

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

State Inventory No. 09-00873

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 Brechner, Mayme, House

other names/site number _____

2. Location

street & number 320 2nd 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) 17 Lot(s) S 1/2 & E 9' Lot 7 and & S 1/2 Lot 8

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>	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
—	Total	<u>1</u>	—

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

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

07E Bungalow/Craftsman

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 320 2nd St. SE

Site Number 09-00873
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
1936 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

Page 1

Breckner, Mayme, House	Bremer
Name of Property	County
320 2 nd St. SE	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1931 according to Bremer County Assessor records. The house form and style are consistent with similar houses in Waverly built using this form from the end of World War I through the Great Depression years. The property is not listed with a resident in either the 1899 and the 1913 city directory. According to the 1927 updated Sanborn Map for this neighborhood, the house was built sometime between 1927 and the 1934 update. The 1939 telephone directory includes a listing for the house making a construction date sometime between 1934 and 1939 or ca. 1936.

This frame house is an example of a 1-story, Clipped Gable Bungalow form with Craftsman Style detailing. The house has a well-preserved rock-faced concrete block foundation with narrow-width clapboard-style vinyl siding. The house has its original 24 x 36 foot rectangular footprint with a low-pitched, clipped front-gable roof and a contiguous clipped gable roof projecting bay on the south half of the front façade and a hipped roof enclosed entrance porch (original) on the north half. The porch has cast concrete steps with a decorative wrought-iron handrail and balustrade. The projecting bay's returning cornice has the north end formed by the profile of the hipped roof of the porch. The entrance porch has a 15-light front door flanked by a single and pair of narrow 3/1 double-hung windows each with Craftsman Style vertical lights in the upper sash. Fenestration for the house includes singles, pairs and groups of three 3/1 double-hung windows including a feature group of three in the front projecting bay. A horizontal 3-light sash is located in the attic level of the clipped gable of the front façade. The property has no garage

Alterations: vinyl siding (undated).

8. Significance

The Mayme Breckner House at 320 2nd Street SE was built in ca. 1936 and is an example of Clipped Gable Bungalow form with Craftsman Style detailing. The house is an example of the small scale residential building that took place in the neighborhood between the World Wars. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

Mayme Breckner was the first occupant of this house in ca. 1936 and continued to reside here into at least the 1960s. In 1961 she was employed as a typist for the Bremer Abstract Company.

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.

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State Historical Society of Iowa
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Related District Number 09-00962

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Breckner, Mayme, House	Bremer
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Address	City

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.

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Breckner, Mayme, House
Name of Property
320 2nd St. SE
Address

Bremer
County
Waverly
City

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

**320 2nd St SE
PIN 09-02-185-008**



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Breckner, Mayme, House

Bremer

Name of Property

County

320 2nd St. SE

Waverly

Address

City

Photographs: 320 2nd St. SE, looking southwest and west, Marlys Svendsen, photographer, 11/3/2011.



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Breckner, Mayme, House

Bremer

Name of Property

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320 2nd St. SE

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Photographs: 320 2nd St. SE, looking northwest; basement window and foundation detail, looking northwest, Marlys Svendsen, photographer, 11/3/2011.



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Breckner, Mayme, House

Bremer

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Photographs: 320 2nd St. SE, looking northwest and southwest, Justine Zimmer, photographer, 4/23/2009.



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Additional Information:

Floor plan, 320 2nd St. SE, Bremer County Assessor website; <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902185008&index=0&size=0>; accessed 2/9/2012.

