

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

State Inventory No. 09-00875

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 Coonradt, Ernest E. and Ruth G., House

other names/site number _____

2. Location

street & number 410 2nd St 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) _____ Fractional Block 7 Lot(s) Lot 2 & N 10' Lot 3

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>1</u>	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</u>	<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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural MPD

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)

10B Minimal Traditional

foundation 10 Concrete

06D Tudor Revival

walls (visible material) 03 Brick

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

- 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 410 2nd St SE

Site Number 09-00876
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
1939 check if circa or estimated date
Other dates, including renovation
1939 - garage

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 9/2012
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: _____

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Iowa Site Inventory Form
Continuation Sheet

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Related District Number 09-00962

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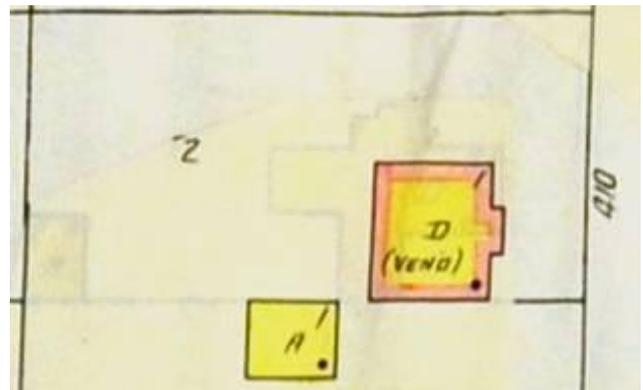
Coonradt, Ernest E. and Ruth G., House	Bremer
Name of Property	County
410 2 nd St SE	Waverly
Address	City

7. Description

This 1½-story single-family house is estimated to have been built in 1938 according to Bremer County Assessor records. Newspaper accounts from April 1939 and October 1939 describe E.E. Coonradt and his wife Ruth as acquiring the property, planning its construction, and then last article includes a picture of the completed house. Together, this information confirms a construction date of 1939. It should be noted that this house replaced an earlier 2-story frame house on the parcel that was removed to an unknown location.

This 1½-story brick house is an example of a Tudor Revival house form sometimes referred to as a "Tudor Cottage." It was likely selected from a pattern book plan from the period, 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 shed-roofed attic dormer on the rear slope. A small projecting gabled entrance bay has an extended slope on the south side as well as a steeper pitch that enhances the Tudor character of the house.

The Coonradt House measures 26x32 feet with a floor plan originally containing one bedroom on the first floor and two on the second floor. It has a concrete foundation with a multi-colored reddish brown, tan, red and gray-colored brick veneer laid in running bond on the main house. The enclosed entrance bay is clad in split rock veneer of tan, pink and gray colors. Entrance steps are cast concrete set between a low stone-clad balustrade with a concrete cap.



Fenestration includes a mix of window types, sizes and shapes, each containing brick sills (header brick) and lintels (soldier brick). The most common window type found in the house is the 6/1 double-hung unit found in singles and pairs throughout the building. A small 4/1 version appears to the immediate left of the entrance door. Short single-light casement sash along the north façade are likely replacements in the kitchen. Each of the gables has a narrow pointed arched opening containing a vent, perhaps replacing an earlier sash.

The free standing frame garage at the southwest corner of the house originally had square foot print but now has a rectangular shape. It has vinyl siding, a replacement overhead double-width door and additional storage space. According to Assessor records it was constructed in 1938 but newspaper accounts a date of 1939.

Alterations: window change (undated).

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8. Significance

The Coonradt House is a well-preserved example of a Tudor Revival house form sometimes referred to as a "Tudor Cottage." The house was built slightly after the main wave of homebuilding in the neighborhood that extended from the 1880s through World War I. Its owners, Ernest and Ruth Coonradt, had the house built in 1939. The house qualifies for the National Register of Historic Places under Criteria A and C as an individually significant and as a contributing resource in the historic district. The garage is considered noncontributing because of alterations.

By 1939, this parcel and the 2-story house that stood on it were acquired by Ernest and Ruth Coonradt. They planned to build a new house and arranged for the existing house on the site to be moved. The general contractor for the house was Spahn and Rose Lumber Co. with Bill Pape in charge of construction. The house design is typical of pattern book plans sold by lumber companies to local clients. Plan suppliers for homes similar to the Coonradt House included the Packard Service Bureau of Davenport, Iowa or the Home Plan Book Co. of St. Paul, Minnesota.

