

County Bremer
City Waverly

Address 109 4th Ave NW

Site Number 09-00721
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
1913 check if circa or estimated date
Other dates, including renovation
Garage – ca. 1910

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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Babcock Rental House	Bremer
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7. Description

This single-family house is estimated to have been built in 1925 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the 1920s. The property was transferred to Orlando Babcock in November 1893. A newspaper account in the *Bremer County Independent* 9/28/1893 references construction of a house in the 2nd Ward. City directories for 1899 and 1913 show Orlando Babcock not residing at this address. In 1913 the directory lists this address as "vacant," which could mean a house was here but unoccupied or under construction at the time. The 1915 Sanborn Map shows the house in place. In 1920, the property with the house in place was transferred to Charles Babcock who held the lot until 1936. The use of stone for the foundation confirms the house was built earlier than the 1925 Assessor date. Therefore, a construction date sometime between 1893 and 1913 is consistent with public records and building materials used for this dwelling.

This frame dwelling is an example of a vernacular Pyramidal or Hipped Roof 1-story house form with a rectangular floor plan. The house has a parged stone foundation with narrow clapboard-style vinyl siding on the walls. The house has a low-pitched hipped roof with medium-width eaves and a shed roofed porch centered on the front slope. The replacement porch has four turned posts with a balustrade constructed of narrowly spaced turned spindles. Fenestration includes a widely spaced 1/1 double-hung windows with pediment shaped lintels, a pre-1900 window trim element. There are no feature windows.

Alterations: siding, undated; porch replacement, undated; foundation parging, undated.

8. Significance

The Babcock Rental House at 109 4th Ave NW was built in ca. 1900 and is an example of a vernacular Pyramidal or Hipped Roof 1-story house form. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

According to property transfer records, William Comforth transferred the property to Orlando Babcock in November 1893. A newspaper accounts in the *Bremer County Independent* on 9/28/1893 references construction of a house by Babcock in the 2nd Ward. The house was likely in place by 1913 when the address was listed as "vacant" in the 1913 city directory. It is also likely that Babcock held the house for rental purposes. Earlier city directory listings for Babcock describe him as a farmer and he was listed regularly in newspapers from 1893 to ca. 1910. Babcock and his wife, Amelia, resided at 318 Second Ave SW.

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.

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Bremer County History Book Committee. *Bremer County History, 1985*. Dallas, Texas: Taylor Publishing, 1985.

Bremer County Assessor's Office, property records.

Bremer County Auditor's Office, property transfer records.

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.

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.

Waverly city directories, 1899 and 1913; 1961.

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*, 9/28/1893, p8c3.

Waverly telephone directories, 1924-1954.

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Babcock Rental House

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

**109 4th Ave NW
PIN 09-02-107-004**



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Photographs: 109 4th Ave NW, looking southwest and southeast, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 109 4th Ave NW, looking southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



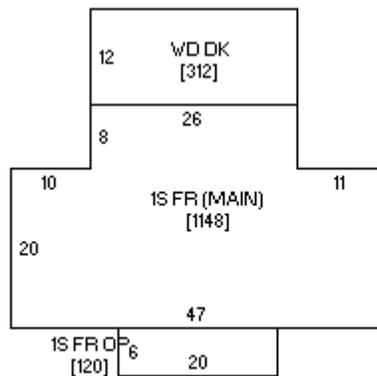
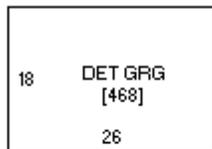
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Floor plan, 109 4th Ave, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902107004&index=0&size=0>; accessed 2/26/2013.



Sketch by www.camavision.com