

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

State Inventory No. 09-01420 New Supplemental
 Part of a district with known boundaries (enter inventory no.) **09-00961**
 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 Garner-Ham House

other names/site number _____

2. Location

street & number 423 2nd Ave SW

city or town Waverly vicinity, county Bremer County

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

(If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 10 Lot(s) W 55' N 86' Lot 4

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 type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input checked="" 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 SW Quadrant Hist. & Arch. Survey Historical Architectural Data Base Number HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A03 Single Dwelling: residence with carport

01A03 Single Dwelling: residence with carport

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A05 Hipped Roof, 1-Story

foundation 10A Concrete Block

walls (visible material) 15B Vinyl

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)

- | | | |
|------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------|
| <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 423 2nd Ave SW

Site Number 09-01420
District Number 09-00961

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

07 COMM.PLANNING & DEVELOPMENT

Significant Dates

Construction date
1920 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
unknown
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
organization Svendsen Tyler, Inc. for the Waverly HPC
street & number N3834 Deep Lake Rd.
city or town Sarona state WI
date 3/29/2015
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

The Garner-Ham House at 423 2nd Ave SW is estimated to have been constructed in 1890 according to the Bremer County Assessor's records. This date is believed to be inaccurate based on the fact that house does not appear on the 1894 Sanborn Map. The next available source for dating this building is the 1913 city directory also in which this address does not appear. John C. Garner was the owner of the north half of Block 10 between 1898 and 1931. By the time the 1927 Sanborn Map was published, this house was in place with no houses to the immediate east or south. Property transfer records show that this parcel was transferred from the children of J.C. Garner (the second owner of Block 10 and the adjacent house at 401 2nd Ave SW) to his three married daughters on 5/27/1930 shortly before J.C. Garner's death. These public records confirm the likelihood that a date sometime between publication of the 1913 city directory and the 1927 Sanborn Map or ca.1920 is a more accurate construction date. A property transfer on 6/26/1933 after John Garner's death suggests that this house and lot passed from Garner's estate to his daughter Vera Garner Ham after several intra-family changes in title. As a result, the name "Garner-Ham House" for this building. Vera held the property until 1946.

The Garner-Ham House is an example of a vernacular Hipped Roof, 1-Story rectangular house form. The house has a smooth concrete block foundation with the front faced in tan-colored brick. Narrow clapboard-style vinyl siding is on the walls. The house had a low-pitched hipped roof with shallow eaves and no ornamentation. A low-pitched hipped roofed front porch spans the front. The porch has had its deck removed and the grade level paved in concrete. Porch posts have been replaced by painted, decorative wrought iron supports at each corner and adjacent to the centered entrance steps. Fenestration includes single and paired 1/1 double-hung windows of short heights. A single-bay carport built at an unknown date is attached to the south wall.

8. Significance

The Garner-Ham House at 415 2nd Ave SW derives significance as a contributing resource in the Sturdevant SW Historic District, which qualifies for the National Register under both Criteria A (Community Development) and C (Architecture). The historic district is a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century. The garage is considered noncontributing due to its recent construction.

Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the

¹ The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other Iowa county seats in the late 19th and early 20th century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19th and early 20th century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. Population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

Historical Background for the Garner-Ham House at 423 2nd Ave SW

The Garner-Ham House is located in the southwest quadrant of Waverly that includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

The Garner-Ham House at 423 2nd Ave SW was constructed in ca. 1920 while the property was owned by James C. and Hattie Garner, who held the property and the brick mansion located immediately east of this property beginning in ca. 1898. According to the 1927 Sanborn Map, the house at 423 2nd Ave SW was in place at that time. Three years later on May 27, 1930, Merrill Garner, the oldest of James and Hattie's children, transferred jointly held parcels of ground in Block 10 by quit claim deeds to his sisters Mabel Garner Evans, Viva Gardner Gowan and Vera Gardner Ham. Shortly before or after this transfer, the house at 423 2nd Ave SW was already built on this lot in 1927. On 6/26/1933 Merrill made the final transfer for this lot to his sister Vera. She retained the lot and house until 1946, most likely using it as a rental property. She sold it to Wayne and Darlene Thieking on 2/8/1946. They held the property until 4/29/1952 when it was sold to Herman

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and Ella Dettmer. In 1957, the Dettmers sold the house to John and Wilma Ingersoll who held the property into the mid-1990s.

