

Site Inventory Form
State Historical Society of Iowa
 (November 2005)

State Inventory No. 09-00820

New Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00621

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Hagemann, Fred P. and Sophia, House

other names/site number _____

2. Location

street & number 203 6th St NW

city or town Waverly vicinity, county Bremer

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Harmon & LeValley Add. Block(s) 60 Lot(s) Lots 7 & 8

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

2 — buildings
 — — sites
 — — structures
 — — objects
2 — Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title

Waverly's NW & SE Neighborhoods Historical & Architectural Survey

Historical Architectural Data Base Number

09-028

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A02 Gable-Front-and-Wing

foundation 04 Stone

05D Queen Anne

walls (visible material) 05F Steel; 02B Wood Shingle

07E02 Craftsman (Garage)

roof 08A Asphalt/Shingle

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 203 6th St NW

Site Number 09-00820
District Number 09-00621

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

Significant Dates

Construction date
1893 check if circa or estimated date
Other dates, including renovation
1923 - Garage

Significant Person

(Complete if National Register Criterion B is marked above)
Hagemann, Senator Fred P.

Architect/Builder

Architect

Builder

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Marlys Svendsen, Svendsen Tyler, Inc.
organization for City of Waverly, Historic Preservation Commission
street & number N3834 Deep Lake Road
city or town Sarona state WI date 2/2016
telephone 715/469-3300 zip code 54870

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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7. Description

This single-family house is estimated to have been built in ca. 1890 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the 1890s. Property transfer records suggest that this parcel was passed from Thomas Woodring to his son Frank W. Woodring in 1893. News accounts identify a house being belt by Frank next to his father's in the spring and summer of 1893 with construction completed by January 1894. The house appears on the 1894 Sanborn Map. Frank married Mayme Burrington in 1894 and a reception was held at the new house on June 27th following the wedding. The couple moved to Albert Lea in 1896 and were divorced a few years later. In 1898 the property was acquired by Sophia and Fred Hagemann. Sophia continued to reside here until the 1950s as a widow. A construction date of 1893 is consistent with public records. Because of the Hagemann family's much longer tenure, the house has been given their name. A timeline of the Woodrings' brief residence in the house and their later move to Albert Lea appears at the end of this section.

This frame house is an example of a Queen Anne Style Gable-Front-and-Wing, 2-story house form. The original house has a stone block foundation with narrow wood clapboard siding with belt courses forming horizontal bands. The gable peaks have alternating bands of staggered square-cut wood shingles on the lower pent slope, narrow clapboard siding in middle section, and wave-cut siding in the peak. The house has a complex roof plan with a front gable wing with left hand side-gable wing facing 6th St NW. At the rear, two projecting gable wings (one original and the west added at a later date) face 1st Ave NW. Various combinations of canted corners, a 2-story angular bay window, and hipped dormer combine with modillions and brackets to give the house a richly ornamented finish.

The house has two primary porches. The front porch tucked in the ell facing 6th Street was rebuilt between 2009 and 2011 from an enclosed porch space with matching clapboard siding and Craftsman Style double-hung windows, sidelights and front door to an open porch with replacement turned posts and reconstructed balustrades. The original low-pitched gable roof with deep cornice returns and a porch depth that extends beyond the ell remains intact. The pre-2009 porch likely was an addition completed in ca. 1923 when the Craftsman Style garage was built. Since being rebuilt, four turned porch posts are at the outer corners and evenly spaced across the front. The replacement balustrade consists of closely spaced square spindles. The replacement skirting had closely spaced vertical boards. The side-rear porch extends along 1st Ave NW and wraps the rear of the house. It has a shed-roof of varying depth with an angular projecting section at the southwest corner that includes an upper level balustrade deck. The porch has a stone clad foundation with a newly installed balustrade that matches the design of the front porch. Wide access steps are near the east end of the side section and centered on the rear section. Turned porch posts match those on the front suggesting that all of the posts have been replaced.

Fenestration throughout the house includes large, widely spaced single 1/1 double-hung windows of various sizes on the flat walls and the canted corners of the projecting wings and bay window groups. . On the front, the upper level opening has a raised molding course above the large single window. The front door has horizontal panels with a light in the upper section. A small square window with stained glass lights around the perimeter is located on the angled southeast corner of the front façade.

