home of a longstanding rivalry between the east and west sides of town--each side had an addition to buy from. The Waterloo & Cedar Falls Rapid Transit Company (later the Waterloo, Cedar Falls & Northern Railway) had options on two additions located on the proposed expanded routes. Of the 381 lots, the company needed to sell 190 at an average price of $300 to meet its financial goal, which they did.

Residents, especially members of the several booster organizations such as the Board of Trade and Greater Waterloo Association, adopted the concept of financing through lot sales and applied it to raise funds to lure industry to Waterloo. The concept worked well for Waterloo. At least eight important industrial employers--including Rath Packing and Litchfield Manufacturing--moved to Waterloo on the basis of incentives offered them.

Intra-City Competition Spurs Development. Competition among booster organizations, especially the Commercial Club and Board of Trade, fueled the industrialization of Waterloo. Businessmen on either side of the Cedar River, which bisects the city, worked hard to bring new industry, new plats, new construction to their side of town. By selling stock and lots for potential industrial sites, they raised the funds necessary to induce a factory owner to move to Waterloo. Through the Northwestern Land & Investment Company, they secured options on large tracts totaling 559 acres on both sides of the river for industrial (and related housing) districts. The concept even extended to underwriting promotional activities. When the Dairy Cattle Congress needed funds for additional construction, Waterloo residents bought $85,000 worth of stock in 1919.

The rivalry between east and west side residents manifested itself in parallel development on either side of the river. Both

sides felt they must have their own hotels, theatres, industrial districts, prestigious housing developments, and libraries. Announcement of plans to build something on one side of the river frequently prompted a similar declaration on the other. And the fight over a Carnegie library resulted in two new libraries, an unprecedented arrangement for the Carnegie Foundation.

Changes in Population. The industrialization of Waterloo affected the city's economy and physical development, but also its population. Workers flocked to the new factories in such numbers that population regularly doubled, from 6,674 in 1890 to 12,580 in 1900 and 26,693 the following decade. Waterloo was one of only eighteen cities in the nation to have population increases topping one hundred percent between 1900 and 1910; she jumped from ranking seventeenth in size in Iowa in 1890 to seventh largest in 1910, a significant leap.

Confident locals predicted that Waterloo would become home to 50,000 by 1920. But a series of events--including a financial depression in the farmbelt, and a not unnatural peak in development--ensured that population reached but 36,230 in 1920. It took twenty more years for Waterloo to top 50,000, attaining 51,743 in 1940.

Another effect of industrialization in Waterloo was a change in population composition, although American-born whites in Waterloo (87.86 percent in 1915) continued by far to outnumber other groups. But new, darker-skinned arrivals--Greek, Croatian, and Jewish immigrants and American Negroes--brought greater diversity to the city's cultural mosaic.

Between the 1910s and 1930 an estimated total of 2,000 Greeks lived in the city. Many were laborers whose jobs were the first to go during times of financial difficulty. As a result, the Greek settlement was characterized by a degree of transience as families and single men moved on to new job sites. But by 1914 there was a sufficient Greek community present to organize St. Demetrios Greek Orthodox Church. The organization appears to have been the first Greek Orthodox church in Iowa (in 1929). The Waterloo parish served smaller Greek settlements in Mason City, Cedar Rapids, Dubuque, Fort Dodge, even the Capital city of Des Moines until these younger Greek settlements formed separate congregations.

Southern Negroes heard about Waterloo from the Illinois Central Railroad, whose operation extended into the Deep South as well as to the extensive repair shops in Waterloo. When their shops in Watervalley, Mississippi closed in the early 1910s, workers were offered free passage and jobs in the North.

By 1925 the number of blacks in Waterloo had grown in just ten years from 395 to 1,013. The increase, to 2.75 percent of the total population, was a noticeable one from the twenty-four blacks in Waterloo in 1910. With the climate of intolerance prominent in the country--and Waterloo residents were just as conservative as anyone--restrictive practices occurred, especially in the area of housing. More than any other immigrant or migrant group, blacks were discriminated against in where they could live. The situation was especially unfortunate for the law-abiding; hard-working blacks forced to live near the bootleggers (local sale of alcohol was banned in 1912) in the triangular area termed "Smokey Row." The neighborhood was located along the north edge of the Illinois Central tracks.

Blacks, and also Croatians and other immigrants, lived in the area in the 1910s, but it increasingly became associated with black settlement in Waterloo as whites withdrew. With the cooperation of the Illinois Central and a white ministers' association, the former Railroad Chapel (dating from at least 1897) was moved in 1914 to the increasingly black sector for a black congregation, Bethel AME Church (now Payne Memorial AME Church). The church was one of the first and most influential black churches in Waterloo.

Physical Fabric Unfolds. The arrival of thousands of workers, financing improvements by lot sales, and increasing industrialization created a real estate boom in Waterloo. Between 1899 and 1915, 156 plats were laid out in and around the city--with 72 in 1906-1911. Based on Recorder's Office records, a picture of steadily increasing platting totals surfaces: with the exception of 1908, annual totals numbered more than ten in those five years ending with 1911.

Although construction on them was not necessarily complete or orderly, these plats were more than just paper developments. The number of new homes in the Waterloo area increased at similarly impressive rates. For those years where totals were available from yearend newspaper reports based on building permits, new housing units numbered between 109 and 231 annually from 1892 to 1905. In 1910 a phenomenal 706 new residential units were constructed--with 611 more two years later. An estimated 5,300 housing units went up between 1900 and 1915 (using conservative estimates for the three years lacking this information.)

In the years with available figures (1897-1915) from the period of substantial development, the number of new housing units showed steady increases in all parts of town. However, the areas of considerable new industrial development (Wards 1 and 3) saw a related rapid rise in housing.

Factory Districts. All the booster efforts to entice new industry to Waterloo had noticeable effects on the city's physical development. An explosion of new plats effectively extended the city boundaries beyond their legal limits. (The City annexed these areas in 1904.) Expanded electric railway trackage spread across the city and provided ready freight-hauling capability for the new industrial sites. And these new industrial sites supplanted earlier factory districts or expanded their perimeters.

The west side factory district of Westfield opened a whole new area for development. Expanding factories dating from the 1880s and 1890s such as Cascaden Manufacturing moved from earlier industrial sites along the west side riverbank to Westfield beginning in 1903. Between 1897 and 1915, 1,000 new dwelling units were constructed in Ward 1, Westfield's location. Waterloo Gasoline & Traction Engine Company was located on the townside end of Westfield. After Deere & Company bought these makers of the famed Waterloo Boy tractor in 1918, the company experienced tremendous growth related to changes in farming practices. Deere & Company gradually expanded farther into Westfield. In 1928 twelve new buildings (now altered or razed) were added to the complex which ran for a half mile along the river.

Led by the Litchfield factory, the north end of the city's east side (Ward 3) offered another new factory district. In 1902-10, 800 dwelling units were built in Ward 3. And farther south, on the east riverfront, the Rath meatpacking concern was the core of another factory district. Like Deere & Company, Rath Packing eventually acquired former factory locations and expanded operations onto those sites. Bounded by the electric interurban line, these were the major new industrial districts of Waterloo. The freight-hauling beltline did not extend to the southern boundaries of the west side, and industrial development did not occur there.

Residential Suburbs. In the 1900s specially designed suburbs in America were aimed at a growing class of successful citizens. Increasing prosperity combined with the traditional east-west rivalry in Waterloo to produce new prestigious suburban residential developments during the industrial era. Beginning in the 1910s the east side Highland area and the west side Prospect Hills area provided planned, landscaped settings. While both sought and acquired streetcar connections, the developments were also promoted as automobile suburbs, another indication of the exclusivity each sought to project to prospective home builders.

Highland was Waterloo's first planned suburban development. The developers applied new city planning ideas that were gaining popularity nationwide. The 1907 replat featured boulevards--not mere streets--a central square, and a formal entrance. Highland-

-like Prospect Hills, Prospect Place, and Kingbard Hill which soon followed--was conceived of as a separate place, one designed to have a distinct identity. The Highland Improvement Company installed improvements in advance of settlement totaling over $200,000 by 1909, and this too was a new concept.

Highland was the first exclusive and specially designed subdivision in the city, but Prospect Hills on the west side was surveyed in 1909, just two years after Highland's replat. To design the curving lanes and boulevards, Prospect's developers employed O.C. Simonds & Company, a nationally known Chicago landscape architectural firm. (Simonds was responsible for the design of Chicago's Graceland Cemetery.) The decision to use a professional planner placed Prospect Hills in the midst of the growing national interest in urban planning and efficient use of space.

The developmental history of Highland and Prospect Hills ran along parallel paths. The competition was intense. Both were heavily promoted and both had improvements installed at the onset. Both were consciously designed as complete districts. Highland developers employed a Chicago landscaper, Howard Evarts Weed, to design plantings for the central square and boulevard. Prospect developers offered P.F. Scheibe, no less than "landscape designer for Kaiser Wilhelm," to provide landscaping plans for lot buyers--at no extra cost. Both sets of developers planted hundreds of trees, built special entrances to set off the districts, and sought and gained streetcar lines. Also in common with the Highland experience, Prospect Hills promoters built their own homes there in the quest to create an exclusive "country club district" by the Byrnes Park golf course.

In 1911 and 1913, two additional prestigious subdivisions near Prospect Hills, Prospect Place and Kingbard Hill, were recorded. The plan for Kingbard Hill is unusual and distinctive. Its curving streets hug the hilly contours, and there is a central boulevard. Particularly uncommon was provision for a "children's neighborhood playground" at four spots in the plan. Prospect Hills also provided the impetus for residential lot sales along West Fourth Street beyond Williston Avenue, then a decidedly suburban location.

In contrast, most plats in workingman's neighborhoods were the familiar grid of blocks, regularly spaced lots, and intersecting street patterns. Unlike some of the specially designed prestigious places, workingman's neighborhoods lacked curving lanes--a relationship between street layout and topography. No provision was made for such amenities as playgrounds or landscaped boulevards. But lot size was not necessarily smaller than in other plats distant from factory sites. Lot sizes from between forty

and sixty feet in width can be found throughout Waterloo in all manner of subdivisions.

New Construction Fills the Plats. Percentages of total housing by age that was extant in 1940 reinforce the contention that Waterloo's housing boom occurred between 1900 and 1919, thereby reflecting its peak period of industrialization. Of the housing extant in 1940, 50.8 percent was built between 1900 and 1919, according to Census totals. (Other large Iowa communities experienced a similar construction boom during this period, but none was as extensive as in Waterloo.) Waterloo's rise in housing starts was steeper and higher--its fall after 1919 more precipitous--than for other important Iowa industrial centers.[5]

To meet the housing demand Waterloo's industrialization spawned, builders constructed multiple-unit housing--especially flats and double houses. Although other Iowa communities had duplexes and other two-unit houses, only in Waterloo was the building type so enthusiastically embraced. Not only could an investor get twice the house for generally less than twice the price, he could and often did live on one side and rent the other.[6]

In 1940 3.7 percent of Waterloo's dwelling units were "2-family side-by-side" types (double houses). In contrast, Sioux City had 2.0 percent of the side-by-sides while Des Moines had only 1.7 percent in 1940. Thus, while these larger cities had greater numbers of the "side-by-sides," their proportional representation was considerably lower than in Waterloo, where their presence is a prominent residential feature. The double house expresses the parallel development that has characterized Waterloo's history. It symbolizes the competition between east and west sides as surely as do the twin libraries, hotels, and exclusive housing districts.

Most industrial era residential construction was single-family, including the worker housing built near factories. Substantial alterations to worker housing, especially the application of metal siding and porch enclosures, have changed the appearance of these areas considerably. Scattered unaltered examples exist, however. A sizable selection of house types can be found in the workingman's sections of Waterloo, but the dominant shape is that of a hipped roof. Gabled and Craftsman house types are also well-represented. Stylistic influences from the Craftsman and Colonial Revival Styles are in evidence.

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[5]Cedar Rapids had 44.4% of 1940 housing built in 1900-19; Davenport, 42.4%; Des Moines, 44.8%; Sioux City, 44.8%.

[6]See Architecture context for further discussion of housing.

Favored middle-class house types in Waterloo included the double house and flats. Two types of hipped roof, clapboard (generally) houses--the "Commodious Box,"[7] and the 4-Square--met with favor among both working- and middle-class home buyers. Both types are well represented in certain residential areas built during industrialization and, with the double house, represent significant house types in Waterloo. Stylistic details--especially Craftsman and Colonial Revival--were frequently applied to basic house types.

Builders and designers of more expensive housing often chose Tudor Revival, Colonial Revival, and Neoclassical designs. Another well-received house type was the "Italian Renaissance/-Prairie School Hipped Type." And Craftsman and Prairie School influences were also well represented.

Waterloo's industrialization--and the prosperity it brought--spurred construction of all manner of new buildings. Church congregations dating from the early settlement period, the 1850s, abandoned older churches for new buildings, and entirely new congregations also added to the religious representation of the city.

New schools--some of distinctive design--went up, including Waterloo High School completed in 1922. Its architect was William B. Ittner, a nationally known authority on school design responsible for some 500 school designs in 29 states. New school construction reflected the population rush Waterloo's industrialization spawned. By 1904 there were 12 public schools and 3 parochial schools; public school enrollment stood at 2,945. Enrollment in the public schools reached 8,148 in 1926. And by 1928 the city supported 19 public schools in addition to 5 parochial schools.

