

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

**State Inventory No. 09-00935**  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) **09-00961**  
 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-Meyer House  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 415 2<sup>nd</sup> Street 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) HB 10 Lot(s) WM STURD N 60.5' 3,4

**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)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
<input type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> district	_____ buildings	<u>2</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ Total	<u>2</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 Hist. & Arch Survey Historical Architectural Data Base Number HADB 09-031

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>10F Cottage</u>	foundation <u>16 Clay Tile (Block)</u>
<u>06D Tudor Revival</u>	walls (visible material) <u>02B Wood Shingles</u>
<u>07E02 Craftsman</u>	roof <u>08 Asphalt</u>
_____	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 415 2nd Street SW

Site Number 09-00935  
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 1932  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 unknown

**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 2/7/2015  
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300  
street & number N3834 Deep Lake Rd. 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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Stenzel-Meyer House	Bremer
Name of Property	County
415 2 <sup>nd</sup> Street SW	Waverly
Address	City

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## 7. Description

The Stenzel-Meyer House at 415 2nd Street SW is estimated to have been constructed in 1932 according to the Bremer County Assessor's records. The early 1930s date is consistent with the building's form and design. Property Transfer Records show the house transferred from William and Emma Davis to Leo and Emma Stenzel on 7/27/1932. The house is an example of a vernacular 1½-story Cottage form residence that incorporates elements of both the Tudor Revival and Craftsman Style houses from the late 1920s and 1930s. The House has a clay tile block foundation with alternating thick and thin courses of square-cut wood shingles on the walls. The house has a T-shaped floor plan with a steeply pitched, flared front-gable roof wing centered on the front façade and a moderately pitched side-gabled roof on the main block. Narrow eaves extend along the sloped edges with no eaves on the gabled ends.

The main house has a rectangular floor plan with a projecting front-gabled wing that contains the main entrance centered beneath a semi-circular arched 3/1 double-hung window with vertical lights in the upper sash. On the lower level to either side of the entrance, continuous 3/1 double-hung units wrap the corners. South of the projecting wing, paired 3/1 windows are used on the front and south façade continuing the fenestration pattern. North of the projecting wing, single 3/1 double hung units are on the front and north gable ends.

The property has a single-bay detached frame garage constructed at the same time house was built. It has steep front-gable roof with wide eaves and matching square-cut shingle siding in thick and thin courses. It is located east of the house and opens onto the alley to the north. Sometime between 2010 and 2014, the asphalt roof was replaced with standing seam metal cladding. Prior to 2010, a replacement overhead door was installed.

## 8. Significance

The Stenzel-Meyer House at 415 2nd Street SW derives individual National Register significance under Criterion C as a well-preserved example of a Cottage form residence from the late 1920s and early 1930s that incorporates elements of both the Tudor Revival and Craftsman Styles. The building's high level of integrity adds to the house's picturesque architectural qualities. The garage is considered contributing. 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 19<sup>th</sup> century and early 20<sup>th</sup> 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-20<sup>th</sup> century.

### *Historical Background for Waverly<sup>1</sup>*

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,

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

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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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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-Meyer House at 415 2<sup>nd</sup> Street Avenue SW*

The 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.

The house at 415 2nd Street SW Street is estimated to have been constructed in 1932 according to the Bremer County Assessor's records. This date is consistent with the architectural style, form and materials of the building. Its construction is an example of the organic development of the neighborhood, which extended for a century from the late 1850s through the 1950s. Like other houses from the 1920s and 1930s in the neighborhood, this may be an example of a pattern book or plan book design.

In 1932 property transfer records show William and Emma Davis transferring this property to Leo and Emma Stenzel. The Stenzels formerly resided a few blocks away at 124 2<sup>nd</sup> St SW (nonextant) and it is not clear by

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available records if the Stenzels resided here or if Leo, a carpenter, simply constructed the house. In 1938 Leo Stenzel's guardian sold the property to F.H. and Mary Meyer on his behalf. Mary was still residing here in 1961.

## 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.

City directories, 1899 and 1913.

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.

Property Transfer Records, Bremer County Auditor's Office.

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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Related District Number **09-00961**