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Windows in the gable peaks include small paired 1/1 windows or narrowly spaced 1/1 units depending on the overall size of the gable.

A detached Craftsman Style frame 1-story garage is located at the rear of the property opening onto 1st Ave NW. Built in 1923 according to the Assessor records, it has a broad moderate-pitched front-gable roof with knee-brace brackets placed at purlin points. The narrow wood clapboard siding has corner board trim and tall vertical trim boards are aligned with the brackets and purlins. The overhead door is a double-wide replacement door.

Alterations: front porch and side porch reconstruction (ca. 2010); garage (1923).

8. Significance

The Fred P. and Sophia Hagemann House at 203 6th St NW was built in ca. 1893 for Frank W. Woodring and his future wife, Mayme Burrington. A timeline of the Woodrings' brief residence in the house and their later move to Albert Lea appears at the end of this section. Research for this document was prepared by Mary Meyer, local historian and member of the Waverly Historic Preservation Commission. The house is an example of a Queen Anne Style Gable-Front-and-Wing, 2-story house form. Fred Hageman was a prominent Waverly attorney who also held the office of state senator, held positions in the Lutheran church and the Lutheran School board, and headed the Waverly Public Library Board when funding was secured to building the city's Carnegie library. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A, B and C and the garage is considered contributing as well.

Property transfer records show this house was constructed in 1893 for Frank W. Woodring. It first appears on the 1894 Sanborn Map for this neighborhood. Because of the Hagemann family's much longer tenure, the house has been given their name. In January 1896 the property was passed to Wilhelm (William) Steege briefly and then to Sophia Nevermann in March 1898. It appears that the home's purchase was a bridal gift from her parents, John H. and Sophia Nevermann, who built a retirement home across the street to the south at 121 6th St NW some years later. Sophia Nevermann, the daughter, married Fred P. Hagemann in May 1898 and the couple took up residency at 203 Aspen St (6th St NW) after the marriage. The house remained in Sophia Hagemann's ownership until her death in 1959 when it passed to the Lutheran Children's Home Society.

After the Hagemanns wed in 1898, Fred continued as a member in the law practice of Long, Hagemann and Farwell and later Hagemann and Farwell. He had graduated from the University of Iowa Law School in 1896 before moving back to Waverly. He was elected state senator for District 29 by a large plurality in a special election on February 1913 on the Democratic ticket, a district that had not seen a Democrat elected in 26 years. He served in this capacity for District 39 (Bremer and Butler counties) until 1917. The Hagemann House was identified as the first private residence in Waverly to have air conditioning installed during the great Iowa heat wave of July, 1936.

Brief biographies of Fred P. Hagemann from Grawe's *History of Bremer County, Iowa Vol. II* (1914) and the Iowa Legislature online website appear below:

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"Fred P. Hagemann, who was chosen state senator at a special election on the 17th of February, 1913, enjoys an enviable reputation as a successful attorney of Waverly, where he has practiced his profession in association with Frank E. Farwell for the past seventeen years. His birth occurred in Maxfield township, Bremer county, on the 25th of December, 1869, his parents being Frederick and Dorothea (Knief) Hagemann, natives of Hesse, Germany. The father, who was born on the 11th of October, 1824, passed away on the 11th of June, 1912. He emigrated to the United States, locating first near Waverly, Ohio, where he had a brother in the ministry. After a short time, however, he came to Iowa and took up his abode in Maxfield township, Bremer county, where he became a landowner and followed farming until about 1897. At that time he put aside the active work of the field and passed the next four years in retirement at Denver, Iowa, while the remainder of his life was spent at Waverly. He served in the capacity of township assessor for a number of terms and was widely recognized as a representative and esteemed citizen of the community.

