

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

State Inventory No. 09-00720 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 Ulitch, George and Mary, House

other names/site number _____

2. Location

street & number 106 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 100' Lot 7

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: |
| <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)

01A03 Single Dwelling w/ attached garage 01A01 Single Dwelling

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) 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)

- | | | |
|--|---|--|
| <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 106 4th Ave NW

Site Number 09-00720
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
1922 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

Page 1

| | |
|-------------------------------|---------|
| Ultch, George and Mary, House | Bremer |
| Name of Property | County |
| 106 4 th Ave NW | Waverly |
| Address | City |

7. Description

This single-family house is estimated to have been built in 1922 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the 1920s. The property was transferred from the Laird family descendents to George Ultch in May 1922. Newspaper accounts in the *Bremer County Independent* in February and March identify the planned construction of a house by Ultch in the 2nd Ward on Fremont Street (4th Ave NW). Ultch and his second wife, Mary, held the property until their respective deaths in the mid-1940s. The Assessor's construction date appears to be consistent with public records.

This frame dwelling is an example of a vernacular Pyramidal or Hipped Roof 1-story house form originally built with a single-car garage tucked under the house at street level. The house has a rock-faced concrete block foundation with narrow clapboard-style vinyl siding on the walls. The basement level garage bay was closed with a concrete block foundation wall following the flood of 2008 to prevent further high-water damage to the house in the future. The house has a low-pitched roof with wide eaves and a hipped roof attic dormer on the front slope. The house was built with an enclosed porch across the front beneath the common hipped roof of the house. The walls were enclosed with clapboard siding (vinyl in 2013) and a row of continuous 3/1 double-hung windows with vertical lights in the upper sashes. The entrance is set at the west end of the porch with the original garage having been located beneath the east end of the porch. The former basement-level garage had four folding doors with 4-light sash above tall vertical panels in the doors. The original driveway dipped down from the sidewalk level contributing to the channeling of run-off into the basement level from both rain storms and flood events.

Fenestration includes a widely spaced 3/1 double-hung windows and fixed sash with three lights. In each instance the multi-light sash have vertical lights with the middle light slightly wider than the outer lights. There are no feature windows identified.

Alterations: closure of basement-level garage, ca. 2010.

8. Significance

The George and Mary Ultch House at 106 4th Ave NW was built in 1922 and is an example of a vernacular Pyramidal or Hipped Roof 1-story house form. Despite the closure of the basement-level garage, 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, descendents of Eliza Laird transferred the property to George Ultch in May 1922 two years after the death of his first wife, Eva. Newspaper accounts in the *Bremer County Independent* in February and March identify the planned construction of a house by Ultch in the 2nd Ward on Fremont Street (4th Ave NW). Ultch and his second wife, Mary, resided here following completion of the house and continued here according to telephone directories during successive decades. In 1945 Eliza died and the following year George passed away. The house was transferred to Leo Ultch by George's estate in October 1946. Leo held the property and resided here with his wife

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 09-00720
Related District Number 09-00621

Page 2

| | |
|-------------------------------|---------|
| Ultch, George and Mary, House | Bremer |
| Name of Property | County |
| 106 4 th Ave NW | Waverly |
| Address | City |

Edna until her death in 1960. He continued to hold the property until his death in 1983. In December 1983 it was transferred to Yvonne Gamaiani.

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, *Bremer County Independent*, 2/24/1922, p8 and 3/17/1922, p8.

Waverly telephone directories, 1924-1954.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 09-00720
Related District Number 09-00621

Page 3

Ultch, George and Mary, House
Name of Property
106 4th Ave NW
Address

Bremer
County
Waverly
City

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

**106 4th Ave NW
PIN 09-02-103-005**



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 09-00720
Related District Number 09-00621

Page 4

Ultch, George and Mary, House

Bremer

Name of Property

County

106 4th Ave NW

Waverly

Address

City

Photographs: 106 4th Ave NW, looking north, Bremer County Assessor website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Photo.aspx?appid=330&keyvalue=0902103005&index=0&size=3>, accessed 2/26/2013.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 09-00720
Related District Number 09-00621

Page 5

Ultch, George and Mary, House

Bremer

Name of Property

County

106 4th Ave NW

Waverly

Address

City

Photographs: 106 4th Ave NW, looking northwest and northeast, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 09-00720
Related District Number 09-00621

Page 6

Ultch, George and Mary, House

Bremer

Name of Property

County

106 4th Ave NW

Waverly

Address

City

Photographs: 106 4th Ave NW, looking northeast, and street view, looking northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 09-00720
Related District Number 09-00621

Page 7

Ultch, George and Mary, House

Bremer

Name of Property

County

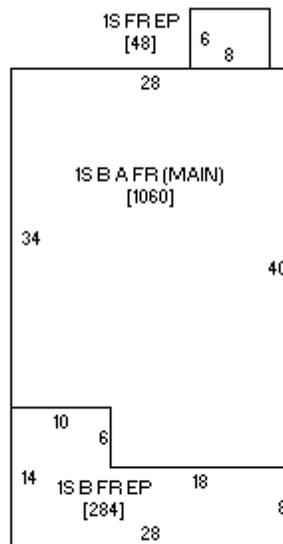
106 4th Ave NW

Waverly

Address

City

Floor plan, 106 4th Ave, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902103005&index=0&size=0>; accessed 2/26/2013.



Sketch by www.camavision.com