

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

State Inventory No. 09-00805

New  Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00621

Relationship:  Contributing  Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply)  Listed  De-listed  NHL  DOE

9-Digit SHPO Review & Compliance (R&C) Number \_\_\_\_\_

Non-Extant (enter year) \_\_\_\_\_

**1. Name of Property**

historic name Blain Rental House #4/Niemeyer, Gustav and Emma, House

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

**2. Location**

street & number 323 5<sup>th</sup> Street NW

city or town Waverly  vicinity, county Bremer

Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Harmon & LeValley Addition Block(s) 50 Lot(s) North 1/2 of Lots 1 & 2

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>2</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>2</u>	— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title Waverly's NW & SE Neighborhoods Historical & Architectural Survey

Historical Architectural Data Base Number 09-028

**6. Function or Use**

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A05 Hipped Roof, 1 1/2-Story

foundation 10A Concrete/Block

07E02 Craftsman

walls (visible material) 10A Concrete/Block; 06 Stucco; 08A Asphalt Shingles

\_\_\_\_\_

roof 08A Asphalt/Shingle

\_\_\_\_\_

other \_\_\_\_\_

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer  
City Waverly

Address 323 5<sup>th</sup> St NW

Site Number 09-00805  
District Number 09-00621

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

02 ARCHITECTURE

**Significant Dates**

Construction date  
1911  check if circa or estimated date  
Other dates, including renovation  
1911

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect

Builder

**Narrative Statement of Significance** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Marlys Svendsen, Svendsen Tyler, Inc.  
organization for City of Waverly, Historic Preservation Commission  
street & number N3834 Deep Lake Road  
city or town Sarona state WI  
date 9/2013  
telephone 715/469-3300  
zip code 54870

**ADDITIONAL DOCUMENTATION** (Submit the following items with the completed form)

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

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Blain Rental House #4/Niemeyer, Gustav and Emma, House	Bremer
Name of Property	County
323 5 <sup>th</sup> St NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1910 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the years leading up to World War. A house at this address appears in the 1913 city directory listings as occupied by William Blain. The property was owned, however, by George E. Blain, a concrete block homebuilder (family relationship unknown), between 1901 and 1920. During that period, it was retransferred to George Blain from his mother (or aunt) several times, the last being January 1911. Together these public records suggest that the house was erected between 1911 and 1913. A construction date of ca. 1911 appears to be more accurate.

This 1½-story concrete block and stucco dwelling is an example of a Craftsman Style Bungalow house form. The house has a rock-faced concrete block foundation built using Blain Cement Co. block with matching block walls on the first and second floors. All mortar for the house was originally a dark red color with some of the tint still visible. The gable wall dormers have a wide band of stucco at their base topped by peaks filled with asphalt shingles, possibly replacing earlier wood shingles. The house is one of several concrete block houses constructed by George E. Blain, an early cement block manufacturer and homebuilder in northwest Waverly. The house has a complex roof plan that includes a moderate-pitched center hipped-roof section with gabled wall dormers of varying sizes and positions on all four facades. On the front façade, the gabled dormer is set back on the roof slope of the second floor forming a recessed balcony. The balcony has a stucco balustrade with curved ends and screen panels. (Note: This balcony design is similar to the balcony of the Schlaberg House at 422 2<sup>nd</sup> Street SE where Blain did the foundation work). On the south and north facades, the large wall dormers have wide stucco band across the bottom of the broad gables, molding separating the stucco from the concrete block below and asphalt shingles in the peaks, and deep returning cornices. On the west, the wall dormer is taller opening into the attic level or rear staircase.

A low-pitched hipped roof porch extends across the full front with the entrance steps at the south end. The porch has a matching concrete block foundation with the balustrade featuring short-height versions of the main block used. Concrete block pedestals with large block are located at the outer corners of the porch and at the entrance steps. Tapered columns rest on the pedestals to support the porch roof. The balance of the porch has a concrete deck, concrete block planter box and pedestals at the corners of the entrance steps. The areas above the balustrade are filled with screen panels.

