

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

State Inventory No. 09-00718 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 Wellsman, Charles and Elizabeth, House
 other names/site number _____

2. Location

street & number 96 4th 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) FR 2 Lot(s) S 1/2 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 checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input 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'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)
<u>01A03 Single Dwelling w/ attached garage</u>	<u>01A03 Single Dwelling w/ attached garage</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A02 Gable-Front and Wing (2 & 1-story)</u>	foundation <u>04 Stone</u>
_____	walls (visible material) <u>03 Brick</u>
_____	roof <u>08A Asphalt/Shingle</u>
_____	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 96 4th Ave NW

Site Number 09-00718
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 1870 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. 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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Wellsman, Charles and Elizabeth, House

Bremer

Name of Property

County

96 4th Ave NW

Waverly

Address

City

7. Description

This single-family house is estimated to have been built in 1870 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1860s to the 1920s. The property was transferred from the administrator of the William P. Harmon Estate to Charles Wellsman on December 31, 1868. Wellsman and his wife Elizabeth held the property until 1908 during which time they are recorded in the 1885 Iowa Census as residing at this property. The 1868 bird's-eye view map shows a different 1-story house on this lot at the corner of 1st St and 4th Ave NW. The house was likely built sometime soon after the 1868 acquisition by the Wellsmans making the ca. 1870 date consistent with public records.

This brick dwelling is an example of a vernacular Gable-Front and Wing house form with the front-gable section containing two stories and the east wing 1-story in height. The original house sections have a parged stone foundation with solid-color, soft red brick for the walls. The 2-story front-gable section has a moderate-pitched roof with wide eaves and the 1-story side-gable east wing has a similar pitch with an exposed chimney (later addition) on the east wall. A later front-gable frame entrance addition was tucked in the right hand ell likely in 1970 when the garage addition was constructed. The entrance addition has synthetic clapboard siding with tall 1/1 double-hung windows closely spaced on three sides.

Window openings in the brick sections of the house have segmental arches constructed of a double row of brick and a row of header brick for the sills. Window units are 1/1 double-hung sash, likely replacements of earlier multi-light sash. Fenestration includes a widely spaced 1/1 double-hung windows of various sizes. There are no feature windows.

An attached single-bay frame garage is located on the north side of the house where it opens onto 1st St NW. It is clad in wood clapboard siding and was constructed in 1970 according to Assessor records.

Alterations: entrance addition, ca. 1970; garage, 1970.

8. Significance

The Wellsman House at 96 4th Ave NW was built in ca. 1870 and is an example of a vernacular Gable-Front and Wing house form. The house is among the oldest in the neighborhood and 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, the estate of William Harmon transferred this property December 31, 1868 to Charles Wellsman. The 1868 bird's-eye view map confirms that another house was present then and that the 2-story brick house had not yet been built at Fremont and Water streets. By 1885, Charles and his wife Elizabeth were residing at this address according to the 1885 Iowa Census. Their daughter, Mary, age 23, was also residing at home. Charles was employed as a butcher and Elizabeth kept house. In 1899, Charles died but Elizabeth continued to hold onto the house until 1908 when she sold the house to James Mellinger. He and his wife held the property until

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November 1925 when it was sold to Lena Schucknecht. She held the property until 1941 when she had married and become Lena Sohle. She transferred it to Wayne and Rosalyn Schucknecht, familial relationship unknown. They resold it the same year to Theodore and Viola Drape who transferred it the following year, 1942, to Elsie Pothast. Property transfer records are unclear after that date.

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, 1924-1954.

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Address

Bremer
County
Waverly
City

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

96 4th Ave NW
PIN 09-02-104-002



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Photographs: 96 4th Ave NW, looking north and northwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 96 4th Ave NW, looking northeast, and garage wing, looking east, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 96 4th Ave NW, looking northwest, and rear, looking southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



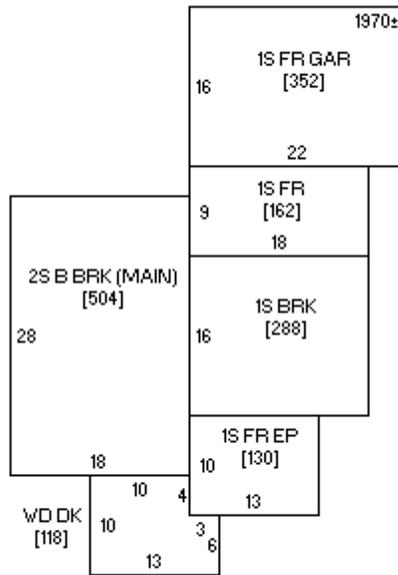
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Floor plan, 96 4th Ave, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902104002&index=0&size=0>; accessed 2/26/2013.



Sketch by www.camavision.com