Commercial sectors located on both sides of the river also had considerable new construction dating from the industrial era, such as the Imperial Block in 1892. Each year seemed to bring construction of not one, but several, costly commercial buildings. For example, in 1910 thirty-six new stores and business blocks costing $570,000 were built. Among them were the $225,000 First National Bank building and the $150,000 Marsh-Place Building, both multiple-story prominent east side structures. In 1913 thirty-six more business blocks totaling $1,194,700 went up, including the 300-room west side Russell-Lamson Hotel.

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[7]The "Commodious Box" is a simplified transitional design; its hallmarks are a hipped roof, front porch, a dearth of ornamentation (there may be Colonial Revival or Craftsman influences), and two-story, three-part bays topped with a gabled pent roof.

Much of Waterloo's commercial building stock has been razed for parking garages, flood control measures, and urban renewal programs. The riverfront warehouse district and mills are gone. But prominent edifices such as the Marsh-Place Building, Russell-Lamson and President Hotels, and Black's Dry Goods Store remain in good condition.

Architects Seek Commissions. The building boom that accompanied Waterloo's industrialization encouraged architects, builders, and contractors to move to the "Factory City." In 1910 there were seven resident architects (one died within a month of his arrival); six arrived or began to practice in the first decade of the century and the "pioneer" arrival (John G. Ralston) had moved to Waterloo in 1898. Three architects in particular--Mortimer Cleveland, John G. Ralston, and Clinton P. Shockley--enjoyed a varied and considerable patronage. (See Architecture context.)

Modern Building Materials. In addition to the sheer volume of new construction and selection of new building types, the adoption of new materials was another lasting visual effect of Waterloo industrialization. In 1902 local businessmen established the Concrete Stone Company to provide a new, inexpensive building material, one that organizers hoped would "supplant brick, stone and lumber to quite an extent in building in the future."

Factory and house builders alike adapted the highly textured, rough-cast concrete block to their building needs. Concrete block, cast in a rough-hewn pattern, was used for such disparate building types as factories, castle-like flats, and a church resembling a Greek temple. The most widespread application was for foundations. Concrete block replaced stone for foundations in Waterloo, where in many other communities brick was the replacement material. The highly textured block provides a distinctive base, one that is a notable visual feature of Waterloo housing.

A number of factories, including the Iowa Dairy Separator Company, were built of textured concrete block throughout the city, but one of the most prominent examples was the Galloway Company in Westfield. The entire complex, including offices, warehouses, and the Galloway Agricultural Club were constructed of the distinctive rough-cast concrete blocks. Built in 1910 and demolished in 1966, the Club was a showplace for the farm implements Galloway made and sold directly to the farmer through an extensive mail order business.

TRANSPORTATION, 1861-1923

Transportation systems played a pivotal and multi-faceted role in Waterloo's historical development. The railways moved freight, brought shoppers to town, and provided significant employment in repair shops. The three steam rail lines that served the city by 1887 linked Waterloo with national and international markets. By 1922 sixty-seven passenger trains moved in and out of Waterloo every day, bringing an estimated 800 shoppers in and salesmen out. Fueled by the fine steam and electric rail connections, Waterloo emerged as a regional, commercial, and wholesale center in the early twentieth century. The electric beltline carried passengers to entertainments such as the amusement park and to work in the factories but also hauled freight in the city.

Steam Railroads Provide Economic Lifelines. Unlike states east of the Mississippi, Iowa "grew up" with the railroad: she achieved statehood in 1846, and within the decade her residents were embroiled in efforts to gain federally-sponsored railroads. Railroad connections were vital for the economic wellbeing of the state as well as towns along a route. The railroads brought substantial numbers of travelers to and through the state. In the mid-nineteenth century pioneers, goldseekers, and adventurers traversed Iowa seeking the economic promise and freedom of the West. More important, the railroads carried Iowa farm products to substantial markets beyond the state's borders.

As settlement progressed in the 1850s and 1860s, Black Hawk County residents recognized the value of a rail link with markets in the East. "The people felt the importance of railroad facilities as the more prairie sod they turned over, the more wheat they raised and the more hogs they fed."[8] Black Hawk County and Waterloo gained the coveted railroad service somewhat earlier than other interior Iowa counties. The centrally-located Capital, Des Moines, did not gain an iron link with the outside world until 1866. But Waterloo welcomed the first locomotive in 1861 on the Illinois Central Railroad, one of the four land grant railroads crossing the state from the Mississippi to the Missouri River.

Not satisfied with one railroad, Black Hawk County residents worked to secure more lines. Waterloo gained its second railroad, the Burlington, Cedar Rapids & Minnesota, in 1870, (the same year the Illinois Central repair shops, an important employer, also arrived). Later known as the Burlington, Cedar

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[8]John C. Hartman, History of Black Hawk County, Iowa, and its People, 2 vols. (Chicago: S.J. Clarke Publishing Co., 1915) 1:356.

Rapids & Northern, the line became part of the Chicago, Rock Island & Pacific Railroad in 1902, placing Waterloo on a Rock Island main line.

The final steam railroad line serving Waterloo began as the Des Moines & McGregor Railroad, but, because of its diagonal course in the state was known as the "Diagonal." By the time it reached Waterloo in 1887, it was formally known as the Chicago, St. Paul & Kansas City Railroad, but became part of the Chicago & Great Western system in 1899.

By the turn of the century connections on three steam rail lines gave Waterloo access to national and international markets. That Waterloo need not rely on but one rail line provided a measure of economic independence. And the Illinois Central shops employed 1,100 workers in the 1920s, after major improvements (in 1900 and 1921) when Waterloo became the central division point between Omaha and Chicago.

The various steam-powered lines that once served Waterloo illustrate different facets of the city's transportation history. The Illinois Central is appropriately identified with the earliest acquisition of rail connections and the economic growth it engendered, as well as the substantial employment its repair shops and roundhouse offered. The Chicago & Great Western Railroad and its freight depot harken back to the early twentieth century when Waterloo was a regional wholesaling and retail center, and goods and traveling salesmen rode the rails. And the altered Burlington, Cedar Rapids & Northern depot is associated with the economic importance passenger travel carried for a community.

Electric Interurban Railway. Two significant factors propelled Waterloo's industrialization: railroads and boosters. The interurban railway performed a dual service, providing both improved transportation connections and freight switching services but also demonstrating the value of an innovative financing technique, sale of lots to finance improvements. Local booster organizations and developers used expansion of the streetcar system as a method for attracting new industry and also for developing factory districts along the beltline. With construction of the electric interurban line beginning in 1896, the city also enjoyed clean, efficient freight-hauling and improved passenger service. Waterloo businessmen even used the railroads to ship freshly baked bread (Alstadt & Langlas Baking Co.) and newly starched laundry beyond the city borders.

In 1895 investors from adjacent Bremer County purchased the streetcar company in Waterloo. Although there were several investors, the Cass brothers--especially Louis Cass--provided both funds and management expertise. The new owners of the

renamed Waterloo & Cedar Falls Rapid Transit Company[9] immediately embarked upon an ambitious set of improvements.

The Cass leadership exploited and in some cases created transportation needs in three areas: commuter ridership, freight traffic, and leisure-time travel. The interurban developers thus combined multiple uses for their costly undertaking. They hauled freight and moved workers to the developing industrial sites along their new trackage, but they also built an amusement park (Electric Park) and resort hotel (Sans Souci Hotel) on their line.

As early as 1895, Waterloo businessmen and the Cass brothers envisioned a series of factory sites at outlying points, all connected by the 7.5 mile interurban beltline that encircled the northern extent of Waterloo's east side. Beginning with the line to Cedar Falls six miles away (completed in 1897), construction culminated by 1916 in extensive intra-city service.

Maps from 1906 and 1916 show the development of five routes reaching virtually all parts of the city, including the factory areas of Litchfield, Rath Packing, and Westfield. By 1916 most of the city's 155 factories were located on the completed electric railway, in addition to having access to steam-powered rail service.

The company's repair shops (1903) were located along the beltline. Its freight depot and yards (1910) occupied an east side riverfront site near the wholesale district, and a $500,000 power plant (1910-11) was on the west side. Their Terminal/Office Building (1917) provided easy east side downtown service to shoppers heading for Black's Dry Goods and traveling salesmen.

The WCF&N hauled its first freight in the dark of night in 1900: a carload of bricks from a Cedar Falls brickyard to a downtown Waterloo construction site. From this off-hours use the company soon expanded. And each new line in Waterloo allowed the company to carry both passengers and freight.

The WCF&N was a pioneer--and a successful one--in competing with the steam railroads for freight hauling in Iowa. Beginning in 1906 the company began to haul freight that needed switching between steam railroad lines. Cass' electric railroad came to control most of the freight transfer and switching in Waterloo during the industrial era. By 1912 this control involved moving 40,000 cars of freight a year, although it was not until 1927 that freight revenues surpassed passenger receipts. Such

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[9]Still later it was renamed the Waterloo, Cedar Falls & Northern Railway (WCF&N).

electric dominance--and the early cooperation between steam and electric interests--was unusual; most steam railroad companies saw the new technology as a threat.

Besides the ambitious electric streetcar system in Waterloo, the WCF&N extended its service beyond the city limits. The first interurban line to Cedar Falls, of course, opened in 1897. And in 1901 construction began fourteen miles north to Denver in the Cass family's former home, Bremer County. Subsequent construction extended service to Waverly, the Bremer County seat, and also extended southeast of Waterloo on the sixty-mile route to Cedar Rapids in 1914.

CIVIC DEVELOPMENT, 1855-1917

Among the elements which define Waterloo and affected community development is the city's position as county seat (beginning in 1855). Receipt of the county seat designation was a critical development for nineteenth century towns in the ninety-nine Iowa counties, one nearly as important for economic and civic development as having railroad connections. Facilities such as Memorial Hall and several hospitals were built in Waterloo in part because of its position as county seat, and the related growth, status, and development that entailed. In addition, the means by which Waterloo acquired the county seatdom inaugurated patterns repeated, and refined, during industrialization. In their quest for the county seat, Waterloo residents learned how to organize and act, and how to compete.

The provision of services (such as fire protection and water and sewer service) marked the evolution from private companies to public responsibility for services and amenities. And the same progressive businessmen (and their wives) who joined together to bring new industry to Waterloo also worked to improve their surroundings. They led in such reform efforts as riverfront improvements, legislating prohibition, and trying to change the form of government.

County Seat Wars. After nearby Cedar Falls was named county seat in 1853, Waterloo forces quickly organized to wrest the county seat from there. In 1855 their representatives convinced the Legislature to pass an act authorizing a vote about moving the county seat. Cedar Falls had met its Waterloo. Of the 648 ballots cast on April 2, 1855, Waterloo received 388, Cedar Falls, 260, making a new and permanent county seat.

Acquisition of the county seat assured that Waterloo became a viable competitor against Cedar Falls. Although both riverside communities developed good mill sites and acquired rail connec-

tions, Waterloo grew more rapidly, ultimately eclipsing her former rival.

Additional Services and Improvements. In common with other Iowa county seats founded before the Civil War, by the 1880s and 1890s Waterloo was of sufficient size and prosperity to be able to provide a number of public improvements. These changes included more bridges across the Cedar River and the beginnings of paved streets. Other improvements were a gas and electric company that dated from 1879, water and sewerage hookups, and expanded streetcar service. These utilities and public corporations began as private ventures and initially offered less than citywide coverage.

The twentieth century brought change both in scope and management of the public corporations. Responding to the national trend for public ownership of utilities, the city took over some services. In the wake of tremendous population growth and industrial development, the utilities extended their services. And the city increased its territory in 1904 to include rapidly developing subdivisions within its boundaries.

The change from volunteer or private provision of services extended to fire protection as well. Private fire companies, which combined monthly socializing, bright uniforms and shiny equipment with fire fighting, dated from 1861 in Waterloo. At the turn of the century, the City of Waterloo commanded sufficient size and resources to assume responsibility for such previously privately run services as water and fire protection. And in the first decade of the twentieth century the city built its first two fire stations, one on either side of the river.

Like the history of fire prevention, the establishment of Memorial Hall in Waterloo combined social uses with a governmental service. And like the early fire companies which combined good fellowship with fire emergencies, Memorial Hall was both a place for socializing for patriotic organizations and also served as a hospital for residents felled by influenza, part of the global epidemic after World War I. The west side riverfront site was selected in conjunction with beautification efforts such as removing unsightly businesses and improving riverwalls.

Reform activities--much of it led by businessmen and their wives--played an important role in the early twentieth century. Residents worked to improve their surroundings by acquiring new libraries, outlawing sale of alcohol, sprucing up the riverfront, hiring a nationally known city planner (Charles Mulford Robinson), and seeking to change the form of city government. Arch McFarlane, who represented Waterloo in the Legislature for twenty-eight years, sponsored legislation specifically designed for Waterloo. However, reform-minded residents were unable to

bring a change to the city manager form of government from the mayor-city council form.

McFarlane achieved a statewide reputation not only for his long and varied service (as Lieutenant Governor, House Speaker, State Senate and House member) but also for his pivotal role in the battle for improving the roads in Iowa. In 1917 he was a key leader in the fight to save the newly created Iowa Highway Commission. The defeat of the "mud roads" proponents marked the onset of the paved roads era in Iowa.

Another Waterloo resident with statewide political influence was Horace Boies. When elected in 1889 to the first of two terms as Iowa Governor, Boies was the first Democrat to hold the post since 1856. He was elected for his opposition to legislation prohibiting the sale or manufacture of alcohol. Boies also emerged as a spokesman for the agricultural Midwest and very nearly was a Presidential candidate in the 1890s.

