

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

**State Inventory No. 09-00859**  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) 09-00962  
 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 Hiller, Leon and Mamie "Mary" (Krohn), House

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

**2. Location**

street & number 91 2<sup>nd</sup> Ave SE

city or town Waverly  vicinity, county Bremer

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

(If Urban) Subdivision Original Town Block(s) Fr. 4 Lot(s) 4

**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)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing      Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ 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 MPD Historical Architectural Data Base Number 09-028

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A03 Single Dwelling w/ attached garage</u>	<u>01A03 Single Dwelling w/ attached garage</u>
_____	_____
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09D03 Gambrel Roof, 2-Story</u>	foundation <u>04 Stone</u>
<u>06B Colonial Revival</u>	walls (visible material) <u>02A Weatherboard; 02B Shingle</u>
_____	roof <u>08A Asphalt/Shingle</u>
_____	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 91 2<sup>nd</sup> Ave SE

Site Number 09-00859  
District Number 09-00962

**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 Murphy and Ralston (Waterloo)

**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 9/2012  
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

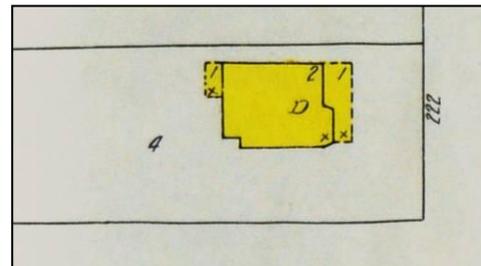
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Hiller, Leon and Mamie "Mary" (Krohn), House	Bremer
Name of Property	County
91 2 <sup>nd</sup> Ave SE	Waverly
Address	City

## 7. Description

This house is estimated to have been built in 1925 according to Bremer County Assessor records. It appears on the 1927 Sanborn Map with its original orientation facing 1<sup>st</sup> Street SE (222 East Water Street South) and was confirmed in the 1913 city directory as the Hiller family residence at that address. A construction date of 1901 is consistent with newspaper accounts that year mentioning the Hiller construction project and Bremer County Property Transfer Records showing the property sold to Mamie Krohn Hiller in 1898. The house was architect-designed so likely took some time after its summer purchase to have plans prepared.

The Hiller House is a Colonial Revival 2-Story house designed by Murphy and Ralston, architects and contractors, of Waterloo. The commission came in July 1901 from Mrs. Hiller according to newspaper accounts. This house has moderately pitched gambrel roof with narrow eaves and a flare at the base where it extends over the lower level slightly. The gambrel ends face 1<sup>st</sup> Street SE (original front) and the Cedar River (rear). A 2-story pyramidal roofed tower is positioned at the southeast corner of the main house and a hipped roof bay projects along the south side on the upper level and where the lower level jogs near the west end of the house. A porch has been added along the south side sometime after 1957 reorienting the house towards 2<sup>nd</sup> Avenue. The porch has a flat roof and in 2012, has a concrete patio with masonry steps leading to the entrance set under the porch, which is supported by tall square posts. The steps have a wrought iron balustrade and handrail. The original porch depicted in the 1927 Sanborn Map was removed at the time the south one was added.



The house has a stone foundation, narrow wood clapboard siding on the first floor, and square cut shingles on the upper level, including the gambrel end walls. The main entrance is now located just west of the tower on the south façade. Fenestration includes 1/1 double-hung windows of various sizes including a row of four windows west of the front door and single 1/1 windows on three faces of the tower on each level. Decorative Colonial Style windows include a Palladian window group in the east gambrel peak with each unit featuring pointed lights. A second window also on the east façade upper level has a keystone oval shape with leaded lights. A third decorative window is a horizontal shaped sash west of the group of four 1/1 double-hung sash on the south façade; it features stained glass floral patternwork.

At the rear, west side, of the house a screen porch located on the roof level of a concrete block double-bay garage built into the slope. The flat roof appears to be paved in brick and serves as a patio. It is surrounded by a matching wrought iron balustrade. Assessor records suggest the garage was constructed in 1925 though this appendage does not appear on the 1927 Sanborn Map.

Alterations: west garage addition (undated).

# Iowa Site Inventory Form Continuation Sheet

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Hiller, Leon and Mamie "Mary" (Krohn), House	Bremer
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## 8. Significance

The Hiller House at 91 2<sup>nd</sup> Avenue SE is an example of a well-executed Colonial Revival Style house designed by Waterloo architectural firm, Murphy and Ralston. It was built for Leon and Mary Hiller in 1901. The house was built during the main period of homebuilding in the neighborhood between 1880 and World War I. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

