

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

State Inventory No. 09-00681 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 Dickinson, Earl and Nina, House

other names/site number _____

2. Location

street & number 522 2nd St 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 J J Smith Addition Block(s) 2 Lot(s) Lots 3,4 except S 67'

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>2</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>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'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)

09A05 Hipped Roof, 1-story

foundation 04 Stone

walls (visible material) 05F Steel

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 522 2nd St NW

Site Number 09-00681
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 1900 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.
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

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Dickinson, Earl and Nina, House	Bremer
Name of Property	County
522 2 nd St NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1893 according to Bremer County Assessor records. The house form and style are consistent with similar houses in Waverly built using this form from ca. 1890 to 1910. Property Transfer Records show this property held by Henry Barthing in the 1890s but he did not reside at this address in 1899. That year he sold the parcel to Earl Dickinson, a real estate dealer. A March 29, 1900 account in the *Bremer County Independent* notes that "Earl Dickinson has the rock hauled for the foundation of a neat Cottage to e erected on his lots in the Second ward." By year's end, the house and barn (nonextant) built by Dickinson was listed as costing \$2,400 in the December 27, 1900 issue of *Bremer County Independent*. In 1913, the Waverly city directory shows Earl and his wife, Nina, residing at 522 N Elm (2nd St NW). A construction date of 1900 is confirmed for this house.

This house is an example of a vernacular Hipped Roof, 1-story house form. The house has a rock foundation and the walls are clad in medium-width steel clapboard-style siding. The house has a moderate pitched hipped roof with narrow eaves and broad gabled attic dormers on the south and north roof slopes centered along the edge. A shed roofed porch spans the front façade with a low-pitched pediment above the centered entrance steps. It has four full-height square columns across the front and closely spaced square spindles in the balustrades. The porch skirting retains its original patternwork consisting of closely spaced vertical lath.

Fenestration for the house includes a mix of 1/1 double-hung window sizes. The dormers have small 1/1 double-hung units and the side facades have tall and narrow 1/1 double-hung windows in singles and pairs. The windows on original front façade beneath the porch roof include a large 2/2 unit to the right of the entrance and a narrow 1/1 unit to the left.

The house has a 1-story frame garage/barn constructed at the rear along the north-south alley, most likely the building referred to in the 1900 year-end construction summary. The garage has board-and-batten wood siding and corner board trim. It has a moderate-pitched front-gable roof with narrow eaves and a hay door in north gable peak. Square six-light windows and a passage door are located on the west façade. The roof ridge is parallel to the alley and the by-pass doors on the north end have been replaced by a slightly smaller overhead door and tongue-and-groove board infill surrounding it.

Alterations: Steel siding, undated; overhead garage door, undated.

8. Significance

The Earl and Nina Dickinson House at 522 2nd St NW was built in 1900 and is an example of a vernacular Hipped Roof, 1-story house form. Dickinson was part of a real estate dealership that handled properties in the 1890s and early 1900s in Waverly and Bremer County and this appears to be his first personal residence built in a neighborhood where he sold and listed many vacant lots and existing houses at the turn of the 20th century. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

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Dickinson, Earl and Nina, House	Bremer
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522 2 nd St NW	Waverly
Address	City

Earl Dickinson and his wife Nina purchased this property in 1899 from Henry Barthing. The couple moved in the following year after building a house and barn valued at \$2,400. Earl was employed in real estate sales with his father, John Dickinson, in 1900 and by 1903 Earl sold real estate on his own. He eventually added insurance sales to the business. While in real estate, Earl's firm was headquartered at the "Stone Corner" in downtown and was especially involved in sales in the Harmon and LeValley Addition and J.J. Smith Addition. By 1913, Earl Dickinson's real estate company was one of eight such firms in Waverly – an indication of the real estate boom before WW I.

In 1914, the Dickinsons sold their house to Christian and Rachel Brinkmann. Christian died in 1920 but Rachel continued to reside here according to telephone book listings until at least 1926. In 1928 the property was transferred to Fred Kappmeyer and his wife Mary.

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.

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 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.

Waverly Newspapers, *Bremer County Independent* : March 29, 1900 and December 27, 1900.