SUMMARY

These dominant factors--industrialization (especially of farm-related enterprises), access to good transportation routes, capture of the coveted county seat, and intra-city rivalry and competition--contributed to and shaped the physical development and appearance of Waterloo. And because the city grew rapidly around the turn of the century--population doubled every ten years between 1890 and 1910--certain building types and architectural styles dominate the city's built environment. Some, while not unique to Waterloo, are sufficiently represented to help make Waterloo look like Waterloo, and nowhere else. One type, the double house, symbolizes the parallel competitiveness that characterized the industrial period.

ARCHITECTURE, 1873-1932

Waterloo's industrial period coincided with adoption of new architectural styles in America, many of them featuring simple lines and an emphasis on function. New revivals of past styles and entirely new styles from this turn-of-the-century period are well-represented in Waterloo. Building from this time generally lacks the extensive ornamentation associated with nineteenth century Victorian styles. The extant, unaltered buildings from Waterloo's golden years reveal a bygone time, one that is distinctly Waterloo.

Industrial building design, with its direct associations with the city's economic and physical development, would be expected to place highly in discussions of the city's architectural develop-

ment. But relatively few extant unaltered examples remain for a thorough analysis. In addition, their significance and influence is primarily historical rather than architectural. The use of rough-cast concrete block for numerous factories, small and large, was a significant characteristic of Waterloo industrial buildings beginning in the first decade of the twentieth century. Most of the industrial district of Westfield consisted of the distnctive concrete block building material, but the few remaining examples have been substantially altered.

Commercial building design in Waterloo did not differ markedly from that of other Iowa communities. Most of the remaining typical storefronts have been considerably altered, and many downtown buildings have been razed. The warehouses that once graced the east side riverfront are also gone. (Significant structures are discussed as part of the works by local architects and in sections in this report on industrialization, transportation, and civic development.)

By far the largest number of representatives of a building type in Waterloo are residential, and analysis of this quantity of extant building stock in Waterloo merited considerable attention. Lacking a detailed system of statewide residential building type analysis, a feature of the survey and report that preceeded this document was development of residential building types. In addition to the stylistic influences that delineate Waterloo's architectural heritage, this group of residential building types dating from the period of industrialization stand as distinctive and recognizable elements in the city.

To accommodate the thousands of workers who came to jobs in Waterloo there are significant representations of multiple-family housing: distinctive double houses and rows of brick or concrete block flats, some with their own names--Elmgrove Terrace, Bovee Flats, Belmont Court. And large, relatively unadorned single-family housing having a hipped roof and distinguishing pent gable, the "Commodious Box," is also pervasive in Waterloo, enough for a separate designation to be coined for them.

Residential Building Types. Based on the recent architectural survey and evaluation of over 7,800 Waterloo buildings, categories of house types were developed. The categories are based around the dominant or salient feature of the house. But layers of classifications do exist. Thus a Craftsman Type house may also be a gable-front house shape and exhibit stylistic influences of the Colonial Revival, Craftsman, or Tudor Revival Styles.

The system of Waterloo house types are defined by shape or use or reference to a certain period of time. The type of roofline employed is a useful means for categorizing shapes, since the

core roof shape is prominent, recognizable and generally definable. Changes to the original appearance--all surveyed houses were categorized--seldom affect the basic shape of structures, another reason for categorizing by roofline. And elements applied to the core structure--bays, towers, sunporches--enrich and embellish the core shape. They enhance the core but do not metamorphose it.[10]

House types based on use encompass multiple-family housing--double houses, flats, and apartments. In the case of the double house, for example, the fact that it was consciously designed and built to be a double house takes precedence over other features such as shape or reference to a specific time period. The salient feature is its use.

The Craftsman Type subsumes a group of house types united by their association with a particular time, the early decades of this century. A wide variety of shapes or subtypes fall into the time period, including intersecting gabled subtype, bungalow, and gable-side subtype. What unites them is the presence of Craftsman characteristics--materials, shape, size, design--and their relation to a specific time. (A Craftsman house of the gable-side subtype is recognizable and different from a non-Craftsman gable-side house type.) The high degree of variation seen within this rather modest house type is one of the important points which sets it apart--and also makes classification by shape so difficult.

Buildings which display sufficient evidence of a particular style are classified according to that style. A building, although classified by style, has a shape by which it could also be categorized. For example, most of the Prairie School Style houses in Waterloo are also hipped types. But style, when it is the salient feature, takes precedence over shape.

RESIDENTIAL BUILDING TYPES

Hipped Type
- Hip with Additional Gables
- Multiple Hip
- 4-Square
- Commodious Box
- Hipped Cottage
- Hipped Cottage with Additional Gables

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[10]The building types and architectural styles defined were tailored to Waterloo but are similar to those used in Virginia and Lee McAlester's A Field Guide to American Houses (New York: Alfred A. Knopf, 1984).

Gabled Type
Gable-Front
Gable-Side
Intersecting Gables

Multiple-Family Type
Double House
Flats
Apartment

Complex Type

Craftsman Type
Bungalow
Gable-Side
Shed-Roofed
Hipped, 1-Story
Hipped, 2-Story
Gable-Front, Over 1-story
Simple Rectangle
Intersecting Gables
Multiple Front-facing Gables

While the above illustrate the diversity of residential building types extant in Waterloo, they also provide a context within which to gauge the design merits as well as the proportional representation of house types. And some residential building types--double houses, flats, "Commodious Boxes"--and stylistic influences contribute strongly to the distinctive appearance of Waterloo. Their age and use place them within the industrial era, when Waterloo experienced a major building boom.

Double House. Unlike other Iowa communities, Waterloo has a major collection of double houses. They are mirror-image designs of an expanded house type, such as the "Commodious Box" and the hipped type. Unlike a duplex, the double house was frequently conceived of as two separate houses sharing a party wall having a separate legal description and able to be sold separately. Each appears to have had its own heating, plumbing, and lighting systems.

The double house was also a recognized building type--a house shape expanded to accommodate more than one family. Even housing for more than two families might be locally considered a double house, based upon its outward appearance. A local newspaper noted that in 1904 Mrs. M. Carey built a "double house, modern, making four fine flats." It seems that Waterloo residents were interested in maintaining the appearance of a city with predominantly single-family housing.

The term "double house" appeared in early newspaper accounts and was the accepted description for them. As early as 1902 newspaper accounts included discussion of five new double houses. And the following year twenty double houses were built ranging in price from $8,000 to $1,500. The double house was a turn-of-the-century phenomenon in Waterloo and remained popular into the 1910s. In 1910 a brick one cost $9,000 among the ten built that year, but in 1915 only one was built, also for $9,000, according to yearend newspaper accounts based on building permits.

The double house relates to the city's rapid industrial development at the turn of the century. Builders saw the double house as a solution to the housing shortage. Two (or more) housing units could be built quickly and cheaply under one roof but on one lot. Local residents, including those involved in the building trades, interviewed during the Architectural Survey consistently gave these reasons for the presence of double houses.

Waterloo shares with another factory city, Milwaukee, Wisconsin, the presence of these two-family units. But the Milwaukee version was termed a "two-family flat," "duplex" or "double flat." And the units were placed one atop the other, because of high land costs. Waterloo's double houses are side-by-side. But like the Milwaukee double flats they resemble single-family housing, in an expanded form.

The Waterloo double house was not exclusively a working class house type, although there are some very simple examples still standing. Many double house owners occupied one side and rented out the other and therefore selected attractive designs using good quality materials for their homes. Several altered examples clearly exhibit more expensive designs, materials, and ornamentation. Architect John G. Ralston designed a number of double houses. Vocations of double house occupants listed in city directories for the 1910s were generally white-collar: clerks, assistant cashiers, salesmen, owners of small business.

Locations of double houses reinforce the contention that it was primarily a middle-class house type. Sanborn Fire Insurance Maps show that significant concentrations occurred around East Walnut and Maple Streets--five were there in 1906. And fully seventeen dotted the area around West Sixth and Wellington in 1910, another middle class area. Double houses did not occur in meaningful numbers in workingman's districts such as Westfield or around Litchfield.

Of the 114 altered and unaltered examples identified in the Architectural Survey, most (forty) were hipped, generally with dormers. Another thirty-three had bay fronts similar to the "Commodious Box." Other subtypes were hipped with additional

gables (seventeen), one-story (eleven), gable-side (nine), gable- or gambrel-front (three), and flat-roofed (one).

Commodious Box. The Commodious Box house type is so ubiquitous in Waterloo--there were 81 representative and unaltered examples found--that it merited its own designation in the Architectural Survey. A precursor in shape and use to the 4-Square, the Commodious Box dates from the dawn of Waterloo's industrial period, the 1890s, and was a significant house type through the first two decades of this century.

The typical Commodious Box is clapboard, has a hipped roof and rises two stories. The distinguishing feature is the presence of an off-center pent gable. Often gabled full-height bays, nearly always on the front and often on the sides occur beneath the pent gable. A one-story hipped front porch typically crosses the front, but some examples have wraparound porches or other porch placement. A wide smooth and unadorned cornice board calls attention to the roofline. Window tops have simple moldings. Elements of styles--a Palladian-type window in the bay--are sometimes applied, but sparingly. Colonial Revival, Craftsman, late Queen Anne, and Prairie School (rarely) influences may occur. The effect is commodious, a collection of simple, spare geometric shapes.

Flats. Forty-six altered and unaltered flats fall into three categories in the Architectural Survey. The linear subtype is simply a long rectangle of with the long side toward the street. Another variant--and the most well-represented with nineteen examples--is a linear type to which bays have been added at regular intervals. And with the offset subtype individual townhouse units alternately project and recede, creating an uneven, zigzag outline. Brick (red or tan) is the dominant material, although some examples are executed in textured concrete block. Concrete block examples feature castellated bays, creating a strong, fortress-like effect. The flats date from the early decades of the twentieth century.

Most units occur on the west side, in related but not contiguous areas. A significant concentration of the offset subtype occurs on Belmont, West Mullan and Oaklawn, an area developed during the city's industrialization.

Local contractor John G. Miller was responsible for building a number of the units. During periods of lower construction demand, he kept his crews busy by having them build multiple-family units for him, including the Colonial Apartments, Irving Terrace, and Oaklawn Terrace. Miller built the latter in 1921 "not only [to help] solve the unemployment problem...during the past fall and winter, but...also...to solve housing problems of those seeking a modern place of this type."

Stylistic Influences. Certain stylistic influences are well represented in Waterloo, notably the Tudor Revival, Colonial Revival, Italian Renaissance, Craftsman. To a lesser degree, examples of the Italianate, Shingle, Stick, Queen Anne, Neoclassical, and Prairie School Styles are found. In many cases, especially with the Colonial Revival and Craftsman Styles, stylistic details and ornamentation are simply applied to a basic house type, and more than one style may be represented on one building. The selection of these stylistic influences is a prominent reminder of the industrialization of Waterloo that began in the 1890s and continued into the 1920s, the time of great popularity for these styles.

Tudor Revival examples often feature brick in combination with such materials as stucco, stone, and simulated half-timbering. Roofs are steeply pitched and intersecting gables frequently form complex shapes and rooflines. Multiple front gables provide a lively front surface. Simpler examples express Tudor Revival influences chiefly in simulated half-timbering, grouped windows, and entry treatment. More elaborate examples (Kingbard Hill, Highland, and Prospect Hills) may have Jacobethan shaped Flemish gables, elaborate chimneys with chimney pots, extensive stonework, and complex outlines.

Evidence of the Colonial Revival Style abounds in Waterloo, ranging from bits of ornament applied to a basic house type to high style, architect-designed houses. Rooflines may be hipped, gambrel, or side-gabled. Most examples are of clapboard, but brick is also found. Favored stylistic details include dentils, smooth round porch columns, Palladian windows, and broken pediment dormers.

Houses reflecting Craftsman stylistic influences occurs in one-, one-and-one-half, and two-stories.[11] Identifying features include low-pitched roofs (gabled or hipped) with broad overhangs, tapered square porch columns resting on high pedestals, decorative exposed beams, purlins, and exposed rafter ends. Also, vertical muntins, clapboard, and wood shingles in gable ends.

In addition to the Waterloo houses designed in one clear style or having one set of stylistic influences, a collection of distinctive Waterloo houses are hipped roof boxy shapes. Many occur in the 2400 and 2500 blocks of West Fourth Street and also Prospect Hills. The distinguishing element is a well-crafted wedding of features of the Italian Renaissance (low-pitched--often tile--

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[11] In contrast to statements in many architectural guides, two-story Craftsman Style or Type houses are common in Iowa.

hipped roof, symmetric facade) with details of the Colonial Revival, Craftsman, or Prairie School Styles. One-story sun-porches often extend from one or both sides of the main boxy shape. Attention is focused on the center entry, and the effect is one of restrained elegance. A number of these homes were designed by John G. Ralston who forged an important Waterloo residential design by blending several sources.

The presence or absence of styles in Waterloo contributes to the city's visual identity, and not all American architectural styles are represented. Few buildings remain from the early settlement period which might display early stylistic influences, although a few Greek Revival examples survive. Many lay in the path of later development, especially downtown and highway construction. Perusal of illustrated booster pamphlets and publications reveals few examples of the following stylistic influences in residential Waterloo: Gothic Revival, Second Empire, Octagon, Shingle Style, Richardsonian Romanesque, Beaux Arts, Mission, and International Styles. Examples of styles better represented in photographs but largely gone today or substantially altered include Second Empire, Italian Villa, Queen Anne, Stick Style, and prestigious townhouse flats (Park Place).

Examples of the following styles or stylistic influences occur in Waterloo: Greek Revival, Italianate, Queen Anne, Shingle, Stick, Colonial Revival, Craftsman, Prairie School, Italian Renaissance, Tudor Revival, and Neoclassical. Some, such as the Greek Revival, exist primarily as influences, while others, such as the Italianate, are good local examples of that style. Italianate examples feature a hipped roof, brackets, front porches with ornamentation, prominent double doors.

