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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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United States Department of the Interior
National Park Service

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 Old Fourth Ward SE Historic District

other names/site number

2. Location

street & number Area roughly by Cedar River, 2nd Ave. SE, 4th St. SE & 4th Ave. SE | N/A | not for publication

city or town Waverly | N/A | vicinity

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**

Bury J. Bennett SHPO — 8/27/2013

Signature of certifying official/Title — Date

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:)

Jon Edson H. Beall — 12.18.13

Signature of the Keeper — Date of Action

5. Classification

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

- [X] private
- [X] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
87	50	buildings
		sites
		structures
		objects
87	50	**Total**

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

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling
DOMESTIC: secondary structure

7. Description

Architectural Classification
(Enter categories from instructions.)

MID-19th CENTURY: Greek Revival
LATE VICTORIAN: Italianate
LATE VICTORIAN: Queen Anne
LATE 19th & 20th Century Revivals: Colonial Revival
LATE 19th & 20th Century Revivals: Tudor Revival
LATE 19th & 20th Century Revivals: Mission
LATE 19th & 20th Century Am. Movements: Bungalow/Craftsman

Materials
(Enter categories from instructions.)

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

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 Old Fourth Ward SE Historic District comprises a residential neighborhood located on the east and north bank of the Cedar River as it passes through the center of Waverly. The district contains approximately 10 city blocks and is located two blocks south of the east half of Waverly's central business district that extends along East Bremer Avenue. The area includes 78 primary resources (all residences) and 59 secondary resources (a mix of garages and carriage houses). Of the 78 primary resources, 74 have been evaluated as contributing to the significance of the district and 4 resources are considered noncontributing. Of the secondary resources, 13 are contributing and 46 are noncontributing. All but one of the residences was built during the district's period of significance, 1857-1959. Secondary resources date from ca. 1890 to ca. 2010.

The neighborhood includes a well-preserved collection of late 19th century and early 20th century architectural styles and vernacular house forms. Buildings range in size from small one-story Side-Gable and Front-Gable cottages to large two-story Front-Gable-and-Wing houses and two-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, Greek Revival, and Colonial Revival designs and features. Together the district's designs include a handful of commissions completed by local and regional architects (the firm of Murphy and Ralston and architect Mortimer B. Cleveland, both of Waterloo, and John Leitha, contractor/designer, of Waverly) as well as examples of vernacular forms attributed to pattern books, plan services, and to a number of local contractors.

Narrative Description

Site: The Old Fourth Ward SE Historic District has an irregular boundary that surrounds abutting portions of about ten city blocks in the old Fourth Ward from which the district derives its name. These blocks are primarily in the southwest corner of the Original Town Plat (three-quarters of the historic district) and the Jacob Hess Addition, which has adjoining blocks along the south edge of the Original Town Plat. The historic district extends along an L-shaped bend in the Cedar River, which forms the district's west and south edges. An irregular boundary on the north and east sides includes facing houses along most of 2nd Avenue SE (north edge) and the center line of 4th Street SE (east edge). Other streets with facing houses included in the district are 3rd Avenue SE, 4th Avenue SE, 1st Street SE, 2nd Street SE, and 3rd Street SE. The residential blocks of the neighborhood are laid out with regular and fractional city blocks of the Original Town Plat in the north half of the district and fractional blocks in the Jacob Hess Addition along the south edge. Riverfront lots extend along the west edge overlooking the Cedar River from slight rises in elevation. The same was originally true along the south edge of the Jacob Hess Addition, a portion of the subdivision not included in the district due to the removal of several formerly contributing houses in the area following the Cedar River flood of 2008. The eastern boundary of the neighborhood is defined by lowland owned by the City of Waverly and used as a city park. The north edge of the district is bounded by commercial land-use including office buildings, parking lots and one large mortuary.

The residential lots in the district have generally rectangular shapes with most following the original single lot lines or combined double-lot parcels. Other parcels represent subdivided lots that came about when smaller parcels were allowed to be sold in the neighborhood during the early 20th century. The streets are laid out in a grid system with dead-ends for both the avenues and streets as they approach the river. Access across the Cedar River leading to the south outside of the district is via the 3rd Street SE Bridge. Note that streets extend north and south while avenues extend east and west.

Crestwood Park, a low-lying open space east of 4th Street SE and outside of the district, adjoins the diagonal course of the former Chicago and Great Western Railroad tracks also located east of the historic district blocks. Downtown Waverly businesses extend along East Bremer Avenue about a block to the north of the historic district. Terrain changes in the district include a gentle upward slope from the lowest areas immediately along the river to the slightly higher blocks to the northeast. A slightly steeper hillside extends along the east side of the 200 and 300 blocks of 3rd Street SE. Two nonextant churches, the First Presbyterian Church and St. Mary's Roman Catholic Church, were located in the north end

of the neighborhood. The First Presbyterian Church was built in 1856 just north of the historic district. This building was eventually used by St. Paul's Lutheran during the 1870s and razed in ca. 1894. St. Mary's Catholic Church was razed in 2009.

The residential blocks in the Old Fourth Ward SE Historic District contain a mix of moderate and large-scale houses. Though platting of lots allowed construction of primary façades fronting on both north-south streets and east-west avenues, the bend in the Cedar River saw rear yards front on it and primary facades face away as the river turned from its north-south course to an east-west route. Thus, facing lots along 1st Street SE and 4th Avenue SE had primary facades face it as the two streets formed an L paralleling the river course. The pattern of primary facades along 1st Street dominated in the interior blocks along 2nd and 3rd Street SE. For the blocks between 3rd and 4th streets, terrain changes saw primary facades facing the east-west routes of 2nd and 3rd avenues. Corner lots tend to have designs with prominent façades facing both directions. Because of the large depth of lots facing streets, rear lots were sold off over time and the intersecting east-west avenues saw a number of houses face them.

Building Stock:

The Old Fourth Ward SE Historic District contains 78 residences and 59 secondary resources. The primary residences are a mixture of one, two, and two-and-a-half-story-house forms constructed of brick, frame, and stucco. The secondary buildings are a mix of one and two stories with most built of frame construction. 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 20th century synthetic sidings. A number of houses built during the 1950s retain early examples of synthetic siding - asbestos shingle or Transite ® siding the most popular for whole house finishes and Permastone ® used for porch enclosures or additions. Other synthetic finishes applied to about 30 percent of the frame houses originally featuring clapboard and shingles now have 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 a few brick and stucco clad buildings. 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 2012 historical and architectural survey findings in the neighborhood suggest the use of concrete block beginning in ca. 1905 and growing in popularity until after WW I when it was in use for foundations for nearly 100 percent of new houses and additions. In other parts of Waverly, concrete block was used for whole building construction in the early 20th century but not in the Old Fourth Ward SE Historic District. 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. The introduction of poured concrete after World War II saw new houses and additions use this material though flat-finished block continued into the late 20th century for additions and foundation repairs.

Houses in the district were largely built between the 1880s and the 1950s with architectural survey findings for the neighborhood showing that the 1890s produced nearly a quarter of the surviving residences (Figure 1) in the historic district. During those years, available plat maps and Sanborn Fire Insurance Maps track residential development generally moving from north to south with some of the earliest houses replaced with newer houses after the turn of the 20th century. In 2012, the oldest surviving houses are located along the north blocks immediately south of the central business district. These earliest surviving houses of the neighborhood incorporate the Greek Revival Style and Italianate Style in their basic forms, design details and surviving features. Surviving secondary buildings in the district date from ca. 1890 to ca. 2010.

The houses of the district include a mixture of mid to late 19th and early 20th century high style designs and vernacular forms throughout the period of significance. Dwellings range in size from small one-story Side-Gable and Front-Gable cottages to large two-story Front-Gable-and-Wing houses and two-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, Greek Revival, and Colonial Revival designs and features. Large ornamented porches, roof dormers, decorative window forms and patterns, and elaborate shingle patternwork are attributes of many houses in the neighborhood. Secondary structures include several intact early carriage houses as well as single-car garages built contemporary with the primary residence.

The houses built during the peak decade of development leading up to 1900 were generally variations of the Queen Anne Style, Stick Style and Eastlake Styles, and various sub-types. Many of these houses have asymmetrical façades, decorative scroll-cut and turned trim, and varied shingle detailing used on the main body of the house as well as porches and gabled dormers. Towers and turrets were less popular though balconies and second floor porches were used in

several Queen Anne residences. Applied stick work and shingle patterns were added to Stick or Eastlake Style houses. Houses built during this period were designed by a handful of professional designers with the balance adopted from pattern book plans.

After 1910, pattern book plans featured Craftsman Style, Colonial Revival Style and Tudor Revival Style domestic designs. The results were the large American Four-Square houses and Bungalows with Craftsman detailing and Colonial motifs that are scattered through the district and several Tudor Revival cottages tucked onto smaller lots. Among the most popular designs were vertical light configurations in the upper sash of double-hung windows in Craftsman Style houses while exposed rafter tails, purlins, and knee-brace brackets lined cornices and porch roofs. In Colonial Revival houses, cottage windows with stained glass or beveled glass designs were chosen for parlor and dining room windows and oval keystoned windows were placed on staircase landings and in dormers. And in Tudor Revival cottages, gable roofs for entrance bays became steeper.

Secondary buildings erected between ca. 1890 and ca.1910 included city barns and carriage houses, frequently one-and-a-half and two-story side-gable forms. Garages from the 1910s forward include a wider range of one- and two-bay forms with side-gable, front-gable and hipped-roof forms. Garage designs frequently follow those of the associated dwelling in terms of finish materials and detailing.

Particularly well-preserved examples of dwellings in the Old Fourth Ward SE Historic District grouped by architectural style and vernacular house form appear below.

Old Fourth Ward SE Historic District –
Architectural Styles and Vernacular Forms

Mid- 19th Century – Greek Revival
- 225 3rd St SE - Harmon, William P. & Alzina E. House, 1857, Greek Revival

Late Victorian – Queen Anne
- 88 2nd Ave SE - West half of 302 1st St SE, Curtis, S.H. & Sarah, House, 1895, Queen Anne
- 222 4th Ave SE - Broadie, Herbert H. & Maude F., House, 1901, Queen Anne/Hipped-Roof, 2-story
- 403 2nd St SE - Bucknell, J.D. & Dora, House, 1898, Queen Anne/ Front-Gabled Roof
- 321 1st St SE - Ruddick, Judge George W. & Estella, House, 1892, Queen Anne/Front-Gable Roof
- 302 1st St SE - Curtis, Sidney H. & Sarah, House, 1892, Queen Anne/Hipped Roof- Lower Cross-Gable
- 416 2nd St SE - Smalley, Edward L. & Louisa, House - 1892, Queen Anne

Late 19th and 20th Century Revivals - Classical Revival and Colonial Revival
- 108 4th Ave SE - Terry, Dan & Belle, House, ca. 1906, Classical Revival/Hipped-Roof, 2-story
- 91 2nd Ave SE - Hiller, Leon, House (1902), 1925, Colonial Revival/Gambrel Roof
- 422 2nd St SE - Schlaberg, Warren & Ann, House (ca. 1910), Craftsman & Colonial Revival/Bungalow
- 209 3rd St SE - Laird, Ralph & Laura, House, 1909, Colonial Revival/Bungalow
- 407 3rd St SE - Reinecke, William F. & Minnie, House, ca. 1909, Colonial Revival/Gambrel Roof

Late 19th and 20th Century Revivals – Mission/Spanish Colonial Revival
- 305 3rd St SE - Gruben, Merle & Jeanette, House, 1933, Mission

Late 19th and 20th Century Revivals – Tudor Revival
- 410 2nd St SE - Coonradt, Ernest E. & Ruth G, House, 1939, Tudor Revival/Minimal Traditional

Late 19th and Early 20th Century American Movements – Craftsman/Bungalow
- 402 3rd St SE - Gruben, Harold C. & Hilda L., House (first house), 1924, Craftsman
- 323 3rd St SE - Donahue, John & Margaret, House, 1925, Craftsman
- 208 4th Ave SE - Pries, Theodore & Ida, House, ca. 1896/ca. 1913, Craftsman/Gable-Front-and-Wing
- 322 2nd Ave SE - Moehling, Herman E. & Prudence, House, 1911, Craftsman/Bungalow
- 413 1st St SE - Wynhoff, H.F. & Ethel, House, 1912, Craftsman/Bungalow

Vernacular Forms
- 322 3rd St SE - Clark-Pomeroy House, ca.1878, Gable-Front-and-Wing

Integrity:

A large majority of primary resources (74 of 78) and a smaller number of the secondary resouces (13 of 59) located within the Old Fourth Ward SE Historic District retain a sufficient level of integrity from the period of significance identified, 1857-1959, to qualify 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 Old Fourth Ward SE Historic District included in this nomination retains the predominant pattern of residential land-use seen in the neighborhood for the century between 1857 and 1959. The principal exceptions are the removal of two churches and one large residence. 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 boundaries to the north and east. On the north, a perimeter of parking lots and commercial properties separates the residential district from the downtown to a greater extent in 2012 than during the period of significance. On the east, a former railroad route in the low land outside of the district now contains a municipal park. Though these changes have occurred, they have not altered the general location integrity of the district.

- ***Design:*** The survey completed for the Old Fourth Ward neighborhood prior to the preparation of an historic district nomination identified 74 of the neighborhood's residences as contributing resources. 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 in the northern blocks closest to the downtown. 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 to porches, the modification of entrances, and the construction of rear wings or attached garages. Only one house was built in the neighborhood after the period of significance so the presence of original architectural styles and vernacular house forms has helped retain the district's design attributes.

- ***Setting:*** The setting for the Old Fourth Ward SE Historic District remains substantially the same as the period of significance from 1857 to 1959. 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 2012 with all streets and alleys paved in concrete or asphalt. Some alleys remain rock covered. Though the neighborhood has flooded along the eastern and southern edges as well as the central blocks, no structural flood prevention systems have been completed. The gently sloping lots overlooking the river retain their vistas of the river and the residential neighborhoods on the opposite sides of the river. Just beyond the south edge of the district, the distinctive profile of the 3rd Street Bridge provides a gateway into the district in the same manner it has since 1916.

- ***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, and limestone for pre-1900 buildings; rock-faced concrete block for 1900 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 rebuilt or parged in the last half of the 20th century. A few houses were recorded with entirely new foundations in some cases higher by several feet than the original foundations. **Roofs** for most pre-1900 houses originally had square-cut wood shingles for roofs with a few appearing with 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. One exception was clay tile used for a 1930s house that is still in use. Since 2000, a handful of houses and secondary buildings have installed standing seam metal roofs.

- **Exterior walls** most frequently were finished in varying widths of wood clapboard and beveled siding, cornerboards, and wood shingles in various patterns. These original finishes are retained on all or most of the exteriors of 60 to 70 percent of the houses. The balance of primary and secondary buildings are clad in synthetic

sidings, in all or in part. Post-World War II houses saw asbestos shingles or Transite ® siding as the most popular whole-house synthetic cladding while Permastone ® was a finish used for porch enclosures or additions. Other synthetic finishes applied during the past 50 years included aluminum, steel, and vinyl clapboard-style sidings. A few examples of brick and stucco finishes remain largely 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 some houses. Preservation of stained glass sash, transoms and leaded beveled sash is common. **Decorative ornamentation** such as porch spindles, columns and balustrades; shingled dormers, gables 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.

