

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

State Inventory No. 09-00760

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) 2010

1. Name of Property

historic name Homan, Carl, House

other names/site number _____

2. Location

street & number 521 4th 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 Harmon & LeValley Add Block(s) Block 43 Lot(s) S 63' Lots 1 & 2 N on Section Line

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>2</u>	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
—	Total	<u>2</u>	—

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 MPD

Historical Architectural Data Base Number 09-028

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A01 Single Dwelling

01A01 Single Dwelling

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

07E02 Craftsman

foundation 10 Concrete

10F Cottage

walls (visible material) 09 Asbestos

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 521 4th St NW

Site Number 09-00760
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
1935 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

Waverly Homes Inc.

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: _____

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7. Description

This house is estimated to have been built in 1934 according to Bremer County Assessor records. This date is consistent with the design and form of the house as well as newspaper accounts dating from June and July 1935 when Carl Homan was the owner. The property was acquired from Waverly Homes, Inc. in June 1935 shortly after the company began building homes in Waverly. Contractor for the house was Fred Flege, Carl's uncle. A more accurate date for the house would be 1935 given this public information.

The Homan House is an example of a Craftsman Style Cottage 2-story house form. The house has a concrete foundation, asbestos shingle siding with wavy, lower edges on the walls, and narrow corner board trim. The house has a moderate-pitched side-gable roof on the main 2-story portion of the house and a steeper pitch on the front-gable wall dormer with a contiguous front-gable entrance bay. The rear slope has a shed roofed dormer. The moderate width eaves on the main house and entrance bay are lined with exposed rafter tails. The entrance bay has an eye-brow shaped entrance hood with wide moldings and supported by fluted brackets.

Fenestration includes a combination of single, paired and grouped double-hung windows of various sizes with three vertical lights in the upper sashes and a single light in the lower sash. A window box once located on a bracketed shelf west of the entrance bay has been removed. .

The house retains its original single-bay detached garage at the south end. It has a moderate-pitched front gable roof with matching asbestos shingle siding and corner board trim. A wood paneled overhead door is present with a horizontal and glass paneled passage door in the east gabled end. According to Assessor records, the present garage was built at the time the house was constructed.

Alterations: window box removal, undated.

8. Significance

The Carl Homan House at 521 4th St NW is an example of an example of a Craftsman Style Cottage house form. The house was built during the Great Depression as the 2nd Ward continued to experience infill housing in the Harmon and LeValley Addition. The house qualifies for the National Register of Historic Places as an individually significant property under Criterion A and C and as a contributing resource to the historic district under Criterion C.

Carl Homan and his wife occupied this house from its completion in ca. 1935 until the early 1940s. Carl acquired the property from Waverly Homes, Inc. in June 1935 shortly after the company began building homes in Waverly in response to the local housing shortage. A news account re: the formation of Waverly Homes, its incorporators and its purposes is on the following page.

The property was sold to Lena Homan, Carl's mother, a year later but Carl continued to reside here until the early 1940s. According to Carl Homan's daughter, Mary Meyer, "This home was constructed for Carl Homan (1900-1974) in the summer of 1935. Later that same year his sister,

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**HOUSING GROUP
 MEETS TO FORM
 A CORPORATION**

Named Officers and Board at Meeting Monday Evening, To Get More Funds

BUILDING SOON

Houses to Be For Rent And For Sale In Relieving Housing Shortage

Waverly Homes, Inc., held a business meeting Monday evening of this week and named the following officers: G. O. Van Derveer, president; J. J. Gallagher, vice president; Leslie G. Moeller, secretary. Other members of the board are Dr. C. H. Graening, Harry H. Hagemann, H. W. Miller and W. F. McDowell.

To date, \$9,375.00 has been subscribed in cash, and the goal of \$10,000.000 is in sight.

The work of drawing up articles of incorporation was started Tuesday, and as soon as they have been approved by the state, the corporation will get property and start building operations.

Property has been examined in various parts of town, and lots suitable for dwellings will be chosen. It is thought that one-lot areas will be used.

Look Over Plans

Houses will be constructed according to several approved plans, probably five-room houses, or possibly four-room. They will cost from \$3,000 to \$4,500 unless they are built to order for sale, in which case higher-priced homes may be had. These houses are primarily for rent—to relieve the overcrowded housing situation which exists now—although the houses will always be for sale.

Three houses at least will be built at first, although the number is likely to be as large as five or six. More homes may be built at a later date.

When the houses are rented, rents will be kept quite low in order to make the new houses as useful to renting population as possible. They will be sold, when patrons wish to buy them, on the modern installment plan of payments like rent.