Waterloo's industrial period and related construction boom dates from the time of considerable change in popularity of architectural styles, the end of the Victorian period. Some newly prosperous families opted for a blend of the old and new. They combined older, familiar features from the Queen Anne period with the latest in design influences. Transitional housing--designs that draw from both "old" and "new" trends--use new details in old ways or the reverse. In the Waterloo examples "new" Colonial Revival elements--dentils, Palladian windows--typically are massed in a picturesque, Victorian manner that recalls earlier nineteenth-century trends.

Waterloo Architects. Contributing to the architectural development of Waterloo were a group of local architects whose practice dated from the industrial era. The related early twentieth century construction boom lured architects to the "Factory City."

In 1927 the State of Iowa required that all architects register with the Board of Architectural Examiners. In the face of

increased professionalism--the need for proper credentials--many self-styled architects suddenly became draftsmen or contractors or left the building business altogether after 1927. But between 1900 and 1927 such Waterloo architects as John T. Burkett, Howard B. Burr, and William L. Pedicord are known to have designed a number of distinctive Waterloo buildings, including Burkett & Pedicord's Kistner Mortuary.

To the principal Waterloo architects (Mortimer B. Cleveland, John G. Ralston, and Clinton P. Shockley) the 1927 licensing law provided, or would have provided, no barrier to the continued practice of their profession. (Shockley died in 1927.) None developed exclusive specialties--the necessity for taking on any and all commissions was an economic one--and their respective careers illustrate architectural practice in turn-of-the-century Iowa.

Cleveland received many residential and public school commissions, especially on the east side. His name is rightly and strongly associated with the fine east side residential district of Highland (listed on the National Register). Between 1909 and 1926 he designed thirty-nine houses there (including his own) as well as the streetcar station and entrance pillars. Many of the Highland homes, and others he designed in Waterloo and other northeast Iowa communities, are good examples of popular styles of the day, especially the Colonial Revival and, to a lesser extent, Shingle Style and Prairie School.

Cleveland also designed many schools for the east side school district, including East High. But his first major nonresidential work, the $225,000 First National Bank building, was undertaken in association with Chicago architect Joseph C. Llewellyn in 1910. Other nonresidential projects were the later YMCA (in 1932) and YWCA buildings and a number of telephone exchange buildings.

Murphy & Ralston, later John G. Ralston, then Ralston & Ralston, enjoyed a wide variety of commissions, including public, commercial, educational, and residential structures on both sides of the city. John G. Ralston's firm was responsible for many major Waterloo buildings. In addition, Ralston designs papered northwest Iowa, making the firm an influential regional design force, especially around the turn of the century.

By 1912 Murphy & Ralston or John G. Ralston had designed 100 Waterloo residences, 90 out-of-town houses, and 33 Waterloo and 46 out-of-town commercial and public structures. Significant commissions from the period included both Waterloo Carnegie libraries, the first two City fire stations, halls for the Masons, Knights of Pythias, and Moose, stores and office buildings, factories and churches, Memorial Hall, the Waterworks

offices, and the Dairy Cattle Congress Hippodrome. The firm also designed most of the schools for the west side school district. Outside Waterloo, the Ralston firm designed courthouses (in Iowa and South Dakota), banks, and schools (at least twenty). The Ralston firm designed double houses, flats, and residences, a number of the latter in the prestigious Prospect Hills area.

Clinton Shockley designed a number of highly distinctive churches, public, and commercial buildings in Waterloo. Death at age forty-seven ended a promising career. By 1927, the year he died, he had carved out a successful niche, designing prominent east side buildings, including the towering Black's Dry Goods Store around 1914. He also designed homes for the upper middle class in Waterloo, in Highland, and on Leland Street and Logan Avenue, according to his daughter, Mrs. Russell Lamson.

Shockley was responsible for a significant collection of buildings facing Lincoln Park, the heart of the downtown east side. There was Hansen's Overland Automobile building (now a television station), the Waterloo, Cedar Falls & Northern Railway Terminal/Office, First Presbyterian Church, and the Elks Club. The latter was especially well received. Mortimer Cleveland called it "as fine Renaissance [sic] as I know of."

Church design was something of a specialty for Shockley. His commissions stretched as far as Des Moines, where he designed the Cottage Grove Presbyterian Church. He may have designed churches in Ottumwa and West Union as well. One of Shockley's most interesting churches is the Walnut Street Baptist Church in Waterloo, an arresting study of a series of bold vertical lines, unusual massing on an oddly shaped block, and geometric and organic stained glass design.

F. Associated Property Types

I. Name of Property Type Refer to continuation sheet F.1,2.

II. Description

Refer to continuation sheet F.11,2

III. Significance

Refer to continuation sheet F.111.2

IV. Registration Requirements

[X] See continuation sheet F.IV.2

[X] See continuation sheet for additional property types

F. Associated Property Types.

Context: Industrialization of Waterloo, Iowa.

I. Property type: Industrial Era Buildings, Structures, and Districts, 1900-1929.

II. Description.
Items[1] comprising this property type represent a broad range of events and associations, and building styles, materials, uses, and designs. But despite their variety--churches, a bakery, and a hotel fall into the category--they are united by their relationship with the key feature defining Waterloo's physical and historical development, emergence as the "Factory City of Iowa." The change began in 1890 and extended to 1930, by which time the important industrial and residential districts were in place, and related commercial, institutional, and educational construction had occurred.

A diverse collection of items performed a variety of uses and functions related to Waterloo's industrialization. Food processing complexes linked the city's industrialization directly with the rich agricultural hinterland it served. Factories provided substantial employment for men and women. Many were strongly associated with farm-related themes--fabricating cream separators, manure spreaders, tractors, and other farm implements.

Residences of influential leaders illustrate the financial standing they achieved but also call attention to their pivotal leadership roles in advancing the city's development. Buildings and structures related to the steam and electric railroads illustrate how this type of transportation operated and also point out the inter-relationship between good rail connections and industrialization in Waterloo. (See Transportation Context.)

But Waterloo's industrialization was more than just new factories. The city's evolution involved people, acting together as organized groups but also individually choosing to come to the Factory City. These individual and collective decisions had profound effects on the physical fabric of the city. New immigrant groups settled in the city during the period and established their own institutions. Influential booster groups such as the Board of Trade encouraged new construction and used new hotels and other downtown buildings for meeting space. And new commercial buildings--department stores, speculative office buildings, banks--reveal the prosperity and optimism among the citizenry over Waterloo's prospects.

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[1]Collective term for buildings, structures, and districts

Good, unaltered examples of schools point out another effect of industrialization, rapid residential development--an outburst of new construction. Churches for new ethnic groups reflect the arrival of new ethnic groups seeking jobs in industry. Congregations acted as socializing, cultural, and religious institutions.

Public and institutional buildings from the industrial period illustrate the increasing responsibilities the City assumed as population and industry grew and required additional services and amenities. In some cases, the plethora of new construction reflected the parallel development on either side of the river that intra-city rivalry induced. (See Civic Development context).

New building types also date from Waterloo's period of industrialization and illustrate responses to serious housing shortages. To meet increased housing needs, multiple-family dwellings were constructed throughout the city. A distinctive Waterloo single-family housing type, the "Commodious Box," was another popular housing choice from this period. (See Architecture context.)

To speed construction, and for a lower price, Waterloo builders used a new, locally made building material, textured concrete block, for everything from churches to house foundations. Factories, multiple-family housing, cottages, and a depot were among the dissimilar building types executed in concrete block. Other favored materials from the industrial period were brick (tan, dark brown, and red), stone (rarely), and clapboard (the dominant residential wall covering). Contrasting stone or concrete trim typically adorns brick examples.

Development of prestigious suburban housing developments was another feature of Waterloo's industrialization and related prosperity. Rivalry between residents of the east and west sides of the Cedar River was an important element in fueling industrialization; both sides competed fiercely, and both sides of town hosted specially designed, landscaped and improved subdivisions.

Locational Patterns. With the considerable industrial and related development, Waterloo grew in virtually all directions, and certain patterns are notable. Street after street filled with "Commodious Boxes," 4-Squares, and other hipped roof (frequently) house types expanded city boundaries. New industrial districts added to earlier riverfront development and occurred where there were rail connections. Without exception, Waterloo industrialists located their factories where they had access to rail lines. Workingclass residential districts were developed surrounding the new industry. Church and school construction generally followed new residential development.

Physical Condition. Standards of physical integrity vary considerably among the items within this property type. Regular additions, as businesses prosper and expand, are to be expected. In the case of the Alstadt & Langlas Bakery, three additions to the original 1905 building occurred during the industrial period, and therefore relate to the company's successful development as a wholesale-scale bakery of regional importance. Rath Packing achieved uniformity by employing the same materials (dark blood-red brick with contrasting trim) over the decades.

Storefronts are prone to periodic revisions and some change can be expected in them over time. Churches and schools and residences, however, enjoy less alteration, and additions and changes are unlikely to add to architectural or historical significance.

The sheer size of some factory complexes--several of them vacant--makes them candidates for destruction, either through neglect or vandalism. Textured concrete block may fall prey to moisture problems. However, many examples appear intact and unaffected by time and weather. The material can be (and has been) covered with metal siding, but lack of deterioration in most examples has blunted this threat. Brick examples of this property type generally remain in good and unaltered condition. Clapboard repeatedly is the victim of destructive covering with inappropriate siding.

Related Properties. In the "Factory City of Iowa," factories, naturally, characterized its appearance during the industrial period. Largely or completely gone (through flood control measures, fire, attrition, substantial alteration, highway projects) on the riverfront are the wholesale warehouse district (east side), early industrial districts (west side), and large, prominent mills. The 1903 industrial development, Westfield, is essentially gone. John Deere & Company now occupies and dominates the Westfield area, and no significant or unaltered structures remain to properly call attention to its key historical role in Waterloo's industrialization.

Homes in Waterloo of such prominent leaders as Thomas Cascaden, Louis Cass, Wilbur Marsh (altered and therefore tentative identification), John H. Leavitt, Emmons Johnson, George W. Miller, Louis Witry (altered), William Galloway, and George B. Miller have been razed or substantially altered. (An important and extant home of Galloway stands in nearby Cedar Heights in Cedar Falls and was included in the survey.)

Unaltered examples of districts of worker housing no longer exist. Boundaries of worker neighborhoods are difficult to set because of the considerable development that occurred, but the absence of extensive unaltered examples makes such procedures moot.

Some examples of items related to Waterloo's industrialization are unique in the city and, in some instances, the region. Rath was the only substantial packinghouse in Waterloo, although Dubuque (92 miles away) also was a packing center. Alstadt & Langlas Baking Company was the first and most successful wholesale bakery in the area. The Waterloo Dairy Cooperative is a one-of-a-kind structure. The Dairy Cattle Congress has no counterpart, and subsequent research may raise its significance, despite radical changes to the Hippodrome. No other prestigious suburbs developed in Waterloo other than the Highland and the Prospect Hills area.

III. Significance.
The buildings, structures, and districts that constitute this property type form an illustrative set: collectively they directly call attention to and illustrate the industrialization of Waterloo. The evolution began in earnest in the 1890s and ran for some forty years. These items are associated with the individuals and groups who influenced, propelled, and responded to creation of new factories and jobs. They illustrate the new workplaces--many tied to agriculture--new home places, school houses, institutional buildings, and places of worship from the period. They were built in response to industrialization and the related rapid rise in population and prosperity. They show where influential booster groups met, planned--and schemed against one another--and where the leaders lived. They relate to the factors and effects of industrialization--ranging from increased prosperity to novel financing techniques to intra-city rivalry to responses to easing housing shortages--but also to the people involved, both as owners and workers.

IV. Registration Requirements.
1. Significance (use or form) relates to Waterloo industrial era, 1890-1930. Known properties date from 1900-1929.
   a. Criterion A: properties that are associated with factors and effects of industrialization in Waterloo, 1890-1930.
   b. Criterion B: properties that are associated with the lives of persons directly involved in industrialization, including farm-related industry and promotion.
   c. Criterion C: properties that embody the distinctive characteristics of Waterloo's industrial era, and illustrate responses to industrialization. May collectively represent a significant and distinguishable building type whose components lack individual distinction.

2. Significance relates to key themes identified in Surveys, and discussed in Context and Description above--especially industrialization, social history, transportation, civic development, and farm-related business, promotion, and industry.

a. Qualifying building uses include: commercial, industrial, residential, religious, educational, governmental, institutional, fraternal, promotional.
b. Qualifying materials include: concrete block, stone, stucco, brick, clapboard, shingle.
c. House types include: double house, flat, single-family housing from industrial era.

3. If a building has been moved, the very fact of the move should be historically significant; move should have occurred more than fifty years ago and as a result of Waterloo industrial activities.

4. Integrity considerations.
a. Food processing buildings and factories: additions made during industrial era are expected and reflect natural growth and success. Additions: materials, proportion, and design not detract from original elements.
b. Churches: minor exterior alterations acceptable.
c. Residences: minor exterior alterations acceptable, generally not including application of metal or vinyl siding.
d. Commercial buildings: some ground floor alterations may be acceptable, especially for prominent buildings.
e. Schools: most original elements intact; no intrusive additions; changes to windows (a common problem with schools) not detract from design; industrial era addition may illustrate another effect of industrialization.
f. Homes of leaders: minor exterior alterations; length of residency during leader's influential or productive time; presence or absence of other dwellings associated with the person.
g. Multiple-family housing: minor exterior alterations; retain most original details, wall coverings, porches; representative or distinctive example; relate to subtypes identified in Surveys.
h. Concrete block buildings: minor exterior alterations; distinctive or well-designed use of this material.
i. "Commodious Box" house type: minor exterior alterations; representative or distinctive example.
j. Districts: possess distinctive plan or relate to development during industrial period; intrusions not detract from original plan or appearance; degree of alteration to buildings not substantial; presence of representative or distinctive building types and styles.