- ***Feeling:*** The Old Fourth Ward SE Historic District retains its sense of place due to its location along the Cedar River as it bends along the edge of the neighborhood, the tree-covered blocks and private yards extending along moderately wide streets and avenues, and the presence of relatively few vacant lots in the neighborhood. The losses of St. Mary's Roman Catholic Church and the Hemingway House following the flood of 2008 diminish the historic character of the neighborhood but do not detract from the overall sense of place. The organic development of the neighborhood continues to be felt in the variety of architectural styles, vernacular forms, and building size and scale.

In summary, the Old Fourth Ward SE Historic District contains 78 primary resources (houses) and 59 secondary resources (garages and barns) or a total of 137 resources. Of the 78 primary resources, 74 have been evaluated as contributing to the significance of the district and 4 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 25 percent of the 78 houses provide outstanding examples of their architectural style or vernacular form and provide strong anchors within the district. Of the secondary resources, 13 are considered contributing and 46 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 45 of the district properties.

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.)

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [X] B Property is associated with the lives of persons significant in our past.
- [X] 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

1857 - 1959

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Harmon, William P.

Cultural Affiliation

Architect/Builder

Murphy and Ralston

Leitha, John

Period of Significance (justification)

The period of significance includes the span of years for construction of contributing resources from the first building erected by Waverly founder, William P. Harmon, in 1857 through 1959, the date for the latest building completed within the 50-year cutoff. The 1857 date also marks Waverly's founding.

Criteria Considerations (explanation, if necessary)

Areas of Significance – Significant Persons (continued)

Curtis, Sidney H.
Moehling, Herman
Smalley, Edward
Ruddick , Judge George
Coonradt , Ernest

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

The Old Fourth Ward SE 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 19th through the mid-20th century. Located in the southeast quadrant in the blocks immediately south of the core of the business district, the Old Fourth Ward District provided housing for working class families as well as business and professional leaders. Many of these individuals resided in the neighborhood for several generations while establishing long-lived businesses or making substantial contributions to the local economy and civic life of the community. Architecturally, the residences demonstrated the aesthetic choices of the late 19th and early 20th century through the adaptation of popular architectural styles and vernacular building forms. In a number of instances local and regional architects as well as experienced local building contractors were called upon to erect well-designed and well-crafted dwellings. Though several other residential neighborhoods in Waverly likely qualify for the National Register, these aspects of historic and architectural significance make the southeast quadrant's Old Fourth Ward SE Historic District standout as significant at the local level.

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

Under Criterion A, the district contains a group of residential blocks associated with the development of Waverly for over a century from 1857 to 1959. The residential blocks in this portion of the Original Town Plat abut Waverly's main commercial street – East Bremer Avenue – and as such became the home to successive generations of merchants, bankers, lawyers, doctors and other commercial professionals as well as working class households whose family members were employed in the business district and local manufacturing concerns.

Under Criterion B, prominent individuals who made their homes in the district included Waverly founder, civic leader, entrepreneur and newspaper owner, William P. Harmon and his wife Alzina (225 3rd Street SE); merchants such as hardware store owner, Sidney H. Curtis and his wife Sarah (302 1st Street SE); bankers such as Herman Moehling and his wife Prudence (322 2nd Avenue SE); automobile dealer Ernest Coonradt and his wife Ruth (410 2nd Street SE); lawyer Edward Smalley and his wife Louisa (416 2nd Street SE); and Judge George Ruddick and his wife Estella (321 1st Street SE). In each instance, these merchants and professionals played active roles in the civic and social life of Waverly. Many of these families shared German-American ancestry with a large number of neighborhood residents and were also members of St. Mary's Catholic Parish, which was founded by both German-American and Irish-American immigrants.

Under Criterion C, buildings in the Old Fourth Ward SE Historic District represent a cross-section of residential architectural styles and vernacular forms from the mid-19th through the mid-20th centuries. Well-preserved examples of Greek Revival, Queen Anne, Classical Revival, Colonial Revival, Mission, Craftsman, and Bungalow style houses are scattered throughout the neighborhood. Iowa architects with important careers have been identified for several of these houses. In addition, virtually every vernacular residential form employed during the late 19th and early 20th centuries in Iowa is found in the historic district including Front-Gable, Gable-Front-and-Wing, Side-Gable, Hipped Roof or American Four-Square, Gambrel Roof, Minimal Traditional and Ranch forms.

Developmental history/additional historic context information (if appropriate)

Waverly was established in 1853 along the Cedar River in Washington Township in southwestern Bremer County.[1] 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 19th and early 20th century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock by more substantial buildings though not outside of the flood plain. German immigrants were among the largest ethnic groups to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in the southeast quadrant, and the German Methodist Church in the northwest quadrant.

Bremer County and its county seat of Waverly prospered during the late 19th and early 20th century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. 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

[1]Svendsen, Marlys and Justine Zimmer, *Historical and Architectural Reconnaissance Survey for 2008 Flood Projects in Waverly, Bremer County, HADB 09-020,* Des Moines: Iowa Homeland Security and Emergency Management Division, March 27, 2009.

canning factory, a brick works, and a substantial cooperage. After 1900, the county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. Population grew to 3,352 in 1920 at 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. Expansion of a Lutheran seminary in Waverly first located in the northwest portion of the community in 1879 and through the expansion of Wartburg College in the neighborhood in 1939 were cultural and economic growth factors for 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 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 (Figure 1).

Historical Background for the Old Fourth Ward SE Historic District

The Old Fourth Ward SE Historic District neighborhood saw its development begin soon after Waverly was established in the late 1850s. Local founder William Harmon and his wife Alzina erected their personal residence in 1857 along the east side of Washington Street, later renamed Harmon Street, and now 3rd Street SE. It is one of several dozen houses that appear in the neighborhood on the earliest neighborhood map – the 1868 bird's eye view of Waverly (Figure 2) and in the 1875 Bremer Atlas plat map (Figure 3). The Harmon House's location (225 3rd St SE) just south of the developing business district was on high ground several blocks distant from the Cedar River, which was located several blocks further south and west. William P. Harmon (1819-1864) qualifies under Criterion B as a significant person at the local level. Considered Waverly's founder, Harmon trained as a lawyer in the East before settling in Bremer County in 1853. Here he purchased land and surveyed the town of Waverly in Washington Township in 1853. He married Alzina E. Reeves the summer of 1853 and the couple removed to the new town the same year. Among other things, Harmon became an important civic leader, built a flour mill, was the founder and proprietor of the *Waverly Republican* newspaper, and was a partner in the building of Waverly's first hotel. He was a leader of the local Republican party and successful in political debate on behalf of his party during the Civil War years. He died at a young age in 1864. This is the earliest of two extant residence occupied by Harmon and the one most closely associated with his productive career.

House building spread from the north edge of the neighborhood south and west toward the Cedar River before and after the Civil War with population increasing to 2,291 during the town's first decade from 1859 to 1870. The first Lincoln School (nonextant) was built to serve Fourth Ward families in 1868 just north of the historic district. Both the 1868 bird's eye view and the 1875 plat map (Figures 2 and 3) show houses scattered on the Original Town Plat blocks south of 1st Avenue SE with density greatest along the north edge. The earliest houses are depicted as largely rectangular in shape in both views with smaller carriage houses 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. Historical research completed during the Southeast Quadrant Historical and Architectural Survey in 2012 was able to identify only two surviving houses from this first generation, pre-1880 period. They include the Harmon House noted above and the original St. Andrew's Episcopal Rectory (ca.1864) at 219 2nd Avenue SE. It is likely that an unidentified number of the small houses appearing in the 1868 and 1875 views remain as fully enclosed sections of/or wings in later houses. It is also possible that based on the large number of house moving instances reported in Waverly newspapers through the late 19th and early 20th centuries, some of these early houses were removed to other sections of town or to rural properties.

The next several decades saw Waverly's population grow at a fast rate with 3,177 residents recorded by 1900 – a 35 percent increase during the 1890s alone. Along with this substantial population increase came the construction of several dozen houses in the neighborhood of which 21 survive in 2012. Vernacular house forms favored simple two-story frame dwellings using Front-Gable and Side-Gable forms or combinations of the two to create large Gable-Front-and-Wing houses. In some instances, the latter form was 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 introduced to dwellings with more complicated plans and surface finishes during these decades. At least 12 fully designed houses in this style survive in the neighborhood with the more limited application of Queen Anne ornamentation for selected window hoods, window designs, door and entrance details, or porches reflected in many other houses of the Old Fourth Ward SE Historic District. Pockets of the neighborhood where the style and ornamentation are especially common include the 300 and 400 blocks of 1st and 2nd Streets SE. The ready adaptation of this style for so many houses was in part due to the fact Queen Anne Style

building products became available from regional planing mills (diamond-cut, square-cut, octagonal-cut, and fish scale shingles), and window, door and sash factories (multi-panel doors, spindle friezes, columns and turned posts, and stained glass cottage windows). Such material arrived by railroad shipments from concerns in Red Wing, Minnesota; LaCrosse, Wisconsin; or Dubuque, Clinton or Davenport, Iowa.

Approximately 20 extant houses in the neighborhood were built during the two decades leading up to the turn of the 20th century. Five were built on 1st Street SE, nine on 2nd Street SE and five on 3rd Street. The area with the most newly constructed houses was the 400 block of 2nd Street SE where seven houses from the 1880s and 1890s survive with two more immediately north and south. Early occupants for these houses included two bankers, two attorneys, a county auditor/recorder, city marshal and a prosperous harness merchant. Another building cluster occurred along the 300 and 400 blocks of 1st Street SE where five houses from the two decades survive. These new dwellings were originally occupied by a hardware store owner, a clothing merchant, two attorneys including one who later served as a district court judge, and a dentist. Slightly later occupants in these houses included a newspaper printer and the school principal for 30 years at Waverly High School, Katherine Sullivan (317 1st St SE). Further to the east along 3rd Street SE, new houses appeared mostly between 3rd Avenue SE and 4th Avenue leading up to 1900. They included houses occupied by two real estate dealers, a carpenter, a grocery clerk, a druggist and slightly later, an automobile garage owner. Among the more elaborate houses was the home built in 1897 by Herbert H. Broadie, a druggist, and his wife Maude at 222 4th Avenue SE (*Photo 7)*. The fanciful turned porch-post design was repeated on both the 3rd Street and 4th Avenue facades so it would not be missed.

At least one family has been documented as building its second house in the neighborhood during the pre-1900 period. This came when hardware merchant Sidney H. Curtis and his wife Sarah built a new house at 302 1st Street SE. This move across the street to the south from their first much smaller house located at 91 2nd Avenue SE, allowed the 2nd Avenue house to be moved to northwest Waverly in 1901. Sidney H. Curtis (1829-1914) qualifies under Criterion B as a significant person at the local level. Curtis was born in New York State and immigrated to Iowa from Erie County, Pennsylvania in 1855. He opened the first hardware store in Bremer County the same year. He became an important civic leader and eventually was associated with the Republican Party. He held the position as a Bremer County Supervisor and was chairman of the Board of Supervisors in 1873. He was a founder of the local Methodist church serving as a trustee for 50 years. His hardware business prospered throughout his life with his sons joining him in its operation that continued after his death. The house is the only extant building associated with Curtis' life.

Another family from this period that typified the civic roles played by residents of the neighborhood was that of Leopold and Mathilda Levy who built a house nearby at 317 1st Street SE. Leopold was a native of New York state where he worked as a clothier before moving to Des Moines and then Waverly in 1881. He acquired this property in 1886. He opened his own clothing emporium selling men's clothing, gents' furnishings, hats and caps. While residing here, Leopold served a four-year term as trustee for the Iowa College for the Blind in Vinton beginning in 1894 as well as on other local boards. Like her husband, Mathilda was active in civic affairs serving on the Waverly Library Board when the Carnegie Library was under construction in 1904.

As the turn of the 20th century approached, a new school was built to replace the original Lincoln School. Completed in 1898, the school had a capacity for 200 students from the growing population of the Fourth Ward. The continued popularity of the neighborhood after 1900 was attributable in part to the continued growth of the downtown. Commercial buildings along nearly three blocks of East Bremer Avenue attracted homebuilding to nearby blocks to the south that continued to have either vacant parcels or lots with small houses that were acquired and razed or moved to make way for new houses. Between 1900 and 1919 more than 23 houses were built in the neighborhood. A substantial majority of these houses were built on east-west avenues from 2nd Avenue SE to 4th Avenue SE. On 2nd Avenue SE, the lots had originally been oriented in this way but the sale of corner lots and reconfigurations of sub-divided parcels facing the north-south streets kept the development of strong north and south facing houses until the post 1900 period.

In one case, a single family built three houses during this period on adjacent parcels on vacant land along the 300 block of 3rd Avenue SE. The half block had been held for more than 20 years beginning in 1889 when Henry Schlutsmeyer, a dry goods merchant, and his wife Francis acquired four parcels. The vacant stretch of 3rd Avenue SE likely remained undeveloped because it had a difficult land profile for house building. About a decade later, they built the personal residence at 309 3rd Avenue SE followed ten years later with a house next door at 315 3rd Avenue SE for their son Ernest and his wife Beulah. Two other houses were built on the four lots including one built in ca. 1906 on a parcel from the Schluytsmeyers' holdings facing 3rd Street SE and one built in ca. 1915 at 317 3rd Street SE, perhaps for a second son,

Rudolph. It was eventually used as a rental house, however. Together this real estate development demonstrates the type of steady development that took place over 25 years. The Schlutsmeyer houses reflected a gradual shift from more highly ornamented houses to more modest but still large-scale houses – a practice seen on virtually every city block in the district.

One of the important decisions that favored continued residential development in the Old Fourth Ward SE Historic District came soon after the turn of the 20th century. St. Mary's Roman Catholic Church was established by German Catholics in Waverly before the Civil War with a church located on "Catholic Hill" in northeast Waverly. After the turn of the 20th century, church members sought a location for a larger building closer to the center of town. In 1912-1913 a Romanesque Revival Style brick church (nonextant) was erected at 120 2nd Avenue SE and by ca. 1915 a modern rectory was constructed next door at 112 2nd Avenue SE.

Another decision that favored development came in 1916 when the Bremer County Board of Supervisors voted to build the Harmon Street (3rd Street SE) Bridge in order to connect the downtown to the newly platted residential and factory subdivisions under development south of the Cedar River. Though the bridge provided a route to areas further south of the Old Fourth Ward, its construction had the effect of heightening overall interest in the neighborhood. In later years, 3rd Street SE became a frequently used route to the south side.

