

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

State Inventory No. 09-00806

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 Hoper Rental Dwelling

other names/site number \_\_\_\_\_

**2. Location**

street & number 415 5<sup>th</sup> Street 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) 51 Lot(s) North 1/2 of 7 & 8

**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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

*If Non-Eligible Property*

Enter number of:

— buildings  
 — sites  
 — structures  
 — objects  
 — Total

*If Eligible Property, enter number of:*

Contributing Noncontributing

1 buildings  
 — sites  
 — structures  
 — objects  
1 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)

09A01 Front-gabled Roof

foundation 10A Concrete/Block

walls (visible material) 09 Asbestos

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)

- Yes  No  More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer  
City Waverly

Address 415 5<sup>th</sup> St NW

Site Number 09-00806  
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 1908  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. date 9/2013  
 organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300  
 street & number N3834 Deep Lake Road 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Hoper Rental Dwelling	Bremer
Name of Property	County
415 5 <sup>th</sup> St NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1908 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during 1880s and 1920s period. A house at this address appears in the 1913 city directory listings as occupied by Mrs. Henry Cave, a tenant widow. It is likely that she was a tenant of Anna Hoper and her husband who held this property from 1905 until 1913 or Louis and Minnie Hoper who held this property briefly from February to December 1913. Together these public records suggest that the house was erected between 1905 and 1913 making a ca. 1908 date feasible.

This 2-story frame house is an example of a vernacular Front-Gabled Roof, 2-story house form built in Waverly from the 1880s through the 1920s. The house has an early rock-faced concrete block foundation with asbestos shingle siding. A moderate-pitched front-gabled roof has broad gabled wall dormers on the south and north slopes. A small 1-story hipped roof addition is on the south façade set back along the wall. The enclosed porch spans the full front and has been enclosed with a matching block foundation (original), shingle siding, and 1/1 windows. The original roof supports have been covered. The entrance is centered with a pair of windows to each side. Fenestration throughout the house includes widely spaced single and paired 1/1 double-hung windows.

A detached frame 1-story garage is located at the rear of the property. It has vertical wood board siding on most the walls with one façade clad in narrow clapboard-style vinyl siding. According to the Assessor's records, the building was constructed at the same time the house was built in 1908. The garage retains its by-pass doors fabricated of wide vertical boards.

Alterations: asbestos siding (undated); porch enclosure (undated); garage vinyl siding (undated).

## 8. Significance

The Hoper Rental Dwelling at 415 5<sup>th</sup> St NW was built in ca. 1908 as a rental house and is an example of a vernacular Front-Gabled Roof, 2-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. The garage is considered noncontributing.

Property transfer records show Lots 7 and 8 in Block 51 of Harmon and LeValley Addition acquired members of the Hoper family beginning in 1905 and continuing ownership through December 1913. A house at this address appears in the 1913 city directory listings as occupied by Mrs. Henry Cave, a tenant widow. It is likely that she was a tenant of either Anna Hoper and her husband who held this property from 1905 until 1913 or Louis and Minnie Hoper who held this property briefly from February to December 1913. The house features an early example of local concrete block from ca. 1905 for its foundation.

The house passed to Lena Bessmer and her husband in 1913 and to Bertha Propp in 1916. It does not appear that Bertha resided at the house. In 1940 she sold it to William and Elda Martin. In 1948 it was

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transferred to Arlo and Ruth Courbat who resided there during the 1950s. In 1959 it was sold to Dickey and Bessie Gray who owned it until 1966.

### 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.

Vertical file collection, Waverly Public Library.

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.

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

**415 5th St NW  
PIN 09-03-233-007**



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**Photographs:** 415 5<sup>th</sup> St NW, looking west and southwest, Marlys Svendsen, photographer, 11/3/2011.



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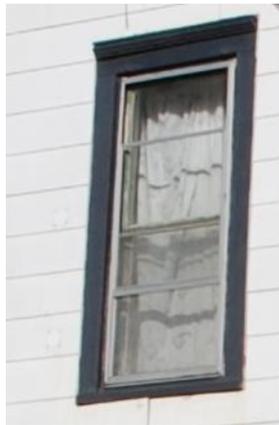
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**Photographs:** 415 5<sup>th</sup> St NW, roof, window, and foundation details, Marlys Svendsen, photographer, 11/3/2011.



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**Photographs:** 415 5<sup>th</sup> St NW, looking northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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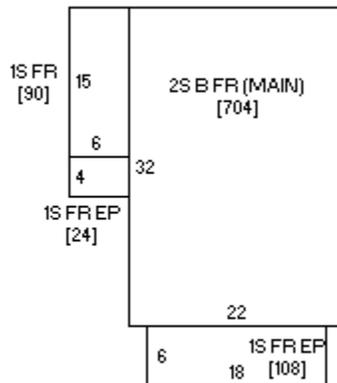
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Additional Information:

Floor plan, 415 5<sup>th</sup> St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903233007&index=0&size=0>; accessed 1/19/2013



Sketch by [www.camavision.com](http://www.camavision.com)