Ernest Coonradt 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 actively in the business into his 90s. His son Robert and grandson William continued in the business that Ernest founded after his death in 1992. Ruth passed away in 1995 and both were buried in Harlington Cemetery. A newspaper account of Ernest's long career as a Waverly business man appears at the end of this form.

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.

Gue, Benjamin F. *History of Iowa: From the Earliest Times to the Beginning of the Twentieth Century. Volume 4,* Century History, Co., 1903, p. 225.

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.

Vertical file collection, Waverly Public Library.

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.

Waverly newspaper articles: *Bremer Independent*, 4/26/1939 and 10/4/1939.

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Continuation Sheet**

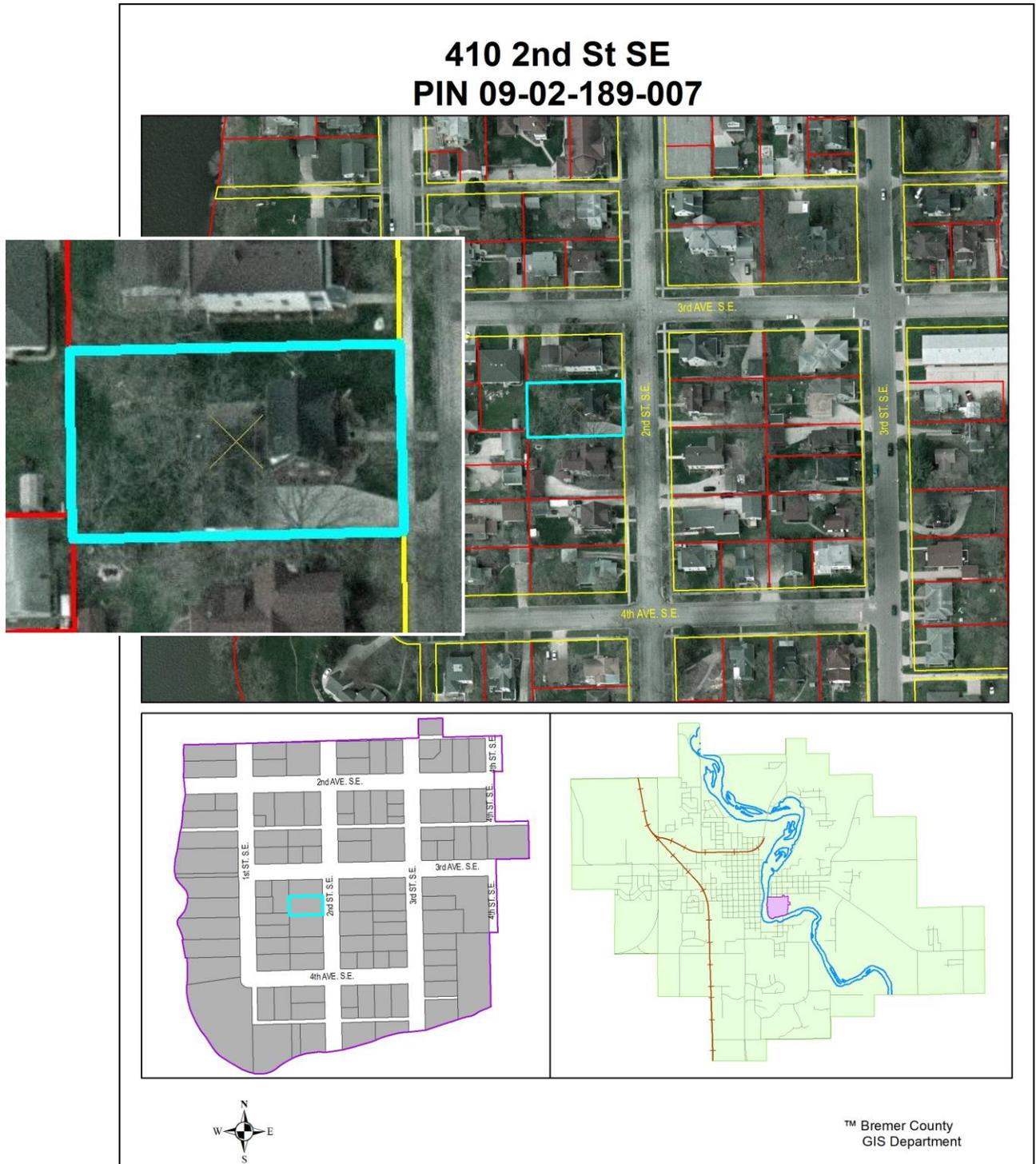
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Site Map: Bremer County GIS Department, 12/2011.



