

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

State Inventory No. 09-00713

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 Blain Rental House #3/Osterholm, William and Anice, House

other names/site number _____

2. Location

street & number 616 3rd 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 J.J. Smith Addition

Block(s) 6

Lot(s) S 1/2 Lots 3 & 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)

- 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

1 buildings
 — sites
 — structures
 — objects
1 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)

09A01 Front-Gabled Roof (2-story)

foundation

10A Concrete Block

walls (visible material) 06 Stucco

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 616 3rd St NW

Site Number 09-00713
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
1928 check if circa or estimated date
Other dates, including renovation
1998 - garage

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Blain, Seth E.

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 9/2013
 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: _____

Iowa Site Inventory Form Continuation Sheet

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Blain Rental House #3/Osterholm, William and Anice, House	Bremer
Name of Property	County
616 3 rd St NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1928 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built before and after World War I. The house appears to be one of several built in the early decades of the 20th century by members of the Blain family, owners of the Blain Cement Co. S.E. Blain owned all of Lots 3 and 4 in Block 6 in November 1918. Blain and his family resided across the street at 623 3rd St NW and he also owned a rental property at 617 3rd St NW until 1920. If this house was completed in 1928, it was likely used as a rental prior to being sold to William and Anice Osterholm in 1936. Blain was listed in at least one newspaper account of 1925 as having completed a “pebble dash” stucco barn confirming his work in stucco during the mid to late 1920s. The construction date of ca. 1928 appears to be consistent with other public records for this property.

This 2-story concrete block and stucco dwelling is an example of a vernacular Front-Gabled Roof house form. The Osterholm House has a rock-faced concrete block foundation built using Blain Cement Co. block with stucco walls. The house is one of a pair of nearly identical houses constructed next to one another on 3rd Street NW that are attributed to Seth E. Blain. The house has a moderate-pitched front-gabled roof with medium-width eaves, wide cornice boards and no dormers. The low-pitched hipped roof enclosed porch extends across the full front with the entrance steps at the south end. The porch has a matching concrete block foundation with the top row a short-height version of the main block used. The porch was originally unenclosed with a stucco clad balustrade and battered piers at the outer corners. At an unknown date the walls above the balustrade were enclosed with 1/1 double-hung windows and channel-cut wood panel infill. Fenestration includes widely spaced 1/1 double-hung windows of several sizes on primary and secondary facades. The porch entrance is flanked by smaller 1/1 sash. A second entrance is located along the south façade beneath a gabled hood supported by knee-brace brackets.

A detached double-bay frame garage is located east of the house paralleling the alley. It has a broad, low-pitched front-gable roof with a double-wide overhead door and passage door in the gable end. It is clad in narrow clapboard-style vinyl siding and was constructed in 1998 according to Assessor records.

Alterations: infill porch windows and wall enclosure, undated.

8. Significance

The William and Anice Osterholm House at 616 3rd St NW was built in ca. 1928 and is an example of a vernacular Front-Gabled Roof house form. Its construction and that of an identical house to the north are attributed to Seth E. Blain who was related to George Blain, owner of the local concrete block factory and concrete block contractor. S.E. Blain resided across the street where he built two other concrete block houses. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

According to property transfer records, S.E. Blain and his wife Annis Blain sold this property located across the street from his own residence in 1936 to William and Anice Osterholm. The fact that Anice

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Osterholm's unusual first name is an alternate spelling of Annis Blain's first name suggests that the two may have been related. Five years later Annis Blain's estate passed another nearby property to Myrtle Osterholm further suggesting a familial relationship.

William and Anice Osterholm continued to reside at 616 3rd St NW through the 1930s, 1940s and mid-1950s. In 1957, Anice had the property re-titled in her name and Connie Mae Osterholm Johnson, familial relationship unknown. In 1962 the property was transferred again to Anice and Connie Mae Osterholm Johnson Giroux. In 1967, Anice's interest in the property was transferred to Raymond Osterholm.

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.

Bremer County Assessor's Office, property records.

Bremer County Auditor's Office, property transfer records.

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 Business News Index (database), Waverly Public Library.

Waverly city directories, 1899 and 1913; 1961.

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

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers.

Waverly telephone directories, 1924-1957.

