

Site Inventory Form State Inventory No. 09-00924 New Supplemental: photos & map
State Historical Society of Iowa Part of a district with known boundaries (enter inventory no.) 09-00961
 (November 2005) 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 Stenzel, Leo J. and Emma, House

other names/site number _____

2. Location

street & number 614 1st Avenue SW

city or town Waverly vicinity, county Bremer County

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 18 Lot(s) see full legal description

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 Waverly SW Quadrant Historical & Architectural Survey

Historical Architectural Data Base Number HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

09A01 Front-Gabled Roof, 1½-Story

07E02 Craftsman

Materials (Enter categories from instructions)

foundation 10A Concrete Block

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

roof 08 Asphalt

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 614 1st Avenue

Site Number 09-00924
District Number 09-00961

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 1912 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect unknown
Builder Stenzel, Leo P.

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 date 3/1/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. state WI zip code 54870
city or town Sarona

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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Stenzel, Leo J. and Emma, House	Bremer
Name of Property	County
614 1 st Avenue SW	Waverly
Address	City

7. Description

The Leo J. and Emma Stenzel House at 614 1st Avenue SW is estimated to have been constructed in 1914 according to the Bremer County Assessor's records. Public records provide a confusing history. The 1913 city directory listings do not include this address but do show a house for Leo J. Stenzel, a building contractor, at 616 1st Ave SW. Property Transfer Records show a series of short-term owners between 1912 and 1926 including ownership by L.J. Stenzel beginning in 10/24/1912 when he acquired the lot and when he resold the property that likely contained his residence at 616 1st Ave SW five years later (the same house as that numbered as 614 in more recent years) on 12/4/1917 to George Ultch. Ultch resold the property two years later on 12/4/1919 to Amos P. West. West occupied 614 1st Ave SW according to the 1924 telephone directory suggesting that his house was the same one occupied in 1913 by Stenzel. Together these public records confirm construction in ca. 1912 and occupancy of the house by the Stenzel family for five years.

The Stenzel House is an example of a Craftsman Style Front-Gabled Roof, 2-Story house form. It may have been designed by Waverly architect John Leitha who Stenzel later partnered with for a few years. The building has a rock-faced concrete block foundation with narrow-width wood clapboard siding, belt course and corner board trim on the lower level walls and square-cut shingles for the upper level, gables, and dormers. It has a moderate pitched front-gabled roof with wide eaves and exposed rafter tails along the sloped eaves. A gabled wall dormer is on the west slope and a gabled attic dormer is on the east slope, both with similar exposed rafters. A broad gabled porch is centered on the front façade with exposed rafter tails along the east and west edges. The tympanum is clad in square cut shingles. Battered piers rest on battered pedestals that are clad in clapboard. The balustrade consists of narrowly spaced square spindles and the porch skirting has clapboard frames and vertical board panels. The entrance is centered on the front façade between Craftsman Style 4/1 double-hung windows with vertical lights in their slightly shorter upper sashes. Two similar windows are set beneath the front-gable peak with square fixed sashes to either side joined by stickwork trim. The smaller windows have large diamond shaped patterns. This window arrangement is repeated for the rear (north) gable. On the west façade, a shed-roofed rectilinear bay has a pair of 4/1 sash, a side entrance and a pair of 4/1 sash in the gabled wall dormer. On the east façade a window group on the first floor features a double-hung window with a diamond pattern in the upper sash and single diamond pattern square fixed lights to either side. The house has a noncontributing double-bay free standing garage at the rear which was built in 1999.

8. Significance

The Leo and Emma Stenzel House at 614 1st Avenue SW derives significance under Criterion C as an example of a vernacular Craftsman Style Front-Gable Roof, 2-Story house form from the pre and post-World War I period. It also is typical of pattern book house designs from the period. The building's substantial amount of intact Craftsman Style detailing, including windows, dormers, rafters, and porch elements, adds to the building's significance. The garage is considered noncontributing due to recent construction.

The house is also significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century.