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Photographs: 410 2nd St. SE, looking west and southwest, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 410 2nd St. SE, looking northwest; garage, looking west, Marlys Svendsen, photographer, 11/3/2011



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Photographs: 410 2nd St. SE, looking southwest and west, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 410 2nd St. SE, looking northwest and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 410 2nd St. SE, streetscape view, looking northwest and house, looking northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



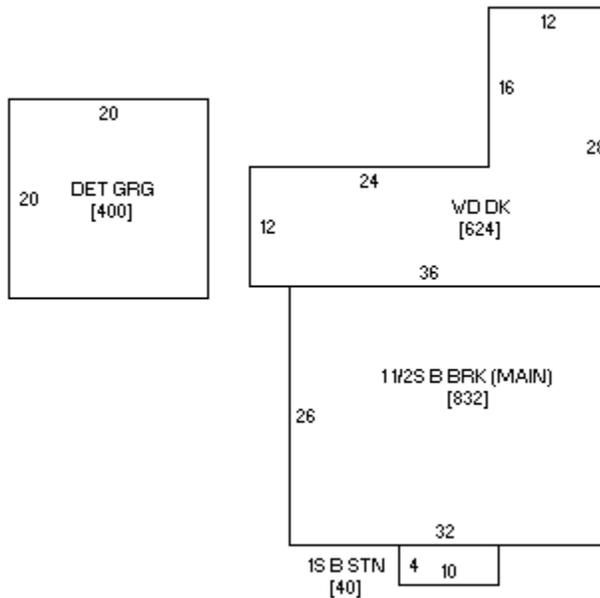
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Floor Plan: Bremer County Assessor's website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902189007&index=0&size=0>; accessed 2/15/2012.



Sketch by www.camavision.com

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Ernest Coonradt's biography by Peg Abbas, *Waverly Democrat*, December 8, 1988, p. 2.

2—Democrat, Waverly, Iowa, December 8, 1988

He recalls when new car \$325, but wages \$18 for 60-hour week

by PEG ABBAS

When Ernie Coonradt of Waverly first became a car dealer, he could sell you a Ford for about \$325, FOB Detroit. That was the basic Model T Runabout without starter — cost with a starter was \$420. At the same time, for the buyer who wanted a bigger more elaborate car, there was the Touring car for \$355 without the starter, \$450 with.

A brand new truck direct from the factory was \$445 and a Fordson tractor could be purchased for \$625. There were only a couple of models, Coonradt explains, and the only available color was black.

An advertisement from that time promises "delivery can be made at once."

The Model T Fords came seven to a boxcar, Ernie explains, and when they got to the dealer, it was his responsibility to complete assembly.

"The cars would be stacked with engine, transmission and axel on one end of the car; the bodies would be doubled-decked in another part of the car," Coonradt explains. "Then we'd take them down to the garage where we'd assemble them."

The 90-year-old Coonradt, who still reports to work every day, says that before you yearn for the "good old days" when cars were cheap, he would remind you that his mechanics then worked a sixty-hour week and were lucky to be paid a total of \$18.

The Coonradt Ford-Mercury dealership in Waverly observed its 55th anniversary in April 1988, but Coonradt had some experience in the business prior to that time. In 1931 and 1932, he worked for a car dealer in Charles City.

"That was depression days," Coonradt says. "Dealers would sell these cars for \$5 down and \$5 a week. Two of us worked collections — solid — and we had some interesting times."

COONRADT particularly remembers the sister of a man from whom they tried to collect. "We sold the man a used car on contract, and he apparently had no intention of paying," Coonradt says. "They'd put this

car in the sister's bus garage. I was the assistant collector at that time, so the two of us went to get the deputy sheriff to go with us. The deputy refused to go with us, so he got the sheriff. When we got there, we knew why the deputy refused! She was a rough one — knocked the hell out of one of the guys."

