

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

State Inventory No. 09-00900 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 09-00962
 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 Gruben, Harold C. and Hilda L., House (first)

other names/site number _____

2. Location

street & number 402 3rd St SE
 city or town Waverly vicinity, county Bremer
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) FR 8 Lot(s) Lot 1

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)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u> 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 MPD Historical Architectural Data Base Number 09-028

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A03 Single Dwelling with attached garage</u>	<u>01A03 Single Dwelling with attached garage</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>07E02 Craftsman</u>	foundation <u>10B Poured Concrete</u>
_____	walls (visible material) <u>03 Brick</u>
_____	roof <u>08A Asphalt/Shingle</u>
_____	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)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 402 3rd St SE

Site Number 09-00900
District Number 09-00962

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 1924 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

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. date 9/2012
 organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300
 street & number N3834 Deep Lake Road city or town Sarona state WI 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: _____

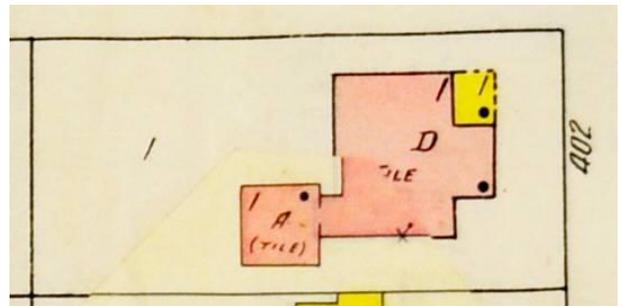
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Gruben, Harold C. and Hilda L., House (first)	Bremer
Name of Property	County
402 3 rd St SE	Waverly
Address	City

7. Description

This 1-story single-family house is estimated to have been built in 1924 according to Bremer County Assessor records. Newspaper accounts show Harold C. Gruben acquiring and demolishing the existing house on the property to build a new one on May 8, 1924. The 1926 phone directory shows the Grubens residing at this address and the 1927 Sanborn Map depicts the house in place. The 1924 date appears accurate.

This 1-story brick house is an example of a Craftsman Style Bungalow with an attached double-bay garage. Its plan likely derived from a patternbook design or plans promoted by the manufacturer of the brick tile used in the house. It has a very low-pitched, complex hipped roof with a low-pitched hipped roof entrance wing and a similar pitched roof for the rear garage wing. The eaves are wide throughout the house. The 1927 Sanborn Map view (right) shows a frame porch at the northeast corner, though this appears to be inaccurate based on the symmetrical plan for the house. The Sanborn Map also suggests that the garage was added at a later date based on the fact that it is part of a pasted over section. If so, it is likely that the garage was in place by the early 1930s.



The Gruben House has a poured concrete foundation with multi-colored reddish-brown, brown and, gray brick for the walls. The bricks are a mix of standard and Roman brick (10 to 12 inches in length) and were likely manufactured by one of the Mason City brickworks that was producing at their peak during this period. The house's small entrance porch is on the right side of the projecting, centered sunroom the east façade. It has a matching brick foundation with a row of Roman sized soldier brick at the ground level, a low brick balustrade across the north end, a square brick column at the outer corner, and concrete deck and steps. The soldier brick along the foundation continue around the entire house.

Fenestration includes several window types and placements. On the front façade, pairs of tall 2/1 windows with a short upper sash and tall lower sash flank the sunroom/porch. The sunroom has 3/1 double-hung windows with vertical lights in the upper sashes placed in a group of three across the front and pairs on the side walls. Elsewhere, 3/1 double-hung windows are in pairs. For most of the window openings, the sills are composed of header brick with no special brick arch. The front door has a tall multi-light sash that reflects the mixed sizes of the vertical lights in the other windows. Basement windows are horizontal with three vertical lights.

