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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Harmon and LeValley NW Historic District

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

## 2. Location

street & number Area roughly by Cedar River, 1st Ave. NW, 7<sup>th</sup> St. NW & 6<sup>th</sup> Ave. NW

N/A	not for publication
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city or town Waverly

N/A	vicinity
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state Iowa code IA county Bremer code 017 zip code 50677

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Steve King Signature of certifying official/Title  
**STATE HISTORICAL SOCIETY OF IOWA**  
Date 18 Apr 2014

State or Federal agency/bureau or Tribal Government \_\_\_\_\_

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register     determined eligible for the National Register
- determined not eligible for the National Register     removed from the National Register
- other (explain:)

Patrick Andrews Signature of the Keeper Date of Action 6/6/2014

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
220	109	buildings
		sites
		structures
		objects
220	109	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling  
 DOMESTIC: secondary structure  
 RELIGION: religious facility  
 RELIGION: church school  
 EDUCATION: school  
 AGRICULTURE: horticultural facility  
 COMMERCE: specialty store

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling  
 DOMESTIC: secondary structure  
 RELIGION: religious facility  
 RELIGION: church school  
 DOMESTIC: multiple dwelling  
 AGRICULTURE: horticultural facility  
 COMMERCE: specialty store

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE VICTORIAN: Italianate  
 LATE VICTORIAN: Queen Anne  
 LATE 19<sup>th</sup> & 20<sup>th</sup> Century Revivals: Colonial Revival  
 LATE 19<sup>th</sup> & 20<sup>th</sup> Century Revivals: Tudor Revival  
 LATE 19<sup>th</sup> & 20<sup>th</sup> Century Am. Movements:  
 Bungalow/Craftsman

**Materials**  
(Enter categories from instructions.)

foundation: STONE: Granite  
 STONE: Limestone  
 CONCRETE  
 walls: WOOD: Weatherboard  
 WOOD: Shingle  
 METAL: Aluminum  
 CONCRETE  
 STUCCO  
 SYNTHETICS: Vinyl  
 ASBESTOS  
 roof: ASPHALT  
 METAL

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## Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraphs

The Harmon and LeValley NW Historic District is a residential neighborhood located on the west bank of the Cedar River as it passes through the center of Waverly. The district contains approximately 31 city blocks and is located one block north of the west half of Waverly's central business district that extends along West Bremer Avenue. The area includes a total of 329 primary and secondary resources. Of these, 189 are primary resources including two churches, a multi-building greenhouse/floral shop complex, a parochial school, a former public high school, and the majority of which are single-family and multi-family residences. 140 buildings are secondary resources including a mix of garages and carriage houses. Of the 189 primary resources, 177 have been evaluated as contributing to the significance of the district and 12 resources are considered noncontributing. Of the 140 secondary resources, 43 are contributing and 97 are noncontributing. All but nine of the residences were built during the district's period of significance, ca. 1865-1961. Secondary resources date from ca. 1890 to ca. 2010.

The neighborhood includes a well-preserved collection of late 19<sup>th</sup> century and early-to-mid-20<sup>th</sup> century residential architectural styles and vernacular house forms. These include a particularly good collection of early concrete block residences. Buildings range in size from small 1-story Side-Gable, Front-Gable, and Hipped cottages to large 2-story Front-Gable-and-Wing houses, 2-story Side-Gable, and 2-story Hipped-Roof houses. Architectural designs favor both the Queen Anne Style and Craftsman Style in composition, finishes, and features. Less common architectural styles include Italianate, Tudor Revival, and Colonial Revival designs and features. Together the district's designs include a handful of residential commissions completed by John F. Leitha, local architect and contractor, as well as examples of vernacular forms attributed to pattern books, plan services, and to a number of other locally identified contractors including Anton Bruns, George Blain (who with members of his family built concrete block and stucco houses), Henry C. Clausing, Fred Flege, Gustav H. Korth, Harold Miller, John Russell, Leo Stenzel, Frank Woodring, and W.H. Woodring. Important designs for major institutional buildings were completed by architects Howard Bowman Burr of Waterloo for Waverly High School and St. Paul, Minnesota architects Buechner and Orth for St. Paul's Lutheran Church.

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## Narrative Description

*Site:* The Harmon and LeValley NW Historic District has an irregular boundary that surrounds abutting portions of about 27 full city blocks and 8 half blocks. These blocks are located primarily in the Harmon and LeValley Addition from which the district derives its name in two-thirds of the district in the south and southeast, and smaller sections of the M.N. LeValley Addition on the west central blocks, J.J. Smith's Addition in the northeast blocks, and Knott's Addition in the northwest blocks. The historic district extends from Kohlmann Park at the east edge along the bank of the Cedar River west for six blocks to the campus of Wartburg College on the west edge of the district and from just north of Waverly's commercial main street, West Bremer Avenue, north for four to five blocks to sections of 5<sup>th</sup> Avenue NW and 6<sup>th</sup> Avenue NW. The city blocks in the neighborhood are laid out in a grid pattern with most blocks measuring approximately 670 feet square with regular and fractional city blocks in most of the additions. The historic district boundary is shown on the following page and in *Figure 7* at the end of the nomination.

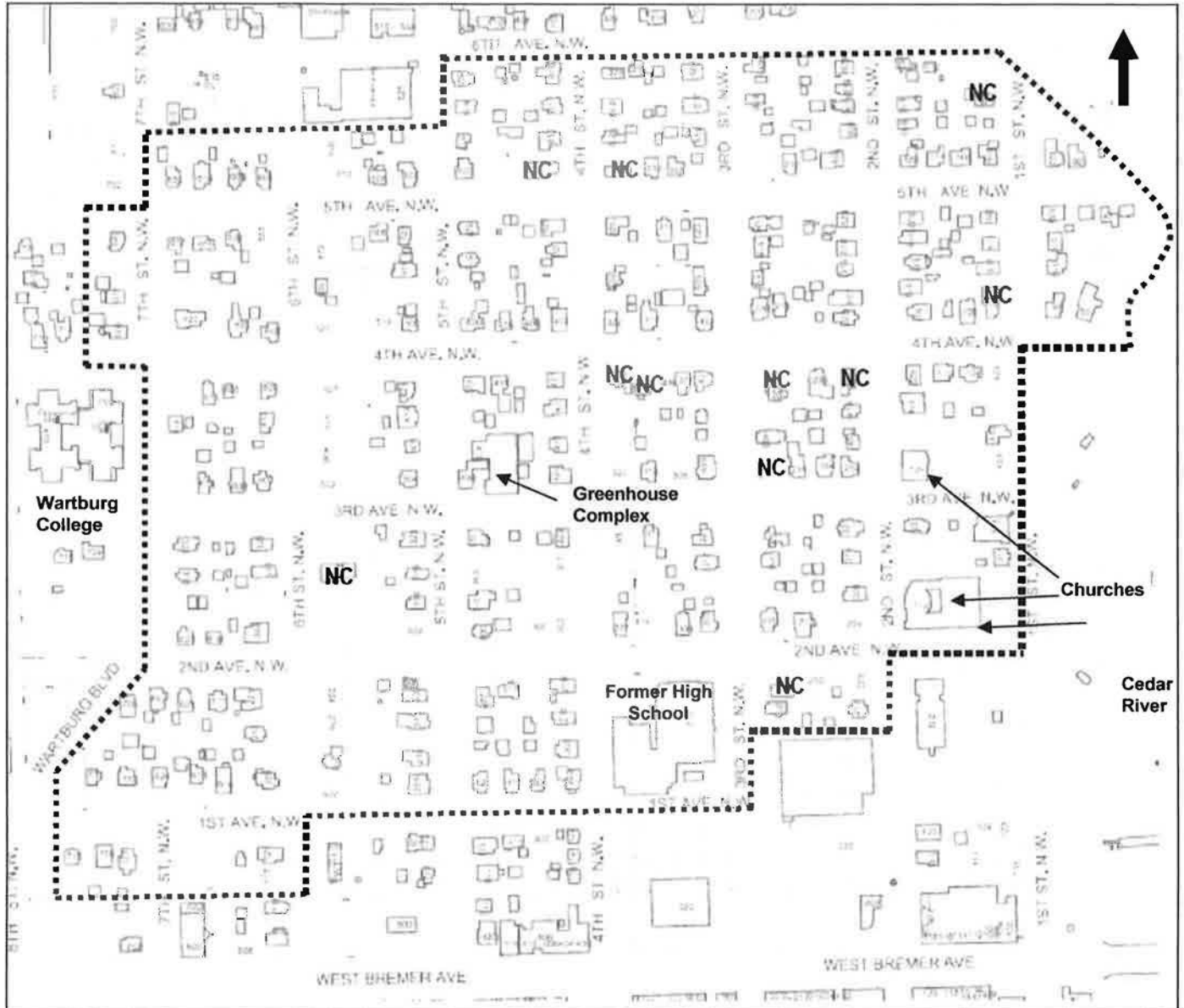
The development that took place historically in blocks surrounding the Harmon and LeValley NW Historic District was substantially different than that within the district. The area occupied by present day Kohlmann Park just outside of the district to the east historically held a mix of residences, a mill, and other businesses through the years. This area was prone to frequent Cedar River flooding and was cleared of buildings by the 1930s. The area immediately north of the district originally held a collection of industrial properties associated with railroad lines that passed through Waverly's north side a half-block north of 6<sup>th</sup> Ave NW. One major business at the northeast corner of the district that was involved in processing milk dates from the 19<sup>th</sup> century in this area and is now owned by the Nestlé Company. Further west along the former Chicago Great Western RR right-of-way, now a recreational trail, both a lumber company and a concrete block manufacturer/casket factory date from the turn of the 20<sup>th</sup> century; some buildings continue from each of these concerns.

The south edge of the district was originally defined by about five blocks of commercial and institutional buildings that fronted on West Bremer Ave, Waverly's main street. Fully developed by the late 19<sup>th</sup> century, this commercial corridor evolved during the 1920s and 1930s with the introduction of new filling stations, several post-fire buildings, the addition and



later removal of a public library, the removal of a landmark church, and more recently, the construction of a free-standing grocery store, drug store, and convenience store, each with a large-scale parking lot. On the west edge of the district, the Wartburg campus has continued to expand further east and evolve. New multi-story buildings and at-grade parking lots now extend from near West Bremer Avenue north along the west side of the 8<sup>th</sup> St NW, Wartburg Boulevard, and 7<sup>th</sup> St NW. A prominent traffic roundabout is now at the intersection of 8<sup>th</sup> St NW and 1<sup>st</sup> Ave NW.

Harmon and LeValley NW Historic District Boundary and Building Status  
 NC = Noncontributing Resource; all other Primary Buildings are Contributing Resources



The topography of the historic district is mostly level with the 100-year flood plain extending several blocks away from the Cedar River. A wide, gently sloped creek bed referred to historically and by contemporary residents as “Dry Run” extends from north to south in the mid-block area between houses facing 5<sup>th</sup> St NW and 6<sup>th</sup> St NW. This area can be subject to flooding caused by freshets or lingering standing water during wet seasons. Elevated pedestrian bridges cross Dry Run while streets have shallow dips to avoid the need for bridging. Residential lots within the district have rectangular shapes with most following original single lot lines or combined double-lot parcels. Original lots (eight per block) were laid out in the Harmon and LeValley Addition to have houses face north-south streets but over time, several east-west corridors developed including blocks along 1<sup>st</sup> Ave NW, 2<sup>nd</sup> Ave NW, and 3<sup>rd</sup> Ave NW. In the fractional blocks located further north in J.J. Smith’s Addition in the northeast portion of the district, lots were originally laid out with frontages facing east-west



routes of avenues cementing another east-west corridor. Alleys were present in most blocks in the historic district except for the row of blocks between 4<sup>th</sup> and 5<sup>th</sup> avenues. "Streets" always extend north and south while "avenues" extend east and west in Waverly.

The Harmon and LeValley NW Historic District contains two extant churches along the 2<sup>nd</sup> St NW "church corridor." The original Universalist Church (nonextant) was located on the east side of the 300 block of 2<sup>nd</sup> St NW in ca. 1865. It was purchased by St. Paul's Lutheran Church in 1886 to serve as its first sanctuary and was used by the growing German-speaking congregation for two decades until a new St. Paul's Lutheran Church (extant) was completed in 1908 immediately to the south at 112 2<sup>nd</sup> Ave NW; it continues from this location in 2013. The second extant church along the church corridor was the First Evangelical Church/German Evangelical Church (extant) constructed in 1902 at 124 3<sup>rd</sup> Ave NW. It became Faith United Methodist Church in 1968. It closed in ca. 1990 but was reopened by other churches since then though it is vacant in 2013.

Several schools were built in the Harmon and LeValley NW Historic District and two remain extant. A parochial elementary school, St. Paul's Lutheran School, was formed in 1890 when land was acquired along the south side of the 100 block of 2<sup>nd</sup> Ave NW for erection of a school house (nonextant). Growth in student population led to the construction of a new school as part of a combination Parish House-School addition (extant) that was added in 1940 to the east side of St. Paul's Lutheran Church. The Waverly High School (extant) at 215 3<sup>rd</sup> St NW was built in 1926 replacing an earlier school building on the same site that served as a Kindergarten School (nonextant).

The residential blocks in the Harmon and LeValley NW Historic District contain a mix of small, moderate, and large-scale houses. Though platting of lots allowed construction of primary façades fronting on both north-south streets and east-west avenues, it appears that the choice of the first builder on a particular block face often was a predictor for how houses would be oriented elsewhere on the block. If a corner lot ended up with a small house, the rear lot could be developed separately. If the corner lot had a full-depth house, it was more likely that the street or avenue orientation would continue as first established elsewhere. Regardless of street or avenue orientation, corner lots tend to have designs with more elaborately detailed façades facing both directions. Because of the level topography of the neighborhood, prominent house sites did not overlook the Cedar River as they do in many riverfront neighborhoods. Instead, because of frequent flooding and the commercial development on the east side of the Cedar River, only one house lot in the neighborhood has its residence oriented with a river view. This house is at the far eastern end of 4<sup>th</sup> Ave NW. Another reason for the lack of houses with river views was the fact that the east side of 1<sup>st</sup> St NW was originally developed with commercial sites and in later years frequently flooded contributing to the decision to make this area a municipal park.

### ***Building Stock:***

The Harmon and LeValley NW Historic District contains 189 primary resources and 140 secondary resources. Two large Gothic Revival churches were built shortly after the turn of the 20<sup>th</sup> century on the eastern edge with a senior high school built along the south central edge in the 1920s. A commercial floral and greenhouse business established in the 1920s continues in the district. Located at the northeast corner of 3<sup>rd</sup> Ave NW and 5<sup>th</sup> St NW, it includes a complex of five glass greenhouses, frame and metal warehouses, a brick retail shop, and the business founder's frame residence, all clustered on a quarter of a city block in the north central section of the district. The primary residences making up the majority of the district are a mixture of 1-, 1½-, and 2-story house forms constructed of wood clapboard and decorative shingles, concrete block, stucco and brick or various combinations of these materials. The secondary buildings are a mix of 1- and 2-story buildings with most built of frame construction. More than 40 intact early garages and carriage houses, or "city barns" as they are known locally, are scattered throughout the district. The substantial majority of residential buildings are of frame construction with cladding including a variety of decorative wood shingle forms, narrow to wide wood clapboard siding, wood stickwork, and a mix of mid to late 20<sup>th</sup> century synthetic sidings. A number of houses built during the 1950s retain early examples of synthetic siding – asbestos shingle or Transite<sup>®</sup> siding the most popular for whole house finishes. Other synthetic finishes applied to about 25 percent of the frame houses originally featuring clapboard and shingles include aluminum, steel, and vinyl clapboard-style sidings. In nearly all cases, though these applications diminished building integrity, they did not result in the dwellings being considered noncontributing. The balance of resources in the district includes brick, stucco, and concrete block buildings or various combinations of these materials used in conjunction with clapboard and shingles. Foundations were built of limestone (coursed and uncoursed ashlar), granite hard heads (random-sized granite boulders), rock-faced or flat-finished concrete block, and poured concrete. The 2013 historical and architectural survey findings in the neighborhood suggest the use of concrete block beginning in ca. 1907 and growing in popularity until after WW I when it was in use for foundations for nearly 100 percent of new houses and additions. Original brick and stucco finishes remain largely intact with some stone foundations having received parged concrete or, in a few

instances, replacement sections of concrete block where foundations have failed. Poured concrete was introduced after World War II for foundations of new houses and additions though flat-finished block continued to be used into the late 20<sup>th</sup> century as well.

A particularly fine collection of concrete block houses or “cement block houses” as they were known in the early 20<sup>th</sup> century, is located in the Harmon and LeValley NW Historic District. This stems in part from the fact that the owner of one of the earliest and most important concrete block factories in Waverly was George E. Blain who owned property in the area. Six block houses, two stucco houses and dozens of other frame houses survive in the neighborhood in well-preserved condition that can trace the use of Blain block for their building. More information about Blain’s company appears in the historical and architectural development sections below. Concrete block houses in the district include 1-story, 1½-story and 2-story houses built mostly with hipped roofs. If gable roofs or dormers were used, shingles or stucco were used for finishes for these elements. The basic block that Blain produced evolved over time in terms of standard size and finish. The earliest block had a dimpled texture with beveled edges; later block employed rustic rock-faced finishes. Blain also experimented with the types of pre-cast features he manufactured. These included simple elements such as sills and lintels and more elaborate features such as columns, balustrade components, quoins, pedestal caps, and railings. Occasionally, Blain produced variations in the color of concrete parts to draw attention to their installation. Quoins were one such example. George Blain’s company built houses in the Harmon and LeValley NW Historic District as well as other parts of town frequently using red or maroon-colored tinted mortar, a material that has survived intact for more than 100 years on some houses in the district. During the building season works were kept busy doing foundation work as well as full-house construction. In winter months, work included stockpiling block and concrete building elements

Since fabrication of block could also be carried out on-site with small block-making machines, it is possible that some of the concrete block used in the district was not factory produced. Joseph H. Russell, an advertised concrete block contractor in the 1913 city directory, built his personal residence of brick and block at 213 5<sup>th</sup> St in ca. 1910 and may have learned the trade in this fashion.

A list of examples of concrete block houses in the Harmon and LeValley NW Historic District appears below:

- 709 1st Ave NW, Miller, Martha, House, ca. 1915, Bungalow/Hipped Roof, 1-story, Concrete Block
- 616 3rd St NW, Blain Rental House #3/Osterholm, Anice and William, House, 1928, Front-Gabled Roof, 2-story, Stucco and Concrete Block
- 617 3rd St NW, Blain Rental House #1/Hoppenworth, Gustav and Louise, House, ca. 1913, Hipped Roof, 1-story, Concrete Block
- 618 3rd St NW, Blain Rental House #2/Osterholm, Myrtle, House, 1924, Front-Gabled Roof, 2-story, Stucco and Concrete Block
- 623 3rd St NW, Blain, Silas E. and Annis, House, ca. 1910, Hipped Roof, 1-story, Concrete Block
- 608 4th Ave NW, Blain, George E. and Maude, House, 1908, Hipped Roof, 2-story/American Four-Square, Concrete Block
- 614 5th Ave NW, Vogt, Henry and Louise, House/“Blain Cement Block House”, 1913; sold 1927, Craftsman/Hipped Roof, 1-story, Concrete Block
- 213 5th St NW, Russell, Joseph and Pyrlé (Pearl), House, 1912, Craftsman Style/2-story, Brick and concrete block
- 323 5th St NW, Blain Rental House #4/ Niemeyer, Gustav and Emma, House, ca. 1915, Craftsman Style/ Hipped Roof, 1½ - story, Concrete Block
- 519 5th St NW, Tegtmeier, Aaron and Augusta, House, ca.1912, Hipped Roof, 1-story, Concrete Block

Houses in the district were mostly built between the 1890s and the 1940s with architectural survey findings for the neighborhood showing that the three decades between 1890 and 1920 produced more than 57 percent of the surviving residences in the historic district (see *Figure 1*). During those years, available plat maps and Sanborn Fire Insurance Maps track residential development in the neighborhood generally moving from southeast to west with pockets of houses clustering near employment centers along and north of the railroad lines. Map studies also show some of the earliest houses replaced with newer houses after the turn of the 20<sup>th</sup> century. In 2013, the oldest surviving houses are scattered along 3<sup>rd</sup> Ave NW. Six houses were built in the 1860s, nearly all small 1-story Side-Gable Roof or 1- and 2-story Gable-Front-and-Wing house forms; some likely gained their wings in later years. Their modest sizes – most only one room deep – invited additions or extensions on the rear and enclosures of porches on the fronts. Nevertheless some retain multi-light double-hung windows and paneled entrance doors as well as their basic forms. Vernacular houses continued to prevail through the 1880s with most houses still moderate in footprint size and only 1 to 1½ floors in height. The most popular forms were Hipped Roof 1-story houses and 2-story Gable-Front-and-Wing prior to 1900.

Larger scale house forms including those employing the first high style design features did not appear until the 1890s. The same vernacular forms including 1-story Hipped Roof cottages, 2-story Gable-Front-and Wing houses and 2-story Front-Gable houses began to employ prominent ornamentation in porch detailing and gable finishes. Both wall and attic dormers were used with surface finishes frequently varying from the balance of the house. Foundations were still built exclusively of stone during the 1890s though some have subsequently been parged. Italianate, Queen Anne, and Colonial Revival elements found their way into 1½- and 2-story houses during the 1890s and 1900s. The largest scale examples showed up on prominent corners, sometimes replacing earlier cottages. Ornamented porches tucked in ells or wrapped around corners, roof dormers, decorative window forms and patternwork, and elaborate shingle patternwork are attributes of many houses in the neighborhood from these years. Secondary structures include several intact early carriage houses as well as a handful of early single-car garages built contemporary with the primary residence.

The houses built during the peak decades of development before and after the turn of the 20<sup>th</sup> century explored both asymmetrical and symmetrical designs. Nearly every Queen Anne Style sub-type was built in various combinations of L and T-shaped plans with single or multiple porches, projecting wings, a handful of upper-level balconies, and numerous attic and wall dormer forms. Decorative scroll-cut trim, turned spindles and columns, and all of the available shingle patterns were put to use on the main bodies of houses with contrasting materials in the dormers and porch pediments. Of the few multi-story turrets and towers built, none survive. Houses built during this period were designed by a handful of contractor/designers with the balance of house plans likely adopted from pattern books.

After 1910, published pattern book plans began featuring Craftsman Style, Colonial Revival Style, and Tudor Revival Style domestic designs. The popularity across the country of the large-scale Hipped Roof, 2-story house form known as the "American Four-Square" was also found in the Harmon and LeValley NW Historic District. Houses using this form were commonly embellished with Craftsman Style detailing and vertical-light windows or Colonial Revival motifs. Examples are uniformly found throughout the district. Smaller scale houses from the post-World War I years frequently incorporated Craftsman Style influences in multiple variations of the Bungalow form or the Front-Gable 1½-story and 2-story forms as well. The latter form provided an opportunity for combining Craftsman Style features with Tudor Revival finishes. For example, stucco half-timbering would appear in gabled ends or on dormers while vertical lights would appear in upper sashes of windows and doors. Exposed rafter tails, purlins, and knee-brace brackets lined cornices and porch roofs.

Secondary buildings erected after 1910 continued to include a few carriage houses, frequently one-and-a-half and 2-story side-gable forms. Garages from the 1910s forward included a wider range of single- and double-bay forms with side-gable, front-gable and hipped-roof forms equally popular. Architectural influences in garage design detailing and finish materials frequently paralleled associated dwellings.

Particularly well-preserved examples of dwellings in the Harmon and LeValley NW Historic District grouped in chronological order by architectural style and vernacular house form appear below.

### **Harmon and LeValley NW Historic District – Architectural Styles and Vernacular Forms**

#### ***Late Gothic Revival and Italianate***

- 303 3<sup>rd</sup> St NW, Bunth, Fredrick H. and Mary, House, 1895, Italianate, Hipped Roof, 2-story Form
- 124 3rd Ave NW, German Evangelical Church/Faith United Methodist Church, 1902, Gothic Revival/Steepled Ell Form
- 112 2<sup>nd</sup> Ave NW, St. Paul's Lutheran Church, 1908 & 1940, Gothic Revival/Twin Tower Form

#### ***Late Victorian – Queen Anne***

- 216 4th Ave NW, Beyer, Christian P and Olive, House, 1892, Queen Anne/Cross-Gable, 2-Story,
- 502 2nd St NW, Mether, Linda and Charles, House, 1900, Queen Anne/Cross-Gable, 2-Story
- 321 2nd St NW, Wile, A.J. and Eva, House, 1901, Queen Anne/Hipped Roof 2-story
- 515 1st St NW, Clausing, Henry C. and Bertha, House, 1901, Queen Anne/Side-Gabled Cubic, 2-story
- 702 1st Ave NW, Kern, Dr. Lester C. and Edith, House, 1902, Queen Anne/Hipped Roof, 2-story
- 515 2nd St NW, Weick, William and Ella, House, 1905, Queen Anne/Cross-Gable, 2-Story



### ***Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals - Colonial Revival***

- 503 2nd St NW, Miller, Harmon B. and Atta, House, ca. 1890 /ca. 1953, Hipped Roof, Colonial Revival/2-story
- 508 4<sup>th</sup> St NW, Gerberding, William and Amanda, House, 1936, Side-Gabled, Colonial Revival/2-story
- 

### ***Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals – Tudor Revival***

- 616 4th St NW, Fuhrmann, Ernest and Ida, House, ca. 1912, Tudor Revival/Front-Gabled Roof, 2-story
- 215 3rd St NW, Waverly High School/Waverly-Shell Rock Junior High School, 1926 & 1982, Tudor Revival/Late Gothic Revival/Collegiate Gothic
- 510 1st St NW, Miller, Harold and Lillian, House (second), ca. 1938, Tudor Revival Cottage

### ***Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements – Craftsman/Bungalow***

- 123 7th St NW, Conner-Leitha House, 1903, Craftsman Style/Gabled-Front and Wing, 2-story
- 213 5th St NW, Russell, Joseph and Pylre, House, 1912, Craftsman Style/2-story
- 203 5th St NW, Leitha, John F. and May, House, 1911, Craftsman/Bungalow
- 614 5th Ave NW, Vogt, Henry and Louise, House/"Blain Cement Block House," 1913, Craftsman/Hipped Roof, 1-story
- 422 5th St NW, Ellison-Mundfrom House, 1914, Craftsman/Bungalow/Front-Gable Roof, 1½ -story
- 709 1st Ave NW, Miller, Martha, House, ca. 1915, Craftsman/Bungalow/Hipped Roof, 1-story
- 323 5th St NW, Blain Rental House #4/Niemeyer, Gustav and Emma, House, ca. 1915, Craftsman Style/Hipped Roof, 1½ -story
- 507 2nd St NW, Miller, Harold W. and Lillian, House (first), 1915, Bungalow/Craftsman
- 420 3rd Ave NW, Wright, John H. and Bess, House, 1916, Craftsman/Front-Gable Roof, 2-story
- 212 2nd Ave NW, Studier, A.G. and Emma, House and Garage, 1919, Bungalow/Craftsman
- 220 4th Ave NW, Kromer, Erwin H. and Lavera, House, ca. 1925, Bungalow/Craftsman/Front-Gabled Roof
- 524 1st St NW, Wynhoff, Frank A. and Marie, House, ca. 1925, Bungalow/Craftsman

### ***Moderne/International***

- 112 2<sup>nd</sup> Ave NW, St. Paul's Lutheran Parish House-School, 1940, Moderne
- 417 7<sup>th</sup> St NW, Oppermann, Earnest F. and Deleva, House, 1952, International Style

### ***Vernacular Forms – Hipped Roof, 1-story***

- 223 5th St NW, Woodring, Isaac and Rose, House, ca. 1881, Hipped Roof, 1-story
- 623 3rd St NW, Blain, Silas E. and Annis, House, ca. 1910, Hipped Roof, 1-story
- 617 3rd St NW, Blain Rental House #1/Hoppenworth, Gustav and Louise, House, ca. 1913, Hipped Roof, 1-story
- 614 5th Ave NW, Vogt, Henry and Louise, House/Blain Cement Block House, 1913, Hipped Roof, 1-story
- 610 4th St NW, Buhmann House, Rental House, ca. 1916, Pyramidal/Hipped Roof, 1½ -story

### ***Vernacular Forms – Hipped Roof, 2-story/American Four-Square***

- 626 1st Ave NW, Kaufmann, E.J. and Rose, House, ca. 1903, Hipped Roof, 2-story/American Four-Square
- 608 4th Ave NW, Blain, George E. and Maude, House (first), 1908, Hipped Roof, 2-story/American Four-Square
- 614 1st Ave NW, Schell, Henry and Mabel, House, 1914, Hipped Roof, 2-story/American Four-Square
- 421 4th St NW, Kohagen, Henry and Jessie, House, 1917, Hipped Roof, 2-story/American Four-Square
- 403 4th St NW, Arns, John and Louisa, House, 1921, Hipped Roof, 2-story/American Four-Square

### ***Vernacular Forms – Side-Gable, 2-story (Center Gable)***

- 316 3rd St NW, Korth, Gustav and Mary, House, 1920, Side-Gabled, 2-story (Center Gable)

### ***Vernacular Forms – Front-Gabled Roof, 2-story***

- 618 3rd St NW, Blain Rental House #2/Osterholm, Myrtle, House, 1924, Front-Gabled Roof, 2-story
- 616 3rd St NW, Blain Rental House #3/Osterholm, Anice and William, House, 1928, Front-Gabled Roof, 2-story
- 307 4th Ave NW, Buls, Minnie, House, 1931, Front-Gabled Roof, 2-story

### ***Vernacular Forms – Minimal Traditional and Cape Cod***

- 620 4<sup>th</sup> Ave NW, Hagemann, Harry and Shirley, House, 1939, Minimal Traditional
- 215 6th St NW, Meyer, Edward and Ida, House, 1942, Cape Cod

### ***Integrity:***

A large majority of primary resources (177 of 187) and a smaller number of the secondary resources (42 of 141) located within the Harmon and LeValley NW Historic District retain a sufficient level of integrity from the period of significance identified, ca. 1865-1961, to qualify the integrity of the district for National Register listing. The noncontributing secondary resources generally have a lower impact in the district due to their less prominent locations. A summary of the seven aspects or qualities of integrity follows:

- ***Location:*** The location for the Harmon and LeValley NW Historic District included in this nomination retains the predominant pattern of residential land-use seen in the neighborhood for nearly 100 years between ca. 1865 and 1961. The principal exceptions are the removal of several residences damaged by the 2008 flood principally along the west side of Dry Run creek between 5<sup>th</sup> and 6<sup>th</sup> streets. Other houses were moved from lots associated with the expansion of St. Paul's Lutheran Church and Parish House-School on the east edge of the district and Wartburg College on the west edge. The balance of the neighborhood retains the original grid system of streets with standard widths for streets and alleys as platted. The primary change in the location of the district is on the immediate southern boundary where several 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings facing West Bremer Ave NW and one church have been razed to allow for the development of new commercial establishments. These blocks were excluded from the district and currently contain a grocery store, a drug store and convenience store, all with large adjoining parking lots. On the north edge of the district, a half block of small scale residences and the former railroad route of the Chicago Great Western Railroad form a boundary along the center of 6<sup>th</sup> Ave NW and the railroad. Though changes have occurred, they have not altered the general location integrity of the district.
- ***Design:*** The survey completed for the Harmon and LeValley neighborhood prior to the preparation of this historic district nomination identified 177 of the neighborhood's primary resources as contributing and 43 of the secondary resources as contributing. As a result, the overall integrity of the district is good to excellent with the individual condition of houses ranging from fair to excellent. Nearly all of the dwellings continue their original use as single-family homes with a few subdivided into duplexes or apartments throughout the neighborhood. The most likely alteration to houses impacting design qualities is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. Other changes include alterations/enclosure of porches, the modification of entrances, and the construction of rear wings or attached garages. Only nine houses were built in the neighborhood after the period of significance so the presence of original architectural design elements and vernacular house forms has helped retain the district's design attributes.
- ***Setting:*** The setting for the Harmon and LeValley NW Historic District remains substantially the same as the period of significance from ca. 1865 to 1961. The settings of individual houses recorded in historic views shows the neighborhood filled with mature deciduous street trees, foundation plantings, and gardens beginning in the 1890s. Similar plantings make up the current residential blocks and individual house lots. No unpaved streets or brick streets survive in the area in 2013 with all streets and most alleys paved in concrete or asphalt. Though the neighborhood has flooded along the eastern and southern edges as well as the central blocks along Dry Run creek, no structural flood prevention systems have been completed. Removal of houses following the flood of 2008 introduced approximately 25 new vacant lots to the neighborhood. The acquisitions and demolitions were carried out by the City of Waverly using Federal Emergency Management Agency programs or Housing and Urban Development programs based on property owner choice. The result in post-2011 years is a scattering of vacant lots with the greatest number along the north-south route of Dry Run creek. This area was historically well-known for flash flooding and remained undeveloped for years; many of the houses removed were built after World War II.