Coonradt reports that they finally did get the car back, but not without some excitement.

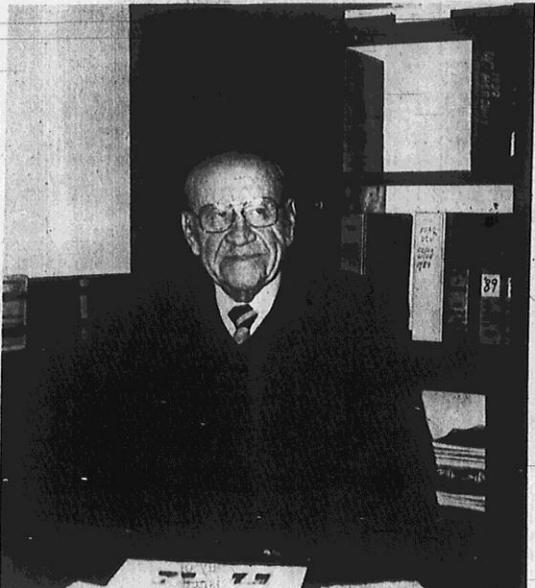
Coonradt wasn't always in the car business. He once worked in a factory where his sole job was dipping manure spreader slats in creosote. He adds with a twinkle that selling cars is a lot more exciting.

After a couple of years in Charles City, he worked for a Ford dealer in Nashua for a short time. In 1933, he bought some stock in the Harrison Motor Company in Waverly, and went to work there. He is still there; now the major stockholder and owner of one of Waverly's oldest businesses. Also involved and co-owner in the business is his son, Bob. Grandson, Bill, is the service manager.

"Business has been good over the years," Coonradt says, "but if I had it to do over again I'd become a banker. I like their hours a whole lot better."

Coonradt still deals with customers and sells cars, but he does take some time off to golf and bowl occasionally. "I try to shoot my age when I play golf," he says, "and missed it by one last year." He used to bowl about 180, but admits that problems with one hip have affected his game and he doesn't do quite that well anymore. "The pros tell you it's all a matter of timing, and with me I'll tell you what that timing is — it's ninety years old — that's the timing."

COONRADT sees a big difference in customers today compared to 50 years ago. They're much more difficult now. When I came to Waverly, you had a two door or a four door. The public demanded more and more and it has become so specialized now. People are more picky now, and they have a right to be," Coonradt says. "Used to be the husband would come in, buy



ERNEST COONRADT, 90, has seen the advance of the automobile from the earliest days of the Ford Model T as Waverly's Ford-Mercury dealer.

the car and that was it. Today it is a couple that comes in," according to Coonradt, "and they're not always husband and wife. I don't refer to a woman as 'your wife' any more. I say 'the lady,' because just because they come in together doesn't mean they're married. I try not to stick my neck out to get it chopped off!"

Coonradt says he has financed hundreds of thousands of dollars worth of cars, but not anymore. "They'll pay the bank when they won't pay us," he explains. He still has some cash customers, but most people finance a new car. Proportionately, the price of a new car is in line with salaries of 50 years ago, and the basic no-frills Ford is available for slightly over \$6,000. "That car will also give you 43 miles per gallon, so it's economical." From that basic model, only options and choice determine the cost of an automobile.

If he could go back and do things over again, Coonradt is not sure he would work so hard. "When the stores were open at night, I'd come down. It wasn't unusual to be here until 2 a.m. dickering on a car."

"To be successful, you have to be a slave to the public, you have to treat them right, and you have to work hard," he concludes.

LOTS OF THINGS have changed in the 55 years he has been in Waverly, some things are better and some are not, Coonradt says. He expresses concern about the crime in Iowa as well as the rest of the nation and is a firm advocate of capital punishment.

Coonradt says he has no advice for any young person today on how to be successful. "Why, I'd be wasting my time cause they wouldn't listen to me anyway!," he says.

Obituaries

EARL G. SCHMIDT
Earl G. Schmidt, 67, of 520 Third St. NW, Waverly, was pronounced dead on arrival Friday morning. Dec.

Ariz., Helma Borcharding of St. Ansgar, three brothers, Walter Schmidt of Garner, Raymond Schmidt of Forest City and Richard Schmidt of Mesa,