5. Known examples.
a. Railroad Chapel/Payne AME Church, 101 Albany; moved in 1914 to serve first important black congregation; clapboard; unaltered after move; best site related to Waterloo black history.

b. St. Demetrios Greek Orthodox Church, 613 W. 4th; 1929; exterior unaltered; best calls attention to new ethnic group, Greeks, in Waterloo; may be first Greek church building in state.

c. Waterloo Dairy Cooperative Co., 1302 Commercial; 1921; unaltered; creamery: farm-related industry; unusual building type.

d. Rath Packing Co., Sycamore & Elm; major employer and local landmark; farm-related industry; development during industrial era; designed by packinghouse specialist architect; built 1920s with regular substantial additions in postwar years; vacant.

e. Alstadt & Langlas Baking Co., 1428 Mulberry; 1905 with additions from industrial era (1908, 1912, 1926, also 1937); first bakery building specifically designed for that purpose in Iowa; calls attention to rise of wholesale-scale baking, changes in technology, food preferences; enjoyed regional patronage, using railroads to deliver freshly baked goods; vacant.

f. Iowa Dairy Separator Co., 71 Jefferson; c. 1906; machine shop, sole remaining building from extensive company (once largest Waterloo employer); among original buildings of this cream separator company; farm-related industry; few alterations; example of concrete block.

g. Litchfield Manufacturing, 520 Parker; 1903; some changes date from industrial era, by 1910; farm-related industry; factory of brick and stone designed taking into consideration fire safety and worker safety and comfort; vacant.

h. Waterloo Skirt & Garment Factory, 148 S. Barclay; brick; important employer of women; built 1900; additions during industrial era; vacant.

i. Marsh-Place Building, 627 Sycamore; alterations minimal; 1910; reflects prosperity, speculative building boom of industrial era; prominent size, location.

j. Russell-Lamson Hotel, 201-5 W. 5th; 1912-13 (Chicago architect Marshall & Fox); minor alterations; prominent size and location; industrialization and role of booster groups: 1919 home of Greater Waterloo Association; east-west rivalry: one of two large hotels from industrial period; (1947, important local radio station (KWWL) studios in hotel; 1953, first Waterloo television station (KWWL-TV) of regional influence).

k. President Hotel, 120 E. Park Ave.; 1928; minor alterations; prominent size and location; east-west rivalry: one of two large hotels from industrial period.

l. James Black Dry Goods Co., 103-111 E. 4th; 1912-14 (architect Clinton Shockley) with large 1927-28 annex (architect John S. Bartley); lower 2 floors altered; prominent size and location; reflects prosperity, building boom of industrial era; near interurban terminal for shoppers' convenience; enjoyed regional patronage.

m. Waterloo High School, 1115 W. 5th; 1921-22 (architect William B. Ittner); alterations not intrusive; associated with industrially-spawned population growth; Ittner a nationally known school specialist; illustrates modern school design.

n. East High School, 214 High; 1917-19; (architect Mortimer Cleveland); alterations not intrusive: associated with industrially-spawned population growth; prominent size, location.

o. Lafayette School, 220 block Lafayette; built after 1904 and before 1913; (architect Mortimer Cleveland?); minor alterations; associated with industrially-spawned population growth; vicinity Rath Packing; interesting design.

p. Graves United Methodist Church, 905 W. 4th; 1911; unique example of application of textured concrete block; unaltered; Greek temple form.

q. Bovee Flats, Commercial & W. 8th; c. 1908; unaltered example of use of textured concrete block; best example of flats in this material; distinctive castle-like design.

r. William Galloway house, 2208 Grand Blvd. (Cedar Falls); c. 1916; appears unaltered; illustrates financial success of pivotal leader in industrialization at height of his influence; no other Galloway houses extant; involved in farm-related and metal fabricating industry and area development (Cedar Heights, Westfield, Prospect Hills).

s. Edward Estel house, 1142 Grant Ave.; c. 1914; alterations minor; manager Dairy Cattle Congress 1917-58; leading force in its development and success; strongly involved in scientific agriculture; occupied house from 1914 until at least 1927, developmental period for Cattle Congress; farm-related promotion during industrial era.

t. Representative examples of the Double House; unaltered; industrialization: response to housing shortage; some

architect-designed; clapboard, stone, brick, stucco, shingle. (See Architecture Property Type Registration Requirements).

u. Representative examples of Flats; unaltered; industrialization: response to housing shortage; concrete block examples of use of this material, but most are brick. (See Architecture Property Type Registration Requirements).

v. Representative examples of the "Commodious Box"; unaltered; industrialization: response to housing shortage; clapboard. (See Architecture Property Type Registration Requirements).

w. Highland district; excellent collection prestigious housing; little intrusion; most alterations do not detract; clear boundaries; consciously designed using urban design principles during industrialization; reflects prosperity, east-west rivalry.

x. Prospect Hills district; substantial collection prestigious housing; most alterations do not detract; intrusions (modern housing of similar size) more apparent than with Highland since original tracts quite large; consciously designed using urban design principles during industrialization period; reflects prosperity, east-west rivalry.

y. Kingbard Hill district; substantial collection prestigious housing; few alterations; intrusions (modern housing of similar size) minimal; consciously designed using urban design principles during industrialization period; reflects prosperity, east-west rivalry; also good examples of Tudor Revival.

z. Western Avenue district; good examples of representative and unaltered house types from industrial era; few alterations or intrusions; illustrates middle-class neighborhood from the period.

Context: Transportation in Waterloo, Iowa

I. Property type: Steam and Electric Railroad Buildings and Structures, 1870-1917.

II. Description.
Buildings and structures within the property type are related by use and function to an association with railroads. It includes buildings and structures erected by the steam and electric railroad companies serving Waterloo. The grouping illustrates the importance of the railroads in providing significant employment beginning in 1870 and the transportation role of the Illinois Central, the city's first railroad. Freight warehouses and depots directly illustrate freight-hauling to Waterloo industrial and wholesale concerns. The interurban terminal points out the convenience that interurban and streetcar travel connections provided for shoppers and workers bound downtown, and traveling salesmen headed for stops in the countryside. It also calls attention to the pivotal role the interurban company played in instigating industrial development in Waterloo.

Few unaltered railroad-related structures remain in Waterloo. Depots for the Illinois Central (both freight and passenger) and the Chicago & Great Western (passenger) are gone, and the Burlington, Cedar Rapids & Northern depot has been altered recently. Remnants of the WCF&N repair shop remain (although the roundhouse burned in 1954), in deteriorating condition, and the company's powerhouse is also extant and altered. Significant worker housing related directly to the railroads has not been identified, beyond the "Smokey Row" area north of the Illinois Central tracks, where many of the modest buildings are either altered or missing. The home of WCF&N president Louis Cass burned down in the 1980s; homes of his brothers, who occupied less important roles in WCF&N development, remain.

Waterloo's position in northeast Iowa, within America's farmbelt, fostered steam rail line construction to it, a possibility which ambitious residents worked hard to bring to fruition on three occasions. The critical time period for this property type overlaps with Waterloo's industrial period. However, known property types date from some two decades earlier (1870) when the Illinois Central moved its repair shops to Waterloo, although the railroad first came to Waterloo in 1861. Important transportation developments coincided with industrialization, including construction of the electric interurban (1897-1916) which served factories and moved workers to their jobs. The significant time ends around World War I. The WCF&N Terminal/Office was built in 1917 and in 1923 the Cass family ceased control of the WCF&N and creditors took over and reorganized the company.

Changing transportation methods, especially the arrival of automobiles and trucks, diminished the importance of both steam and electric railroads in Waterloo. Residents no longer relied exclusively on trains for their personal and business transportation needs. However, as late as 1974 the freight beltline continued to operate, and the former Illinois Central shops remain in use as repair shops for a rail line organized locally in the 1980s.

Location of the WCF&N offices, terminals, powerhouses, freights years and repair shops in Waterloo was a natural and obvious choice, given its Waterloo genesis. However, the Illinois Central repair shops could have occurred at other spots along the line. Waterloo residents offered superior incentives, including the current site, then north of town, to persuade IC officials to choose Waterloo.

In 1900 Waterloo was named the central division point for the Illinois Central between Omaha and Chicago. This award brought significant construction such as larger roundhouses to accommodate new and larger locomotives to repair and an ice house for the special refrigerated cars. Substantial improvements to the Illinois Central repair shops in 1900 and c. 1921 significantly boosted employment, including to blacks and new ethnic groups such as Croatians and Greeks.

III. Significance.
Steam and electric railroad buildings and structures strongly evoke the bygone rail era when rail connections were perceived as economic lifelines to distant markets. Residents of Iowa communities sought the railroads, their freight and passenger depots, tracks, and belching locomotives, with single-minded determination, believing, with some justification, that continued community growth and development was contingent upon reliable railroad access.

The economic fortunes of Waterloo were linked to the steam (and later electric) railroads in direct and varied ways. The three lines provided the sought-after access to national and international markets. And the presence of more than one railroad lessened reliance on the whims of one company, a factor in healthy and continuous economic development. In addition, the Illinois Central repair shops provided significant employment, initiated the workingman's arrival in significant numbers, employed new ethnic groups, and prompted development near its shops.

The electrically-powered interurban system profoundly affected Waterloo's development beginning in 1897. Actual construction of new lines opened areas for residential, industrial and recreational uses. The method of financing the first such substantial

expansion--through sale of residential lots--was adopted and applied repeatedly to underwrite other types of improvements. These ranged from securing new industry to financing construction of horse barns at the Dairy Cattle Congress. In particular, the 7.5 mile beltline and in-city connections provided important freight-hauling services to Waterloo industrial and wholesale concerns. Without exception, factory owners from the industrial era located their businesses where they had railroad access. The electric railroad system--within Waterloo, around it on the beltline, and beyond to Cedar Falls and other interurban stops--was a key factor in industrial development. The rapid transit project of 1897 heralded the onset of intense, prolonged, and substantial industrial development in Waterloo.

IV. Registration Requirements.
1. Significance (use or form) relates to Waterloo rail transportation era, 1861-1923. Known properties date from 1870-1917.
   a. Criterion A: properties that are associated with factors and effects of railroad transportation in Waterloo, 1861-1923.
   b. Criterion B: properties that are associated with the lives of persons directly involved in railroad-related ventures.

1. Significance relates to key themes identified in Surveys--rail transportation (steam and electric), effects and role in Waterloo development.
   b. Significant time period is 1861 to 1923.
   c. Building types and structures relate directly to rail transportation.

2. Materials and stylistic influences used date from the period of significance, especially brick, concrete block, and stone.
   a. Prominent or unusual railroad buildings or structures which further an understanding of the railroad's role and function during the defined period.

3. If a building has been moved, it should have occurred more than fifty years ago and illustrate an important theme in Waterloo's development.

4. Integrity:
   a. Depots, freight warehouses: location, use should be apparent; direct association with railroads; degree of acceptable alteration varies with specific examples.
   b. Repair shops and other maintenance facilities: alterations are expected and may reflect changes in technology or changes in the role of the shops.

5. Known examples:
a. Chicago & Great Western freight depot, SE corner E. 6th & Sycamore; c. 1907; concrete block; large addition also concrete block; substantial amount of original fabric intact; tracks and open space appear essentially unaltered; directly associated with freight switching to industry and wholesale business.

b. WCF&N Terminal/Office, 323-9 E. 4th; 1917; brick; architect Clinton Shockley; downtown site on park square; tracks removed from street; reflects prosperity of the company and importance in community; with prominent location, best calls attention to this key operation and role in industrialization; good design; alterations minimal (windows).

c. WCF&N freight warehouse, 27 Lafayette; 1910; essentially intact; tracks remain; alterations reversible (entry); illustrates bygone practices and calls attention to freight-hauling role of the interurban for industrial and wholesale businesses.

d. Illinois Central repair shops, 900 block, E. 4th; 1870 (tentative)--1940s; alterations reflect technological changes and economic development; Railroad YMCA part of site beginning in 1898; important employer; best surviving example related to initial railroad in Waterloo.

e. Railroad Chapel, 101 Albany; (see Industrialization property types); shown on 1897 map across from Illinois Central shops as Railroad Chapel; moved several blocks for use by black congregation in 1914 in black neighborhood; historical associations with black settlement during Waterloo industrialization is more direct significance; importance and use of "railroad chapels" not determined.

Context: Waterloo Civic Development

I. Property type name: Industrial Era Institutional Buildings, 1892-1917

II. Description.
Buildings of this property type are associated with the civic and institutional development of Waterloo during the industrial era. Some examples clearly show the parallel development and provision of public services in Waterloo, a product of the intense east-west rivalry. They also illustrate the increasing responsibilities the City assumed as population and industry grew and required additional services and amenities during the industrial era. And some buildings are associated with progressive attempts at reform and improvements, such as riverfront beautification programs. The extant institutional buildings date from Waterloo's industrial period and thus call attention to another facet of industrial-generated growth and development, provision of increased civic services. In addition, sites associated with elected officials of local and statewide prominence call attention to their contribution to government and public services.

Key structures which would have strongly related to the theme of overall civic development no longer stand. Notable for their absence are the first (1856-57) and second (1902) courthouses, also City Hall (1896), and Fire Station No. 1 (1904). The impressive home or Horace Boies (Iowa Governor, 1889-1893, elected on anti-Prohibition platform) no longer stands but his law office (above the former Waterloo Savings Bank) remains. Known residences associated with the Hon. Arch McFarlane, an important Iowa legislator, have been altered, are of brief association with him, or his residence dates from a less crucial period of his career.

