

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

State Inventory No. 09-00932 New Supplemental: photos & map
 Part of a district with known boundaries (enter inventory no.) **09-00961**
 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 Case, Louis and Minnie, House

other names/site number _____

2. Location

street & number 215 2nd Street SW

city or town Waverly vicinity, county Bremer County

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

(If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 2 Lot(s) N 60' Lot 7 & 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>	<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 Waverly SW Quadrant Hist.&Arch Survey *Historical Architectural Data Base Number* HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

09A06 Hipped Roof, 2-Story

06B Colonial Revival

Materials (Enter categories from instructions)

foundation 04 Stone

walls (visible material) 02A Weatherboard

roof 08 Asphalt

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.
- Yes No More Research Recommended **B** Property is associated with the lives of significant persons.
- Yes No More Research Recommended **C** Property has distinctive architectural characteristics.
- Yes No More Research Recommended **D** Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 215 2nd Street SW

Site Number 09-00932
District Number 09-00961

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 1898 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect unknown
Builder unknown

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 date 2/7/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. 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: _____

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Case, Louis and Minnie, House	Bremer
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7. Description

The Case House at 215 2nd Street SW is estimated to have been constructed in 1898 according to the Bremer County Assessor's records. City directory research shows the house was in place when the 1899 directory was published confirming that date, which is also consistent with the building's form and design. The house is an example of an early Colonial or Classical Revival Style residence using the Hipped Roof, 2-Story house form that later evolved into the American Four-Square form. The building has a stone block foundation with narrow-width wood clapboard siding on the walls. Classical features include the wide cornice boards lined with dentils, 2-story pilasters at the corners, and eye-brow arched attic dormers on the front, north and south roof slopes. The cornice size and double dormers are examples of exaggerated detailing found in early variations of the Colonial and Classical Revival styles.

The house has a moderate pitched hipped roof with a flattened peak giving the roof the appearance of a mansard shape. Wide eaves have closely spaced modillions lining all sides. The exaggerated detailing is seen in the placement of not one but two hipped dormers on the slopes, each with pilasters at the corners and small double-hung windows with ornamental multi-light upper sash. The eyebrow gable end has an applied ocular molding, and like the window design, was a detailing favored by Colonial Revival Style buildings. An enclosed hipped roof porch is on the rear and a flat roofed porch spans the front façade. Modillions and dentils line the tall, formal frieze of the front porch but only modillions on the rear porch. The front porch was enclosed at one time and following the re-opening, square columns were used as porch supports with the railing retaining its closed, clapboard clad finish. Skirting panels have an unusual pattern of circle cuts in squares outlined by a grid system of moldings. Brick pedestals are set at each corner. The original design is unknown. Entrance steps are centered.

Fenestration includes a mix of 1/1 double-hung units and other sash styles. Paired double-hung units are arranged symmetrically on the upper level of the front and a group of three is on the south façade. Feature windows include a cottage window located to the right of the off-set entrance; a horizontal fixed-sash is located to the left. The most elaborately detailed windows are the "Queen Anne" multi-light sash in the dormers.

The property has a three-bay frame garage constructed in ca. 1955 that is considered noncontributing. It has a hipped roof with three separate bays opening onto the alley north of the house. It has matching narrow clapboard siding on the walls and retains the original and folding doors with tall wood panels and multi-light windows.

8. Significance

The Case House at 215 2nd Street SW derives significances under Criterion C as a well-preserved example of a Colonial Revival Style residence built using the Hipped Roof, 2-Story house form. This is an early example of the form built before the turn of the 20th century featuring exaggerated classical detailing. The garage is considered a noncontributing resource because of its age. The house is also significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood.

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Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other Iowa county seats in the late 19th and early 20th century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19th and early 20th century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. Population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

Historical Background for the Case House at 215 2nd Street SW

The house at 215 2nd Street SW is estimated to have been constructed in 1898 according to the Bremer County Assessor's records. City directory research shows the house was in place when the 1899 directory was published. The 1899 city directory shows the house occupied by Louis Case and his wife Minnie (215 W. Downing Street). Louis Case was employed as the cashier for the State Bank of Waverly at the time. The couple continued to reside here after retirement selling the house in 1913 to Olive and Alva Coddington who was a partner in the firm Coddington & Laird, dealers in coal, ice, grain, wood and implements, in 1913. The Coddingtons held the property until World War II selling it in 1942 to Laurence and Norma Bantz who lived

¹ The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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there for more than 30 years. In 1976, the house was purchased by Clarence Leisinger who converted it into a duplex. In 1990 it was acquired by Clinton and Linda Schrage who restored it to use as a single family residence by undoing room modifications and reinstalling fixtures and hardware found stored in the house. The enclosed front porch was reopened. (Waverly Heritage Days walking tour brochure, 1998) The Schrages continued to own and reside there in 2010.

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.

City directories for 1899 and 1913.

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.

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I.* Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

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.

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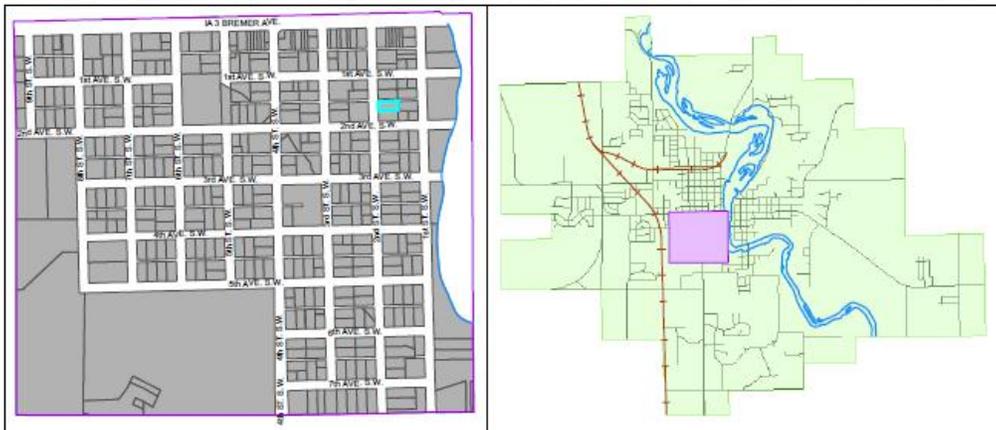
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Additional Information:

Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County GIS, 3/26/2014).

**215 2nd St SW
PIN 09-02-157-003**



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Full Legal Description: Wm. Sturdevant's Addition Block 2 N 60' Lot 7 & Lot 8.

Site Map

Aerial map available at Bremer County Assessor's website at <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=856510518&KeyValue=0902157003>; accessed **12/01/2010**. Historic resource is designated by the red star.



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Photographs: 215 2nd Street SW, looking east and northeast, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 215 2nd Street SW, looking northeast and attic dormer detail looking northeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 215 2nd Street SW, looking southeast and southwest, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 215 2nd Street SW, front porch and window details, cornice detail and porch skirting detail, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 215 2nd Street SW, garage and house foundation detail, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 215 2nd Street SW, looking east and southeast, 12/06/2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 215 2nd Street SW, looking east and northeast, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Case, Louis and Minnie, House

Bremer

Name of Property

County

215 2nd Street SW

Waverly

Address

City



Photographs: 215 2nd Street SW, looking southeast and dormer detail, looking northeast, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 215 2nd Street SW, looking northeast, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at:
<http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=599844410&KeyValue=0902157003>; accessed 12/01/2010.

