

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

**State Inventory No. 09-00657**  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 Milius, C. H. and Christine, House

other names/site number \_\_\_\_\_

**2. Location**

street & number 417 2<sup>nd</sup> Ave 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 Addition Block(s) 46 Lot(s) E 59' Lot 3

**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**

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

01A03 Single Dwelling w/ attached garage

**Current Functions** (Enter categories from instructions)

01A03 Single Dwelling w/ attached garage

**7. Description**

**Architectural Classification** (Enter categories from instructions)

10B Minimal Traditional

**Materials** (Enter categories from instructions)

foundation 10A Concrete Block

walls (visible material) 05E Aluminum

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 417 2<sup>nd</sup> Ave NW

Site Number 09-00657  
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 1949  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.  
organization for City of Waverly, Historic Preservation Commission  
street & number N3834 Deep Lake Road  
city or town Sarona state WI date 9/2013  
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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Milius, C. H. and Christine, House	Bremer
Name of Property	County
417 2 <sup>nd</sup> Ave NW	Waverly
Address	City

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## 7. Description

This 1½-story single-family house is estimated to have been built in 1949 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during and after World War II. C.H. and Christine Milius acquired this property in May 1949 from Harold and Ethel Hof. It is likely that construction commenced a short time later and was finished by year's end.

This frame house is an example of a vernacular 1½-story Minimal Traditional house form. This variation has an attached garage and a narrow width that makes this house suitably sized for this lot. The house has a concrete block foundation with wide clapboard-style aluminum siding. The house has a moderate-pitched side-gable roof with shallow eaves and small gabled entrance bay centered on the front façade. The front door is offset in the entrance bay and concrete steps have a single wrought-iron hand rail.

Fenestration includes 1/1 double-hung windows of various sizes and shapes in singles and pairs. A single window and a pair of narrower windows are placed to either side of the entrance bay. Single windows are asymmetrically placed on the gabled ends with an exposed brick chimney on the east end. The original single-bay garage is setback along the west gable end wall.

Alterations: siding (undated); windows replaced (2007).

## 8. Significance

The C. H. and Christine Milius House at 417 2<sup>nd</sup> Ave NW is an example of a vernacular 1½-story Minimal Traditional house from the post-World War II period. It is typical of houses built as in-fill housing during this period. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

By the late 1940s, Waverly was suffered a severe housing shortage. In 1948 32 new houses were built and the boom continued into the next several years. Federal census figures show Waverly's population rising from 4,156 in 1940 to 5,124 or nearly 25% in the decade. In early 1949 C.H. and Christine Milius acquired this small infill lot from Harold and Ethel Hof. According to Assessor records the house was completed later that year. The 1949 telephone directory shows the Milius family residing elsewhere but by the time 1950 directory appeared, they were in residence on 2<sup>nd</sup> Avenue NW. No employment is known for C.H. Milius. The couple resided here into the 1960s as a retired couple.

## 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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
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Name of Property	County
417 2 <sup>nd</sup> Ave NW	Waverly
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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.

"New Home Construction Indicates Continued Growth City Population." *Bremer County Independent*, May 10 1950.

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.

