



County Bremer  
City Waverly

Address 302 5th Street SW

Site Number 09-01457  
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 1875  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

Bowman, William R.

**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 6/13/2015  
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300  
street & number N3834 Deep Lake Rd. state WI zip code 54870  
city or town Sarona

**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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## 7. Description

The W.R. and Emma Bowman House at 302 5th St SW is estimated to have been constructed in 1890 according to the Bremer County Assessor's records. However, the Italianate design for the house is likely one to two decades earlier and the building first appears on a map in the 1875 *Bremer County Atlas*. Members of the Bowman family held the property from 1877 through 1907 during which time William R. Bowman resided in Waverly as well as Independence, Mason City and Clear Lake. Bowman held the parcel individually or through his bank – Bowman Brothers and Burr – during this period. The design for the house is consistent with post-Civil War dwellings making it most likely that the house was built in the 1870s. Together these public sources suggest a date of ca. 1875 for the Bowman House.

The house is an example of a variation of the Italianate Style. This form is similar to the Tuscan variation that uses a hipped roof, 2-story house form most often with a belvedere or cupola at the center of its low-pitched roof along with distinctive brackets along the wide cornice and deep eaves. The Bowman House has a parged stone foundation with the original brick walls on the main block and 1-story rear wing and narrow wood clapboard on a gable-roofed addition on the southwest corner that adjoins the hipped roof 1-story wing. Four sets of paired scroll-cut brackets are clustered along the wide cornices of each of the sides with none along the roof of the wing. The original porch structure along the full front has been removed but its location and roof profile (low-pitched hipped) is clearly delineated by structural remnants of roof rafters. The original deck remains and has a horizontal board balustrade; two steps were likely added from the deck level to reach the shortened door. A smaller side entrance porch/stoop on the north side of the rear wing opposite the door has also been removed and the door opening closed.

The other Italianate features of the house are window openings and a few original window units. Segmental brick arched window openings for all of the windows in the masonry portions of the house remain intact with wood sills present rather than brick or stone. The double-wide window to the right of the entrance retains its original pair of semi-circular arched 1/1 double-hung sash beneath the wide segmental opening. The double-wide entrance opening has been altered with the removal of either a pair of taller narrow doors or a taller nominal width passage door flanked by side-lights

The property has a double-bay frame garage constructed in 1985 according to Assessor records. It opens to the north onto 2<sup>nd</sup> Ave SW and has a broad, moderate pitched front gable roof with twin overhead doors. The siding appears to be wide, clapboard style wood fiber board or Masonite siding. It is considered noncontributing.

## 8. Significance

The Bowman House at 302 5th St SW derives significance under Criterion B for its association with William R. Bowman, Waverly civic leader, industrialist, and banker including a role with the founding of Bowman Brothers and Burr, forerunner of the First National Bank of Waverly. 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 to late 19th century and early 20th century architectural styles and vernacular house forms located

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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.

### *Historical Background for Waverly<sup>1</sup>*

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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

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

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### *Historical Background for the Bowman House at 302 5th St SW*

The Bowman House at 302 5th St SW is estimated to have been constructed in 1890 according to the Bremer County Assessor's records. However, various records identified previously show the house to have been built prior to 1875 when it first appears on the Waverly map in that publication. It is likely that the house was built either by William H. Hopkins who held the parcel from 1867 to 1877 or by Bowman shortly after his bank's acquisition of the property in 1877 near the time of his first marriage in 1878 to Emma Winn. Residence by the Bowmans in Waverly described in his biography below was intermittent. This may explain the fact that the 1885 and 1895 Iowa Census records list Thomas Window, a stock manager, and his wife Mary residing at this property by the mid-1880s, likely as renters. It is also possible that Thomas Window was employed by Bowman in conjunction with his cattle and horse breeding business. The property remained in W.R. and Emma Bowman family's ownership until 7/20/1900 when it passed to Annie S. Bowman, whose family relationship is unknown.

In 1907, Annie Bowman transferred the property to Henry Kasemeier, the cashier for First National Bank of Waverly, the bank with which W.R. Bowman was affiliated. In 1916 the property was transferred to Isabella Carey, a widow. At an unknown date she married Burton E. Sweet, an attorney with the firm Sager and Sweet in Waverly. It is not clear whether the couple occupied the house or held it as a rental. The Sweets transferred the property on 11/15/1945 to Herman and Anna Kuhlmann.

A copy of a brief biography for William R. Bowman appears below and on the following page.