The house has a small double-bay garage set back along the rear, west façade. The overhead doors have been replaced. The garage opens onto 4th Avenue SE. Assessor records indicate the garage is original put paste over sections on the 1927 Sanborn Map suggest it was a later addition.

Alterations: garage built (undated).

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Gruben, Harold C. and Hilda L., House (first)	Bremer
Name of Property	County
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8. Significance

The Harold and Hilda Gruben House at 402 3rd Street is a well-preserved example of a Craftsman Style Hipped-Roof Bungalow. Built of the type of brick manufactured in Mason City brickworks several counties to the west, the house was part of the homebuilding efforts that comprised infilling vacant lots and replacing older houses in the neighborhood during the decades following World War I. The house qualifies for the National Register of Historic Places both individually and as a contributing resource in the historic district under Criteria A and C.

Harold C. Gruben was the son of Matthew Gruben, a German immigrant and stonecutter, who settled in Waverly in 1890. The senior Gruben worked for the Waverly Granite and Marble Works and later became partner and then owner in the business. In 1909 Matt and his wife Mary built a new house at 220 4th Street SE where they raised their two sons, Merle and Harold C. Both brothers eventually built houses near their parents – Merle at 305 3rd Street SE (1933) and Harold at this location at 402 3rd Street SE (1924). A biography of Matt Gruben compiled in 1914 appears below:

MATT GRUBEN

Business interests of Waverly find a progressive and worthy representative in Matt Gruben, operating the Waverly Granite and Marble Works, the oldest establishment of its kind in northern Iowa. He was born in Prussia, Germany, June 22, 1871, and is a son of Nicolao and Katherine (Hammes) Gruben, both of whom were born in the same locality. The father engaged in farming there for many years and never came to America. He had been twice married and had four children by his first wife and two by his second. After his death the mother of the subject of this review came to America and settled in Hastings, Minnesota, in 1882. She moved from that city to Mankato, in the same state, and there she still resides.

Matt Gruben acquired his education in the public schools of Minnesota and after laying aside his books, began learning the stonecutter's trade in Hastings, continuing at it in Mankato. In 1890 he came to Waverly and worked in the employ of A.R. Taylor for some years, eventually buying a half interest in the business. In 1900 he purchased the entire concern and moved it from the original location on West Bremer street [sic] to the new plant one block east. There he has one of the most modern and up-to-date shops in Iowa, provided with a show-room eighty feet deep and an enclosed work shop twenty-two feet square. The Waverly Granite and Marble Works is the oldest establishment of its kind in northern Iowa and is without doubt one of the best equipped, electric power and pneumatic tools being used for producing finer work than can be done by hand. Mr. Gruben has also installed an overhead traveling crane of the latest pattern and this has proved of the greatest value in moving monuments. He keeps on hand a large and well assorted stock of artistic marble and granite of all kinds and he makes it his aim to keep his prices reasonable and his work of the highest quality. In addition to the work done and his shop he also imports monuments from all over the world, especially from Scotland and Sweden, and his business is continually growing in volume and importance.

On the 19th of June, 1895, Mr. Gruben married Miss Mary E. Runyard, a daughter of Austin Runyard, a representative of one of the best known families in Bremer county. She is a highly educated woman and was for some time principal in the city schools. Mr. and Mrs. Gruben have two children, Merrill F. and Harold C., who are attending school.

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Mr. Gruben is a member of the Roman Catholic church and he gives his political allegiance to the republican party. The cause of education finds in him a loyal supporter. His attention is concentrated upon the upbuilding of his marble and monument works and in the development of this business he has proved capable, reliable and energetic, standing today among the men of marked ability and substantial worth in this locality.

(*History of Bremer County, Iowa Vol. II*), 1914 (available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=255493>; accessed 3/4/2012)

By the time that Matt Gruben's sons had grown, the monument company name was changed to Gruben and Sons Monument Works but was still located on West Bremer Avenue. Harold and Hilda Gruben owned the house until 1941 when they built their new house at 1000 Cedar Lane Road (Lover's Lane). Both Hilda and Harold are buried in the Gruben Mausoleum built in Harlington Cemetery at the time of Matt Gruben's death in 1938.