Fred P. Hagemann, the seventh in order of birth in a family of thirteen children, began his education in the district school of his native township and subsequently spent a year in Wartburg College at Mendota, Illinois. He likewise pursued preparatory courses in the colleges at Waterloo and at Iowa Falls and in the Iowa City Academy. In the fall of 1892 he entered the State University of Iowa for the regular collegiate course which he finished in 1895. He graduated from the law department of the same institution with the class of 1896. He was about fourteen years of age when he became a student in Wartburg College at Mendota, Illinois, and at the end of a year spent in that institution began working for others as a farm hand and also at the painter's trade. Between the ages of eighteen and twenty-three years, while obtaining his preparatory professional training, he was employed by others at intervals, working at the painter's trade during the last three years of that period. While attending the State University he spent his Saturdays and vacation periods in work at that occupation and thus acquired his excellent education without much expense to his parents. After being admitted to the bar he began the general practice of law in partnership with Frank E. Farwell, who has remained his associate throughout the intervening seventeen years. He has likewise served as county superintendent of schools for four years, making a splendid record in that connection. His active and helpful interest in charitable and religious organizations is indicated in the fact that for a number of years he has been a member of the executive committee of the Orphans' Home, acts as treasurer of the Lutheran Mutual Aid Society and is also a trustee of the Evangelical Lutheran Synod of Iowa and Other States. He is a stockholder of the Waverly Savings Bank and of the German Savings Bank at Tripoli and is likewise the owner of valuable business and residence property in Waverly. As an attorney he has always been careful to conform his practice to a high standard of professional ethics and has never sought to misrepresent in a matter of fact or law. He has ever treated the court with the studied courtesy which is its due, and has always refrained from indulging in malicious criticism because it arrived at a different conclusion, in the decision of a case, from that which he hoped to hear. He is calm, dignified, self-controlled, and has given to his clients the service of great talent, unwearied industry and broad learning.

On the 25th of May, 1898, Senator Hagemann was united in wedlock to Miss Sophia Nevermann, who was born in Maxfield township, Bremer county, her parents being John H. and Sophia (Wente) Nevermann, the former a native of Germany and the latter of Bremer county, Iowa. Mr. Nevermann emigrated to the United States and became an extensive landowner and very successful agriculturist of this county. He is now living retired in Waverly with his wife, who also survives. At one time he held the office of justice of the peace in Maxfield township. Mrs. Hagemann, the youngest in a family of four children, has by her marriage become the mother of

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two children, namely: Vernon Fred, who was born on the 14th of October, 1901; and Carl E., whose natal day was July 5, 1906.

In politics Fred P. Hagemann has ever been a staunch and loyal democrat. He was chosen senator at a special election on the 17th of February, 1913, winning by a plurality of over twelve hundred although the district had been republican for twenty-six years. His record since that time has completely justified the honor which was thus conferred upon him. In religious faith he is a Lutheran, belonging to the church of that denomination at Waverly. He has held various official positions in the church, including that of secretary, and is likewise a member of the Lutheran school board. He was serving as president of the library board when the building was put up and he was instrumental in securing the Carnegie donation for the same. Senator Hagemann has endeavored to make his life a serviceable factor in the world's work, and Waverly honors him as one whose labors have been effective forces for public progress and improvement along many lines." *History of Bremer County, Iowa Vol. II* (1914)



Iowa Legislature biography from the *Iowa Register, 1913-1914* and *Iowa Register, 1915-1916*; available online at: <https://www.legis.iowa.gov/Legislators/legislatorAllYears.aspx?PID=3096>; accessed 5/12/2013.

State Senator Fred Hagemann
Democrat
Occupation: Lawyer
Home County: Bremer
Dates Served: 01/11/1915 - 01/07/1917
District: 39

FRED P. HAGEMANN Senator from Thirty-ninth district, composed of the counties of Bremer and Butler, was born in Maxfield, Bremer county, Iowa, December 25, 1869, of German parentage. He is a graduate of the liberal arts department of the Iowa University, also of the law department, having graduated from the latter in 1896. Was county superintendent of schools in Bremer County for four years. Was married May 25, 1898, to Miss Sophia Nevermann. They have two sons. At present he is a member of the firm of Hagemann & Farwell, attorneys, at Waverly. Elected to the legislature to succeed Senator Charles Gates who died January 21, 1913. A democrat in politics.

