

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

State Inventory No. 09-00714 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 #1/Hoppenworth, Gustav and Louise, House

other names/site number _____

2. Location

street & number 617 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) 5 Lot(s) S 1/2 Lots 1 & 2

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>	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</u>	<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 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)

09A05 Pyramidal or Hipped Roof (1-story)

foundation 10A Concrete Block

walls (visible material) 10A Concrete Block

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 617 3rd St NW

Site Number 09-00714
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
1913 check if circa or estimated date
Other dates, including renovation
1971 - 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.
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: _____

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Blain Rental House #1/Hoppenworth, Gustav and Louise, House	Bremer
Name of Property	County
617 3 rd St NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1935 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built before World War I. The house is 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 1 and 2 in Block 5 beginning in March 1900. By 1913, he had developed the north half of the lots for a personal residence according to the city directory published that year. His relative, George Blain, was the concrete block manufacturer and contractor for the house. Construction of the nearly identical house on the south half of the lots came sometime between 1913 and 1920 when 617 3rd St NW was sold by Blain. An account in the *Bremer County Independent* in March 13, 1913 suggests that Blain was building a second house in the Second Ward adjacent to his current completed residence at 623 3rd St NW – “S.E. Blain has the cement blocks on the ground for the walls of a new residence he is going to build on his lot in the Second ward.” The house at 617 3rd St NW was likely used by S.E. Blain as a rental until he sold the south half of Lots 1 and 2 in 1920. The new owner-occupants were Gustav and Louise Hoppenworth. A more likely construction date is ca. 1913 for this house.

This 1-story concrete block dwelling is an example of a vernacular Pyramidal or Hipped Roof house form. The Hoppenworth House has a concrete block foundation and concrete block walls that featured beveled, rock-faced finishes attributed to manufacture by the Blain Concrete Company. The foundation and walls are separated by a smooth finished concrete block watertable; the corner block are a slightly lighter shade of gray and are set as quoins. A distinct reddish mortar found here is also used for block walls and foundations in other Blain homes. The house has a low-pitched hipped roof with wide eaves and gable wall dormers on each of the slopes. The dormers have returning cornices and are finished in cove-cut wood shingles. The low-pitched hipped roof porch extends across the full front with a pediment centered over the entrance steps. The tympanum is clad in matching cove-cut shingles. The porch has a concrete block foundation and concrete deck with matching block pedestals at the outer corners and at the entrance steps. Smooth concrete half-height columns rest on each of the pedestals. The entrance steps are lined with multicolored brick balustrades capped in concrete.

Fenestration includes several feature windows and widely spaced 1/1 double-hung windows of various sizes. The cottage windows featured on the front façade to either side of the entrance have clear single lights topped by wide horizontal sash with matching leaded light designs. Two identical cottage windows are found on the south facade. All of the window openings feature long smooth finished block for lintels and sills. Replacement windows include single-light casement sash in the wall dormers.

A detached double-bay frame garage is located west of the house paralleling the alley. It has a broad, low-pitched front-gable roof with a double-wide overhead door in the gable end. It was constructed in 1971 according to Assessor records and has clapboard-style vinyl siding.

Alterations: wall dormer window replacements, undated.

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8. Significance

The Hoppenworth House at 617 3rd St NW was built in ca. 1919 and is an example of a vernacular Pyramidal or Hipped Roof house form built using locally manufactured concrete block and trim products. 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 sold this property located south of his own residence in 1920 to Gustav and Louise Hoppenworth. The 1913 city directory lists Blain as residing at 623 3rd St NW, one house to the north. An account in the *Bremer County Independent* in March 1913 suggests that Blain was building another house in the Second Ward adjacent to his current residence at 623 3rd St NW. It is believed that this ca. 1913 house is the property at 617 3rd St NW. It was likely used by S.E. Blain as a rental property until he sold the south half of Lots 1 and 2 in 1920 to the Hoppenworths. Though ownership of this house by the Hoppenworths is clear, residency is not. The only telephone book during the 1920s to list Gus Hoppenworth shows the family across the street at 612 3rd St NW. Other Hoppenworth families resided on farms near Waverly. It is possible that ownership of this house by the Hoppenworths was an example of the many pre-retirement purchases of properties in this neighborhood by farmers or retiring farmers. Louise died in 1928 and Gus lived until 1951. The property was transferred to Estella and James Rosenberry in 1935. They held it briefly selling it to Fred Rodemeyer in 1937. It was transferred again near the end of World War II to Emil and Louise Wilharm.

Various stories and anecdotes passed down about the house to the current owner, Jan Heinemann, are contained in the Neighborhood Historic Questionnaire for 617 3rd St. NW submitted to the historic survey project in April 2013.

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.

Neighborhood Historic Questionnaire. Completed by Jan Heinemann, owner, 617 3rd St. NW, April 2013.

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Blain Rental House #1/Hoppenworth, Gustav and Louise, House	Bremer
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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: *Bremer County Independent*, March 13, 1913, p8c2.

Waverly telephone directories, 1924-1954.

