

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

**State Inventory No. 09-00915**  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 Greffin, Philip and Lela, House

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

**2. Location**

street & number 102 4<sup>th</sup> Ave 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 Jacob Hess Addition Block(s) \_\_\_\_\_ Lot(s) Lot 9

**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**

<i>If Non-Eligible Property</i>		<i>If Eligible Property, enter number of:</i>	
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)

01A Single Dwelling

01C05 Garage

**Current Functions** (Enter categories from instructions)

01A Single Dwelling

01C05 Garage

**7. Description**

**Architectural Classification** (Enter categories from instructions)

09A06 Hipped-Roof, 2-story

**Materials** (Enter categories from instructions)

foundation 04 Stone

walls (visible material) 06 Stucco

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 102 4<sup>th</sup> Ave SE

Site Number 09-00915  
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  
1893  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 9/2012  
 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

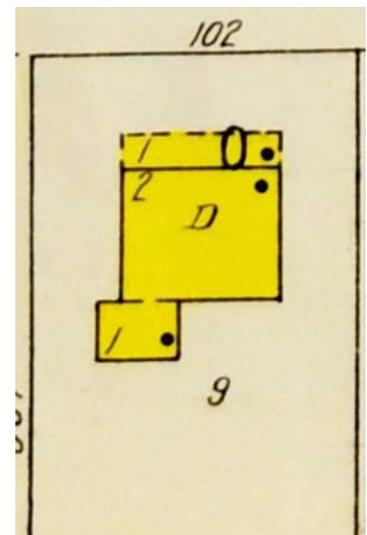
Page 1

Greffin, Philip and Lela, House	Bremer
Name of Property	County
102 4 <sup>th</sup> Ave SE	Waverly
Address	City

## 7. Description

This 2-story single-family house is estimated to have been built in 1893 according to Bremer County Assessor records. The 1894 *Bremer County Atlas* depicts this house in place. The use of a stone block foundation is a pre-1900 building choice. Early occupants for the house were Philip and Lela Greffin in 1913. Together, this information confirms a construction date of ca. 1893 for the house.

This stucco-clad frame house is an example of a vernacular Hipped Roof, 2-Story house form. It has a low-pitched hipped roof with a flattened peak, no dormers and medium-width eaves. The main block 2-story section is square in plan with a small 1-story hipped roof addition at the rear southwest corner added before 1952 when it was depicted on the updated Sanborn Map published that year (at right).



The Greffin House has a stone block foundation with painted stucco cladding over the original clapboard siding. The house retains a full-width porch across the front which may retain elements of the original porch. It has had a flat-finished concrete block foundation (replacement) installed beneath the retained wood deck; the flat roof and wide cornice are likely original. The two outer full-height columns are fluted and the interior ones are smooth finished (likely original). The porch has no balustrade and no other decorative elements. The entrance steps are centered on the front with wrought iron hand rails.

The entrance door is centered opposite the steps. A second porch added sometime after 1952 when the 1927 Sanborn Map was last updated, has a concrete patio level floor, concrete block balustrade, four square wood posts as roof supports for the narrow flat roof, and an enclosed section that serves as a rear entrance to the house at the south end of the porch accessed by steps set beneath the porch roof.

Fenestration includes various sized single and grouped 1/1 double-hung windows on the upper levels and east and west facades. On the front, lower level, one of the original cottage windows remains to the left of the entrance. Its short upper sash is still visible behind a 15-light storm sash. On the right side the cottage window has been replaced with a single-light fixed sash with an identical 15-light storm sash on the exterior. In the southwest corner addition, a small scale Chicago window group facing west is present with a square single-light flanked by narrow 1/1 double-hung units.

The house has a four-bay detached garage at the rear of the house with access to 4<sup>th</sup> Avenue SE via a garage along the west side of the house. The 1-story garage has a side-gable roof, narrow clapboard style siding on the walls, and vertical channel cut siding in the gable peaks. The four overhead doors open to the west. According to Assessor records, the garage was erected in 1955.

Alterations: side porch installation and entrance enclosure (post-1952); stucco application (undated, post-1952); garage construction (1955); window changes (undated).

