

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

**State Inventory No. 09-01468**     New     Supplemental  
 Part of a district with known boundaries (enter inventory no.) \_\_\_\_\_  
 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 Langholz, Rev. Walter (Valdemar) C. and Vera, House  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 100 Home Blvd. 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 Home Addition    Block(s) 1    Lot(s) 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 Enter number of:	If Eligible Property, enter number of: Contributing    Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>2</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ 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>01A03 Single Dwelling: residence</u>	<u>01A03 Single Dwelling: residence</u>
<u>01C05 Secondary Structure: garage</u>	<u>01C05 Secondary Structure: garage</u>
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>10B Mid &amp; Late 20<sup>th</sup> Century: Minimal Traditional</u>	foundation <u>10B Concrete Block</u>
_____	walls (visible material) <u>02E Wood Shake</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 100 Home Blvd

Site Number 09-01468  
District Number \_\_\_\_\_

**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 1949  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 10/8/2015  
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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Langholz, Rev. Walter (Valdemar) C. and Vera, House	Bremer
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100 Home Blvd.	Waverly
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## 7. Description

The Rev. Walter (Valdemar) C. and Vera Langholz House at 100 Home Blvd. is estimated to have been constructed in 1948 according to the Bremer County Assessor's records. This was among the first wave of houses completed in the Home Addition, which was platted on 10/25/1947 and recorded the following spring by the Lutheran Children's Home that owned and occupied land to the west at the time of platting. The Langholz family acquired the lot on 8/18/1948 from the Children's Home. The Langholz House was featured in a front page photograph and story for "Once a Hayfield, Home Addition Now a Neighborhood" in the 8/5/1949 issue of the *Waverly Democrat* (at right) but was not included in a summary of construction published in the *Waverly Democrat* 10/22/1948 for the year 1948.



This suggests the house was not underway or completed until 1949.

The Langholz House is an example of a Minimal Traditional house form that became popular in Waverly after World War II. These 1- and 1½-story houses introduced during the Great Depression and were sized to meet the demand for economical homebuilding as prescribed by the National Housing Act of 1934 that created the Federal Housing Administration (FHA). Starting from scratch, the FHA created a mortgage insurance program for qualified homebuyers and homes that met certain minimal standards. A parallel effort within the agency employed architects and experienced homebuilders to design improved and affordable home plans. In 1936 the agency published *Principles of Planning Small Houses*, which contained plans for simple one-story and two-story dwellings. The plan for "House A" contained just 534 square feet with a small kitchen, large multi-purpose living and dining room, two bedrooms, and a bath. Within the homebuilding industry, it soon became known as the "FHA Minimum House." Historians have identified thousands of these houses and the slightly larger "House B" with 624 square feet in the U.S. The Langholz House is even larger than the House B plan containing 896 square feet on the first floor.

The house is a 1½-story frame side-gabled house with a gabled enclosed entrance vestibule centered on the west façade. The steeply pitched roof has no eaves on the gabled ends and very shallow eaves along the front and rear. The foundation is flat-finished concrete block and wide wood shake shingles on the walls. The centered main entrance vestibule has an off-set paneled and multi-light door that may be original. The concrete entrance steps have a wrought-iron balustrade on both sides. Fenestration for the house includes 6/6 double-hung units in pairs to either side of the entrance and in the gable-end peaks with single units on the first floor of each gable-end. A deck with horizontal wood rails has been added to the south gabled end at an unknown date and a concrete patio extends along the rear. A detached double-bay garage with a single overhead door is located northwest of the house and according to Assessor records was constructed at the same time the house was built in 1948. The drive opens directly onto Home Boulevard, a short-block long street configured with a median strip that opens onto both W Bremer Ave and a service drive that parallels W Bremer Ave. The garage is finished with the same materials as the house with a double-wide overhead door

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– a likely replacement. The garage is considered a contributing resource because of its original form and finish.

## 8. Significance

The Langholz House at 100 Home Blvd. derives significances under Criteria A and C as a well-preserved example of a post-World War II Minimal Traditional house form. Its location within one of the first housing additions platted exclusively for newly constructed post-war housing with design elements and deed restrictions typical of mid-20<sup>th</sup> century residential development. The building's high level of integrity adds to its significance. Its significance is heightened by the relative rarity of intact examples of this house form within the Home Addition neighborhood in southwest Waverly. The garage is also considered 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 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-

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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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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 Langholz House at 100 Home Blvd.:*

The Langholz House at 100 Home Blvd. is located in the "Home Addition," the first of three "Home" additions platted on the west side of Waverly following World War II. The first addition was platted on 10/25/1947 by the Lutheran Children's Home Society, owner of the land and a not-for profit orphanage that was located on a multi-acre plot of ground south of W Bremer Ave and west of the Illinois Central RR. The orphanage also held property north of West Bremer Ave that was recorded as the "Second Home Addition" on 12/29/1956 and to the west of the original Home Addition along 16<sup>th</sup> St SW that was recorded as the "Third Home Addition" on 4/29/1960. The three additions and "Home Boulevard" coincidentally take their shared name from the orphanage and the purpose of the addition for home-building that experienced a boom in Waverly after World War II. Growth was robust in these blocks in the decades following the war.

Property transfer records show that this house was among the first wave of houses completed in the Home Addition, which was platted on 10/25/1947 by the Lutheran Children's Home that occupied land to the west of the addition. The Langholz family acquired the lot on 8/18/1948 from the Children's Home. The Langholz House was featured in a photograph in the 8/5/1949 issue of the *Waverly Democrat* but was not included in a summary of construction completed or underway that was published in the *Waverly Democrat* 10/22/1948 for the year 1948. This suggests that the actual house construction did not commence until 1949.