By the eve of World War I, the Old Fourth Ward neighborhood remained a favored residential district for merchants, professionals, public employees, tradesmen and a growing number of retired couples and widows, the later group sometimes taking in boarders. Among the new merchants building homes were another druggist, banker, two dry goods dealers, a grocery store owner, a livestock buyer, a second generation hardware store owner, an agricultural implement dealer, a photographer, and the owner of a monument company. Public officials included a county surveyor who later became a real estate dealer and a county treasurer who later became a banker.

The decades of the 1920s and 1930s saw the Old Fourth Ward SE Historic District become nearly fully developed; fewer than a dozen houses from this period survive in 2012. Midway through these decades on April 15, 1930, the Waverly City Council officially changed city street and avenue names for the last time to numbered streets and avenues and divided the city into directional quadrants. Bremer Avenue – the only non-numbered avenue to survive – divided the north and south halves of the community and the Cedar River split the east and west halves of town. In the Old Fourth Ward SE Historic District this meant the following changes occurred.

North and South Routes
Water Street = First Street SE
State Street = Second Street SE
First Washington, later Harmon Street = Third Street SE
Court Street = Fourth Street SE

East and West Routes
Ellsworth Street = First Avenue SE
Downing Street = Second Avenue SE
Madison Street = Third Avenue SE
Clay Street = Fourth Avenue SE

North-south streets were well-established as the dominant thoroughfares throughout the neighborhood, even when the plat suggested orientation of buildings in a different direction. Nevertheless, north-south streets remained unpaved according to the 1927 Fire Insurance Map. The same map shows a handful of vacant lots still scattered throughout the neighborhood.

By these decades most existing houses had single-car garages in place or carriage houses converted for use as automobile storage. The first attached garages appeared during these decades with several built on the basement levels of homes and a few single-bay garages attached at the rear. Front porches remained fixtures of nearly every house in the neighborhood with a handful of rear, two-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 1940s. 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.

Among the dwellings constructed during the 1920s and 1930s were homes for retired couples and widows, another attorney, the owner of a car dealership, and a physician. The most substantial residence erected in the neighborhood was the riverside house of Dr. John Hemingway and his wife Iva Hemingway, at 432/500 1st Street SE (nonextant). Designed

by a well-known architect from nearby Waterloo, Mortimer Cleveland, the house overlooked a spacious riverfront lot at the bend of the Cedar River. This site's choice as a location for the construction of a fine residence likely represented the pressure for large housing sites centrally located in a community. It is possible that a decade of dry weather and low waterlevels during the 1930s encouraged the decision to build on this low-lying site. The Hemingway House flooded several times in recent decades and was razed following the flood of 2008.

New construction of homes in the neighborhood continued to fall off during the 1940s and 1950s as building sites were nearly unavailable. During World War II and by the end of the war, there were fewer than ten vacant building sites left in the Old Fourth Ward neighborhood. During the balance of the decade and the 1950s, seven lots were filled by modest sized, side-gabled or hipped roof homes with single-bay garages attached at one end facing the street or avenue or detached nearby. Entrance porches were replaced by wide eaves and recessed entrance ways. For some of the post-war houses, entrances were set in projecting, enclosed vestibules that in turn provided space for built-in entrance closets. 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.

During the 1940s and 1950s, 3rd Street SE continued to serve as an important route from the central business district south through the neighborhood to the 3rd Street Bridge and connecting to the new residential districts developing in post-war subdivisions located even further south. During these decades, the Old Fourth Ward neighborhood continued to be drawn together by a large number of St. Mary's Catholic Church members. The fact that most children from the neighborhood attended the same new post-war elementary school built in the mid-1950s – Southeast Elementary School – further established a neighborhood identity for the Old Fourth Ward SE Historic District.

Architectural Background for the Old Fourth Ward SE Historic District:

The architectural background of the Old Fourth Ward SE Historic District is typical of residential neighborhoods in many moderate sized, county seat towns in Iowa. Many of these communities saw a major population boom occur in the decades leading up to and following the turn of the 20th century. In almost every instance of a population boom, a major residential boom paralleled it. This was the case in Waverly. As a result, the Old Fourth Ward SE 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 turn-of-the-century boom period. The diversity of architecture in the Old Fourth Ward SE Historic District was also affected by decisions of homebuilders to retain a professional architect, to use a pattern book or plan bureau design, or to simply hire an experienced local contractor. In each instance these buildings reflected prevailing domestic architecture popular in Iowa and the Midwest.

Approximately 40 percent of the residences in the neighborhood retain strong elements of an architectural style from the late 19th or early to mid-20th centuries. The balance of the dwellings are examples of vernacular forms or with a minimal amount of architectural decoration that can be linked to a specific architectural style. The earliest example of an architectural style to survive in the district is the Greek Revival Style. The singular example of this style in the neighborhood was built at 225 3rd Street SE (*Photo 1*) in 1857 for Waverly founder, William P. Harmon, and his wife Alizina. A rare and early example of a brick dwelling in the district, it is a good example of the adaptation of a popular mid-19th century architectural style – the Greek Revival – to a common vernacular house form - a two-story main block with a one-and-a-half story wing to form an L-shaped plan. The house has a limestone block foundation with mottled reddish brown and gray-colored soft brick for the walls laid in a variation of the American bond with 13 stretcher rows between header courses. The house has a moderate-pitched hipped roof with shallow eaves, a wide cornice and a flat roof peak. A 1½-story, side-gable wing is at the south end with a flat-roofed porch and dentil-lined frieze filling the ell. Fenestration includes 1/1 double-hung windows with elaborate wood window surrounds, each containing five parts - a horizontal member with an applied spear-point molding flanked by rectangular corner blocks with bull's-eye medallions and decorative lower edges, all topped by a wide crown molding.

Another example of the blending of two mid-19th century architectural styles in a vernacular house form is the St. Andrews's Episcopal Rectory at 219 2nd Avenue SE built in ca. 1876. It employs both Greek Revival and Italianate design elements in its gable-front-and-wing, two-story house plan. Wide eaves with returning cornices sans brackets cap the tall front -gable section. Pedimented window lintels reflect the Greek Revival influence. By 1894 it was sold to Eliza J. Laird and her husband Nathaniel.

The Queen Anne Style in its many variations and forms was the next architectural style to appear in the Old Fourth Ward SE Historic District. Houses were constructed in this style from 1880 through 1912 with most appearing in the decade of the 1890s when house building was at its peak in the district. The Edward and Louisa Smalley House (*Photo 5* and historic view - Figure 7) at 416 2nd Street SE was under construction from May 1891 through September 1892 according to newspaper accounts. In 1896, their new Queen Anne home was described in the *Semi Centennial Souvenir of Waverly* thusly –

> "The beautiful residence ... was recently built by Mr. Smalley, and is a model for convenience and comfort. It partakes somewhat of the Queen Ann [sic] style of architecture, and is built on pleasing lines throughout. The interior is finished in southern hard woods, and the decorations, furniture and draperies are of the latest pattern and design artistically and tastily arranged. The house is fitted with all modern conveniences throughout." (*Semi Centennial Souvenir of Waverly*, 1896)

The Smalley House is a well-preserved example of a Queen Anne Style, a form described by architectural historians Virginia and Lee McAlester as the "Spindlework" sub-type known as such because of the presence of spindled detailing. Its highly decorated exterior also features clapboard siding, shingle finishes and stickwork. The house also has an uncommon foundation material described as "hardheads" [sic].[2] Edward L. Smalley (1847-1910) qualifies under Criterion B as a significant person at the local level. He immigrated with his wife to Bremer County after growing up and being educated in Indiana. As an attorney in Waverly, he had a large practice in Bremer and surrounding counties. Because this practice included abstract real estate and business law, he had a high profile in the community. He was described by contemporaries as being well-read, a good orator and a hard worker. This is the only extant building associated with Smalley's career.

The Smalley House shares a nearly identical design with another jurist in the neighborhood, that of Judge George W. and Estella Ruddick House (*Photo 3*) also completed in 1892 just a block away at 321 1st Street SE. The Ruddick House has a slightly less elaborate porch and the group of three stair-stepped windows along the side façade is not seen in the Smalley House. George W. Ruddick (1835-1905) qualifies under Criterion B as a significant person at the local level. Ruddick immigrated to Iowa from New York state in 1856. His courtroom appearances became legendary and in 1857 he was elected prosecuting attorney for Bremer County. In 1859 he married Estella Strictland; the couple had two sons, Julian and B.S. Ruddick. Later terms in office included representative in the Iowa General Assembly in 1860-1861 and positions as county judge, circuit judge and district judge for the 12th District. He served in the latter position for more than two decades retiring in 1892, the same year that George and Estella's house was completed. George resumed the practice of law upon retirement from the 12th District. This is the only extant building associated with Ruddick's distinguished career.

Another Queen Anne house from the 1890s was the Sidney and Sarah Curtis House nearby at 302 1st Street, The second home for Curtis, a long-standing hardware merchant in Waverly, was announced on April 23, 1891 in the *Waverly Republican* noting that "Mr. Curtis's new residence will be built from plans furnished by modern architects and will be spacious, comfortable and pretty." This Queen Anne example uses a two-story hipped roof with lower cross-gabled form. It has a stone block foundation with narrow-width wood clapboard for the first and second levels and cove-cut wood shingles in the gable peaks and for the flared belt course between levels. A series of rectangular panels extends along the cornice beneath the wide eaves of the upper level. A hipped roof entrance porch is located between the projecting angular bay of the front façade and the side wing. A low-pitched pediment is set above the entrance steps and its tympanum has a panel filled with pointed moldings. A pair of elaborate double doors (*Photo 4*) beneath the pediment features a series of narrow, horizontal panels and pointed moldings in the lower halves with beveled glass sash with square and rectangular lights in the upper halves.

The last Queen Anne influenced houses appeared in the years leading up to World War I. More modest in terms of ornamentation, they continued to incorporate stained glass and beveled leaded glass cottage windows. At least one example of a form sometimes referred to as a more restrained version of the style known as "Princess Anne," was built by Chris H. Leitha, a carpenter, and his wife Ruth at 316 2nd Avenue SE. In all, nearly 20 percent of the houses in the Old Fourth Ward SE Historic District built over a three-decade period exhibit the Queen Anne Style in their asymmetrical forms, façade treatments, dormer and porch designs, and overall ornamentation.

[2]Hard heads were random-sized blocks of granite generally found in "boulder belts" of Wisconsin, frequently strewn over dune areas and retrieved for ornamental use in building hard head foundations and fireplaces.

As popularity of the Queen Anne Style waned, two architectural styles that derived ornamentation and design features from the same Classical building vocabulary began appearing in the Old Fourth Ward – the Classical Revival and the Colonial Revival. Variations of these forms appeared from 1901 to 1939. Dan Terry, a local grocer, and his wife Belle built a new house at 108 4th Avenue SE (*Photo 8*) in ca. 1906 using the newly popular hipped roof, two-story form. The moderate pitched roof has gabled wall dormers placed asymmetrically on three facades, each with returning cornices and square windows with diamond lights. The Terry House has a rock-faced concrete block foundation as did most houses built at this time with narrow-width wood clapboard for the walls and medium-width corner board trim. The porch is centered on the front façade and features four smooth finished, full-height columns as roof supports and a balustrade composed of closely spaced two by two-inch square spindles. The simplified Classical detailing along with Craftsman Style details typified a number of the American Four-Square houses built during the following decade.

Several other Classical Revival and Colonial Revival houses were designed by architects. The Leon and Mamie Hiller House was built in 1902 at 91 2nd Ave SE by Murphy and Ralston, architects and contractors of Waterloo. The Hiller House was built on the vacated site of the first Sidney and Sarah Curtis House. The Hiller House is an example of a Colonial Revival two-story gambrel roof house form. Its commission came in July 1901 based on a decision for the house by Mamie "Mary" Hiller according to newspaper accounts. Murphy and Ralston was a partnership of William E. Murphy and John G. Ralston formed in 1897 when both men left employment in Murphy and Wallace, also in Waterloo. Murphy died in 1904 but Ralston continued the practice and by 1912 numbered more than 190 houses and 80 commercial and public buildings for the successor firm of Ralston & Ralston. John Ralston like other Waterloo architects at the time used a variety of architectural idioms, including the Colonial Revival, for his work. The Hiller House is an example of this usage.

A similar residential design was used by Waverly contractor and designer, John Leitha. In 1909, newspaper accounts during the spring and summer identify Leitha as the contractor and designer for the $3,800 house under construction for William F. Reinecke, a professional photographer, and his wife Minnie at 407 3rd Street SE (*Photo 9*). This small gambrel roofed cottage retains its Colonial Revival ornamentation for the porch and gambrel peaks as well as the unusual pattern of alternating bands of short and tall rock-faced concrete block for the foundation. By 1913 Leitha advertised 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).[3] Three other gambrel roof houses with Colonial Revival features, survive in the Old Fourth Ward SE Historic District.

Though nonextant following the flood of 2008 in Waverly, another Colonial Revival house important to note was the former riverside house of Dr. John and Iva Hemingway, at 432/500 1st Street SE. It was designed by another prominent Waterloo architect, Mortimer B. Cleveland. This house was commissioned by the Hemingways in 1938 as construction work concluded on Cleveland's design for the new Bremer County Court House (NRHP-listed) in town. Cleveland was well-known for his residential commissions including more than 40 in the Highland District alone in Waterloo. It is likely that this architect- designed residence built on a large and highly visible – though subsequently flood-prone – site stimulated further infill construction seen in the 1930s and 1940s in the Old Fourth Ward SE Historic District.

Most of the houses in the Old Fourth Ward SE Historic District, however, had no architect involvement or attribution. Instead they are examples of pattern book designs or more simplified contractor designs. Pattern book designs frequently referenced popular architectural styles of the day and likely included such plan books or catalogues as those published of George F. Barber, George and Charles Palliser, the Radford Architectural Company of Chicago, the Curtis Company of Clinton, the Gordon-Van Tine Company or Packard Service Bureau of Davenport, J.W. Lindston of Minneapolis, the Brown, Blodgett and Sperry Company or 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. This was particularly true for Queen Anne, Eastlake, Colonial Revival, Craftsman, Bungalow and Tudor Revival style designs published from the 1880s through the 1930s.

[3] Full, Jan Olive Nash, unpublished research re: John F. Leitha (1880-1937), March 2012; copy available at Waverly Public Library, Waverly, Iowa.

Pattern book plans are difficult to trace to specific plan sources. One such house is the J.D. and Dora Bucknell House at 403 2nd Street SE (*Photo 6, Photo 19*), a well-preserved example of a turn-of-the-20th century vernacular two-story, front-gable house form with Queen Anne detailing. This plan or similar ones are found in other Iowa communities and the form has been dubbed the "Suburban Cottage" by architectural historians Jan Jennings and Herbert Gottfried (*American Vernacular Design, 1870-1940*, p. 188). The house was completed in 1899 according to a series of newspaper articles published that year and it occupies a prominent corner lot in the 400 block of 2nd Street SE.

