

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

State Inventory No. 09-00893

New  Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00962

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 Harmon, William P. and Alzinia E., House

other names/site number \_\_\_\_\_

**2. Location**

street & number 225 3<sup>rd</sup> St SE

city or town Waverly

vicinity, county Bremer

Legal Description: (If Rural) Township Name \_\_\_\_\_

Township No. \_\_\_\_\_

Range No. \_\_\_\_\_

Section \_\_\_\_\_

Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Original Town

Block(s) 10

Lot(s) Lots 5&6 "Ex. NW Cor. Lot 5"

**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*

Enter number of:

— buildings  
 — sites  
 — structures  
 — objects  
 — Total

*If Eligible Property, enter number of:*

Contributing      Noncontributing

1      — buildings  
 —      — sites  
 —      — structures  
 —      — objects  
1      — 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)

01A03 Single Dwelling with attached garage

01A03 Single Dwelling with attached garage

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

04A Greek Revival

foundation      04 Stone

walls (visible material) 03 Stone

roof      05F Steel

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 225 3rd St SE

Site Number 09-00893  
District Number 09-00962

**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 1857  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.  
organization for City of Waverly, Historic Preservation Commission  
street & number N3834 Deep Lake Road  
city or town Sarona state WI date 9/2012  
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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Harmon, William P. and Alzinia E. House	Bremer
Name of Property	County
225 3 <sup>rd</sup> St SE	Waverly
Address	City

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## 7. Description

This 2-story single-family house is estimated to have been built in 1890 according to Bremer County Assessor records. Newspaper accounts show it under construction in 1857 for W.P. Harmon, Waverly's founder. The house form and style are consistent with houses in Waverly built before the Civil War. The more correct date for this house is 1857.

The Harmon House is an example of a brick Greek Revival Style 2-story Hipped Roof house form. The house has a stone foundation with mottled reddish brown and gray-colored brick for the walls laid in a variation of the American or Common bond with 13 stretcher rows between header courses. The house has a moderate-pitched hipped roof with shallow eaves, a wide cornice and a flat roof peak. In recent years the roof has been clad in pre-formed standing seam steel roofing. A 1½-story side-gable wing is at the south end. A flat-roofed porch fills the right-hand ell. Parts of the current porch, including the square wood roof supports, are replacements according to a Lynch family member who occupied the house during the 1940s and recalls the porch being screened at the time. The wide porch frieze is lined with dentils making this feature likely an original element.

Fenestration includes 1/1 double-hung windows with elaborate wood window surrounds for the flat-topped units. The five-part surround features a horizontal member with an applied spear-point molding flanked by rectangular corner blocks with bulls-eye medallions and decorative lower edges, all topped by a wide crown molding. This design is featured on nearly every window opening including those in the lower level of the south wing. It should be noted that there appears to be brick color shift in the far south end of the wing that might indicate that an extension was made to this wing at some time after 1857. In that case, the end gable windows were relocated to the new, present day south gable end wall lower level. As for upper level windows, only in the gable wing is a brick arch either segmental or flat header course above a wood lintel used above 1/1 double-hung units. Presently the front doors to the house include a pair of multi-light French doors on the south side of the front porch area. It is possible that these doors are a replacement for an earlier pair of paneled doors topped by a transom – a design that would have been typical in an 1850s era Greek Revival or Italianate Style House.

The house has a double-bay frame garage that is attached at the rear of the house. The overhead doors open onto the alley to the north. According to Assessor and owner records, the garage was built in 1998.

Alterations: porch post changes (undated); extension of south end of gabled-wing (not confirmable, undated); garage (1998).

## 8. Significance

The Harmon House at 225 3<sup>rd</sup> Street SE is a good example of the adaptation of a popular mid-19<sup>th</sup> century architectural style – the Greek Revival – to a common vernacular house form - a main block with a wing to form an L-shaped plan. Its early construction by William P. Harmon, Waverly's founder, and his wife Alzinia, also give the house historic significance. The house qualifies individually for the

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National Register of Historic Places under Criteria A, B and C and as a contributing resource to the historic district under Criteria A and C.

William P. Harmon (1819-1864) was Waverly's founder. Trained as a lawyer in the east before settling in Bremer County in 1853, he purchased land and surveyed the town of Waverly in Washington Township in 1853. He married Alzinia E. Reeves the summer of 1853 and the couple removed to the new town the same year. Here Harmon became a civic leader, built a flour mill, was the founder and proprietor of the *Waverly* Republican newspaper, and was a partner in the building of Waverly's first hotel. He was a leader of the local Republican party and successful in political debate on behalf of his party. He died at a young age in 1864.