The razing of these houses has lessened the sense of organic development of this portion of the neighborhood while re-establishing the earlier open-space character of this same area.

- **Materials:** The principal materials originally used for construction of primary and secondary buildings included the following: **Foundations** were built of field stone, granite hard heads (uncommon), and limestone for pre-1907 buildings; rock-faced concrete block for ca. 1910 to 1940; and flush-finished concrete block and poured concrete for post-1940 buildings. The regular occurrence of flooding in the district tended to undermine foundations through the years with some stone foundations parged or rebuilt with concrete block in the last half of the 20<sup>th</sup> century. A few houses were recorded with entirely new raised foundations in some cases higher by several feet than the original foundations. **Roofs** for most pre-1900 houses originally had square-cut wood shingles with some featuring standing-seam metal roofs. With a few exceptions, these have all been replaced with asphalt shingles. Houses built after 1900 gradually saw asphalt shingles adopted as the sole roofing material and have continued to use this finish over time. Since 2000, a few houses and secondary buildings have installed metal roofs.

**Exterior walls** most frequently were finished in varying widths of wood clapboard and beveled siding, cornerboards, and patterned wood shingles. These original finishes are retained on all or most of the exteriors of 60 percent of the houses. The remaining primary and secondary buildings are clad in synthetic sidings, in all or in part. Post-World War II houses saw asbestos shingles or Transite<sup>®</sup> siding as the most popular whole-house synthetic cladding. Other synthetic finishes applied during the past 50 years include aluminum, steel, and vinyl clapboard-style sidings. Examples of original brick and stucco finishes remain intact. A substantial number of original **windows and doors** remain extant in the neighborhood's building stock. The addition of metal storm/screen sash is common. The replacement of window sash with new windows (larger, smaller, different type, etc.) has occurred in a growing number of houses in recent years as wood sashes age. Preservation of stained glass sash, transoms and leaded beveled sash is common. **Decorative ornamentation** such as porch spindles, columns and balustrades; shingled dormers, gables, pediments, and tympanums; belt courses and stick work, and other decoration commonly survive in houses with original wood claddings but are covered when synthetic sidings are installed.

- **Workmanship:** The workmanship found in various aspects of construction are substantially retained in the historic district. Of particular importance is the high quality of concrete block construction for entire buildings and foundations found in the district that are now 100 years old or older. Changes arising from the application of synthetic siding have reduced visibility of the original frame construction materials and ornamentation though other attributes of workmanship survive for these buildings. The execution of stained glass and leaded glass windows, porch millwork, and both brick masonry work and cement ornamentation continue to demonstrate the high quality of workmanship in this historic district. These varied crafts provide evidence of the craftsmen's labor and skill during original construction and a number of modifications to buildings identify a continued high level of craft skill.
- **Feeling:** The Harmon and LeValley NW Historic District retains its sense of place due to its location between the Cedar River and the campus of Wartburg College. Well-maintained tree-covered blocks and private yards extend along moderately wide streets and avenues despite the growing presence of vacant lots in the neighborhood destined to remain vacant following the 2008 flood. At least two of the individual houses that were razed were architecturally prominent in the neighborhood. The organic development of the neighborhood continues to be felt in the variety of architectural styles, vernacular forms, and building size and scale.
- **Association:** The historic district continues to demonstrate the neighborhood's strong association with the historic development patterns in the Harmon and LeValley Addition, J.J. Smith Addition and Knott's Addition during the late 1860s through the 1950s. The continued proximity of the neighborhood to such landmarks as the two German-speaking churches, the Waverly High School, the adjacent Blain Concrete Block Co. factory, and the nearby campus of Wartburg College help to define the historic associations of this district.

In summary, the Harmon and LeValley NW Historic District contains 189 primary resources (houses, churches, schools, and greenhouse complex buildings) and 140 secondary resources (garages and carriage houses) or a total of 329 resources. Of the 189 primary resources, 177 have been evaluated as contributing to the significance of the district and 12 primary resources are considered noncontributing. Contributing resources retain their original locations, overall form as it was originally designed or evolved during the period of significance, original or slightly modified openings, and original or modified porches. Modified exterior finishes including the application of synthetic sidings were evaluated on a case by



case basis to determine if the loss of integrity was sufficient to change the status of a building from contributing to noncontributing. In most instances, the buildings were still considered contributing. A more detailed evaluation breakdown shows that approximately 23 percent of the 189 contributing resources provide outstanding examples of their architectural style or vernacular form and provide strong anchors within the district. Of the 140 secondary resources, 43 are considered contributing and 97 are noncontributing. To qualify as a contributing secondary resource, the building must retain its original form, original window and door openings, and original finish. The only acceptable alteration is the installation of a replacement overhead garage door. Secondary resources are not present on approximately 30 vacant lots in the district.

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- 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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING and DEVELOPMENT

**Period of Significance**

ca. 1865 - 1961

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

Blain, George E.

**Cultural Affiliation**

N/A

**Architect/Builder**

Leitha, John F.

Burr, Howard Bowman

Buechner and Orth

McKay, Gordon Bruce

**Period of Significance (justification)**

The period of significance includes the span of years covering the construction of the earliest through the most recent contributing resources. It begins with ca. 1865 when a group of houses was placed in service along 3<sup>rd</sup> Ave NW and

continues through 1961, the date for the last contributing building to be put in service prior to the 50-year cutoff date used at the time the preparation of this nomination was completed in 2013.

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**Criteria Considerations** (explanation, if necessary)

Criterion Consideration A applies to two extant churches and a parochial school within the neighborhood. One church at 124 3<sup>rd</sup> Ave NW is vacant while the second at 112 2<sup>nd</sup> Ave NW is in use for church purposes. Both buildings derive their contributing status from their architectural designs and their strong association with the German-American community that populated Waverly in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Criterion Consideration B relates to three houses identified in the district as having been moved. Two located at 220 2<sup>nd</sup> Ave NW and 609 1<sup>st</sup> St NW were moved short distances with the third located at 320 3<sup>rd</sup> St NW moved a greater distance when the Wartburg Campus was expanded. All three were moved in the past 50 years and are similar to house forms, building scale, and materials used for houses in their current locations.

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**Areas of Significance – Significant Persons** (continued from p. 11)

Leitha, John F.  
Studier, A. G.  
Miller, Harold W.

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Harmon and LeValley NW Historic District is significant under Criteria A, B, and C at the local level. The district serves as a representative example of the residential neighborhoods that developed in Waverly's four residential quadrants located northwest, northeast, southeast and southwest of the central business district from the late 19<sup>th</sup> through the mid-20<sup>th</sup> century. Located in the northwest quadrant in the blocks immediately north of the core of the west half of the business district, the Harmon and LeValley NW Historic District provided housing for working class families as well as merchants, professionals, Wartburg College faculty and staff, and retired farmers. The neighborhood was home to hundreds of German immigrant families with many members of St. Paul's Lutheran Church and the First Evangelical Church, both German-speaking congregations. Successive generations of neighborhood residents enjoyed upwardly mobile careers manifest in their residences. Architecturally, the residences demonstrated the aesthetic choices of the late 19<sup>th</sup> and early to mid 20<sup>th</sup> century through the adaptation of popular architectural styles and vernacular building forms. The neighborhood contains a fine collection of post-1907 concrete block houses and was home to the manufacturer/contractor who promoted the use of this material from his block factory just outside of the district. In several instances local and regional architects as well as experienced local building contractors were called upon to erect well-designed and well-crafted dwellings and institutional buildings. These aspects of historic and architectural significance make the northwest quadrant's Harmon and LeValley NW Historic District stand out as significant at the local level.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

Under Criterion A, the district contains an intact group of residential blocks associated with the development of Waverly for nearly a century from ca. 1865 to 1961. The residential blocks comprise portions of the Harmon and LeValley Addition, M.N. LeValley Addition, J.J. Smith's Addition, and Knott's Addition. All were laid out in Waverly's northwest quadrant where German immigrants and others settled after the Civil War. German-speaking churches and Wartburg Normal College affiliated with the German Lutheran Church drew this immigrant group to nearby blocks north of West Bremer Avenue and west of the Cedar River. A socially diverse population built and occupied dwellings commensurate with a range of social class and occupation. Successive generations of merchants, manufacturers, lawyers, doctors, retired farmers, college teachers, factory workers, building tradesmen and other working-class households were employed in Waverly's business district, at Wartburg College, and at nearby manufacturing concerns.

Under Criterion B, prominent individuals who made their homes in the district included Waverly factory owner and home builder, George E. Blain and his wife Maude (608 4<sup>th</sup> Ave NW); John F. Leitha and his wife May (203 5<sup>th</sup> St NW); poultry magazine publisher A. G. Studier and his wife Emma (212 2<sup>nd</sup> Ave NW); and home builder, factory owner, and insurance

agency owner Harold W. Miller and his wife Lillian (507 2<sup>nd</sup> St NW and 510 1<sup>st</sup> St NW). In each instance, these individuals played active roles in the civic and social life of Waverly. Several of these families shared German-American ancestry with a large number of nearby residents and were also members of German-speaking churches whose members resided in the surrounding neighborhood.

Under Criterion C, buildings in the Harmon and LeValley NW Historic District represent a cross-section of residential architectural styles and vernacular forms from the mid-19<sup>th</sup> through the mid-20<sup>th</sup> centuries. Well-preserved examples of Italianate, Queen Anne, Colonial Revival, Craftsman, and Bungalow style houses are scattered throughout the neighborhood. Two large Gothic Revival churches, a well-designed Tudor Revival Style/Late Gothic Revival Style high school, and a Moderne Style parochial school form anchors at the east and south edges of the district. Midwest architects with prominent careers have been identified for several of these houses and institutional buildings. In addition, well-preserved examples of virtually every vernacular residential form employed during the late 19<sup>th</sup> and early to mid-20<sup>th</sup> centuries in Iowa are present in the historic district including Front-Gable, Gable-Front-and-Wing, Side-Gable, Hipped Roof, American Four-Square, Gambrel Roof, Minimal Traditional, Cape Cod and Ranch/Rambler forms.

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#### **Developmental history/additional historic context information (if appropriate)**

Waverly was established in 1853 along the Cedar River in Washington Township in southwestern Bremer County.<sup>1</sup> Waverly was formally incorporated in 1859, the same year that it was designated as the county seat. 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 railroad branch lines and an electric interurban. By 1917 track for the various branch lines had been 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 meandering 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 by more substantial buildings though not outside of the flood plain. German immigrants were among the largest ethnic groups to populate Waverly during the 19<sup>th</sup> century establishing religious institutions with ethnic affiliations such as St. Paul's Evangelical Lutheran Church and the German Evangelical Association in the northwest quadrant and St. Mary's Roman Catholic Church in the southeast quadrant.

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. Population hovered between 2,000 and 3,000 between the Civil War and the turn of the century. By 1901 when the Chicago and Great Western Railroad's consolidation of tracks occurred, the town had grown to include 3,177 people with the downtown and rail corridors containing no less than four newspapers, several harness makers, hardware and dry goods stores, three hotels, several implement and machinery dealers, a marble works, a half dozen attorneys and an equal number of physicians, a canning factory, a brick works, and a substantial cooperage. After 1900, the county's standing as the "Dairy Spot of Iowa," gave rise to dairy industries and food processing plants opening including the Carnation Milk Products Company and several food processing concerns. Population grew to 3,352 in 1920 shortly after the end of World War I.

By 1940 population stood at 4,156. During Waverly's first 80 years (1859-1939) approximately 26 platted additions were added to the community ranging from small subdivisions with a few blocks on the edge of larger additions such as the Jacob Hess Addition in southeast Waverly to the substantial Harmon and LeValley's Addition that defined most of northwest Waverly west of the Cedar River. Wartburg Normal College/Teachers' Seminary was first established in the northwest portion of the community in 1879 and through the expansion as Wartburg College in the late 1930s, it contributed both to the cultural and economic growth of the community. Waverly continued to add approximately one thousand people per decade until 1980 when three decades of post-World War II growth saw Waverly reach a population

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<sup>1</sup>Overview from: Svendsen, Marlys & Justine Zimmer, *Historical and Architectural Reconnaissance Survey for 2008 Flood Projects in Waverly, Bremer Co., HADB 09-020*, Des Moines: Iowa Homeland Security and Emergency Management Division, March 27, 2009.

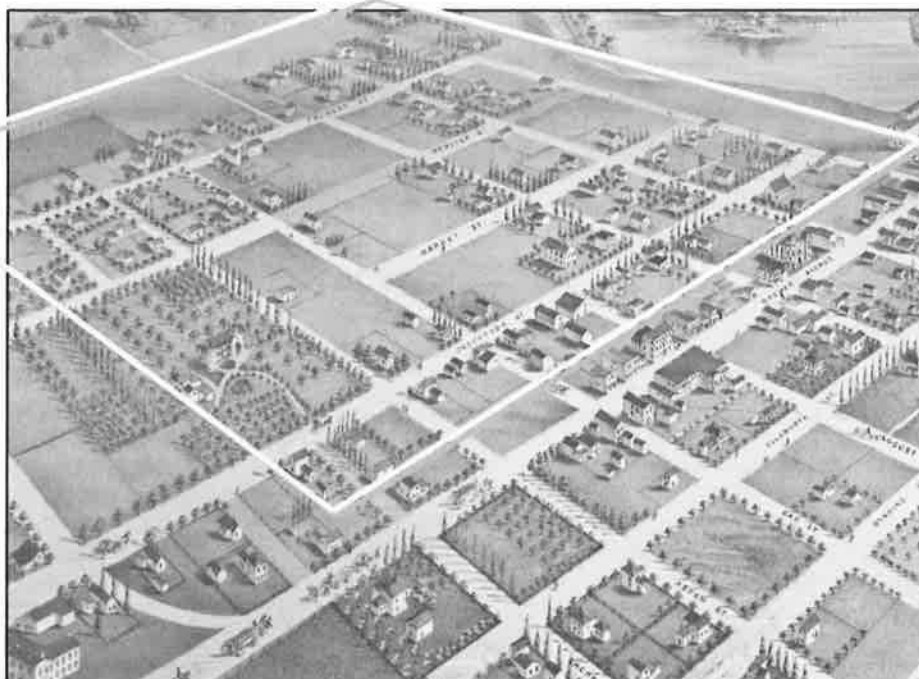


of 8,444. Continued growth during the next three decades contributed to Waverly's population reaching 9,874 in 2010 while population for Bremer County reached 24,276 (see *Figure 1*).

### ***Historical Background for the Harmon and LeValley NW Historic District***

The Harmon and LeValley NW Historic District neighborhood saw efforts for its development begin soon after Waverly was established in the late 1850s. Local founder William P. Harmon platted the city of Waverly in 1854 and with George W. LeValley acquired and platted the Harmon and LeValley Addition north of West Bremer Avenue and west of the Cedar River on November 4, 1857. John J. Smith, local hotel owner/operator in the 1850s and land owner, laid out J.J. Smith's Addition further to the north on May 7, 1858. Edward Knott continued the expansion of the northwest quadrant some years later with the platting of Knott's Addition west of J.J. Smith's Addition and north of the Harmon and LeValley Addition. M.N. LeValley replatted a portion of "LeValley's Reserve" (Blocks 59, 60, 63, 64, 73, and 74 in the Harmon and LeValley Addition) on May 18, 1869. The replatted addition has only two blocks (Blocks 59 and 60) on the west central edge of the historic district.

The first map to document homebuilding in the historic district is the 1868 bird's-eye view map shown below and in *Figure 2*. According to this map, the preferred development pattern was to site a primary building at each of the four corners of a city block. In this early year just a decade after the first platting of lots, building counts were highest along the eastern ends of 1<sup>st</sup> Ave NW and 2<sup>nd</sup> Ave NW with several other blocks containing residences to the north along 2<sup>nd</sup> Street and the intersections of 3<sup>rd</sup> Ave NW and 4<sup>th</sup> Ave NW. Yet another cluster of houses was further west to the north of the LeValley Reserve. A handful of houses that appear on the 1868 bird's eye view map survive in the historic district in 2013. Population increased to 2,291 during the town's first recorded decade (1860 to 1870) with a number of these families residing in the earliest, now mostly nonextant, dwellings that appeared on the 1868 bird's eye view map. Both the 1868 bird's eye view and the 1875 plat map (*Figure 2* and *Figure 3*) depict the earliest houses as a mix of rectangular or L- and T-shaped; smaller carriage houses or barns were also delineated in the bird's eye view. Though the accuracy of both historic images is difficult to confirm, the density suggested is consistent with the overall city population figures. Historical research completed during the historical and architectural survey of the northwest quadrant in 2012-2013 identified only six surviving houses from this first generation, pre-1880 period and a similar number from the following decade. Overall growth measured by a comparison with the number of buildings depicted on the 1875 map shows a similar increase in building count – 60 buildings in 1868 and 82 buildings in 1875. It is likely that an unidentified number of the small houses appearing in the 1868 and 1875 views remain in 2013 as fully enclosed sections of/ or wings on later houses. It is also possible that based on the large number of house moving instances reported in Waverly newspapers through the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, some of these early houses were removed to other sections of town or to rural properties.



Koch, A., artist, 1868  
*Aerial View of Waverly.*



By 1880 citywide population had increased to 2,345 with a negligible increase the following decade bringing population in 1890 to 2,346. This limited growth resulted in the addition of only a handful of surviving houses in the Harmon and LeValley NW Historic District from the 1880s. This trend came despite the opening of Wartburg Normal College/Teachers' Seminary just outside of the historic district west of 7<sup>th</sup> St NW in 1879. Wartburg's roots reached back to the founding of a school in Saginaw, Michigan in 1852 to serve German immigrants who broke from the doctrinally more rigid Missouri Synod Lutherans settling elsewhere in the United States. Subsequent moves by this school under various names to several communities eventually saw the need arise for a separate teacher training facility. In 1879, Waverly was selected to locate this facility. The growing number of German Lutherans organized under the "Iowa Synod" branch of the Lutheran Church sometimes referred to as the Evangelical Lutheran Church, included members of the fledgling St. Paul's Evangelical Lutheran Church in northwest Waverly. Church members of this and other Lutheran churches in Bremer County successfully raised funds for a new building to be used for a teachers' seminary hence the removal to Waverly for the college in 1879. The community as a whole supported this offer as well, which included providing a two-block site for the original Wartburg Normal College campus several blocks north of West Bremer Avenue between 8<sup>th</sup> St NW and 9<sup>th</sup> St NW just west of the Harmon and LeValley NW Historic District. The teachers' seminary opened under the leadership of Iowa Synod president, Pastor George Grossman, in the fall of 1879. A parsonage was provided for Grossman's permanent residence and Waverly soon became the de facto headquarters for the Iowa Synod of the Evangelical Lutheran Church. The relationship between St. Paul's Lutheran Church and the seminary was solidified by the joint ministry of Pastor F. Eichler as the primary teacher for Wartburg Teachers' Seminary and pastor for St. Paul's Lutheran Church. Together these events – the establishment of Wartburg Normal College/Teachers' Seminary in 1879, its day-to-day leadership by Grossman who also served as the president of the Iowa Synod, and the retention of Eichler as a seminary teacher and the pastor of St. Paul's Lutheran Church – firmly tied the institutions together within Waverly's heavily German-populated Second Ward. By 1890 there were nearly 100 students attending the Wartburg Normal College/Teachers' Seminary.

The next three decades saw Waverly's population grow at a modest to brisk rate. The town's population stood at 2,346 in 1890 growing to 3,177 by 1900 – a 35 percent increase during the 1890s. From 1900 to 1920 population growth continued but at a slower pace reaching 3,352 in 1920. All three decades between 1890 and 1920, however, showed robust homebuilding at a rate ahead of population increases. The 1894 plat map shows 129 separate dwellings in the Harmon and LeValley NW Historic District with at least 37 surviving houses built in the decade still in the neighborhood in 2013. The town's general population increase, the establishment of several churches in the area, and the growth of the teachers' seminary may have all attracted residents. Other factors discussed below include the establishment and expansion of several industrial concerns and the leadership of several homebuilders who doubled as designers and landlords. From 1890 to 1900, 37 houses survive (an identical number as the preceding decade) and from 1910 to 1920, another 30 survive. Together these 114 houses erected between 1890 and 1920 account for more than 60 percent of the houses in the historic district in 2013.

The earliest surviving houses from this three-decade period included largely vernacular 1- and 2-story frame dwellings, which used Front-Gable and Side-Gable forms or combinations of the two to create larger Gable-Front-and-Wing houses. Another important vernacular form was the 1- or 1½-story Hipped or Pyramidal roof dwelling. All of these houses were scattered throughout the neighborhood as house lots began to fill up in the district. In some instances, the resulting forms were the result of multiple additions built onto earlier houses to provide for expanding families and the need for more living space. The Queen Anne Style was first introduced for dwellings with more complicated plans and surface finishes during these decades. The more limited use of Queen Anne ornamentation for window hood treatments, window designs, door and entrance details, or porch millwork was reflected in dozens of houses in the Harmon and LeValley NW Historic District. The ready adaptation of this style for so many houses was in part due to the fact that building products fabricated especially for Queen Anne dwellings became readily available for shipment from regional planing mills (diamond-cut, square-cut, octagonal-cut, and fish scale shingles), and from window, door and sash factories (multi-panel doors, spindle friezes, columns and turned posts, and stained glass cottage windows). Such material arrived by rail shipment from concerns in Red Wing, Minnesota; LaCrosse, Wisconsin; or Dubuque, Clinton or Davenport, Iowa. Waverly and particularly the northwest quadrant was well-served by rail service with the Bergen Lumber Company, a retail outlet, located along the Chicago Great Western trackage opposite the depot north of 6<sup>th</sup> Avenue NW at 5<sup>th</sup> St NW.

Popularity of the Queen Anne influenced house was followed by interest in the Colonial Revival and Bungalow/Craftsman styles from 1890 to 1920. At least 13 fully intact Queen Anne houses survive in the neighborhood with dozens more retaining Queen Anne features and ornamentation on otherwise vernacular forms. A particularly well-preserved cluster is located in the 300-to-500 block stretch of 2<sup>nd</sup> St NW with the balance dispersed throughout the historic district. A group of the best examples was built for families with some financial means and civic standing in the community including a



Lutheran minister, a wagon maker, a dentist, a bridge and road builder, a lawyer/state senator, a horse importer/ livery owner, a furniture and undertaking business owner, a jeweler, a physician/surgeon, a teamster, and a lumberyard owner. Several Colonial Revival Style houses and vernacular Hipped Roof, 2-story houses appeared shortly after 1900 in the Harmon and LeValley NW Historic District. The latter vernacular form known as the "American Four-Square" had large footprints well suited for corner lots with narrower versions built on mid-block parcels. Between ca. 1903 and 1921, 15 examples of American Four-Squares were built with a particularly interesting group erected along the west side of the 400 block of 4<sup>th</sup> St NW by three retired farmers after the conclusion of the prosperous World War I years. Craftsman Style houses in various Bungalow forms and traditional Front-Gable, Hipped Roof, and Side-Gable forms were popular from before WW I through the 1930s with nearly 30 examples surviving in the neighborhood in 2013.

As the turn of the 20<sup>th</sup> century approached, there were four local churches established in or close to the neighborhood. The first St. Paul's Evangelical Lutheran Church (nonextant) in the 300 block of 2<sup>nd</sup> St NW operated from the former Universalist Church and the first Evangelical Association Church (nonextant) operated from the 300 block of 1<sup>st</sup> St NW. Just outside of the district on the south edge, St. Andrew's Episcopal Church (nonextant) was located in the 100 block of 2<sup>nd</sup> St NW and the First Methodist Episcopal Church (nonextant) operated from an impressive brick building in the 200 block of West Bremer Ave. The first two facilities were replaced with new houses of worship shortly after 1900 marking 2<sup>nd</sup> St NW as the "church corridor" of northwest Waverly. The Evangelical Association built an impressive frame church at 124 3<sup>rd</sup> Ave NW in 1902 while St. Paul's Lutheran built a brick and stone building a block to the south at 112 2<sup>nd</sup> Ave NW six years later in 1908. The designs and construction of these new churches are discussed in greater detail below in the discussion of architectural significance. Together the new churches anchored the east end of the neighborhood while Wartburg Normal College, successor to Wartburg Teachers' Seminary, anchored the west end. Its campus saw five halls (all nonextant) built between 1880 and 1920. The railroad marked the north side and Bremer Avenue the south side.

From ca. 1890 through ca. 1910, homebuilders in the neighborhood frequently built large-scale carriage houses or, as they were known in Waverly, "city barns." These structures were practical and their more elaborate designs were a their owner's prominence in the community. They not only provided a place to store a wagon or buggy as well as quarters for a horse or two, but provided a spot to house a few chickens. Such buildings also made a statements about the larger size of the properties themselves or the capacity of the owners to maintain a rig and horses to pull it. An alley with a particularly well-preserved group of adjacent 2-story carriage houses and one early 1-story garage extends between 4<sup>th</sup> and 5<sup>th</sup> Streets and 1<sup>st</sup> and 2<sup>nd</sup> Avenues (*Photo 8*). The wood clapboard-clad carriage houses retain both gable end and side-wall wagon doors with passage doors facing the rear yards. Several have lean-to additions for further first floor storage or in one case, to extend the size of the interior parking space for the added length of motor vehicles. The most likely example of an intact secondary building used as both a garage and possibly for housing a few chickens is the Studier garage at 212 2<sup>nd</sup> Ave NW. Owned by Emma Studier and her husband A.G. Studier, publisher and editor of a specialty poultry magazine – *Rhode Island Red Journal*, the layout of the garage is suited to the maintenance of a handful of hens though this use has not been confirmed. A.G. Studier's individual importance as well as the architectural significance of the family residence and garage are discussed below.

Of the nearly 70 houses built in the Harmon and LeValley NW Historic District between 1900 and 1919, more than 10 percent were well-executed examples of cement block houses constructed with material manufactured by the Blain Concrete Block Company and other Waverly concrete block manufacturers. The Blain Concrete Block Company was established in 1907 in a factory located along the Chicago Great Western Railroad line just north of the historic district. Most of the examples of concrete block houses and garages were built by members of Blain's family or his own concrete block company several blocks south of the factory. The ten extant examples of concrete block, block-and-stucco, or block-and-brick houses in the neighborhood cited earlier date from 1908 to 1928 though Blain operated his factory until 1946. At that time, it was bought out by the Waverly Cement Tile & Silo Company founded in 1912 and became "Waverly Cement Block Company" thereafter.

