

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

State Inventory No. 09-00724

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 Beyer, Christian P and Olive, House

other names/site number _____

2. Location

street & number 216 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) Lot 13 & E 11' Lot 14

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		If Eligible Property, enter number of:	
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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural MPD

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)

Late Victorian/Queen Anne

foundation 04 Stone

walls (visible material) 02A Weatherboard; 02B Shingle

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 216 4th Ave NW

Site Number 09-00724
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
1892 check if circa or estimated date
Other dates, including renovation
1965 - garage

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: _____

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Beyer, Christian P. and Olive, House	Bremer
Name of Property	County
216 4 th Ave NW	Waverly
Address	City

7. Description

This 2-story single-family house is estimated to have been built in 1896 according to Bremer County Assessor records. Property transfer records show the property acquired from G.W. Ruddick in October 1889 by Olive Beyer, wife of C.P. Beyer. Newspaper accounts from the *Bremer County Independent* on 4/21/1892 and 9/8/1892 report the house under construction. The house is featured on page 52 in the *Semi-Centennial Souvenir of Waverly, the Beautiful City* published in 1896. The house also appears on the 1894 Sanborn Map of Waverly. A construction date of ca. 1892 is more consistent with public records.

This frame house is an example of a Queen Anne Style Gabled Roof, 2-story house form referred to as Spindlework sub-type. It has steeply pitched intersecting gable wings on the main block with a shed-roofed 1½-story staircase section tucked in the right-hand ell. A small projecting entrance porch adjacent to this section has a combination Mansard and flat roof. The Beyer House has a “hard head” (granite blocks) foundation with narrow-width wood clapboard for the first and second levels and cove-cut wood shingles in the gable peaks. Each of the gables also has an ornamental motif consisting of a semi-circular trim piece lined with dentils and finials; some spindles and pendants have been lost. Corner boards, a water table and a belt course between the second level and attic level complete the surface finishes. The flat entrance porch has two short spans of balustrade, each with geometric patterned moldings rather than spindles. The porch also retains its original turned porch posts, brackets, scroll-cut frieze, and cornice dentils. The segmental arched skirting panel on the east side retains its original basket-weave pattern. The only minor modification to the porch is the installation of pre-formed concrete steps and wrought iron railings in place of wood entrance steps and rails.

Fenestration includes tall, single and paired 1/1 double-hung windows throughout the house. The impact of the relatively simple windows is enhanced by their decorative upper trim boards that feature scroll-cut moldings. Both the east and west projecting wings have canted windows on the lower levels with scroll-cut brackets above the angled window units. A pair of stepped 1/1 window units appear along the staircase section on the east façade.

The house has a detached 1-story side-gabled double-bay garage located northeast of the main building. Built in 1965 according to Bremer County Assessor records, it is clad in medium width clapboard siding and narrow corner board trim with two single overhead doors. The entrance bays open to the south.

Alterations: Some missing gable motif trim elements, (undated).

8. Significance

The Christian P. and Olive Beyer House is a well-preserved example of an 1890s-era Queen Anne Style house form with Spindlework detailing and a 2-story, Intersecting Gabled Roof form. The house was part of the main wave of homebuilding in the neighborhood that extended from the 1890s through World War I. Its owners, Dr. C.P. Beyer, a dentist, and his wife Olive built the house in 1892. The

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house qualifies for the National Register of Historic Places individually under Criterion C and the garage is a contributing resource.

Christian P. Beyer was a native of Indiana where he apprenticed as a dental assistant before moving to Chicago where he worked in a dental laboratory. From there he moved to Webster City where he worked briefly as a dental assistant with part-time work carried out in Waverly. In 1885 he enrolled at the State University of Iowa in Iowa City to complete a dental course. He graduated in 1888, married his wife, and opened a full-time dental practice in Waverly. A brief biography of Dr. Beyer from the *Semi Centennial Souvenir of Waverly* published in 1896 appears at the end of this form.

Construction on the Beyer House was first reported in the April 21, 1892 *Bremer County Independent*: "Dentist Beyer has commenced work on his new residence." A large number of new dwellings were identified as under construction in the residential neighborhoods as well.

In 1899 the Beyers sold their house to Asa C. Fairfield who resold it the following year to H.J. Houghton. By 1914, the property passed to Martha Robinson and her husband, Dr. Robert E. Robinson, an optician. It is not clear if the couple resided here. She held it in her name until 1945 when it was sold to Harold W. and Atta Miller. After Harold's death in 1947 it was transferred to Lillian Miller who sold it in 1948 to Ernest and Meta Steinbronn. Based on telephone directory listings for the property owners, it appears that the house was used as a rental property during the first half of the 20th century. In 1951 the property was sold to Edwin and Lillian Pooch who became owner-occupants until 1960 when they sold the house to Margaret Mollenhoff. Her death in 1964 saw the house sold to Donald and Charlene Beck.

Oral tradition for this house is that it was used for some years as a boarding house, possibly for Wartburg students.

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.

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.

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Semi Centennial Souvenir of Waverly, Tabor & Miller, Publishers, 1896.

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.

Vertical file collection, Waverly Public Library.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspaper articles: *Bremer County Independent*, 4/21/1892 and 9/8/1892.