III. Significance.
When Waterloo wrested the county seat designation from rival Cedar Falls in 1855, the community began a steady upward spiral of development. While this development most strongly manifested itself in industrial and transportation spheres, Waterloo's standing as the county seat of Black Hawk County also contributed to its eminent position. The provision of improved and expanded public services occurred during the industrial era and was related to increased population, prosperity, and industry.

In Boies' 1923 obituary, the Des Moines Tribune described him as "one of the outstanding figures of the earlier days of Iowa politics [who] attained nationwide prominence as a candidate for the Democratic presidential nomination." Elected Governor in 1889, Boies was the first Democrat in Iowa to serve the post since 1856 (when the Republican Party was formed). His career, as an anti-prohibitionist and national spokesman for farm

problems, illustrates the importance of the liquor question in late nineteenth century politics as well as the political clout the farm vote enjoyed.

IV. ~~I/I/I~~. Registration Requirements.

1. Areas of significance.
   a. Criterion A: significant representation of the civic, political, and institutional development of Waterloo especially during industrial era.
   b. Criterion B: directly and demonstrably associated with the active years of influential political figures.
   c. Criterion C: role of local architect in its design.

2. Appearance of public buildings should evoke images and recollections of local pride; associated with industrially-related growth and urban development.

3. Not applicable.

4. Integrity.
   a. Minor exterior change; properly handled additions may be expected, such as to provide additional services to the public.
   b. Expensive and permanent materials, such as brick and stone.
   c. High quality or distinctive design.

5. Known examples.
   a. Fire Station No. 2, 716 Commercial; architect John G. Ralston; 1907-08; few alterations; illustrates shift from private fire protection to municipal responsibility during industrial era.

   b. East Side Library, 626 Mulberry; 1906; architect John G. Ralston; large side addition, otherwise intact (west side library altered with new excavated basement entry at front); illustrates east-west rivalry; example of public library building type; intellectual reform movement; illustrates shift from privately operated libraries to municipal responsibility during industrial era.

   c. Memorial Hall, 104 W. 5th; 1915-17; few alterations; architect John G. Ralston; among few institutional type structures from industrial era; calls attention to riverfront beautification efforts; example of state-sanctioned war memorial movement; used as an emergency hospital after post-World War I influenza epidemic; location in Waterloo reflects county seat status.

   d. Waterloo State Bank/Governor Horace Boies Law Office (Imperial Block), 217-9 W. 4th; 1892; ground floor altered;

associated with rising prosperity which prompted creation of banks in Waterloo during industrial era; only site for Boies, first Iowa Democratic Governor (elected 1889 to 2 terms) since 1856; Boies nominated Presidential candidate; national spokesman for farm problems and issues.

Context: Architecture in Waterloo

I. Name: Works by Local Architects, 1900-1932.

II. Description.
Works by local architects include residences (single- and multiple-family), commercial buildings, schools, and public and semi-public (fraternal) buildings. They are also related by time period, falling within Waterloo's era of industrialization, when a number of architects established practices in booming Waterloo. Known extant and unaltered examples date from 1900 to 1932. Industrial development fueled a massive construction boom, and architects received numerous commissions.

The property type calls attention to the meaningful roles three important local architectural firms (Mortimer Cleveland, John G. Ralston, Clinton P. Shockley) played in designing the physical fabric of industrializing Waterloo. To a lesser extent, the property type is also associated with the design work of minor architects, ones whose influence was less widespread, their commissions less prominent.

Many of the works in the property type display design characteristics that identify them as works by local architects. For example, the Italian Renaissance/Prairie School houses of John G. Ralston are distinctive and recognizable designs. Clinton Shockley's masterful use of massing and details is evident on such examples as the Elk's Club and the Walnut Street Baptist Church. Cleveland's Colonial Revival houses in Highland have recognizable elements in common.

As might be expected, representative examples of this property type occur in greatest concentrations in Waterloo. Architects did seek and accept commissions beyond the corporate limits, however. Examples of their work can be expected to be found (and are known to have been built) in other northeast Iowa communities. Ralston also had commissions in South Dakota.

Because of the generally higher quality of design, construction costs, and prominence, works by local architects can be expected to enjoy a reasonably higher degree of preservation than, say, popular housing styles or buildings of commonplace design. Prestigious housing is less likely to have received extensive alteration. The efforts of the active neighborhood association in Highland, an historic district, have contributed to preservation of works in this property type.

Works by local architects in Waterloo could date from 1898 when Murphy & Ralston arrived, but the earliest extant and unaltered example (St. Joseph's Catholic Church) dates from 1900. The latest extant, significant, and unaltered example (YMCA Building)

was built in 1932. Related properties, such as Ralston's Syndicate Block, Russell-Lamson Block, Fire Station No. 1, and Shockley's Smith, Lichty & Hillman Building no longer stand.

Cleveland maintained a practice until 1969, Ralston until his death in 1956, and Shockley until his death in 1927. Significant but recent designs (not considered in this discussion) can be expected for Cleveland and Ralston.

III. Significance.
Contributing to the physical development of Waterloo were a group of local architects whose practice dated from the industrial era. The related early twentieth century construction boom lured architects to the "Factory City," and their work is among the prominent legacies of that period. The careers and designs of Waterloo's architects illustrate architectural practice in Waterloo and northeast Iowa at the turn of the century.

IV. Registration Requirements.
1. Area of Significance.
   a. Criterion C: properties that represent the work of recognized local architect or architectural firm.
   b. Date from industrial era, 1890s-1930s.

2. Characteristics and qualities.
   a. Association with local architect is attributable.
   b. Of sufficient design quality to embody distinctive and successful characteristics of local architect's design work.
   c. Call attention to industrialization of Waterloo.

3. Not applicable.

4. Integrity. Alterations do not impair appreciation of quality of design.
   a. Churches: minor exterior alterations acceptable.
   b. Residences: minor exterior alterations acceptable. This would generally not include the application of metal siding.
   c. Commercial buildings: some ground floor alterations may be acceptable, especially for prominent buildings.
   d. Schools: most original elements should be intact; no intrusive additions; changes to windows (a common problem with schools) not detract from the design; industrial era addition, particularly if it is well done, may illustrate another effect of industrialization.
   e. Multiple-family housing: minor exterior alterations; retain most original details, wall coverings, porches; distinctive example; relate to subtypes identified in Surveys.
   f. Public and semi-public buildings: most original elements intact; no intrusive additions; well-designed additions acceptable, to serve public better.

5. Known examples.

John G. Ralston (Murphy & Ralston, Ralston & Ralston)

a. Fire Station No. 2, 716 Commercial; 1907-08; brick with stone trim; elaborate use of contrasting stonework: polychromatic effect of Victorian Gothic; round arches and other details of Victorian Romanesque; unique[2]; minor alterations.

b. St. Joseph's Catholic Church and Rectory, 306 and 310 Mulberry; 1900; unusual salmon-colored brick; prominent location; essentially unaltered, including interior, although smaller corner tower truncated, entry steps changed; dominant corner tower, "buttresses" and other Gothic Revival details; rectory of matching material.

c. East Side Library, 626 Mulberry; 1906; stone; large brick (light-colored) addition; original portion intact; typical Carnegie features (raised basement, steps) well-handled.

d. Masonic Temple, 315 E. Park; c. 1925; unaltered; wealth of decorative detail; diapered brick pattern; brick with stone details; prominent location; excellent design.

e. Belangee Double House, 624-626 W. Park; brick with stone cobbles; unaltered; one of most elaborate examples of this building type; large front windows to bring in light.

f. Caward House, 1410 W. 4th; 1914; brick; Prairie School influence; variant of Ralston's Italian Renaissance-influenced hipped roof houses; unaltered.

g. Easley House, 2318 W. 4th; brick; unaltered; fine example of Ralston's Italian Renaissance houses.

h. Memorial Hall, 104 W. 5th; 1915-17; brick with stone; good compact design; minor alterations.

Mortimer B. Cleveland

i. East High School, 214 High; 1917-19; brick with stone; alteration reversible: windows semi-enclosed with panels; masterful use of classical motifs; good scale and proportion.

j. Hope Martin House, 2500 W. 4th; 1921; excellent Tudor Revival ("of the English manor style"); unaltered; simulated half-timbering and brick.

k. 202 Highland Blvd., Robert W. Johnson house; 1908;

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[2]Unless otherwise stated, refers to being unique in Waterloo.

clapboard, shingle, cobblestones (chimney, porch); highly distinctive; Single and Craftsman Styles; unaltered.

l. 214 Highland Blvd., Louis M. Boisot house; 1917; gable-side Colonial Revival with flanking 2-story sunporches; massive; good use of Colonial Revival elements on an out-sized design; unaltered.

m. 131 Prospect Ave., Louis A. Kliebenstein house; 1913; stucco with decorative wood strips; Prairie School; unusual barrel-arched entry; unaltered.

n. 159 Prospect Ave., Edmund E. Manhard house; 1909; Cleveland's first design in Highland district; clapboard with shingle on upper story; Craftsman and Colonial Revival influences; combination apparent in entry porch; unaltered.

o. 205 Prospect Ave., Ben R. Lichty house; 1909; brick gambrel Colonial Revival with large side porches; among first houses in Highland district; unaltered.

p. 215 Prospect Ave., Mortimer Cleveland house; 1913; architect's own home; hipped brick Colonial Revival; appears unaltered.

q. 241 Prospect Ave., Louis E. Fowler house; 1909; Shingle Style; good use bold shapes; unaltered.

r. 242 Prospect Ave., Anna M. Black house; 1923; brick; prominent 2-story bay pierced hipped roofline; unaltered; distinctive.

s. Lafayette School, 2200 block Lafayette; after 1904 and before 1913; attribution tentative; distinctive; no other Waterloo school like it; brick.

t. YMCA; c.1932; prominent riverfront location; one of few Art Deco designs by Cleveland; unique in Waterloo; listed in National Register; interior completely altered; inappropriate windows.

Clinton P. Shockley

t. Elks Club, 407 E. Park; 1925; original portion unaltered; large rear addition well-handled; excellent use classical elements; notable entry; brick with stone.

u. Walnut Street Baptist Church, 421 Walnut; brick with stone; unique; strong vertical lines; prominent tower; unaltered.

v. WCF&N Terminal/Office, 323-9 E. 4th; 1917; brick; altered but not intrusive and reversible (windows not original); prominent location; good example commercial design.

w. First Baptist Church, 1200 W. 4th; brick; c. 1919-23; distinctive design; arcades of long narrow stained glass windows around massive main body; projecting entry repeats window shapes; unaltered.

x. James Black Dry Goods Store, 201 E. 4th; 1913; brick with stone; altered: lower level; prominent size, location; 1928 annex.

y. 219 Kingbard Blvd., Fred L. Northey house; 1914; hipped roof; use of stone unique; distinctive size and design; Tudor Revival influence.

John T. Burkett (Burkett & Pedicord, William Pedicord)

z. Kistner Mortuary, 316-318 W. 3rd; 1913; brick with stone; alterations not intrusive: small side addition; early example of specialized design: mortuary; good design.

context: Architecture of Waterloo

I. Industrial era house types, 1890-1930.

II. Description.
The property type includes important house types and stylistic influences adopted during Waterloo's period of industrialization. Representative examples characterize the city's housing stock from this period. The multiple-family house types (double houses and flats), in particular, illustrate a response to the increased demand for housing that accompanied industrialization. Other examples, the "Commodious Box" and the Italian Renaissance/-Prairie School-inspired house type, reflect design choices from the period. Of interest are the numerous variations found within these basic house types.

Examples may be found in clapboard (especially single-family housing), brick, stone (rarely), stucco, shingle, and textured concrete block. Contrasting stone or concrete trim is also found. Industrial era housing occurs throughout those portions of Waterloo developed during industrialization. Double houses and flats are more likely to be found in middle-class areas.

Houses showing strong stylistic influences are found in prestigious residential developments. Especially well-represented--both in quality and quantity--are examples showing Tudor Revival, Colonial Revival, Neoclassical, Craftsman, Italian Renaissance, and Prairie School influences.

Housing, especially the more modest middle-class examples, is prey to alteration. In particular, many clapboard-sheathed examples have been sided with inappropriate metal or vinyl siding. Altered examples abound throughout the city. More elaborate examples are less likely to have received extensive alteration.

III. Significance.
During Waterloo's industrialization a substantial building boom occurred, much of it residential. Thousands of workers and new employees flocked to the city, creating a housing shortage. Considerable construction ensued. The house types associated with this industrially-sparked construction boom show a prominent and still evident effect of the city's industrial development. The many stylistic influences--and blends of styles--variations, and subtypes reflect the considerable assortment of design choices available to all social classes during this period.

The double house is a definable and recognizable type of multiple-family housing from this period. It is a mirror-image house--a familiar single-family house type expanded to house at least two families in parallel units. This doubleness also

symbolizes the parallel, competitive east and west side development that characterized Waterloo.

Like the double house, flats are related to Waterloo's peak period of growth and development, the early twentieth century. Rows of flats or townhouses of the type and age found in Waterloo are uncommon in Iowa cities, yet Waterloo hosts a considerable concentration of sturdy, unaltered examples.