### **Bowman, William R.**

Among the men whose well directed activity, sound business judgment and public spirit were important factors in promoting the growth and upbuilding of Bremer county for many years was numbered William R. Bowman, whose death, which occurred January 5, 1913 deprived this locality of one of her leading and representative citizens. Mr. Bowman was born in Brownsville, Pennsylvania, August 17, 1854, and was a son of Godloe H. and Jane C. (Smith) Bowman, the former a native of Fayette county, Pennsylvania, and the latter of Berks county, that state.

William R. Bowman was reared in Pennsylvania, acquiring his education in the public schools of New Brighton. Following the completion of his studies he came in 1874 to Iowa and settled in Waverly, where with two brothers he established first the Bank of Waverly, later the Bremer County Bank and eventually the First National Bank of Waverly. These connections show him to have been one of the constructive leaders in the financial circles of Waverly and he was acknowledged as such. He and his brother, J.H. Bowman, now deceased, entered upon the business of breeding and raising blooded cattle and horses on an extensive scale. They did a large importing business and were instrumental in bringing into this part of the country a strain of Percheron horses which has been for years the pride of the state, as were also the shorthorn and other kinds of cattle which have given Bremer county the enviable position which she holds today as a cattle-raising and dairy section. The Bowmans were among the first to breed Kentucky horses and Shetland ponies in this part of the state and thus contributed further to the development of the stock-raising interests of the

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county. William R. Bowman's interests extended to many other fields as is evident by the fact that he built the first canning factory in Bremer county, the building now occupied by the Waverly Savings Bank, and a railroad ticket office. He resided in Waverly for many years although at intervals he made his home in Independence, Mason City and Clear Lake, in all of which communities his ability was known and recognized and his public spirit accounted as an important factor in municipal growth. He was invariably one of the first to offer his assistance to any movement for the good of his city.

Mr. Bowman was twice married. He wedded first in 1878 Miss Emma Winne, a native of Wisconsin, and they became the parents of three children, the youngest of whom died in infancy. Those living are: Corry Jane, who married Vernon Rule, of Mason City; and Winnie, residing with her sister. Mr. Bowman's first wife passed away June 11, 1904, and on the 27th of October, 1906, he was again married, his second union being with Miss Luella Goodspeed, a native of Lockport, New York and a daughter of Seymour and Mary J. (Ferguson) Goodspeed. The father was born in Niagara county, New York, March 1, 1834, and the mother in the same locality, January 24, 1842. They came to Iowa in 1867 and located on a farm one mile east of Waverly, remaining there until 1908, when the father turned the property over to his son and moved to Waverly, where he lives retired. His wife passed away in 1909. To their union were born ten children: Mrs. Bowman, wife of the subject of this review; Bertha, who married Fred G. Ellsworth, of Osage, Iowa; Jennie, the wife of John C. Crossman, of Lockport, New York; Nellie L., who married Fred E. Owen, of Spokane, Washington; Nettie, who is a twin to Nellie, and who resides with her father; Alta, who died at the age of seven; Almeda, who passed away in 1908; Herman, who died at the age of two; Ray H., who resides on the home farm; and Seymour H., of Black Warrior, Arizona.

Mr. Bowman was a member of St. Andrew's Episcopal Church and during the period of his residence in Waverly was always active in its affairs, serving as a member of the vestry and as superintendent of the Sunday school. He did a great deal for the upbuilding of the church and his generous kindness toward the poor, the aged and the afflicted was a prominent quality in his character. He was connected fraternally with the Independent Order of Odd Fellows and the Mystic Toilers. He was a member of the various stockbreeders associations and his political allegiance was given to the republican party and although he was not active as an office seeker he did a great deal toward promoting the permanent interests of the community in which he resided. He was interested in antique coins and had a large collection, his Chinese specimens being especially valuable. He died at Independence, where he was visiting friends, on January 5, 1913, and thus a life of genuine and unostentatious usefulness was brought to a close. He had long been regarded as one of the leading citizens of this locality, which owes the establishment of many of its most important institutions to his initiative spirit, and his passing was widely and deeply regretted by his friends and business associates.

*History of Bremer County, Iowa Vol. II, 1914.*

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## 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.

*Semi-Centennial Souvenir of Waverly, Iowa.* 1896.

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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State Historical Society of Iowa  
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**Additional Information:**

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

**302 5th St SW  
PIN 09-03-287-003**



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**Photographs:** 302 5th St SW, looking southeast and south, 11/30/2014, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 302 5th St SW, looking south and southeast, 11/30/2014, Andrew Bell, Svendsen Tyler, photographer.



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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at:  
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=17875012&KeyValue=0903287003>; accessed 6/13/2015.