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

Site Number **09-00915**  
Related District Number 09-00962

Page 2

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Greffin, Philip and Lela, House	Bremer
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### 8. Significance

The Greffin House is an example of a vernacular Hipped Roof, 2-Story house form built in ca. 1893. The house was part of the major wave of homebuilding that extended from the 1880s to World War I in the neighborhood. The original owners for this house have not been identified but early occupants included Philip Greffin, a foreman for the Wartburg Publishing House, and his wife Lela in 1913. The house is considered a contributing resource in the surrounding historic district under National Register Criteria A and C.

According city directory records, Philip and Lela Greffin occupied this house – 102 Clay Street – in 1913. Philip worked as a foreman in the bindery for the Wartburg Publishing House. Sometime before March 1925 the house passed to Walter A. Garinger who sold it on March 5, 1925 to William Pothast.

### 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.

Vertical file collection, Waverly Public Library.

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 Historic Photo Collection, Waverly Public Library.

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

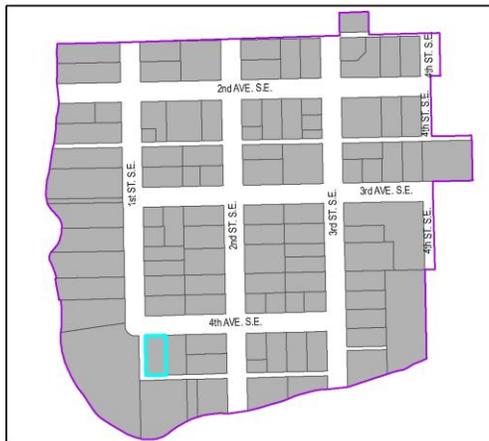
Site Number **09-00915**  
Related District Number 09-00962

Page 3

Greffin, Philip and Lela, House	Bremer
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Site Map: Bremer County GIS Department, 12/2011.

**102 4th Ave SE  
PIN 09-02-329-001**



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

Site Number **09-00915**  
Related District Number 09-00962

Page 4

Greffin, Philip and Lela, House

Bremer

Name of Property

County

102 4<sup>th</sup> Ave SE

Waverly

Address

City

Photographs: 102 4th Ave. SE, looking southeast and southwest, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number **09-00915**  
Related District Number 09-00962

Page 5

Greffin, Philip and Lela, House

Bremer

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Photographs: 102 4th Ave. SE, looking east and porch detail, looking south, Marlys Svendsen, photographer, 11/3/2011



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

Site Number **09-00915**  
Related District Number 09-00962

Page 6

---

Greffin, Philip and Lela, House

Bremer

Name of Property

County

102 4<sup>th</sup> Ave SE

Waverly

Address

City

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Photographs: 102 4th Ave. SE, garage, looking southeast, Marlys Svendsen, photographer, 11/3/2011



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

Site Number **09-00915**  
Related District Number 09-00962

Page 7

Greffin, Philip and Lela, House

Bremer

Name of Property

County

102 4<sup>th</sup> Ave SE

Waverly

Address

City

Photographs: 102 4th Ave. SE, looking southeast and street view, looking southeast, 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 **09-00915**  
Related District Number 09-00962

Page 8

Greffin, Philip and Lela, House

Bremer

Name of Property

County

102 4<sup>th</sup> Ave SE

Waverly

Address

City

Photographs: 102 4th Ave. SE, looking south and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



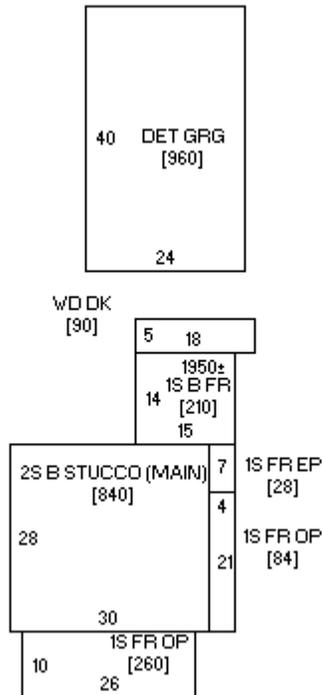
Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number **09-00915**  
 Related District Number 09-00962

Page 9

Greffin, Philip and Lela, House	Bremer
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**Floor Plan:** Bremer County Assessor's website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902329001&index=0&size=0>; accessed 3/20/2012.



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