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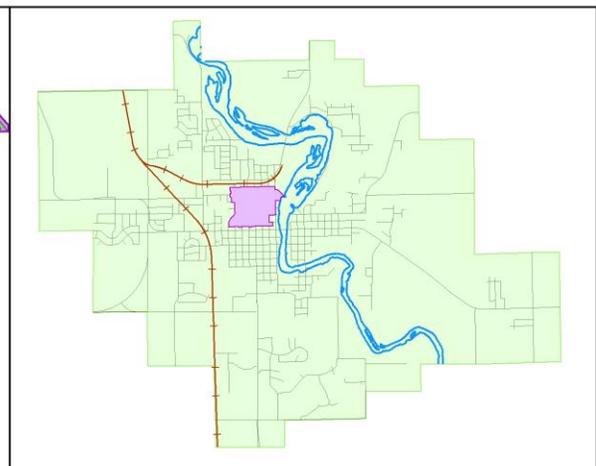
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Address	216 4 th Ave NW	City	Waverly

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

**216 4th Ave NW
PIN 09-02-102-003**



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Photographs: 216 4th Ave NW, looking northeast and northwest, Marlys Svendsen, photographer, 11/3/2011.



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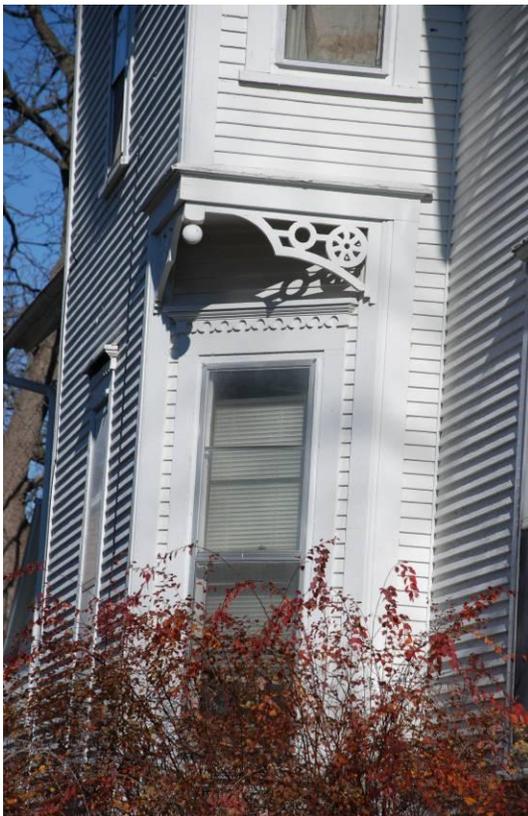
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Beyer, Christian P. and Olive, House
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216 4th Ave NW
Address

Bremer
County
Waverly
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Photographs: 216 4th Ave NW, gable and window details, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 216 4th Ave NW, porch detail, Marlys Svendsen, photographer, 11/3/2011



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Photographs: 216 4th Ave NW, looking northwest and northeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 216 4th Ave NW, looking north with garage at right, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Historic Photograph: 216 4th Ave NW, looking northwest, from *Semi Centennial Souvenir of Waverly*, Tabor & Miller, Publishers, 1896, p. 52 (Waverly Public Library Historic Photograph Collection).



RESIDENCE OF DR. C. P. BEYER.

Beyer, Christian P. and Olive, House	Bremer
Name of Property	County
216 4 th Ave NW	Waverly
Address	City

THE BEAUTIFUL CITY, WAVERLY, IOWA.

C. P. BEYER, D. D. S.

DENTISTRY is an artistic profession. To properly care for and preserve the human teeth requires a high degree of skill, as well as a thorough knowledge of the construction and the cause producing certain conditions of these most



DR. C. P. BEYER.

serviceable of nature's ornaments. One might be ever so well versed in theoretical dentistry, and perfectly familiar with the fundamental principles of dental surgery, but without that dexterous and artistic skill, so necessary in the practice, he could never become a successful dentist. These qualifications are found well developed in the person of Dr. C. P. Beyer, the popular young dentist whose office is over Broadie's drug store. He is well equipped by a long and thorough course of study under the most competent instructors, and a natural skill made more perfect by actual experience in operative work.

Christian P. Beyer was born in Kendallville, Ind., July 20, 1863. His primary education was received in the public schools of that place. When fourteen years of age he became a student in a dental office in Kendallville, remaining in that capacity three and a half years, then went to Chicago, arriving there in 1881 and was put in charge of a dental laboratory where work was being turned out as it were, by wholesale. Here he had an opportunity for getting an insight into dental surgery and plate work that does not fall to the lot of every dentist. There he remained one year and three months then went to Webster City, Io., and entered the office of a resident dentist as a assistant. Soon after this they established a branch office in Waverly and Mr. Beyer would alternate with his employer in visiting this city. In this way Mr. B. soon realized that Waverly was the best town he ever saw and concluded to set his stakes here, and did so in 1885. That winter he attended the State University at Iowa City, taking the dental course of study. He received his diploma from this institution of learning in 1888, and has every reason to be proud of it, as it has not only the name of the college faculty subscribed upon it, but several

of Iowa's prominent men, among them Ex-Governor Larrabee, at that time one of the regents of the University. He is well educated in the profession, and is a natural genius at it as well.

Dr. Beyer, on April 8th, 1888, married Miss Ollie M. Westcott, of Sumner, Io. They have two children, a boy and girl.

Dr. Charles P. Beyer Biography:
 from *Semi Centennial Souvenir of Waverly, Tabor & Miller, Publishers,*
 1896, p. 52.
 (Waverly Public Library Historic Photograph Collection).



RESIDENCE OF DR. C. P. BEYER.