

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

State Inventory No. 09-00936 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 Babcock, William H. and Edith, House
 other names/site number _____

2. Location

street & number 508 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 I.H. Sturdevant's Addition Block(s) 2 Lot(s) S 64 1/2' Lots 1 & 2

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 type="checkbox"/> building(s)	_____ buildings	<u>2</u> buildings
<input checked="" type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<u>2</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)	Current Functions (Enter categories from instructions)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A06 Hipped Roof, 2-Story (American Four-Square)</u>	foundation <u>10A Concrete Block</u>
<u>06B Colonial Revival</u>	walls (visible material) <u>02A Weatherboard</u>
_____	roof <u>08 Asphalt</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 508 2nd Street SW

Site Number 09-00936
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 1912 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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Babcock, William H. and Edith, House	Bremer
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7. Description

The Babcock House at 508 2nd Street SW is estimated to have been constructed in 1915 according to the Bremer County Assessor's records. City directory research shows the house was in place when the 1913 directory was published suggesting a construction date of ca. 1912. This date is consistent with the building's form and design.

The house is an example of the Colonial Revival Architectural Style applied to a vernacular Hipped Roof, 2-Story house form popularly known as the American Four-Square. The building has a rock-faced concrete block foundation with narrow-width wood clapboard siding, wide cornice boards, a belt course between levels, and corner board. An unusual detail is the use of flared corners and corner boards on the upper level. The house has a moderate pitched hipped roof with modillions lining the wide eaves and a hipped attic dormer on front slope, also with eaves lined in small modillions. A flat roofed porch spans the front façade with three slender posts (likely replacements) resting on concrete block pedestals. Entrance steps are on the right side opposite the front door. The balustrade has closely spaced 2x2 inch spindles and the rail has a curved shape. The porch has a concrete deck with a smooth-finished concrete block foundation that may be a replacement for frame elements.

Fenestration includes a mix of 1/1 double-hung window units, a replacement single-light sash for a cottage window to the left of the entrance, small square single-light sash in the dormer, and a keystone oval sash centered on the front, upper level – a classic Colonial Revival element. The entrance surround includes a rectangular transom above the door, which features a full-height beveled glass door, and tall and narrow 1/1 windows on each side. The property has a single-bay frame garage constructed in ca. 1912 that is considered contributing. It has a steep pyramid roof with matching narrow clapboard siding and corner board trim on the walls. Its good integrity is enhanced by retention of the original folding doors that have tongue-and-groove panels and 6-light windows in the top third.

8. Significance

The Babcock House at 508 2nd Street SW derives individual significance under Criterion C as an example of a Colonial Revival Style residence built using the Hipped Roof, 2-Story house form popularly known as the American Four-Square. The building's high level of integrity adds to its significance. The garage is considered a contributing resource. 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. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century.

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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 William and Edith Babcock House at 508 2nd Street SW

The William and Edith Babcock House at 508 2nd Street SW is estimated to have been constructed in 1915 according to the Bremer County Assessor's records. However, the 1913 city directory shows the house already in place with William H. Babcock and his wife Edith resided there (508 S. Elm Street). A construction date of ca. 1912 is consistent with the architectural style and vernacular architectural form of the building. Biographical information researched by local historians indicates that William Babcock arrived in Waverly in 1887 at the age of 22 and soon found a job as a bookkeeper. He was eventually elected Bremer County Recorder and occupied this position until 1904 when he took the position of cashier for the Waverly Savings

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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Bank. William Henry "Wil" Babcock was employed in this position in 1913 according to the 1913 city directory. At the same time, the couple's daughter, Iva, a school teacher, resided at the family home. During his career, Wil also was a member of the Waverly City Council, the school board, and contributed to the establishment of the Bremer County Fair. A brief biography follows:

Babcock, William H.

William H. Babcock, an enterprising and representative citizen of Bremer county, has for the past nine years been identified with financial interests as cashier of the Waverly Savings Bank. His birth occurred in Lysander township, Onondaga county, New York, on the 6th of June, 1865, his parents being William H. and Catherine E. (Martin) Babcock, likewise natives of the Empire state. The father, an agriculturist by occupation, passed away before the birth of our subject, dying from the effects of a wound received in the battle of Groveton, Virginia, while fighting with the Union army. The mother survives and makes her home in New York.