The "Commodious Box" house type is similarly associated with the rapid industrial development of Waterloo. It is a recognizable and ubiquitous house type in Waterloo, one that met with considerable popularity. The Italian Renaissance/Prairie School-inspired houses (many designed by John G. Ralston) met with analogous favor among buyers of more expensive housing. The house type exhibits features which tie it to the Italian Renaissance style but also (sometimes) to the Prairie School style, creating an interesting and successful amalgam--with Colonial Revival influences--that is distinctive and recognizable.

IV. Registration Requirements.

1. Areas of Significance.
   a. Criterion A: residential properties associated with industrial era, 1890-1930.
   b. Criterion C: residential properties that embody the distinctive characteristics of Waterloo's industrial era; collectively represent a significant and distinguishable building type; individual components may lack distinction but collectively achieve importance; may represent work by local architect.

2. Characteristics and qualities.
   a. Qualifying building uses include: single- and multiple-family housing.
   b. Qualifying materials include: brick, stone, clapboard, shingle, concrete block, stucco.
   c. Stylistic influences date from industrial era, including Italian Renaissance, Craftsman, Prairie School, Colonial Revival, Shingle, Tudor Revival, Neoclassical.
   d. Representative or distinctive example.
   e. Relate to subtypes identified in Surveys:
      1. Double houses: hipped (with dormers); bay-front; hipped with additional gables; gable-side; gable- or gambrel-front; one-story.
      2. Flats: linear; linear with bays; offset.
   f. Distinctive or representative example of house type.
      1. Commodious Box: clapboard (generally); pent gables, bays (if present, beneath pent gables), hipped roof, smooth plain cornice, molded lintels, small, 1-story hipped porch (may wraparound), rough foundation (stone or concrete block).

2. Italian Renaissance/Prairie School: hipped roof; broad enclosed overhang; tile roof (often); generally two stories; brick with contrasting trim; may have dormers; design interest often concentrated on central entry; horizontal course often between first and second stories; flanking 1-story sunporch(es) or carport may be present; used in combination with other stylistic influences: Prairie School, Neoclassical, Colonial Revival; distinctive design.

3. Not applicable.

4. Integrity considerations.
Minor exterior alterations, generally not including metal or vinyl siding; building should retain most original details, wall coverings, porches; additions not intrusive.

5. Known examples.
Representative, unaltered examples of the Double House

a. 302-304 Courtland; 1910s; clapboard with distinctive dormer; hipped type with dormer; good example; Prairie School influence.

b. 320-322 Courtland; 1910s; clapboard (two widths); hipped with dormers; good example; pleasing proportions; Craftsman influence.

c. 527-529 Reber; 1910; clapboard; best example one-story version; through-the-cornice dormers unusual and add bulk; representative example.

d. 306-308 Walnut; hipped with additional gables type; Queen Anne and Colonial Revival elements.

e. 107-109 Independence; 1905; clapboard, stucco; hipped type with dormers; Craftsman influence; two separate porches uncommon, emphasizes separateness of the units.

f. 909-911 W. 5th; bay-front subtype; good representative example; modest; mirror image quality evident.

g. 624-626 W. Park; architect John G. Ralston; brick, stucco with stone cobbles on front sunporches and wood details; hipped subtype; broad overhang; unusual; most elaborate example.

h. 713-715 W. Park; bay-front subtype; good representative example; similarity with "Commodious Box"; porch well placed.

i. 207-209 Irving; 1908; hipped subtype; massive; broad

overhang; dormers; attractive entry; porch windows may not be original.

Representative, unaltered examples of flats

a. 104-120 Arden; 1929?; offset type; alternating porch shapes.

b. Belmont Court, 400-428 Belmont; 1929?; offset type; gambrel and flat-roofed sections alternate; prominent in neighborhood.

c. 430-438 Belmont; 1929?; offset type; extension of Belmont Court.

d. Bovee Flats, Commercial and W. 8th; by 1908; rough textured concrete block; best unaltered example of this type; leaded glass; castle-like.

e. 160-166 Graceline Blvd.; 1928; linear type with bays (sunporches); townhouse effect achieved; attractive tree-lined street.

f. Irving Terrace, Independence and Irving; 1929; brick with concrete trim.

g. 803-823 Marsh; 1923; linear type; unusual drive-through at center; simple design.

h. Elmgrove Terrace, 1009-1119 W. Mullan; 1927 & 1928; offset type; brick (two colors); classical detail.

i. Oak Lawn Terrace, 400-422 Oaklawn, 424-434 Oaklawn; 1921; offset subtype; brick and stucco, tile roofs on porches.

j. 220-228 Randolph; 1901; linear type with bays; early example; attractive design.

k. 1201-1211 W. 5th; 1929?; linear subtype; best example; contrasting details feature delicate designs.

Representative, unaltered examples of the "Commodious Box"

a. 613 Cottage, lacks bays under pent gables; Prairie School influence: porch; entry changed.

b. 613 Grant, among best representative examples.

c. 921 Grant; unusual brick example; Colonial Revival influence, especially porch capitals.

d. 272 Hammond; Colonial Revival influence: elaborate porch

capitals; not a three-part bay but slightly projecting part topped with pent gable.

e. 603 Independence; typical example; Colonial Revival influence.

f. 925 Logan; good typical example; Colonial Revival influence.

g. 70 Mulberry; Colonial Revival influence; not a three-part bay but a slightly projecting portion topped with pent gable.

h. 1120 Mulberry; early example; Queen Anne details, especially in gables, cornice; lacks front bay but has gables.

i. 928 Mulberry; excellent early example; Queen Anne details; especially in gables, porch; lacks front bay but has gables.

j. 919 W. Mullan; good later example; pent gable treatment differs from typical.

k. 339 Saxon; Colonial Revival influence; porch wraps around; corner lot; paired porch columns rest on tall bases; broader roofline than usual.

1. 141 University; unusual use of brick; typical form.

m. 416 Western; highly distinctive example; heavy Colonial Revival details.

n. 420 Western; bay and pent gable occur at left; Colonial Revival influence; fine example.

o. 1312 W. 4th; porch wraps around corner; otherwise typical example.

p. 1015 W. 11th; lacks front bay under pent gables; modest example.

Unaltered Examples of Italian Renaissance/Prairie School Houses

a. Caward house; 1410 W. 4th; 1914; architect John G. Ralston; Prairie School influence apparent; brick; sunporch; notable entry.

b. 316 Prospect Blvd.; 1926; Prairie School and Colonial Revival influences; flanking sunporches; impressive setting.

c. 277 Sheridan Road, James Galloway house; 1909; architect Robert Mayberry; stucco with tile roof; Craftsman influence.

d. 541 Sunset Road; hipped roof; Prairie School influence; good, smaller example.

e. 2318 W. 4th, James Easley house; 1915; architect John G. Ralston; brick; Prairie School influence dominates; pleasing combination of elements; emphasis on centered entry, horizontality.

f. 2425 W. 4th, John C. Hartman house; 1927; brick with tile roof; Colonial Revival elements; sunporch; rounded entry porch; decorative downspouts; possible Ralston design.

h. 2535 W. 4th; 1921; brick with tile roof; side sunporch, barrel-arched entry porch; Colonial Revival elements; decorative downspouts; possible Ralston design; elegant design.

i. 306 Kingbard Blvd.; 1926; hipped roof; strong Colonial Revival influence.

j. 400 Kingbard Blvd.; 1924; flanking sunporches; some Colonial Revival detail.

context: Architectural Resources in Waterloo

I. Name: Residential Styles, 1873-1930.

II. Description.
Examples from this property type are related by their representation as residential buildings executed in architectural styles found in Waterloo. They range in time from 1873 through the 1920s. The property type includes elaborate, costly examples as well as more modest designs, but all fall within the context of good and successful design.

The following building materials may be used: clapboard, brick, stone, stucco, shingle, and concrete block. Examples occur within the corporate limits of Waterloo, and throughout the city. Some are former (or present) farmhouses, others were built on urban, suburban or rural sites.

Houses showing strong stylistic influences are found in prestigious residential developments. Especially well-represented--both in quality and quantity--are examples showing Tudor Revival, Colonial Revival, Neoclassical, Craftsman, Italian Renaissance, and Prairie School influences. Other examples reflect the Greek Revival, Shingle, Queen Anne, Transitional, Italianate, or Stick Styles.

Housing, especially the more modest examples, is prey to alteration. In particular, many clapboard-sheathed examples have been sided with inappropriate metal or vinyl siding. Altered examples abound throughout the city. More elaborate examples are less likely to have received extensive alteration.

Examples of early elaborate residential styles are known to have filled South Street (west side) and Franklin Street (east side). With the exception of the Moses Ricker house on Franklin Street, good unaltered examples no longer stand. Later prestigious areas, especially the Walnut Street vicinity, the Independence Avenue area, and the Highland district (all east side) as well as West Fourth Street and the Prospect Hills district (west side), retain good representation of elaborate unaltered and altered houses.

III. Significance.
The property type shows the range of stylistic influences that affected Waterloo's appearance and define its physical development. Unaltered examples enrich and enliven neighborhood appearance. A wide representation of excellent examples, from vernacular Greek Revival to Prairie School, exists. Styles from the period of industrialization also call attention to the residential building boom and accompanying prosperity that characterized the era. The architectural styles popular during

this period show a prominent and still evident effect of the city's industrial development.

IV. Registration Requirements.

1. Areas of Significance. Known examples date from 1873-1930.
   a. Criterion A: properties illustrating the physical development of Waterloo; subset relates to industrial era.
   b. Criterion C: properties that embody the distinctive characteristics of Waterloo's residential development.

2. Characteristics and qualities.
   a. Qualifying building uses include: single- and multiple-family housing.
   b. Qualifying materials include: brick, stone, clapboard, shingle, concrete block, stucco.
   c. Stylistic influences include: Greek Revival, Italianate, Queen Anne, Stick Style, Shingle Style, Italian Renaissance, Craftsman, Prairie School, Colonial Revival, Tudor Revival, Transitional, Neoclassical.
   d. Representative or distinctive example.
   e. May relate to subtypes and stylistic influences identified in Surveys.

3. If a building has been moved, should have occurred more than fifty years ago and to site (preferably nearby) retaining characteristics of original.

4. Integrity considerations.
   Minor exterior alterations, generally not including metal or vinyl siding; building should retain most original details, wall coverings, porches.

5. Known examples.[3]
   a. 204 Alta Vista Avenue, Frank J. Eighmey house; 1909; architect Mortimer Cleveland; 2 1/2-story; clapboard; gambrel roof; Neoclassical Style.

   b. 205 Columbia Circle, 1929; brick, stone, stucco; Tudor Revival; fine, elaborate example; notable use of stone, massing, multiple gable treatment.

   c. 236 Columbia Circle; 1929; stucco; Tudor Revival; noteworthy front gable treatment and front chimney; an active balanced composition.

   d. 5640 Foulk Road, Abraham Turner farmhouse; built by 1875; unique in Waterloo; vernacular Greek Revival gable-front with intersecting flanking gabled wings; minimal alteration.

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[3]Unless stated otherwise, examples are unaltered.

e. 415 Franklin, Moses Ricker house; late Queen Anne; c. 1900; clapboard; wealth of ornamentation intact; best extant example.

f. 5132 Hess Road; 1918; brick; Neoclassical Style; exceptionally fine example; elaborate entry features full height entry porch, curved portico; modillions; wide frieze.

g. 202 Highland Blvd., Robert W. Johnson house; 1908; architect Mortimer Cleveland; clapboard, shingle, cobblestones (chimney, porch); highly distinctive; Shingle and Craftsman Styles.

h. 214 Highland Blvd., Louis M. Boisot house; 1917; architect Mortimer Cleveland; gable-side Colonial Revival with flanking 2-story sunporches; massive; good use of Colonial Revival elements on an out-sized design.

i. 219 Highland Blvd.; 1909; Neoclassical Style; full height curved entry porch; narrow siding not intrusive; all details appear intact.

j. 224 Highland Blvd.; 1912; clapboard; Jacobethan Tudor Revival; multiple front gables; style sets it apart from others nearby.

k. 120 Independence Avenue, James Black house; 1900; clapboard; Neoclassical Style; elaborate, distinctive and unusual early example; broken pediment tops full-height porch; gabled dormer is behind it; wealth of classical detail; altered but reversible: handicapped access ramp.

l. 206 Iowa; 1909; wood shingle; Shingle Style massing with Colonial Revival elements; distinctive massing; unique; alterations minor.

m. 212 Irving, Henry A. Bailey house; Italianate; clapboard; 1873; alteration not intrusive (rear addition); moved in 1904 to rear of lot; delicately rendered porch.

n. 207-09 Irving; double house; 1908; clapboard; hipped type; fine, costly example; appears unaltered though porch may have been open; distinctive entry with leaded glass.

o. 5643 Kimball Avenue, farmhouse; 1909?; clapboard; good typical example; Stick Style influence; remarkable for lack of alteration.

p. 206 Kingbard Blvd.; 1925; brick with tile roof; Jacobethan Tudor Revival; distinctive entry.

q. 219 Kingbard Blvd., Fred L. Northey house; 1914; architect Clinton Shockley; hipped roof; use of stone unique; distinctive size and design; Tudor Revival influence.

r. 306 Kingbard Blvd.; 1926; hipped roof; variant of "Italian Renaissance" type; strong Colonial Revival influence.

s. 400 Kingbard Blvd.; 1924; variant of "Italian Renaissance" type; flanking sunporches; some Colonial Revival detail.

t. 203 Lafayette; 1910s; clapboard; unusual in Waterloo; gable-side with Colonial Revival and Shingle Style influences; massive tower pierces roofline; large gabled dormer balances composition.

u. 119 Leland, Charles Pickett house; 1910; Colonial Revival; wood frame; quoins, fanlight, dentils, entry columns; among the better examples.