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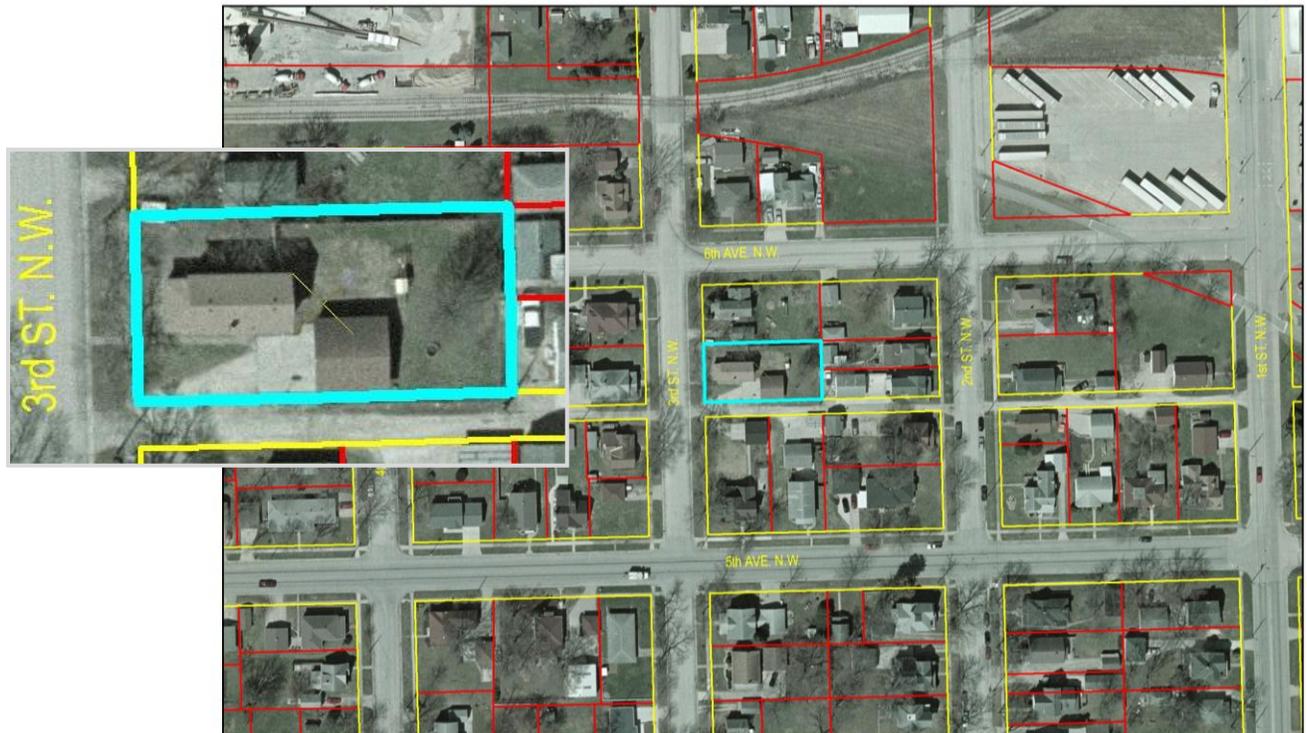
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Name of Property
616 3rd St NW
Address

Bremer
County
Waverly
City

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

**616 3rd St NW
PIN 05-35-361-002**



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Bremer

Name of Property

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616 3rd St NW

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Address

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Photographs: 616 3rd St NW, looking northeast and southeast, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Bremer

Name of Property

County

616 3rd St NW

Waverly

Address

City

Photographs: 616 3rd St NW, looking north and northeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



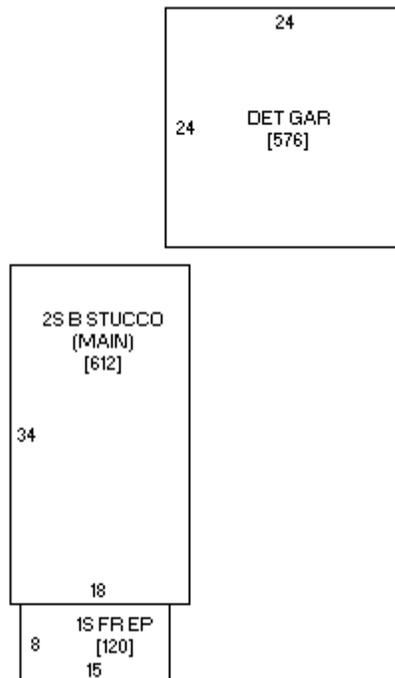
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Floor plan, 616 3rd St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0535361002&index=0&size=0>; accessed 2/22/2013.



Sketch by www.camavision.com