

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

State Inventory No. 09-00865 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 Leitha, Chris H. and Ruth, House

other names/site number _____

2. Location

street & number 316 2nd Ave 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) 15 Lot(s) Lot 2

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:	
<input checked="" type="checkbox"/> building(s)	_____	Contributing	Noncontributing
<input type="checkbox"/> district	_____	<u>1</u>	<u>1</u>
<input type="checkbox"/> site	_____	_____	_____
<input type="checkbox"/> structure	_____	_____	_____
<input type="checkbox"/> object	_____	_____	_____
	_____	<u>1</u>	<u>1</u>
	Total	Total	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)
<u>01A Single Dwelling</u>	<u>01A Single Dwelling</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>Late Victorian/Queen Anne</u>	foundation <u>10A Concrete Block (parged)</u>
_____	walls (visible material) <u>05F Steel; 15B Vinyl</u>
_____	roof <u>08A Asphalt/Shingle</u>
_____	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 316 2nd Ave SE

Site Number 09-00865
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
1912 check if circa or estimated date
Other dates, including renovation
1986 - garage

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Leitha, Chris H. (attributed)

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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Leitha, Chris H. and Ruth, House	Bremer
Name of Property	County
316 2 nd Ave SE	Waverly
Address	City

7. Description

This 2-story single-family house is estimated to have been built in 1940 according to Bremer County Assessor records. The design for the house is consistent with an earlier date by about three decades. Property transfer records show the property acquired by C.H. Leitha in August 1911 from H.E. Moehling who was having his own residence erected next door at 322 2nd Ave. SE at the time. The 1913 city directory lists the Leitha family as residing at 316 2nd Ave. SE suggesting the house was completed in ca. 1912.

The Leitha House is an example of a variation of the Queen Anne Style sometimes referred to as a "Princess Anne" house form. This example also incorporates Craftsman Style fenestration either as an original or replacement design. It has a moderate pitched hipped roof on the main block with a gabled wall dormer off-set to the left on the front façade and shallow, 2-story gabled wings projecting on the east and west facades. Each of the gables had returning cornices. A defining feature for Princess Anne houses is a short tower or turret, in this case located at the northwest corner of the house. A low-pitched hipped roof porch wraps the northeast corner of the house with Craftsman Style 3/1 windows above the closed balustrade. The Leitha House has a parged concrete block foundation with narrow-width steel and vinyl clapboard-style siding on the walls of the house and the enclosed porch. The porch skirting panels have been replaced with parged concrete block.

Fenestration includes 3/1 double-hung windows with vertical lights in the upper sashes for the windows on the first floor and porch. The windows are of varied size. On the upper level, the double-hung windows have a 1/1 configuration. It is possible that one window has been removed in the tower, upper level. The windows in the west wing, lower level are set at 45 degree angles.

The house has a double-bay frame garage opening onto the alley. It was completed in 1986 according to Assessor records, has a broad gable roof and matching vinyl siding.

Alterations: porch enclosure (undated); garage (1986); siding (undated); window alterations (undated).

8. Significance

The Leitha House is an example of a variation of the Queen Anne Style sometimes referred to as a "Princess Anne" form. The house was part of the main wave of homebuilding in the neighborhood that extended from the 1880s through World War I. Its owners, Chris and Ruth Leitha, built the house in ca. 1912. Because Chris worked as a carpenter, it is possible that he built all or part of the house. The house qualifies for the National Register of Historic Places as a contributing resource under Criterion C and the garage is noncontributing.

Chris Leitha purchased this lot from H.E. Moehling, who also held the lot next door to the east where he was having a personal residence constructed in 1911. The sale took place in August 1911 suggesting that construction on the Leitha House continued into 1912. Chris and his wife Ruth were residing here a year later when the 1913 city directory was published. The Leithas held the property until 1920 when it was transferred to W.D. Bailey, a commercial traveler, and his wife Brittie.

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**Iowa Site Inventory Form
Continuation Sheet**

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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.

Curtis, Sidney H., obituary. *The American Artisan and Hardware Record*, Volume 69, Number 8. February 20, 1915.

Grawe, Joseph F. *History of Bremer County, Iowa, Volumes I and II.* Chicago: S.J. Clarke Company, 1914.

Gue, Benjamin F. *History of Iowa: From the Earliest Times to the Beginning of the Twentieth Century. Volume 4,* Century History, Co., 1903, p. 225.

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 files, Waverly Public Library.

Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

Waverly city directories, 1899 and 1913.

