

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

State Inventory No. 09-00846

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 Mosher-Graening, House

other names/site number Graening, Drs. Charles and Adele, House

**2. Location**

street & number 322 1<sup>st</sup> 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) 4

**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		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	<u>3</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</u>	<u>3</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

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

08A03 Playhouse

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A09 Cross-Gabled Roof, 2-Story

foundation 10A Concrete Block

05D Queen Anne

walls (visible material) 02B Wood Shingle

06C Classical Revival

roof 08A Asphalt/Shingle

10F Cottage

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 322 1<sup>st</sup> Street SE

Site Number 09-00846  
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*  
1880  check if circa or estimated date  
*Other dates, including renovation*  
ca.1901- front porch; 1912- new basement; 2002, 2003 - garages

**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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Mosher-Graening House	Bremer
Name of Property	County
322 1 <sup>st</sup> Street SE	Waverly
Address	City

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## 7. Description

This 2-story single-family house is estimated to have been built in 1901 according to Bremer County Assessor records. However, Property Transfer records and 1885 Iowa Census records confirm the occupancy of a house at this location in 1885 by the Herbert Mosher family suggesting an earlier date. The property was acquired by Herbert L. Mosher on March 15, 1877 and held by the Moshers until September 1888. Several short term owners held the property until 1892 when Emma Tondro acquired it. In 1901 it passed to C.H. Graening and his wife Adele who held the property through several of its subsequent remodelings.

This frame house is an example of a vernacular 2-story Cross-Gabled Roof house form. Decorative elements reflect the Queen Anne Style, Classical Revival Style and Cottage form aesthetics. The house has a concrete block foundation installed in 1912 when the Graenings were the owners according to a newspaper account. The block used for the wraparound porch has a rock-faced finish and the main house has a smooth finish. The walls are clad in wood shakes that were installed at an unknown date. The house has a moderate-pitched cross-gable roof with narrow eaves. Shallow 2-story projecting gable wings are set back along the south and north façades. A more recent 1-story side-gable wing extends from the south façade towards a detached 2-story garage.

A flat-roofed wraparound porch spans the full front and fills the left-hand ell along the south facade. The pediment over the wide entrance steps has a scroll-cut gable detail. Other porch components include rock-faced concrete block pedestals with six half-height fluted columns set at porch-rail level along the outer edge. The Classic Style balustrades have very narrowly spaced square spindles with a similar arrangement of lattice in the porch skirting panels. Delicate dentils are set above the entrance steps. Together the porch components appear to post-date the original construction and may have included the installation of new pedestals, columns, balustrades and dentils while retting the overall porch size, pediment and gable decoration.

Fenestration includes Classical Style window designs with fluted pilasters forming the side trim boards of the windows on the entrance on the front. The flat arches are lined with dentils. The most elaborate window on the front is the cottage window to the right of the entrance that features leaded lights in the horizontal upper sash. Double-hung windows elsewhere have multi-light borders in the upper sash or simple 1/1 configurations. Single double-hung windows are set at 45-degree angles at the northeast corner of the first floor and on the corner of the south projecting wing where it opens onto the porch.

Additions to the house include several rear wings overlooking the Cedar River and the 1-story wing on the south façade built in 1997 that is positioned between the 2-story garage (built in 2002) and the main house. The addition has a single French door with ten lights and 9/9 double-hung windows serving as sidelights. The entrance-window group opens onto a small entrance deck with twin entrance steps. The deck overlooks the courtyard garden formed by the U-shaped plan of the main house, 1-story wing, and 2-story garage. A second 2-story gable roofed garage/barn is located in the rear yard. It features a single-bay overhead door with vinyl clapboard-style siding. A small reproduction Victorian playhouse is also located in the rear yard.

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Alterations: exterior changes include the application of wood shingles (date unknown); reworking of porch detailing to provide a Classical Style treatment; 1-story south wing (1997); 2-story garage opening onto 1<sup>st</sup> Street (2002); 2-story garage/barn in rear yard (2003); playhouse (undated).

## 8. Significance

The Mosher-Graening House at 322 1<sup>st</sup> Street SE is an example of ca. 1880s era home given updating typical of the World War I period, in this case the addition of a Classical Revival Style porch and a new foundation most likely to avoid flooding problems. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

Its first owners, Herbert and Hattie Mosher, acquired the property in 1877 and by 1885, they and their children occupied the house according to Iowa State Census records for 1885. Herbert had a hardware business at the time, Hattie kept house, and the couple had four children. In 1888 the house was transferred to the first of a series of short-term owners including Louis Lipman (1888), Jane Downing (1889), E.A. Dawson (1891), and Emma Tondro (1892). Emma Tondro and her husband C.H. Tondro, an employee/co-owner for the Waverly Electric Light and Power Co. resided here with their six children according to the Iowa State Census records for 1895. The Tondros resided here until 1901 when the property was transferred to Dr. Charles H. Graening and his wife Dr. Adele Graening, both homeopathic physicians in Waverly. Charles Graening was born in Michigan in 1871 and came to Waverly originally to attend Wartburg College. He graduated with honors and attended the State University of Iowa Medical School. Dr. Adele Graening also graduated from SUI Medical School. Dr. Charles Graening briefly had a practice in Aspen, Colorado before returning to Waverly to set up a practice. The collapse of the silver mining industry in Aspen led to the community's decline. Soon after Adele died in 1928, Charles remarried his third wife, Ruth Hertlein, who resided here until the late 1980s. Charles died in 1950.

