

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

**State Inventory No. 09-00949**  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) 2010

**1. Name of Property**

historic name St. Mary's Catholic Church Rectory

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

**2. Location**

street & number 112 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) 17 Lot(s) W 16' Lot 3 & Lot 4 "EX 46' X 43' SW COR"

**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>	<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>	<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>06D03 Rectory</u>	<u>01A01 Single Dwelling</u>
_____	<u>01C05 Garage</u>
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A06 Hipped Roof, 2-Story</u>	foundation <u>10A Concrete Block</u>
_____	walls (visible material) <u>03 Brick</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 112 2<sup>nd</sup> Ave SE

Site Number 09-00949  
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*  
1913  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 9/2012  
 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 Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number **09-00949**  
Related District Number **09-00962**

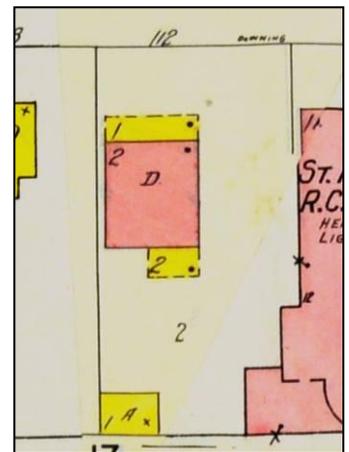
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St. Mary's Catholic Church Rectory	Bremer
Name of Property	County
112 2 <sup>nd</sup> Ave SE	Waverly
Address	City

### 7. Description

This house is estimated to have been built in 1913 according to Bremer County Assessor records. The design of the house is consistent with the date. Historical accounts indicate that St. Mary's Catholic Church (nonextant) was erected on the lot to the east in 1912-1913 and that the parochial residence was completed in 1917. This date is consistent with the design of the house.

St. Mary's Rectory is an example of a Hipped-Roof, 2-Story house form originally built as a rectory for the priest of St. Mary's Catholic Church. The house has low-pitched hipped roof with wide eaves and no dormers. As originally constructed, the house sat immediately west of St. Mary's Catholic Church (nonextant). In the 1927 Sanborn Map (right), the house had an open front porch and 2-story rear sleeping porch. Both are now enclosed. The low-pitched hipped roof garage has tile block walls and a narrow breeze-way connecting it to the house. The garage was constructed sometime after 1927.



The former rectory has a low concrete block foundation with mottled reddish brown brick walls and a narrow limestone belt course located at a raised height giving the building a taller first floor than second floor. The belt course and low-pitched roof provide a Prairie School Style influence for this building. A low-pitched hipped roof porch spans the front of the building. Like the house, the porch has wide eaves, tall brick pedestals with geometric pattern brick work and stone sills. The porch has now been enclosed with wide clapboard siding and double-hung windows with the siding extending to the ground level.

Fenestration includes a mix of double-hung window sizes and configurations. Single and paired 9/1 units with taller lower sash are located on the front and side elevations. On the front, one pair has been replaced by a single-light fixed sash. Other windows include 16/1 and 6/1 double hung windows and a horizontal 12-light sash on the west side above the breezeway. Sometime after 1927, a double-bay garage was added on the west side of the house. It has a low-pitched hipped roof and is constructed of dark reddish brown tile block. A narrow breezeway constructed of the same material connects the house to the garage. It is lined by a group of three 1/1 windows on both the north and south walls.

Alterations: garage (post-1927); porch enclosure(undated); removal of window pair, front facade (undated); conversion to apartments (undated).

### 8. Significance

St. Mary's Catholic Church Rectory at 112 2<sup>nd</sup> Avenue SE is an example of a Prairie School Style influenced American Four-Square house form dating from ca. 1917. It was built for Father Dennis Landon, priest at St. Mary's Catholic Church at the time. The rectory was built during 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 and the garage is also considered contributing.

