

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

State Inventory No. 09-00843

New Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00962

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 Sager, Edward A. and Nellie, House

other names/site number _____

2. Location

street & number 314 1st Street SE

city or town Waverly

vicinity, county Bremer

Legal Description: (If Rural) Township Name _____

Township No. _____

Range No. _____

Section _____

Quarter _____

of Quarter _____

(If Urban) Subdivision Original Town

Block(s) Fractional 5

Lot(s) 3

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 1 buildings
 — — sites
 — — structures
 — — objects
1 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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural MPD

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 16 Clay Tile; 10A Concrete Block

07E02 Craftsman

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)

- 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 314 1st Street SE

Site Number 09-00843
District Number 09-00962

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
1920 check if circa or estimated date
Other dates, including renovation
ca.1987 - garage

Significant Person

(Complete if National Register Criterion B is marked above)

Edward A. Sager

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 9/2012
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: _____

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Sager, Edward A. and Nellie, House	Bremer
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7. Description

This 2-story single-family house is estimated to have been built in 1950 according to Bremer County Assessor records. However, this late date is inconsistent with the architectural style of the house that is closer to the years before and after World War I. Property Transfer Records show the house passing from H.J. Hoeger and his wife to E.A. Sager on September 4, 1919. The house was most likely completed during the next year giving it a date of ca. 1920.

This frame house is an example of a vernacular 2-story Hipped Roof house form known as the "American Four-Square" that became popular across Iowa and in Waverly in the years leading up to and immediately following World War I. This variation retains features typical of Craftsman Style designs from the period. The house has a rock faced concrete block and clay tile foundation with the block set in thick and thin courses. Narrow-width clapboard-style steel siding covers the original wood siding. The house has a low-pitched hipped roof with wide eaves and a low-pitched hipped roof attic dormer centered on the front slope.

A low-pitched hipped roof porch spans and front and is now fully enclosed. Matching concrete block forms piers at the outer corners and entrance steps with skirting panels featuring narrowly spaced vertical slats set between the piers. The front entrance steps are at the north end of the east façade. 1/1 double-hung windows infill the area above the clapboard-clad balustrade and matching siding surrounds the windows and covers the square columns. The front door has a leaded glass door with square lights flanked by wide sidelights, all of which may have been original to the main entrance opening.

Fenestration includes Craftsman Style windows with narrow lights in the upper sash of 4/1 double-hung windows throughout the house in various positions. Additional windows include those in the dormer - a group of three short 4/2 sash and windows on the south side for the dining room - a cottage window flanked by tall single light sash. A square window with 20 square leaded lights is also on the south façade.

The house has a free-standing frame front-gabled roof double-bay garage located to the rear that was also built in 1987 according to the County Assessor's records. The overhead door is on the north side opening onto a shared driveway along the north side of the house.

Alterations: exterior changes include the addition of steel siding (undated) and enclosure of the front porch (undated).

8. Significance

The Sager House at 314 1st Street SE is an example of a moderately preserved American Four-Square house form. It was home to Edward A. Sager and his wife Nellie during which time, Edward was a Waverly attorney and from 1937 through 1942, a justice on the Iowa Supreme Court. According to house tour reports, the interior remains substantially intact. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under the Criteria B and C.

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Edward A. Sager was born in Waverly on October 17, 1872. He graduated from the State University of Iowa Law School in 1894. He joined with Burton E. Sweet, also a Waverly native, to form Sager and Sweet. (A brief history of the law firm from *The American Bar* and a personal biography from the 1914 *History of Bremer County, Volume II*, p. are on the following page). In later years the firm became Sager, Sweet and Sager. In November 1936, Sager was elected to serve on the Iowa Supreme Court. He served from January 1, 1937 through December 31, 1942, and served one six month term as chief justice while in office. He was not re-elected in November 1942.

The Sagers were active members in their Catholic parish, which was centered around St. Mary's Catholic Church (nonextant) located several blocks to the north. Prior to moving to this house the Sagers resided at 1003 E. Bremer Avenue. Biographies appear below.