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Frank and Mayme Woodring Timeline (prepared by Mary Meyer, local historian and Waverly HPC member, 11/8/2015)			
Date	Year	Description	Notes
4/6	1893	F.W. Woodring is secretary of the Creamery Supply Co., Isaac Woodring is president.	BI
6/1	1893	"Frank Woodring has commenced building on his lots in the 2nd ward near his father's, Thos. Woodring."	BI
6/28	1894	MARRIED - WOODRING-BURINGTON. June 27th 1894 at the residence of the bride's mother, Mrs. H.H. Burrington, in this city. Rev. Ellis M. Jones tying the knot. Mr. Frank W. Woodring and Miss Mamie E. Burrington. The ceremony took place at 8:30 o'clock yesterday evening, the bride and groom standing under a handsome arch of flowers and evergreen and in the presence of about fifty witnesses. The bride was prettily attired in a gown of white moire silk trimmed with lace. The groom wore the conventional cut-away suit. As they joined hands and repeated the solemn matrimonial vows they were a truly fine looking couple and a perfect picture of happiness. After the ceremony the guests were invited to the new house which Mrs. Burrington is erecting and there they partook of tempting refreshments. At midnight, Mr. and Mrs. Woodring left for Clear Lake. The presents were numerous and valuable, including \$200.00 in cash from the bride's mother. Thus two of the worthiest young people in Waverly were united. The groom is a machinist and treasurer of the Creamery Supply Co. His bride is principal of the kindergarten department of our schools and a model teacher in her specialty.	WR
1/17	1895	Emily Woodring obit. Died 1/9/1895 in the early morning at home in the 2nd ward of heart disease. 50 yr 5 mons 2 days. 27 years ago married Thos. Woodring who survives with 2 sons, Asa T. Hill (by a former husband) and Frank W. Woodring.	WR
10/17	1895	"F.W. Woodring is on the road for the Iowa Creamery Supply Co. this week."	WR
1/2	1896	"Frank Woodring returned yesterday from Chicago."	WR
1/9	1896	"Frank W. Woodring goes to Albert Lea Minn next week to open a creamery supply house in partnership with Thos. Alexander of Mankato Minn. Albert Lea is the shipping point of twenty-one creameries and quite a railroad center. Frank regards it as the best in Minnesota for the supply business. James Adair and Frank Biskup, formerly with the Iowa Creamery Supply Co., will work for the new Albert Lea firm."	WR
1/16	1896	The Soap Social given by the Epworth League was a financial and social success. . . . And the vocal solo by Frank Woodring deserve special mention. . . . The love of soap is the test of civilization, etc.	WR
2/13	1896	"Frank W. Woodring came down from Albert Lea Saturday and remained over Sunday returning on Monday accompanied by his wife."	WR
3/12	1896	"Frank Woodring and Jim Adair were both in town from Albert Lea over Sunday and reported the creamery supply business as highly satisfactory."	WR
3/26	1896	"H.W. Coburn has gone to Albert Lea to help F.W. Woodring for a couple of weeks in his new creamery supply house."	WR

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4/2	1896	"Frank W. Woodring was down from Albert Lea over Sunday."	WR
4/30	1896	"Frank W. Woodring returned to Albert Lea last Saturday."	WR
5/21	1896	"F.W. Woodring is in town packing his household goods for shipment to Albert Lea."	WR p5
6/11	1896	"Dickinson Bros. sold Frank W. Woodring's house and two lots in the Second ward to William Steege. Consideration, \$2,825."	WR p7
6/11	1896	"Births - To F.W. Woodring and wife, of Albert Lea, June 4, a girl."	WR
6/16	1896	"Chas. Burrington who has been at Albert Lea helping his sister, Mrs. F.W. Woodring, to begin housekeeping returned Saturday feeling decidedly under the weather and showing symptoms of typhoid fever."	WR p5
6/18	1896	"Thos. Woodring left for Albert Lea last Saturday to get an introduction to his grandchild. He will also visit friends in Austin before returning."	WR p5
6/25	1896	"Mr. and Mrs. F.W. Woodring's baby died last Saturday at Albert Lea and was buried here on Sunday."	WR p5c4
3/14	1898	Wm. Steege sold the house to Sophia Nevermann, the mother of Mrs. F.P. Hagemann. Sophia (the daughter) and Fred Hagemann were married on 5/25/1898.	Trans. Book
11/2	1899	"Capt. F.W. Woodring and wife came Monday from Monticello and will remain until after election." (He fought in the Spanish-American War.)	WR
4/20	1905	"Miss Mayme Burrington Woodring, who is teaching school in Minneapolis, is here visiting her mother and sister, and many acquaintances." (This is apparently after the divorce. She later married Dr. Frank Osincup.)	BI p8

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9. Sources

Atlas of Bremer County, Iowa. Waverly, Iowa: Waverly Publishing Company, 1917.

