

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

**State Inventory No. 09-00852**  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 Hodges, J.C., House

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

**2. Location**

street & number 414 1<sup>st</sup> St 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) FR 6 Lot(s) Lot 3 "Ex. N 14' "

**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 MPD 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)

09A02 Gable-Front-and-Wing foundation 10A Concrete Block

\_\_\_\_\_ walls (visible material) 15B Vinyl

\_\_\_\_\_ 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 414 1<sup>st</sup> St SE

Site Number 09-00852  
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 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. date 9/2012  
 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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Hodges, J.C., House	Bremer
Name of Property	County
414 1 <sup>st</sup> St SE	Waverly
Address	City

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## 7. Description

This 1-story single-family house is estimated to have been built in 1935 according to Bremer County Assessor records. However, the 1927 Sanborn Map shows the building already in place. This is the first map depicting this portion of the neighborhood. The address is listed as occupied in the 1899 and 1913 city directories, making it likely that it dates from ca. 1900.

This frame house is an example of a vernacular 1-story Gable-Front-and-Wing house form. It has a low-pitched side-gable roof with a low-pitched shed-roofed porch tucked in the left-hand ell. The house has a concrete block foundation with a stucco finish and clapboard-style vinyl siding on the walls. The porch projects slightly forward of the front façade and is enclosed with matching siding and a continuous row of 1/1 windows above the balustrade. The skirting panels consist of vertical lattice applied to plywood. A 1-story addition dated by the Assessor records to the 1950s is setback along the south façade. It has a poured concrete foundation, matching vinyl siding, and a very low-pitched hipped roof.

Fenestration includes single and paired double-hung windows. The 1/1 sash in the front-gable wing each have pediment lintels suggesting the house's original construction might pre-date 1900. A pair of sash are evenly spaced in the gable end with no window in the peak. Windows in the new addition have flat lintels. The house has a detached 1-story front-gable carriage barn. It has beveled wood siding with a wide cornice and narrow eaves. An upper level appears to have been originally accessed by a gable door for hay storage. Sometime after its construction, the garage was lengthened by approximately six feet with the addition of a shed extension built on the east end presumably to accommodate the length of a longer automobile. The carriage barn was built in 1918 according to Bremer County Assessor records suggesting this may have been the date for the house as well.

Alterations: south addition (ca. 1950s); porch enclosure (undated) and vinyl siding (undated).

## 8. Significance

The J.C. Hodges at 414 1<sup>st</sup> Street SE is an example of a vernacular 1-story Gable-Front-and-Wing house form. The house was part of the main wave of homebuilding in the neighborhood that extended from the 1880s through the post-World War I years. The house and carriage barn qualify for the National Register of Historic Places as contributing resources to the historic district under Criterion C.

This address is listed in the 1899 city directory as occupied by J.C. Hodges, a bridge builder. By the time the 1913 city directory as occupied by U.N. and Hannah Stotts. U.N. Stotts was employed as the agent for the Singer Sewing Machine Co. at that time. It is not certain whether this house is the one present in 1927 or built sometime between 1913 and 1927. The Stotts are not listed as owners of the property in the Property Transfer records but may have been tenants. Owners of the property after 1894 included Ralph and Mary Potter (1894); Albert M. Potter (1894-1901); Mary Potter (1903); Theodore Pockels (1902-1903); D.A. Long (1903-1906); Jessie Potter (1906-1913); and Isaac Woodring (1912-1919).

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Hodges, J.C., House	Bremer
Name of Property	County
414 1 <sup>st</sup> St SE	Waverly
Address	City