Walter Langholz, a 1938 graduate of Wartburg College, and Vera Foster were married in 1941 in Columbus, Ohio while he was attending seminary there. In 1947 after World War II concluded, the couple relocated from Dobbs Ferry, New York to Waverly where Rev. Langholz worked for Wartburg College as director of development. He was employed here at the time the couple built their new house several blocks southwest of the college campus. Within a few years the Langholz family moved to Peoria, Illinois where Langholz served First English Lutheran Church from 1951-1964. He died in 1971 and Vera died four years later while residing in Arcadia, Wisconsin. (*The La Crosse Tribune*, 12/8/1975). A biography from the Evangelical Lutheran Church of America Archives for Langholz is included below.

On 9/15/1951, the Langholz family sold their house to Rosco and Vera Beaty. The Beatys held the property for 15 years selling it to James and Katherine Avery on 4/1/1966. The house was conveyed to George and Neva Albers on 9/15/1982 who in turn sold it to Earl and Barbara Burkle on 6/4/1985. Subsequent owners included Paul and Lana Clark (1992-2000), Barbara Ripley (2000-2014) and current owner, Rachel Rosteck (2014- ).

## 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.

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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.

Home Addition and Third Home Addition Plat Maps. Bremer County Recorder's Office, 2014.

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 Democrat* articles - 8/5/1949 and 10/22/1948.

Waverly house 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.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
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Biographical Record for Walter C. Langholz, Evangelical Lutheran Church of America Archives, 10/112/2015.

CLERGY OF THE AMERICAN LUTHERAN CHURCH BIOGRAPHICAL RECORD					
Deceased May 14, 1971		Name <u>LANGHOLZ, WALDEMAR C. (W. C.)</u>		Code No. <u>L-1216</u>	
Address <u>3128 N. Chapel Place</u>		EDUCATION			
<u>Peoria, Illinois</u>		Colleges and Seminaries Attended		Dates	
<u>500 Church Drive</u>		<u>Luther Coll., St. Paul, Minn.</u>		<u>1st sem. '30; 2nd '35</u>	
<u>Rantoul, Illinois 61866</u>		<u>Hebron Jr. Coll.,</u>		<u>1935-36</u>	
		<u>Wartburg Coll., Waverly, Ia.</u>		<u>1936-38 (Eng. Lit.) B.A.</u>	
		<u>Ev. Luth. Sem., Columbus, O.</u>		<u>1938-41</u>	
		Degree Earned		Date	
				<u>June 1938</u>	
Grade Point Average at end of first quarter in third year _____					
		Ordination Date <u>June 8, 1941</u>		Ordaining Body <u>ALC</u>	
RECORD OF SERVICE					
		Position		Location	
Birth Date <u>Sept. 10, 1911</u>		<u>Pastor</u>		<u>Dobbs Ferry, N. Y.</u>	
Birth Place <u>Morgan, Minn.</u>		<u>Director of</u>		<u>Development, Wartburg Coll.,</u>	
Height _____ Weight _____		<u>Pastor</u>		<u>Waverly, Ia.</u>	
Father's Name <u>William H. J. Langholz</u>		<u>"</u>		<u>First Eng., Peoria, Ill.</u>	
Wife's Maiden Name <u>Vera Ann Foster</u>		<u>"</u>		<u>American, Rantoul, Ill.</u>	
Birth Date <u>Dec. 1, 1915</u>		DECEASED		<u>May 14, 1971</u>	
Birth Place <u>Arcadia, Wis.</u>					
When Married <u>June 10, 1941</u>					
Names of Children and Year of Birth					
<u>Douglas M 8-3-43</u>					
<u>Susan F 6-17-44</u>					
<u>Judith F 11-23-50</u>					
(See reverse side)					
Other Appointments and Responsibilities		<u>Board of Regents, Wartburg College, 1954 - .</u>			
		<u>Illinois District Stewardship Committee, 1952-59.</u>			
Wife's Special Abilities <u>Typist; good pastor's wife.</u>		<u>Illinois District Calling Committee, 1960-65.</u>			
Graduate <u>St. Paul Luther Junior College.</u>					
Family Health <u>Excellent.</u>					
1962					

Publication: [The La Crosse Tribune](#)

Location: La Crosse, Wisconsin

Issue Date: Monday, December 8, 1975

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Mrs. Vera A Langholz, 60, of Arcadia, died Friday, Dec 5 [1975], in a La Crosse hospital. She was born Dec. 1, 1915, at Arcadia, to Mr. and Mrs. Alex Foster. She married Waldemar C Langholz at Columbus, Ohio, June 10, 1941, and he died in 1971. Survivors are a son, Douglas of Falls Church, Va.; two daughters, Mrs. Susan Miller of Oregon, and Judi of Waverly, Iowa; two grandchildren; and a brother, Roy of Corvallis, Ore. Services were to be at 1:30 p.m. Monday in the American Lutheran Church, Arcadia, with Rev. Wayne Radke officiating and burial in Eden Park Memorial Cemetery, Ranlow, 111. Killian Funeral Home, Arcadia was in charge of arrangements.

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### Additional Information:

Bremer County Assessor's Pictometry Imagery, 9/11/2015.



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Bremer County Assessor's Map, 10/9/2015.



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**Photographs:** 100 Home Blvd., looking northwest and west southwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 100 Home Blvd., looking west and northwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 100 block of Home Blvd., looking northwest with Langholz House in background, **4/7/2014**, Andrew Bell, Svendsen Tyler, 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=1928662926&KeyValue=0903176013>; accessed **9/11/2015**.