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.

Gue, Benjamin F. *History of Iowa: From the Earliest Times to the Beginning of the Twentieth Century. Volume 4*, Century History, Co., 1903, p. 225.

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, 1913, 1939-1959; and telephone books, 1921, 1926, 1931, and 1957.

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 Independent*, 5/8/1924.

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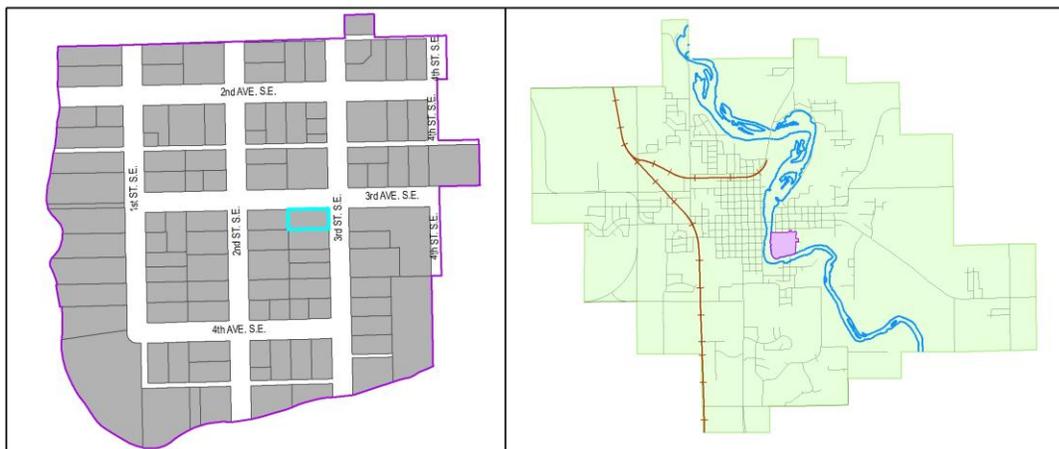
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Site Map: Bremer County GIS Department, 12/2011.

402 3rd St SE
PIN 09-02-190-004



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Gruben, Harold C. and Hilda L., House (first)

Bremer

Name of Property

County

402 3rd St SE

Waverly

Address

City

Photographs: 402 3rd St. SE, looking southwest and west, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 402 3rd St. SE, looking southwest and entrance details, looking west, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 402 3rd St. SE, looking south at attached garage, Marlys Svendsen, photographer, 11/3/2011.



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Address	City

Photographs: 402 3rd St. SE, looking southwest and west, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



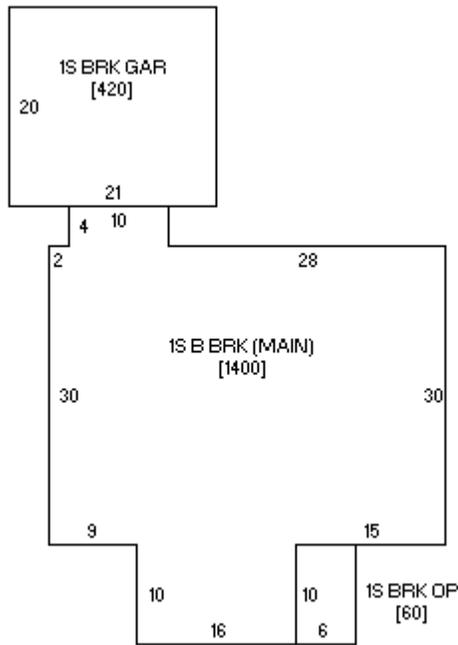
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Floor Plan: Bremer County Assessor's website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902190004&index=0&size=0>; accessed 3/11/2012.



Sketch by www.camavision.com