The prominence of several of the concrete block houses built by Blain in the historic district is seen in how they were publicly described. In newspaper articles while they were under construction, a house would be described as simply a "Blain Cement Block House." This was true in the street listings of the 1913 city directory as well where the promotional opportunity was used by Blain to identify his model or speculative houses as such. George Blain and his wife Maude lived at 608 4<sup>th</sup> Ave NW (*Photograph 9*) in a house built in 1908 of Blain block and other concrete products; it is described in greater detail below. Thirty years later in 1938 in recounting the history of his company, Blain noted in a promotional newspaper article that his goal had been to manufacture a sturdy, fire-proof building material for use in construction of all kinds. He cited his own residence on 4<sup>th</sup> Avenue NW as an example of how well the material performed over time. "As a



pioneer in the industry, Mr. Blain points out, he has made use of time and experience to learn how to build permanence, beauty and economy into every house of concrete masonry construction.”<sup>2</sup> Blain block was extensively used for house foundations after 1907 and the cluster of block houses in the northwest corner of the Harmon and LeValley NW Historic District continues in place in 2013.

Before World War I several other concrete contractors and block manufacturers joined the local boom in concrete block construction prompted by increasing costs of wood for construction and the desire to have an alternative fire-proof building material. In 1912 Lloyd Knapp partnered with Charles McRoberts to form “McRoberts and Knapp,” a cement products manufacturer and homebuilder. Block manufacturing was more flexible in its factory needs in the early years. An article published on October 24, 1912 noted that the McRoberts and Knapp partnership would be making cement blocks in the basement of a building in the 100 block of West Bremer Avenue during the winter of 1912-1913. Meanwhile Knapp acquired a lot in the 700 block of 1<sup>st</sup> Ave NW (*Photo 12*) where he built a house on speculation in 1915 and sold it the following year. Within a year from founding his block manufacturing concern, Knapp joined another local manufacturer, John Perkins, to form “Perkins and Knapp” and continue the manufacture of concrete products and general contracting work. Their plant was in the 400 block of West Bremer Avenue and continued into the early 1930s as one of several block manufacturing competitors.

Employment opportunity was a major factor in driving development of housing in the Harmon and LeValley NW Historic District before and after the turn of the 20<sup>th</sup> century. On the south and east edges, proximity to business houses along West Bremer Avenue including major employers such as the Wartburg Publishing Company, and across the river along East Bremer Avenue’s retail shops, encouraged homebuilding. Wartburg Normal College gave employment to teachers and staff for the institution who lived throughout the neighborhood. On the northeast edge of the historic district jobs at a number of medium and large-scale factories provided jobs for both a seasonal and year-round workforce. Further west the Blain Concrete Block Company factory and the Bergen Lumber Company just outside the district employed dozens of workers. The names of these businesses repeatedly turn up in 1899 and 1913 city directory listings for residents of the neighborhood.

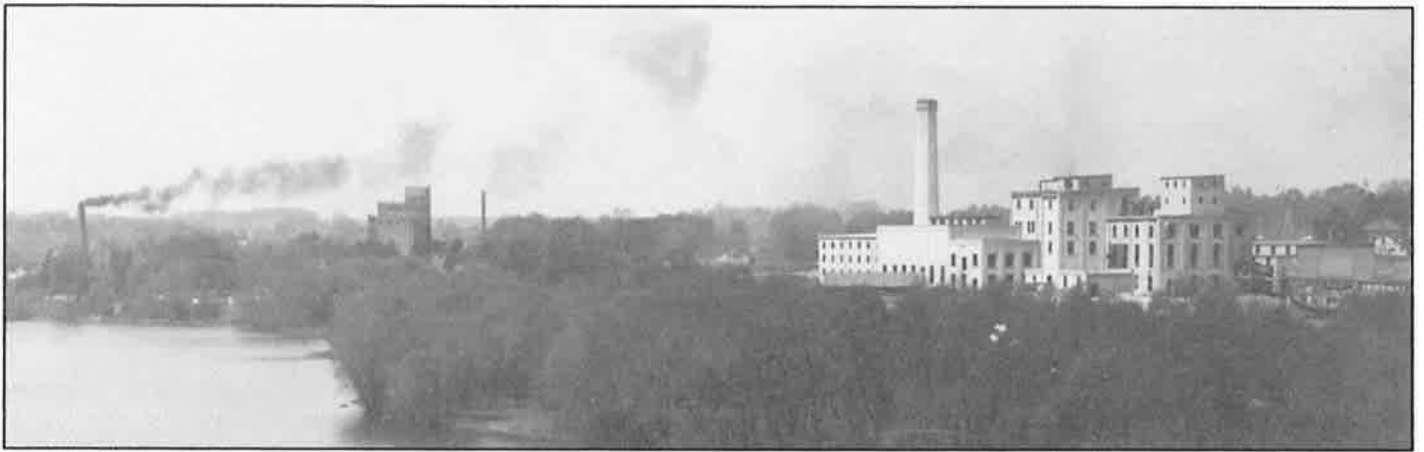
Among the more frequently mentioned jobs for neighborhood residents was work at a succession of canning companies beginning with the Waverly Canning Company (1882 – 1896); the H.B. Kelley Canning Company (1896 – 1924); the Marshall Canning Company (1924 – 1957); Monarch Foods (1957 – 1958). The plant’s packing season became longer after Marshall Canning Company took over in 1924 with the acquisition of new equipment and completion of changes to allow the introduction of additional vegetables for processing. The canning company was located on a sprawling industrial site a few blocks southwest of the historic district along the Illinois Central RR line. A conflagration at the Kelley Canning Company in August 1909 brought a major loss in jobs to Waverly and working-class residents of the historic district. The building loss totaled more than \$100,000 but plans were made to rebuild immediately.

Another major seasonal employer was the beet sugar factory first operated by the American Sugar Refining Company when it opened in 1906 north of the historic district. It operated through 1912 before being shut down under an anti-trust order and selling the operation to the Iowa Sugar Company. Other industrial employers north of the historic district included the Heiberg Brewery established in the former Pacific Extract Company building at 71 7<sup>th</sup> Ave NW in the 1920s. It closed during the Prohibition years, reopened in 1933 and permanently closed in 1935. The plant was sold to the Independence Produce Company that operated during World War II to provide eggs for the U.S. Army and to handle chicken processing. The plant closed in 1945. The fluctuating nature of the operation of some of these concerns proved difficult for rental occupants and some homeowners in the neighborhood. Frequent sales as recorded in Bremer County Property Transfer Records for some of the more modest houses suggest this ownership pattern but more extensive research would be necessary to confirm it.

One of the longest lived industrial concerns was tied closely to Waverly’s claim as the “Dairy Spot of Iowa.” It included a series of condensed milk companies that begun in 1898 and continued through 1920 when Mohawk Condensed Milk Co. sustained a major fire and closed. The milk companies were located at the east end of the Chicago Great Western tracks on the riverfront. The year after Mohawk closed, the Carnation Co. opened in Waverly in the former Mohawk plant, adding hundreds of jobs and new industrial buildings regularly over the next 60 years. In 1984, the Waverly Carnation plant was sold to Nestlé, S.A. and continues to operate in 2013 at the northeast corner of the historic district.

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<sup>2</sup>“Blain Concrete Block Company Specializes in Production of This Type of Material,” *Waverly Journal*, July 21, 1938, p. 6.



Smokestacks rise from industrial sites, looking southwest towards the Harmon and LeValley NW Historic District, ca. 1920

After World War I, new construction in the neighborhood tapered somewhat as buildable lots grew fewer. The 1927 Sanborn Map depicts about two-thirds of the neighborhood and in those blocks, the remaining parcels suitable for development were usually on the rear halves of developed corner lots. The implication from this is that new houses on these smaller lots would be more modest. House building records show that this was frequently the case for many of the 22 houses built in the 1920s. Other patterns during the decade observed during research on individual residences show seven dwellings were built by retired farmers, some built slightly before occupancy by the farm couple. In these cases the houses were used as rentals. The practice of Bremer County farmers investing in property in Waverly had begun before World War I and may be a reflection of success in the farm economy during the pre-war years. Records show that at least five other houses were built for rental purposes and three were built by contractors for personal residences. The favored architectural style for residential building during the 1920s continued to be the Craftsman Style with vernacular forms and building scale mixed for surviving houses from this period.

The most important development project in the Harmon and LeValley NW Historic District during the 1920s was construction of a new high school. Waverly High School was built in 1925-1926 at 215 3<sup>rd</sup> Street NW (*Photo 3*) at the south edge of the historic district. "Waverly is to have a new high school building." That's how the front page story of the *Waverly Democrat* was headlined on May 7, 1925 for its special election story about the passage of a \$120,000 bond referendum to build and equip a new Waverly high school. A total of 1,126 votes were cast by 604 men and 522 women with a total of 848 votes for the school and 269 votes against. The successful vote in 1925 came after an earlier referendum for \$135,000 to build a high school was soundly defeated in 1917. Waverly native Howard Bowman Burr, then practicing as an architect in Waterloo, was commissioned by the Waverly School Board to design the new high school. Completion of the new high school came as Iowa was entering an agricultural recession in the 1920s. By 1930, attendance was not as high as anticipated and the school district placed advertisements in local newspapers to recruit students from rural districts in Bremer County stressing the fact that students from those districts would have their fees paid for by their home districts at no extra cost. The design and construction of the high school complex are discussed in greater detail below in the discussion of architectural background.

The 1930s was a decade of economic hardship, civic concern, and change in Waverly. At the beginning of the decade on April 15, 1930, the Waverly City Council changed street names to a system of numbered streets and avenues with directional quadrants. Bremer Avenue – the only named avenue to survive – divided north and south halves and the Cedar River split the east and west halves. In the northwest quadrant this meant the following changes occurred.

**North and South Routes**

- Harlington or Water Street = First Street NW
- Elm Street = Second Street NW
- Linn Street = Third Street NW
- Locust Street = Fourth Street NW
- Oak Street = Fifth Street NW
- Aspen Street = Sixth Street NW
- Cherry Street = Seventh Street NW
- Apple Street = Eighth Street NW

**East and West Routes**

- Jefferson Street = First Avenue NW
- Market Street = Second Avenue NW
- Webster Street = Third Avenue NW
- Fremont Street = Fourth Avenue NW
- Fulton Street = Fifth Avenue NW
- Penn Street = Sixth Avenue NW

Both Bremer County and Waverly experienced economic decline as the rest of the country did during the 1930s. The agricultural recession begun in the previous decade hit local concerns hard. Business concerns with national or regional products such as Wartburg Publishing Company, Lutheran Mutual Life Insurance, and the food processing companies north of the historic district saw employment numbers drop. The passage of national Prohibition in the previous decade all but shut down the brewery operation. Then as if things could not get worse, a community flagship and source of pride – Wartburg Normal College – was moved from Waverly to Clinton in 1933. This situation lasted only briefly, however. Through the efforts of local leaders and because of the large number of Lutheran congregations based in north central Iowa and southern Minnesota, the merged Wartburg facilities at Clinton returned to Waverly in 1935 as “Wartburg College.” The same year the operations of the closed St. Paul-Luther College from St. Paul were merged with Wartburg’s activities. The economic impact of these events affected the community profoundly during the next three decades as enrollment soared from less than 200 in 1935 to nearly 1,500 three decades later.

Only 16 houses constructed during the 1930s survive in the historic district. They include a combination of mostly smaller scale Craftsman/Bungalows and the neighborhood’s first Cape Cod and Minimal Traditional house forms at the end of the decade. By this decade most existing houses had single-car garages in place or carriage houses converted for use as automobile storage. The first attached garages appeared with a few single-bay garages attached at the side or rear. Front porches remained fixtures of nearly every house in the neighborhood with a handful of rear, 2-story sleeping porches erected during earlier decades as part of a wave of healthy living, were now being enclosed for year round interior use. The first conversions to duplex or apartment use appeared during the 1930s, a practice that would continue into the World War II and post-war years. A number of these multi-family conversions were owned and occupied by single women, usually widows, who sought to supplement their income by sharing their large houses with rent-paying tenants.

New construction of homes in the neighborhood resumed during the 1940s, slowed by the war to only a few houses early in the decade and then growing as post-war conditions took over. Of the 15 surviving houses erected during the decade, all but four were built after 1947. Though these houses were scattered throughout the neighborhood, at least another half dozen were built on low-lying lots along the Dry Run Creek corridor fronting on 5<sup>th</sup> and 6<sup>th</sup> Streets and their intersecting avenues. After the 2008 flood when many of these houses were affected, these post-World War II houses were razed. New home construction continued to decline during the 1950s as building sites were nearly unavailable. Of the seven house erected during the 1950s, nearly all were examples of 1-story, horizontal plan Minimal Traditional house forms with single-bay attached garages opening directly onto the street or avenue. Entrance porches were replaced on these houses by wide eaves and recessed entrance ways. Rear yard patios took the place of front yard porches with raised decks installed in subsequent decades. According to newspaper accounts, the summer of 1950 was experiencing a construction boom. At least 22 homes were already under construction citywide in Waverly by mid-year with more planned. A rare exception for the type of housing being built during the 1950s was an International Style residence built in 1952 near the Wartburg College campus by a college professor.

Since the 1950s, the Harmon and LeValley NW Historic District has seen relatively few new residences erected and only a few buildings moved from outside the neighborhood onto vacant lots. The most significant changes came after the record-setting 2008 flood. Though the neighborhood had experienced flooding in the past, the severity of this flood set it apart from other floods in terms of damage. The availability of federal funding to buy out flooded properties throughout the neighborhood further provided a stimulus for removal of buildings. An historic and architectural reconnaissance survey conducted by historic project specialists for the Iowa Homeland Security and Emergency Management Division determined that a potential historic residential district was present in the northwest quadrant in 2009. Federal Emergency Management Agency historic preservation specialists and the State Historical Society of Iowa’s historic preservation staff confirmed this finding. A reevaluation made following the completion of residential demolitions in 2010-2011 was completed with a finding that the integrity of the historic district remained sufficient for NRHP designation.

#### *Architectural Background for the Harmon and LeValley NW Historic District:*

The architecture of the Harmon and LeValley NW Historic District is typical of residential districts in many moderate sized, county seat towns in Iowa. The presence of architecturally prominent institutional buildings such as courthouses, churches, schools, colleges, libraries and other public buildings in the midst of such a residential district is common as well. The development of these residential districts often paralleled major population booms that occurred in the decades leading up to and following the turn of the 20<sup>th</sup> century. This pattern was slightly different in Waverly where the building boom continued for several decades after relative population growth leveled off in 1900. As a result, the Harmon and LeValley NW Historic District includes a range of architectural styles and vernacular forms introduced over a period of some decades with those most frequently appearing being examples from the 1890s boom period and continuing until after World War I. As in other parts of the city, the diversity of architectural styles and building forms in the Harmon and



LeValley NW Historic District was also affected by decisions of homebuilders to use a pattern book or plan bureau design or to simply hire an experienced local contractor. At least four contractors had a major impact on the houses they designed and built as personal residences, dwellings they held as rentals, and houses they designed and/or built for others in the neighborhood. In each instance these buildings reflected prevailing domestic architecture popular in Iowa and the Midwest with a few designs reaching further such as the Bungalow designs from California and the Cape Cod houses of New England.

Approximately 60 percent of the residences in the neighborhood retain strong elements of an architectural style from the late 19<sup>th</sup> or early to mid-20<sup>th</sup> centuries. The balance of the dwellings are examples of vernacular forms with a minimal amount of architectural ornamentation or design elements that can be linked to a specific architectural style. A few of the earliest examples of architecturally conscious houses incorporated building forms and features borrowed from a range of Victorian era styles in a single house. One such example is the Fredrick H. and Mary Bunth House at 303 3<sup>rd</sup> St NW (*Photo 4*) built in 1895 near the south edge of the district after the couple retired from their farm in Bremer County. The house combines elements of the Italianate and Queen Anne styles beginning with its 2-story Tuscan form, a low-pitched hipped roof. Wide eaves are lined by paired scroll-cut brackets with pendants. The house has a stone foundation with the walls clad in medium-width wood clapboard siding, cove-cut shingles for a wide belt course on the front façade between levels, and corner board trim – all Queen Anne finishes. Fenestration throughout the house includes widely spaced single 1/1 double-hung windows of various sizes. Decorative window hoods have a wide crown molding above a series of keyhole cuts with scroll-cut end moldings.

A slightly earlier example of a purely Queen Anne design built nearby is the (*Photo 5*) built in 1892 using a Cross-Gable, 2-Story form referred to as the "Spindlework" sub-type. Dr. Beyer was a dentist and he and his wife built the house and occupied it for about five years. The design they selected was similar to several other pattern book houses in this historic district as well as the Old Fourth Ward SE Historic District. It has steeply pitched intersecting gable wings on the main block with a shed-roofed 1½-story staircase section tucked in the right-hand ell. A small projecting entrance porch adjacent to this section has a combination Mansard and flat roof. The Beyer House has a "hard head" (granite blocks) foundation with narrow-width wood clapboard for the first and second levels and cove-cut wood shingles in the gable peaks. Each of the gables also has an ornamental motif consisting of a semi-circular trim piece lined with dentils and finials; some spindles and pendants have been lost. Corner boards, a water table and a belt course between the second level and attic level complete the surface finishes. The rich surface texture and ornamentation typify good examples of Queen Anne Style derived houses.

Another good but later example of the Queen Anne Style in the district is the A.J. and Eva Wile House at 321 2nd St NW (*Photo 6*). Built in 1901 for the Wile family ten years after Wile successfully opened a furniture store and funeral home in downtown Waverly, the house demonstrates the blending of the Queen Anne Style with Classical Revival influences that predominated after 1900. Architectural historians Virginia and Lee McAlister describe the Queen Anne sub-type for the Wile House as the "Free Classic with Hipped Roof and Lower Cross-Gables." The house has a stone block foundation with narrow wood clapboards, cornerboard and story board trim. The clapboards flare above the belt course boards along the lower edge of the middle wall section. Ornamental shingles and sunburst molded panels are on the walls of the gable peaks. A steep hipped roof on the main block has large pent-gabled wall dormers on the front, north and south slopes. Octagonal-cut shingles form the flared pent roof sections in each gable with sunrise molding panels used for two upper bands in each gable. The front dormer is off-set extending above a recessed balcony on the upper level of one end of the wrap-around porch extends. The curved corner section of the porch has a conical roof topped by an ornamental finial. The porch originally had full-height, smooth finished, tapered columns along the front edge. Fenestration for this house is its most significant design attribute. Windows include grouped, paired and single 1/1 double-hung windows and cottage windows of various sizes and feature windows that incorporate leaded, beveled glass patterns and stained glass. Other feature windows include the square fixed-sashes in the three gables, each including a large clear light surrounded by alternating light and dark blue stained glass squares. Eva Wile survived her husband to reside here for more than 50 years. Later it became a boarding house and was eventually established as the Wartburg College Vollmer House Fraternity for male students before returning to use as a single-family dwelling.

A number of the Queen Anne influenced houses in the neighborhood have simple vernacular forms with a minimum of ornamentation. Their asymmetrical primary façades have balustraded porches sometimes with upper level balconies tucked in ells and one or two cottage windows with leaded beveled glass designs or stained glass patternwork. A dormer or gable end may feature decorative wood shingles but the entire package is a less elaborate statement than the more complex versions of the Queen Anne designs in the district. Examples of these Queen Anne influenced house include a pair of residences on opposite sides of the 500 block of 2<sup>nd</sup> St NW - the Linda and Charles Mether House at 502 2<sup>nd</sup> St NW built in ca. 1900 and the William and Ella Weick House at 515 2<sup>nd</sup> St NW built in ca. 1905. Both were built with nearly

identical Cross-Gable Roof house plans also seen in other houses nearby suggesting the use of a similar pattern book design for other houses in the area. Property transfer records show Linda Methers acquiring a lot in March 1900 from David Morey, a real estate dealer in the 2<sup>nd</sup> Ward who lived nearby. Newspaper accounts show her husband Charles Methers erecting a house for a cost of \$2,200 from June 1900 to September 1900 with the family moving in on September 15, 1900. Such speedy development efforts from lot purchase to occupancy in just six months were not uncommon.

One of the last Queen Anne influenced vernacular houses in the neighborhood was the George and Maude Blain House built in 1908 at 608 4<sup>th</sup> Ave NW (Photo 9). As the founder of the Blain Concrete Block Company in 1907, he and his wife chose to build a house in the northwest corner of the historic district a few blocks from where he established his factory. This was the first house documented to have been built by Blain. Like a number of others he built speculatively in this part of the historic district, his personal residence was an attempt to promote the design possibilities for houses constructed with concrete block and pre-cast concrete or "cast stone" building parts. The overall American Four-Square plan for this house that was his personal residence and also served as his business address, looked forward architecturally to a house building material. At the same time, several of its established Queen Anne design features such as gabled dormers clad in alternating rows of wood shingle types, a spindled porch balustrade and columns looked to the past for design inspiration. These latter two features, however, were rendered in pre-cast concrete and in their own right were a forward-looking design statement. Blain and his manufacturing and contracting business described previously became a significant development force in the Harmon and LeValley Addition as well as other areas of Waverly. As a result, George E. Blain (1869-1953) qualifies under Criterion B as a significant person at the local level.

At the same time that the Harmon and LeValley NW Historic District was seeing major homebuilding underway at the turn of the 20<sup>th</sup> century, two churches present in the neighborhood since the 1870s and 1880s were looking to expand into new buildings. Both would end up constructing buildings using the Gothic Revival Style. The first group to carry out their plan was the Evangelical Association, sometimes referred to as the German Evangelical Association. It acquired a corner lot the intersection of 2<sup>nd</sup> St NW and 3<sup>rd</sup> Ave. NW along the 2<sup>nd</sup> St church corridor just a block west of their earlier location. In 1902 they completed building a Late Gothic Revival Style frame church using a Steeped Ell form at 124 3<sup>rd</sup> Ave NW (Photo 25, looking south along 2<sup>nd</sup> St NW church corridor). It should be noted that similarly designed Evangelical Association churches were built throughout the Upper Midwest using this form. The new church was completed for a cost of \$6,500 between July and November 1902 with all but \$1,500 raised for construction and furnishings by the time it was to be dedicated.



German Evangelical/First Evangelical Church, in ca. 1905 (Waverly Public Library Photo Collection)

The day of the formal dedication on November 27, 1902, a plea was made by the Evangelical Association bishop to those present to make sufficient donations to see the "unsecured balance of the cost of the building, which rested upon the minds of the trustees like a nightmare" paid off so that the church could be dedicated without debt. Within 30 minutes, the amount was successfully raised in cash and pledges.<sup>3</sup>

The outside dimensions for the building measure 55 by 62 feet. The building's substantial size included a raised stone block foundation to shelter a portion of the basement level and a tall 1-story main level with gabled interior ceilings. The church has a broad moderate pitched combination hipped roof and intersecting gabled roof with a gable-front-and-wing plan. The gables have returning cornices and the front gable (south) has an extended flared east end. A four-sided tower typical of Gothic Revival designs is set in the ell and originally contained both west (nonextant) and south-facing entrances. The steeple had an exposed belfry originally and has a four-sided spire, the latter remaining intact. The church steeple also has small gabled wall dormers facing north and east with the east wing having an angular wall. The original wood

<sup>3</sup>November 27, 1902, *Bremer County Independent*, p. 1.



clapboard walls are currently clad in wide clapboard-style aluminum siding but the striking stained glass windows and imposing scale of the building retains its contributing status in the historic district. Stained glass windows of various sizes, dominant interior and exterior feature, make a clear Gothic Revival stylistic statement for the church's design.

The location of this German-speaking church in the northwest quarter of Waverly enhances the building's association with the city's large German-American community focused in this neighborhood. The church had several names in subsequent years including the German Evangelical Church, the Evangelical Church, and the First Evangelical Church. On the national level in 1946, the Evangelical Church of America with which the Waverly church was affiliated merged with the United Brethren Church becoming the Evangelical United Brethren Church. This church took that name. In 1968, this church further merged with the Methodist Church to become the United Methodist Church. The church was renamed a short time later as Faith United Methodist Church. The Evangelical Association's parsonage was built across the street at 322 2<sup>nd</sup> St NW (contributing) in ca. 1895.

The second new church building built in the Harmon and LeValley NW Historic District in the new century was St. Paul's Evangelical Lutheran Church completed in 1908 at 112 2<sup>nd</sup> Ave NW (*Photo 1*, and *Photo 25*, looking south along 2<sup>nd</sup> St NW church corridor). The first of the two religious buildings erected on this site, the other being the Parish Hall and School discussed below, the prominent Gothic Revival Style church building was designed by St. Paul architects, Buechner and Orth and completed in March 1908 for a cost of \$32,548. The building was one of the earliest religious buildings designed by the firm and one of 22 churches designed during the firm's 22-year practice. At least 12 other buildings (mostly courthouses) designed by the firm throughout the Midwest are listed on the NRHP in 2013. Constructed of reddish-brown pressed brick with limestone trim, St. Paul's Lutheran Church is prominent example of a Late Gothic Revival Style Twin Tower church form. It occupies a large corner parcel with the building's front façade facing south. A tall 2-story intersecting-gable roofed main block has parapets on the gabled ends with brick corbelling in the shape of small pointed arches along the cornice level. The main south gabled end is flanked by a 3-story bell tower with an 8-sided steeple at the southwest corner and a 2-story tower with a shorter 8-sided steeple at the southeast corner. Each steepled roof is clad in metal with small corner side towers at each of the four corners all capped in cross-shaped finials. A large cross with circle tops the 3-story tower's steeple and a one-ton bell is placed in the tower.

Fenestration for the church incorporates single Gothic Revival Style pointed-arch openings for the entrances, single and paired pointed-arch openings for upper level windows and lantern openings of the steeple tower, the paired pointed-arch stained glass windows in the nave, and small single and paired pointed-arch windows in gable peaks of the main church and transepts as well as corner tower dormers. In addition, the fenestration incorporates many rectangular and square stained glass windows, one group placed high on the wall of the narthex beneath a wide continuous stone lintel while other singular rectangular stained glass windows are set beneath flattened segmental brick arches in the second level of the towers. Stained glass designs are all biblical scenes except for the Martin Luther window. Paired entrance doors now replaced in each of the south facing tower walls originally had horizontal panels in the lower half and clear tall vertical lights in the upper half. The outside dimensions for the building identified at the time the church was built were 108 by 56 feet with a steeple height of 106 feet. The original plan seated about 600 people on the main floor and an additional 100 in the organ loft or gallery.

When constructed in 1908, St. Paul's Lutheran Church was the largest congregation in Waverly and strongly associated with both Wartburg College and the large German-



St. Paul's Lutheran Church, ca. 1945, (Waverly Public Library Photo Collection)



American ethnic community in Waverly and Bremer County. Its membership was the largest German-speaking congregation in the city. In the wake of the church building, St. Paul's was hampered by the burden of retiring the debt and keeping up with operating expenses. Transition from the German language to English took place beginning in 1909 and continued during the years leading up to World War I with state law requiring the conversion on the eve of the war, a law that was declared unconstitutional after the war concluded. By 1922 upon St. Paul's 50<sup>th</sup> anniversary, the congregation maintained a strong association with Wartburg Normal College and its 1,283 baptized members and 243 voting members made it the largest church in the Evangelical Lutheran Church's Iowa Synod.

Meanwhile for residential development, the popularity of the Queen Anne Style in previous decades was waning by ca. 1910. A new more restrained architectural style that derived ornamentation and design features from the same classical building vocabulary appeared in the historic district – the Colonial Revival Style. Variations were built shortly after 1900 with updated designs continuing until the 1930s. Most of these houses in the Harmon and LeValley NW Historic District had no architect involvement or attribution. Like their Queen Anne cousins, they are examples of pattern book designs or contractor designs. As in other parts of Waverly, pattern book designs frequently referenced popular Colonial Revival designs and the Craftsman Style houses that would follow. Their designs came from plan books or catalogues published by such companies as the Radford Architectural Company of Chicago, the Gordon-Van Tine Company and Packard Service Bureau of Davenport, J.W. Lindston of Minneapolis, the Brown, Blodgett and Sperry Company and Home Plan Book Company of St. Paul, the Sears, Roebuck and Co. of Chicago, and dozens of other national and regional plan services and pattern book publishers. One method for identification of such plans involves the discovery of nearly identical houses within the same neighborhood or community that were based on the same basic plan. Such examples may have reverse floor plans, a few alternate decorative elements such as porch forms or window options. Finding matching plans is frequently made more difficult by subsequent alterations such as new cladding and porch removals, replacements or enclosures.

An example of finding a pair of nearly identical Colonial Revival Style houses using the same Gambrel Roof, 2-story house plan but in reverse plan, is seen in the western blocks of the Harmon and LeValley NW Historic District. Bianca and C.E. Hanson, a dentist, built their Colonial Revival Style, Gambrel Roof house at 618 1<sup>st</sup> Ave NW in ca. 1901 (*Photo 32*, house at left). A similar house was built by Gustav and Mary Korth House at 511 7th St NW in ca. 1907. Gustav was a building contractor and the house that he likely built demonstrates the use of an early Blain cement block for the foundation that featured a dimpled finish rather than the later rock-faced finish. The Hanson house on the other hand employed rock faced stone blocks during the period before cement block was used in Waverly as a foundation material. Both houses employ synthetic clapboard siding in 2013 while retaining matching 1/1 double-hung windows in the angular bay window groups on the front façade and differing patterns for their leaded glass multi-light feature windows. Other examples of Gambrel Roof cottages include the Frank and Ellinanda Lauer House at 423 5<sup>th</sup> St NW and the Charles and Ethel Cave House at 115 4<sup>th</sup> Ave NW, both built before World War I. Four other gambrel roof houses with Colonial Revival features, survive in the Old Fourth Ward SE Historic District (NRHP-listed).