Amanda Homann Gerberding, and her husband William built a home across the street at 521 4th St NW. Fred Flege, their uncle, was the contractor for both houses. In the 1920s and 1930s Carl was the driver for Dr. W.A. Rohlf, a pioneer doctor in Waverly's early history. After the doctor's death in 1939, Carl became the x-ray technician at the Rohlf Memorial Clinic; he was also Waverly's Fire Chief from 1930 to 1960. Carl Homan owned the house until the early 1940s." (Interview with Mary Meyer, Carl's daughter and Waverly Historic Preservation Commission member) Copies of two articles and a photo of the house under construction appear below.

Property transfer records show Lena Homan transferring the house to William and Anna Clausing in February 1942. William died four years later and the property passed to Anna. Her heirs passed the property to Ernest and Eugenia Oberhaur in August 1951. The couple resided here while Ernest worked for Carnation Milk Company located several blocks to the northeast. The property remained in the Oberhaur family until 1995 when Jerry James Rockford, Jr. acquired it.

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.

Interview and historical research by Mary Meyer, Waverly Historic Preservation Commission, January 2013.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

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Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

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 Newspapers: *Bremer County Independent*, June 5, 1935 and July 10, 1935; *Waverly Journal*, May 9, 1935.

Additional Information

From the *Bremer County Independent* of June 5, 1935, page 1:

Homan Will Build on Fourth St. N.W.

Work on excavation for the basement of the house which Carl Homan will build on the Charles Menzel lot on Fourth St. N.W. was started Monday afternoon. The lot is south of the residence occupied by Mr. and Mrs. Adrian Martin and family. The home will be of frame construction, approximately 24x26 feet in size. In design it will be quite similar to the office building at Harlington cemetery. It will contain six rooms and bath. Fred Flege is the contractor.

From the *Bremer County Independent* of July 10, 1935, page 1:

Homan Residence Progresses

Construction work is now going ahead rapidly on the residence being built by Carl Homan on Fourth Street N.W. The house will have a living room, dining room, kitchen and bedroom downstairs, and two bedrooms and a bathroom upstairs. Construction work is in charge of Fred Flege.

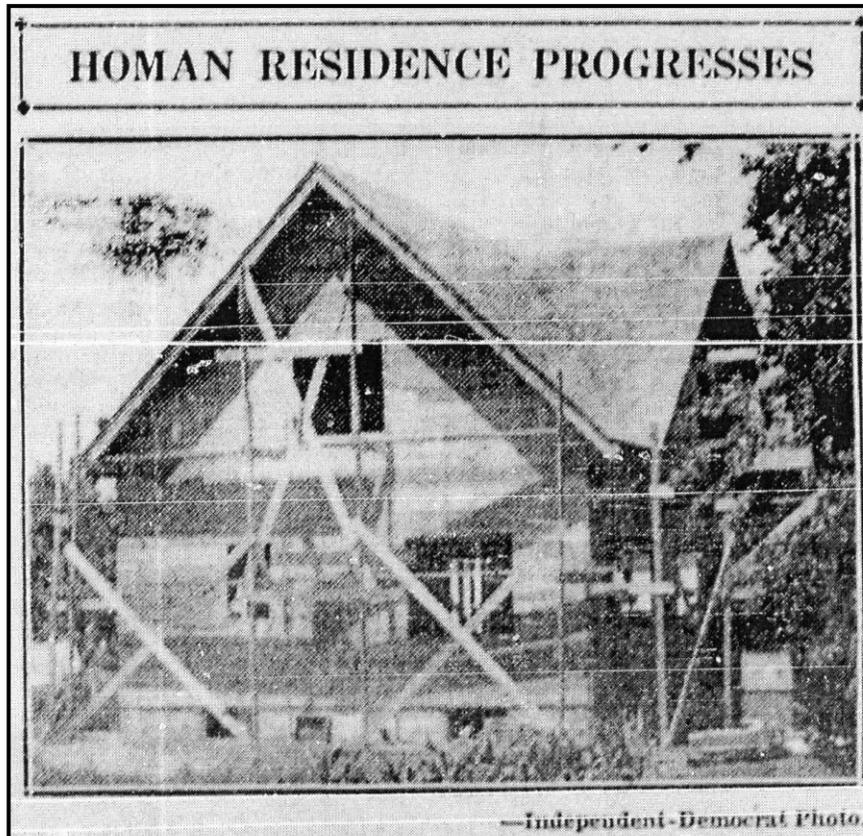
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From the *Bremer County Independent* of July 10, 1935, page 1, photo:



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Relationship of Homan family members from Mary Meyer, Carl's daughter and Lena's granddaughter, (email from Mary Meyer to Marlys Svendsen, 3/20/2013):

"Lena Homan(n) was my grandmother and lived in my house at 315 2nd St NW from 1922 until she died in 1965. After my grandfather died in 1920, she stayed on the farm in Douglas Township north of Waverly for about a year and a half, and then sold it and moved to town. She is buried in a country church cemetery in Douglas Township.