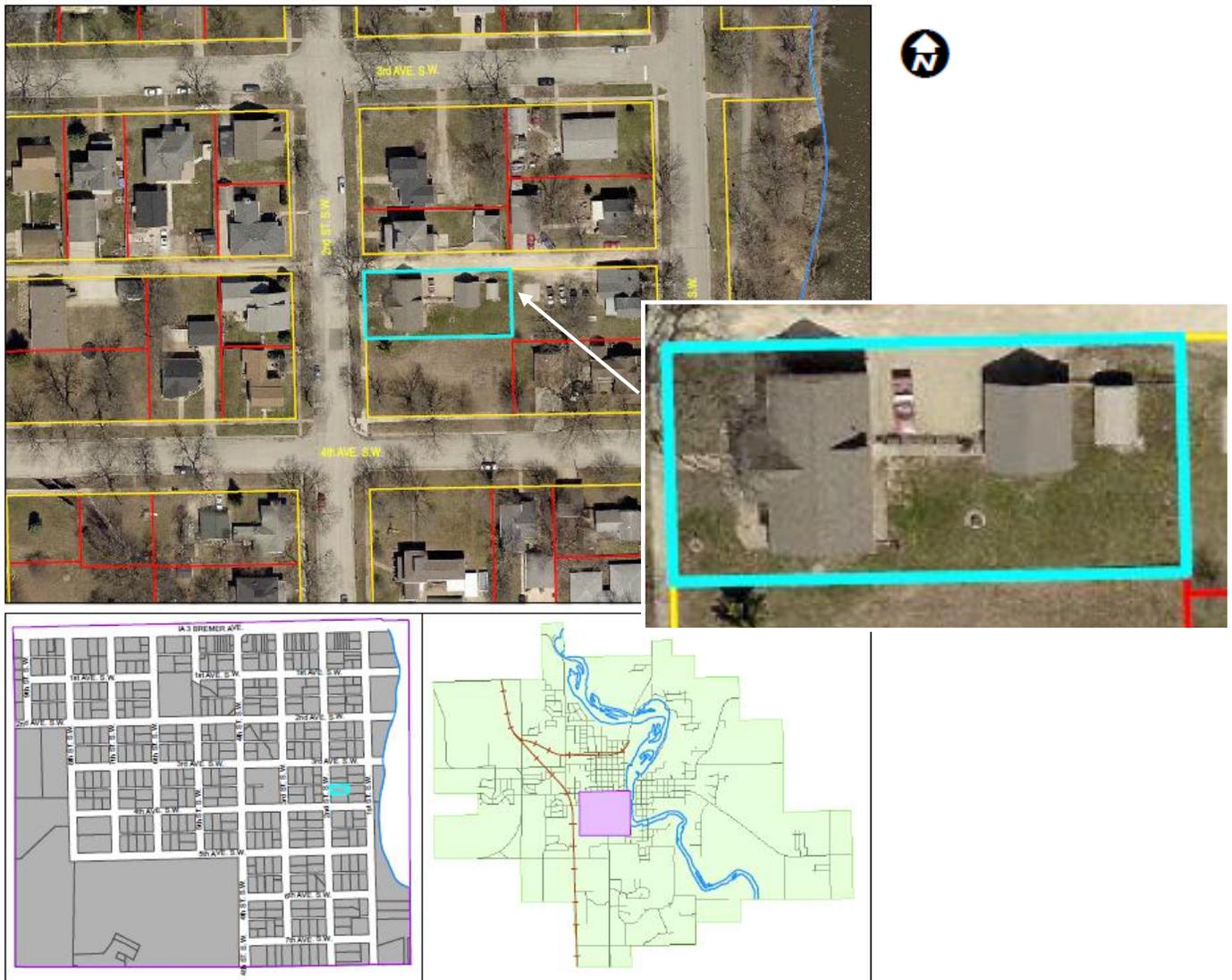
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**Additional Information:**

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

**415 2nd St SW**  
**PIN 09-02-165-003**



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Full Legal Description: WM. STURDEVANT'S ADDITION N 60.5' LOTS 3 & 4 HB 10.

## Site Map

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=110240589&KeyValue=0902165003>; accessed 12/05/2010. Historic resource is designated by the red star.



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**Photographs:** 415 2<sup>nd</sup> Street SW, looking northeast and east, 5/14/14, Marlys Svendsen, Svendsen Tyler, photographer.



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**Photographs:** 415 2<sup>nd</sup> Street SW, looking southeast and southwest; garage looking southeast, 5/14/14, Marlys Svendsen, Svendsen Tyler, photographer.



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Bremer

Name of Property

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415 2<sup>nd</sup> Street SW

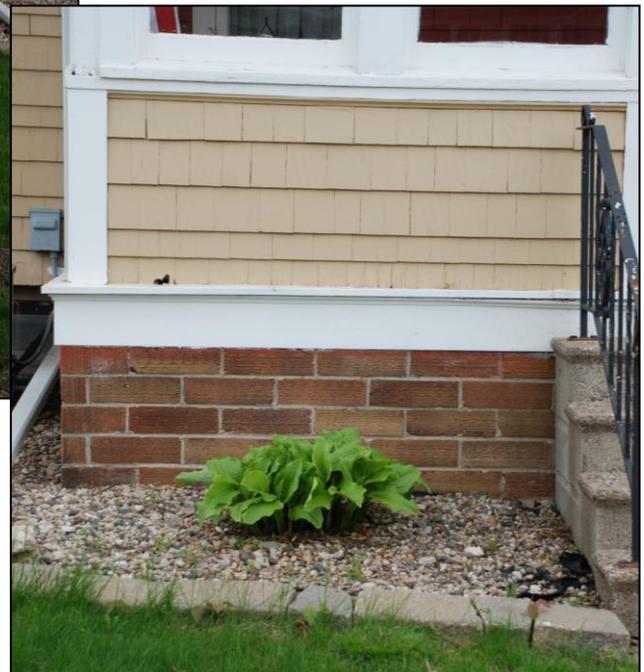
Waverly

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**Photographs:** 415 2<sup>nd</sup> Street SW, center bay and foundation detail, looking east, 5/14/2014, Marlys Svendsen, Svendsen Tyler, photographer.



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**Photographs:** 415 2<sup>nd</sup> Street SW, looking southeast, 12/06/2010, Marlys Svendsen, IHSEMD, photographer,



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**Photographs:** 415 2<sup>nd</sup> Street SW, looking northeast and east, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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**Photographs:** 415 2<sup>nd</sup> Street SW, looking west and southwest, 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=456174700&KeyValue=0902165003>; accessed 12/01/2010.