Atlases of Bremer County. microfilm copies of atlases for 1875, 1894 and 1927, Waverly Public Library.

Bremer County History Book Committee. *Bremer County History, 1985.* Dallas, Texas: Taylor Publishing, 1985.

Grawe, Joseph F. *History of Bremer County, Iowa, Volumes I and II.* Chicago: S.J. Clarke Company, 1914.

History of Butler and Bremer Counties, Iowa. Springfield, Illinois: Union Publishing, 1883.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

Vertical file collection, Waverly Public Library.

Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

Waverly city directories, 1899 and 1913.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspapers: *Bremer County Independent*, 7/15/1936, p1 (Hagemann); and 1/4/1894, p1; 6/1/1893, p8c3; and 4/20/1893 (Woodring).

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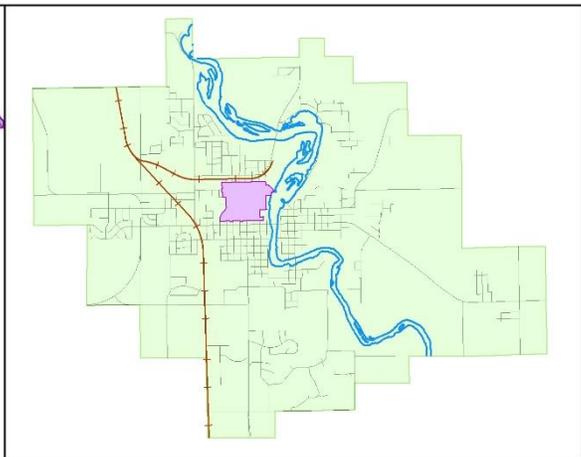
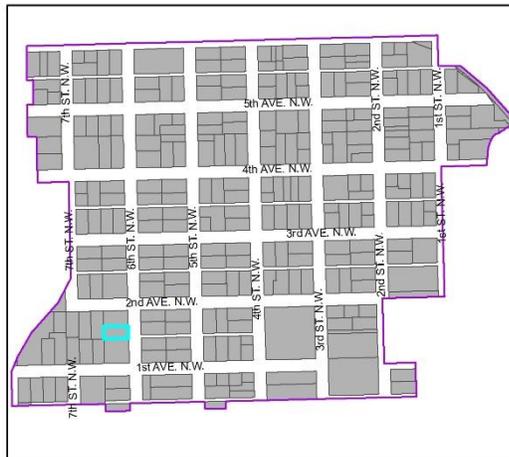
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Site Map: Bremer County GIS Department, 12/2011.

**215 6th St NW
PIN 09-03-241-007**



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Photographs: 203 6th St NW, looking northwest and west, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/16/2011.



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Photograph: 203 6th St NW, gable detail, looking west and north façade, looking southwest, Marlys Svendsen, Svendsen Tyler, Inc, photographer, 11/16/2011.



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Photographs: 203 6th St NW, looking northwest and north, Marlys Svendsen, Svendsen Tyler, Inc, photographer, 11/16/2011.



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Photographs: 203 6th St NW, looking northeast and garage, looking north, Marlys Svendsen, Svendsen Tyler, Inc, photographer, 11/16/2011.