The passages below and on the following pages are taken from several early histories of Bremer County. They help tell the story of William P. Harmon's life in Waverly and his contributions to the community.

"WILLIAM P. HARMON was born in St. Stephens, New Brunswick. His youth was spent at Calias, Maine, where he received a good common school education, or rather, educating himself, for he was in every respect a self-made man. He read law at Calias, Maine, which borough he represented in the State Legislature. Seeking his fortune in the western world, he tried his luck with indifferent success in various places, and finally came to this State and settled at Cedar Rapids, where he remained a few years, and then went to Independence, Iowa, where he remained until 1853; there he married Alzina E, a daughter of Manassah REEVES, Esq., and immediately removed to Waverly, where he remained until his death. He was the proprietor of the town, and it was mainly though his energies and perseverance that it owes its present prosperity. In every enterprise of a philanthropic or patriotic nature he was ever foremost, and his private charities were almost without number. He devoted his energies entirely to his business, and never would accept a public office, except when convinced the public good and his duty required it. He held the office of prosecuting attorney for county when that office was one of the most important in the county. He also represented his district in the State Legislature. He labored long and ardently to give Waverly the benefits of railroad communication, and lived to see from his chamber window, just before his death, the cars arrive on Bremer Avenue. He was buried Monday, the 19th day of December, 1884, by the Masonic Fraternity, of which he was a member. In his death, Waverly lost one of its best men, a loss hard to replace. He left a wife, three daughters and one son to mourn his loss, together with a large circle of friends." (*History of Bremer County*, 1883, p. 856, available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=145785> )

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From *History of Butler County, Iowa*, 1883, p. 168; Re: the founding of the "City of Waverly"

Wm. P.

The founder of the town was W. P. Harmon, who, in the spring of 1853, came west on a prospecting trip. On arriving at what is now Waverly, he was impressed with the natural advantages the spot had for the location of a town, and at once set to work to take advantage of the situation. He secured the land and had O. H. P. Rosell, county judge of Buchanan county, survey it into lots. When this was finished he went to Cedar Rapids where he met R. J. Ellsworth, his brother-in-law. From there he went to Independence, accompanied by Mr. Ellsworth and family. At Independence he was married, July 28, 1853, to Miss Alzina Reeves. The next morning Mr. and Mrs. Harmon and the Ellsworth family started for Bremer county, arriving the same day. They lived with Frederick Cretzmeyer until they could build a log house for themselves. Then the work of starting the new town began in earnest. A dam, made of logs, stone and other material, was built across the river and a saw mill was erected at the east end. While this work was being done other settlers came. The first was Samuel Henderson, who built a log house just south of where the First National Bank is now situated. James Null came next and built a log house in the same locality.

In August of the same year Porter W. Earle (a peddler) came with a pack of goods and was persuaded to unload his goods and

From *History of Butler County, Iowa*, 1883, p. 11; re: "Fourth of July Celebration in 1856"

with the fortunes of the country.

Wm. P. Harmon was the man of the town and of the times. He was the embodiment of activity, energy and a vision. He foresaw a great country, with possibilities concealed from the ordinary man. His whole heart was wrapped up in the future of Waverly. Often in his enthusiasm, he characterized the little town in the grove on the banks of the Cedar river, as the "Lowell of the West," and as a reason would point out the splendid water power of the stream, with its high banks, only awaiting the genius and wealth of man to harness it to whirring machinery to make it all that he dreamed of.

He gave it out that a celebration worthy of the day, the town, and the people would be held. The country for miles about was looking forward to the occasion.

It was a little difficult to select a spot for the gathering, because

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From *History of Butler County, Iowa*, 1883, p. 127; Re: "Interesting Notes of Early Day Lawyers"

Among the old-time lawyers I remember the names of W. P. Harmon, H. H. Gray, M. B. Dougherty, H. A. Miles, G. C. Wright, G. W. Ruddick, J. E. Burke, J. W. Woods, Charles Parsons, D. T. Gibson, the Smalley Brothers, W. A. Stowe, Frank Sterling, M. E. Billings, A. F. Brown and Ed Dawson. Harmon and Miles, altho admitted to the practice of the law, never "hung out their shingles" in the town. Harmon was really the founder of Waverly. He built the first flour mill, and I am of the impression that his brother Henry operated the first saw mill. W. P. Harmon, the lawyer, was an unceasing friend of the town. He gave liberally of his time and money for his advancement, morally, socially, and otherwise. He died in 1865. One of the great ambitions of his life was to have a railroad come to and pass thru the town. He died just as a work train of the old Dubuque & Sioux City appeared a-top the high grade, somewhere near the old Father Couse fruit farm.