Another interesting late example of a Colonial Style house in the district is the Harmon B. and Atta Miller House originally built in ca. 1890 at 503 2<sup>nd</sup> St NW (*Photo 7*). Harmon Miller was the Bremer County Treasurer at the time the house was built. The house received a major rehabilitation sometime before World War I resulting in its current Colonial Revival appearance. The work was possibly completed by his son, Harold Miller, who was starting his career as a contractor at this time and who built a home for himself next door in 1915 in cooperation with local architect John F. Leitha. The updating work on the Harmon and Atta Miller's house included the application of stucco to the original clapboard-clad house, and modification to the original full-front porch to the smaller porch. The original porch was still in place in 1927 on the Sanborn Map published that year so the new porch was built sometime after that time, most likely in ca. 1953. The new flat-roof porch is centered on the front and has a wide cornice lined by dentils. The roof is supported by square fluted columns at the outer corners and the concrete deck is faced in brick. The design for the entrance has fluted pilasters that match the porch columns; the pilasters flank the entrance sidelights, each with four lights and a tall panel below. The entablature is also lined by small-scale dentils and a crown molding. The result of these changes is an updated Colonial/Classical Revival design that was likely interpreted as "modern" when it was completed.

Another earlier use of Colonial Revival Style elements is seen in the William and Amanda Gerberding House at 508 4<sup>th</sup> St NW. Completed in 1936, this Side-Gabled, 2-story house form features has a concrete foundation, painted asbestos shingle siding with wavy, lower edges on the walls, and wide corner board trim. The house has a moderate pitched side-gable roof with very narrow eaves on the main 2-story portion of the house and a slightly lower ridge on the 2-story sunroom/sleeping porch wing on the south end. The attached 1-story garage at the north end has a combination flat-shed roof profile. The Colonial Revival Style entrance portico is centered on the front façade. It features a vaulted pediment roof with a semi-circular arched vault and a paneled fanlight above the door. Paired square columns are at the outer

corners and a single matching pilasters frame the door. A wrought-iron Colonial style pendant light is centered in the vaulted ceiling with wrought-iron balustrades on each side of the portico landing. Fenestration includes single and grouped double-hung windows of various sizes with six or eight lights in the upper sashes and a single light in the lower sashes. The south wing has groups of three windows on the first floor with tall single-light lower sashes and short four-light upper sashes. The final Colonial Style window treatment is found in the north gable peak where a semi-circular six-light window is on the attic level.

Taken as a group, the houses identified as exhibiting the Bungalow/Craftsman Style are the largest and most important stylistic group in the Harmon and LeValley NW Historic District. Many of the house forms built under this stylistic umbrella are referred to by names derived from the house form itself such as the "Bungalow" (at least 16 in the district) or the "American Four-Square" (at least 15 in the district) with others using vernacular house forms common to earlier time periods. In the Harmon and LeValley NW Historic District, examples of the Bungalow/Craftsman Style, were all built between 1903 and the late 1930s. The Craftsman Style aesthetics – clean lines, both horizontal and vertical house forms, irregular plans and asymmetrical facades, rectilinear shapes or geometric patterns for porch features, entrances surrounds, balconies, and window details, and various combinations of materials from wood clapboard and square-cut shingles to stucco, brick, clay tile block and concrete block– are present in designs within the neighborhood. Houses demonstrating the lengthy span of popularity for the Bungalow/Craftsman Style and the diversity of forms and material choices in the historic district can be organized chronologically within house sub-type. The 15 extant examples of American Four-Square houses scattered throughout the Harmon and LeValley NW Historic District were built between 1903 and 1921. Most retain some level of Craftsman Style features or design elements for dormers, eave treatments, window configurations, porch motifs, and combinations of finishes. The remainder display a limited amount of Classically-inspired design motifs, window designs, and millwork or have had stylistically defining decorative elements removed.

The Henry and Mabel Schell House at 614 1<sup>st</sup> Ave NW (*Photo 32*, house at right) was built in 1914 based on an American Four-Square design by local architect/contractor, John F. Leitha. Schell operated a successful grocery store, was a stockholder in both the local beet sugar factory and the State Bank of Waverly, and served on the Waverly City Council. The house has most of the standard building elements of Four-Squares from the immediate pre-war years – a rock-faced concrete block foundation; narrow wood clapboard siding and corner board trim; a moderate-pitched hipped roof with at least one hipped roof attic dormer; a porch that spanned the full front. A distinguishing Craftsman design treatment is the use of wide eaves on both the house and dormer lined with vertical trim boards at the edges simulating exposed rafter tails. The flat-roofed front porch has similar trim boards along the cornice. Full-height fluted piers are set on concrete block pedestals at the outer corners and adjacent to the entrance steps opposite the off-set entrance door and side-light. Both the door and window have Craftsman Style vertical lights in their tall windows. A pediment supported by knee-brace brackets extends over the entrance steps with the tympanum finished in stucco and rectilinear wood cross-moldings. The low porch balustrade is composed of closely spaced square spindles and the skirting has narrowly spaced vertical slats, also typical Craftsman design treatments. Fenestration throughout the house includes widely spaced double-hung windows of various sizes including upper level units on the front that feature simple geometric patterns in the upper sashes.

The most intact group of American Four-Square houses in the historic district includes the four houses on the west side of the 400 block of 4<sup>th</sup> St NW (*Photo 28*, streetscape view). The earliest house at 417 4<sup>th</sup> St NW was built in 1902 and retains finishes and an asymmetrical roof and dormer composition drawn from the earlier Queen Anne period. The other three American Four-Square houses were built immediately before and after World War I by retired Bremer County farmers on lots that appear to have been sold by Albert Bruns who has been identified as a land developer for other lots in the neighborhood. The Henry and Jessie Kohagen House was built in 1917 at 421 4<sup>th</sup> St NW when the couple moved to town from their farm. The intact porch spans the full front and retains its original open design with Blain Concrete Block Company block and cast concrete elements incorporated into the design. Rock-faced block is used for the foundation with shorter block used for the closed balustrades. Four full-size block pedestals are evenly spaced across the front with tapered concrete pillars serving as roof supports. The concrete entrance steps are set in the south end in order to provide a larger seating area in the balance of the porch. A broad, low-pitched gable roof spans the porch with a stucco field and half-timbering filling the tympanum. A nearly identical porch is found at 323 5<sup>th</sup> St NW (*Photo 13*). The main Craftsman Style feature of the house is the elaborate front entrance treatment. The centered door has a beveled glass door with tall rectangular lights in a geometric pattern; matching beveled glass sidelights appear on each side.

The third house completed on the block was the William and Wilhelmina Koch House at 411 4<sup>th</sup> St NW in ca. 1920. Slightly smaller than the other Four-Squares on the block, the Koch House has half of the front porch enclosed as a "sun porch." A May 20, 1921 news account the *Bremer County Independent* notes that "Among the many improvements that are being made on local homes this spring one that is not to be overlooked is the convenient and commodious rest and



sun porch erected by Will Koch at his residence.” Though the house is now clad in vinyl clapboard –style siding, surviving features not evident on the other Four-Squares on the block include a grade-level basement entrance on the side façade with upper level windows set between levels following the interior landings of the staircase above the entrance.

The last built and best preserved of the four American Four-Square houses on 4<sup>th</sup> St NW is the John and Louisa Arns House (*Photo 20*) completed in 1921 at 403 4<sup>th</sup> St NW. The Arns family were farmers in Warren Township in Bremer County when they built this house, likely anticipating their retirement move to Waverly a few years later. This example has the same rock-faced concrete block foundation found in the other Four-Squares located nearby with narrow wood clapboard siding and corner board trim. The roof is a low-pitched hipped roof with flared edges, wide eaves, and hipped roof attic dormers centered on the slopes. The front porch has a flat roof and its width nearly spans the front façade. A broken pediment is centered over the entrance steps opposite the front entrance. The pediment’s tympanum or recessed triangular section is clad in matching narrow clapboard siding above a wide architrave. The house has a matching concrete block foundation and pedestals at the outer corners and flanking the steps. Half-height wood piers support the porch roof. The porch deck and entrance steps are concrete and the balustrade consists of narrowly spaced square spindles. Fenestration includes a mix of single and paired 1/1 double-hung units on the first and second floors. Oversized 1/1 windows flank the entrance and widely space, narrower 1/1 windows are on the upper level and a pair of small 1/1 sashes in the dormers.

During the same time that American Four-Squares were being built in the district, concrete block houses were built using either the Hipped Roof, 1-story or 1½-story house form. Like the Four-Squares, their development paralleled the introduction of Craftsman Style aesthetics. In the list of concrete houses identified in the Description section above, most examples were built by the Blain Concrete Block Company using the block they manufactured. An early example is the Blain Rental House #4 at 323 5<sup>th</sup> St NW (*Photo 13*) built in ca. 1911 by George E. Blain and occupied by another Blain family member, William Blain and his wife Lottie for a number of years. William worked on the Waterloo, Cedar Falls and Northern RR while residing here. This Hipped Roof, 1½-story house is built of a combination of rock-faced concrete block for the foundation and lower first floor walls. The upper level gable ends and wall dormers have wide stucco bands across the bottom of the broad gables, wide moldings separating the stucco from the concrete block below and asphalt shingles in the peaks, and deep returning cornices. All mortar for the house was originally a dark red color used as a signature design statement by Blain Concrete Block’s contracting division; some of the mortar tint remains visible. The house has a complex roof plan that includes a moderate-pitched center hipped-roof section with gabled wall dormers of varying sizes and positions on all four façades. On the front façade, the gabled dormer is set back on the roof slope of the second floor forming a recessed balcony. The balcony has a stucco-clad balustrade with curved ends and screen panels. Note that this balcony design is similar to the balcony of the Schlaberg House at 422 2<sup>nd</sup> Street SE where Blain did the foundation work as well.

A low-pitched hipped roof porch extends across the full front with the entrance steps at the south end. The porch has a matching concrete block foundation with the balustrade featuring a standard common brick sized version of the main block. Concrete block pedestals with large block are located at the outer corners of the porch and at the entrance steps. Tapered concrete columns rest on the pedestals to support the porch roof. The balance of the porch has a concrete deck, concrete block planter box and pedestals at the corners of the entrance steps. The areas above the balustrade are filled with screen panels. Fenestration for the house includes widely spaced double-hung windows with Craftsman Style 3/1 configurations (vertical lights in the upper sashes). Several sizes and shapes appear mostly in pairs and groups of three on primary and secondary façades. On the front façade, first floor, the main entrance is located opposite the steps. It has sidelights with tall oval lights flanking the front door that also has a large beveled glass window. To the right of the entrance, a large Craftsman Style double-hung window is configured with five vertical lights in the upper sash.

A pair of nearly identical Hipped Roof, 1-story concrete block houses were built by George Blain’s contracting company for a member of the Blain family, Silas E. Blain. They are located side-by-side on the west side of the 600 block of 3<sup>rd</sup> St NW (*Photo 11*). The Silas E. and Annis Blain House was built as the couple’s personal residence in 1910 at 623 3<sup>rd</sup> St NW. The second house was built on land Silas and Annis owned immediately to the south at 617 3<sup>rd</sup> St NW in 1913. Silas was employed as a painter and paper hanger and may have worked for George Blain’s contracting business as a subcontractor. The Blains used the house for rental purposes for ten years selling it in 1920 to Gustav and Louise Hoppenworth, Bremer County farmers who bought and held the property for rental purposes during their pre-retirement years. Silas Blain held several other houses for rental income including two stucco and concrete block houses he built on the east side of the 600 Block of 3<sup>rd</sup> St NW.

Soon after Silas Blain’s Hipped Roof, 1-story concrete block cottages were completed on 3<sup>rd</sup> St NW, a nearly identical house at 709 1<sup>st</sup> Ave NW (*Photo 12*) on the south edge of the neighborhood. Like Silas Blain’s houses, this house has



rock-faced concrete block for the foundation and walls with dark red mortar joints and a flat finished watertable between the foundation and main floor. It has a low-pitched, flared pyramid roof, wide eaves clad in original tongue-and-groove boards, and gabled wall dormers on all sides – centered on the front and off-center on the sides. The dormers have wide returning cornices and the dormer walls are clad in cove-cut wood shingles with a wide crown molding detail separating them from the block walls below. A flat roofed porch with a pediment over the entrance steps spans the front with full-height, battered cast-concrete piers at the outer corners. The closed balustrade consists of poured concrete formed with a curved design on the upper edge and a slightly recessed panel below. The deck and front steps are also poured concrete. Fenestration throughout the house includes single 1/1 double-hung windows of various sizes with a single window set in each of the dormers and widely spaced along the first floor secondary façades. On the front, cottage windows with wide horizontal sash above large square sash below flank the center entrance. The original front door is retained and has tall panels below a twin row of eight small square lights. The porch detailing and slightly “old-fashioned” gable finishes are the only differences between this house and the 3<sup>rd</sup> St NW houses. Although this house was built in 1915 while the lot was owned by another concrete block builder, Lloyd Knapp with McRoberts and Knapp, the house’s close similarity to the Silas Blain houses and the signature use of dark red tinted mortar makes it highly likely that it was built instead by George Blain’s contracting company. Martha Miller, a widow, took ownership in 1916.

Probably the most sophisticated of George Blain’s concrete house designs in this neighborhood was built as a model home in ca. 1914 at 614 5<sup>th</sup> Ave NW (*Photo 10*). This 1-story concrete block and stucco dwelling is another good example of a Craftsman Style house built using a Hipped Roof house form. The house was identified in the 1913 city directory street listings as “Blain Cement Block House” and no occupant. The house was used as either a model house by Blain or for rental purposes. In 1927 it was sold to Henry and Louise Vogt. The L-shaped plan for the house includes a main block with a low-pitched hipped roof with wide flared eaves and a short wing offset to the west edge of the front façade with a moderate-pitched front-gable roof, also with flared eaves. The house has stucco upper walls and a raised rock faced concrete block foundation with dark red mortar set between alternating rows of tall and short block. A belt course consisting of mottled tan, brown and red-colored brick separates the foundation and upper walls. The wing contains an enclosed porch with a continuous row of Craftsman Style 4/1 double-hung (vertical lights) windows above the raised block foundation. The gable end is clad in matching stucco with radiating half-timbering. The porch has tall matching mottled red brick pedestals at the outside corners with short battered piers set on top to serve as roof supports for the wide architrave. Craftsman Style double-hung windows feature 4/1 configurations on the porch openings and 5/1 windows in the main house.

As noted above, at least 16 houses using a range of Bungalow forms comprise one of the Craftsman Style sub-types found in the Harmon and LeValley NW Historic District. Two or more of these were designed or attributed to local architect John F. Leitha and at least two were built by contractor Harold W. Miller, both of whom resided in the historic district during their productive careers. The John F. and May Leitha House was built in 1911 at 203 5<sup>th</sup> St NW (*Photo 14*). The plan is nearly identical to the Herman E. and Prudence Moehling House at 322 2<sup>nd</sup> Ave SE in the Old Fourth Ward SE Historic District (NRHP-listed) attributed to Leitha. Leitha’s personal residence is a 2-story Bungalow occupying a prominent corner lot that is well-suited to the richly finished and detailed Craftsman Style design elements on two primary façades. The house has square-cut wood shingle siding that flares out over the foundation and extends to ground level. The shingles are laid in a repeating pattern as follows: one narrow shingle course – one wide shingle course – three medium wide shingle courses – one wide shingle course – one narrow shingle course – and repeating the same pattern and resulting in a special wall texture. The low-pitched clipped side-gabled roof has shed roof dormers on both slopes and the main roof’s wide eaves are lined with knee-brace brackets on all sides. The offset front porch spans two-thirds of the façade and has been modified with continuous 1/1 windows above the intact shingle-clad balustrade. Short piers rest on tall shingle-clad pedestals at the outer corners and near the entrance. A course of widely spaced dentils lines the porch’s cornice. Other porch decoration includes brackets at the entrance pillars.

Fenestration includes a variety of Craftsman Style window designs in several sizes positioned to meet the needs of the interior spaces. For example, four small windows are grouped in the wide dormer space to provide ample lighting. Double-hung variations include the 12/1 double-hung unit on the front façade to the right of the front porch and 6/1, 8/1 and 10/1 windows arranged in singles, pairs and a group of three in a shed-roofed rectilinear oriel, all on the south façade. Another dramatic feature window group is positioned at the northeast corner of the first floor. A shallow, low-pitched hipped roof wraps the projecting corner bay with a pair of closely spaced vertical sash facing east and north. Each window has diamond- patterned lights. A second feature window is now enclosed in the porch and includes a cottage window form with a multi-light horizontal upper sash.

John F. Leitha was employed as a contractor and self-trained architect when he resided at 203 5<sup>th</sup> St NW in 1911, the same year he joined with fellow builder, Leo Stenzell to construct the Waverly City Hall. During the early decades of the

20<sup>th</sup> century he became identified as Waverly's most important local architect. He designed and built a number of single family houses in Waverly and a handful of commercial buildings. By 1913 Leitha was advertising himself as an architect in the Waverly city directory – the only individual listed in this profession in the directory. About the same time according to architectural historian Jan Nash Full, Leitha was also partnering with builder Leo Stenzell on various projects including the Waverly city hall, fire station and jail (1911, nonextant), a boys' dormitory and teachers' residence at the Iowa Lutheran Children's Home (1912), a large addition to the Sisters of Mercy Hospital (1913, nonextant), a dormitory building (1913, extant) at Wartburg Seminary and Teachers' Academy, now Wartburg College, and the Waverly Savings Bank (1914, extant). The peak of his career came in 1915 and 1916 when Leitha received commissions to design a Sumner High School addition and a new Washington School in Osage. At the end of World War I, Leitha moved to Dubuque and was in practice with architect Louis Rust for the next two years and then continued for another two years on his own. Later in the decade he moved to Freeport, Illinois where he focused on residential building. He died in 1937 while living and working in Boscobel, Wisconsin.<sup>4</sup> Leitha qualifies under Criterion B as a significant person at the local level for his contributions as an architectural designer in Waverly during the first two decades of the 20<sup>th</sup> century.

The first Harold W. and Lillian Miller House was built in 1915 at 507 2<sup>nd</sup> St NW (*Photo 18*). This 1½-story frame Bungalow occupies a mid-block location well-suited to its narrow but deep plan. The Craftsman Style design was also completed by John F. Leitha. The house was described in a contemporary newspaper account as "the first real western style bungalow to be built in Waverly."<sup>5</sup> The house has a low, rock-faced concrete block foundation with square-cut wood shingles laid in "thick and thin" rows on the walls. A wood belt course extends along the window sill line with shingles installed below the belt course laid in a flared pattern. The house has a broad, side-gabled roof with wide eaves lined with inverted stair-step shaped brackets. Similar brackets are found in the gable peaks and a low-pitched gabled attic on the front slope. A porch extending across the full front has a low-pitched shed-roof that ties back into the front slope of the main house. Modillions line the wide eaves of the porch front and inverted stair-step brackets are on the ends. The porch's closed balustrade is formed with a single course of concrete block with the balance constructed of reddish-brown brick. A contrasting course of soldier brick is set at the base with the balance laid in running bond. The porch has massive brick columns at the outer corners that flare at the base and a thin concrete cap along the balustrade. The entrance steps are lined by a brick balustrade that features a similar cap with a curving upper edge. Matching brick is used for the exposed chimney that pierces the eave on the north side of the house.

Fenestration for the house includes a variety of window types and configurations. On the front façade, the centered entrance is flanked by sidelights. Craftsman Style cottage windows with large single light lower sashes topped by four vertical lights in the upper sashes are each side of the entrance. The dormer has a wide segmental arched opening with four, narrow 1/1 double-hung windows on the east face and three 1/1 windows on the side faces. A continuous horizontal trim board emphasizes the joint grouping. On the south façade, a shed-roofed rectilinear oriel with the roof lined by exposed rafter tails has flared siding applied below the belt course. Three windows in its south face have tall lower sash and Craftsman Style vertical lights in the upper sashes. An adjacent window group has two tall and narrow 3/1 windows flanking a wide multi-light window with vertical lights that together form a continuous band of Craftsman Style window configuration. Craftsman Style windows of a different configuration flank the exposed chimney on the first floor of the side façade – each pair of windows has a grid of small panes surrounding a taller center light. Elsewhere in the house, Craftsman Style double-hung windows with vertical lights in the shorter upper sashes are found in singles and pairs.

An intact Craftsman Style single-bay garage (contributing) is located at the rear of the property but opens onto 4<sup>th</sup> Ave NW. The garage has a front-gable roof with wide eaves lined by inverted stair-step brackets and exposed rafter tails matching similar treatments on the house. The walls are clad in matching square-cut shingles with a belt course and flared shingle installation on the lower walls also patterned after the house. The garage was constructed at the same time the house was built in 1915 and its design and state of preservation make it an important contributing resource in the historic district.

Harold Miller lived in the Harmon and LeValley NW Historic District his entire life growing up next door in his parent's home at 503 2<sup>nd</sup> St NW and ending his life from a second home just a block to the east. In between, he began his working career as a contractor building homes in the same neighborhood and in 1918 he established Miller Woodworking in a building adjacent to the Blain Concrete Block Company along the Chicago Great Western Railroad along the north edge of the neighborhood. He branched out into wood casket manufacturing in 1920 eventually renaming the business "Miller Casket Company." He joined his father's insurance agency sometime during the 1930s and sold his casket company in 1944. When Miller's career was well established in 1938, he and his wife built a second home in the neighborhood at 510

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<sup>4</sup>Full, Jan Olive Nash, unpublished research re: John F. Leitha (1880-1937), March 2012; copy available at Waverly Public Library, Waverly, Iowa.

<sup>5</sup>"H.W. Miller Residence," *Waverly Democrat*, Waverly, Iowa, January 7, 1915.



1<sup>st</sup> St NW discussed below. Miller qualifies under Criterion B as a significant person at the local level for his contributions as homebuilding contractor and factory owner in Waverly during the pre-World War II years.

A number of Bungalows in the historic district were built using the Front-Gable, 1 or 1½-story form during and after the World War I years. The Ellison-Mundfrom House at 422 5<sup>th</sup> St NW (*Photo 15*) was built in 1916 just two blocks up the street from John F. and May Leitha's house. Much about the composition and detailing for the Ellison-Mundfrom House as well as its construction date and proximity attribute the design to Leitha. Like the Leitha residence, it occupies a prominent corner lot. The slightly smaller 1½-story frame house has square-cut wood shingle on the lower section of the walls flaring out over the foundation and extending to ground level. The mid-wall sections have narrow wood clapboard siding and wide belt course separates the clapboard band from the stucco finish filling the upper wall and gable ends. Rectilinear half-timbering is in each of the gables as well. A moderate-pitched front-gabled roof has shed-roof dormers on the side slopes. On the front, a contiguous front-gabled porch faces the intersection and wraps the corner. A contiguous front-gabled oriel window wraps the other corner in a position similar to that used by Leitha on his own house and the Moehling House on 2<sup>nd</sup> Ave SE. The Ellison-Mundfrom house has wide eaves lined with knee-brace brackets at purlin points of the main gables and exposed rafters along the avenue side and on the sloped edges of the porch and oriel gable. The porch takes up about one-third of the front facadé and was originally open above the intact, shingle-clad closed balustrade. A wide pier rests on single tall shingle-clad pedestal at the outer corner and a row of widely spaced dentils lines the porch cornice. Similar to the Leitha House, fenestration includes a range of window designs and sizes positioned to meet the needs of the interior spaces. For example, three small 1/1 double-hung windows are grouped in each of the wide dormer spaces to provide ample lighting. Craftsman Style double-hung variations include the large 6/1 windows (vertical lights in the upper sashes) in the gabled oriel windows on the corner and a group of four tall and narrow 4/1 windows in the rectilinear bay on the south façade.

A slightly later example of a Bungalow/Craftsman Style Front-Gabled Roof sub-type using a less common primary building material is the A.G. and Emma Studier House at 212 2<sup>nd</sup> Ave NW (*Photo 17*) completed in 1919. This 1½-story stucco house has a reddish-brown brick-clad foundation with painted stucco walls on the main house and the balustrade of the enclosed front porch. The broad front-gable roof of the house has wide eaves and knee-brace brackets at the purlin points. Gabled attic dormers are centered on the side slopes, each with knee-brace brackets and exposed rafter tails. A flat-roofed porch with a gabled entrance hood on the right with matching brick pedestals at the outer corners. The sections above the balustrade are filled with pairs of nine-light windows, each with segmental arched tops that may be an early alteration. The porch entrance bay has tall and narrow six-light sidelights flanking the multi-light door. An exposed matching brick chimney is along a side wall where it pierces the eave. Fenestration throughout the house includes a mix of single, paired and grouped 1/1 double-hung units and tall and narrow eight-light casement sash. On the front façade, two casement pairs are centered beneath the peak with single-light square fixed-sash to either side. On one side of the house, a rectilinear bay window with a shed roof has narrow 1/1 sash flanking a wider 1/1 window. On the opposite side, an enclosed entrance porch is set beneath a shed roof. On this side, a decorative horizontal window features a geometric pattern of leaded lights.

As with several other Craftsman Style residences in the district, the Studier House has a well-preserved similarly styled garage. An unusually designed 1½-story, stucco-clad single-bay garage is located at the rear. It has a side-gable roof with wide eaves and exposed rafters. An exposed slope on the façade facing the house extends over a projecting auto bay



From luckyduckydoodle; available at: <http://www.etsy.com/listing/104113955/antique-rhode-island-red-journal-from>; accessed 11/10/2012.



and the roof is cut back over the recessed entrance. The original garage door has three folding doors, each with four horizontal panels below and a pair of single-light sash above. The passage door is narrow with four panels and has a 4/4 double-hung window for a side-light.

While residing on 2<sup>nd</sup> Ave NW, A.G. Studier was the publisher and editor for the *Rhode Island Red Journal* that published in Waverly beginning in 1912 and grew to a distribution of 50,000 subscribers a month during the 1920s. The magazine was the official organ of the Rhode Island Red Club of America. It was published in Waverly from 1912 to 1927. It was founded and initially published independently by Studier under the Rhode Island Red Journal Company but in 1914 the Poultry Breeders Pub. Company was formed and took over sponsorship of the journal. Before World War I, the journal flourished as one of only two journals dedicated to the poultry industry. Advertising was sold by a traveling salesman who visited poultry shows held around the country. After 1927, the magazine was taken over by the *American Poultry Journal*. The Rhode Island Red chicken breed originated in Rhode Island and Massachusetts in the 19<sup>th</sup> century and enjoyed considerable popularity during this time period. The journal offered opportunities for purchasing chickens and obtaining the most reliable information about the breed. In the early 1920s, issues sold for 10¢ each, 50¢ per year or \$1 for three years. The journal also briefly operated an experimental poultry farm beginning in 1913 outside of Waverly selling out to a Columbus, Ohio firm in August 1919, which was coincidentally the same time that Studier's new house and garage were under construction. Studier qualifies under Criterion B as a significant person at the local level for his contributions as the founding publisher and editor of an important poultry journal with headquarters in Waverly during the pre and post-World War I years.

Two of the latest examples of the Bungalow/Craftsman Style Front-Gabled Roof sub-type were built in 1925, both using brick for their primary building material. Dr. Erwin H. Kromer, a Waverly dentist for nearly five decades, and his wife Lavera took ownership of a new residence in 1925 at 220 4<sup>th</sup> Ave NW (*Photo 16*). A news account of its construction appeared in the *Bremer County Independent* on January 7, 1926 referring to its completion during the previous year as part of a surge in residential homebuilding in 1925. Prior to its construction the lot was held for a year by Harold W. Miller, the building contractor active in the Harmon and LeValley Addition who resided nearby at 507 2nd St NW. As a result of Miller's prior ownership, the Kromer House's development/construction is attributed to Miller.

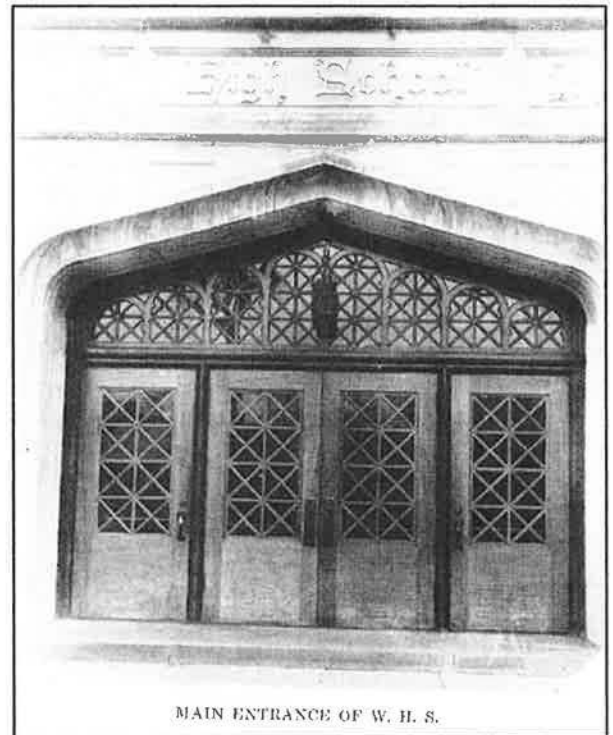
This 1-story brick Front-Gabled Roof house has a concrete foundation with mottled reddish-brown and gray toned brick for the walls. The broad front-gable roof has wide eaves lined by exposed rafter tails; exposed inverted stepped brackets are located at the purlins in the gable ends. A contiguous front-gabled porch with a similar pitch, rafter tails and purlin brackets is on the left half of the front façade facing the 3<sup>rd</sup> St and 4<sup>th</sup> Ave NW intersection. The front gable of the main house and the porch's tympanum are clad in original, unpainted stucco with simple stickwork that connects to the purlin brackets. The open porch has a matching brick foundation and closed balustrade with raised-height, square brick pedestals at the corners and entrance steps, all capped by cast concrete. Short battered piers top the pedestals at the outer corners. The walls of the house and porch are laid in common bond with a course of soldier brick at the water table line. A wide entrance opening is on the right half has a short-height brick balustrade lining the entrance steps. An exposed brick chimney is adjacent to a shallow gable roofed projecting bay facing 3<sup>rd</sup> St NW. It has gable treatment that matches the porch and house gable. Fenestration throughout the first floor of the house includes single, paired and grouped Craftsman Style windows – 4/1 and 6/1 double-hung units with vertical lights in the upper sash. Throughout the house, flat brick arches are composed of running brick with sills of cast concrete. The exception is the use of a course of rowlock brick for basement windows with vertical edges lined by a stack of header brick. The rectangular basement windows have a short height configured with three vertical lights. A single-bay detached brick garage at the rear opens onto 3rd St NW. Built contemporary with the house, it has a broad front-gable roof with stucco cladding for the gable end, stepped brackets at the purlin points, and brick bond patterns identical to those of the main house. The overall designs of both buildings are typical Craftsman Style treatments.