Leon Hiller established a successful clothing and tailoring business on East Bremer Avenue in 1880. By 1896, he and his wife Mamie "Mary" Hiller owned their own building and resided in the building's second floor flat. According to a newspaper account, Mary Hiller sought the services of Waterloo architects, Murphy and Ralston, during the summer of 1901 (*Bremer County Independent*, July 25, 1901) to design a new house for the family on Water Street (1<sup>st</sup> Street SE). The house was apparently completed a year later when the family moved in June 1902. The firm of Murphy and Ralston had a relatively short life with the partnership of William F. Murphy and John G. Ralston extending from 1897 until 1904 when Murphy died. During their brief partnership, they designed the Henry Weis House (1901), 800 W. 4<sup>th</sup> Street, Waterloo; St. Joseph's Roman Catholic Church (1900), 320 Mulberry Street, Waterloo; and the Sumner High School, Sumner – all listed in the National Register of Historic Places. After Murphy's death, John G. Ralston continued to design important works including the Traer and Waterloo Carnegie Libraries, the Fayette County Court House, a number of schools, and commercial buildings. Architectural Historian Wesley Shank cites the work of Murphy and Ralston and John G. Ralston by 1912 as including 79 commercial and institutional buildings (33 in Waterloo), 100 houses in Waterloo, and another 90 outside of Waterloo. The latter figure included the Hiller House. (Shank, p. 135)

The Hiller family resided at the corner of 1<sup>st</sup> Street and 2<sup>nd</sup> Avenue until 1920 when they sold the house to W.H. Babcock, an officer for the Waverly Savings Bank, and his wife Edith. The Babcocks held the property until 1957 when it was sold to Fred and Lucy Infelt. During the Infelts' ownership, the porch facing 1<sup>st</sup> Street was removed and the house was reoriented towards 2<sup>nd</sup> Avenue SE. The Infelts also made interior changes. The house passed to the Boal family in 1986.

## 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.

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

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

Waverly city directories, 1899 and 1913.

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

Vertical file collection, Waverly Public Library.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspapers: *Bremer County Independent*, 7/25/1901, 10/13/1901, 12/26/1901, and 10/24/1951.

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

Site Number **09-00859**  
Related District Number 09-00962

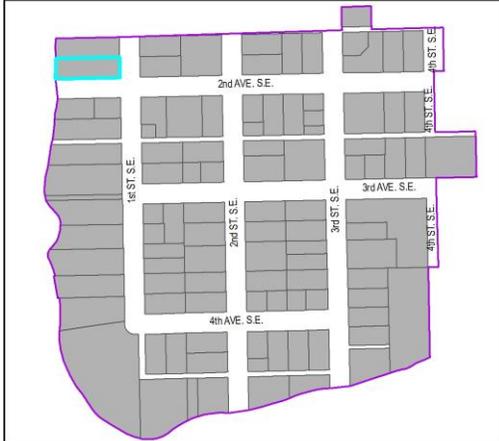
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Hiller, Leon and Mamie "Mary" (Krohn), House  
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Address

Bremer  
County  
Waverly  
City

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

**91 2nd Ave SE  
PIN 09-02-180-004**



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Bremer  
County  
Waverly  
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Photographs: 91 2<sup>nd</sup> Ave. SE, looking northwest and west, Marlys Svendsen, photographer, 11/2/2011.



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Bremer  
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City

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Photographs: 91 2<sup>nd</sup> Ave. SE, looking northeast and north, Marlys Svendsen, photographer, 11/2/2011.



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Waverly  
City

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Photographs: 91 2<sup>nd</sup> Ave. SE, looking west and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photograph: Henry Weis House, 800 W. 4<sup>th</sup> St., Waterloo (National Register listed); also designed /built by Murphy and Ralston of Waverly in 1901. (Black Hawk County Assessor online at <http://www2.co.black-hawk.ia.us/website/bhmap/bhParlimages.asp?apn=891326401012&arg=photo>; accessed 1/20/2012).



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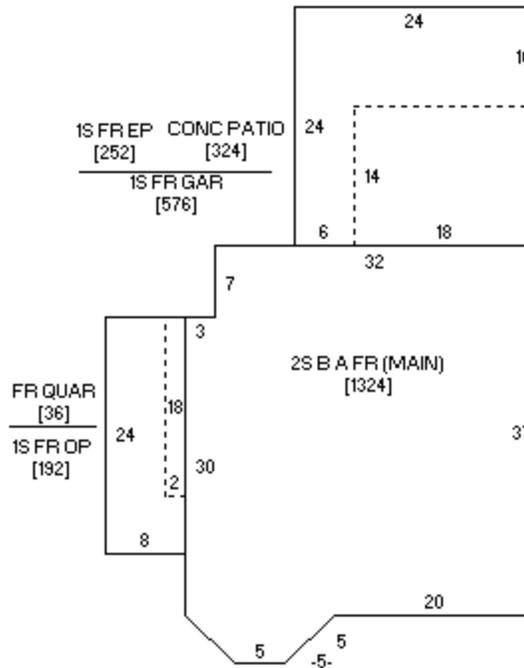
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Additional Information:

Floor plan, 91 2<sup>nd</sup> Ave SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1303083567&KeyValue=0902180004>; accessed 1/20/2012.



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