Those who have served the "wear and tear" of pioneer life, are,

## 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 County, Iowa*. Springfield, Illinois: Union Publishing, 1883.

Lynch, James A. *A Boy Named Jim - A Memoir*. Bloomington, IN: Abbott Press, A Division of Writer's Digest, 2011.

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.

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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.

*Waverly Republican*, 2/19/1857.

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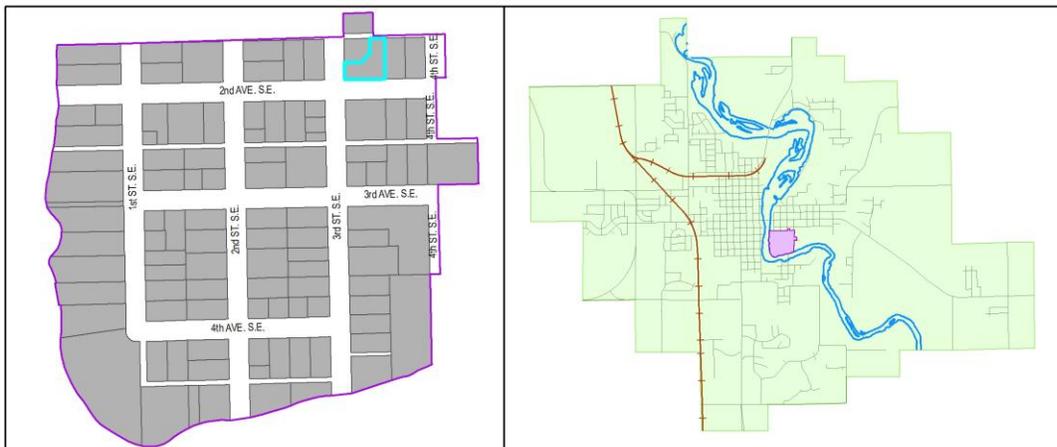
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Harmon, William P. and Alzinia E. House  
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Site Map: Bremer County GIS Department, 12/2011.

**225 3rd St SE  
PIN 09-02-183-012**



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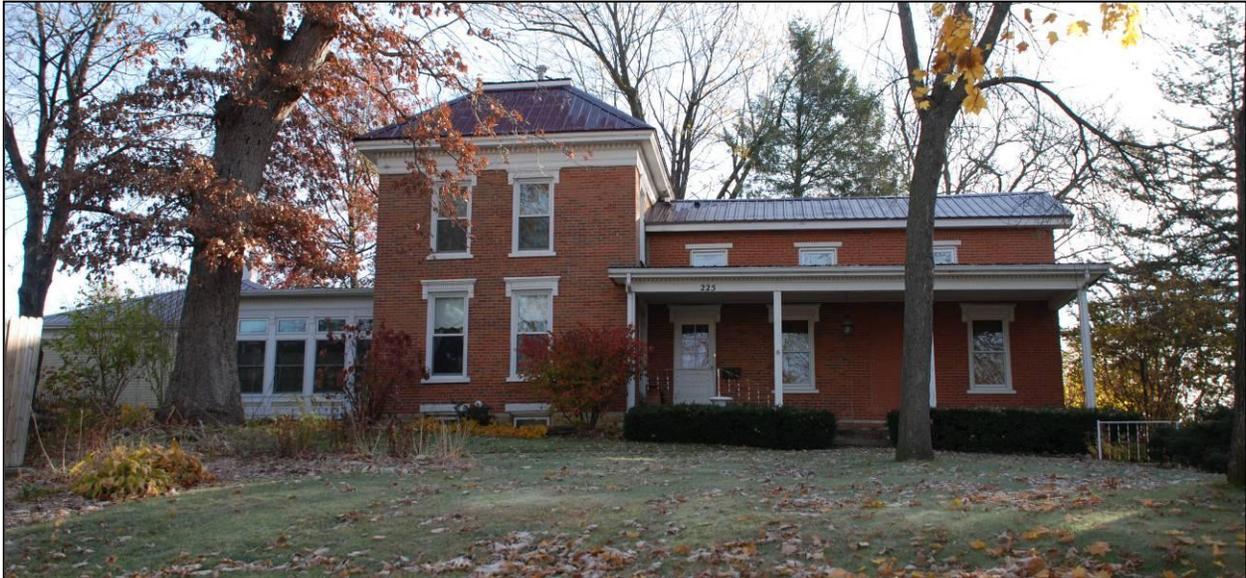
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Bremer  
County  
Waverly  
City

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Photographs: 225 3rd St SE, looking east and entrance detail, looking east, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 225 3rd St SE, looking northeast and porch detail, looking northeast, Marlys Svendsen, photographer, 11/3/2011.