v. 127 Leland; 1909; brick; Tudor Revival; parapet gables; simulated half-timbering; prominent front chimney; Jacobethan gabled dormers; fine example.

w. 1302 Logan Avenue; 1919; stucco and clapboard; Craftsman Style; unusual massing, details; matches 911 South.

x. 504 Maryland Avenue, D.J. Walker house; 1924; brick, stucco; perhaps most distinctive Tudor Revival in Waterloo; double peaked gable; simulated half-timbering.

y. 928 Mulberry; 1892; clapboard with shingle; excellent example "Commodious Box"; Queen Anne influence, including boxed cornice ends (a recurrent Waterloo motif).

z. 624-26 W. Park Avenue, P.W. Belangee double house; 1910s; architect John G. Ralston; brick and cobble stone; hipped type; Prairie School influence; most elaborate double house in Waterloo; textural variety.

aa. 521 Pine; 1880s?; clapboard; good vernacular example Italianate.

bb. 112 Prospect Ave.; 1923; 2-story; Craftsman; hipped; Colonial Revival influence; flanking sun porch and car port; symmetric; clapboard.

cc. 131 Prospect Ave., Louis A. Kliebenstein house; 1913;

architect Mortimer Cleveland; stucco with decorative wood strips; Prairie School; unusual barrel-arched entry.

dd. 145 Prospect Ave.; 1919; brick with tile roof, stone base; 1 1/2-story gable-side; highly distinctive combination materials and massing; unique "quilted" entry columns; Craftsman influence.

ee. 159 Prospect Ave., Edmund E. Manhard house; 1909; architect Mortimer Cleveland--his first in Highland district, set tone for subsequent designs; clapboard with shingle on upper story; Craftsman and Colonial Revival influences; combination apparent in entry porch.

ff. 205 Prospect Ave., Ben R. Lichty house; 1909; brick gambrel Colonial Revival with large side porches; among first houses in Highland district.

gg. 215 Prospect Ave., Mortimer Cleveland house; 1913; architect's own home; hipped brick Colonial Revival; appears unaltered.

hh. 241 Prospect Ave., Louis E. Fowler house; 1909; architect Mortimer Cleveland; Shingle Style; good use bold shapes.

ii. 242 Prospect Ave., Anna M. Black house; 1923; architect Mortimer Cleveland; brick; prominent 2-story bay pierced hipped roofline; distinctive.

jj. 316 Prospect Blvd.; 1926; tan brick with green tile roof; "Italian Renaissance" type; Prairie School and Colonial Revival influences; flanking sunporches; impressive setting.

kk. 200 Sheridan Road; Prairie School; stucco; 1913; hipped; lower hipped portion provides horizontality and forms roof for flanking car port and sunporch; distinctive collection of shapes.

ll. 277 Sheridan Road, James Galloway house; 1909; stucco with tile roof; "Italian Renaissance" type with Craftsman influence; appears unaltered.

mm. 911 South St.; 1914; stucco and clapboard; Craftsman Style; matches 1302 Logan; distinctive.

nn. 501 Sunset Road; late 1920s; Tudor Revival; fine, elaborate example.

oo. 541 Sunset Road; hipped roof; "Italian Renaissance" type with strong Prairie School influence; good example.

pp. 915 Sycamore; 1882; clapboard; charming Victorian cottage; delicate details on porch; windows intact.

qq. 306-08 Walnut, double house; 1900s?; clapboard and shingle; Colonial Revival influence; also Queen Anne elements; distinctive.

rr. 418 Walnut; 1901; clapboard; multiple-hipped type; late Queen Anne; simplified example, but eccentric towers, many brackets, semi-circular windows provide dramatic effect.

ss. 306 Washington; William Snowden house; 1878; brick; Italianate; among most ornate, intact examples of the style.

tt. 416 Western Avenue; 1909; among best examples "Commodious Box"; bold Colonial Revival details used well.

uu. 424 Western Avenue; 1900; clapboard; among best examples 4-Square type; Colonial Revival detail; fine geometric stained glass in front windows; well-designed porch; decorative openwork appears original.

vv. 821 W. 2nd; Italianate; 1870s; clapboard; paired brackets; excellent example; alterations minor.

ww. 520 W. 3rd, Renssalaer Russell house; 1861; brick; Italianate; oldest intact example in Waterloo; belvedere.

xx. 702 W. 3rd; 1910s; brick; superb stained glass (about 35) windows in every window, have geometric pattern; hipped.

yy. 826 W. 3rd; Italianate; 1880s?; entry canopy; porches with pierced friezes; ornate columns; good example; clapboard.

zz. 839 W. 3rd; 1905; clapboard; Colonial Revival elements; Victorian massing; ornate; distinctive and impressive.

aaa. 800 W. 4th, Henry Weis house; possible Murphy & Ralston; 1902; clapboard; wealth of Colonial Revival details treated in Victorian manner (Transitional Style); probably best surviving example; unaltered; cost $16,000 to build.

bbb. 814 W. 4th; Mrs. Minnie Crippen house; clapboard; Prairie School; 1902; early example; clapboard; massive round dormer with a bisecting mullion; porch originally open, but window space unchanged; highly distinctive.

ccc. 1325 W. 4th; 1910; clapboard; Neoclassical; pedimented full height porch.

ddd. 2318 W. 4th, James Easley house; 1915; architect John G. Ralston; brick; "Italian Renaissance" type with Prairie School influence; pleasing combination of elements; emphasis on centered entry, horizontality.

eee. 2535 W. 4th; 1921; brick with tile roof; "Italian Renaissance" type; side sunporch; barrel-arched entry porch; Colonial Revival elements; decorative downspouts; possible Ralston design; elegant design.

fff. 2425 W. 4th, John C. Hartman house; 1927; brick with tile roof; "Italian Renaissance" type; Colonial Revival elements; side sunporch, rounded entry porch; decorative downspouts; possible Ralston design.

ggg. 2500 W. 4th, Hope Martin house; 1921; architect Mortimer Cleveland; stucco, brick; elaborate Tudor Revival; simulated half-timbering; also has classical details: Palladian window.

hhh. 2525 W. 4th; 1916; brick with stucco; Tudor Revival; interesting combination twentieth century elements (many large windows, carport) with the medieval (simulated half-timbers).

iii. 635 W. 9th; 1890s; superb Victorian cottage; Queen Anne influence; collection of textures (shingle, clapboard, porch detail).

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

[X] See continuation sheet G.2+

H. Major Bibliographical References

[X] See continuation sheet H.2+

Primary location of additional documentation:

- [X] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Specify repository: _____

I. Form Prepared By

name/title James Jacobson, Chief

organization Bureau of Historic Preservation date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

G. Summary of Identification and Evaluation Methods.
Between October 1984 and September 1986 the City of Waterloo conducted Architectural and Historical Surveys. Although the majority of sites identified and evaluated fall within the corporate limits of the city, important sites beyond the city boundaries were also considered. For example, the house of William Galloway, a highly influential leader in Waterloo's industrial development, is in Cedar Heights, now a suburb of Cedar Falls, and was included in the survey.

The Surveys were contracted to Barbara Beving Long (Midwest Research), who is certified with the State Office of Historic Preservation to conduct both architectural and historical surveys.

Determination of the requirements for potential National Register listing under this document of properties was based upon the extensive data collected during the Surveys. The full range of possible properties was considered. In most instances, a full range of good, unaltered examples of historically significant sites no longer remained. For example, in considering the impact of Rath Packing Company upon the economic and physical development of Waterloo the following unaltered property types were sought, without success: residences of labor union leaders, taverns meatpackers frequented, worker housing around the packinghouse, and union halls.

Architectural Survey. The architectural portion was designed to cover all structures more than fifty years of age, making it a comprehensive record of older buildings extant in 1984-6. Photographers recorded information on residential, commercial, religious, industrial, and public properties--all the older buildings and structures which form the visual fabric of the city. Since there are more houses than other property types, the residential category received prominent consideration; all residential buildings in the survey were evaluated for their architectural significance based on a typology discussed below.

The City Assessor provided computer printouts listing most older residences in the city. Photographers had a ready-made list of dwellings to record. The Assessor's records are of course not infallible, but they did provide a collection of housing stock to draw on. The printouts contained entries for the address, exterior wall covering, year of construction, square footage, and quarter section location for all houses over fifty years old. It is clear that some properties which could easily have been missed, notably isolated farmhouses, were not overlooked because of their listing on the printouts. Certain multiple-family units as well as all nonresidential properties were not on the printouts, but the photographers were instructed to include them in

the survey. More detailed research on selected properties supplemented this reconnaissance-level survey.

Information from the field work was recorded on Iowa Site Inventory forms, including address, age, building material, sketch map, description and evaluation, alterations, and a photograph. Barbara Beving Long evaluated all surveyed buildings for their architectural significance, using National Register eligibility as the final standard. Buildings and structures whose import came to light during the Historical Survey have statements of historical significance and details and sources on Iowa Site Inventory forms.

Typology. Because no accepted, defined description of house types exists for Iowa--especially for vernacular and early twentieth century housing--a series of Waterloo house types, based on what was photographed in the survey, was developed. The system was used to categorize the thousands of dwellings (approximately 7,000), determine the representation of house types, and provide a context for evaluating significance. (See Architecture context.)

Architectural Research. In addition to photographing and evaluating buildings, an important part of the Architectural Survey involved research into the factors that contributed to the physical development of Waterloo. Chapters and sections of the final 242-page report cover both historical and architectural research. The latter centered on these topics:

Early settlement patterns
Factors in development
Effects of industrialization on the built environment
Development of neighborhoods
Architects, builders, and design sources
Building types, styles, and materials
Role of transportation and sanitation facilities
Role of real estate promoters and developers

These subjects provide a context in which to view the collection of buildings photographed in the Architectural Survey. Several of these subjects are the same as the list of architectural themes or study units the Office of Historic Preservation has assembled.

Historical Survey. While research into the architectural context of Waterloo was an important part of that survey, the historical context is the crux of the Historical Survey. Topics related to historical trends and events and also to leading individuals and groups provide a context within which to understand change and development, and to determine historical significance. The Office of Historic Preservation has a list of themes--such as

financial growth, education, immigration and migration, the railroad era--to study and apply to Waterloo's development. Not all relate to Waterloo, while others emerged as dominant themes, ones that go far toward an understanding and appreciation of what defines Waterloo.

Waterloo has long been known as a "factory city" in Iowa, and one of the intentions of the survey was to determine the accuracy of that impression. Factors considered in Waterloo's industrialization included the following: comparison with other Iowa manufacturing centers, degree and depth of industrial development, types of industry represented, and effects upon the built environment. Themes such as transportation and government seem to be important to the development of most Iowa county seats, and this contention was tested in Waterloo. In the course of research other themes emerged, such as the intra-city rivalry, role of booster groups, and entertainment places (racetracks and amusement parks) as instigators of development, and were pursued.

Of particular importance for Waterloo are the themes of industry related to agriculture and metal fabricating, scientific agriculture, industrialization, transportation, social reform movements, and government. Chapters in the final report cover these topics as well as population composition, ethnic groups, politicians, commerce (banking, wholesaling, retailing), labor unions, education, hospitals, the Chautauqua, entertainment, and the media.

Once a theme was researched, a list of significant buildings and persons was assembled, their locations sought. If the hoped-for building or structure was located, this information was recorded on an Iowa Site Inventory form. The history of the building--construction date, alterations, and events, changes--was also collected and added to site forms.

Research Methods. Research methods within a particular theme began with the general and proceeded to the specific. Where possible, comparisons with and analysis of national, state, and regional events were included. Broader histories, of national scope or on a topic--changes in bakeries or the Carnegie libraries--were consulted to obtain a degree of perspective. An extensive 9-page bibliography is included in the final report.

The holdings of six libraries--at the Grout Museum (Waterloo), Waterloo Public Library, Des Moines Public Library, State Historical Society Libraries in Des Moines and Iowa City, and the Special Collections of the University of Iowa Libraries, Iowa City--were combed for local and specific information. The holdings at the Grout Museum, in particular, were invaluable.

Of primary importance were the county histories, census data, early reminiscences, newspaper accounts--especially yearend issues--and local pamphlets. Knowledgeable residents were interviewed and provided important observations. Records of who platted what and when from the Recorder's Office were useful to trace development. Maps, including those of the Sanborn Fire Insurance Company, were keys for tracing changes and development, such as residential and industrial districts, streetcar lines, and sewer lines. Vital to the project were the city directories; those consulted ranged from 1873 into the 1930s. From these directories (and other sources) came the names and addresses of significant places, businesses, events, and organizations. The directories also revealed settlement patterns of immigrant groups. Previous limited survey work, for Office of Historic Preservation, Army Corps of Engineers, and Iowa Department of Transportation projects, were also consulted.

Standards of Evaluation. Buildings were evaluated for the Architectural Survey on the basis of use, association with a particular time period, form or type, architectural style, plan, design, decorative and structural details, and materials. Other factors considered include frequency of occurrence in Waterloo and the quality of design and overall significance. If the building was an excellent representative example of an important building type or, conversely, a unique example, its rating improved.

For buildings and structures included in the Historical Survey, matters of significance were considered in the context of the theme or themes it was associated with. Prominent consideration was given to buildings that illustrated key events, associations, and time periods, especially the time of industrialization.

Of particular importance in determining significance was the amount of alteration to a building. If changes--however attractive in themselves--obliterated the original appearance of a building, its significance rating (either architectural or historical) fell. The degree of alteration--would its historic owner recognize it?--was a critical consideration in evaluating historical significance. However, some change was expected for such building types as factories and other business ventures where growth and prosperity may in themselves be significant, especially if they occurred in key time periods.

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