

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

**State Inventory No. 09-01454**     New     Supplemental: photos & map  
 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 Halloway, Frank and Lucretia, House

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

**2. Location**

street & number 215 4th 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) 8    Lot(s) N 44' Lots 5 & 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)

- 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	1	buildings
—	—	sites
—	—	structures
—	—	objects
1	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*  
Waverly SW Quadrant Hist.&Arch 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, 1-Story

07E02 Craftsman

**Materials** (Enter categories from instructions)

foundation    10 Concrete

walls (visible material) 05E Aluminum

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 215 4th Street SW

Site Number 09-01454  
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 1930  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  
organization Svendsen Tyler, Inc. for the Waverly HPC  
street & number N3834 Deep Lake Rd.  
city or town Sarona state WI date 6/8/2015  
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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Halloway, Frank and Lucretia, House	Bremer
Name of Property	County
215 4 <sup>th</sup> Street SW	Waverly
Address	City

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## 7. Description

The Frank and Lucretia Halloway House at 215 4th Street SW is estimated to have been constructed in 1930 according to the Bremer County Assessor's records. This date is consistent with property transfer records that show the lot changing hands on 8/26/1929 when Frank Halloway acquired it from Ollie Foster. In 1940, Frank had his wife Lucretia's name added to the deed. Therefore, the Assessor's date of 1930 appears accurate.

The house is an example of the Front-Gabled Roof, 1-Story house form with Craftsman Style elements. The house has a clay tile block foundation typical of block manufactured in the Mason City brickworks west of Waverly. The walls are clad in wide clapboard style aluminum siding with a broad, moderate pitched front-gabled roof with no dormers on the slopes. A low-pitched front-gabled porch spans the front façade and appears to have been enclosed since its original construction. The porch has a matching tile block foundation and windows that match those of the balance of the house. The front entrance is off-set to the right.

Fenestration includes a Craftsman Style double-hung windows of various sizes in singles and pairs, all featuring three tall vertical lights in the upper sash and a single light below. This 3/1 configuration is seen throughout the house and front porch. On the attic level, the front gable has a double-hung window group with three sash including a 3/1 center window flanked by 2/1 units, each with diagonal lintels.

The house has a detached garage frame garage built in 1930 located to the rear of the house and accessed from the alley. The double-car garage has a low-pitched hipped roof, narrow eaves, and beveled wood siding. The garage roof has been clad in metal and the overhead doors replaced. The garage is considered noncontributing due to these changes.

## 8. Significance

The Frank and Lucretia Halloway House at 215 4th Street 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 considered non-contributing.

### *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, 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

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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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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 Frank and Lucretia Halloway House at 215 4th Street SW:*

The Halloway House at 215 4th Street SW is located 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 Halloway House is estimated to have been constructed in 1930 according to the Bremer County Assessor's records. This date is consistent with property transfer records that show the lot changing hands on 8/26/1929 when Frank Halloway acquired it from Ollie Foster. In 1940, Frank added his wife Lucretia's name to the deed. The following year on 8/28/1941 the property was transferred to Louis Pries. In 1949 following Louis' death, his wife Alvina received the property. On 12/19/1952 after Alvina's re-marriage to Ewald Boeckmann, her new husband's name was added to the deed.

## 9. Sources

*Atlas of Bremer County, Iowa.* Waverly, Iowa: Waverly Publishing Company, 1917.

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*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.

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).

**215 4th St SW**  
**PIN 09-02-155-003**



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Bremer

Name of Property

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Address

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**Photographs:** 215 4th Street SW, looking northeast and southeast, **11/30/2014**, Andrew Bell, Svendsen Tyler, photographer.



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215 4<sup>th</sup> Street SW

Waverly

Address

City



**Photographs:** 215 4th Street SW, house and garage looking southeast and southwest, **11/30/2014**, Andrew Bell, Svendsen Tyler, photographer.



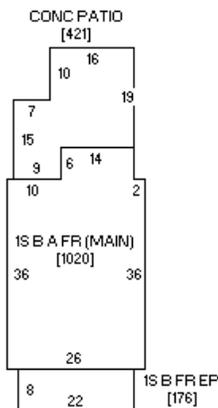
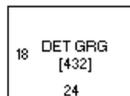
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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at:  
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=993683709&KeyValue=0902155003>; accessed **6/8/2015**.



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