William H. Babcock, the only child of his parents, obtained his early education in the district school of his home vicinity and subsequently continued his studies in an academy at Baldwinsville, New York. In October, 1887, when a young man of twenty-two years, he came to Waverly, Iowa, and on the 3d of January of the following year secured employment as a bookkeeper with Edward Knott, in whose service he remained until the fall of 1895. In the fall of 1896, he was elected county recorder and ably discharged the duties devolving upon him in that connection until January 1, 1901. At the end of his term of office he went to Welsh, Louisiana, and there became identified with financial interests as cashier for Calkins, Spalding & Company, private bankers, with whom he continued for one year. He then returned to Waverly and on the 1st of February, 1904, entered the Waverly Savings Bank as cashier, in which capacity he has remained continuously since, enjoying an enviable and merited reputation as an able, courteous and obliging official of the institution.

On the 5th of November, 1890, Mr. Babcock was united in marriage to Miss Edith P. Dove, who was born near Waverly, Bremer county, her parents being William C. and Lydia M. (Brown) Dove. The father, a native of England, emigrated to the United states with his parents when quite young and in the year 1861 came to Bremer county, Iowa, devoting his attention to general agricultural pursuits until 1897. During the past sixteen years he has lived retired at Waverly. Mr. and Mrs. Babcock have two children. Iva C., who was born on the 31st of October, 1892, and is a graduate of the Waverly high school and also a graduate of the musical department of the Iowa State Teachers' College at Cedar Falls, completing the course with the class of 1913 and is now teaching special music in the public schools of Humboldt, Iowa. William D., whose natal day was March 13, 1904, is attending school.

Mr. Babcock gives his political allegiance to the republican party and, as stated above, served as recorder of Bremer county for four years. He likewise acted as a member of the city council for five years and has also done able service on the school board, making a creditable record as a public official of ability and worth. A public-spirited and loyal citizen, his cooperation has been sought and given in the promotion of measures instituted for the development and growth of the county along material lines. He is a member of the board of directors and one of the organizers of the Bremer County Fair and has served on the board of the Waverly Industrial Association since its inception. Fraternally he is identified with the Knights of Pythias. He is highly respected and esteemed by all who know him and enjoys the friendship of many who honor him for the high qualities of his mind and character and his public-spirited, truly American citizenship. (*History of Bremer County, Iowa Vol. II, 1914*)

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The house eventually passed to the Metz family with Charles Metz selling it to Paul and Sue Jacobson in 1990 who undertook a major rehabilitation of the residence. The house was owned by Sherri and Scott Niles 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.

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, 2000 and 2009. Vertical file collection, Waverly Public Library.

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Additional Information:

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

**508 2nd St SW
PIN 09-02-302-007**



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Full Legal Description: I.H. STURDEVANT'S ADDITION S 64½ ' LOTS 1 & 2, BLOCK 2.

Site Map

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1724325970&KeyValue=0902302007>; accessed 11/29/2010. Historic resource is designated by the red star.



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Photographs: 508 2nd St SW,
looking west, 5/14/2014, Marlys
Svendsen, Svendsen Tyler,
photographer.



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Photographs: 508 2nd St SW, looking northwest masonry and window details on south facade, **5/14/2014**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 508 2nd St SW, looking southwest; entrance and window details looking west and south, **5/14/2014**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 508 2nd St SW, garage looking northwest, 5/14/2014, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 508 2nd Street SW, looking west and northwest, 12/06/2010, Marlys Svendsen, IHSEMD, photographer.



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508 2nd Street SW

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Photographs: 508 2nd Street SW, looking northwest, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Bremer

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Photographs: 508 2nd Street SW, looking northwest and garage looking west, **12/06/2010**, Marlys Svendsen, IHSEMD, photographer.



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Photographs: 508 2nd Street SW, looking west and southwest, 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=1667193066&KeyValue=0902302007>; accessed 11/23/2010.