A biography of James C. Garner that follows identifies his children (with the three girls highlighted in yellow), where they resided, and to whom the girls were married in 1914. In 1938, property transfer records show Viva and Vera transferring their one-third ownership interest in the property at 415 2nd Ave SW to their sister Mabel Evans who resided there until the 1960s.

Garner, J.C.

There is hardly a line of business activity in which J.C. Garner is not engaged and, what is more to the point, is not successful. He is today to be ranked among the most substantial men of Bremer county, Iowa, and that his success is entirely due to his own efforts is the more creditable to him. Not only does he own one of the finest farms on the Cedar River but he also has valuable city property, is interested in the timber business, the grain elevator business, has extensive Canadian farm holdings and is agent for Canadian properties. Mr. Garner is a man large in stature and large in mind, a man of remarkable energy, a broad, shrewd, wide-awake business man, fully able to meet the keenest competition of this arduous age. Although he suffered reverses during the panic of 1893 and was then already past middle age, he has retrieved his fortunes and "made good" in the best American sense of that phrase. Moreover, there is credit due Mr. Garner as a veteran of the Civil war, for when a young man he followed the colors in defense of that which must ever be most precious to this nation.

J.C. Garner was born in Middleboro, Vermont, September 27, 1843, a son of Charles Garner, of England, who with his wife came to America about 1840 and located in Middleboro. They were cotton spinners by trade and their services were soon in great demand. In 1848 the parents removed to Rockford, Illinois, making the journey by way of Lake Champlain through the Erie Canal to Buffalo and by boat to Chicago, whence they used wagons to reach their destination. There the father engaged in farming, having bought an improved farm for two dollars and a half per acre. This statement in itself gives an idea as to money value in those times. He remained on this farm until 1881, when he sold out and retired, making his home in Waverly, Iowa, where he resided until his death, his demise occurring at the age of seventy-five years.

J.C. Garner was the eldest of a family of six children. He spent his boyhood and youth in Winnebago County, Illinois, on his father's farm. On July 20, 1861, he enlisted in Company B, Seventh Wisconsin Volunteer Infantry, under Captain Gordon, being mustered in at Madison, Wisconsin. However, owing to the fact that he had not reached the age of eighteen he was refused. In September 1861, however, he again offered himself for service and enlisted in Company C, Fifty-fifth Illinois Volunteer Infantry, under Colonel Stewart, being mustered in at Chicago. Thence they went to St. Louis and on to Paducah and Pittsburg Landing, taking part in the battle, in which Mr. Garner was wounded. After having convalesced he was attached to the Fifteenth Army Corps, under Grant, until the battle of Missionary Ridge, when he came under the command of General Sherman, with whom he remained until he was honorably discharged at Rome, Georgia, on October 15, 1864. He took part in the battles of Vicksburg and the fighting before Atlanta and always distinguished himself by faithfully fulfilling his duties and exhibiting valorous bravery at critical moments.

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After having doffed the uniform Mr. Garner went to the south, where he spent two years, engaging in the raising of cotton in Louisiana with varying success. In 1869 he came to Iowa, locating in the district of Osage, where he farmed for some time. The year 1871 finds him in Waverly engaged in various lines of business endeavor, such as dealing in wood and being engaged in installing pumps, wells, and, in fact, following any occupation which would bring financial returns. In 1875 he entered the lumber business and also the mercantile business and so continued actively until 1900, owning five yards in Iowa and an equal number in North Dakota. Mr. Garner never lost his nerve in critical situations and weathered the financial storm of the '90s with such good success that he is today considered one of the most substantial men of the county, although his reverses during those years of financial depression would have broken the spirit of many a weaker man. For thirty years he has handled horses and has become recognized as one of the most expert judges of those animals. He now owns one of the most attractive and valuable farms on the Cedar River, comprising one hundred and sixty acres. Fifty to sixty acres are annually put in grain and that his methods are intense and up-to-date can be easily gleaned from the fact that he averages ninety bushels to the acre. Five acres of the farm are devoted to a valuable apple orchard. His horse and cattle barns are modern, substantial and in every way equipped with the latest devices. An idea as to the size of his horse barn is given by the fact that it has seventy individual stalls. On the farm is found one of the finest brick residences of the section, a handsome, commodious building, the erection of which necessitated an outlay of over ten thousand dollars. Mr. Garner also owns a brick residence in Waverly which is situated in a half block of ground located on the west side of the city and is used as his town house. He has city property on West Bremer street and other business realty. For twenty-five years he was engaged in the mercantile business to good purpose. He also does an extensive business under the firm name of Garner Brothers, the firm operating grain elevators, and derives a substantial addition to his income from this source. For the past seven years he has been dealing in Canadian lands and is now assisted in his multifarious undertakings by his sons, who are all successful business men.