Fenestration for the house includes widely spaced double-hung windows with Craftsman Style 3/1 configurations (vertical lights in the upper sashes). Several sizes and shapes appear mostly pairs and groups of three on primary and secondary facades. On the front façade, first floor, the main entrance is located opposite the steps. It has sidelights with tall oval lights flanking the front door that also has a large beveled glass window. To the right of the entrance, a large double-hung window features five vertical lights in the upper sash. On the north façade similar windows are in use.

A detached single-bay garage with is located west of the house. It has a moderate-pitched front-gable roof with a single replacement overhead door in the gable end facing the avenue. It is clad in matching stucco finish with asphalt shingles in the gable end. It was constructed in 1910 according to

# Iowa Site Inventory Form Continuation Sheet

Page 2

---

Blain Rental House #4/Niemeyer, Gustav and Emma, House	Bremer
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---

Assessor records or more likely in 1911. Wood shed-roofed additions are present on the west and south sides for additional storage space. The garage has several doors and 6/6 windows. Alterations: none noted (undated).

## 8. Significance

The Blain/Niemeyer House at 323 5<sup>th</sup> St NW built in ca. 1911 is an example of a well-preserved Craftsman Style Bungalow house form from the pre-World War I period. It is typical of several other concrete block and stucco houses built in northwest Waverly by block manufacturer and contractor, George E. Blain. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

According to property transfer records, Eliza and William Blain, Sr. sold all of Lots 1 and 2 in Block 50 of Harmon and LeValley Addition to George E. Blain on August 30, 1901. In 1903, George sold the south half of these lots and retained the north half. In 1911 a year after William's death, Eliza retransferred the north half to George Blain. In 1915 she also issued a quit claim deed on the north half. It is believed that some lack of clarity in the title caused the 1911 retransfer before George built the house at 323 5<sup>th</sup> St NW. After the house was finished but before it could be sold by George, it was rented by to a member of the extended Blain family – William Blain and his wife Lottie. William worked on the Waterloo, Cedar Falls and Northern RR while residing here.

In 1915, there was need for the issuance of the quit claim deed before George Blain could sell the house at 323 5<sup>th</sup> St NW to a new buyer. That buyer turned out to be Gustav Niemeyer in February 1920. Gustav and his wife Emma held the property until October 1946 when the house was sold to Frank and Sarah Lageschulte.

## 9. Sources

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

*Atlases of Bremer County.* microfilm copies of atlases for 1875, 1894 and 1927, Waverly Public Library.

Bremer County History Book Committee. *Bremer County History, 1985.* Dallas, Texas: Taylor Publishing, 1985.

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

*History of Butler and Bremer Counties, Iowa.* Springfield, Illinois: Union Publishing, 1883.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

Vertical file collection, Waverly Public Library.

# Iowa Site Inventory Form Continuation Sheet

Page 3

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Blain Rental House #4/Niemeyer, Gustav and Emma, House	Bremer
Name of Property	County
323 5 <sup>th</sup> St NW	Waverly
Address	City

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

Waverly city directories, 1899 and 1913.

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

Waverly Historic Photo Collection, Waverly Public Library.

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

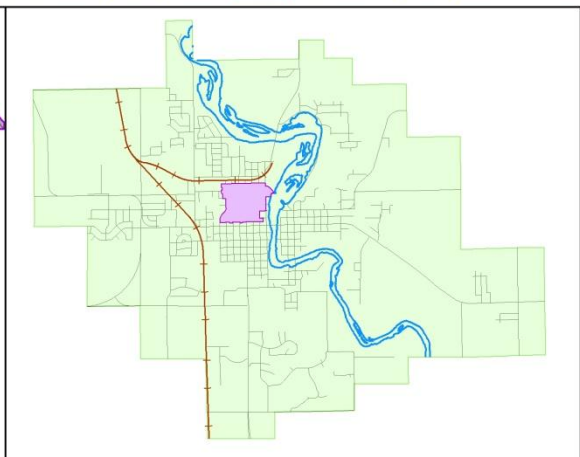
Site Number 09-00805  
Related District Number 09-00621