The second Front-Gabled Roof brick Bungalow built in 1925 was the Frank A. and Marie Wynhoff House at 524 1st St NW (*Photo 19*). Frank had a boot and shoe store in downtown Waverly for many years when the couple lived next door in an older house. This house was probably built as a smaller retirement home. Like the Kromer House, this 1-story house has a concrete foundation with mottled reddish-brown and gray toned brick for the walls. The broad front-gable roof has wide eaves and a shallow wall dormer/wing that projects slightly on one side. Purlins are marked by pairs and clusters of three modillions on the gable ends including those of the gabled porch centered on the front façade. The tympanum is clad in vertical tongue-and-groove boards with diagonal stickwork. The porch has a matching block foundation, closed brick balustrade, and square brick piers at the outer corners. The balustrade walls are laid in common bond with a course of soldier brick at the water table line. The entrance is on the side of the porch and a row of original inverted stepped bracket supports extends along the front of the porch, likely for holding a flower box. Fenestration throughout the first floor of the house includes single, paired and grouped 6/6. The front-gable window includes a Palladian group with the round arched

3/1 double-hung unit flanked by adjoining square sash with three vertical lights; this window pattern is repeated in the rear gable. Throughout the house, flat brick arches are composed of soldier brick with a double course of row-lock brick used for the semi-circular windows. All sills are composed of single courses of row-lock brick.

During the mid-1920s, construction of the new Waverly High School at 215 3<sup>rd</sup> St NW (*Photo 3*) was underway using a design that blended the Tudor Revival Style and motifs borrowed from the Late Gothic Revival Style. The blended style was sometimes referred to as "Collegiate Gothic" and was typical of many community and consolidated schools erected in Iowa immediately before and after World War I. The high school was designed by Waverly-born architect, Howard Burr, and contractor for the project was Currie Construction also of Waterloo. The original 3-story school building's rectangular footprint measured 180 by 131 feet with the long side and front entrance facing east. The foundation is constructed of poured concrete and the 8-inch walls are built of brick selected by the school board described as "Tuxedo brick" that was produced in Danville, Illinois with a light pink-colored mortar. Dressed and carved limestone components are used in the central entrance bay including block walls, the door surround, belt courses, window sills, quoins, carved stone date block and original name block above the entrance, decorative crenellated and balustrade parapet, finials and cornice level clock surround. Stone trim is used for the cornice level belt course and for the stepped parapet coping for the balance of the building.

The front or east façade is arranged with three center bays composed of the entrance and adjacent angular bay windows extending three stories. The center bays terminate with a stone balustrade consisting of three semi-circular arched openings to either side of a large circular limestone clock face. The name and date blocks are set above the elaborate entrance doors between the first and second floors. Carved stone relief in square panels separates the second and third floors. Stone quoins form the vertical edges of the central windows between the first floor and the parapet. The balance of the primary façade includes three bays of windows adjacent to each side of the center bay with windowless walls comprising the two projecting outer bays. Here, the masonry work includes a diamond pattern of contrasting lighter red and darker colored brick forming a rectangular panel extending two and a half floors. Limestone squares are at the outer corners of the large diamond shapes. A decorative projecting stone cornice molding about three to four feet beneath the parapet extends along the primary façade with nine-pointed star medallions in cut stone as ornamentation in the parapets of the outer bays on the primary façade. On the secondary façades, the cornice molding and parapet treatment is maintained with the center three bays projecting from the outer single bays. Fenestration for the building has been altered throughout but with the openings retaining their original proportions. The wide pointed-arch entrance opening retains the building's original four doors and wide transom. Each of the doors has a horizontal wood panel below and eight square lights with "X" patternwork set in a tall window in the upper door. The transom retains a similar divided light configuration with semi-circular inset arches in the pointed surround.



Main entrance, looking west (from page opposite Dedication, 1929 *Periscope*, Waverly High School Year Book (Waverly Public Library School Year Book Collection))

Waverly native Howard Bowman Burr, then practicing as an architect in Waterloo, was commissioned by the Waverly School Board to design the new high school. He had completed several other design projects in Waverly before the high school commission. These included the residence of Oliver H. Mitchell (9-16-1916 date on the drawings, address unknown), his only local residential project. He did several commercial buildings including Clark Bros. and Bruns Garage (3-1921, address unknown); Charles P. Neubauer Store (12-10-1919, address unknown) and the W.W. Clark Store (9-1-1925, address unknown). The Mercy Hospital Nurses Dormitory plans dated 9-20-1924 were nearing completion when the high school design commission was awarded with the St. Joseph's Mercy Hospital entrance project plans dated six weeks earlier on 8-1-1924.

The balance of Burr's active practice from 1909 to the 1930s included a wide range of commercial, industrial, institutional and residential projects. Among his residential were dozens of Prairie Style houses and Bungalow designs in Waterloo



suburbs and other Eastern Iowa communities. Among his institutional commissions were several churches, fraternal halls, a public library, and eight school projects for both rural consolidated schools and community school districts scattered throughout seven counties of north central and northeast Iowa, all within a half-day's drive of his Waterloo office. They included the following:

• Liberty Consolidated School, Little Cedar, Mitchell County	5-13-1916
• Floyd School, Floyd, Floyd County	7-24-1916
• Colwell Consolidated School, Colwell, Floyd County	8-16-1916
• New Hartford High School, New Hartford, Butler County	4-10-1917
• Oran Consolidated School, Oran, Fayette County	2-15-1918
• Fairfield District No. 7 School, Dike, Grundy County	4-28-1919
• Dinsdale School, Dinsdale, Tama County	4-12-1920
• Waverly High School, Waverly, Bremer County	7-12-1925

The Waverly High School was Burr's largest school commission and when completed in 1926, was hailed by local officials and in newspaper accounts as meeting every requirement of the Iowa Department of Education and providing "splendid facilities for Waverly High School students for years to come."<sup>6</sup> When construction completed a month ahead of schedule, the school district celebrated with public tours attended by hundreds during the Bremer County Fair.

During the balance of the 1920s and 1930s, Tudor Revival Style motifs found their way into residential development throughout Waverly. Half-timbering in gable peaks of roofs, porches and dormers, semi-circular or segmental window openings and entrance surrounds, stucco and rustic rock wall finishes, and dramatic exposed chimneys were the most common Tudor motifs. Several Tudor Revival Cottages were built in the Harmon and LeValley NW Historic District. The best preserved example is the second Harmon and Lillian Miller House completed in 1937 or 1938 at 510 1<sup>st</sup> St NW (*Photo 22*). A front page photograph of the house during early construction was featured in the October 21, 1936 *Bremer County Independent*. The plan for this "Tudor Cottage" was likely selected from a pattern book plan from the period, such as those published by the Packard Service Bureau of Davenport or the Home Plan Book Co. of St. Paul. It has a steeply pitched front-gable roof with an extended slope on one side that flares at the bottom edge. The roof has no eaves and wide shed-roof wall dormers on both the side slopes. The contiguous front-gabled entrance bay is on the right half of the front façade but has no extended slope. The house measures 32x29 feet with a floor plan with a single-bay shed roof garage setback and attached on the left side. A matching textured stucco finish is on the walls of the main house, entrance bay and attached garage. The enclosed entrance bay has an entrance surround made of random sized split rock that extends to a foundation row. Similar stone is used in random positions on the exposed stucco-clad, double-flue chimney that is centered on the front-gable. Fenestration includes a mix of window types, sizes and shapes, the most common window being the 6/1 double-hung unit found in singles and pairs throughout the building's upper level and on the lower level of the side façades. A small, tall and narrow multi-light sash with a segmental arch is centered above the entrance door. The feature window is located on the front to the left of the chimney; it has a wide segmental arch and includes 48 lights.

The Great Depression years of the 1930s brought a shift in institutional and residential architecture across the country and in the Harmon and LeValley NW Historic District. Economic designs conceived with utility and cost savings in mind frequently won out over the more costly revival designs of just a decade earlier. The single best example of Depression Era construction is seen in the contrast between the Tudor Revival Style Waverly High School completed in 1926 and the St. Paul's Lutheran Church Parish House and School planned a decade later at 112 2<sup>nd</sup> Ave NW (*Photo 2*). The combined Parish House and School was built in 1940 to accommodate a rapidly growing school classes and church group events. It was formally dedicated in February 1941, ten months before Pearl Harbor triggered the beginning of World War II.

The new Parish House and School was built about 25 feet from the 1908 St. Paul's Lutheran Church with a connection at the rear between the two buildings. Stylistically it is an example of a Moderne Style influenced design constructed with brick and clay tile block walls most likely manufactured in the brick and tile works of Mason City. The rectangular planned school has three sections – a 2-story center section measuring 42 by 112 feet flanked on sides by outer sections measuring 23 by 112 feet. The center section is faced in mottled cream and tan colored brick on the walls with a poured concrete foundation. The center entrance bay has vertical projection with recessed brick pilasters extending along either side of the entrance doors. A limestone panel above the entrance door transom has a simple cross inscribed in shallow relief. Similar limestone is used for window sills, lintels, pilaster caps, and the parapet. The original windows (multi-light 4/4 or 8/8) have been replaced. The original copper and opalescent glass light sconces remain flanking the entrance doors. The outer sections of the front façade as well as the long side wall of the building are faced with 8 by 12 inch clay

<sup>6</sup>1926 *Periscope*, p. 76, "Yearbook Collection," Waverly Public Library.



tile block and the foundation is poured concrete to match the center section. The parapet consists of a soldier course of cream and tan colored brick topped by a concrete coping course. The original windows (multi-light 4/8/8 or 8/8) for the two outer sections were replaced at an unknown date with single light casement sashes with wood infill surrounds.

The contrast in residential architectural design was not quite as dramatic as that made by the public and parochial schools built just a few blocks apart, but the architectural trend was the same. Houses got smaller and simpler in their designs and, in the process, less costly to build. During the 1930s and 1940s, residential building saw smaller square footage promoted under lower profile roofs and with more modest finishes. Many of these 1 and 1½-story designs that were sized to meet the demand for economical dwellings were also suitably sized for the small parcels that remained available.

A house form that continued the spirit of architectural revivals came to be valued for its picturesque name and its capacity to be efficiently expanded within existing walls – the Cape Cod house form – developed during the 1930s and remained popular for the next three decades. The Cape Cod cottage built for Edward and Ida Meyer House at 215 6<sup>th</sup> St NW (*Photo 23*) was completed in ca. 1942. The Meyer House was one of only two Cape Cod houses built in the historic district though many examples were built in other parts of Waverly. It has the classic symmetrical form with wide wood clapboard siding, a steep side-gable roof with narrow eaves, and two gabled attic dormers on the front slope. An enclosed entrance bay is centered on the front and like the dormers and main roof, has a steeply pitched gable roof with returning cornices. Fenestration includes single and paired six-light casement windows (dormers and gable ends) and eight-light casement windows (front façade). Applied louvered shutters are on the first floor, front façade and a six-light octagonal window is centered beneath the peak of the gabled entrance bay. An exposed brick chimney is centered on the gable end. Like other houses in this period, it has an attached single-car garage at the rear. Cape Cod houses like the Meyer House were frequently built with unfinished upper levels leaving the cost of these improvements to be spread over time without the need for expanding the house through the construction of an addition.

Another house form to appear in the pre and post-World War II period has been described by architectural historians Virginia and Lee McAlester as the Minimal Traditional form and became a common throughout the country. It was a basic 1 to 1½-story house with a side-gable roof. It could have either a symmetrical or asymmetrical façade and frequently included a front-gable entrance bay or wing that projected slightly from the main block. Examples of this house form included either a detached garage or an attached single-bay garage setback along one end. Its overall appearance was more horizontal than the Cape Cod cottages frequently built nearby.

Ten examples of Minimal Traditional houses are scattered throughout the district built between 1939 and the mid-1950s. Another seven examples of Ranch/Rambler houses survive from the 1950s. Among the best examples of the Minimal Traditional house form is the Harry and Shirley Hagemann House built in 1939 at 620 4<sup>th</sup> Ave NW (*Photo 24*). Harry was a long-standing Waverly attorney. A newspaper account for the building of this house identifies construction occurring in just five months. This 1½-story frame house is located on a large double-lot parcel near the Wartburg College campus. It was designed by architect Bruce McKay of Cedar Rapids, who was a friend and design colleague of Grant Wood. McKay later designed the visitor center for the Herbert Hoover historic site in West Branch, Iowa that is operated by the National Park Service. The Hagemann House has a concrete block foundation with wide clapboard-style siding and cornerboard trim. The main body of the house has a moderate-pitched side-gable roof with a shallow projecting front-gable wing at one end and three gabled attic dormers are on the front slope. A small entrance porch is tucked in the right hand ell with the roof formed by a continuation of a section of the front slope. A single square column supports the roof and the deck is made of cast stone. Fenestration includes widely spaced double-hung windows with 6/9 and 1/1 configurations on the first floor and small 8/8 windows in the dormers. An attached garage is on the rear corner opening onto the side street rather than the front.

The second 1-story vernacular house form introduced in the historic district after World War II was the Ranch or Rambler. Like the Minimal Traditional form, the Ranch/Rambler included a 1-story configuration generally horizontal in nature with either a low-pitched side gable or hipped roof. The garage was nearly always attached at one end with private living space (bedrooms) at the opposite end and public living areas (living room, kitchen, family room, etc.) in between. These houses frequently included an oversized, square fixed-sash flanked by operable double-hung windows as the feature window group. This popular window group came to be known as a “Chicago window” or “picture window.” Six Ranch/ Rambler houses were built in the Harmon and LeValley NW Historic District between 1950 and 1961.

Earnest F. and Deleva Oppermann House was built in 1952 at 414 7<sup>th</sup> St NW by Wartburg faculty and staff members on the east edge of the college campus. It is the only example in the neighborhood of a residential design derived from the International Style, a favorite for architect-designed contemporary houses from ca. 1950-1970. Even pattern books such

as those inspired by the Chicago Tribune's Chicagoland Prize Homes Competition in 1948 and others published during the post-war building boom offered dozens of small to large-scale house plans containing International Style influences. Though altered with the application of synthetic sidings, the Oppermann House retains the principal character defining features of this form. The small 1-story frame house has a nearly flat shed-roof with narrow eaves on the secondary façades and a deep eave across the front above the entrance and recessed window area. The window has six large horizontal lights arranged in two columns with a louvered panel beneath each window column. The house has a concrete block foundation with wide clapboard-style synthetic siding on the walls and vertical channel-cut style siding framing the entrance and adjacent recessed window area. A support panel composed of narrow wood posts and staggered horizontal cross pieces supports the eave adjacent to the entrance. The entrance itself is centered on the front façade and the original slab door contains a series of large, vertically stacked square lights, each with a different decorative clear class pattern. A massive exposed brick chimney is located on the side. A nearly flat pitched front-gable roof on the detached single-bay garage also built in 1952 carries out the International Style theme.

The balance of the Harmon and LeValley NW Historic District consists of examples of various vernacular forms, most without strong stylistic features, ranging from fair to good in terms of conservation. Some were built in their original forms while others reflect the accretions brought on by successive occupants. Surviving examples of vernacular forms in the district include at least 13 Front-Gable Roof, 1 and 2-story houses built between the early 1890s and 1930s. Ten 1 and 2-story Side-Gable Roof houses date from the mid-1860s to the 1890s with a couple of outliers from the mid-20<sup>th</sup> century. The 1-story Hipped Roof form accounts for the largest number of vernacular houses in the district with 28 examples built from the early 1880s until World War I. The six 2-story Hipped Roof houses (excluding American Four-Squares) were built during the 1880s and 1890s with another 14 American Four-Squares built from 1903 to 1921. The final vernacular type with an extensive population in the historic district was the Gable-Front-and-Wing house, which has 24 examples in the neighborhood built from the 1860s through the 1890s with a few after 1900. Along with the residences demonstrating strong attributes of 19<sup>th</sup> and 20<sup>th</sup> century domestic architectural styles described above, these vernacular houses demonstrate the organic nature of the Harmon and LeValley NW Historic District.

In summary, the Harmon and LeValley NW Historic District is locally significant under Criteria A, B and C at the local level. Its development paralleled the growth of Waverly's west side business district, its citywide population growth, German-American settlement patterns, and the founding and growth of Wartburg College. Two German-speaking churches, a German-speaking parochial school, and a community high school served as landmarks around which the neighborhood grew and flourished. The neighborhood's diverse residential building stock provided housing for working class families, merchants, professionals, Wartburg College teachers, and a sizeable community of retired German-American farmers. Individuals who held civic, political, religious, and economic leadership roles in the community resided here for multiple generations. The residences they built continue to populate the neighborhood in the early 21<sup>st</sup> century. Together, these aspects of historic and architectural significance make the Harmon and LeValley NW Historic District significant at the local level.

A list of primary and secondary resources in the Harmon and LeValley NW Historic District begins below. Historic building names or the names of the first confirmed occupants are included for each property along with the owner's occupation if known, a date for construction, the architectural style or vernacular form for the building, and the historic district status for both primary and secondary buildings. A map for the district depicts the distribution of contributing and noncontributing primary buildings within the historic district boundary in *Figure 7*.

### Harmon and LeValley NW Historic District Resources

C=Contributing and NC=Noncontributing

House Number	Street	Historic Name	Owner Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
408	1st Ave NW	Rehling, Charles and Louise, House	Restaurant worker	ca. 1899	Gable-Front and Wing, 1½-story	C	C
416	1st Ave NW	Thies, Frank C. and Laura, House	Grocery worker	1912	Hipped Roof, 1-story	C	C
420	1st Ave NW	Michael, William J., House	Unidentified	1925	Hipped Roof, 2-story/ American Four-Square	C	C
614	1st Ave NW	Schell, Henry and Mabel, House	Proprietor, H.G. Schell Grocery	1914	Hipped Roof, 2-story/ American Four-Square	C	C
618	1st Ave NW	Hansen, C.E. and Bianca, House	Dentist	1901	Colonial Revival/Gambrel Roof	C	1 C; 1 NC

House Number	Street	Historic Name	Owner Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
626	1st Ave NW	Kaufmann, E.J. and Rose, House	Real Estate	ca. 1903	Hipped Roof, 2-story/ American Four-Square	C	NC
702	1st Ave NW	Kern, Dr. Lester C. and Edith, House	Physician & Surgeon	1902	Queen Anne/Hipped Roof, 2-story	C	-
709	1st Ave NW	Miller, Martha, House	Widow	ca. 1915	Bungalow/Hipped Roof, 1-story	C	C
710	1st Ave NW	Thompson, Silas and Alvina, House	Grocery store clerk	ca. 1892	Front-Gabled Roof, 1- story	C	C
715	1st Ave NW	Rausch, Anna M., House	Unidentified	1938	Cape Cod/Minimal Traditional	C	NC
413	1st St NW	Hagemann, Dorlena, House	Unidentified	ca. 1940	Bungalow/Front-Gabled Roof	C	-
510	1st St NW	Miller, Harold and Lillian, House (second)	Home builder/ casket company/ insurance	ca. 1937	Tudor Revival Cottage	C	-
511	1st St NW	Allison, George and Flora, House	Clerk	ca. 1884	Hipped Roof, 1-story	C	NC
515	1st St NW	Clausing, Henry and Bertha, House	Lumberman	1901	Queen Anne/Side- Gabled Cubic, 2-stories	C	C
516	1st St NW	Will, Max and Katie, House	Retired	1961	Ranch/Rambler	C	C
523	1st St NW	Evelind, Robert and Galena, House	Carpenter	ca. 1894	Front-Gabled Roof, 2 story	C	NC
524	1st St NW	Wynhoff, Frank A. and Marie, House	Retired	ca. 1925	Bungalow/Craftsman	C	NC
602	1st St NW	Reichert, Carl Dietrich and Ellen, House	Tailor	ca. 1891	Side-Gable, 2-story	C	NC
603	1st St NW	Eckstein, John and Julia, House	Retired	1903	Gable-Front and Wing	C	NC
609	1st St NW	Pape Rental House, Noncontributing	Rental house	1927; moved 1985	Bungalow/Craftsman/ Front-Gabled Roof	NC	NC
112	2nd Ave NW	St. Paul's Lutheran Church & Parish House-School	German-speaking Church and School	1908 & 1940	Gothic Revival and Modeme	C	-
212	2nd Ave NW	Studier, A.G. and Emma, House	Editor/Publisher	1919	Bungalow/Craftsman	C	C
219	2nd Ave NW	Noncontributing	-	2000	-	NC	NC
220	2nd Ave NW	Liebau, William and Louise, House	Cigar maker & jobber	1912; moved 1967	Colonial Revival/ American Four-Square	C	NC
308	2nd Ave NW	Nolte, Fred and Alda, House	Unidentified	ca. 1925	Bungalow/Craftsman	C	1 C & 1 NC
322	2nd Ave NW	Empson, Walter and Dora, House	Retired	ca. 1909	Hipped Roof, 1-story	C	NC
417	2nd Ave NW	Millus, C. H. and Christine, House	Unidentified	1949	Minimal Traditional	C	-
217	2nd St NW	Caton, William W. and Mary, House	Railroad conductor	ca. 1892	Hipped Roof, 2-story	C	NC
309	2nd St NW	Platte, Otto and Cecelia, House	Steel Worker and Laborer	1932	Bungalow/Side-Gable 2- story	C	NC
315	2nd St NW	Knott, John and Bessie, House	Horse Importing and Livery	1893	Queen Anne/Gable- Front-and-Wing 2-story	C	NC
321	2nd St NW	Wile, A.J. and Eva, House	Furniture and undertaking	1901	Queen Anne/Hipped Roof 2-story	C	-
322	2nd St NW	Evangelical Association Parsonage	Pastor's residence	ca. 1895	Hipped Roof, 2-story	C	NC
409	2nd St NW	Muehling, William H. and Helen, House	Maintenance man, Lutheran Mutual Life Insurance	1955	Ranch/Rambler	C	-
415	2nd St NW	Van Nordstrand, Adrian and Frances, House	City Marshall	1899	Gable-Front-and-Wing	C	NC
416	2nd St NW	Mether, Dan and Nellie, House	Blacksmith/clothing store owner	1900	Gable-Front-and-Wing	C	NC
422	2nd St NW	Buhrow, William H. and Mathilda, House	Office clerk	1961	Ranch/Rambler	C	-
423	2nd St NW	Diamond-Schoof House, Noncontributing	Laborers	ca. 1885	Hipped Roof, 1-story	NC	-
502	2nd St NW	Mether, Linda and Charles, House	Wagon maker	1900	Queen Anne/Cross- Gable, 2-Story	C	C
503	2nd St NW	Miller, Harmon B. and Atta, House	County Treasurer	ca. 1890/ ca. 1953	Hipped Roof, 2-story/ Colonial Revival	C	NC
507	2nd St NW	Miller, Harold W. and Lillian, House (first)	Building Contractor	1915	Bungalow/Craftsman	C	C
510	2nd St NW	Klammer, William and Sophia, House	Unidentified	1927	Bungalow/Craftsman	C	NC
515	2nd St NW	Weick, William and Ella, House	Unidentified	1905	Queen Anne/Cross- Gable, 2-Story	C	C



House Number	Street	Historic Name	Owner Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
516	2nd St NW	Noite Rental House	Rental	ca. 1905	Queen Anne/Cross-Gable, 2-Story	C	NC
518	2nd St NW	Ebert House	Wartburg faculty member	1940	Bungalow	C	NC
519	2nd St NW	Krause, Charles and Minnie, House	Unidentified	1897	Side-Gable/Center-Gable, 2-story	C	NC
522	2nd St NW	Dickinson, Earl and Nina, House	Real Estate	1900	Hipped Cottage, 1-story	C	C
523	2nd St NW	Buls, Gustav and Minnie, House	Retired Farmer	1907	Hipped Roof, 2-story (American Four-Square)	C	NC
124	3rd Ave NW	German Evangelical Church/First Evangelical Church/Faith United Methodist Church /Cornerstone Church of the Nazarene	German-speaking church	1902	Gothic Revival/ Steepled Ell	C	-
202	3rd Ave NW	Foster, Floyd and Rebecca, House	Constable	ca. 1865	Gable-Front-and-Wing House	C	-
204	3rd Ave NW	Klages, Friedrich W. and Sophia, House	Retired Farmer	1919	Hipped Roof, 1-story	C	NC
214	3rd Ave NW	Gertsch, Albert and	Unidentified	1905	Hipped Roof, 2-story/ American Four-Square	C	-
404	3rd Ave NW	Noncontributing		2012	Ranch	NC	
314	3rd Ave NW	Pries, John C. and Dorothea, House		1912	Hipped Roof, 1-story	C	NC
315	3rd Ave NW	Pape, Henry H. and Agnes, House	Unidentified	1930	Bungalow/Craftsman, Clipped Gable, 1-story	C	C
420	3rd Ave NW	Wright, John H. and Bess, House	Greenhouse owner	1916	Craftsman/Front-Gable Roof, 2-story	C	-
504	3rd Ave NW	Leverich, Jesse and Mary, House	Retired Farmer	1868	Side-Gable, 1-story	C	-
602	3rd Ave NW	Howard, Samuel and Jane, House	Carpenter	1867	Side-Gable, 1-story	C	C
608	3rd Ave NW	Kenney, Fred and Emma, House	(Fred) Coal & Ice Dealer; (Emma) Librarian	ca. 1909	Bungalow	C	NC
616	3rd Ave NW	Douglas, William and Harriet, House	Clerk	ca. 1865	Side-Gabled, 1-story	C	NC
215	3rd St NW	Waverly High School/ Waverly-Shell Rock Junior High School	High School	1926; 1982	Tudor Revival/Late Gothic Revival	C	NC
216	3rd St NW	Foster, Leighton and Clarissa, House	Retired Farmer	1885	Hipped-Roof, 1½ -story	C	NC
303	3rd St NW	Bunth, F.H. and Mary, House	Retired Farmer	1895	Italianate/Hipped Roof, 2-story	C	C
316	3rd St NW	Korth, Gustav and Mary, House	Contractor	1920	Side-Gabled, 2-story (Center Gable)	C	C
317	3rd St NW	Ams, Fred and Mary, House	Unidentified	1930	Bungalow/Craftsman	C	NC
320	3rd St NW	Lindell House	Unidentified	ca. 1913/ moved 1993	Hipped Roof, 2-story	C	-
321	3rd St NW	Comfort-Sitzer House	Hardware Merchant/ Teacher	1893	Gable-Front-and-Wing House	C	-
403	3rd St NW	Schwake, John and Clara, House	County Recorder	ca. 1904	Hipped Roof, 1-story	C	NC
404	3rd St NW	Noncontributing		2111		NC	-
408	3rd St NW	Ackmann, Sophia, House	Widow	1920	Front-Gabled, 2-story	C	-
420	3rd St NW	Noncontributing		2008	Ranch/Rambler	NC	-
421	3rd St NW	Bartels August and Anna, House	Pastor, Lutheran	1913	Hipped Roof, 2-story/ American Four-Square	C	NC
509	3rd St NW	Brandt, Henry and Meta House	Painter	1950	Ranch/Rambler	C	-
510	3rd St NW	Beyer, Christian and Olive, House	Dentist	1893	Gable-Front-and-Wing House, 2-story	C	NC
518	3rd St NW	Hay, Fred and Lucille, House	Unidentified	1930	Colonial Revival/Side-Gable 2 story	C	-
520	3rd St NW	Schamhorst, Fred and Martha, House	Unidentified	1920	Side-Gabled, 2-Story /Center Gable Form	C	-
523	3rd St NW	Williams, Lewis and Geneva, House	Retired	1958	Ranch/Rambler	C	-
615	3rd St NW	Albrecht, F.H. and Louise, House (first)	Retired Farmer	1925	Gable-Front-and-Wing House, 1-story	C	NC
616	3rd St NW	Blain Rental House #3/Osterholm, Anice and William, House	Rental dwelling/ Unidentified	1928	Front-Gabled Roof, 2-story	C	NC
617	3rd St NW	Blain Rental House #1/Hoppenworth, Gustav and Louise, House	Rental dwelling/ Unidentified	ca. 1913	Hipped Roof, 1-story	C	NC
618	3rd St NW	Blain Rental House #2/Osterholm, Myrtle, House	Rental dwelling/ unidentified	1924	Front-Gabled Roof, 2-story	C	NC
623	3rd St NW	Blain, Silas E. and Annis, House	Painter and paperhanger	ca. 1910	Hipped Roof, 1-story	C	NC

