

County Bremer
City Waverly

Address 419 1st St SE

Site Number 09-00853
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 1888 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: _____

Page 1

Boettcher, Julius and Emilie, House	Bremer
Name of Property	County
419 1 st St SE	Waverly
Address	City

7. Description

This 2-story two-family house is estimated to have been built in 1888 according to Bremer County Assessor records. Property Transfer Records show that Julius Boettcher acquired the property in 1872 and held it with his wife, Emilie, until after his death in 1889. The property passed through several attorneys, a banker and a real estate agent before Carl Grawe acquired it in 1910. He and his wife Mary resided here in 1913 according to city directory listings. The 1888 date suggested for the house's construction is consistent with its design and the settlement pattern of this section of the neighborhood.

This frame house is an example of a vernacular 2-story Gable-Front-and-Wing house form. Originally built as a single family house, it has a moderate-pitched intersecting-gable roof with a low-pitched hipped-roof porch tucked in the right-hand ell. The house has a stone foundation with a parged finish and wide clapboard-style aluminum siding on the walls. The porch projects slightly forward of the front façade and is enclosed with matching siding, a pair of separate entrances, and several 1/1 windows above the closed balustrade. The skirting panels have been replaced by concrete infill and a set of wide concrete steps.

Fenestration includes widely spaced double-hung windows on the sides and paired windows on the front-gable façade. The house has a detached 1-story double-bay garage with a broad, low-pitched roof. According to Bremer County Assessor records, the garage was erected in 1978.

Alterations: porch enclosure (undated); duplex conversion (undated) and aluminum siding (undated).

8. Significance

The Boettcher House at 419 1st Street SE is an example of a vernacular 2-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 qualifies for the National Register of Historic Places as contributing resource to the historic district under Criterion C and the garage is considered noncontributing.

Property Transfer Records show that Julius Boettcher acquired the property in 1872 and held it with his wife, Emilie, until after his death in 1889. As a widow, Emilie transferred the property to Edward A, Dawson, an attorney in 1893. Dawson in turn sold the house to A.M. Potter, another attorney, in 1896. In 1899, Albert M. Potter sold the house to Richard Cullinane, a real estate agent, who in turn passed it to G.A. Grossman, a banker. In 1910 Grossman sold the property to Carl Grawe. He and his wife Mary resided here in 1913 according to city directory listings. Carl worked as a printer for the Bremer County Independent newspaper and his father Joseph F. Grawe was the editor and author of the *History of Bremer County, Iowa, Volumes I and II* that was published in 1914.

9. Sources

Atlas of Bremer County, Iowa. Waverly, Iowa: Waverly Publishing Company, 1917.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00853**
Related District Number 09-00962

Page 2

Boettcher, Julius and Emilie, House	Bremer
Name of Property	County
419 1 st St SE	Waverly
Address	City

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.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

