

County Bremer
City Waverly

Address 208 4th Ave SW

Site Number 09-01472
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)

Significant Dates

Construction date
1946 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 6/4/2015
 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

Page 1

Henn, Georgia M., House	Bremer
Name of Property	County
208 4 th Ave SW	Waverly
Address	City

7. Description

The Georgia M. Henn House at 208 4th Ave SW is estimated to have been constructed in 1946 according to the Bremer County Assessor's records. The house footprint does not appear on any of the Sanborn Maps. The form and design are typical for a house from the 1940s. Property transfer records show Georgia Henn, a widow, acquiring the parcel on 3/14/1946 from Emmaroy Osier. Based on this information it is likely that the house was built later that year and that the estimated date is correct.

The house is an example of a vernacular 1½-story Gable-Front-and-Wing house known as the Minimal Traditional form that became popular for dwellings erected before and after World War II in the southwest quadrant residential neighborhoods. It combines the basic layout of the Federal Housing Administration's "minimum houses" (Plans A and B) that were among five one and two-story house plans developed in 1936 and later modified in 1940 to help guide the construction of efficient, economical and flexible residential development. These concepts were popularized in various plan services during the 1930s and 1940s.

The Henn House has a broad, steeply pitched side-gable roof with no eaves along the sloped edges on the gable ends. The house has a concrete block foundation with narrow-width clapboard style vinyl siding on the walls. The asymmetrical front has a shallow projecting front-gable wing on the west half of the front façade with a smaller contiguous gable bay containing a single 6/6 double-hung window. The entrance is to the right of the contiguous gable bay with plain pilasters and a simple entablature. Other window units in the gable ends are also 6/6 double-hung windows. The feature window on the right half of the front façade is a large square sash with 25 lights. The east gable end has a reddish-brown exposed brick chimney with a contiguous gabled projecting bay. A shed-roofed stoop opens onto the driveway. The detached two-car garage at the rear of the lot has wide synthetic siding and a double-wide overhead fiberglass door. It was built in 1993 and is considered non-contributing.

8. Significance

The Georgia M. Henn House at 208 4th Ave SW is considered a contributing resource in the Sturdevant SW Historic District. Though it has lost some integrity with the installation of synthetic siding and replacement windows, it retains its overall form and window placement. It is among the wave of houses built from the end of the Great Depression through the post-WW II housing boom on vacant lots in the neighborhood. The 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 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,

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

Henn, Georgia M., House	Bremer
Name of Property	County
208 4 th Ave SW	Waverly
Address	City

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 Georgia M. Henn House at 208 4th Ave SW:

The Georgia M. Henn House at 208 4th Ave 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. This house is located on Block 3 of William Sturdevant's Addition. Growth remained relatively slow in these subdivisions until after the Civil War. Construction of this house occurred at the end of the Depression decade before housing slowed down as a result of scarcity of materials during World War II.

The Henn House was constructed in 1946 according to the Bremer County Assessor's records. This date is consistent with property transfer records showing Georgia M. Henn, a widow, acquiring the lot in 3/14/1946. It is not clear whether or not the house had been built when she acquired it or was completed after she took ownership. The form and design of the house popularized during the Depression years for Minimal Traditional house forms further confirms the date. Georgia Henn was the widow of John P. Henn who died in 1940. Her

Iowa Site Inventory Form Continuation Sheet

Page 3

Henn, Georgia M., House	Bremer
Name of Property	County
208 4 th Ave SW	Waverly
Address	City

house like many from this period was completed after WW II ended and building materials were more readily available. She died in 1979 and the property passed from her estate the following year to Elmer and Clara Niemeyer.

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 Auditor's Office, Property Transfer Records.

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.

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

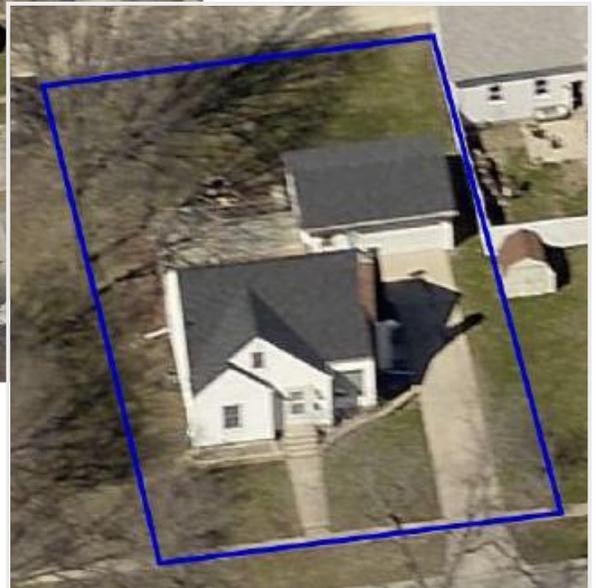
Site Number **09-01472**
Related District Number **09-00961**

Page 4

Henn, Georgia M., House	Bremer
Name of Property	County
208 4 th Ave SW	Waverly
Address	City

Additional Information:

Bremer County Assessor's Department, Beacon Pictometry Image, generated 5/29/2015.



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

Site Number **09-01472**

Related District Number **09-00961**

Page 5

Henn, Georgia M., House

Bremer

Name of Property

County

208 4th Ave SW

Waverly

Address

City



Photographs: 208 4th Ave SW, looking north and northeast, **5/14/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



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

Site Number **09-01472**

Related District Number **09-00961**

Page 6

Henn, Georgia M., House

Bremer

Name of Property

County

208 4th Ave SW

Waverly

Address

City

Photographs: 208 4th Ave SW, looking northwest, 5/14/2015, Marlys Svendsen, Svendsen Tyler, photographer.



Iowa Site Inventory Form Continuation Sheet

Page 7

Henn, Georgia M., House	Bremer
Name of Property	County
208 4 th Ave SW	Waverly
Address	City

Photograph and Plan: Bremer County Assessor website photograph and plan available at:
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=246008302&KeyValue=0902164007>; accessed 6/4/2015.