## 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.

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State Historical Society of Iowa  
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Related District Number 09-00962

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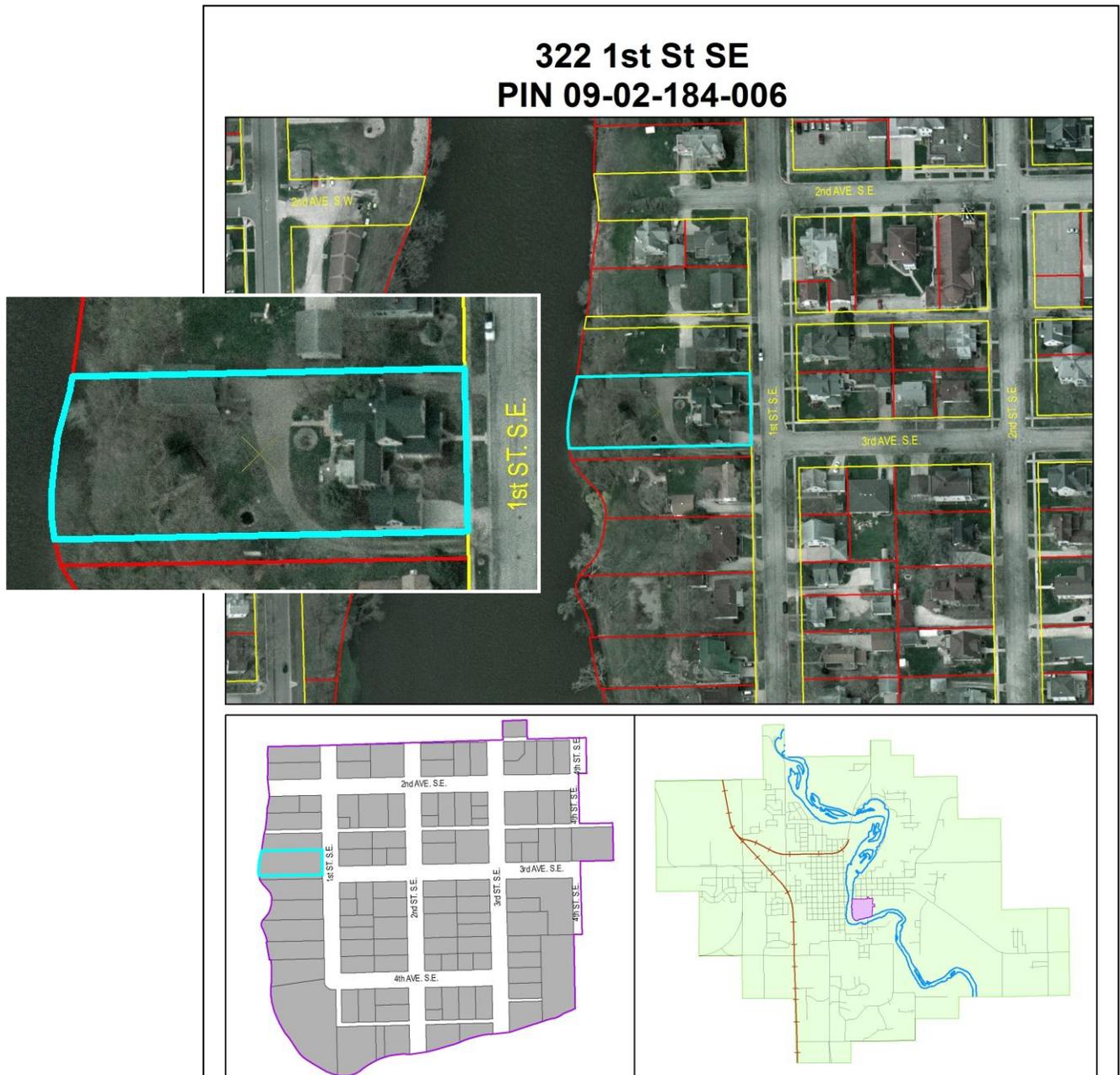
Mosher-Graening House	Bremer
Name of Property	County
322 1 <sup>st</sup> Street SE	Waverly
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Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

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.

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



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Mosher-Graening House

Bremer

Name of Property

County

322 1<sup>st</sup> Street SE

Waverly

Address

City

Photographs: 322 1<sup>st</sup> St. SE, (top) looking west, Justine Zimmer, IHSEMD, 4/23/2009; door and window details, (bottom) looking west, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 322 1<sup>st</sup> St. SE, looking southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Mosher-Graening House

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County

322 1<sup>st</sup> Street SE

Waverly

Address

City

Photographs: 322 1<sup>st</sup> St. SE, (top) looking northwest, Justine Zimmer, IHSEMD, 4/23/2009; south 1-story wing, (bottom) looking west, Marlys Svendsen, photographer, 11/3/2011.