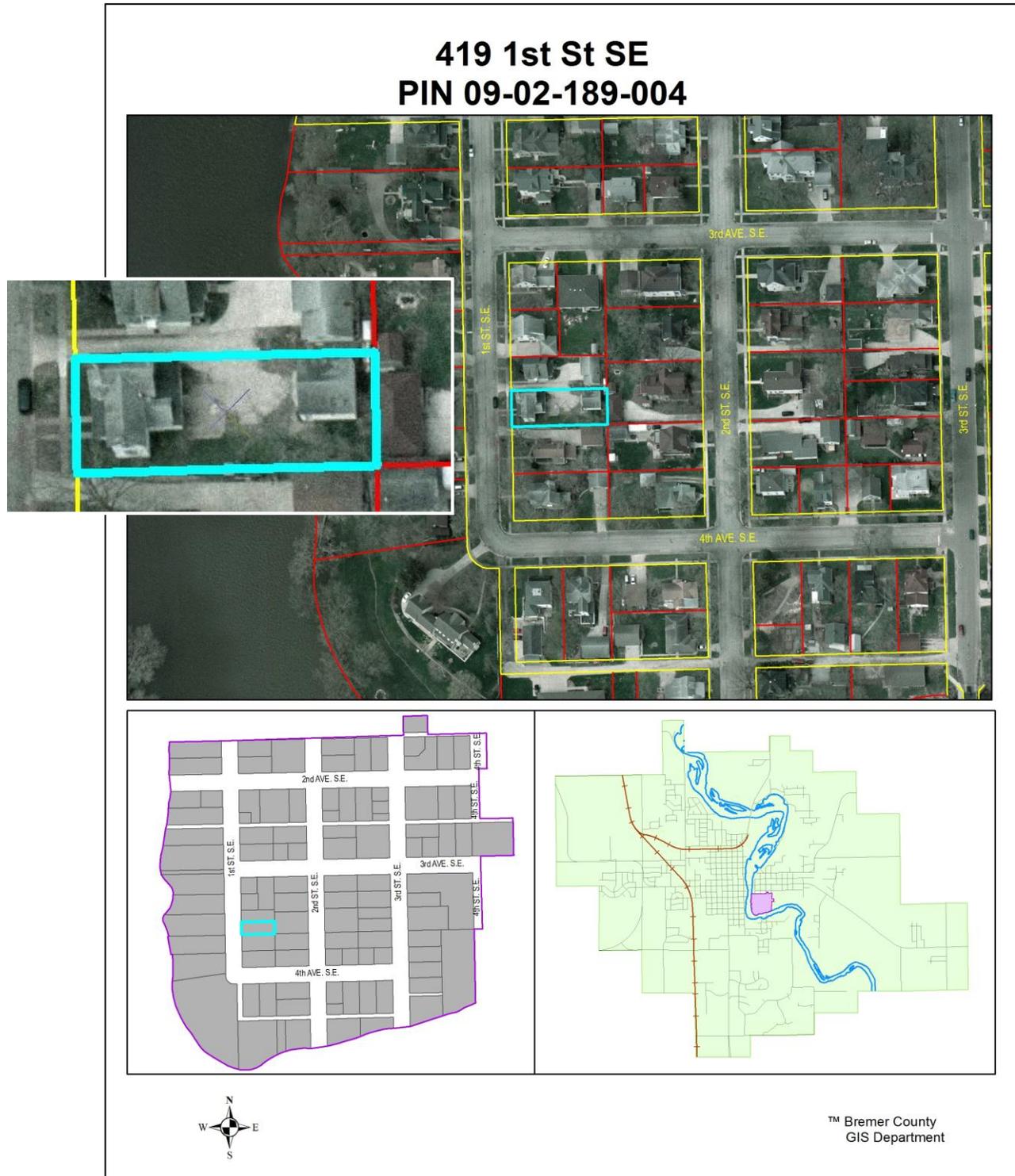
Site Number **09-00853**
Related District Number **09-00962**

Page 3

Boettcher, Julius and Emilie, House
Name of Property
419 1st St SE
Address

Bremer
County
Waverly
City

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



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00853**
Related District Number 09-00962

Page 4

Boettcher, Julius and Emilie, House
Name of Property
419 1st St SE
Address

Bremer
County
Waverly
City



Photographs: 419 1st St. SE, looking southeast and northeast; detail of apartment entrance doors, looking northeast, Marlys Svendsen, photographer, 11/3/2011.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00853**
Related District Number 09-00962

Page 5

Boettcher, Julius and Emilie, House
Name of Property
419 1st St SE
Address

Bremer
County
Waverly
City



Photographs: looking east, northeast, and southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

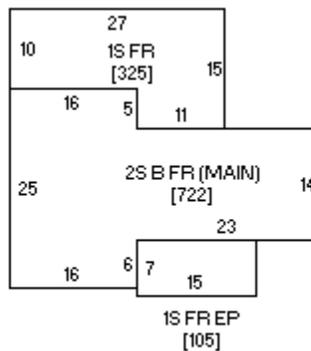
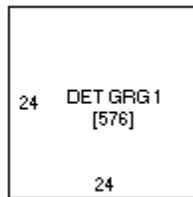
Site Number **09-00853**
 Related District Number 09-00962

Page 6

Boettcher, Julius and Emilie, House	Bremer
Name of Property	County
419 1 st St SE	Waverly
Address	City

Additional Information:

Floor plan, 419 1st St. SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902189004&index=0&size=0>; accessed 1/15/2012.



Sketch by www.camavision.com