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 a pair of houses sharing a nearly identical pattern book design includes the Schlaberg House (*Photo 11*) built at 422 2nd Street SE in ca. 1910 and the Ralph and Laura Laird House (*Photo 10*) at 209 3rd St SE completed during the summer of 1909 according to newspaper accounts. Both are examples of a popular Bungalow or Bungalow Cottage form with broad side-gabled roof two-story form and both feature a mix of Classical and Craftsman style windows and detailing. The most defining feature found in both houses is the large gabled roof dormer on the front façades. It has a recessed balcony surrounded by shingle clad flared walls and a low balustrade composed of square spindles across the front. The dormer's closed gabled peak is clad in rows of fish-scale shingles with a small keystoned oval window centered in the gable. The recessed rear wall of the dormer balcony has an entrance door centered between 4/1 double-hung windows with vertical lights in the upper sashes.

Taken as a group, the houses identified as exhibiting the Craftsman Style are the second largest stylistic group in the Old Fourth Ward. Many of the house forms are referred to by names derived from the house form itself such as Bungalows (at least eight in the district) or American Four-Square houses (at least seven in the district), all built between 1901 and 1931. The Craftsman Style aesthetics – clean lines, rectilinear shapes or geometric patterns for porch features, entrances surrounds, balconies, and window details – are present in these designs.

Two particularly well-preserved examples of the Craftsman Style in the district are the Herman E. and Prudence Moehling House at 322 2nd Avenue SE (*Photo 12*) and the H.F. and Ethel Wynhoff House at 413 1st Street SE (*Photo 13*). It is likely that the houses were under construction at the same time. Newspaper accounts in 1910 and 1911 describe the Moehling House while under construction thusly - "H.E. Moehling has a force of men at work putting in the foundation walls for his new residence in the 4th ward."[4] The Moehling House was built in the Bungalow or Bungalow Cottage form and incorporates Craftsman Style cladding, dormer and eave treatments, and fenestration. It has a broad, moderate-pitched side-gabled roof on the main block with a large low-pitched gabled attic dormer on the front slope. Knee-brace brackets are positioned evenly along the deep eaves of the gabled ends and exposed rafters line the sloped edges. Herman Ernest Moehling (1876 - 1939) qualifies under Criterion B as a significant person at the local level. By the time this house was being built he was assistant cashier for the State Bank of Waverly, a position he held until 1936. Moehling was born in Bremer County and after working with his father in the mercantile business in nearby Tripoli, he moved to Waverly and accepted the position of deputy county treasurer. He later was elected Bremer County Treasurer and held the office for two years before becoming assistant cashier for the State Bank of Waverly in 1908. He held that position until 1936. Moehling was one of several bankers to reside in the neighborhood and build prominent residences. This is the only extant building associated with Moehling's career.

The Moehling House has a rock-faced concrete block foundation with the walls clad in square-cut shingles that flare at the water table. Additional wall finishes include vertical half-timbering in the gable peaks of the front dormer and porch gable. The front façade has a balanced, asymmetrical composition with a porch located on the center bay opposite the entrance and extending to the east. A flat roof lined by wide eaves and exposed rafters is over the east end and a low-pitched, broad gable roof is over the entrance section. The porch gable is also lined with decorative rafter tails and knee-brace brackets that complement the half-timbering on the shingles. Three battered shingle-clad pedestals are positioned across the front edge of the porch. Their flared cladding extends to ground level and they are topped by short battered piers. Geometric brackets connect to the brackets along the architrave. The balustrade is composed of narrowly spaced square spindles and a similar design is used for the porch skirting panels. The shingle cladding is used for a closed balustrade on either side of the entrance steps, also flared slightly at the bases to match the pedestals and the walls of the main house. Together, the porch design is a classic Craftsman Style combination of proportion and elements.

[4] *Bremer County Independent*, December 7, 1911.

The H.F. and Ethel Wynhoff House is an example of a different type of Bungalow – a two-story front-gabled roof form. Shed roofed wall and attic dormers are on opposite sides with the narrow eaves lined with exposed rafter tails. The house has a rock-faced concrete foundation with medium-width wood clapboard siding on the lower level and square-cut shingles on the upper level. A belt course separates the two stories at a raised level. The gable ends and porch roof gable have vertical stickwork incorporated with the shingle finish. The front porch spans the north half of the front façade and has a low-pitched gable roof. Battered piers extend from the porch deck to the cornice level with triangular brackets at the roof line and exposed rafter tails along the roof slopes. The porch skirting has narrowly spaced vertical lattice and wide centered steps opposite the front door. Fenestration includes Craftsman Style double-hung windows with shorter upper sash filled with square lights. On the front façade, lower level to the right of the entrance, a shed-roofed rectilinear bay window has paired 6/1 windows. On the upper level, front façade, paired 8/1 double-hung windows are centered beneath the peak.

By the 1930s and 1940s, houses under construction in the historic district were generally of smaller scale but the use of pattern book or plan service designs continued. The Ernest and Ruth Coonradt House (*Photo 15*) at 410 2nd Street SE built in 1939 is a well-preserved example of a late Tudor Revival house form sometimes referred to as a "Tudor Cottage." This one-and-a-half-story brick house was likely selected from a 1930s pattern book plan, such as those published by the Packard Service Bureau of Davenport, Iowa or the Home Plan Book Co. of St. Paul, Minnesota. It has a steeply pitched side-gable roof with a front-gable wall dormer on the right half of the front façade and a small projecting gabled entrance bay with an extended slope on the south side and steeper pitch that together enhance the Tudor character of the house. The Coonradt House is also significant under Criterion B for its association with Coonradt. Ernest Coonradt (1898-1992) and his wife moved to Waverly in 1933, and Ernest went to work as the manager for the Harrison Motor Co., the Ford Motor dealership. Ernest acquired stock in the company a short time later and became the major shareholder and owner. The business was eventually renamed Waverly Motor Company and had the Ford and Mercury dealership in Waverly. He remained active in the business into his 90s and was a major proponent of Waverly's retail trade. As a result, he became a careful observer of changes in the automobile business and local economic changes. His son Robert and grandson William continued in the business that Ernest founded after his death in 1992 with the business continuing in 2013. This is the only building associated with Coonradt's career.

Another example of a plan service house from the 1930s is the Merle and Jeanette Gruben House (*Photo 14*) at 305 3rd Street SE. It is a well-preserved and rare example of a Mission Style residence built during the Great Depression years in Waverly. Architectural plans for the house survive (Figure 9) but the plans do not list the name of the architect or designer. This type of architectural drawing where a specific architect is notlisted has been observed for other houses in Iowa where confirming documentation indicates the plans were prepared by a plan service or plan bureau. In such instances the plans were customized to show the house owner's name, sometimes a date, and usually a city location or full address but not specific architect or draftsman. Newspaper accounts published in 1933 describe progress on the Gruben House construction but do not identify a specific architect or plan service. Two other Gruben family-owned houses within a block of Merle and Jeanette's house included Merle's parents' American Four-Square house, the Matt and Mary Gruben House (1909) at 220 4th Street SE and Merle's brother's Craftsman Style house, the first Harold and Hilda Gruben House (1924) at 402 3rd Street SE (*Photo 16*). It is highly likely that both of these house designs represent pattern book or plan service designs as well.

At the end of World War II, two residential vernacular forms appeared in the Old Fourth Ward. These one and one-and-a-half-story houses were sized to meet the demand for economical dwellings and were suitably sized for the small parcels that remained available in the neighborhood. The first to appear has been described by architectural historians Virginia and Lee McAlester as the "Minimal Traditional" form and was a common dwelling form throughout the country. It was a basic one-story or one-and-a-half-story house with a side-gable roof and either a symmetrical or asymmetrical façade that frequently included a front-gable entrance bay that projected slightly from the main block. Examples of this house form included either a detached garage or an attached single-bay side-gable garage setback along one end. Five examples of Minimal Traditional houses are scattered throughout the district built between 1939 and 1951. Two nearly identical Minimal Traditional examples built near one another include the Arles Lageschulte House at 315 2nd Street SE completed in 1950 and the Edward and Elsie Lageschulte House (*Photo 17*) at 115 3rd Avenue SE completed the following year. Both have side-gable roofs, projecting gable roofed entrance bays centered on the front facades and single double-hung windows flanking the entrance. The Edward and Elsie Lageschulte House retains its original asbestos shingle siding. The two Lageschulte houses were among nearly two dozen homes erected in town in 1950.

The second one-story vernacular house form introduced in the Old Fourth Ward in the 1950s was the "Ranch," also referred to as the "Rambler." Like the Minimal Traditional form, the Ranch or Rambler included a one-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. Available narrow vacant lots required that the floor plan of several Ranch houses be configured as an L or U-shape. These houses also tended to include an oversized, square fixed-sash flanked by operable double-hung windows. This popular window group came to be known as a "Chicago window" or "picture window." Six Ranch houses were built in the Old Fourth Ward SE Historic District between 1948 and 1959.

The Arthur and Irene Schultsmeyer House (*Photo 18*) at 402 1st Street SE is a well-preserved Ranch form. Built in 1956, this variation has an attached single-bay garage set back along the side with the main house divided into adjoining hipped roof sections with wide eaves. The design has an unusually narrow width for a Ranch/Rambler form, which makes this plan suitable for this lot. It has a poured concrete foundation, medium-width wood clapboard siding and board-and-batten siding on a small section of the front façade, and no additional ornamentation. The centered front entrance is recessed within a deep alcove allowing the wide eave to form a protected entrance. Fenestration includes casement windows, awning windows and a Chicago window group variation with a large, single-light fixed-sash flanked by narrow single-light casement windows.

The balance of the Old Fourth Ward SE Historic District consists of examples of various vernacular forms, most without strong stylistic features. At least seven front-gable roof houses, a pair of side-gable roof houses, 10 hip roofed, two-story houses including at least four American Four-Square houses, and 11 gable-front-and-wing dwellings survive from throughout the primary period of homebuilding in the district between the 1880s and 1920s. These houses include fair to well-preserved examples. One of the better preserved early examples of the most common vernacular form – the gable-front-and-wing form – is the Clark-Pomeroy House SE (*Photo 2*) at 322 3rd St SE. Built in ca. 1878, this house is an example of how such a house could evolve over time. In this instance a small porch was replaced with a larger one in ca. 1911 in keeping with modernization trends, another porch was enclosed to gain interior square footage in ca. 1905, the rear addition was enlarged for more space, and three carriage houses, now nonextant, were built and moved to the property. A pair of historic photographs (Figure 8) and the current photograph of the house demonstrates the evolution of the house over more than a century. The Clark-Pomeroy House continues to anchor its large corner lot at an important intersection along 3rd Street SE in the center of the Old Fourth Ward SE Historic District.

A list of primary and secondary resources in the Old Fourth Ward SE Historic District begins below. Historic building names or the names of the first confirmed occupants is included for each property along with the owner's occupation, the architectural style or vernacular form for the house, and the NRHP status of both primary and secondary buildings within the historic district. A map for the district showing building status and boundaries appears in Figure 10.

Old Fourth Ward SE Historic District Resources

C=Contributing and NC=Noncontributing

House Number	Street	Historic Name/ Occupants	Occupation	Date	Style/Form	Primary Building	Secondary Building
302	1st St SE	Curtis, Sidney H. & Sarah, House	Merchant, Hardware	1892	Queen Anne/ Hipped Roof, Lower Cross-Gable	C	None
308	1st St SE	Sager, Robert & Nora, House	Retired	ca.1958	Ranch/Rambler	C	NC
309	1st St SE	Nolte, Ruth, House	Unknown, duplex	1945	Minimal Traditional	C	NC
314	1st St SE	Sager, Edward A. & Nellie, House	Attorney	1920	Craftsman/American Four-Square	C	NC
317	1st St SE	Levy , Leopold & Mathilda, House	Merchant, Clothing	1893	Queen Anne/ Gable-Front-and-Wing	C	NC
321	1st St SE	Ruddick, Judge George W. & Estella, House	Attorney, District judge	1892	Queen Anne/ Front-Gable Roof	C	C
322	1st St SE	Mosher, Herbert & Hattie/ Graening, Drs. Charles & Adele, House	Merchant, Hardware; Physicians	ca. 1880 /ca.1901	Queen Anne/ Front-Gable Roof	C	3 NC
400	1st St SE	St. John, Del & Ella, House	Telephone company mgr.	ca. 1900	Cross-Gable Roof	C	NC
401	1st St SE	unidentified	Unknown	ca. 1920	Bungalow	C	None

House Number	Street	Historic Name/ Occupants	Occupation	Date	Style/Form	Primary Building	Secondary Building
402	1st St SE	Schlutsmeyer, Arthur & Irene, House	Merchant, Clothing	1956	Ranch/Rambler	C	None
409	1st St SE	unidentified	Unknown	ca. 1920	Bungalow	C	NC
413	1st St SE	Wynhoff, H.F. & Ethel, House	Retired	1912	Craftsman/ Bungalow	C	NC
414	1st St SE	Hodges, J.C., House	Bridge builder	ca. 1900	Gable-Front-and-Wing	C	C
419	1st St SE	Boettcher, Julius & Emilie, House	Newspaper printer	1888	Gable-Front-and-Wing	C	NC
424	1st St SE	Richmann, David & Cathy, House	Unknown	1993	No Style	NC	None
425	1st St SE	Gross, Dr. J.M. & Marie, House	Dentist	1880	Front-Gable Roof	C	NC
429	1st St SE	Auner, Dr. Jay Frank & Daisy O., House	Physician	1901	Classical Revival / Front-Gabled Roof	C	NC
500	1st St SE	Vacant Lot					
88	2nd Ave SE	West half of 302 1st St SE: Curtis, S.H. & Sarah, House	Merchant, Hardware	1895	Queen Anne	C	NC
91	2nd Ave SE	Hiller, Leon & Mamie "Mary" (Krohn), House	Merchant, Clothing	1902	Colonial Revival/ Gambrel Roof	C	None
102	2nd Ave SE	Broadie, Alfred A. & Minnie, House	Merchant, Druggist	ca.1890	Gable-Front-and-Wing	C	None
112	2nd Ave SE	St. Mary's Catholic Church Rectory	Priest, Catholic	1917	Prairie School/ Hipped Roof	C	C
208	2nd Ave SE	Homan, Adolph & Malinda, House	Retired	1922	Craftsman/ Bungalow	C	NC
214	2nd Ave SE	Schoof, Henry & Caroline, House	Livestock Buyer	1913	American Four-Square	C	NC
215	2nd Ave SE	Curtis, Millard H. and Linda, Cottage	Merchant, Hardware	ca. 1875	Hipped Roof, 1-story	C	NC
219	2nd Ave SE	St. Andrew's Episcopal Rectory-Eliza Laird House	Priest , Episcopal	1876	Italianate/Gable-Front-and-Wing	C	C & NC
220	2nd Ave SE	unidentified	Rental house	ca. 1910	Gable-Front-and-Wing	C	NC
315	2nd Ave SE	unidentified	Unknown	ca. 1910	Gable-Front-and-Wing	C	NC
316	2nd Ave SE	Leitha, Chris H. & Ruth, House	Carpenter	ca. 1912	Queen Anne/ "Princess Anne"	C	NC
322	2nd Ave SE	Moehling, Herman E. & Prudence, House	County Treasurer & Banker	1911	Craftsman/ Bungalow	C	NC
221	2nd St SE	Curtis, Millard H. & Linda, House	Merchant, Hardware	ca. 1910	Queen Anne/ Gable-Front-and-Wing	C	NC
315	2nd St SE	Lageschulte, Arles, House	Unknown	1950	Minimal Traditional	C	NC
316	2nd St SE	Hoover, Henry S. & Celia, House	County surveyor & Real estate	ca. 1900	Gable-Front-and-Wing	C	NC
319	2nd St SE	Bowman, J. Howard & Caroline, House	Banker & Horse breeder	a. 1888	Queen Anne/ Gable-Front-and-Wing	C	None
320	2nd St SE	Breckner, Mayme, House	Secretary	1931	Bungalow/ Craftsman	C	None
403	2nd St SE	Bucknell, J.D. & Dora, House	Merchant, Harnesses	1898	Queen Anne/ Front-Gabled Roof	C	C
404	2nd St SE	Brotherton, Josephine, House	Widow	1910	Front-Gabled Roof	C	C
410	2nd St SE	Coonradt, Ernest E. & Ruth G, House	Automobile dealer	1939	Tudor Revival/ Minimal Traditional	C	NC
411	2nd St SE	Morse, Stephen H. & Lidie F.	County Recorder & Auditor	ca. 1890	Gable-Front-and-Wing	C	NC
416	2nd St SE	Smalley, Edward L. & Louisa, House	Attorney	1892	Queen Anne	C	NC
417	2nd St SE	Kasemeier, Henry & Emma, House	Banker	ca. 1885	Front-Gabled Roof	C	NC
422	2nd St SE	Schlaberg, Warren & Ann, House	Retired	ca. 1910	Bungalow/ Craftsman & Classical Revival	C	C
423	2nd St SE	unidentified	Unknown	ca. 1880	Front-Gabled Roof	NC	NC

