

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

State Inventory No. 09-00745 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 Bailey, Charles W. and Cornelia, House

other names/site number _____

2. Location

street & number 203 4th St. 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) 46 Lot(s) S 84' Lot 8

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

<i>If Non-Eligible Property</i>		<i>If Eligible Property, enter number of:</i>	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</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 w/ attached garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A02 Gable-Front and Wing (2-story)

foundation 04 Stone

walls (visible material) 15B Vinyl

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)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | A | Property is associated with significant events. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | B | Property is associated with the lives of significant persons. |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | C | Property has distinctive architectural characteristics. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | D | Property yields significant information in archaeology or history. |

County Bremer
City Waverly

Address 203 4th St NW

Site Number 09-00745
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
1901 check if circa or estimated date
Other dates, including renovation

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. date 9/2013
 organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300
 street & number N3834 Deep Lake Road city or town Sarona state WI 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

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Bailey, Charles W. and Cornelia, House	Bremer
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7. Description

This single-family house is estimated to have been built in 1900 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1870s to the 1910s. The property was transferred from John Wagner to Henry M. Woodford, a carpenter, in 1875. This was not the Woodford residence, however, since Henry resided in northwest Waverly in Block 30, Lot 5 of the Harmon & LeValley Addition in the 1885 Iowa Census and not at 203 4th St NW. It is possible that he served as the contractor for this house or the previous one at this site, however. In 1896, his widow Esther Woodford sold the property to Cornelia Bailey. The 1899 city directory shows Cornelia and her husband, Charles W. Bailey, residing elsewhere. A newspaper account from the *Bremer County Independent* on May 16, 1901 states the following: "Chas. Bailey is preparing to move the house now occupied by C.B. McCord on the lot just north of where it now stands, and will erect a nice house on the site of the old one." The old McCord House was moved north to 211 4th St NW. This would be consistent with Sanborn Maps for 1894, 1905 and 1915. By 1913, the city directory published that year list Charles and Cornelia Baily at 203 Locust St (4th St NW). Given this information it is likely that the house was built slightly after the Assessor's date. Ca. 1901 is a likely construction date.

This frame dwelling is an example of a vernacular Gable-Front and Wing house form. The Bruns House has a parged stone foundation with narrow clapboard-style vinyl siding. The front-gable section has a moderate-pitched roof with a pent gable and a similar sized gabled attic dormer facing south. The north wing has a lower pitched side gable roof with a broad gabled wall dormer facing east. Both wings have narrow eaves. The front porch fills the right-hand ell and has been enlarged and enclosed. It now has continuous single-light casement windows above the closed balustrade. Window openings may have been retained but the 1/1 double-hung window units are likely replacements. There are no feature windows.

An attached single-bay frame garage is located on the west side of the house. It is clad in matching vinyl clapboard siding and was original according to Assessor records.

Alterations: siding and windows, undated; garage, undated; porch enclosure.

8. Significance

The Charles W. and Cornelia Bailey House at 203 4th St NW was built in ca. 1896 and is an example of a variation of a common vernacular Gable-Front and Wing house form found in the Harmon & LeValley Historic District. The form features a gabled wall dormer on the side-gable wing. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

According to property transfer records, the property was transferred from John Wagner to Henry M. Woodford, a carpenter, in 1875. As noted above, this was not the Woodford residence, since 1885 Census records show Henry and his family residing in Block 30, Lot 5 of the Harmon & LeValley Addition and not at 203 4th St NW. It is possible that he served as the contractor for this house, however. In 1896, his widow Esther Woodford sold the property to Cornelia Bailey. The 1899 city

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directory shows Cornelia and her husband, Charles W., residing elsewhere. The May 16, 1901 edition of the *Bremer County Independent* identifies Charles Bailey as planning to build a house on the "site of moved house," suggesting that the current house was built at that time. By 1913, the couple was listed at 203 Locust St (4th St NW). Charles worked as a painter/decorator at the time. The same year, the couple sold off the north 40 feet of Lot 8 to Nona Bailey (family relationship unknown).

In 1920, the Baileys sold the property to Alfred Knott who apparently held it briefly for rental purposes. In 1923 he passed it to Henry Bahmeier. He and his wife Ada resided here until 1943 when it was transferred to George Wilkens. George and Gertie Wentz resided here subsequently. The house remained in George's name until his estate passed it to Gertie Wentz in 1972 and to Emil Wentz in 1988.

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.

Bremer County Assessor's Office, property records.

Bremer County Auditor's Office, property transfer records.

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.

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

Waverly Business News Index (database), Waverly Public Library.

Waverly city directories, 1899 and 1913; 1961.

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

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers: *Bremer County Independent*, 5/16/1901, p8c2.

Waverly telephone directories, 1924-1954.

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

**203 4th St NW
PIN 09-03-243-009**



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Bremer

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Photographs: 203 4th St NW, looking west and northwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Bremer

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Photographs: 203 4th St NW, looking northwest and garage, looking north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 203 4th St NW, looking southwest and northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



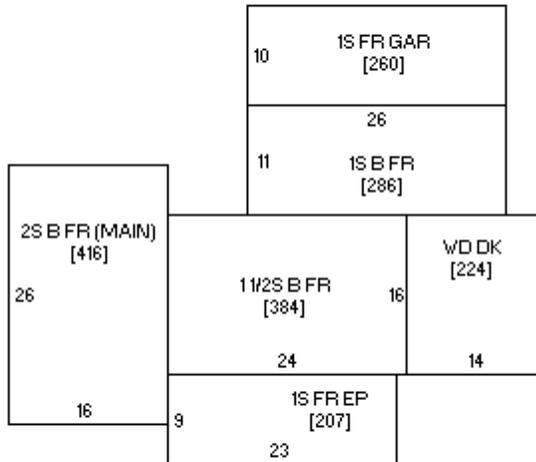
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Floor plan, 203 4th St. NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903243009&index=0&size=0>; accessed 3/07/2013.



Sketch by www.camavision.com