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St. Mary's Catholic Church Rectory	Bremer
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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 20<sup>th</sup> century, members sought a location closer to the center of town and in 1912-1913 built a Romanesque Revival Style brick church at 120 2<sup>nd</sup> Avenue SE. In June 1912, under Father Denis Lundon, plans for the new church began. Specifications for the church, Romanesque in style, were reportedly prepared by Emmanuel Masqueray, a prominent French-trained architect who practiced in New York City and St. Louis prior to moving to St. Paul, Minnesota. He practiced here from 1905 until his death in 1917. The new church in Waverly was dedicated on Nov. 16, 1913. Other important works by Masqueray included the Cathedral of Saint Paul in Saint Paul and the Basilica of Saint Mary in Minneapolis. It is possible that Masqueray also designed the St. Mary's Rectory prior to his death.

St. Mary's Catholic Church was razed in 2009 but the former rectory remains as rental unit.

## 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.

Gue, B. F., *Biographies and Portraits of the Progressive Men of Iowa: Leaders in Business, Politics and the Professions: Together with an Original and Authentic History of the State.* 1899.

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.

Lucas, W.V. *Pioneer Days of Bremer County, Iowa.* Waverly, Iowa: Waverly Democrat, June 1918.

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 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*, 7/5/1917.

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

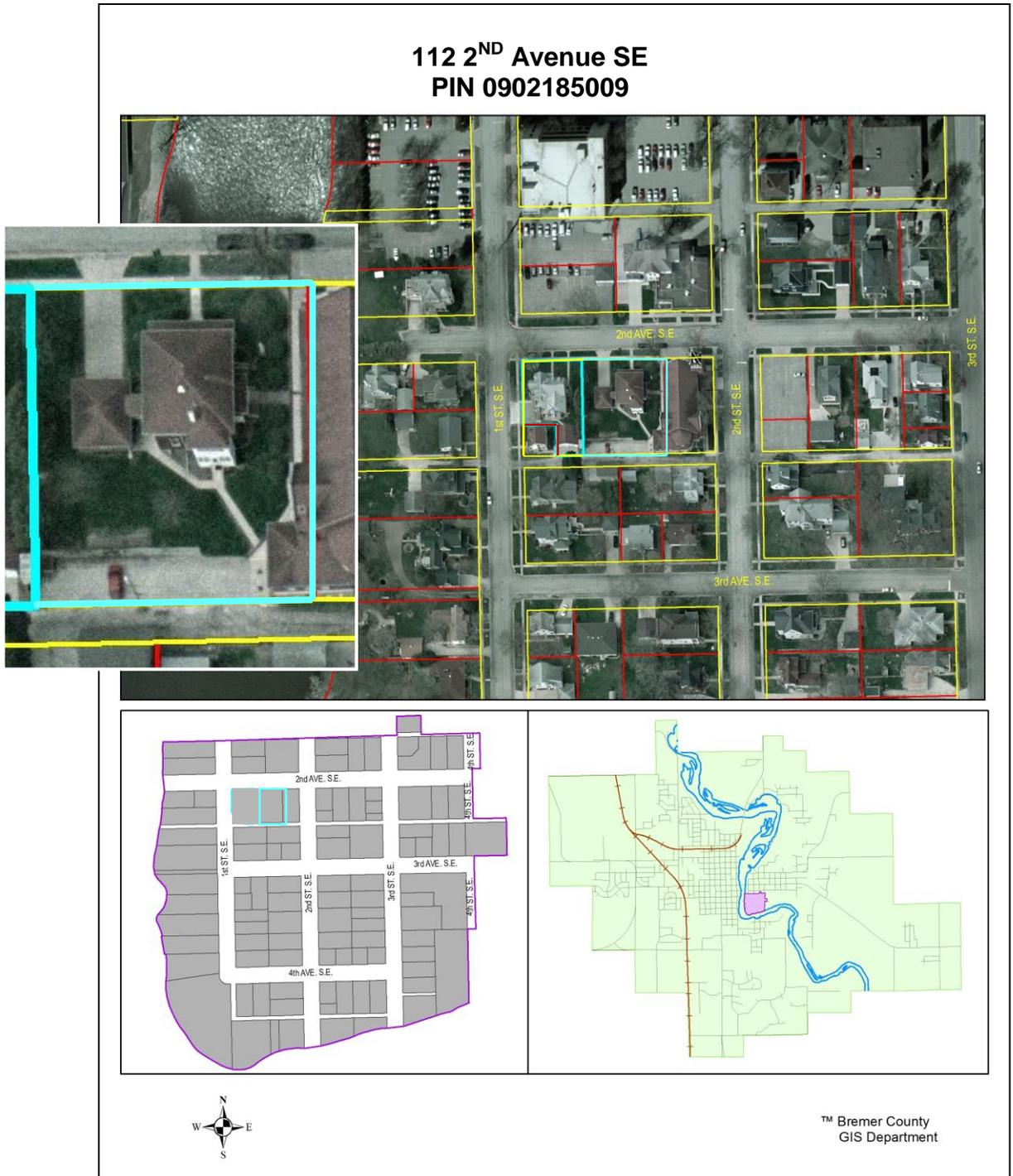
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St. Mary's Catholic Church Rectory  
Name of Property  
112 2<sup>nd</sup> Ave SE  
Address