House Number	Street	Historic Name/ Occupants	Occupation	Date	Style/Form	Primary Building	Secondary Building
427	2nd St SE	Kingsley, Morton M. & Ethel May, House	Attorney	ca. 1894	Hipped Roof	C	NC
428	2nd St SE	unidentified	Unknown	ca. 1890	Side-Gabled, 1-story	C	NC
502	2nd St SE	Chapman, W.S. & Louisa, House	City marshal	1898	Side-Gabled, 1-story	C	NC
507	2nd St SE	Vacant Lot					
508	2nd St SE	Vacant Lot					
110	3rd Ave SE	Platte, Richard & Agnes, House	Bremer Elevator worker	1959	Rambler/Ranch	C	None
115	3rd Ave SE	Lageschulte, Edward &Elsie, House	Retired farmer	1951	Minimal Traditional	C	None
309	3rd Ave SE	Schlutsmeyer, Henry & Francis, House	Merchant, Dry goods	ca. 1900	Queen Anne	C	C
315	3rd Ave SE	Schlutsmeyer, Ernest & Beulah, House	Merchant, Dry goods	ca. 1910	Queen Anne/ Hipped Roof	C	NC
317	3rd Ave SE	Schlutsmeyer Rental House	Unknown	ca. 1915	American Four-Square	C	NC
209	3rd St SE	Laird, Ralph & Laura, House	Merchant, Implement dealer	1909	Colonial Revival/ Bungalow	C	None
213	3rd St SE	Lynch, Albert & Anna, House	Retired	1948	Minimal Traditional	C	None
225	3rd St SE	Harmon, William P. & Alzina E. House	Newspaper publisher, entrepreneur	1857	Greek Revival	C	None
305	3rd St SE	Gruben, Merle & Jeanette, House	Monument company	1933	Mission	C	None
308	3rd St SE	Reith, Carl H. & Lydia, House	Barber	ca. 1900	Bungalow	C	C
310	3rd St SE	Ellsworth, Margaret, House	Widow	1908	Front-Gabled Roof	C	None
317	3rd St SE	Luhring, Henry & Carrie, House	Merchant, Hardware	ca.1904	Colonial Revival/ Gambrel Roof	C	C
322	3rd St SE	Clark-Pomeroy House	Real estate; Physician	1878	Gable-Front-and-Wing	C	None
323	3rd St SE	Donahue, John & Margaret, House	Retired, Shop clerk	1925	Craftsman	C	None
402	3rd St SE	Gruben, Harold C. & Hilda L., House (first house)	Monument company	1924	Craftsman	C	None
406	3rd St SE	Munger, Frank H. & Grace, House	Real estate & Insurance	1893	Colonial Revival/ Bungalow	C	NC
407	3rd St SE	Reinecke, William F. & Minnie, House	Photographer	ca. 1909	Colonial Revival/ Gambrel Roof	C	NC
416	3rd St SE	Schlutsmeyer, Amelia, House	Widow	ca. 1917	Gambrel Roof	C	NC
419	3rd St SE	Jay-Schoof House	Carpenter	ca. 1880	Gable-Front-and-Wing	NC	C
420	3rd St SE	Pothast, Henry A. & Pauline, House	Retired	1920	American Four-Square	C	C
422	3rd St SE	Turner, Curtis and Grace, House	Unknown	1941	Minimal Traditional	NC	2 NC
423	3rd St SE	Behrens, Eli & Sophie, House	Automobile Garage owner	ca. 1895	Gable-Front-and-Wing	C	None
426	3rd St SE	Smith, C.F. & Mary, House	Grocery clerk	ca. 1890	Mansard Roof	C	None
427	3rd St SE	Scully, Fern, House	Widow	1958	Rambler/Ranch	C	None
503	3rd St SE	Truax Rental House	Unknown	1948	Rambler/Ranch	C	None
507	3rd St SE	Hollar, George A. & Florence, House	Restaurant manager	1948	Rambler/Ranch	C	None
102	4th Ave SE	Greffin, Philip & Lela, House	Printer foreman	1893	Hipped-Roof	C	NC
108	4th Ave SE	Terry, Dan and Belle, House	Merchant, Grocery	ca. 1906	Classical Revival/ Hipped-Roof	C	NC
208	4th Ave SE	Pries, Theodore and Ida, House	Carpenter	1896/ ca. 1913	Craftsman/ Gable-Front-and-Wing	C	NC

House Number	Street	Historic Name/ Occupants	Occupation	Date	Style/Form	Primary Building	Secondary Building
209	4th Ave SE	Stone, Cynthia, House	Widow	1925	Gable-Front-and-Wing	C	None
215	4th Ave SE	Clapham House	Unknown	1948	Front- Gable,	C	NC
222	4th Ave SE	Broadie, Herbert H. & Maude F., House	Merchant, Druggist	1901	Queen Anne/ Hipped-Roof	C	NC
220	4th St SE	Gruben, Matthew & Mary	Monument company	1909	Craftsman/American Four-Square	C	C

In summary, the Old Fourth Ward SE Historic District is locally significant under Criteria A, B and C. Its development paralleled the growth of Waverly's nearby central business district and population growth providing housing for merchant, professional and working class families. Individuals who held civic, political, religious and economic leadership roles in the community resided here for multiple generations. The residences they built, occupied, expanded, and changed continue to populate the neighborhood in the early 21st century. Together, these aspects of historic and architectural significance make the Old Fourth Ward SE Historic District significant at the local level.

Acknowledgements:

This project was produced under the terms of a Memorandum of Agreement, 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 Division and the City of Waverly regarding the demolition of historic properties in Waverly, Bremer County, Iowa for which FEMA proposes 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 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, 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. 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.

9. Major Bibliographical References

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

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Waverly building histories, Southeast Quadrant, miscellaneous bound volumes in reference collection, Waverly Public Library.

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

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:

_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
_X_ Other
Name of repository: **Waverly Public Library, Waverly, Iowa**

Historic Resources Survey Number (if assigned): 09-028

10. Geographical Data

Acreage of Property 29 acres
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation seet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	543380	4730120	3	15	543760	4729780
2	15	543760	4730120	4	15	543380	4729780

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 the east-west alley between 1st Ave SE and 2nd Ave SE with the centerline of 4th St SE in Block 10 of the Original Town, thence south to the centerline of 3rd Ave SE, thence west to the centerline of 3rd St SE, thence south approximately 107' to the north property line of 407 3rd St SE, thence east to the rear (east) property line of said property, thence south following the irregular rear property lines of parcels facing 3rd St SE along the east side of the street to the south property line of 507 3rd St SE, thence west to the centerline of 3rd St SE, thence south to the centerline of east-west alley between 4th Ave SE and the Cedar River, thence west to the centerline of 1st St SE, thence south to the east edge of the Cedar River, thence west and north following the east bank of the river to the northwest corner of the property at 91 1st St SE, thence east along the north property ine of said address to the center line of 1st St SE, thence south to the centerline of 2nd Ave SE, thence east to the centerline of 2nd Ave SE, thence north to the north property line of 221 2nd St SE, thence east along said line to the rear (east) property line, thence north to the centerline of the east-west alley between 1st Ave SE and 2nd Ave SE, thence east to the centerline of 3rd St SE, thence north to the north property line of 208 3rd St SE, thence east along said line to the rear (east) property line, thence south to the centerline of the east-west alley between 1st Ave SE and 2nd Ave SE, thence east to the Point of Beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Old Fourth Ward SE Historic District has been drawn to include a multi-block residential area extending principally along streets and avenues in a ten-block area immediately south of the central business district and along a bend in the Cedar River in central Waverly. The densely developed residential district includes mostly low-lying blocks west of 3rd St SE and along and south of 2nd Ave SE. Several blocks of higher ground extend along the northeast edge forming a geographic separation between the district and residential blocks and municipal parkland to the east. The Cedar River forms a natural boundary along the western edge and a portion of the southern edge of the district. A strip of lots immediately abutting the river on the balance of the south edge was excluded from the district following the razing of dwellings – some built outside of the period of significance for the district – following the Cedar River flood in 2008. 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 north and east that contain houses or vacant land 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 Old Fourth Ward Neighborhood in the southeast quadrant of Waverly in 2012.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Old Fourth Ward SE Historic District has been drawn to include a multi-block residential area extending principally along streets and avenues in a ten-block area immediately south of the central business district and along a bend in the Cedar River in central Waverly. The densely developed residential district includes mostly low-lying blocks west of 3rd St SE and along and south of 2nd Ave SE. Several blocks of higher ground extend along the northeast edge forming a geographic separation between the district and residential blocks and municipal parkland to the east. The Cedar River forms a natural boundary along the western edge and a portion of the southern edge of the district. A strip of lots immediately abutting the river on the balance of the south edge was excluded from the district following the razing of dwellings – some built outside of the period of significance for the district – following the Cedar River flood in 2008. 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 north and east that contain houses or vacant land 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 Old Fourth Ward Neighborhood in the southeast quadrant of Waverly in 2012.

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.

organization City of Waverly Historic Preservation Commission date 1/1/2013

street & number N3834 Deep Lake Road telephone 715/469-3300

city or town Sarona state WI zip code 54870

e-mail svendsentyler@centurytel.net

Additional Documentation

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.)

Photographs:

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: Old Fourth Ward SE Historic District

City or Vicinity: Waverly

County: Bremer State: Iowa

Photographer: Marlys A. Svendsen, Svendsen Tyler, Inc. for City of Waverly Historic Preservation Commission

Date Photographed: November 4, 2011; February 6, 2013

Description of Photograph(s) and number:

1. 225 3rd St SE, looking northeast
2. 322 3rd St SE, looking northwest
3. 321 1st St SE, looking northwest

4. 302 1st St SE, front entrance detail, looking west
5. 400 block of 2nd St SE street view with 416 2nd Street SE in foreground, looking southwest
6. 403 2nd St SE, looking east
7. 222 4th Ave SE, front porch detail, looking south
8. 108 4th Ave SE, looking southeast
9. 407 3rd St SE, looking southeast
10. 209 3rd St SE, looking southeast
11. 422 2nd St SE, looking southwest
12. 322 2nd Ave SE, looking south
13. 413 1st St SE, looking east
14. 305 3rd St SE, looking southeast
15. 410 2nd St SE, looking west
16. 402 3rd St SE, looking southwest
17. 115 3rd Ave SE, looking north
18. 402 1st St SE, looking northwest
19. 400 block of 2nd St SE street view with 403 2nd St SE in foreground, looking southeast
20. 422 3rd St SE, looking northwest
21. 400 block of 2nd St SE, west side at 4th Ave SE, looking northeast
22. 400 block of 2nd St SE, west side at 3rd Ave SE, looking southeast
23. 400 block of 1st St SE, east side, looking southeast
24. Intersection of 2nd St SE and 4th Ave SE, looking southeast
25. 400 block of 2nd St SE, east side, looking northeast
26. Intersection of 3rd St SE and 3rd Ave SE, looking northeast
27. 300 block of 2nd Ave SE, south side, looking southwest

See also *Figure 11:* Photo Key Sketch Map

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Various – See *Figure 12:* Old Fourth Ward SE Historic District Property Owners

street & number _____ telephone _____

city or town _____ 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.

Figure 1: Comparison of Old Fourth Ward SE Historic District house building and Waverly's Population Growth (Data from Southeast Quadrant Survey research and Federal Census Records, 1870 to 2010); Peak decades for house building and population growth highlighted.

Old Fourth Ward SE Historic District House Building		
Construction Period	Number of Houses	Percentage of Total
Pre-1880	3	4%
1880-1889	7	9%
1890-1899	17	22%
1900-1909	13	17%
1910-1919	13	17%
1920-1929	9	12%
1930-1939	3	4%
1940-1949	6	7%
1950-1959	6	7%
1960-2012	1	1%
Total	78	100%

Waverly's Population Growth		
Year	Population	Percent +/-
1870	2,291	-
1880	2,345	+2%
1890	2,346	0%
1900	3,177	+35%
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%

Figure 2: 1868 Birds Eye View of East Waverly, looking northeast across Cedar River bend at the principal blocks of the Old Fourth Ward SE 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 (Koch, A., artist, *1868 Aerial View of Waverly,* Chicago: Merchants Lithographing, 1868).