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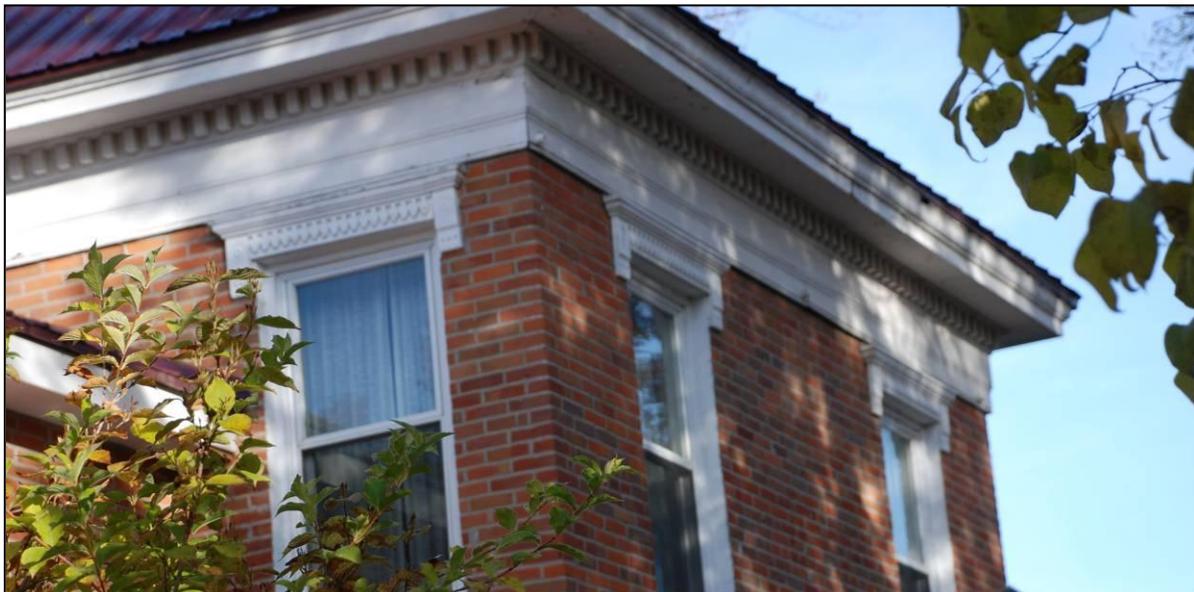
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Harmon, William P. and Alzinia E. House  
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Photographs: 225 3rd St SE, window and cornice details, looking north and northwest, Marlys Svendsen, 11/3/2011.



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Photographs: 225 3rd St SE, attached garage, looking south, Marlys Svendsen, 11/3/2011.



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Photographs: 225 3rd St SE, looking east and northast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 225 3rd St SE, end wall windows, looking north, and north porch, looking east, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



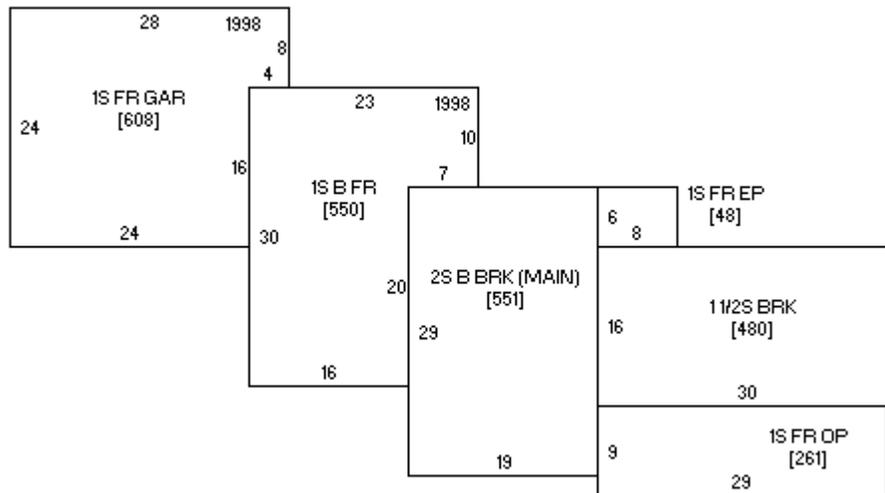
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Floor plan, 225 3<sup>rd</sup> St SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902183012&index=0&size=0>; accessed 2/28/2012.



Sketch by [www.camavision.com](http://www.camavision.com)