Waverly Public Library Historic Photograph Collection, bound volumes in reference collection, Waverly Public Library.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

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

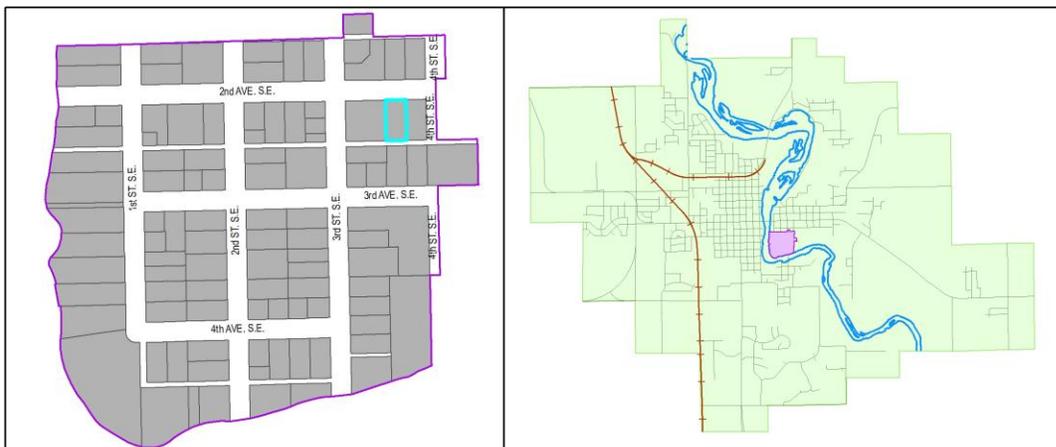
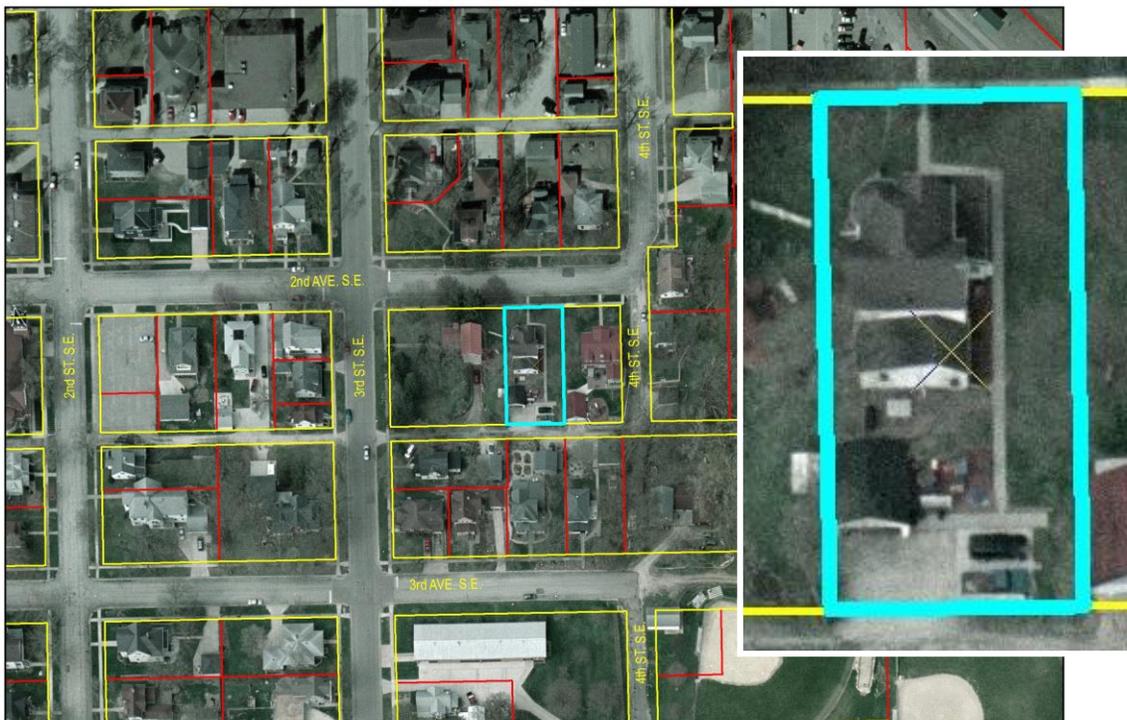
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Site Map: Bremer County GIS Department, 12/2011.

**316 2nd Ave SE
PIN 09-02-187-002**



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Photographs: 316 2nd Ave. SE, looking southeast and south, Marlys Svendsen, photographer, 11/3/2011.



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Address

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Photographs: 316 2nd Ave. SE, entrance detail and house, looking southwest, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 316 2nd Ave. SE, looking south and southwest, Justine Zimmer, IHSEMD, photographer, 1/24/2009.



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Photographs: 316 2nd Ave. SE, looking southeast, Justine Zimmer, IHSEMD, photographer, 1/24/2009.



Iowa Department of Cultural Affairs
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Iowa Site Inventory Form
Continuation Sheet

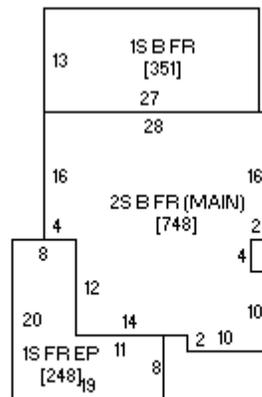
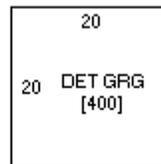
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Additional Information:

Floor plan, 316 2nd Ave. SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=729414089&KeyValue=0902187002>; accessed 2/5/2012.



Sketch by www.camavision.com