

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

State Inventory No. 09-00652 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 09-00621
 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 Liebau, William and Louise, House

other names/site number _____

2. Location

street & number 220 2nd Ave NW

city or town Waverly vicinity, county Bremer

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

(If Urban) Subdivision Harmon & LeValley Addition Block(s) 34 Lots East 60' of Lot 6

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:
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	<u>1</u> sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<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 Survey Historical Architectural Data Base Number 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)

09A06 Hipped Roof, 2-story (American Four-Square) foundation 10A Concrete Block

06B Colonial Revival walls (visible material) 02A Weatherboard

_____ 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)	
<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 220 2nd Ave NW

Site Number 09-00652
District Number 09-00621

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
House moved 1967; garage - 1996

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 9/2013
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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Liebau, William and Louise, House	Bremer
Name of Property	County
220 2 nd Ave NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1890 according to Bremer County Assessor records. The house form and style is more consistent with houses in Waverly built from before World War I through the 1920s. Research completed by the current owners traces the construction of the house to 1912 when it was built at 315 1st Avenue NW directly south of the Waverly Public High School. In 1967 the original house at 220 2nd Ave NW was demolished by owners Earl and Genevieve Cave and they purchased the former Liebau House to move to their 2nd Ave NW property. A construction date of 1912 is consistent with the design and form of the building as well as other public records for this property.

This frame house is an example of a vernacular 2-story Hipped Roof form known as the “American Four-Square” that became popular before WW I. This example includes Colonial Revival elements. The house has a concrete block foundation with narrow wood clapboard siding and no corner board trim or other ornamentation. The roof is a low-pitched hipped roof with flared edges, wide eaves and hipped roof attic dormers centered on the west and front slopes. The plan has a shallow projecting wall section on the east façade, also with a hipped roof. After the house was moved to this site in 1967, the original porch was not maintained. The current porch was constructed in 2003 and replicates design and finishes typical of American Four-Square houses. It has a flat roof and its width nearly spans the front façade. The porch has clapboard clad pedestals with square columns supporting the roof at three points. The balustrade is also clapboard clad and the skirting panels have narrowly spaced vertical slats. Wide steps are set opposite the entrance which has an enclosed vestibule with multi-light windows and sidelights extending onto the porch deck. The rear entrance porch has a sleeping porch on the second floor with a row of windows wrapping the walls above the balustrade. An entrance deck with narrow spaced square balusters was added in 1997.

Fenestration includes a mix of single, paired and grouped 1/1 double-hung units on the first and second floors. An angular bay window is located to the left of the front entrance bay with narrow 1/1 units flanking a replacement window – a large single-light fixed sash in the center bay in place of the original window, which was likely a cottage window with a narrow upper sash with leaded light patternwork and large single-light lower sash. Preserved feature windows include the group of three square windows at the foot of the stairs on the west façade with “Queen Anne” leaded light patternwork and a horizontal window with matching patternwork in the attic dormer. New windows in the front porch’s enclosed vestibule have replica Craftsman Style vertical lights.

In 1996, a double-bay garage was constructed along the alley facing 5th St NW. It has a broad, moderate pitched front-gable roof and is clad in narrow clapboard-style vinyl siding. It has a single double-wide overhead door.

Alterations: moved and placed on new concrete block foundation (1967); windows replaced (1994-95); extensive interior rehabilitation (1996); garage (1996); rear deck (1997); sidewalk pavers added, front and rear (1998); and front porch rebuilt (2003).

Iowa Site Inventory Form Continuation Sheet

Page 2

Liebau, William and Louise, House	Bremer
Name of Property	County
220 2 nd Ave NW	Waverly
Address	City

8. Significance

The Liebau House at 220 2nd Ave NW was built in 1912 and moved from about a block away to this location in 1967 to make way for the expansion of the physical plant of the high school building. The new location is similar in topography with building stock from the same time period and built of similar materials. The house is a good example of a vernacular American Four-Square house form with Colonial Revival elements. By World War I the Harmon and LeValley Addition and the adjacent J.J. Smith Addition to the north along the Cedar River were largely developed. Despite the move (46 years ago), the house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C. The garage is a noncontributing resource.

This house was built on its original location at 315 1st Avenue NW directly south of the Waverly Public High School in 1912. Its owners at the time were William Liebau and his wife Louise. William was a cigar manufacturer and jobber (wholesaler) with his brother, August, who also had a barbershop. They worked from separate locations at 95½ and 214 E. Bremer Avenue in 1913 according to the city directory published that year. They eventually closed their operation when mass-produced cigars replaced local production. A record of the firm's moves is contained in the list of newspaper stories below taken from records at the Waverly Public Library Business Index database.