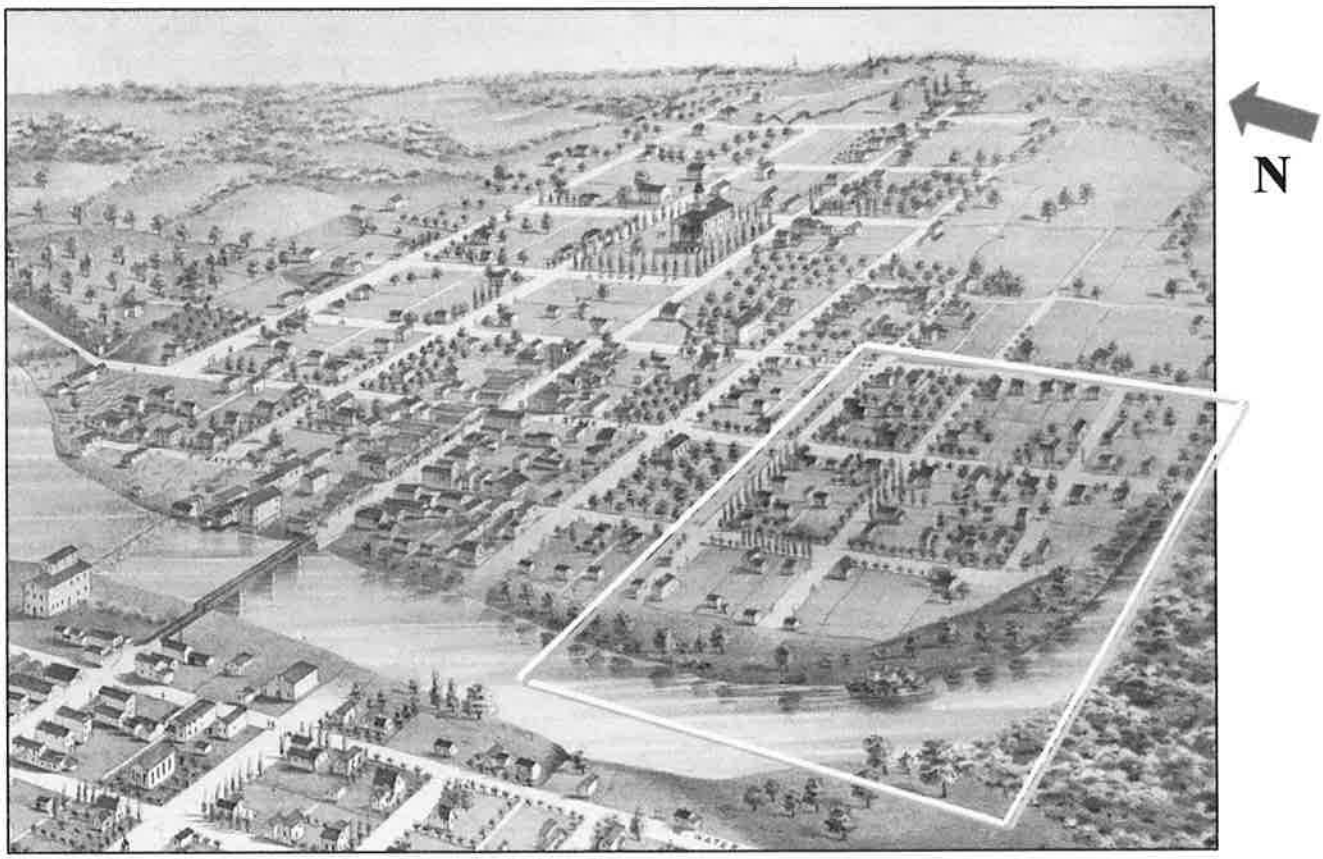


Figure 3: 1875 Map with the boundary of the Old Fourth Ward SE Historic District (*Atlas of Bremer County, Iowa.* Waverly, Iowa: H.S. Hoover & Wm. P. Reeves, Publishers, 1875)

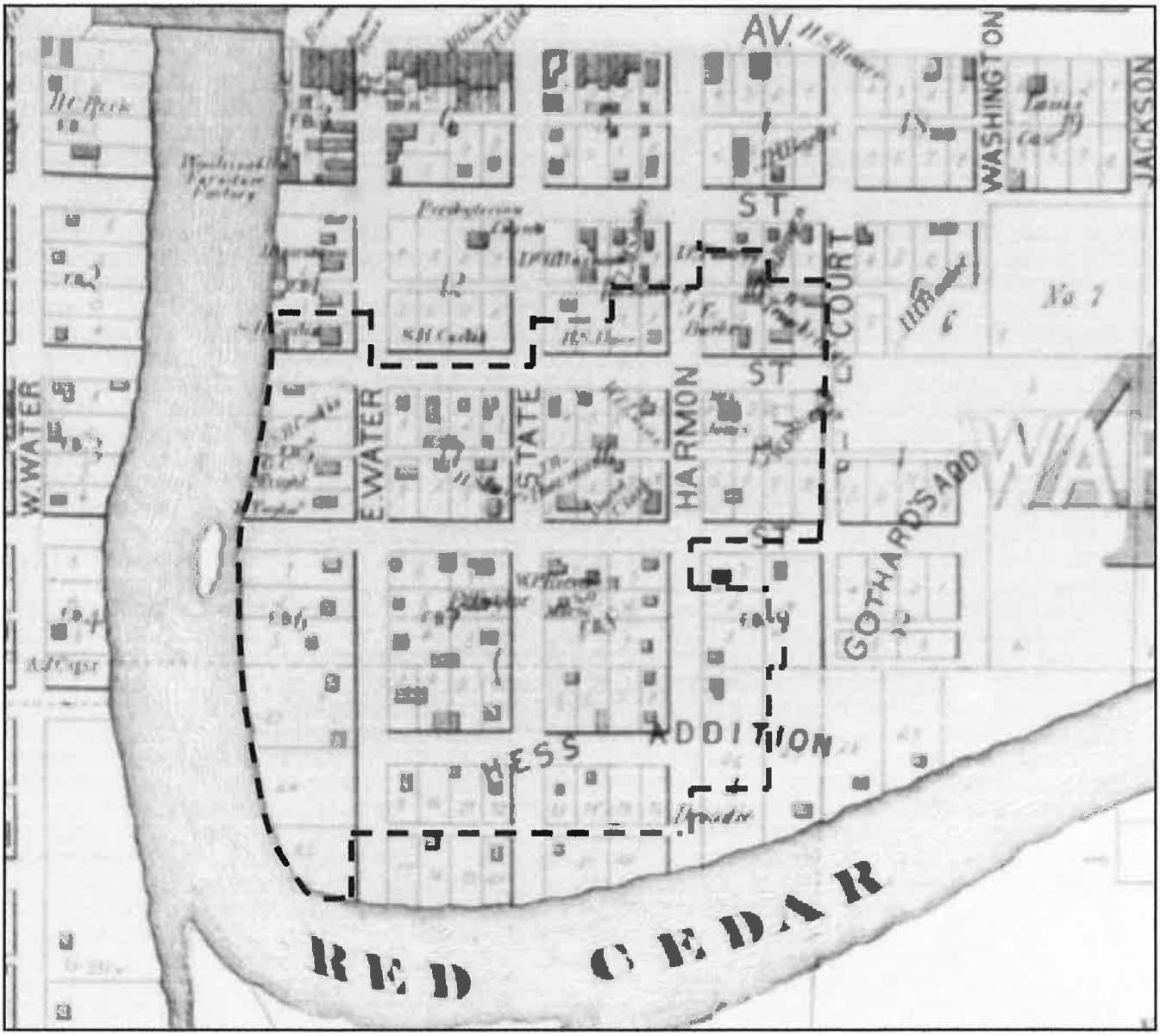


Figure 4: 1894 Plat Map showing the boundary of the Old Fourth Ward SE Historic District (*Atlas of Bremer County, Iowa,* 1894)

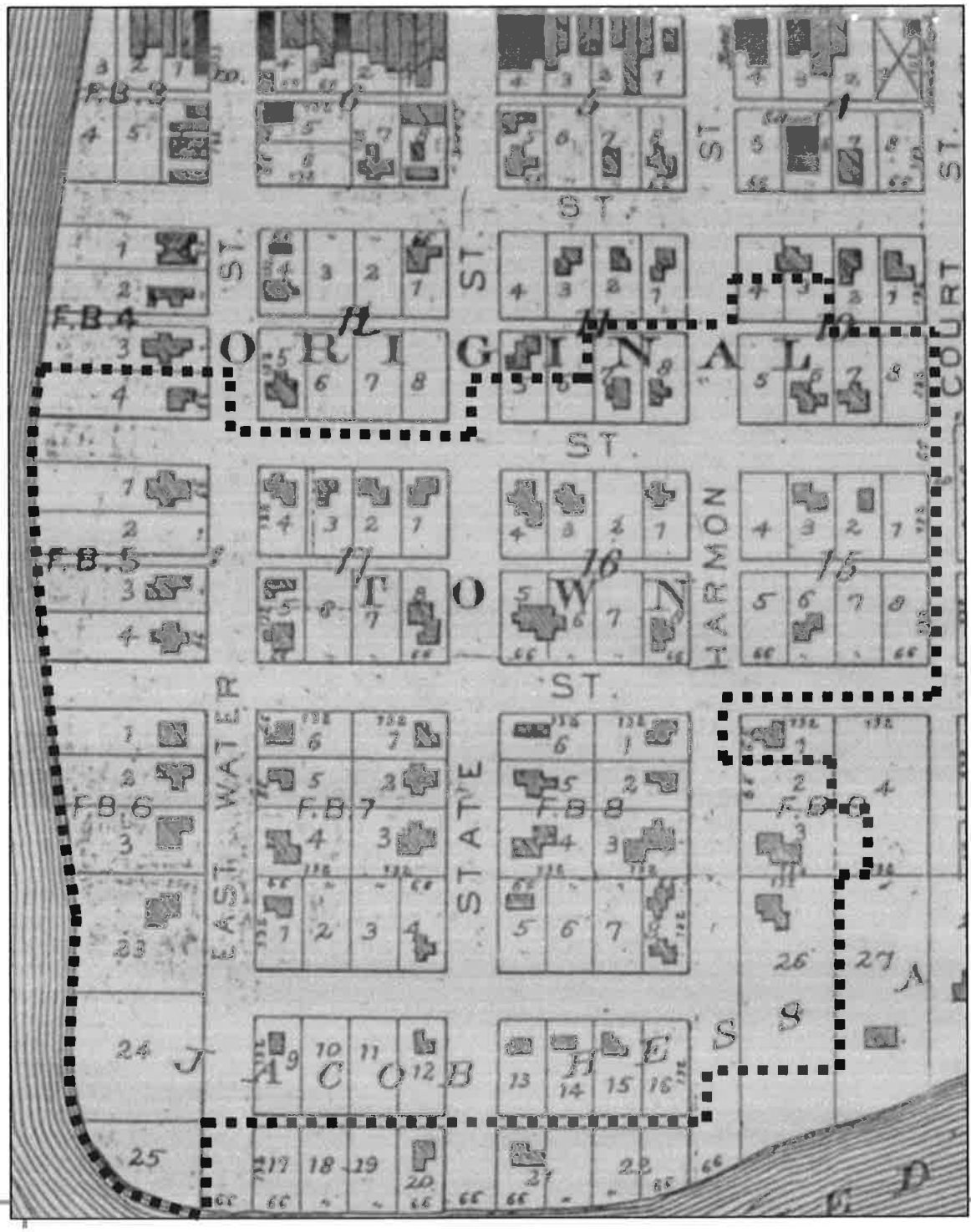


Figure 5: 1927 Fire Insurance Map, Sanborn Company, with boundary of Old Fourth Ward SE Historic District shown

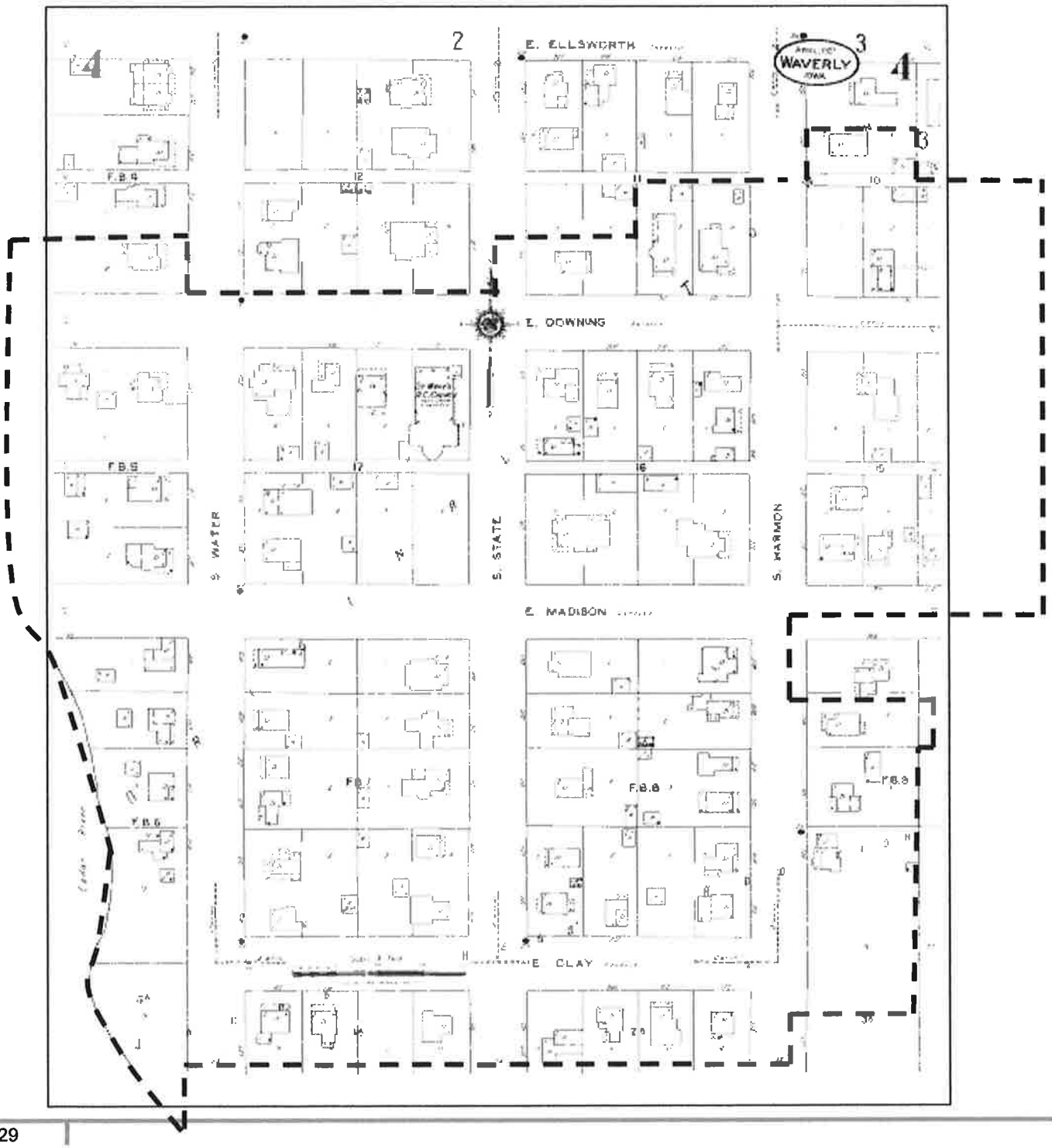


Figure 6: 1927 Fire Insurance Map, updated to 1952, Sanborn Company with the boundary of Old Fourth Ward SE Historic District