House Number	Street	Historic Name	Owner Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
92	4th Ave NW	Kohlmann,, Edward and Rachel, House	Clothing store owner	ca. 1956	Ranch/Rambler	C	-
96	4th Ave NW	Wellsman, Charles and Elizabeth	Butcher	ca.1870	Gable-Front-and-Wing House, 2 & 1-story	C	-
104	4th Ave NW	Noncontributing		1890		NC	-
106	4th Ave NW	Ultch, George and Mary, House	Unidentified	1922	Hipped Roof, 1-story	C	-
109	4th Ave NW	Babcock Rental House	Unidentified	ca.1913	Hipped Roof, 1-story	C	-
115	4th Ave NW	Cave, Charles and Ethel, House	Unidentified	1900	Gambrel Roof, Side-Gabled, 1½-story	C	-
205	4th Ave NW	Munstermann, August H. and Emma, House	Unidentified	1938	Front-Gabled Roof, 2-story	C	-
216	4th Ave NW	Beyer, Christian P and Olive, House	Dentist	1892	Queen Anne/Cross-Gable, 2-Story	C	NC
220	4th Ave NW	Kromer, Erwin H. and Lavera, House	Dentist	ca.1925	Bungalow/Craftsman/ Front-Gabled Roof	C	C
302	4th Ave NW	Brandt, Ernest and Margaretha, House	Unidentified	ca.1916	Hipped Roof, 2-story/ American Four-Square	C	2 NC
307	4th Ave NW	Buls, Minnie, House	Widow	1931	Front-Gabled Roof, 2-story	C	NC
311	4th Ave NW	Noncontributing		ca. 2008	-	NC	-
312	4th Ave NW	Lageschulte, Sophie, House	Unidentified	ca.1910	Gable-Front and Wing, 1-story	C	NC
322	4th Ave NW	Williams House	Unidentified	ca. 1890	Side-Gabled, 1-story	C	2 NC
402	4th Ave NW	Mueller, Ewald and Katharina, House	Retired Farmer	1925	Hipped Roof, 1-story	C	NC
406	4th Ave NW	Bruns, Albert and Pauline, House	Windmill dealer	ca. 1893	Gable-Front-and-Wing House, 2-story	C	NC
415	4th Ave NW	Ecker House	Greenhouse owners	1948	Minimal Traditional	C	2 NC
416	4th Ave NW	Bruns-Meyer House	Unidentified	ca. 1894	Gable-Front-and-Wing House, 2-story	C	NC
420	4th Ave NW	Brett, William and Ellen, House	Farmer	ca. 1868	Gable-Front-and-Wing House, 2 & 1-story	C	-
502	4th Ave NW	Pritcher, Luther and Harriet, House	Laborer	1888	Gable-Front-and-Wing House, 1-story	C	NC
602	4th Ave NW	Sinderson, Charles and Mary, House	Laborer	1891	Gable-Front-and-Wing House, 1½ and 1-story	C	NC
608	4th Ave NW	Blain, George and Maude, House (first)	Concrete Block Company Owner	1908	Hipped Roof, 2-story/ American Four-Square	C	C
620	4th Ave NW	Hagemann, Harry and Shirley, House	Lawyer	1939	Minimal Traditional	C	-
203	4th St NW	Bailey, Charles W. and Cornelia, House	Painter/Decorator	ca. 1896	Gable-Front-and-Wing House, 2-story	C	-
211	4th St NW	Simmons, Nona Verne and Elmer, House	Carpenter	1912	Hipped Roof, 1½-Story	C	C
217	4th St NW	Nolte-Willis House	Unidentified	ca. 1905	Front-Gabled Roof, 2-story	C	C
219	4th St NW	Thoren, Frank and Sarah, House	Unidentified	ca. 1930	Craftsman/Gable-Front-and-Wing House, 2-story	C	C
323	4th St NW	Morris, John and Ruth, House	Unidentified	ca. 1894	Gable-Front-and-Wing House, 2-story	C	NC
403	4th St NW	Ams, John and Louisa, House	Retired Farmer	1921	Hipped Roof, 2-story/ American Four-Square	C	NC
411	4th St NW	Koch, William and Wilhelmina, House	Retired Farmer	1920	Hipped Roof, 2-story/ American Four-Square	C	NC
417	4th St NW	Bohn-Shanewise House	Teamster	1902	Hipped Roof, 2-story/Late Queen Anne	C	NC
421	4th St NW	Kohagen, Henry and Jessie, House	Retired Farmer	1917	Hipped Roof, 2-story/ American Four-Square	C	NC
424	4th St NW	Noncontributing		ca. 2008		NC	-
508	4th St NW	Gerberding, William and Amanda, House	Carnation Milk Co.	1936	Colonial Revival/Side-Gabled, 2-story	C	-
521	4th St NW	Homan, Carl, House	Driver for Dr. W.A. Rohlf, MD	1935	Craftsman Style Cottage	C	C
522	4th St NW	Roloff, Mary, House	Widow	ca. 1895	Hipped Roof, 1-story	C	NC
523	4th St NW	Hankner House	Rental dwelling	ca. 1908	Craftsman Style/Hipped Roof, 1-story	C	C, NC
601	4th St NW	Noncontributing		1974		NC	-
610	4th St NW	Buhmann House	Rental House	ca. 1916	Hipped Roof, 1½ -story	C	NC

House Number	Street	Historic Name	Owner Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
611	4th St NW	Ebert, Cora, House	Wartburg faculty member	1934	Front-Gabled Roof, 1½-story	C	NC
616	4th St NW	Fuhmann, Ernest and Ida, House	Machinist, Iowa Sugar Co.	ca. 1912	Front-Gabled Roof, 2-story	C	C
617	4th St NW	Homann, Will F. and Louise, House	Waverly Brewing Company	ca. 1900	Gable-Front and Wing House, 2-story	C	NC
619	4th St NW	Barrows, Charles H. Barrows	Iowa Telephone Co., manager	1898	Gable-Front and Wing House, 1-story	C	NC
87	5th Ave NW	Wynhoff House (first)	Boot and Shoe Shop	1888	Gable-Front and Wing, 2-story	C	-
108	5th Ave NW	McFarlane, Martha, House	Widow	ca. 1900	Hipped Roof, 1-story	C	NC
114	5th Ave NW	Pape, Milton and Rose, House	Proofreader, Waverly Pub. Co.	1955	Minimal Traditional-Ranch/Rambler	C	NC
120	5th Ave NW	Miller, James M. and Caroline A., House	Stock buyer	1896	Gable-Front and Wing House, 1-story	C	NC
209	5th Ave NW	Buls Rental House	Rental house	ca. 1928	Front-Gabled Roof, 2-story	C	-
210	5th Ave NW	Rodemeyer, Fred and Clara, House	Unidentified	1932	Front-Gabled Roof, 1½-story	C	NC
222	5th Ave NW	Terry, Eri and Nancy, House	Retired Farmer	1893	Gable-Front and Wing, 2-story	C	NC
308	5th Ave NW	Harlan, G.R. and Mary, House	Unidentified	1949	Tudor Revival	C	2 NC
311	5th Ave NW	Thoren, Christian and Amelia, House	Unidentified	1896	Hipped Roof, 1-story	C	NC and C
312	5th Ave NW	Rodemeyer, William and Mary, House	Retired farmer	1928	Craftsman/Front-Gabled Roof, 1-story	C	NC
316	5th Ave NW	Noncontributing		2002		NC	-
420	5th Ave NW	Ams, Henry and Henrietta, House	Retired Farmer	1898	Hipped Roof, 2-story	C	NC
502	5th Ave NW	Eichman House	Eichman family carpenters	1898	Hipped Roof, 1-story	C	NC
508	5th Ave NW	Seekatz-Buehrer House	Carpenter and commercial traveler	1925	Hipped Roof, 2-story/ American Four Square	C	2 NC
509	5th Ave NW	Bruns, Anton T. and Alice, House	Retired	ca. 1942	Minimal Traditional	C	NC
602	5th Ave NW	Wamke, Herman and Martha, House	Laborer	ca. 1914	Hipped Roof, 1-story	C	NC
608	5th Ave NW	Andrews, Emma and C.D., House	Laborer	1890	Hipped Roof, 1-story	C	-
609	5th Ave NW	Hay, Henry and Marie, House	Farmer, Painter	1948	Minimal Traditional	C	C
614	5th Ave NW	Vogt, Henry and Louise, House/"Blain Cement Block House"	Model House; sold	1913; sold 1927	Craftsman/Hipped Roof, 1-story	C	NC
615	5th Ave NW	Folkers, Virgil and Catharine, House	Lutheran Mutual Insurance	1948	Minimal Traditional	C	-
617	5th Ave NW	Carver, Lawrence and Ariel, House	Unidentified	ca. 1948	Minimal Traditional	C	NC
620	5th Ave NW	Donovan, Jeremiah and Nora, House	Retired	1908	Hipped Roof, 1-story	C	-
203	5th St NW	Leitha, John F. and May, House	Architect & Contractor	1911	Bungalow/Craftsman	C	C
213	5th St NW	Russell, Joseph and Pyrie, House	Masonry Contractor	1912	Craftsman Style/2-story	C	-
217	5th St NW	Knapp, Henry and Annie, House	Bridge & Road Builder/Sheriff	1894 or 1896	Queen Anne/Gable-Front and Wing, 2-story	C	-
220	5th St NW	Nafus, William and Della, House	Unidentified	ca. 1908	Gable-Front and Wing, 2-story	C	NC
223	5th St NW	Woodring, Isaac and Rose, House	Gun Merchant; Commercial Traveler	ca. 1881	Hipped Roof, 1-story	2 C	NC
302	5th St NW	Gamer, Eugene & Mary, House	Laborer	ca. 1888	Hipped Roof, 2-story	C	NC
309	5th St NW	Kaufmann, Bertha, House	Unidentified	ca. 1895	Hipped Roof, 1-story	C	-
310	5th St NW	Meyer, Henry F. and Emma, House	Unidentified	1935	Front-Gabled Roof/1-story	C	-
315	5th St NW	Cave, Tabitha and Henry, House	Farmer	1901	Hipped Roof, 1-story	C	NC
322	5th St NW	McKliget, John and Katie, House	Widow	ca. 1904	Hipped Roof, 2-story/ American Four-Square	C	C
323	5th St NW	Blain Rental House #4/ Niemeyer, Gustav and Emma, House	Rental dwelling/ Unidentified	ca. 1915	Craftsman Style/ Hipped Roof, 1½-story	C	C
410	5th St NW	Wright Greenhouses/ Ecker's Greenhouses	Floral Shop and Greenhouses	1908 to 1960	Hipped Roof, 1-story Retail & Warehouses	6 C	-
415	5th St NW	Hoper Rental Dwelling	Unidentified	ca. 1908	Front-Gabled Roof, 2-Story	C	NC
419	5th St NW	Lauer, Julian Quince "J.Q." and Lillian, House	Engineer	1959	Minimal Traditional	C	NC



House Number	Street	Historic Name	Owner Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
422	5th St NW	Ellison-Mundfrom House	Unidentified	1914	Craftsman Style/ Hipped Roof, 1½ -story	C	C
423	5th St NW	Lauer, Frank and Ellinanda, House	Retired	ca. 1914	Gambrel Roof, 2-story	C	NC
516	5th St NW	Bessmer, J.M. and Lena, House	Mason	1900	Hipped Roof, 1-story	C	NC
519	5th St NW	Tegtmeier, Aaron and Augusta, House	Clothing Store Clerk	ca.1912	Hipped Roof, 1-story (concrete block)	C	C
523	5th St NW	Bruns Rental House	Rental Dwelling	ca. 1900	Hipped Roof, 2-story	C	NC
524	5th St NW	Menti, Otto and Nellie, House	Waverly Gas worker	ca. 1898	Hipped Roof, 1-story e	C	NC
121	6th St NW	Nevermann, John H. and Sophia, House	Retired Farmer	1905	Hipped Roof, 2-story	C	C
203	6th St NW	Hagemann, Fred P. and Sophia	Lawyer, State Senator	1893	Queen Anne/Gable-Front and Wing, 2-story	C	C
210	6th St NW	Karsten, Rev. Albert and Helen, House	Retired Minister, Lutheran	1947	Side-Gable, 2-story	C	-
215	6th St NW	Meyer, Edward and Ida, House	Meyer Drug, owner	1942	Cape Cod	C	-
221	6th St NW	Woodring, Thomas and Mary, House	Cabinet Maker, Furniture Store Owner	ca. 1885	Gable-Front-and-Wing, 2-story	C	-
303	6th St NW	Cook, Julia, House	Widow	1894	Cross-Gabled Roof, 2-story	C	NC
316	6th St NW	Noncontributing		1898		NC	-
317	6th St NW	Ebert-Wendt House	Building Contractor	1927	Bungalow/Craftsman Style Front-Gabled Roof, 1-story	C	NC
323	6th St NW	Demdoerfer, Rev. John and Catherine, House	Lutheran Minister	ca. 1894	Queen Anne, 1½-story	C	C
415	6th St NW	Kenney, Frank and J. Belle, House	Farm owner	1903	Side-Gabled Roof, 1½-story	C	NC
123	7th St NW	Conner-Leitha House	Railroad Agent/Architect-Contractor	1903	Craftsman Style/Gabled-Front and Wing	C	C
316	7th St NW	Henkel Rental House (First)	Rental dwelling	1928	Craftsman Style/Front-Gabled Roof, 1½ Story	C	C
322	7th St NW	Henkel Rental House (Second)	Rental dwelling	ca. 1928 to 1940	Craftsman Style/Front-Gabled Roof, 1½ Story	C	C
414	7th St NW	Oppermann, Earnest F. and Deleva, House	Wartburg faculty member	1952	International Style/Shed-Roof, 1 Story	C	C
503	7th St NW	Korth-Nicolaus House	Unidentified	1916	Hipped Roof, 2-story/ American Four-Square	C	NC
511	7th St NW	Korth, Gustav H. and Mary, House	Contractor & Homebuilder	1907	Colonial Revival Style/Gambrel Roof, 2-story	C	C & NC
525	7th St NW	Peck, Franklin and Eliza, House	Jeweler	1893/ 1901	Queen Anne/Hipped Roof, 1 ½-story	C	C

### **Acknowledgements:**

This project was produced under the terms of a Memorandum of Agreement (MOA), pursuant to Section 106 of the National Historic Preservation Act, among the Federal Emergency Management Agency (FEMA) of the Department of Homeland Security, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Department, and the City of Waverly regarding the demolition of historic resources in Waverly, Bremer County, Iowa for which FEMA proposed to administer Federal disaster assistance through FEMA's Public Assistance and Hazard Mitigation Grant Programs pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the voluntary acquisition and demolition of historic properties substantially damaged as a result of flooding in July 2008 that resulted in declared disaster DR-1763-IA.

Local assistance for preparation of this nomination was provided by the Waverly Historic Preservation Commission (HPC), HPC Chairpersons, Kathryn Payne and Karen Lehmann, and HPC staff coordinator and MOA Project Director, Sarah Meyer-Reyerson, Director for the Waverly Public Library. Considerable assistance was provided for local research efforts and identification of historic images by Beth Paulsen, former Local and Family History Librarian for the Waverly Public Library; Mary Meyer, volunteer historian with the Waverly HPC; and Mary Cheville, former librarian and volunteer historian for the Bremer County Historical Society. Meyer also provided editing assistance at several stages in the nomination preparation. Mapping assistance was provided by Ben Kohout, Community Development & Zoning Specialist for the City of Waverly's Zoning Department and Scott LaRue, GIS Coordinator for Bremer County.

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## 9. Major Bibliographical References

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### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

*Atlas of Bremer County, Iowa*. Waverly, Iowa: H.S. Hoover & Wm. P. Reeves, Publishers, 1875; available online at: <http://digital.lib.uiowa.edu/cdm4/document.php?CISOROOT=/atlases&CISOPTR=5177>; accessed 7/18/2012.

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

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Grawe, Joseph F. *History of Bremer County, Iowa, Volumes I and II*. Chicago: S.J. Clarke Company, 1914.

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Miscellaneous articles. Waverly Newspapers: *Bremer County Independent*, *Waverly Democrat*, *Waverly Journal*, and *Waverly Republican* (see references for specific buildings in 171 Individual Iowa Site Inventory Forms prepared for the Northwest Quadrant Residential Historic and Architectural Survey, 2011-2013).

Ottersberg, Gerhard. *The Story of St. Paul's Lutheran Church, Waverly Iowa, Its First One Hundred Years*. Waverly, Iowa: St. Paul's Lutheran Church, 1972.

Vertical file collection, Waverly Public Library.

Waverly Business Index for business stories, business owners stories and related events. Waverly Public Library.

Waverly city directories, 1899 and 1913, ca. 1961 to 1970.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspaper Index for building construction, moving and demolition records. Waverly Public Library.

Waverly Newspapers, editors. *Etched in Time, a Pictorial Record of Bremer and Butler Counties Celebrating 150 Years of Waverly History*. Community Media Group, 2009.

Waverly Newspapers, editors. *Waverly Rich in Iowa Heritage, a Photo History, Volume 1*, Marceline, MO: Heritage House Publishing, 1996.

Waverly telephone directories, 1924, 1926, 1931, and 1957.

#### Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

#### Primary location of additional data:

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: Waverly Public Library, Waverly, Iowa

**10. Geographical Data**

**Acreage of Property** 79 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	15	542620	4730340	3	15	543320	4730920
Zone	Easting	Northing		Zone	Easting	Northing	
2	15	543320	4730340	4	15	542620	4730920
Zone	Easting	Northing		Zone	Easting	Northing	

**Verbal Boundary Description** (Describe the boundaries of the property.)

Within the City of Waverly, Bremer County, Iowa: Beginning at the intersection of the centerline of 5th Ave NW and 7th St NW, thence north one-half block the center of the alley thence east along that line for two blocks to the centerline of 5th St NW thence north along 5th St NW for one-half block to the center line of 6th Ave NW, thence east along 6th Ave NW for four blocks thence southeast along the right-of-way of the former Chicago Northwestern RR and the eastern property lines of houses located east of 1st St NW for approximately two blocks until the curving line meets the centerline of 4th Ave NW, thence south along 1st St NW for two blocks to the centerline of 2nd Ave NW, thence west for one block to the centerline of 2nd St NW, thence south for one-half block along 2nd St NW to the center of the alley, thence west for one block to the centerline of 3rd St NW, thence south for one-half block to the centerline of 1st Ave NW, thence west along 1st Ave NW for three blocks to the center line of 6th St NW, thence south for one-half block to the center of the alley, thence west for two blocks to west property line of 715 1st Ave NW, thence north along said property line to the centerline of Wartburg Blvd, thence northeast along Warburg Blvd. to the centerline of 2nd Ave NW and 7th St NW, thence north along 7th St NW for two blocks to the centerline of 4th Ave NW, thence west for one-half block to the rear (west) property line of 503 7th St NW, thence north for one block to the centerline of 5th Ave NW, thence east for one-half block to the Point of Beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the Harmon and LeValley NW Historic District has been drawn to include a multi-block residential area extending principally along streets and avenues in a 31-block area immediately north and northwest of the central business district between the campus of Wartburg College on the west and Kohlmann Park located on the riverfront on the west bank of the Cedar River in central Waverly. The south boundary is defined by the change in land-use from residential to commercial defined by parking lots for a convenience store, drug store and super market that extend along the north side of West Bremer Ave west of the Cedar River Bridge. The north boundary is defined by the change in land-use along the west end of 6th Ave from residential to commercial warehouse west of 5th St NW and the loss of physical integrity in the houses along the north side of 6th Ave NW east of 5th Street. The excluded blocks backed onto the right-of-way of the former Chicago and Northwestern RR. The streets and avenues within the district contain houses of similar scale and materials with a common period of development from the late 19th through the mid-20th century. The boundaries have been drawn to exclude blocks or portions of blocks to the west and north that contain houses, vacant land or portions of the Wartburg College Campus that are major intrusions while including residences with a higher level of physical integrity. The boundaries of the district were determined after completion of an intensive level survey of the Harmon and LeValley NW Neighborhood in the northwest quadrant of Waverly in 2013.



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**11. Form Prepared By**

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name/title Marlys A. Svendsen, Svendsen Tyler, Inc.  
organization City of Waverly Historic Preservation Commission date 10/1/2013  
street & number N3834 Deep Lake Road telephone 715/469-3300  
city or town Sarona state WI zip code 54870  
e-mail svendsent Tyler@centurytel.net

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Harmon and LeValley NW Historic District

City or Vicinity: Waverly

County: Bremer

State: Iowa

Photographer: Marlys A. Svendsen, Svendsen Tyler, Inc. for City of Waverly Historic Preservation Commission (2011 and 2013 photos); Justine Zimmer for Iowa Homeland Security and Emergency Management Division (2009 photos).

Date Photographed: April 14, 2009, November 4, 2011; February 6, 2013

Description of Photograph(s) and number:

1. 112 2<sup>nd</sup> Ave NW, St. Paul's Lutheran Church, looking northwest
2. 112 2<sup>nd</sup> Ave NW, St. Paul's Lutheran Parish House and School, looking northeast
3. 215 3<sup>rd</sup> St NW, looking southwest
4. 303 3<sup>rd</sup> St NW, looking west
5. 216 4<sup>th</sup> Ave NW, looking northwest
6. 321 2<sup>nd</sup> St NW, looking west
7. 503 2<sup>nd</sup> St NW, looking west
8. Alley, between 400 block of 1<sup>st</sup> Ave NW and 400 block of 2<sup>nd</sup> Ave NW, looking southeast
9. 608 4<sup>th</sup> Ave NW, looking northeast
10. 614 5<sup>th</sup> Ave NW, looking northwest
11. 617 & 623 3<sup>rd</sup> St NW, looking northwest
12. 709 1<sup>st</sup> Ave NW, looking southeast
13. 323 5<sup>th</sup> St NW, looking northwest
14. 203 5<sup>th</sup> St NW, looking southwest
15. 422 5<sup>th</sup> St NW, looking southeast
16. 220 4<sup>th</sup> Ave NW, looking northeast
17. 212 2<sup>nd</sup> Ave NW, looking northeast
18. 507 2<sup>nd</sup> St NW, looking northwest

19. 516 1<sup>st</sup> St NW, looking northeast
20. 403 4<sup>th</sup> St NW, looking west
21. 518 3<sup>rd</sup> St NW, looking southeast
22. 510 1<sup>st</sup> St NW, looking east
23. 215 6<sup>th</sup> St NW, looking southwest
24. 620 4<sup>th</sup> Ave NW, looking north
25. 300-400 blocks 2<sup>nd</sup> St NW, looking south
26. 200 block 2<sup>nd</sup> Ave NW, north side, looking east
27. 500 block 2<sup>nd</sup> St NW, west side, looking southwest
28. 400 block 4<sup>th</sup> St NW, west side, looking northwest
29. 200 block 5<sup>th</sup> St NW, west side, looking southwest
30. 600 block 4<sup>th</sup> Ave NW, looking northwest
31. Intersection, 1<sup>st</sup> Ave and 6<sup>th</sup> St NW, dry run, looking west
32. 600 block 1<sup>st</sup> Ave NW, looking northeast

See also *Figure 8: Photo Key Sketch Map*

**Property Owner:**

Complete this item at the request of the SHPO or FPO.)

name Various – See Figure 9: Harmon and LeValley NW Historic District Property Owners

street & number Various telephone \_\_\_\_\_

city or town Various state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Figure 1:** Comparison of Harmon and LeValley NW Historic District building and Waverly's Population Growth (Data from Southeast Quadrant Survey research and Federal Census Records, 1860 to 2010); Peak decades for building and population growth highlighted.

Harmon and LeValley NW Historic District - Extant Houses by Decade		
Construction Period	Number of Buildings	Percentage of Total
1860-1880	6	3%
1880-1889	7	4%
<b>1890-1899</b>	<b>37</b>	<b>19.5%</b>
<b>1900-1909</b>	<b>37</b>	<b>19.5%</b>
<b>1910-1919</b>	<b>32</b>	<b>17%</b>
1920-1929	23	12%
1930-1939	16	8%
1940-1949	15	8%
1950-1959	7	4%
1960-2012	9	5%
<b>Total</b>	<b>189</b>	<b>100.00%</b>

Waverly's Population Growth		
Year	Population	Percent +/-
1870	2,291	-
1880	2,345	+2%
1890	2,346	0%
<b>1900</b>	<b>3,177</b>	<b>+35%</b>
1910	3,205	+1%
1920	3,352	+5%
1930	3,652	+9%
1940	4,156	+14%
1950	5,124	+23%
1960	6,357	+24%
1970	7,205	+13%
1980	8,444	+17%
1990	8,539	+1%
2000	8,968	+5%
2010	9,874	+10%



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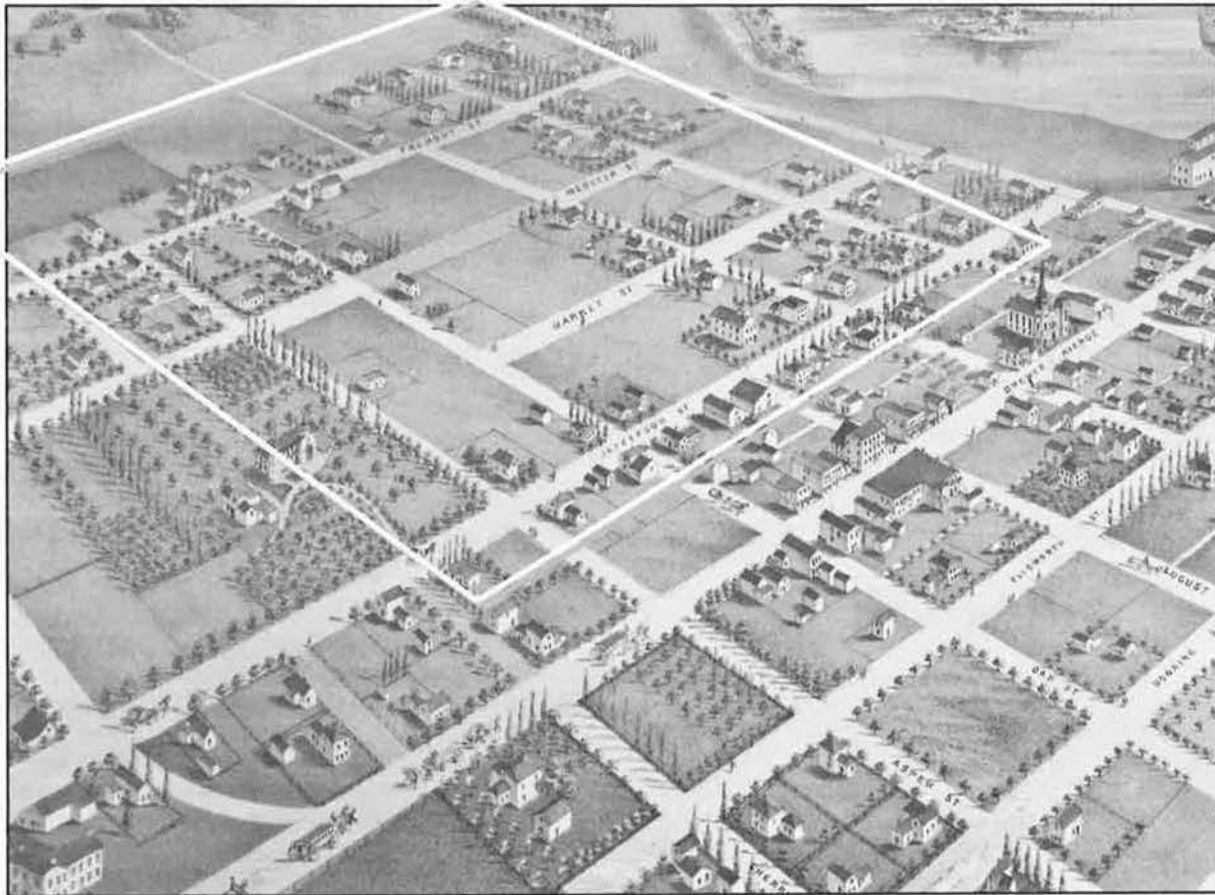
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**Figure 2:** 1868 bird's eye view of northwest Waverly, looking northeast across West Bremer Avenue towards the principal blocks of the Harmon and LeValley NW Historic District showing **approximate** boundary. Map made available by Engelbrecht Law Office - Waverly, Iowa and photographed by Beth Paulsen, Assistant Librarian/Local and Family History Librarian at the Waverly Public Library (original source: Koch, A., artist, *1868 Aerial View of Waverly*, Chicago: Merchants Lithographing, 1868).