1893	Moved into Dick Reichart's house on the westside-factory upstairs March 30 <i>Bremer County Independent</i> 3/30 p8c2
1894	Moved to J.B. Barber's house Feb. 1
1899	Moved to former Rohlwing & Buesing clothing store <i>Bremer County Independent</i> Oct19p10c1
1900	Moved back to Dr. Barber's bldg about June 1 (?)
1900	Moved to Hinrich's bldg on west side (former Shaffer's grocery) May 3
1900	Will move to John Hinrich's building on west side <i>Bremer County Independent</i> April 12 p8c2
1900	as of Feb in J.R. Smith bldg while was sold to Shaffer in Jan (?)
1902	To move in with Fred Lines barber shop in former Wynhoff & Haas shoe store <i>Bremer County Independent</i> Feb 6 p8c5
1909	Moved factory and barber shop to Miller building on south[?] side of Bremer Ave; Cullinane moved his real estate office into old Liebau front <i>Bremer County Independent</i> Feb 4 p8c3
1911	Will Liebau moved from Hageman bldg to 2nd floor of his own bldg (95 E Bremer) formerly occupied by Corn Belt Telephone BI June 8 p5c5
1915	Moved cigar factory from Miller building to John Schoof building [E Bremer, south side of 300 block] BI Jan 7 p8c4
1916	moved to E of American Express office on E Bremer <i>Waverly Democrat</i> Oct 4 p3c4
1916	Moved cigar factory and barber shop from Taylor bldg to Fortner block [former Fred Hullman restaurant] BI Oct 5 p8c2
1918	Moved from Fortner block to Schmidt bldg just east of Star Hotel <i>Bremer County Independent</i> Jan 4 p8c3
1920	August Liebau moved cigar factory to former Jenson meat market on W Bremer [will live above] BI March 4 p12c2

Iowa Site Inventory Form Continuation Sheet

Page 3

Liebau, William and Louise, House	Bremer
Name of Property	County
220 2 nd Ave NW	Waverly
Address	City

Earl Cave and his wife Genevieve were responsible of the removal of the house from its original site on 1st Avenue NW to its present site at 220 2nd Ave NW in 1967. According to family tradition, the couple removed their personal property to the house on 1st Ave, razed the house on 2nd Ave, and then moved the 1st Ave house and contents to 220 2nd Ave NW. Earl worked as an electrician at The Nestle Company plant in Waverly and his wife Genevieve was a homemaker and music teacher. Carl was an active volunteer for school athletics and served on the Waverly-Shell Rock School Board.

In 1996 the house was sold to Mark and Karen Lehmann by the Earl Cave Estate. Since then Mark has been employed as the choral music teacher at Waverly-Shell Rock High School (1996-2010) and as a voice adjunct at Wartburg College. Karen was a teacher/librarian at Hampton-Dumont High School until 2000 and later became an Information Literacy Librarian at Wartburg College. The Lehmanns have participated in several Sister City exchange programs between Waverly and Eisenach, Germany. Karen is also a member of the Waverly Historic Preservation Commission.

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.

"Neighborhood Historic Questionnaire," completed by Karen Lehmann, homeowner, October 1, 2011

Property Reports, Bremer County Assessor's Office

Property Transfer Records, Bremer County Auditor's Office.

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 Business News Index (database), Waverly Public Library.

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

Site Number 09-00652
Related District Number 09-001

Page 4

Liebau, William and Louise, House

Bremer

Name of Property

County

220 2nd Ave NW

Waverly

Address

City

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.

