

County Bremer
City Waverly

Address 200 6th Street SW

Site Number 09-01461
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 1905 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 6/29/2015
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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Luesenhop, Henry F. and Emma, House	Bremer
Name of Property	County
200 6 th Street SW	Waverly
Address	City

7. Description

The H.F. and Emma Luesenhop House at 200 6th St SW is estimated to have been constructed in 1880 according to the Bremer County Assessor's records. A building first appears on this site in the 1875 *Bremer Co. Atlas* city map for Waverly; by 1894, the front half of the house had been added. Property transfer records show William Ward Smith acquiring all of Lots 1 and 2 in Block 17 in 1902 from Minnie Case and re-selling the north half with 200 6th St SW on it to Emma Luesenhop on 11-7-1905. She and her husband H.F. Luesenhop, likely updated the house at that time or built a new residence. Because of the form and design elements in the house, a ca. 1905 date is attributed to the building rather than the Assessor's date of 1880.

The Luesenhop House is an example of a vernacular Hipped Roof 2-Story house form. This example uses a moderate pitched hipped roof with alterations in openings and porch arrangements producing an asymmetrical façade. The house is now clad in wide clapboard-style aluminum siding with replacement double-hung 1/1 windows in most openings. On the front façade, the original porch has been modified with the introduction of brick pedestals and a brick foundation for the smaller entrance porch. A pair of original square porch posts appears to have been shortened and placed on brick pedestals with matching brick used on the wall sections to either side of the front door. A Queen Anne Style Cottage Window is placed to the right of the entrance with beveled leaded glass in the upper horizontal sash and a large square single-light below. To the south of the entrance, a modern angular bay window has been installed. On upper level and side facades, 1/1 double-hung windows are used.

A front-gable frame carriage house is located at the rear of this property with a carport attached along the east wall. The rarity of this 2-story, frame front-gable city barn adds significance to its status as a contributing resource.

8. Significance

The H.F. and Emma Luesenhop House at 200 6th St 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 to 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 carriage house is considered a contributing resource.

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

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

Iowa Site Inventory Form Continuation Sheet

Page 2

Luesenhop, Henry F. and Emma, House	Bremer
Name of Property	County
200 6 th Street SW	Waverly
Address	City

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 Luesenhop House at 200 6th St SW

The Henry F. and Emma Luesenhop House at 200 6th Street SW is estimated to have been constructed in 1880 according to the Bremer County Assessor's records. Property transfer records combined with interpretation of the house's footprint and design detailing, suggest the house was more likely constructed in ca. 1905 for local real estate agent H.F. Luesenhop and his wife Emma for their large family. Rev. William Ward Smith House located immediately to the south. The Luesenhop House stood immediately next door to the south. By 1913, daughters Lillian worked at the Waterloo, Cedar Falls and Northern RR Station and Flora worked as a nurse while children Edwin, Irene and Meta were not employed. City telephone directories show the Luesenhop family residing here until ca. 1926. In 1932, the house passed to Hulda Luesenhop (family relationship unknown) who sold the house in 1939 to Flora Wigton, likely Flora Luesenhop. She held the property until 1959 when she transferred it to her sisters Lillian and Irene Luesenhop. Lillian was listed as residing here in the 1961 city directory. In 1969 the property passed to Arlean and Walter Sohle from Irene Luesenhop's estate.

9. Sources

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

Iowa Site Inventory Form Continuation Sheet

Page 3

Luesenhop, Henry F. and Emma, House	Bremer
Name of Property	County
200 6 th Street SW	Waverly
Address	City

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.

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

Site Number **09-01461**
Related District Number **09-00961**

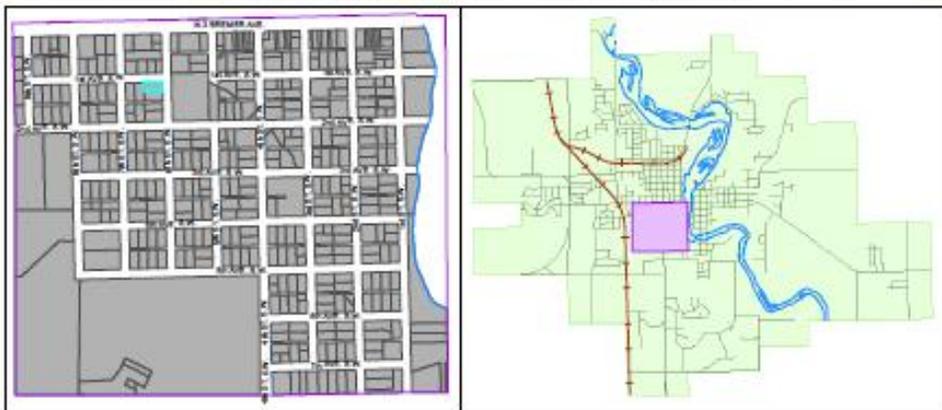
Page 4

Luesenhop, Henry F. and Emma, House	Bremer
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Additional Information:

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

**200 6th St SW
PIN 09-03-282-006**



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

Site Number **09-01461**

Related District Number **09-00961**

Page 5

Luesenhop, Henry F. and Emma, House

Bremer

Name of Property

County

200 6th Street SW

Waverly

Address

City

Photographs: 200 6th St SW, looking northwest and southwest, **4/7/2014**, Andrew Bell, photographer, Svendsen Tyler.



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

Site Number **09-01461**

Related District Number **09-00961**

Page 6

Luesenhop, Henry F. and Emma, House

Bremer

Name of Property

County

200 6th Street SW

Waverly

Address

City

Photographs: 200 6th St SW, looking southwest and entrance detail, looking southwest, **4/7/2014**, Andrew Bell, photographer, Svendsen Tyler.



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

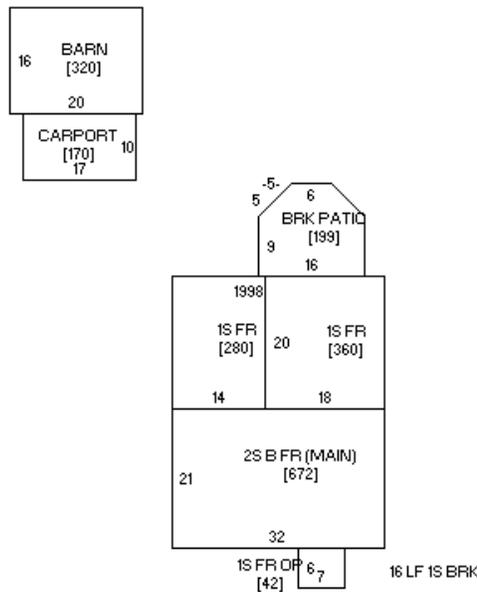
Site Number **09-01461**

Related District Number **09-00961**

Page 7

Luesenhop, Henry F. and Emma, House	Bremer
Name of Property	County
200 6 th Street SW	Waverly
Address	City

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&KeyValue=0903282006>; accessed 6/29/2015.



Sketch by www.camavision.com