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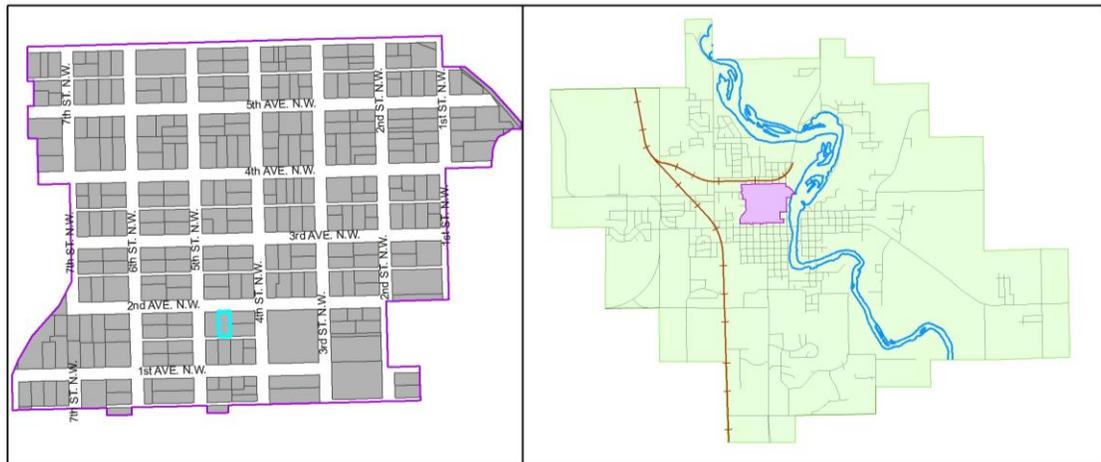
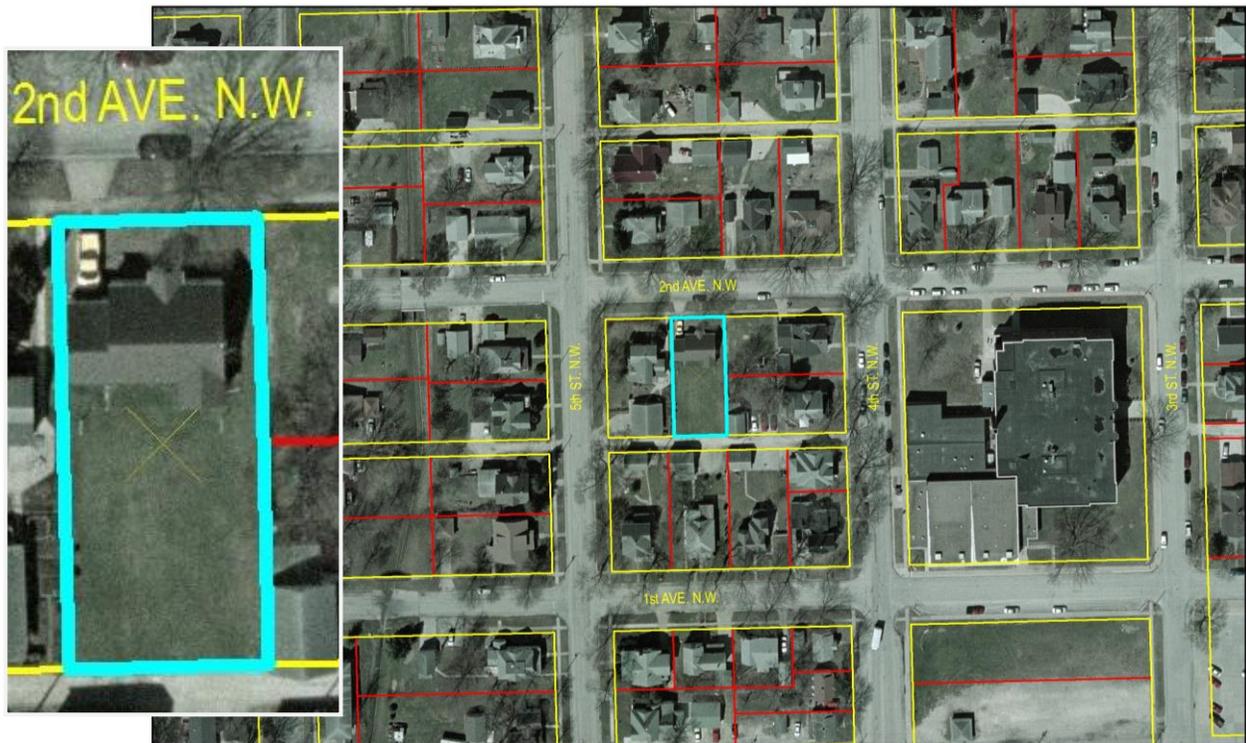
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Milius, C. H. and Christine, House  
Name of Property  
417 2<sup>nd</sup> Ave NW  
Address

Bremer  
County  
Waverly  
City

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

**417 2nd Ave NW  
PIN 09-03-243-002**



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Bremer

Name of Property

County

417 2<sup>nd</sup> Ave NW

Waverly

Address

City

Photographs: 417 2nd Ave NW , looking southwest and southeast, Marlys Svendsen, photographer, 11/16/2011.



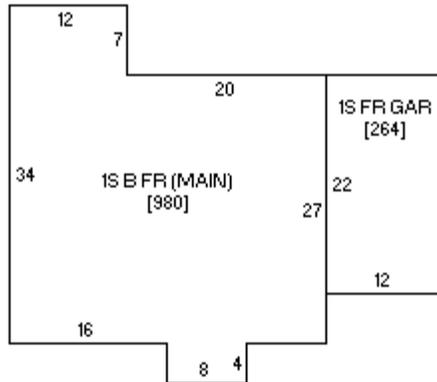
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Floor plan, 417 2nd Ave NW , Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903243002&index=0&size=0>; accessed 11/12/2012.



Sketch by [www.camavision.com](http://www.camavision.com)