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Neighborhood Historic Questionnaire, completed by Jan Heinemann, homeowner (page 1 of 2)

Neighborhood Historic Questionnaire

- Street Address: 617 3rd St NW
- Current Owner(s): Lowell and Jan Heinemann
- Phone Number and/or email: 352-1309 heinemann3@yahoo.com
- How long at this address: 21 yrs
- Date building constructed (if known)? 1909 Source for this date? Realtor info
- Occupancy Record:

Current and Previous Occupants	Approximate Dates Occupied	Employment of Occupants and Employer (examples: faculty/staff@Wartburg, retired, mechanic)
Lowell + Jan Heinemann	5-1990 - Present	Both retired LH-Deere's JH-Wax Hospital
Gerald + Joyce Illian	1969 - 1988	They rented it out til 1990 Deputy Sheriff/State Bank
Emil + Louise Wilharm	5-1945 - 10-1969	Emil - Wolf Hatchery
Fred + Clara Rodemeyer	4-1937 - 5-1945	
James + Estella Rosenberry	7-1935 - 4-1937	
Gus Hoppenworth	1-1930 - 7-1935	
- Anecdotes or stories about the contributions of former occupants to Waverly – for example: elected official, author, civic organization leader, artist, etc. (attach sheets or use back of form) Gerald Illian was a former deputy sheriff for Bremer Co. I used to work with him, as I dispatched at the PD/50. Joyce Illian retired from State Bank.
- Do you have old photos (pre-1960) of your building to share? Photocopies or scanned photos are acceptable. Email photos: marlys.svensden@iowa.gov or attach a photocopy to this questionnaire.
- Architect and/or Builder (if known): Builder was George Blain (S.E. Blain owned the property). George had a cement block factory + built several houses of block.
- What important interior features are present? (attach sheets or use back of form) Two sets of colonades: between dining + living rooms + between living + another front room. Five large windows with leaded glass above.
- Major changes to original house, if known:

Estimated Year	Change (examples: porch enclosure/removal, new siding, windows, etc.)
2009	Redid back porch - tore out the walls + replaced. New windows + door. Kept Roof, floor + steps intact. Evened the cement slab floor + added vinyl floor covering. New cabinets for storage + recycling.
2005 <u>Downstairs bath redo</u>	Gutted + refurbished upstairs E. bedroom. 2 new Anderson windows.
1995	Gutted + redid upstairs half bath 1995 Tore out old cement steps front + back + put in new cement.
1992	Gutted kitchen, blocked in S door to dining room + kept the N one.
1990	New cabinets, countertop + sink.
- Does your house have a garage? yes If so, estimate the age. 39 yrs New overhead door 1993 Vinyl siding added 1994 + new walk thru doors
- Tell any other unusual stories about your house; from personal experience or others have told you—including the immediately surrounding neighborhood, etc. (attach sheets or use back of form) see →

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Neighborhood Historic Questionnaire, completed by Jan Heinemann, homeowner (page 2 of 2)

Sometime in the mid 1990's or so, a man came driving down the alley real slow. He stopped and talked to me and said he was a Wilharm and lived here as a boy. He told how his mother wanted a second doorway put in from the kitchen to the dining room. His dad never got the job done, or else didn't think it was necessary. So one day he was gone on a fishing trip and she had a carpenter come and put in the new doorway. I'm guessing Mrs. Wilharm got tired of the kids running across the kitchen to go between the stairs and the dining room. So, putting a new door right at the foot of the stairs gave them a straight shot and out of her way.

Joyce Illian said they had a lot of precious memories raising their family here. One funny story involved their son Brian. When he didn't get his way, he'd go to the back of the house by the broom closet, shut the doors to the bathroom + back room, pull the stair door open, and he'd be in a 42" x 36" closed in area that they called "Brian's Ballroom".

Got in contact with a Wilharm daughter who said they had a fun childhood here. She also said the story of the additional doorway was fairly accurate. She said her dad put in the shower stall and the raised "throne" for himself in the basement. (We never used it and removed them around 2006) She said the upstairs was unfinished and was very scary to her - and there were bats up there!

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

617 3rd St NW
PIN 05-35-360-003



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Blain Rental House #1/Hoppenworth, Gustav and Louise, House
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Photographs: 617 3rd St NW, looking west and southwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Blain Rental House #1/Hoppenworth, Gustav and Louise, House

Bremer

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617 3rd St NW

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Photographs: 617 3rd St NW, looking west and gable detail, looking west, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 617 3rd St NW, looking northwest, Marlys Svendsen, Svendsen Tyler, Inc.,
photographer, 11/15/2011



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Blain Rental House #1/Hoppenworth, Gustav and Louise, House
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Photographs: 617 3rd St NW, looking southwest and west, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 617 and 623 3rd St NW, looking northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



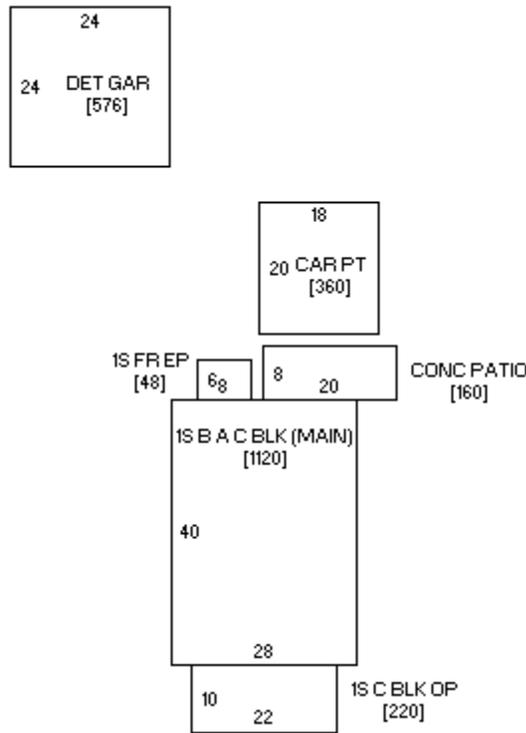
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Floor plan, 617 3rd St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0535360003&index=0&size=0>; accessed 2/22/2013.



Sketch by www.camavision.com