(Fifield, *The American Bar*, 1918)

SAGER & SWEET

General practice. Firm consists of: E. A. Sager, G. J. Sager, B. E. Sweet, F. W. Edwards.

Edward A. Sager, b. Bremer Co., Iowa, 1872; a. to bar, 1894, Iowa; ed. pub. schs., Waverly; legal ed. Univ. of Iowa, LL.B. Mem. Iowa State Bar Ass'n.

Burton E. Sweet, b. Bremer Co., Iowa, 1867; a. to bar, 1895, Iowa; ed. pub. schs.; grad. Cornell College, Ph.B., 1893; legal ed. Univ. of Iowa, LL.B. Mem. Iowa Legislature, 1900-1904; mem. Congress, 3rd Iowa Cong. Dist., 1916-1918.

Attorneys for: Tripoli State Bank, Tripoli, Iowa, Readlyn Savings Bank, Readlyn, Iowa.

(Grawe, *History of Bremer County, Iowa Vol. II*, 1914)

Edward A. Sager, a well known and successful attorney of Waverly, has for the past eighteen years been engaged in the general practice of law in the state and federal courts in association with Burton E. Sweet. His birth occurred in Maxfield township, Bremer county, on the 17th of October, 1872, his parents being John and Theresa (Sipple) Sager, natives of Germany. John Sager, who was born near Vienna, set sail for the United States with his parents when but a mere child and lost his mother while en route. He followed farming in early manhood, but subsequently embarked in the lumber business of Waverly, Iowa, and was thus engaged until 1889. During the following four years he served as sheriff of Bremer county and since retiring from that position has been engaged in the real-estate business at Waverly, being located in the offices of his son Edward. He has long enjoyed an enviable reputation as one of the substantial business men and representative citizens of the community. His wife has been twice married, her first husband being John Kohler, by whom she had three children.

Edward A. Sager, the eldest of seven children born to his parents, attended the public schools of Waverly until fourteen years of age and subsequently continued his studies in the parochial school connected with St. Mary's church, graduating there in June, 1889. From that year until the fall of 1892 he served as deputy sheriff under his father. At the end of his official term he entered the State University of Iowa for the study of law, attending that institution until June, 1894, when he was admitted to the bar. Locating for practice at Waverly, he followed his profession independently for one year and then formed a partnership with Burton E. Sweet, who has remained his associate to the present time. Their clientage is both liberal and lucrative, and their professional ability has won them recognition among the leading attorneys of the county.

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On the 9th of November, 1899, Mr. Sager was united in marriage to Miss Nellie R. Mooney, a native of Waverly and a daughter of William and Mary (Smith) Mooney. The father was a native of Ireland, while the mother's birth occurred in Philadelphia, Pennsylvania. William Mooney was one of the earliest settlers of Bremer county and conducted a blacksmith shop at Waverly more than fifty years ago. He passed away about 1908, but is survived by his widow, who makes her home in Waverly. Mr. and Mrs. Sager have one child, Margaret, who was born on the 11th of January, 1903, and is attending school.

Since age conferred upon him the right of franchise Mr. Sager has supported the men and measures of the democracy, believing firmly in the principles of that party. He is a stalwart champion of the cause of education and did able service in its behalf while acting as school director. He is a devout communicant of the Roman Catholic church at Waverly, and also belongs to the Knights of Columbus and the Catholic Order of Foresters. Both Mr. and Mrs. Sager have spent their entire lives in Bremer county and are widely and favorably known here, the hospitality of the best homes being cordially extended them.

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.

Fifield, James Clark, editor. *The American Bar; A Biography of Contemporary Lawyers of the United States and Canada.* Minneapolis, Minnesota: The James C. Fifield Company, 1918, p. 214

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. Vertical file collection, Waverly Public Library.

