

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

State Inventory No. 09-01410 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 Hullman, Theodore and Mary, House

other names/site number _____

2. Location

street & number 112-114 2nd Ave 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) 2 Lot(s) W 12' Lot 5 & W 1/2 Lot 6

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: | |
| | Enter number of: | Contributing | Noncontributing |
| <input type="checkbox"/> building(s) | _____ buildings | <u>1</u> | <u>1</u> buildings |
| <input checked="" type="checkbox"/> district | _____ sites | _____ | _____ sites |
| <input type="checkbox"/> site | _____ structures | _____ | _____ structures |
| <input type="checkbox"/> structure | _____ objects | _____ | _____ objects |
| <input type="checkbox"/> object | _____ 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) | Current Functions (Enter categories from instructions) |
|---|--|
| <u>01A01 Single Dwelling: residence</u> | <u>01B01 Multiple Dwelling: duplex</u> |
| <u>01C05 Garage</u> | <u>01C05 Garage</u> |
| _____ | _____ |

7. Description

| Architectural Classification (Enter categories from instructions) | Materials (Enter categories from instructions) |
|---|--|
| <u>09A02 Gable-Front-and-Wing, 2-story</u> | foundation <u>04 Stone</u> |
| _____ | walls (visible material) <u>06 Stucco</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 112-114 2nd Ave SW

Site Number 09-01410
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

07 COMMUNITY PLANNING & DEVELOPMENT

Significant Dates

Construction date 1865 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 3/12/2015
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: _____

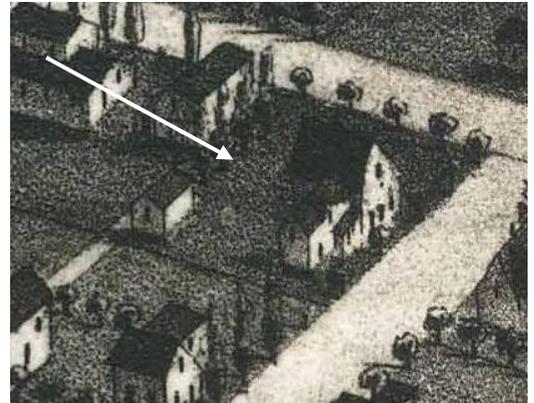
Iowa Site Inventory Form Continuation Sheet

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|-----------------------------------|---------|
| Hullman, Theodore and Mary, House | Bremer |
| Name of Property | County |
| 112-114 2 nd Ave SW | Waverly |
| Address | City |

7. Description

The Theodore and Mary Hullman House at 112-114 2nd Ave SW is estimated to have been constructed in 1865 according to the Bremer County Assessor's records. This date is consistent with the building's form and design. The date is also confirmed by the presence of the house on the 1868 bird's eye view map of Waverly (see house at right). The house was originally numbered as 108 Downing St.



The Hullman House is an example of a vernacular Gable-Front-and-Wing 2-story house form. The building has a stone foundation with stucco-clad walls. The 1927 Sanborn Map updated to 1934 shows the building with its original wood construction prior to the application of stucco. The house has a moderate pitched intersecting-gable roof with a steeply pitched gabled wall dormer on the west wing's front slope. The gable peaks of the house are clipped, a feature that may have been done some years after the house was originally built. A flat-roofed porch is located in the left-hand ell and extends east covering the first bay of the front-gable wing. The porch has been modified with the replacement of the original roof supports with square wood posts and the replacement of the wood deck with a poured concrete deck.

Fenestration includes 1/1 double-hung window units of several sizes throughout the house. These are most likely replacements for original multi-light sashes. A second entrance was added outside of the ell on the front when the building was converted from a single to two-family dwelling sometime after 1934. The house has a large corrugated metal detached garage/shed completed at an unknown date. The front gable peak is clad in stucco suggesting completion about the time the frame house was stuccoed sometime after 1934. It measures 12 x 50 feet and is located northwest of the house along the west property line. It is considered a noncontributing resource.

8. Significance

The Theodore and Mary Hullman House at 112-114 2nd Avenue SW derives significance 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. The garage is noncontributing.

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

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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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 Hullman House at 112-114 2nd Ave SW

The Hullman House is located in the southwest quadrant of Waverly that includes additions platted by 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. Settlement remained sparse in the additions until after the Civil War.

The Theodore and Mary Hullman House at 112-114 2nd Ave is estimated to have been constructed in 1865 according to the Bremer County Assessor's records. This date is consistent with the vernacular architectural form of the building. As noted above, this date is also confirmed by the presence of the house on the 1868 bird's eye view map of Waverly. Given the fact that Theodore Hullman settled in Waverly in 1855, it is possible that the lot was among the first to be built upon in William Sturdevant's Addition during or immediately following the Civil War.

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Theodore Hullman was a native of Germany and immigrated to America in 1850. Five years later he moved to Waverly and as such, was one of the community's earliest residents. He opened a store on E Bremer Ave by 1856 that was one of the first in Waverly. He was also a founding member of the Waverly Masonic Society when it organized in 1858. Theodore Hullman died in 1877 but his family continued to reside here for some years. In 1895 according to census records that year, the family included his widow Mary Hullman; son Theodore C. Hullman who was employed as a bookkeeper; son August, a collector; and son Fred, a laborer and later a barber. The 1913 city directory continues to show Mary living at this address. The house passed to Theodore C. Hullman in 1908 and in 1915, he transferred it to Clara Scully who lived nearby at 208 1st St SW at the time. It appears that Clara, a widow, rented out the former Hullman House as well as other property nearby.

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, 2000 and 2009. Vertical file collection, Waverly Public Library.

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Additional Information:

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

**112-114 2nd Ave SW
PIN 09-02-157-009**



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Hullman, Theodore and Mary, House

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112-114 2nd Ave SW
Address

Bremer
County
Waverly
City

Photographs: 112-114 2nd Ave SW, house looking north and northwest, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 112-114 2nd Ave SW, house looking northeast; garage and porch doors looking north, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



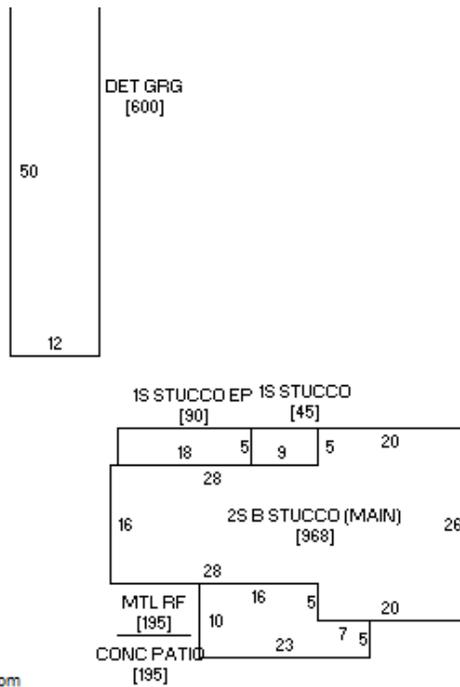
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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at:
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=104947173&KeyValue=0902157009>; accessed **3/11/2015**.



Sketch by www.camavision.com