On January 15, 1872, Mr. Garner was united in marriage to Miss Hattie Van Tassell, of New York, a daughter of Oliver Van Tassell, of that state, who came to Iowa in the late '60s. Mr. and Mrs. Garner are the parents of the following children: M.C., who is engaged in the hotel business, managing two establishments at Benson, Minnesota; Walter J., who is engaged in the grain and land business and also deals in horses at Wayburn, Canada, his father being a partner in the undertaking; C.J., who is also engaged in business with his brother at Wayburn; Mabel, who married Frank Evans, of St. Catharines, Canada, the latter being general manager of the Swift establishment at that place; Viva, who is the wife of William Gowan, of Springfield, Massachusetts, the latter being selling agent for a large western lumber mill at that place; and Vera, now Mrs. Harry Howe, of Seattle, Washington, whose husband is connected with railroad interests. All of the children enjoyed a good education and the sons were placed, through the efforts of their father, in such a position that it is safe to prophesy as to their financial independence in the near future.

Having passed his seventieth birthday, Mr. Garner still actively looks after his many interests and is as keen as ever as regards any business deal. Although he is deeply interested in public affairs and ever gives his support to worthy causes, he has never cared to enter the political

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arena, his business activities practically precluding outside interests. He is a member of the Grand Army of the Republic and through that connection keeps awake the spirit of camaraderie which bound together the boys in blue when they were fighting for the cause of the Union on the battlefields of the south. He also is a Mason, being a member of the blue lodge, and carries into his every-day life the beneficent principles of that high-minded organization. Not only has Mr. Garner attained to individual wealth but he has been a powerful factor for growth and advancement in Bremer county and Waverly and by creating new values has added to the resources and assets of his district. As an agriculturist he sets a splendid example in his well managed farm, which is run along scientific lines. Moreover, he has given to America splendid children, all of whom continue to bring new luster to the family name and to make it honored wherever the name of Garner is known. (History of Bremer County, Iowa Vol. II 1914).

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 Auditor's Office, Property Transfer Records.

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

City directories, 1899 and 1913.

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.

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I.* Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

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

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

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999, 2000 and 2009. Vertical file collection, Waverly Public Library.

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Additional Information:

Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County GIS Department, 3/26/2014).

423 2nd Ave SW
PIN 09-03-288-001



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Photographs: 423 2nd Ave SW, looking southwest and south, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 423 2nd Ave SW, looking southeast and east, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



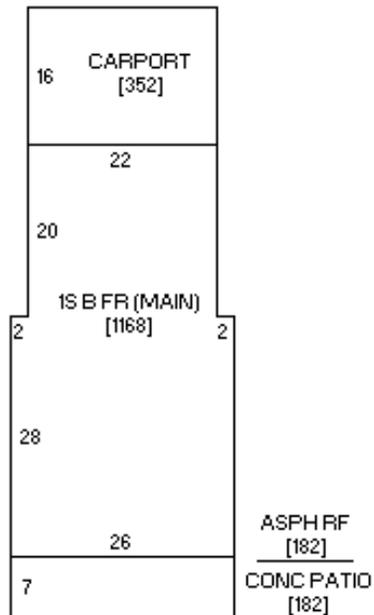
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Plan: Bremer County Assessor website photograph and map available at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=557308723&KeyValue=0903288001>; accessed 3/29/2015.



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