Page 4

Name of Property	Blain Rental House #4/Niemeyer, Gustav and Emma, House	County	Bremer
Address	323 5 <sup>th</sup> St NW	City	Waverly

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

**323 5th St NW  
PIN 09-03-238-005**



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

Site Number 09-00805  
Related District Number 09-00621

Page 5

---

Blain Rental House #4/Niemeyer, Gustav and Emma, House  
Name of Property  
323 5<sup>th</sup> St NW  
Address

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Bremer  
County  
Waverly  
City

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**Photographs:** 323 5<sup>th</sup> St NW, looking northwest and southeast, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number 09-00805  
Related District Number 09-00621

Page 6

---

Blain Rental House #4/Niemeyer, Gustav and Emma, House  
Name of Property  
323 5<sup>th</sup> St NW  
Address

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Bremer  
County  
Waverly  
City

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**Photographs:** 323 5<sup>th</sup> St NW, looking southwest and south towards the detached garage, Marlys Svendsen, photographer, 11/3/2011.





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

Site Number 09-00805  
Related District Number 09-00621

Page 7

---

Blain Rental House #4/Niemeyer, Gustav and Emma, House  
Name of Property  
323 5<sup>th</sup> St NW  
Address

---

Bremer  
County  
Waverly  
City

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**Photographs:** 323 5<sup>th</sup> St NW, gable, window, siding, balcony, and foundation details, Marlys Svendsen, IHSEMD, photographer, 11/3/2011.



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

Site Number 09-00805  
Related District Number 09-00621

Page 8

---

Blain Rental House #4/Niemeyer, Gustav and Emma, House  
Name of Property  
323 5<sup>th</sup> St NW  
Address

---

Bremer  
County  
Waverly  
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---

**Photographs:** 323 5<sup>th</sup> St NW, looking northwest and west, Justine Zimmer, IHSEMD, photographer, 4/23/2011.



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

Site Number 09-00805  
Related District Number 09-00621

Page 9

---

Blain Rental House #4/Niemeyer, Gustav and Emma, House  
Name of Property  
323 5<sup>th</sup> St NW  
Address

---

Bremer  
County  
Waverly  
City

---

Photographs: 323 5th St NW, looking southwest and south, Justine Zimmer, IHSEMD, photographer, 4/23/2011.



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

Site Number 09-00805  
Related District Number 09-00621

Page 10

---

Blain Rental House #4/Niemeyer, Gustav and Emma, House  
Name of Property  
323 5<sup>th</sup> St NW  
Address

---

Bremer  
County  
Waverly  
City

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Photographs: 323 5th St NW, looking southeast and garage, looking southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2011.



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

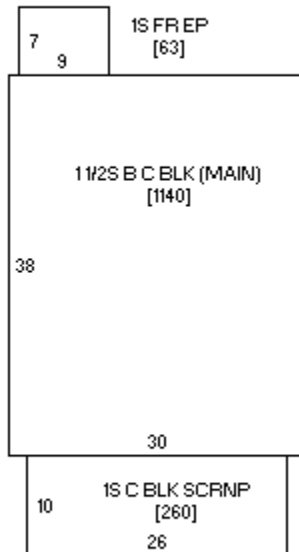
Site Number 09-00805  
 Related District Number 09-00621

Page 11

Blain Rental House #4/Niemeyer, Gustav and Emma, House	Bremer
Name of Property	County
323 5 <sup>th</sup> St NW	Waverly
Address	City

Additional Information:

Floor plan, 323 5<sup>th</sup> St NW, Bremer County Assessor website; available at  
<http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903238005&index=0&size=0>; accessed 11/28/2012



Sketch by [www.camavision.com](http://www.camavision.com)