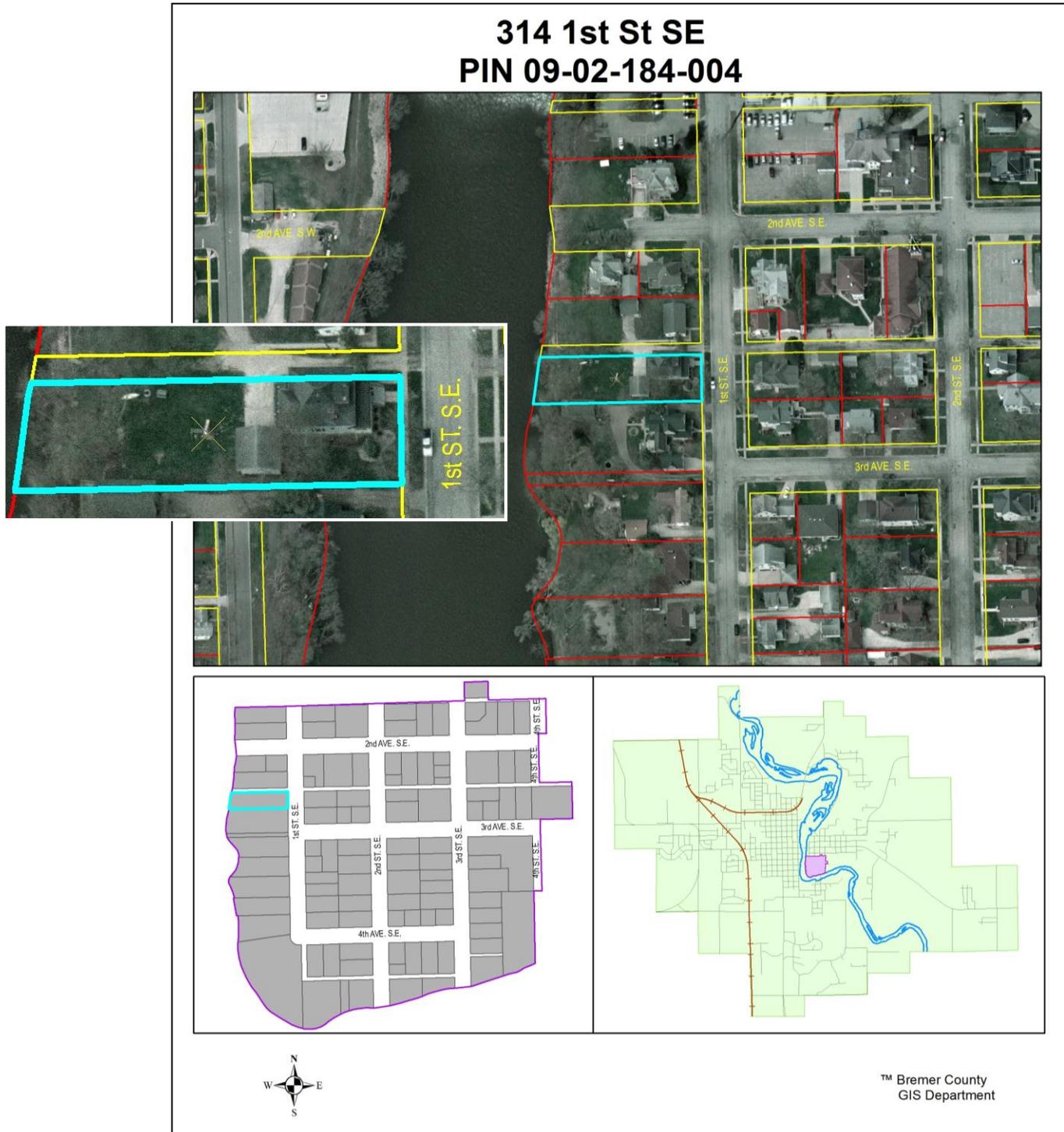
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Site Map: Bremer County GIS Department, 12/2011.



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Bremer

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County

314 1st Street SE

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Address

City

Photographs: 314 1st St. SE, looking west and southwest, Marlys Svendsen, photographer, 11/3/2011.



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Bremer

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Photographs: 314 1st St. SE, looking northwest, Marlys Svendsen, photographer, 11/3/2011.



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Floor plan, 314 1st St. SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1880639321&KeyVal=0902184003>; accessed 1/2/2012.