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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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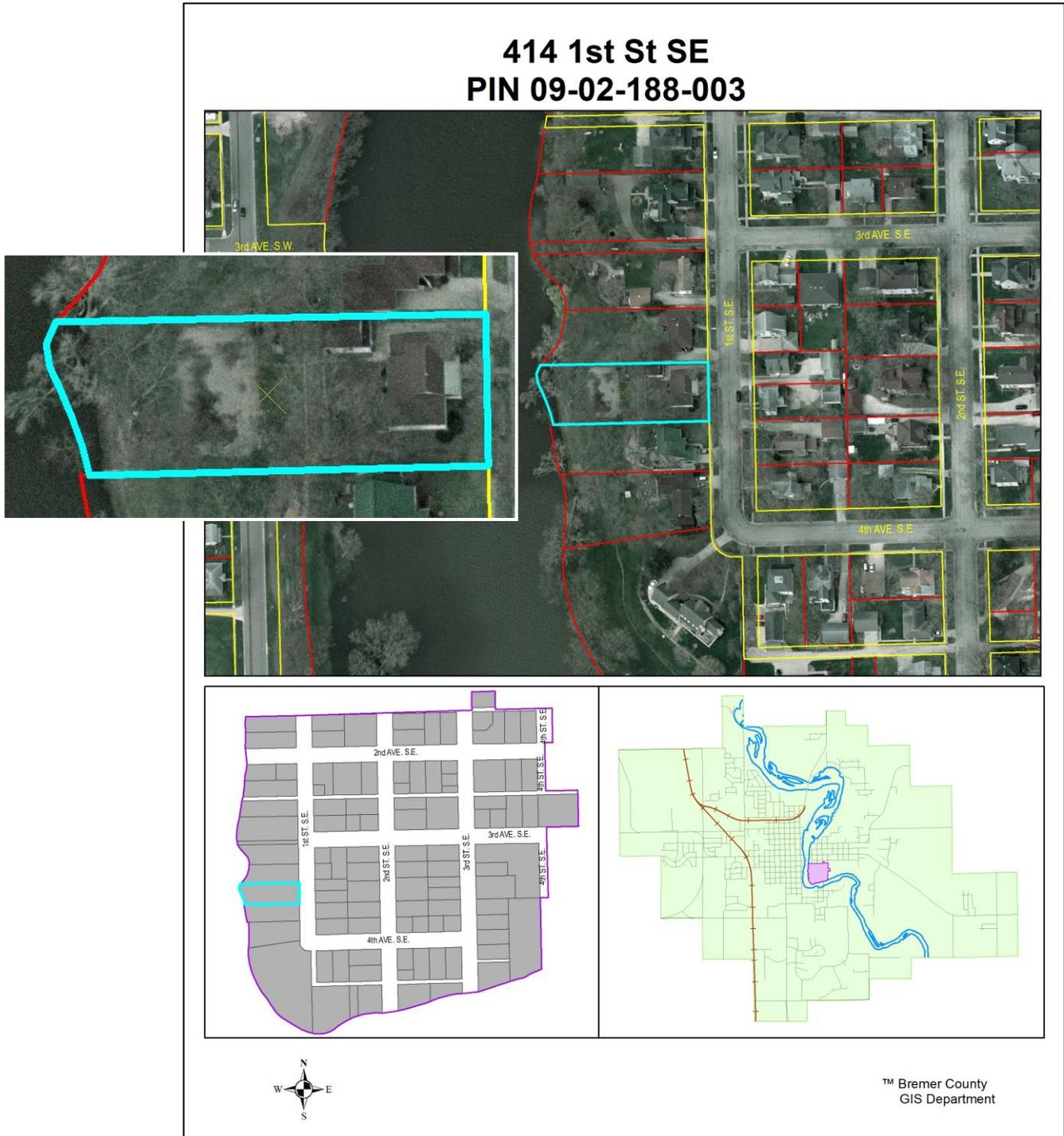
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Hodges, J.C., House  
Name of Property  
414 1<sup>st</sup> St SE  
Address

Bremer  
County  
Waverly  
City

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



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Hodges, J.C., House

Bremer

Name of Property

County

414 1<sup>st</sup> St SE

Waverly

Address

City

Photographs: 414 1<sup>st</sup> St. SE, looking southeast and south, Marlys Svendsen, photographer, 11/3/2011.



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Hodges, J.C., House  
Name of Property  
414 1<sup>st</sup> St SE  
Address

Bremer  
County  
Waverly  
City

Photographs: looking west, northwest and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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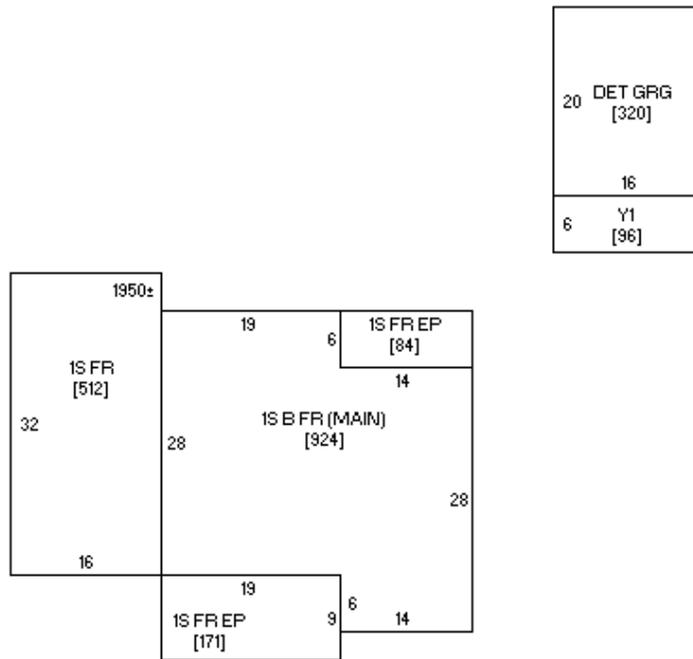
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Additional Information:

Floor plan, 414 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=1866738358&KeyValue=0902188003>; accessed 1/2/2012.



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