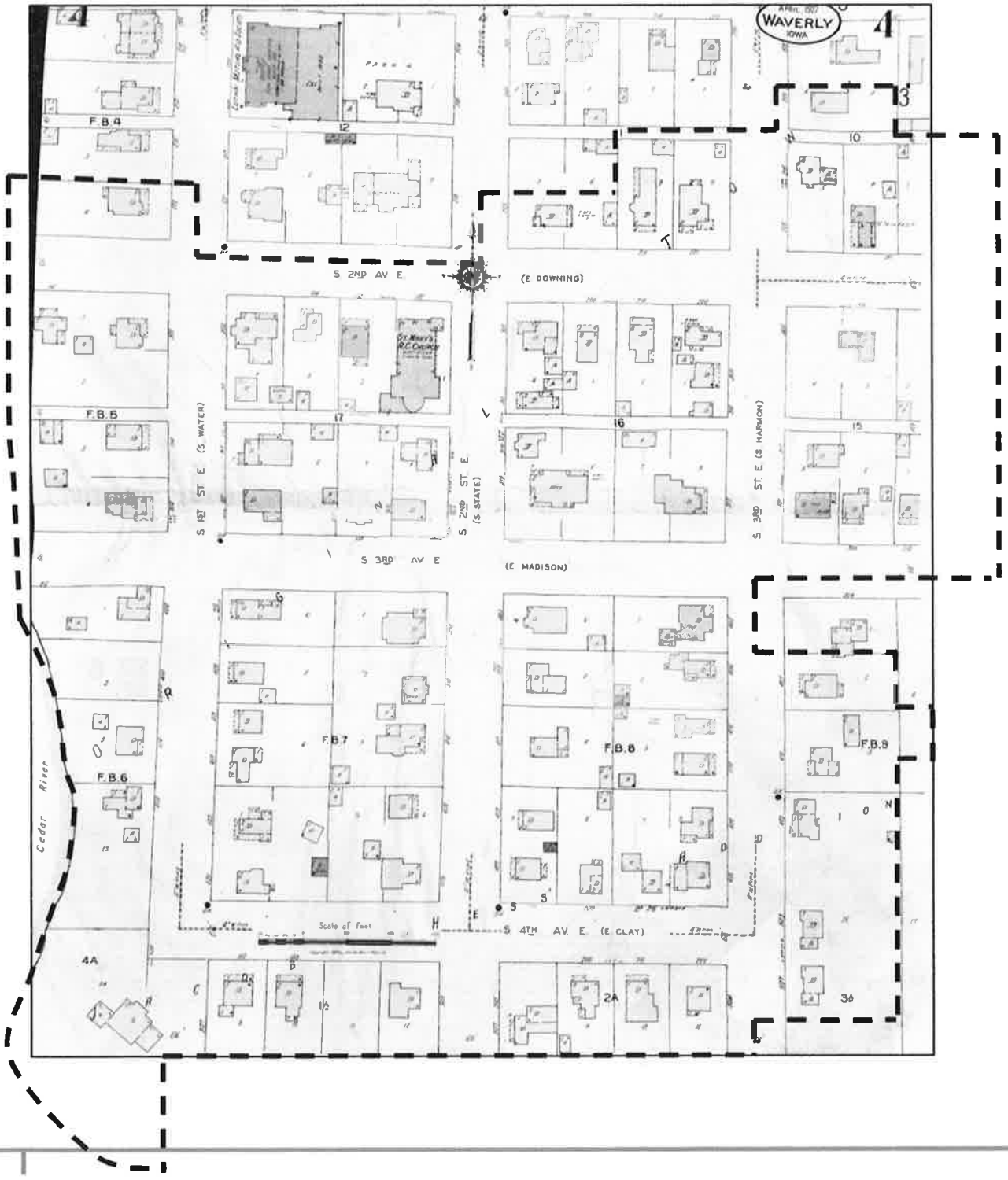
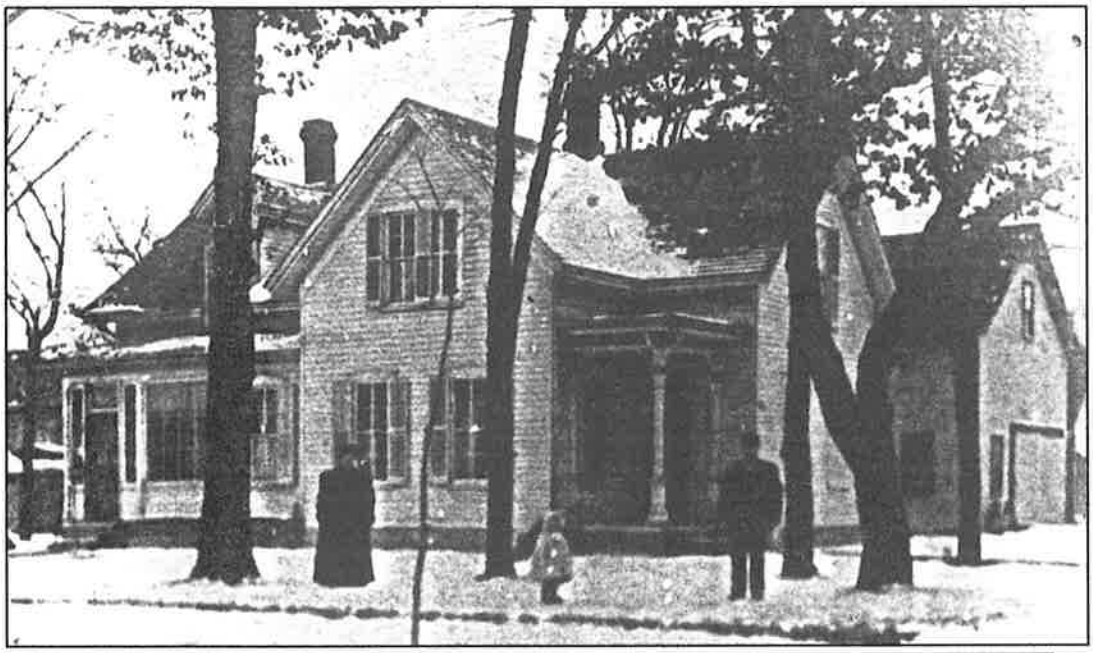


Figure 7: Comparison of Historic and Contemporary Views - Edward and Louisa Smalley House, 416 2nd Street SE, looking southwest, historic view (top) as pictured in *Semi Centennial Souvenir of Waverly,* 1896 (Waverly Public Library Historic Photograph Collection); contemporary view (IHSEMD Reconnaissance Survey, Justine Zimmer, photographer, 4/23/2009).

Figure 8: Comparison of historic views of the Clark-Pomeroy House, 322 3rd Street SE, looking northwest (top), with original porches at southwest corner and southeast corner tucked in ell, undated; looking northeast (bottom) with new porch under construction (block foundation in place) at southeast corner and original southwest porch still in place, ca, 1905 (Waverly Public Library Photo Collection)



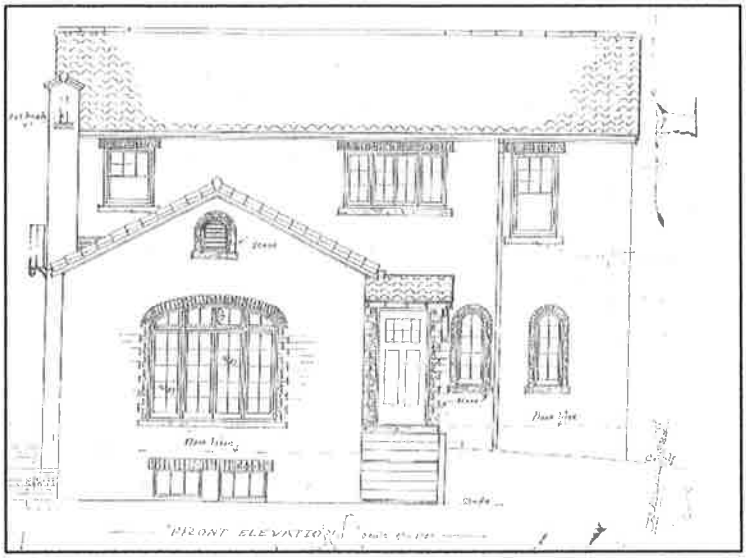
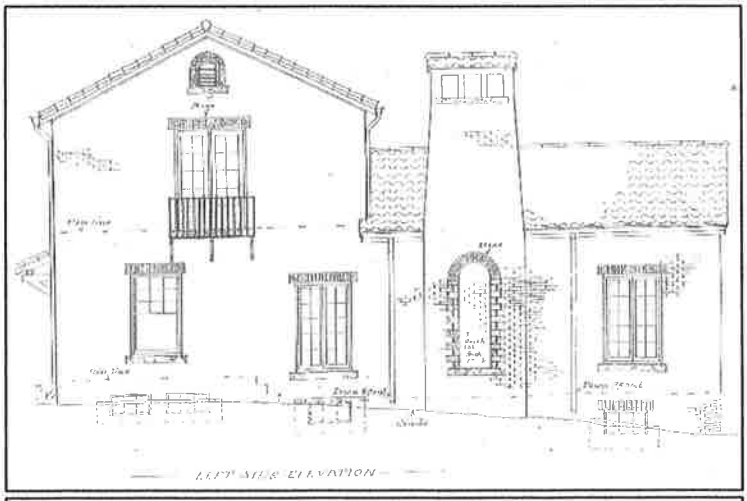
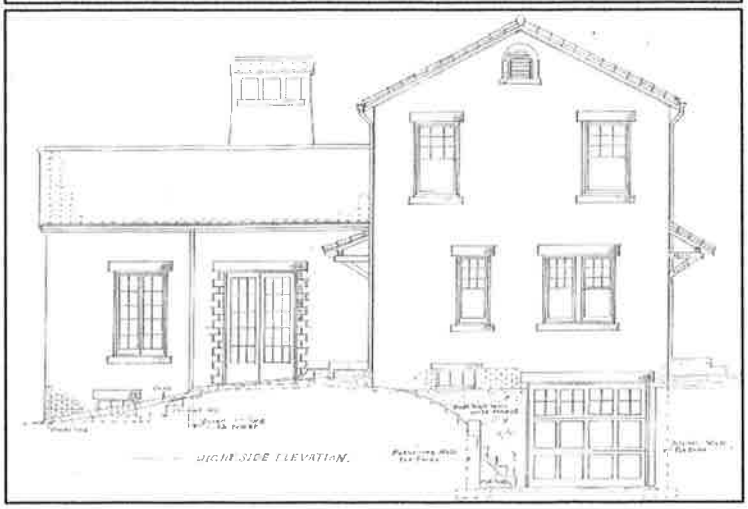


Figure 9: Architectural drawings for the Merle and Jeanette Gruben House, 305 3rd Street SE, 1933, unidentified architect or plan house (elevation drawings courtesy of Steven and Sarah Dobbs)