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Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other Iowa county seats in the late 19th and early 20th century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19th and early 20th century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. Population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

Historical Background for the Stenzel House at 614 1st Avenue SW

The Stenzel House location is in the southwest quadrant of Waverly that includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

¹ The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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As noted above, Stenzel House is estimated to have been constructed in 1914 according to the Bremer County Assessor's records but a complex set of other public records provide a slightly earlier date of ca. 1912. The first occupants of the house identified in the 1913 city directory listings were Leo J. Stenzel, a building contractor, at 616 1st Ave SW and his wife, Emma. Property Transfer Records show ownership by L.J. Stenzel beginning in 10/24/1912 when he acquired the lot and when he resold the property on 12/4/1917 to George Ultch. Ultch resold the property two years later on 12/4/1919 to Amos P. West. By 1924, West occupied 614 1st Ave SW according to the 1924 telephone directory suggesting that his house was the same one occupied in 1913 by Stenzel. Together these public records confirm construction in ca. 1912 and occupancy of the house by the Stenzel family for five years after it was completed.

On 5/13/1926, Louis Carstensen acquired the property and likely was residing here with his wife, Sarah, by the time the 1926 telephone directory was published listing Louis at 614 1st Ave SW. The house appears on the 1927 Sanborn Map but the block is not shown on the 1915 map in order to further confirm the ca. 1912 construction date. Its construction is an example of the organic development of the neighborhood, which extended for a century from the late 1850s through the 1950s. This house was built in one of the peak periods of development during the pre- and post- World War I years. Property Transfer Records show Carstensen holding onto the house until 1943 when it passed to Louis and Norma Sargent (or Sargert) on 11/1/1943. Two years later it was transferred to Joseph and Ellen Harvey. The Harveys continued to reside here into the 1960s.

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.

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I.* Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

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

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.

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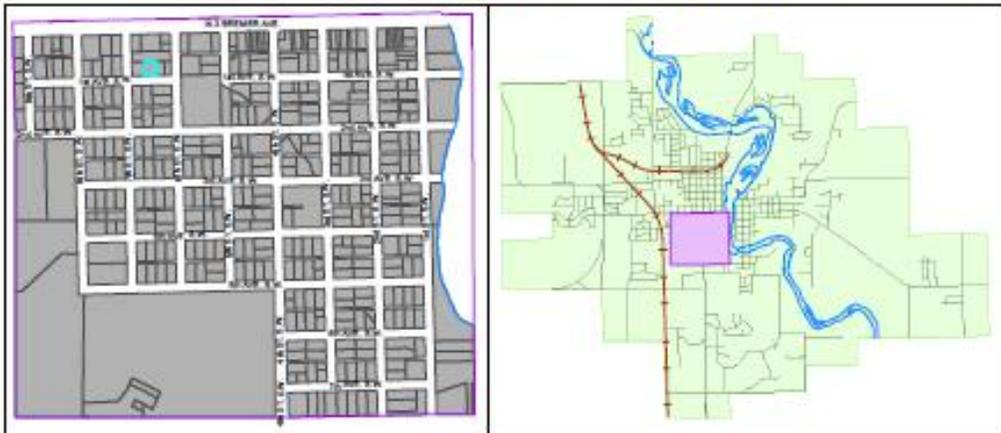
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Additional Information:

Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County GIS Department, 3/26/2014).

**614 1st Ave SW
PIN 09-03-277-007**



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Full Legal Description: WM. STURDEVANT'S ADDITION E44' S98.5' LOT 6 BLOCK 18 AND W29' S98.5' LOT 7 BLOCK 18 "EX E15' LOT 7".

Site Map

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1124629502&KeyValue=0903277007>; accessed 11/23/2010. Historic resource is designated by the red star.



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Photographs: 614 1st Avenue SW, looking northwest and north, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 614 1st Avenue SW, looking northeast and attic gable detail, looking northeast, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 614 1st Avenue SW, front porch detail, looking north, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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614 1st Avenue SW

Waverly

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Photographs: 614 1st Avenue SW, looking north and northwest, 12/6/2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 614 1st Avenue SW, looking northeast and north, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 614 1st Avenue SW, looking northeast and north, **1/24/2009**, Justine Zimmer, IHSEMD, photographer



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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at:
<http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1124629502&KeyValue=0903277007>; accessed **11/23/2010**.