Bremer  
County  
Waverly  
City

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



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Bremer  
County  
Waverly  
City

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Photographs: 112 2<sup>nd</sup> Ave. SE, looking southwest and west, Marlys Svendsen, photographer, 11/2/2011.



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Name of Property  
112 2<sup>nd</sup> Ave SE  
Address

Bremer  
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Waverly  
City

Photographs: 112 2<sup>nd</sup> Ave. SE, looking southeast and, street view before St. Mary's was razed, looking southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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St. Mary's Catholic Church Rectory  
Name of Property  
112 2<sup>nd</sup> Ave SE  
Address

Bremer  
County  
Waverly  
City

Photographs: 112 2<sup>nd</sup> Ave. SE, looking south and original front façade, looking east, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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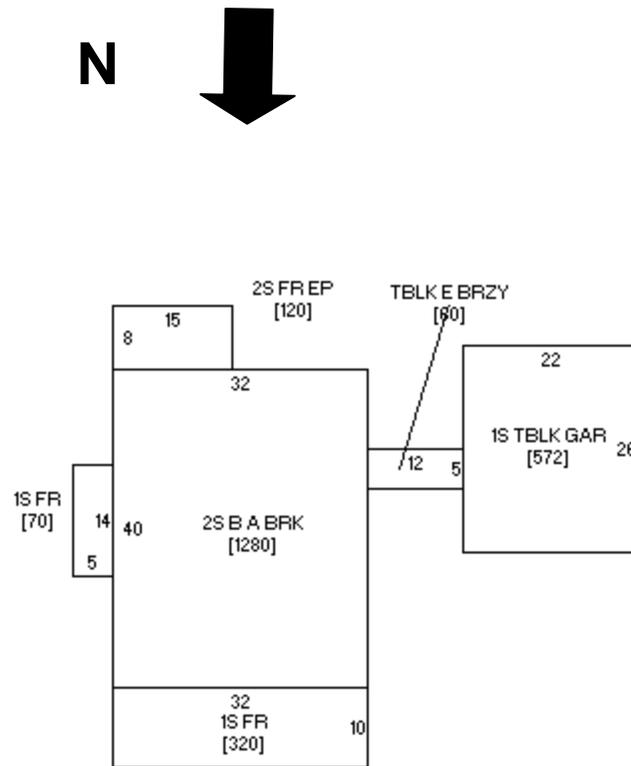
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Additional Information:

Floor plan, 112 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=581400688&KeyValue=0902185009>; accessed 1/29/2012.



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