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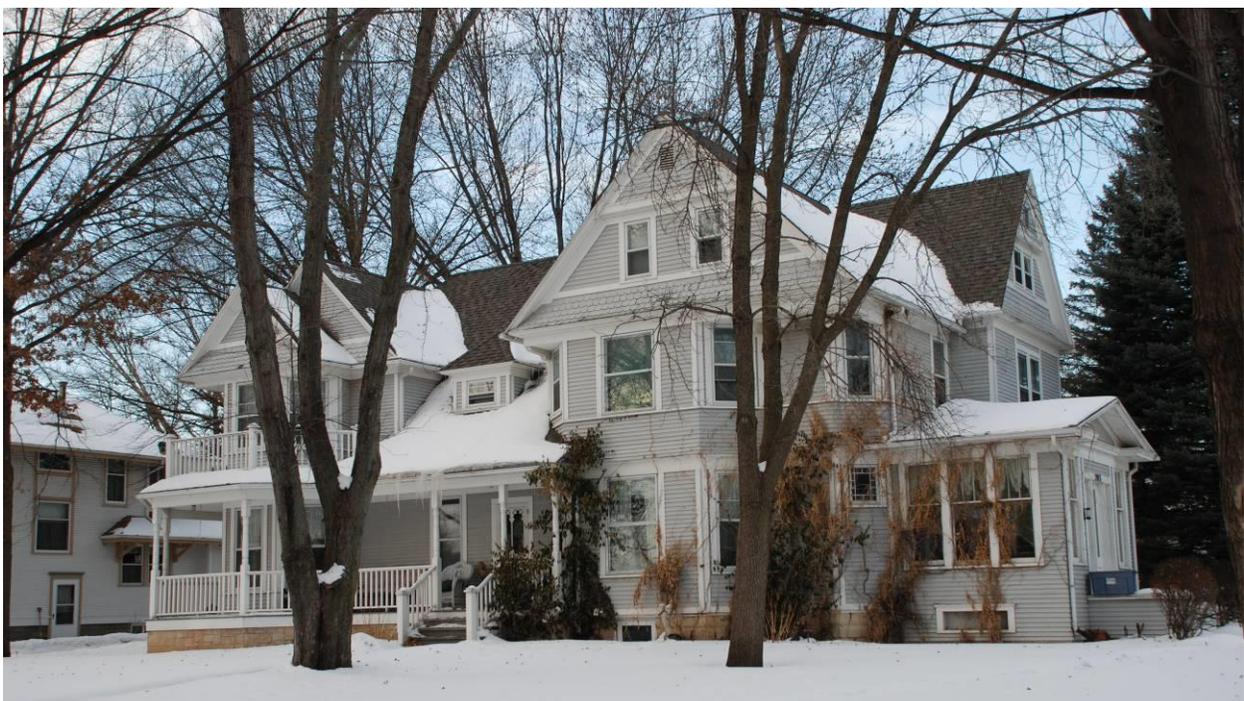
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Photographs: 203 6th St NW, looking northwest and north, Justine Zimmer, IHSEMD, photographer, 1/23/2009.



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Photographs: 203 6th St NW, looking northeast and west, Justine Zimmer, IHSEMD, photographer, 1/23/2009.



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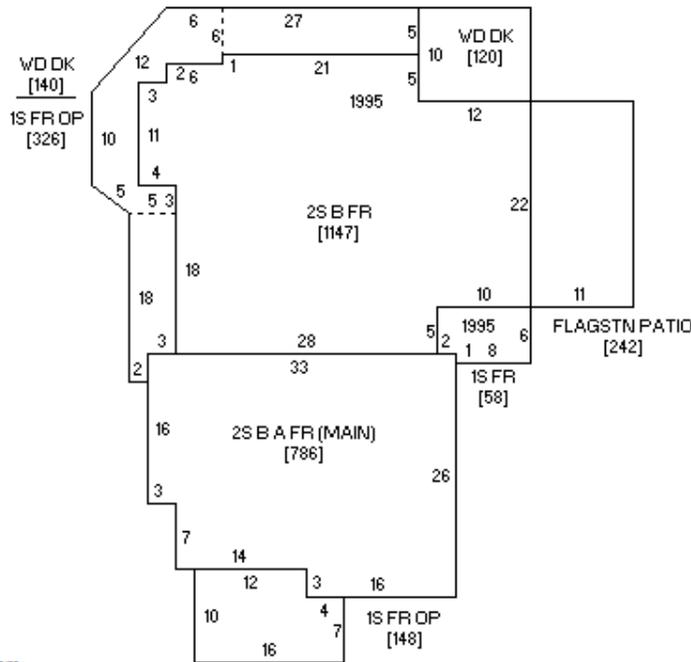
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Additional Information:

Floor plan, 203 6th St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903241015&index=0&size=0>; accessed 5/12/2013.



Sketch by www.camavision.com