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

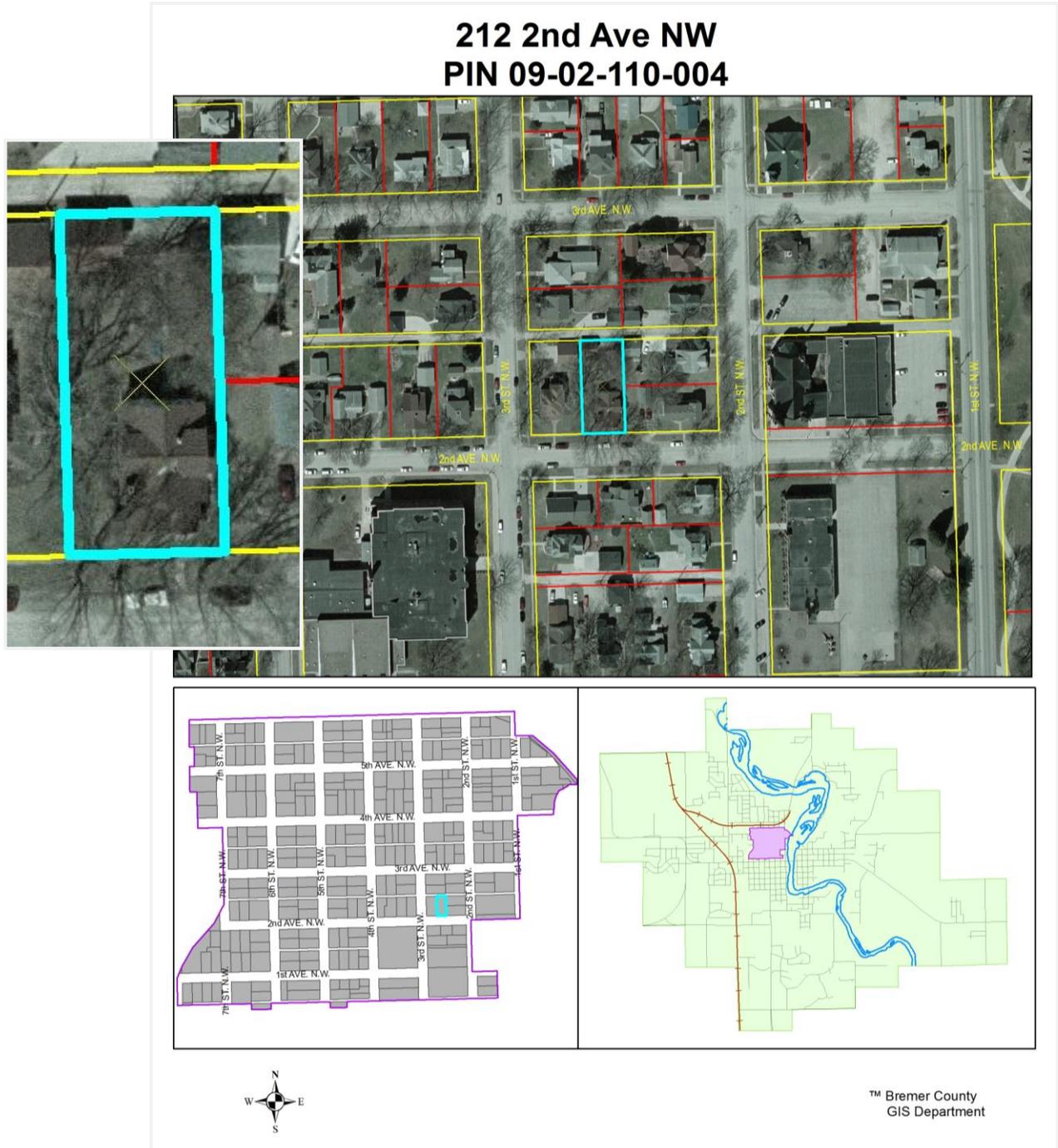
Site Number 09-00652
Related District Number 09-001

Page 5

Liebau, William and Louise, House
Name of Property
220 2nd Ave NW
Address

Bremer
County
Waverly
City

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



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

Site Number 09-00652
Related District Number 09-001

Page 6

Liebau, William and Louise, House

Bremer

Name of Property

County

220 2nd Ave NW

Waverly

Address

City

Photographs: 220 2nd Ave NW, looking northeast and north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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

Site Number 09-00652
Related District Number 09-001

Page 7

Liebau, William and Louise, House

Bremer

Name of Property

County

220 2nd Ave NW

Waverly

Address

City

Photographs: 220 2nd Ave NW, looking northwest and dormer window detail, looking north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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

Site Number 09-00652
Related District Number 09-001

Page 8

Liebau, William and Louise, House

Bremer

Name of Property

County

220 2nd Ave NW

Waverly

Address

City

Photographs: 220 2nd Ave NW, garage, looking east, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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

Site Number 09-00652
Related District Number 09-001

Page 9

Liebau, William and Louise, House

Bremer

Name of Property

County

220 2nd Ave NW

Waverly

Address

City

Photographs: 220 2nd Ave NW, looking northeast and rear, looking southeast, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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

Site Number 09-00652
Related District Number 09-001

Page 10

Liebau, William and Louise, House
Name of Property
220 2nd Ave NW
Address

Bremer
County
Waverly
City



Photographs:
220 2nd Ave NW,
looking north and
northwest, Justine
Zimmer, IHSEMD,
photographer,
4/24/2009.



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

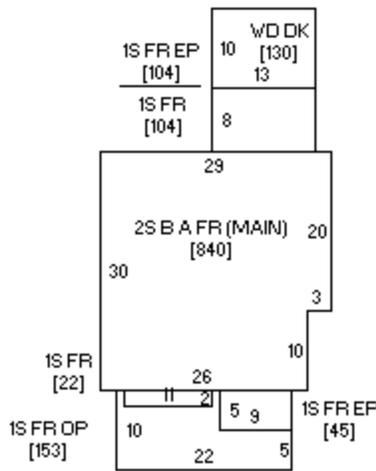
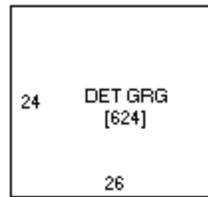
Site Number 09-00652
 Related District Number 09-001

Page 11

Liebau, William and Louise, House	Bremer
Name of Property	County
220 2 nd Ave NW	Waverly
Address	City

Additional Information:

Floor plan, 220 2nd Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902110003&index=0&size=0>; 11/11/2012.



Sketch by www.camavision.com