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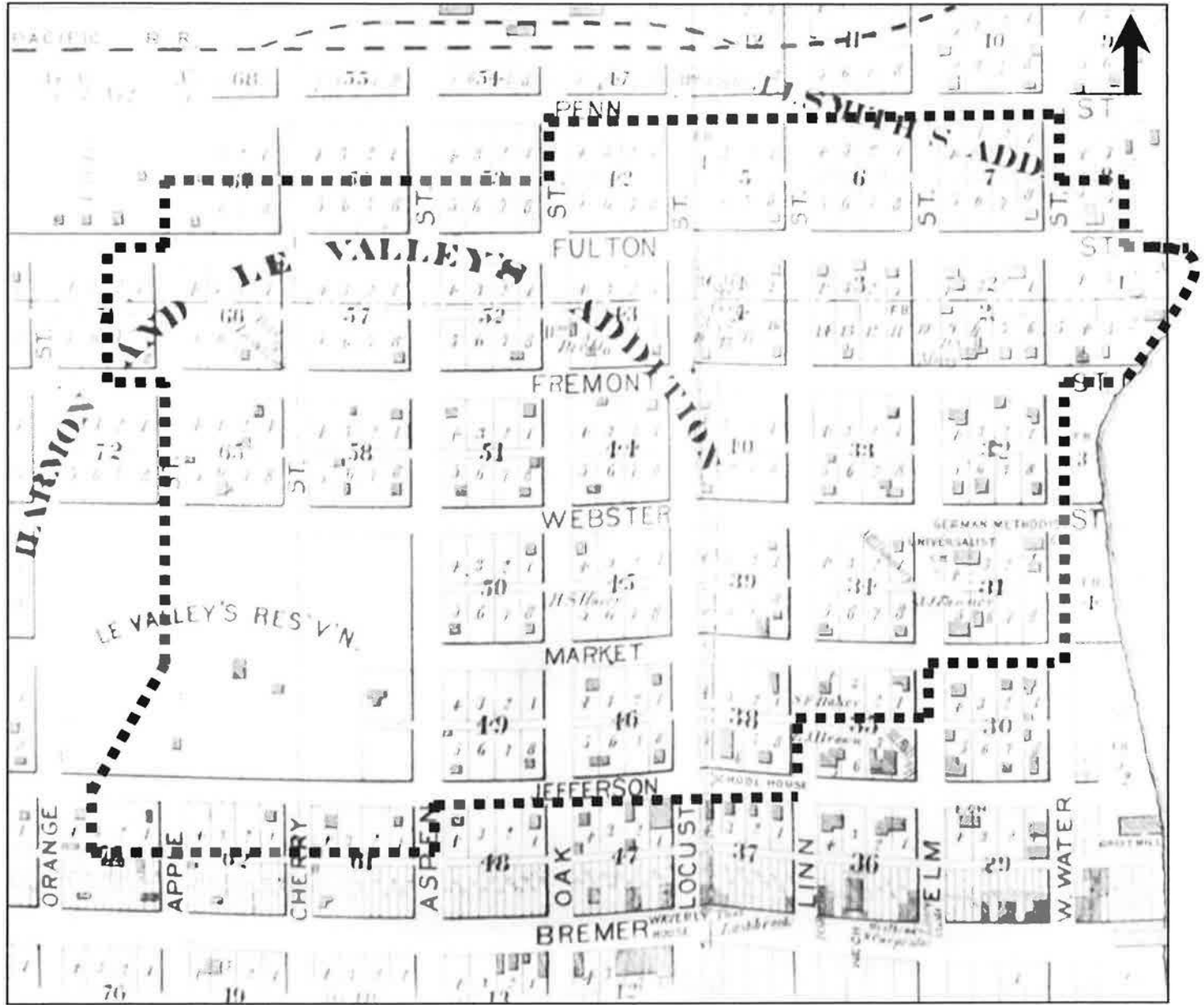
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**Figure 3:** 1875 Map with the boundary of the Harmon and LeValley NW Historic District (original source: *Atlas of Bremer County, Iowa, 1875*; available digitally from University of Iowa Digital Map Collection online at: <http://digital.lib.uiowa.edu/cdm/compoundobject/collection/atlas/>).



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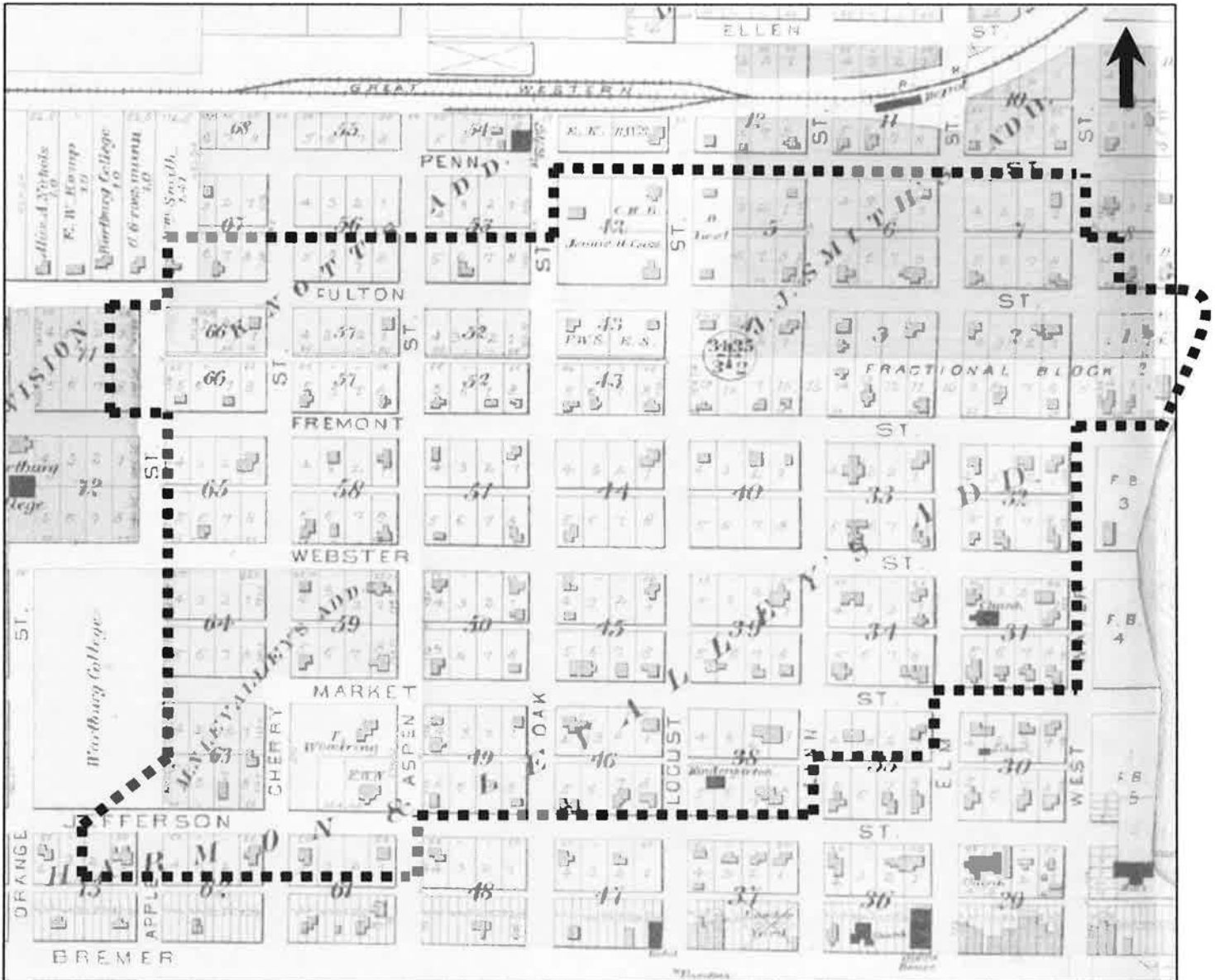
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**Figure 4:** 1894 Plat Map showing the boundary of the Harmon and LeValley NW Historic District (original source: *Atlas of Bremer County, Iowa, 1894*; available digitally from University of Iowa Digital Map Collection online at: <http://digital.lib.uiowa.edu/cdm/compoundobject/collection/atlas/>).





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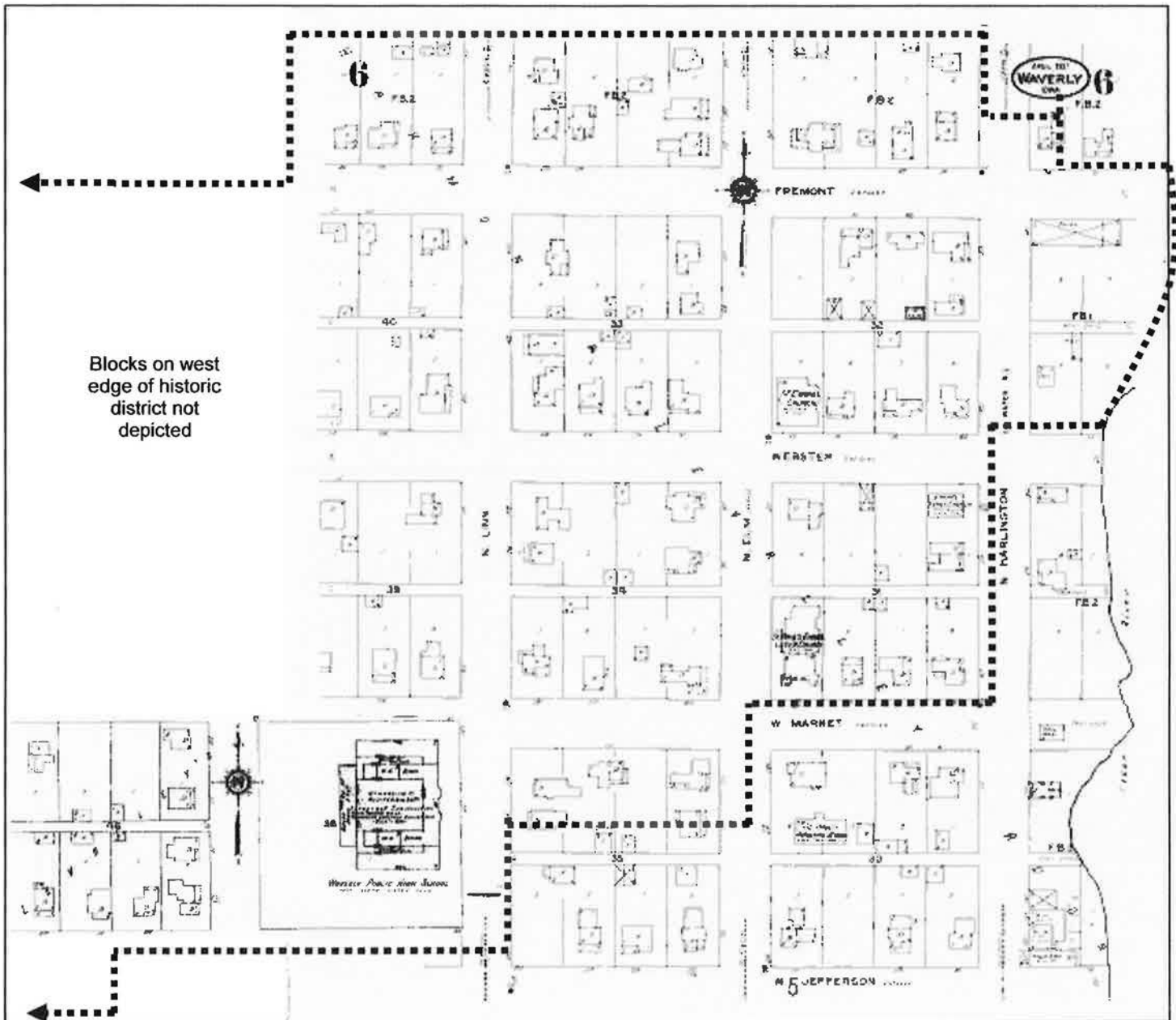
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**Figure 5:** 1927 Sanborn Company Fire Insurance Map, pp. 6 & 7, with portion of boundary for Harmon and LeValley NW Historic District shown.



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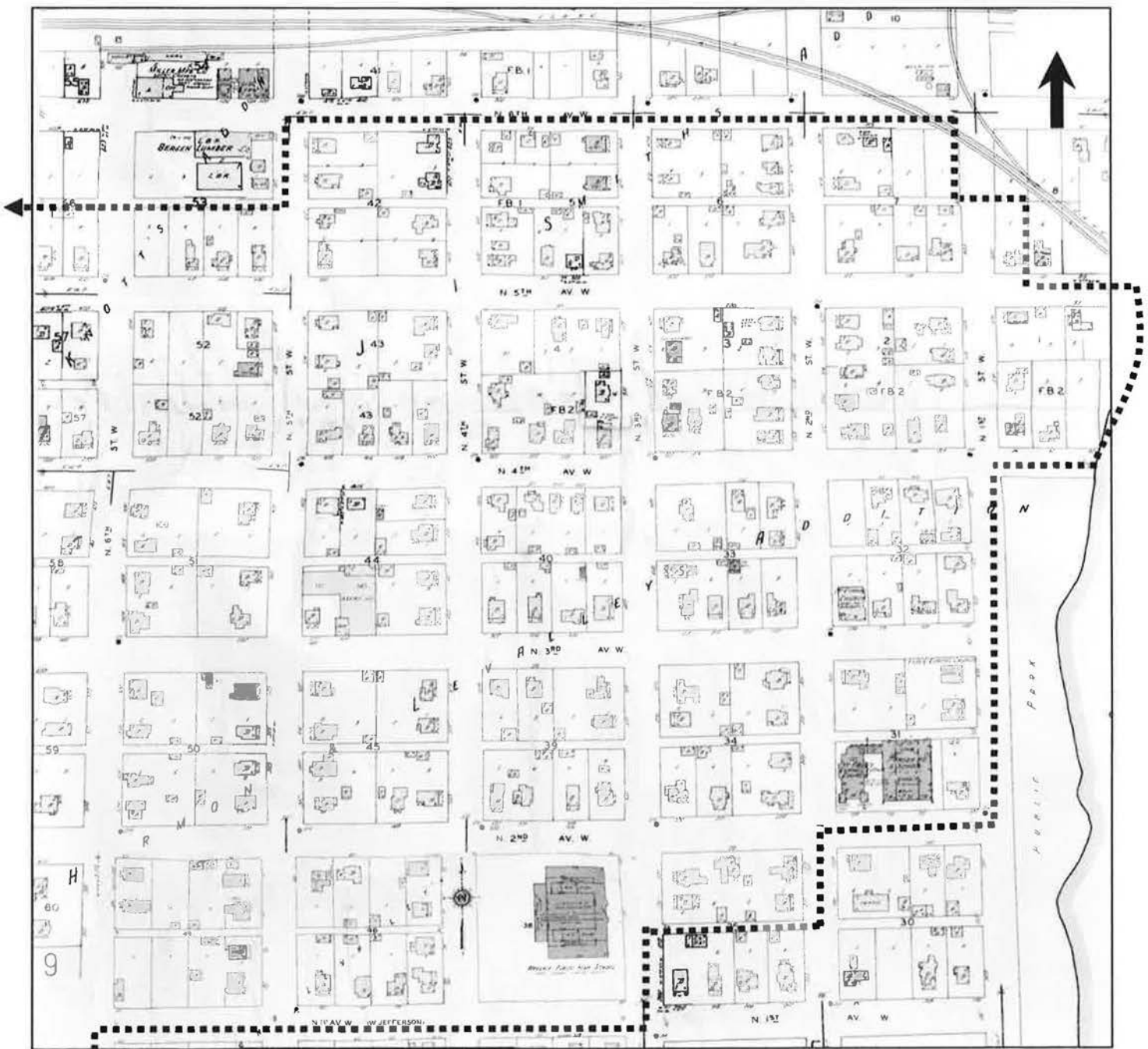
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Figure 6: 1927 Sanborn Company Fire Insurance Map, 1943 and 1952 updates (pp. 6 & 7), with portion of boundary for Harmon and LeValley NW Historic District shown.



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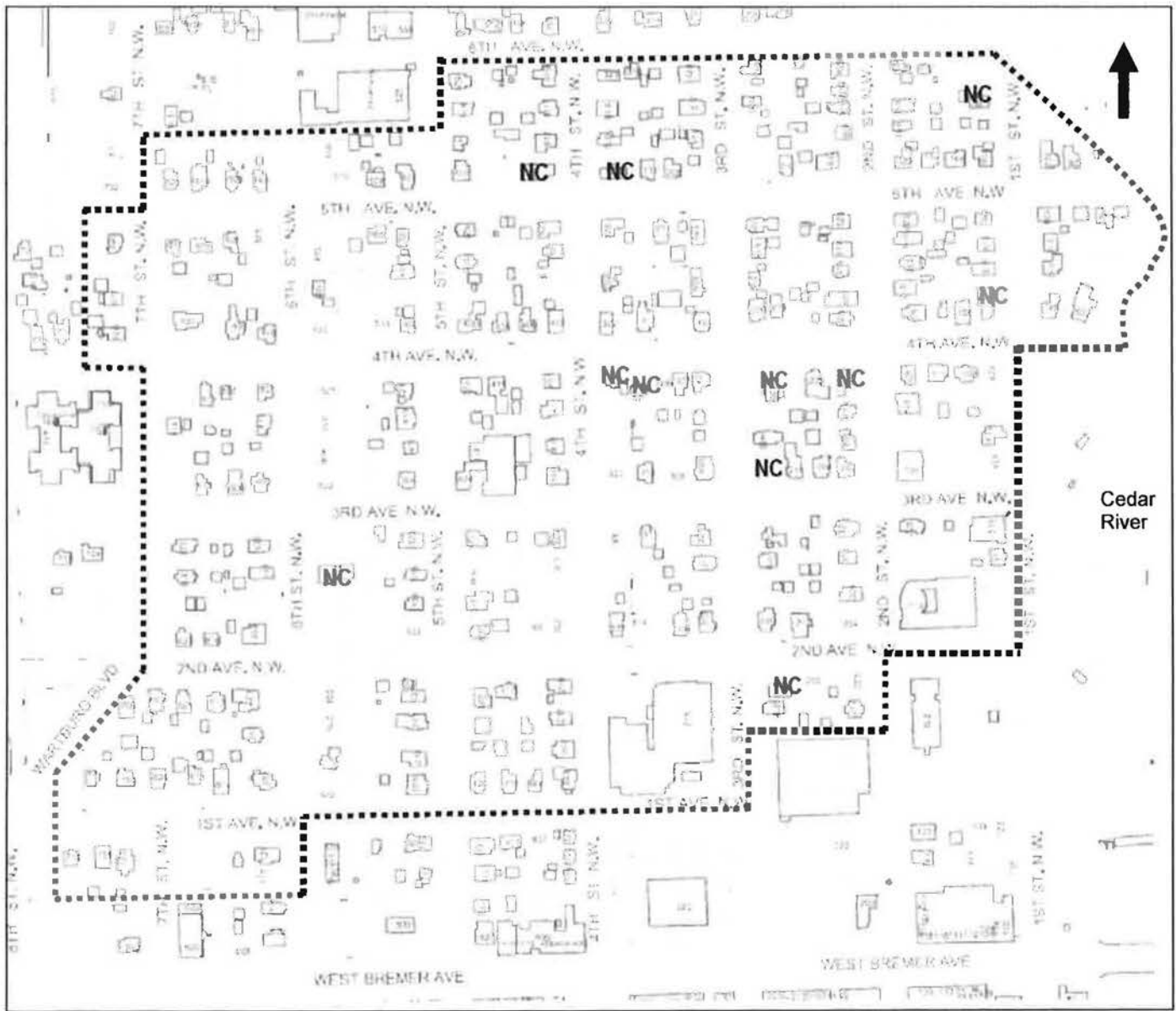
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**Figure 7: Harmon and LeValley NW Historic District Boundary and Building Status**  
NC = Noncontributing Resource; all other Primary Buildings are Contributing Resources  
(map by Ben Kohout, Community Development & Zoning Specialist, City of Waverly's Zoning Department, 2013)





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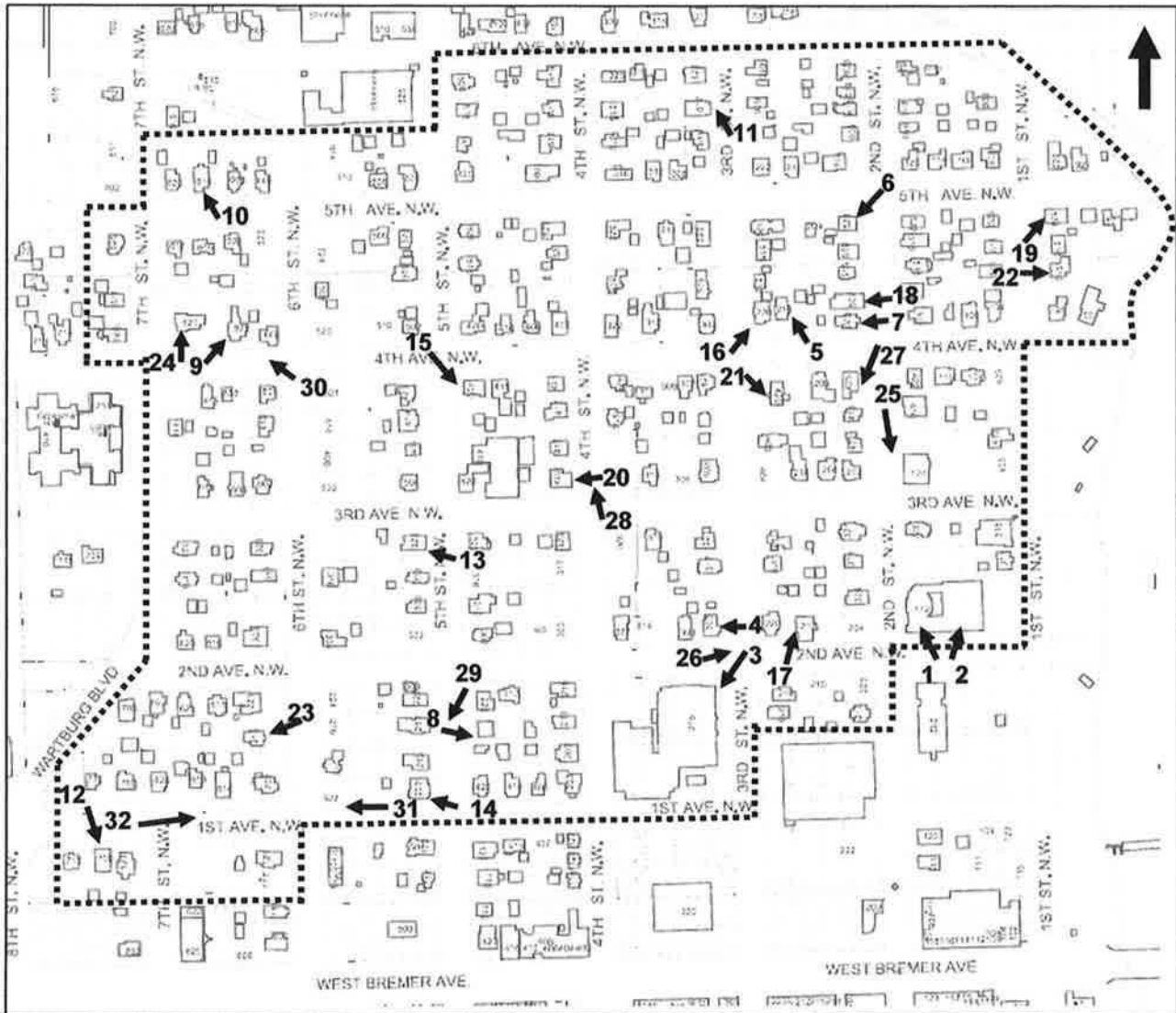
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**Figure 8: Harmon and LeValley NW Historic District Photo Key Sketch Map**  
(map by Ben Kohout, Community Development & Zoning Specialist, City of Waverly, Zoning Department, 2013)



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**Figure 9: Harmon and LeValley NW Historic District Property Owners**  
(Bremer County Assessor Records)

House Number	Street	Deed Holder	Deed Holder Address	City	State	Zip
408	1ST AVE NW	POWER, TOM & POWER, BETTY	2167 REED AVE	TRIPOLI	IA	50676
415	1ST AVE NW	BARKHAUSEN, HAROLD W & BETTY J	415 1ST AVE NW	WAVERLY	IA	50677
416	1ST AVE NW	WIDDEL, JENNIFER & WIDDEL, KIMBERLY	416 1ST AVE NW	WAVERLY	IA	50677
420	1ST AVE NW	JENSEN, GRANT & JENSEN, NANCY L	420 1ST AVE NW	WAVERLY	IA	50677
522	1ST AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
614	1ST AVE NW	FENNEMAN, GLENN C & FENNEMAN, GAIL V	614 1ST AVE NW	WAVERLY	IA	50677
618	1ST AVE NW	PHILLIPS, TIMOTHY A	618 1ST AVE NW	WAVERLY	IA	50677
626	1ST AVE NW	WARTBURG COLLEGE	PO BOX 1003	WAVERLY	IA	50677
702	1ST AVE NW	WARTBURG COLLEGE C/O RICHARD SEGGERMAN	PO BOX 1003	WAVERLY	IA	50677
709	1ST AVE NW	HERTEL TRUST HERTEL, GARY W & NANCY M	314 OZARK TRAIL	MADISON	WI	0
710	1ST AVE NW	WARTBURG COLLEGE	PO BOX 1003	WAVERLY	IA	50677
715	1ST AVE NW	WARTBURG COLLEGE	PO BOX 1003	WAVERLY	IA	50677
413	1 <sup>ST</sup> ST NW	SCHROEDER, RICHARD J & DEBRA K	1607 Cedar LN	WAVERLY	IA	50677
423	1ST ST NW	WAVERLY, CITY OF	PO BOX 786	WAVERLY	IA	50677
510	1ST ST NW	JENSEN, MICHAEL J & JENSEN, JENNIFER L	510 1ST ST NW	WAVERLY	IA	50677
515	1ST ST NW	TRIMBLE, MELVIN E & TRIMBLE MELVA LOIS	515 1ST ST NW	WAVERLY	IA	50677
516	1ST ST NW	SORENSEN, JOSHUA A	516 1ST ST NW	WAVERLY	IA	50677
523	1ST ST NW	LOCKE, RAYMOND CHARLES	523 1ST ST NW	WAVERLY	IA	50677
524	1ST ST NW	HOMAN, MARK A	524 1ST ST NW	WAVERLY	IA	50677
602	1ST ST NW	WALKER, STEVEN RICHARD	108 STILLWATER RD	WAVERLY	IA	50677
603	1ST ST NW	YOUNG, ROGER F & YOUNG, BEVERLY A	603 1ST ST NW	WAVERLY	IA	50677
609	1ST ST NW	WUBBENA, EDWARD G & CARLA L	PO BOX 165	SHELL ROCK	IA	50670
112	2ND AVE NW	ST PAUL'S LUTHERAN CHURCH WAVERLY	112 2ND AVE NW	WAVERLY	IA	50677
204	2ND AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
212	2ND AVE NW	FRICK, ARTHUR C II & FRICK, AIDA M	212 2ND AVE NW	WAVERLY	IA	50677
215	2ND AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
219	2ND AVE NW	DETTMER, JOHN B	1817 10TH AVE SW	WAVERLY	IA	0
220	2ND AVE NW	LEHMANN, MARK D & LEHMANN, KAREN S	220 2ND AVE NW	WAVERLY	IA	50677
308	2ND AVE NW	BUSCH, DAVID E & BUSCH, CATHERINE M(SCWERIN HW)	308 2ND AVE NW	WAVERLY	IA	50677
314	2ND AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
322	2ND AVE NW	WILDMAN, BENJAMIN C & PEGGY J	322 2ND AVE NW	WAVERLY	IA	50677
408	2ND AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
417	2ND AVE NW	REWERTS, TROY ALAN & SUSAN BETH	1509 BREMER RD	WAVERLY	IA	50677
217	2ND ST NW	WISE, STANLEY D & WISE, PATRICIA A	217 2ND ST NW	WAVERLY	IA	50677
309	2ND ST NW	STROTTMAN, RAMONA L	309 2ND ST NW	WAVERLY	IA	50677
315	2ND ST NW	MEYER, MARY J	315 2ND ST NW	WAVERLY	IA	50677
321	2ND ST NW	ECKERMAN, ERIC L & SUSAN A	321 2ND ST NW	WAVERLY	IA	50677
322	2ND ST NW	FINK, PAUL J	322 2ND ST NW	WAVERLY	IA	50677
409	2ND ST NW	CV GROUP, LLC	409 2ND ST NW	WAVERLY	IA	50677
415	2ND ST NW	BIENEMANN, SHAUN THOMAS	610 4TH ST NW	WAVERLY	IA	50677