Front Elevation, looking east



North Side Elevation, looking south



South Side Elevation, looking north

Figure 10: Old Fourth Ward SE Historic District Boundaries and Building Status

C = Contributing and NC = Noncontributing

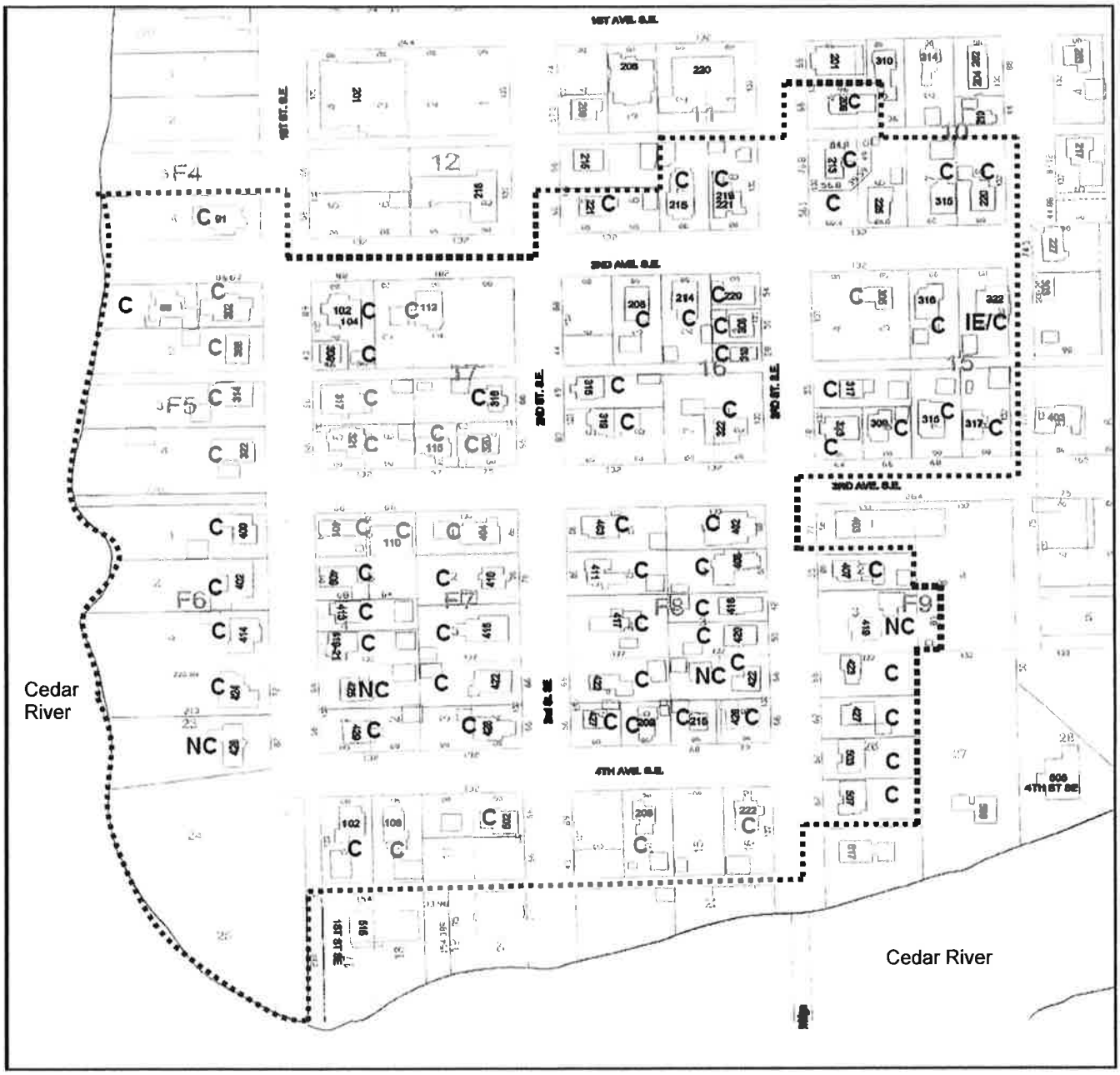


Figure 11: Old Fourth Ward SE Historic District Photo Key Sketch Map

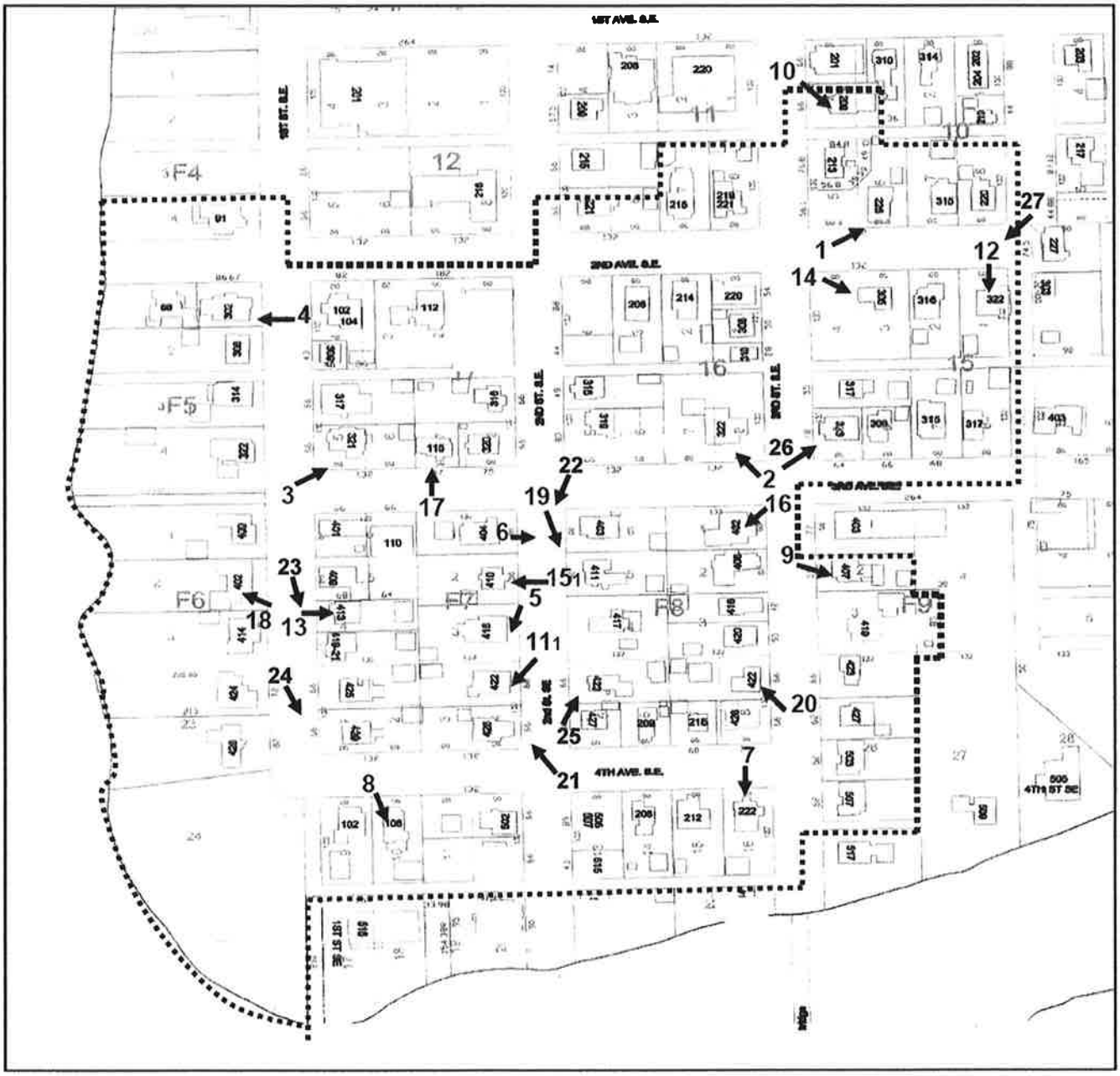


Figure 12: Old Fourth Ward SE Historic District Property Owners

House Number	Street	Deed Holder	Deed Holder Address	City	State	Zip
302	1ST ST SE	JOHNSON, DALE	1212 BACH DR	WAVERLY	IA	50677
308	1ST ST SE	NORTON, MARY L	308 1ST ST SE	WAVERLY	IA	50677
309	1ST ST SE	SAUERBREI & SAUERBREI PARTNERS	2379 WHITETAIL AVE	FAIRBANK	IA	50629
314	1ST ST SE	HUGHES, ROBERT W & HUGHES, BILLIE J	314 1ST ST SE	WAVERLY	IA	50677
317	1ST ST SE	LASHBROOK, BRET & MARCIA	317 1ST ST SE	WAVERLY	IA	50677
321	1ST ST SE	NEUENDORF, RANDY D & NEUENDORF, KAREN A	321 1ST ST SE	WAVERLY	IA	50677
322	1ST ST SE	STEERE, BARTH A & STEERE, MARGERY L	322 1ST ST SE	WAVERLY	IA	50677
400	1ST ST SE	PECHA, STACEY L	400 1ST ST SE	WAVERLY	IA	50677
401	1ST ST SE	BALL, MARLIN O & BALL, GLEORA	201 11TH ST NW	WAVERLY	IA	50677
401	1ST ST SE	COOVER, MICHELE	401 1ST ST SE	WAVERLY	IA	50677
402	1ST ST SE	INFELT, CHARLES D & INFELT, LOUISE M	824 S ADA	CHICAGO	IL	60607
409	1ST ST SE	TIMMER, CAROL A	409 1ST ST SE	WAVERLY	IA	50677
413	1ST ST SE	KAISER, JON & KAISER, PATRICIA	413 1ST ST SE	WAVERLY	IA	50677
414	1ST ST SE	WERNIMONT, DANIEL F & WERNIMONT, LEAH	300 NE 6TH ST	POCAHONTAS	IA	50574
419	1ST ST SE	RDW L.L.C.	2205 1ST AVE NW	WAVERLY	IA	50677
424	1ST ST SE	OSTMAN, JAMES V & OSTMAN, SHERI L	424 1ST ST SE PO BOX 291	WAVERLY	IA	50677
425	1ST ST SE	DENTON, KEITH A & DENTON, MARY-ANNA V	425 1ST ST SE	WAVERLY	IA	50677
429	1ST ST SE	WILKINSON, DON A JR & WILKINSON, TRACY JEAN	429 1ST ST SE	WAVERLY	IA	50677
500	1ST ST SE	CITY OF WAVERLY	P.O. BOX 616	WAVERLY	IA	50677
88	2ND AVE SE	LEISINGER, RONALD E	88 2ND AVE NE	WAVERLY	IA	50677
91	2ND AVE SE	SABEY, GARY M & SABEY, KAREN D	91 2ND AVE SE	WAVERLY	IA	50677
102	2ND AVE SE	PETERSEN, ROY & PETERSEN, KATHLEEN	422 4TH ST SW	WAVERLY	IA	50677
208	2ND AVE SE	SCRIBNER, LARRY C & SCRIBNER, ANGIE L	208 2ND AVE SE	WAVERLY	IA	50677
214	2ND AVE SE	HIGGINS, CARL R; HIGGINS, NANCY A	214 2ND AVE SE	WAVERLY	IA	50677
215	2ND AVE SE	KEELING, GENE L & KEELING, SHARON K	215 2ND AVE SE	WAVERLY	IA	50677
322	2ND AVE SE	KEPFORD, CHARLES E & KEPFORD, WENDY K	322 2ND AVE SE	WAVERLY	IA	50677
215	2ND ST SE	NICOLAUS, RONNIE G & NICOLAUS, CECILIA	215 2ND ST SE	WAVERLY	IA	50677
218	2ND ST SE	CORSON PROPERTIES, LC	218 2ND ST SE	WAVERLY	IA	50677
221	2ND ST SE	FREDRICK, GLORIA T	221 2ND ST SE	WAVERLY	IA	50677
315	2ND ST SE	DREWES, GREGORY S & DREWES, JULIE A	315 2ND AVE SE	WAVERLY	IA	50677
315	2ND ST SE	WARDLOW, CHRIS	315 2ND ST SE	WAVERLY	IA	50677
316	2ND ST SE	ALEXANDER, TIMOTHY R & ALEXANDER, LISA	316 2ND AVE SE	WAVERLY	IA	50677
316	2ND ST SE	CONKLIN, MARK J & CONKLIN, NANCY M	316 2ND ST SE	WAVERLY	IA	50677
319	2ND ST SE	JAMES, MICHAEL J & JAMES, DENISE M	319 2ND ST SE	WAVERLY	IA	50677
320	2ND ST SE	SCHNEIDER, GARY L & SCHNEIDER, BARBARA J	2701 E BREMER AVE	WAVERLY	IA	50677
403	2ND ST SE	FRERKING, DAVID & FRERKING, LAURA J	403 2ND ST SE	WAVERLY	IA	50677
404	2ND ST SE	BOECKMANN, BRUCE A & LAURIE S (KINCAID, ARLENE)	404 2ND ST SE	WAVERLY	IA	50677
410	2ND ST SE	REINHARDT, JAMES A & REINHARDT, DEBRA KAE	410 2ND ST SE	WAVERLY	IA	50677
411	2ND ST SE	PRICE, RHONDA G	411 2ND ST SE	WAVERLY	IA	50677
416	2ND ST SE	ROSE, RONALD R & LONGSETH, DY ANN L	416 2ND ST SE	WAVERLY	IA	50677
417	2ND ST SE	RUCKER, NED A & RUCKER, TRACY L	417 2ND ST SE	WAVERLY	IA	50677
422	2ND ST SE	SNIVELY, JEFFREY E	422 2ND ST SE	WAVERLY	IA	50677
423	2ND ST SE	HANNA, JEREMY D	423 2ND ST SE	WAVERLY	IA	50677
427	2ND ST SE	GRANNEMAN, LOWELL E & GRANNEMAN, BONNIE D	427 2ND ST SE	WAVERLY	IA	50677
428	2ND ST SE	CAMPANELLA, DARLENE K	428 2ND ST SE	WAVERLY	IA	50677
502	2ND ST SE	MATERN, BRETT M & MATERN, ASHLEY R	502 2ND ST SE	WAVERLY	IA	50677
507	2ND ST SE	CITY OF WAVERLY	P.O. BOX 616	WAVERLY	IA	50677
508	2ND ST SE	CITY OF WAVERLY	P.O. BOX 616	WAVERLY	IA	50677

House Number	Street	Deed Holder	Deed Holder Address	City	State	Zip
110	3RD AVE SE	HUCK, CLARENCE A & HUCK, ROSEMARY E	110 3RD AVE SE	WAVERLY	IA	50677
115	3RD AVE SE	DIETER, MILDRED I	1809 3RD AVE NW	WAVERLY	IA	50677
315	3RD AVE SE	WACHMANN, ERIC J & SURVILLA, MARIE PAULA	315 3RD AVE SE	WAVERLY	IA	50677
317	3RD AVE SE	MC CALLA, BRADLEY M & MC CALLA, JANELLE J	317 3RD AVE SE	WAVERLY	IA	50677
403	3RD AVE SE	ANDERSON, GARY L & ANDERSON, CAROLINE	403 3RD AVE SE	WAVERLY	IA	50677
209	3RD ST SE	PETERSEN, ROY & PETERSEN, KATHLEEN	422 4TH ST SW	WAVERLY	IA	50677
225	3RD ST SE	SCHULZ, TOD WAYNE & SCHULZ, ANNA MARIE	225 3RD ST SE	WAVERLY	IA	50677
305	3RD ST SE	DOBBS, STEVEN L & DOBBS, SARA J	305 3RD ST SE	WAVERLY	IA	50677
308	3RD ST SE	TYLER, DORIE E & TYLER, MATTHEW T	308 3RD ST SE	WAVERLY	IA	50677
310	3RD ST SE	KIELMAN, DANIEL O & KIELMAN, JAYNE A	125 ST ANDREWS PL	WAVERLY	IA	50677
317	3RD ST SE	MINNAERT, ROBERT D & MINNAERT, ANGIE	317 3RD ST SE	WAVERLY	IA	50677
322	3RD ST SE	BIRGEN, BRIAN J & BIRGEN, MARIAH	322 3RD ST SE	WAVERLY	IA	50677
323	3RD ST SE	FITZPATRICK, THOMAS V	323 3RD ST SE	WAVERLY	IA	50677
402	3RD ST SE	EGGERS, JACOB B & EGGERS, ALISHA J	402 3RD ST SE	WAVERLY	IA	50677
407	3RD ST SE	SCHMALZ, DAVID R	407 3RD ST SE	WAVERLY	IA	50677
416	3RD ST SE	REISNER, DONALD M & REISNER, LISA ANN	416 3RD ST SE	WAVERLY	IA	50677
419	3RD ST SE	BROWN, DEBRA S	419 3RD ST SE	WAVERLY	IA	50677
420	3RD ST SE	SCHILDROTH, DAVID J & SCHILDROTH, MARY L	420 3RD ST SE	WAVERLY	IA	50677
422	3RD ST SE	WATSON, PAMELA E; BIEL, CLIFFORD	422 3RD ST SE	WAVERLY	IA	50677
423	3RD ST SE	UNSEN, JOHN T & UNSEN, MARILYN A	423 3RD ST SE	WAVERLY	IA	50677
426	3RD ST SE	STRAUSER, KATHY K	426 3RD ST SE	WAVERLY	IA	50677
427	3RD ST SE	SHAW, BRIAN D	427 3RD ST SE	WAVERLY	IA	50677
503	3RD ST SE	AVERHOFF, IVAN JOHN & AVERHOFF, MARY JANE	PO BOX 4	DEWAR	IA	50623
507	3RD ST SE	EARL, WILLIAM A	507 3RD ST SE	WAVERLY	IA	50677
509	3RD ST SE	GRAWE, MARLENE M	509 3RD ST SE	WAVERLY	IA	50677
517	3RD ST SE	POWER, THOMAS C & POWER, CORI E	517 3RD ST SE	WAVERLY	IA	50677
102	4TH AVE SE	SMITH, D L	102 4TH AVE SE	WAVERLY	IA	50677
108	4TH AVE SE	STEVENSON, LYNN M & STEVENSON, AMY L	108 4TH AVE SE	WAVERLY	IA	50677
208	4TH AVE SE	BROWN, EDWARD J & BROWN, PATRICIA L	208 4TH AVE SE	WAVERLY	IA	50677
209	4TH AVE SE	SCHNEIDERMAN, JOSHUA A & SCHNEIDERMAN, SUE E	209 4TH AVE SE	WAVERLY	IA	50677
215	4TH AVE SE	HESSE, BECKY J	6815 STREETER RD	CEDAR FALLS	IA	50613
222	4TH AVE SE	ATKINSON, JOHN D & PIER, PENNI M	222 4TH AVE SE	WAVERLY	IA	50677

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF IOWA

WAVERLY QUADRANGLE
IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)

Old Fourth Ward SE
Historic District
Waverly, Bremer Co.,
IA

UTM Reference:
1. 15/543380/4730120
2. 15/543760/4730120
3. 15/543760/4729780
4. 15/543380/4729780

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

UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

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

IOWA
QUADRANGLE LOCATION

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

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1973

WAVERLY, IOWA
N4237.5—W9222.5/7.5

1963
PHOTOREVISED 1972
AMS 7569 III NW—SERIES V876

225

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302

403

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413

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SUPPORT OUR TROOPS

115

WELCOME

2 ST. SE
4 AVE. SE

413

3 ST SE
3 AVE SE

NO
OUTLET