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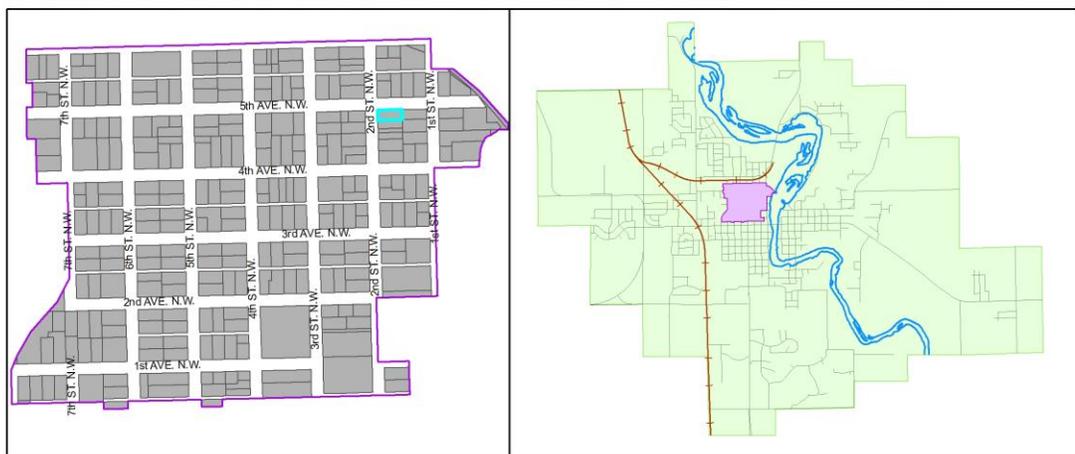
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Dickinson, Earl and Nina, House
Name of Property
522 2nd St NW
Address

Bremer
County
Waverly
City

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

**522 2nd St NW
PIN 05-35-367-001**



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Dickinson, Earl and Nina, House
Name of Property
522 2nd St NW
Address

Bremer
County
Waverly
City

Photographs: 522 2nd St NW, looking east and northeast, Marlys Svendsen, photographer, 11/16/2011.



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Dickinson, Earl and Nina, House

Bremer

Name of Property

County

522 2nd St NW

Waverly

Address

City

Photographs: 522 2nd St NW, looking southeast, and foundation stonework detail, looking southeast, Marlys Svendsen, photographer, 11/16/2011.



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Dickinson, Earl and Nina, House
Name of Property
522 2nd St NW
Address

Bremer
County
Waverly
City

Photographs: 522 2nd St NW, garage/barn looking southeast and east, Marlys Svendsen, photographer, 11/16/2011.



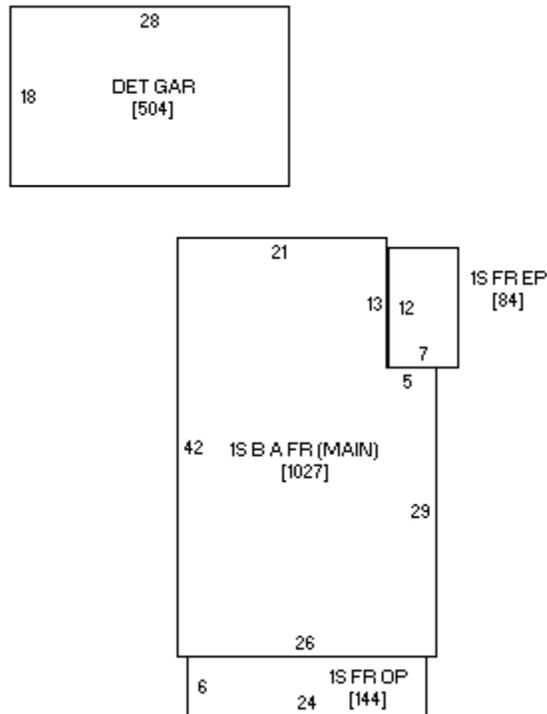
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Floor Plan: Bremer County Assessor's website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0535367001&index=0&size=0>; accessed 12/21/2012.



Sketch by www.camavision.com