She had three living children in 1922: a daughter Hilda Fischer, also a widow, who lived with her here; a second daughter Amanda who married William Gerberding; and my father, Carl Homan.

Lena, Hilda and Carl lived together in my house until my father married his first wife, Ila Johnson, in 1923. By that time the Gerberdings were also married and living in Waverly. Children soon followed, two sons for my father and three daughters for his sister Amanda.

What I recall my father telling me (more than 40 years ago) was that Lena gave him \$5000 and also gave that amount to Amanda to build the houses on 4th St [508 and 521 4th St NW]. The idea was that they would pay the money back gradually and she would thus have an income in later years (she was nearly 60 at this time). I didn't realize until recently that her name actually appeared in the two property transactions.

Fred Flege, the contractor for the two houses, was Lena's brother. They were born in Germany and came to this country with their parents and three siblings in 1883. Fred was a carpenter like his father; I don't know if he had a connection to Waverly Homes Inc."

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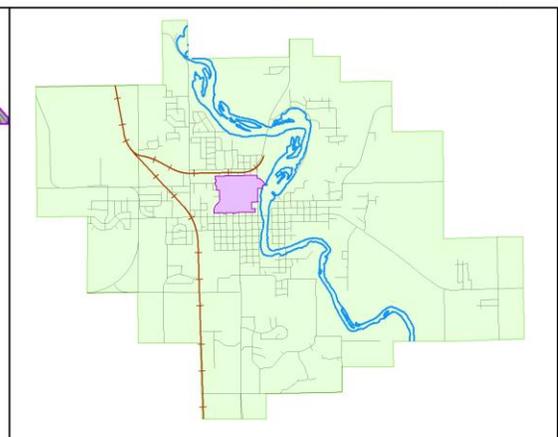
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Site Map: Bremer County GIS Department, 12/2011.

**521 4th St NW
PIN 05-34-492-004**



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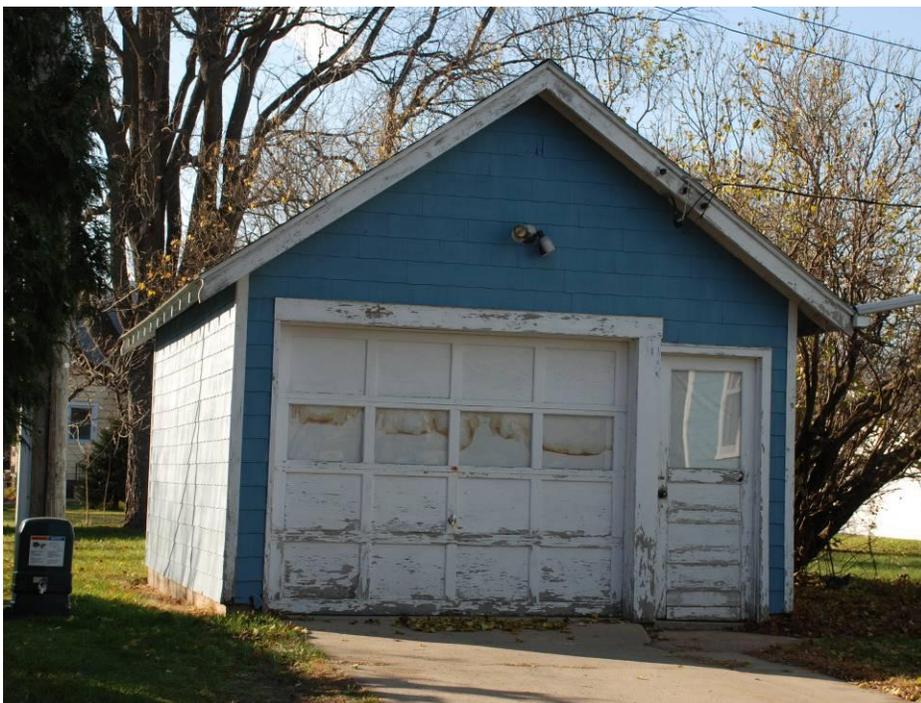
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Photographs: 521 4th St NW, looking southwest, garage, looking northwest, Marlys Svendsen, photographer, 11/15/2011.



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Photograph: 521 4th St NW, entrance detail, looking northwest, Marlys Svendsen, photographer, 11/15/2011.



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Photographs: 521 4th St NW, looking southwest and west Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 521 4th St NW, looking northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Additional Information:

Floor plan, 521 4th St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0534492004&index=0&size=0>; accessed 3/17/2013.