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416	2ND ST NW	MILLER, ROBERT & MILLER, CAROLYN	416 2ND ST NW	WAVERLY	IA	50677
422	2ND ST NW	LITTERER, JUSTIN W & LITTERER, REBECCA S	422 2ND ST NW	WAVERLY	IA	50677
423	2ND ST NW	NEIFER, MICHAEL D & NEIFER, JENNIFER A	423 2ND ST NW	WAVERLY	IA	50677
502	2ND ST NW	SPORE, DONALD R & SPORE, PEARL L	502 2ND ST NW	WAVERLY	IA	50677
503	2ND ST NW	DORMAN, MARY J & WINNINGER, BONNIE L	503 2ND ST NW	WAVERLY	IA	50677
507	2ND ST NW	STOUT, VICKI M	631 E FAYETTE ST	DENVER	IA	50622
510	2ND ST NW	GOETZINGER, TERRY M & MARY K	510 2ND ST NW	WAVERLY	IA	50677
515	2ND ST NW	BOUZARD, VIRGINIA	515 2ND ST NW	WAVERLY	IA	50677
516	2ND ST NW	RITTGERS, DARWIN E & CAROLYN S	516 2ND ST NW	WAVERLY	IA	50677
518	2ND ST NW	MC WHIRTER, BARBARA ANNE	518 2ND ST NW	WAVERLY	IA	50677
519	2ND ST NW	SHANKLE, SANDY CHRISTINE	519 2ND ST NW	WAVERLY	IA	50677
522	2ND ST NW	THURMAN, JUSTIN D & PARMETER, ANNA R	522 2ND ST NW	WAVERLY	IA	50677
523	2ND ST NW	SWINTON, DOROTHY ANNE	523 2ND ST NW	WAVERLY	IA	50677
124	3RD AVE NW	UHLENHOPP, DARREN	2058 BADGER AVE	WAVERLY	IA	50677
202	3RD AVE NW	EVANS, SUSAN K & EVANS, AMBER K	202 3RD AVE NW	WAVERLY	IA	50677
204	3RD AVE NW	KONIG, CHARLES F	204 3RD AVE NW	WAVERLY	IA	50677
214	3RD AVE NW	NOLTE, WAYNE E & NOLTE, JUDY D	203 30TH ST SE	WAVERLY	IA	50677
306	3RD AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
314	3RD AVE NW	MC CAMPBELL, LISA	314 3RD AVE NW	WAVERLY	IA	50677
315	3rd Ave NW	SCHROEDER, JUSTIN E	315 3RD AVE NW	WAVERLY	IA	50677
322	3rd Ave NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
420	3RD AVE NW	ECKER, CYNTHIA ELLEN & CAMPBELL, LYMAN	420 3RD AVE NW	WAVERLY	IA	50677
504	3RD AVE NW	ROSSOL, CONNIE M	32173 190TH ST	CLARKSVILLE	IA	50619
522	3RD AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
602	3RD AVE NW	WIKSTROM, MILTON C & WIKSTROM, TERI R	602 3RD AVE NW	WAVERLY	IA	50677
608	3RD AVE NW	KOOB, KATHRYN L - TRUSTEE	608 3RD AVE NW	WAVERLY	IA	50677
616	3RD AVE NW	WARTBURG COLLEGE	222 9TH ST NW	WAVERLY	IA	50677
215	3RD ST NW	WAVERLY-SHELL ROCK COMMUNITY SCHOOL DISTRICT	1415 4TH AVE SW	WAVERLY	IA	50677
216	3RD ST NW	HINDERS, JAMES A JR & HINDERS, JANA	216 3RD ST NW	WAVERLY	IA	50677
303	3RD ST NW	NOLTE, WAYNE E	203 30TH ST SE	WAVERLY	IA	50677
316	3RD ST NW	TOMPKINS, FRANCIS ALLEN & TOMPKINS, ANNE MARIE	316 3RD ST NW	WAVERLY	IA	50677
317	3RD ST NW	LABONTE, HEATHER & SORENSEN, JUSTIN	317 3RD ST NW	WAVERLY	IA	50677
320	3RD ST NW	LINDELL, LYNNE R	320 3RD ST NW	WAVERLY	IA	50677
321	3RD ST NW	WIERTZEMA, NICOLE P	321 3RD ST NW	WAVERLY	IA	50677
403	3RD ST NW	LAUE, MITCHELL J	403 3RD ST NW	WAVERLY	IA	50677
404	3RD ST NW	KREB, CHARLES REV TRUST & KREB, ROSEMARY REV TRUST	404 3rd St NW	WAVERLY	IA	50677
408	3RD ST NW	SLOAN, ELAINE C	408 3RD ST NW	WAVERLY	IA	50677
420	3RD ST NW	WOLFE, DALE JOSEPH & WOLFE, DIANA L	420 3RD ST NW	WAVERLY	IA	50677
421	3RD ST NW	ZART, MATTHEW K & ZART, LEILANI L	421 3RD ST NW	WAVERLY	IA	50677
509	3RD ST NW	FINNEGAN, BRUCE E	509 3RD ST NW	WAVERLY	IA	50677
510	3RD ST NW	KIELMAN, DANIEL O & KIELMAN, JAYNE A	125 ST ANDREWS PL	WAVERLY	IA	50677
518	3RD ST NW	SECRETARY OF HOUSING & URBAN DEVELOPMENT	400 STATE AVE	KANSAS CITY	MO	66101



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520	3RD ST NW	ECKENROD, BILLY J & ECKENROD, JILL A	520 3RD ST NW	WAVERLY	IA	50677
523	3RD ST NW	HENNINGS, MARY LOU	523 3RD ST NW	WAVERLY	IA	50677
615	3RD ST NW	NOLTA, KURT	615 3RD ST NW	WAVERLY	IA	50677
616	3RD ST NW	KUIPER, KEVIN A & KUIPER, KRISTIN S	616 3RD ST NW	WAVERLY	IA	50677
617	3RD ST NW	HEINEMANN, JANICE K	617 3RD ST NW	WAVERLY	IA	50677
618	3RD ST NW	WALTHER, GORDON A JR & MICHAELLE L	618 3RD ST NW	WAVERLY	IA	50677
623	3RD ST NW	WOHLIN, RACHEL H & HOFFMAN, SARAH RUTH	623 3RD ST NW	WAVERLY	IA	50677
92	4TH AVE NW	WAGNER, FRED & WAGNER, SHERRY	92 4TH AVE NW	WAVERLY	IA	50677
96	4TH AVE NW	ARENDS, RICHARD D	96 4TH AVE NW	WAVERLY	IA	50677
104	4TH AVE NW	HANSEN, STEVEN	104 4TH AVE NW	WAVERLY	IA	50677
106	4TH AVE NW	LANE, DEBRA S	106 4TH AVE NW	WAVERLY	IA	50677
109	4TH AVE NW	MILLER, RONALD E & MILLER, BEVERLY	109 4TH AVE NW	WAVERLY	IA	50677
115	4TH AVE NW	PETH, DEREK R	115 4TH AVE NW	WAVERLY	IA	50677
205	4TH AVE NW	BROWN, ANNA MAE	205 4TH AVE NW	WAVERLY	IA	50677
216	4TH AVE NW	BECK, DONALD L & BECK, CHARLENE	2142 HAWTHORNE AVE	WAVERLY	IA	50677
220	4TH AVE NW	DIETZ, LEON & DIETZ, SANDRA K	220 4TH AVE NW	WAVERLY	IA	50677
302	4TH AVE NW	MATTHIAS, GARY ERWIN & JANIS J	302 4TH AVE NW	WAVERLY	IA	50677
307	4TH AVE NW	JOHNSON, DONALD L	307 4TH AVE NW	WAVERLY	IA	50677
309	4TH AVE NW	JOHNSON, DONALD L	307 4TH AVE NW	WAVERLY	IA	50677
311	4TH AVE NW	CLEWELL, DALE E & CLEWELL, SANDRA J	1808 EUCLID AVE	WAVERLY	IA	50677
312	4TH AVE NW	WILSON, BENJAMIN J & KATHERINE E	312 4TH AVE NW	WAVERLY	IA	50677
322	4TH AVE NW	LITTERER, ANNETTA	322 4TH AVE NW	WAVERLY	IA	50677
402	4TH AVE NW	KRUEGER, ROMANE L & KRUEGER, HELEN J	402 4TH AVE NW	WAVERLY	IA	50677
406	4TH AVE NW	SMITH, JAMES A & SMITH, DIANE R	406 4TH AVE NW	WAVERLY	IA	50677
415	4TH AVE NW	ROSOL, RAYMOND R	415 4TH AVE NW	WAVERLY	IA	50677
416	4TH AVE NW	DORMAN, JASON T & DORMAN, STACY L	416 4TH AVE NW	WAVERLY	IA	50677
420	4TH AVE NW	KORTH, JOHN A & KORTH, CYNTHIA	420 4TH AVE NW	WAVERLY	IA	50677
502	4TH AVE NW	ELSAMILLER, JUSTIN D	502 4TH AVE NW	WAVERLY	IA	50677
510	4TH AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
520	4TH AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
521	4TH AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
602	4TH AVE NW	COUSIN, ROBERT S & COUSIN, MALISSA D	1510 4TH ST SW	WAVERLY	IA	50677
608	4TH AVE NW	COUSIN, ROBERT S & COUSIN, MALISSA D	1510 4TH ST SW	WAVERLY	IA	50677
620	4TH AVE NW	RENN, DEAN & RENN, DEBBIE	620 4TH AVE NW	WAVERLY	IA	50677
621	4TH AVE NW	WARTBURG COLLEGE	100 WARTBURG BLVD	WAVERLY	IA	50677
203	4TH ST NW	MUMMELTHEI, ANDREW S	1642 180TH ST	WAVERLY	IA	50677
211	4TH ST NW	CANNON, DONALD M & ANGELA M & MANDERS, JENNA R	211 4TH ST NW	WAVERLY	IA	50677
217	4TH ST NW	DICKINSON, JAMES E & TAMMY MARIE	217 4TH ST NW	WAVERLY	IA	50677
219	4TH ST NW	FRUSH, BART L & FRUSH, KIMBERLY S	219 4TH ST NW	WAVERLY	IA	50677
303	4TH ST NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
317	4TH ST NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
320	4th ST NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
323	4TH ST NW	JOEBGEN, MICHAEL J & JOEBGEN, SHERI L	323 4TH ST NW	WAVERLY	IA	50677
403	4TH ST NW	PARRY, MARTHA E	403 4TH ST NW	WAVERLY	IA	50676

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County and State

Name of multiple listing (if applicable)

Section number Imbedded Images

Page 54

House Number	Street	Deed Holder	Deed Holder Address	City	State	Zip
411	4TH ST NW	ROHWEDDER, MARIE	411 4TH ST NW	WAVERLY	IA	50677
414	4TH ST NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
417	4TH ST NW	STRICKERT, FREDERICK M & STRICKERT, GLORIA J	417 4TH ST NW	WAVERLY	IA	50677
421	4TH ST NW	DESOTEL, DAROL A & DESOTEL, CAROLEE K	421 4TH ST NW	WAVERLY	IA	50677
424	4TH ST NW	BUBLITZ, SHANE	424 4TH ST NW	WAVERLY	IA	50677
508	4TH ST NW	ECKER, T BRUCE & FOLKERS, KIMBERLY K	801 12TH ST SE	WAVERLY	IA	50677
521	4TH ST NW	ROCHFORD, JERRY JAMES JR	PO BOX 877	GUTTENBERG	IA	52052
522	4TH ST NW	TELLINGHUISEN, MIKE	7611 N Union Rd	JANESVILLE	IA	50647
523	4TH ST NW	CHRISTENSEN, INEZ B REV TRUST	2638 STATE ST #11	SANTA BARBARA	CA	93105
601	4TH ST NW	DIEKEN, MARLYN D & DIEKEN, CONNIE M	601 4TH ST NW	WAVERLY	IA	50677
610	4TH ST NW	HENNING, WILLIAM G & HENNING, JEAN L	1021 2ND ST SE	WAVERLY	IA	50677
611	4TH ST NW	MEYER, HERBERT K & MEYER, CLAUDETTE S	611 4TH ST NW	WAVERLY	IA	50677
616	4TH ST NW	EGGLESTON, LOIS E	616 4TH ST NW	WAVERLY	IA	50677
617	4TH ST NW	QUIBELL, JERRY & QUIBELL, KAREN	617 4TH ST NW	WAVERLY	IA	50677
619	4TH ST NW	NOLTE, WAYNE E & NOLTE, JUDY D	203 30TH ST SE	WAVERLY	IA	50677
87	5TH AVE NW	MICHAEL, GENE L & MICHAEL, LINDA J	87 5TH AVE NW	WAVERLY	IA	50677
108	5TH AVE NW	BRODT, LOIS JEAN	108 5TH AVE NW	WAVERLY	IA	50677
114	5TH AVE NW	BOURKE, DELORES A	114 5TH AVE NW	WAVERLY	IA	50677
120	5TH AVE NW	BENSCHOTER, RICHARD DARRELL & BENSCHOTER, MARLYS MARIE	120 5TH AVE NW	WAVERLY	IA	50677
209	5TH AVE NW	NORTON, DANIEL ANTHONY & PAULETTE J	1407 CEDAR RIVER DR	WAVERLY	IA	50677
210	5TH AVE NW	JOHNSON, DONALD S & JOHNSON, MARTY A	210 5TH AVE NW	WAVERLY	IA	50677
308	5TH AVE NW	BRANDAU, JAMES L & MARY ELLEN	308 5TH AVE NW	WAVERLY	IA	50677
311	5TH AVE NW	STIFTER, JOHN W & INGMAN, D ANN	311 5TH AVE NW	WAVERLY	IA	50677
312	5TH AVE NW	NEUENDORF, EMILY M	312 5TH AVE NW	WAVERLY	IA	50677
316	5TH AVE NW	STRATTON, KENNETH J & DEBRA E	1114 DOLAN DR	GRIMES	IA	50111
420	5TH AVE NW	MADI	2021 JASPER AVE	NEW HAMPTON	IA	50659
502	5TH AVE NW	MEIER, GARRY JOSEPH & MEIER, NANJI A	1403 ROUND HORN ST	WAVERLY	IA	50677
508	5TH AVE NW	JOHNSON, BRIAN K	508 5TH AVE NW	WAVERLY	IA	50677
509	5TH AVE NW	BT VENTURES LLC	1509 HORTON RD	WAVERLY	IA	50677
510	5TH AVE NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
602	5TH AVE NW	BULS, DEAN A & BULS, KELLY J	2398 160TH ST	TRIPOLI	IA	50676
608	5TH AVE NW	BATHKE, JAMIE P & BATHKE, JULIE A	1105 RIVIERA PLACE	WAVERLY	IA	50677
609	5TH AVE NW	PETH, DEREK R & PETH, RICHARD D	104 EMERY DR	WAVERLY	IA	50677
614	5TH AVE NW	TSCHIDA, MICHELLE A	614 5TH AVE NW	WAVERLY	IA	50677
615	5TH AVE NW	DAVIS, RODNEY B & DAVIS, DEANN M (C) DROSTE, FRED J & DROSTE, SHARON S	17500 155TH AVE	MAQUOKETA	IA	52060
617	5TH AVE NW	NEXT GENERATION INVESTMENT LLC	1510 1ST ST SE	WAVERLY	IA	50677
620	5TH AVE NW	CHESTNUT, MATTHEW R & CARLY M	620 5TH AVE NW	WAVERLY	IA	50677
309	5TH ST NW	GLOECKNER, LUKE F	309 5TH ST NW	WAVERLY	IA	50677
203	5TH ST NW	GONZALEZ, DARIN & ELMER, JUSTINE	203 5TH ST NW	WAVERLY	IA	50677
213	5TH ST NW	JOHNSON, SUSAN G REV LVG TRUST	509 6TH ST NW	WAVERLY	IA	50677
217	5TH ST NW	KLOSSOWSKY, HAROLD R	217 5TH ST NW	WAVERLY	IA	50677
220	5TH ST NW	GARBES, SUSAN A & GARBES, ROGER R	220 5TH ST NW	WAVERLY	IA	50677

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Harmon and LeValley NW Historic District

Name of Property  
Bremer County, Iowa  
County and State

Name of multiple listing (if applicable)

Section number Imbedded Images

Page 55

House Number	Street	Deed Holder	Deed Holder Address	City	State	Zip
223	5TH ST NW	MEIER, GARRY JOSEPH & MEIER, NANCI A	1403 ROUND HORN ST	WAVERLY	IA	50677
302	5TH ST NW	BUSCHING, WILLIAM A & BUSCHING, RUTH E	302 5TH ST NW	WAVERLY	IA	50677
310	5TH ST NW	KLUITER, STEVEN R & KLUITER, MECHILLE S	310 5TH ST NW	WAVERLY	IA	50677
315	5TH ST NW	BT VENTURES LLC	1509 HORTON RD	WAVERLY	IA	50677
316	5TH ST NW	CITY OF WAVERLY	PO BOX 786	WAVERLY	IA	50677
322	5TH ST NW	KUGEL, KURT & KUGEL, CINDY	322 5TH ST NW	WAVERLY	IA	50677
323	5TH ST NW	HOLMQUIST, AIMEE J	323 5TH ST NW	WAVERLY	IA	50677
415	5TH ST NW	HEMER, JOE C & EILEEN M; HEMER, JED J & CHASTITY A	127 16TH AVE SW	WAVERLY	IA	50677
410	5TH ST NW	ECKER'S FLOWERS & GIFTS INC	410 5TH ST NW	WAVERLY	IA	50677
415	5TH ST NW	HEMER, JED J & HEMER, CHASTITY A	127 16TH AVE SW	WAVERLY	IA	50677
419	5TH ST NW	GADE, WESLEY R	419 5TH ST NW	WAVERLY	IA	50677
422	5TH ST NW	NICHOLBOB, LLC C/O BROWN, DAVID D & CINDY L	3707 COTTAGE RESERVE RD	OLON	IA	52333
423	5TH ST NW	WOODS, JASON L & WOODS, MELISSA L	1121 N 5TH ST	CLINTON	IA	52732
516	5TH ST NW	MERRICK, BRITNEY R	516 5TH ST NW	WAVERLY	IA	50677
519	5TH ST NW	ENDELMAN, RICHARD G	519 5TH ST NW	WAVERLY	IA	50677
523	5TH ST NW	REYNOLDS, JAMES DOUGLAS	523 5TH ST NW	WAVERLY	IA	50677
524	5TH ST NW	LOWE, WILLIAM A	2101 20TH ST NW	WAVERLY	IA	50677
121	6TH ST NW	GRAWE, MARK R & GRAWE, AMY K	121 6TH ST NW	WAVERLY	IA	50677
203	6TH ST NW	DRENKOW, RODNEY D & BONNIE M	203 6TH ST NW	WAVERLY	IA	50677
210	6TH ST NW	BAST, FRANCES	2028 190TH ST	WAVERLY	IA	50677
215	6TH ST NW	JORDAN, BERYL JOHN & JORDAN, SUSAN C	215 6TH ST NW	WAVERLY	IA	50677
216	6TH ST NW	WAVERLY, CITY OF	PO BOX 786	WAVERLY	IA	50677
221	6TH ST NW	GROEN, DARRELL L & GROEN, JUANITA M	221 6TH ST NW	WAVERLY	IA	50677
224	6th St NW	WAVERLY, CITY OF	PO BOX 786	WAVERLY	IA	50677
303	6TH ST NW	SHARP, GARY L & WOODS, MIKEL S	303 6TH ST NW	WAVERLY	IA	50677
304	6th St NW	WAVERLY, CITY OF	PO BOX 786	WAVERLY	IA	50677
316	6TH ST NW	GORS, JAMES F & GORS, LORRAINE B	316 6TH ST NW	WAVERLY	IA	50677
317	6TH ST NW	ORANGE PROPERTIES LLC	1304 GRANDVIEW AVE	WAVERLY	IA	50677
323	6TH ST NW	ABBENANTE, JOSEPHINE M	323 6TH ST NW	WAVERLY	IA	50677
408	6TH ST NW	WAVERLY, CITY OF	PO BOX 786	WAVERLY	IA	50677
414	6 <sup>th</sup> St NW	WAVERLY, CITY OF	PO BOX 786	WAVERLY	IA	50677
415	6TH ST NW	FUERSTENBERG, SHIRLEY ANN	415 6TH ST NW	WAVERLY	IA	50677
123	7TH ST NW	FOELSKE, BRIAN F & FOELSKE, JESSICA L	123 7TH ST NW	WAVERLY	IA	50677
316	7th St NW	BRITTAIN, CHARLES J & CANDICE R; LEMER ENTERPRISES, LLC {	1005 ASHBURY CIR	WAVERLY	IA	50677
322	7th St NW	DAVIS, MICHAEL W & LAURA J	322 7TH ST NW	WAVERLY	IA	50677
414	7th St NW	WARTBURG COLLEGE C/O RICHARD SEGGERMAN	PO BOX 1003	WAVERLY	IA	50677
503	7TH ST NW	WARTBURG COLLEGE C/O RICHARD SEGGERMAN	PO BOX 1003	WAVERLY	IA	50677
511	7TH ST NW	WARTBURG COLLEGE C/O RICHARD SEGGERMAN	PO BOX 1003	WAVERLY	IA	50677
525	7TH ST NW	BALL, MARLIN & BALL, GLEORA A	1681 150TH ST	WAVERLY	IA	50677



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

Site Number **09-00654**  
Related District Number **09-00621**

Page 6

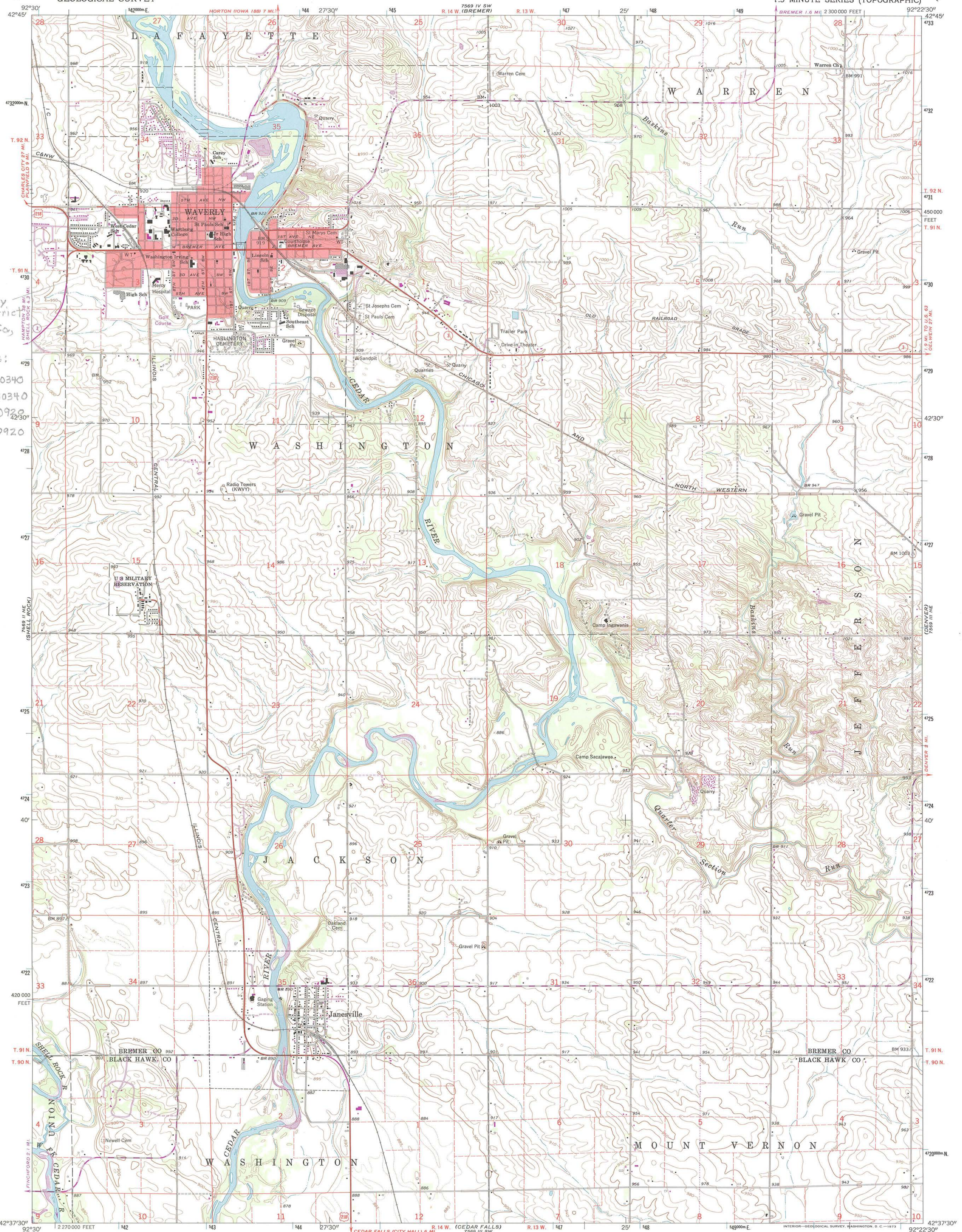
<u>Error! Reference source not found.</u>	Bremer
Name of Property	County
215 3 <sup>rd</sup> St NW	Waverly
Address	City

Site Map: Bremer County GIS Department, 12/2011. 0902113001

**215 3<sup>rd</sup> STREET**  
**PIN 09-02-113-001**







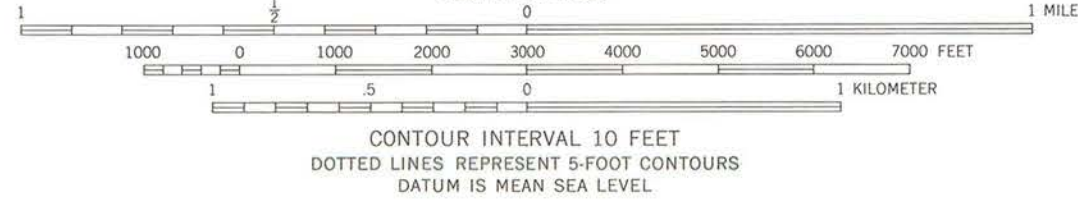
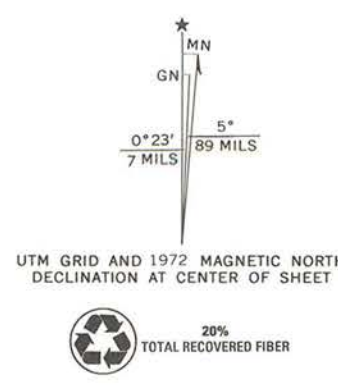
Harmon and LeValley  
NW Historic District  
Waverly, Bremer Co,  
IA  
UTM References:  
1. 15/542620/4730340  
2. 15/543320/4730340  
3. 15/543320/4730920  
4. 15/542624/4730920

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1958. Field checked 1963

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Iowa coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Revisions shown in purple compiled from aerial photographs  
taken 1972. This information not field checked



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242  
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

WAVERLY, IOWA  
N4237.5-W9222.5/7.5  
1963  
PHOTOREVISED 1972  
AMS 7569 III NW-SERIES V876







Photograph 1  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 2  
Harmon and LeValley NW Historic District, Bremer County, Iowa





Photograph 3  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 4  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 5  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 6  
Harmon and LeValley NW Historic District, Bremer County, Iowa





Photograph 7  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 8  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 9  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 10  
Harmon and LeValley NW Historic District, Bremer County, Iowa





Photograph 11  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 12  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 13  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 14  
Harmon and LeValley NW Historic District, Bremer County, Iowa





Photograph 15  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 16  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 17  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 18  
Harmon and LeValley NW Historic District, Bremer County, Iowa





Photograph 19  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 20  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 21  
Harmon and LeValley NW Historic District, Bremer County, Iowa



Photograph 22  
Harmon and LeValley NW Historic District, Bremer County, Iowa





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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Harmon and LeValley Northwest Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Bremer

DATE RECEIVED: 4/22/14                      DATE OF PENDING LIST: 5/20/14  
DATE OF 16TH DAY: 6/04/14                      DATE OF 45TH DAY: 6/08/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000284

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: Y    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: Y    SAMPLE: N    SLR DRAFT: Y    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    6/6/2014 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept  
REVIEWER Patricia Andrews                      DISCIPLINE Historian  
TELEPHONE \_\_\_\_\_                      DATE 6/6/2014

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF  
CULTURAL AFFAIRS

MARY GOWEN BISHOP  
CHRIS KRANICH, DEPUTY DIRECTOR



April 18, 2014

Carol Shull, Chief  
National Park Service  
National Register of Historic Places  
1201 Eye Street, N.W.-- 8th Floor  
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listing if acceptable.

- Hotel Chieftain, 38 Pearl Street, Council Bluffs, Pottawattamie County, Iowa
- Motor Mill Historic District (amended), Address not for Publication, Elkader vicinity, Clayton County, Iowa
- Harmon and LeValley NW Historic District, Area roughly by Cedar River, 1<sup>st</sup> Ave. NW, 7<sup>th</sup> St. NW and 6<sup>th</sup> Ave. NW, Waverly, Bremer County, Iowa

Sincerely,

*Elizabeth Foster Hill*

Elizabeth Foster Hill, Manager  
National Register and Tax Incentive Programs





Patrick Andrus <patrick\_andrus@nps.gov>

---

## Harmon and LeValley NW HD

Andrus, Patrick <patrick\_andrus@nps.gov>

Fri, Jun 6, 2014 at 9:12 AM

To: Beth Foster Hill <beth.foster@iowa.gov>

Hi Beth: the nomination for the Harmon and LeValley Northwest Historic District in Bremer County included 3 discs: two photo discs (with 32 photos) were fine, but the 3rd disc (which I assume included the nomination form) was not formatted and thus we cannot open it. Could you please send us (to my attention) another disc with the nomination form on it?

Thanks,

Patrick

ps - none of the discs were labeled. I labeled the photo discs.

--  
Patrick Andrus, Historian  
National Register of Historic Places  
National Park Service  
(202) 354-2218  
patrick\_andrus@nps.gov

---

Foster, Beth [DCA] <Beth.Foster@iowa.gov>

Fri, Jun 6, 2014 at 9:38 AM

To: "Andrus, Patrick" <patrick\_andrus@nps.gov>

Hi Patrick,

I must have grabbed that 3rd disc by mistake, please toss it as it wouldn't have the finalized nomination on it. Our office is still submitting hard copy of the nominations, you should have received one. I don't have a digital copy of the nomination after it was revised following our state review meeting.

I have printed the guidance on how to submit a nomination on disk, but haven't had a chance to read it yet. I'd like to get the mapping, nomination and photographs all digital for submittals in use sometime this year.

Thank you for labeling the discs.

Beth

*Elizabeth Foster Hill*

**National Register Coordinator**

State Historic Preservation Office

State Historical Society of Iowa

600 E. Locust Street

Des Moines, IA 50319

Beth.Foster@iowa.gov

515/281-4137

FAX 515/282-0502

Hours: 7:00 a.m. – 3:00 p.m.

- Find information about the National Register program on our website at [www.iowaHistory.org](http://www.iowaHistory.org), click on Historic Preservation at the top, choose National Register on the leftside of the page.
- Want to have your property evaluated to see if it is eligible for the National Register? Complete and send an Iowa Site Inventory form and required materials to me. FAQ <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/frequently-asked-questions.html> - Forms <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>
- A link to our statewide inventory collection, specific information on Barns, Movie Theaters and Schools. <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/index.html>

**From:** Andrus, Patrick [mailto:patrick\_andrus@nps.gov]

**Sent:** Friday, June 06, 2014 8:12 AM

**To:** Foster, Beth [DCA]

**Subject:** Harmon and LeValley NW HD

[Quoted text hidden]

---

**Andrus, Patrick** <patrick\_andrus@nps.gov>  
To: "Foster, Beth [DCA]" <Beth.Foster@iowa.gov>

Fri, Jun 6, 2014 at 10:04 AM

Beth: we do have a hard copy of the nomination, so no need to do anything.

Patrick

[Quoted text hidden]