

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

State Inventory No. 09-01428

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 Hursh-Hicks House

other names/site number _____

2. Location

street & number 404 2nd St 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) Half Block 2 Lot(s) N 1/2 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)

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

Number of Resources within Property

If Non-Eligible Property		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
—	Total	<u>1</u>	—

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)

01A03 Single Dwelling: residence with garage

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence with garage

7. Description

Architectural Classification (Enter categories from instructions)

09A04 Side-Gabled Roof, 2-Story

07E01 Bungalow

Materials (Enter categories from instructions)

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)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- 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 404 2nd St SW

Site Number 09-01428
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 1914 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 Hursh, Geoge

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 date 4/11/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. 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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Hursh-Hicks House	Bremer
Name of Property	County
404 2 nd St SW	Waverly
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7. Description

The Hursh-Hicks House at 404 2nd St SW is estimated to have been constructed in 1913 according to the Bremer County Assessor's records. This date is consistent with the building's form and design. Property transfer records suggest it was held by Laura Belle Hursh sometime between from 8/9/1913 to 6/11/1917. The *Bremer County Independent* reported on 1/29/1914 that her husband, George Hursh, had sold the family's current house and would be building a "fine modern six-room cottage" on another lot in the Third Ward during the coming season. Another announcement on 4/22/1914 identified the house as completed. Shortly after the house was finished, George passed away and his widow, Belle Hursh, sold the house in 1917. The house was acquired by Harry Hicks on 1/20/1919 and members of the Hicks family held it for more than 70 years. Their name is given to the house as a result.

The Hursh-Hicks House is an example of a Bungalow Style, Side-Gabled Roof, 2-Story house form. The house has a concrete block foundation with narrow-width clapboard-style vinyl siding on the walls and a broad side-gabled roof with a large front-gable attic dormer that extends over the extended sloped roof of the front porch. The roof's wide eaves have brackets at the purlin points in the gable ends, now clad in vinyl siding. The front porch is now enclosed with 1/1 windows on the side ends and tall, single light sash fill the space above the closed balustrade on the front wall. The porch entrance is centered on the front opposite the entrance. The closed balustrade is now clad in matching vinyl siding. The front-gable dormer was originally an open balcony but now has tall single-light sash filling the space above the closed, vinyl clad balustrade.

Fenestration includes single and paired 1/1 double-hung windows of various sizes elsewhere in the house. Single light square sash flank the double-hung windows in the gabled ends. A wide single-bay garage is attached at the rear of the house and opens on to 4th Ave SW. It has a very low-pitched shed roof.

8. Significance

The Hursh-Hicks House at 404 2nd St 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.

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 Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other

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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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 Hursh-Hicks House at 404 2nd St SW

The Hursh-Hicks 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 house at 404 2nd St SW was constructed in ca. 1914 by George Hursh, a carpenter, who likely was building the house on speculation or as a personal residence. Records indicate that he died shortly after it was completed and his wife Laura "Belle" Hursh sold it as a "widow" according to property transfer records. In 1919, the property passed to Harry Hicks and in 1953 it was transferred by quit claim deed to Mabel Hicks. Their family relationship at the time is unknown. Harry died in 1976 and Mabel held it until 5/24/1990 shortly before her death when it was transferred to Mary Ellen Muller.

9. Sources

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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).

404 2nd St SW
PIN 09-02-164-008



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Photographs: 404 2nd St SW, looking southwest and southeast, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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Hursh-Hicks House

Bremer

Name of Property

County

404 2nd St SW

Waverly

Address

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Photographs: 404 2nd St SW, looking northwest and garage, looking south, **12/5/2013**, 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=861465912&KeyValue=0902164008>; accessed 4/11/2015.