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Bremer

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County

322 1<sup>st</sup> Street SE

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Address

City

Photographs: 322 1<sup>st</sup> St. SE, (top) garage wing, looking northwest, Justine Zimmer, IHSEMD, 4/23/2009; playhouse and carriage house, (bottom) looking west, Marlys Svendsen, photographer, 11/3/2011.



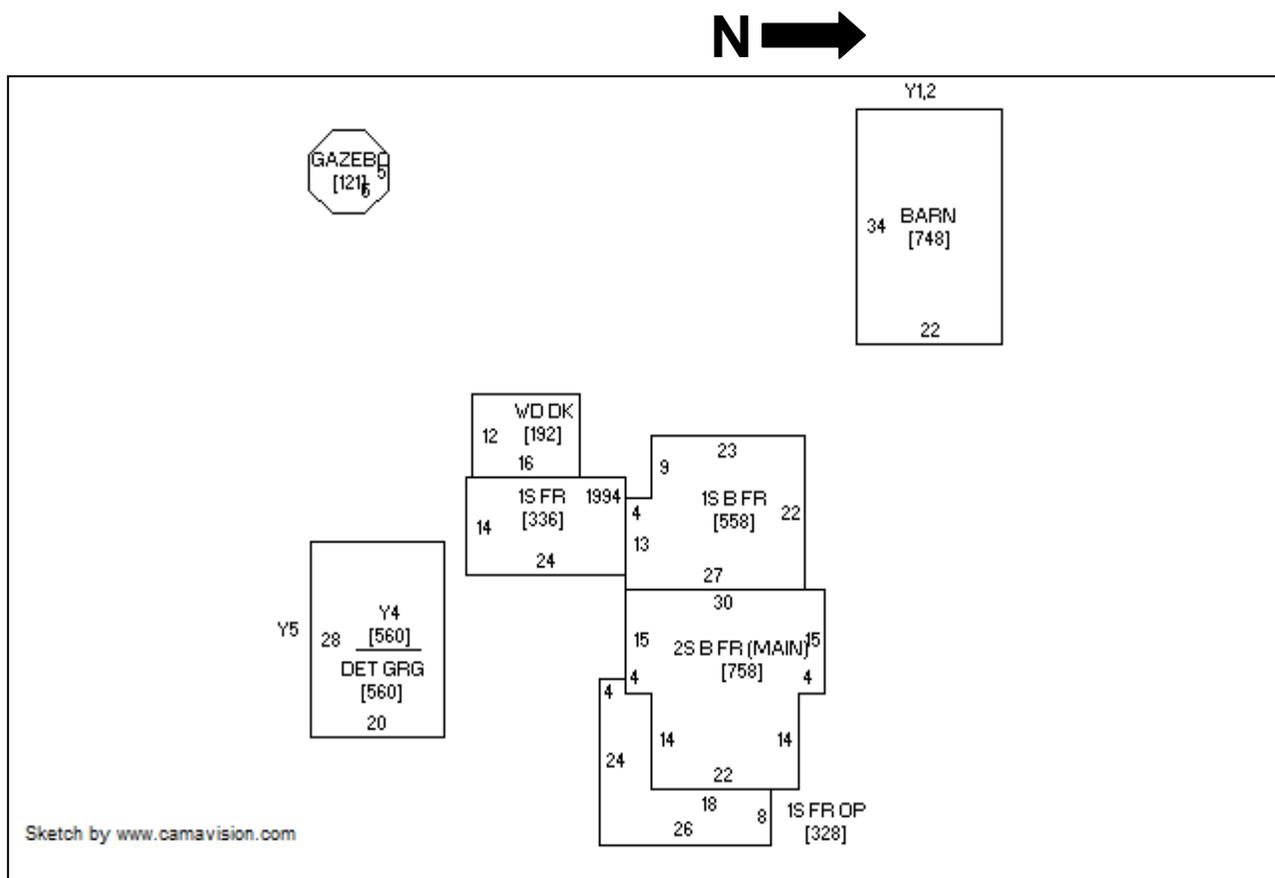
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Mosher-Graening House	Bremer
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Floor plan, 322 1<sup>st</sup> St. SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1880639321&KeyVal=0902184003>; accessed 1/2/2012.



- #1 - (1) GAZEBO Quantity= 121, Units=Square Feet, Height= 0, Built 2002
- #2 - (1) WD DK OFF 2S BARN Width= 8, Length= 22, Quantity=176, Built 2003
- #3 - (1) WD DK OFF 2S BARN Width= 10, Length= 22, Quantity=220, Built 2003
- #4 - (1) DET GAR LOFT Width= 20, Length= 28, Quantity=560, Built 2002
- #5 - (1) WD DK OFF 2S GAR Width= 6, Length= 10, Quantity=60, Built 2002