

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

**State Inventory No. 09-00928**     New     Supplemental: photos & map  
 Part of a district with known boundaries (enter inventory no.) **09-00961**  
 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 Babcock, Orlando and Candis, House  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 318 2<sup>nd</sup> Avenue SW  
 city or town Waverly     vicinity, county Bremer County  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 4 Lot(s) S 74' LOT 1 & LOT 2 EX W 10'

**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 type="checkbox"/> building(s)	_____ buildings	<u>2</u> _____ buildings
<input checked="" 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 SW Quadrant Hist.&Arch Survey    Historical Architectural Data Base Number HADB 09-031

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05D Queen Anne</u>	foundation <u>04 Stone</u>
_____	walls (visible material) <u>02A Weatherboard; 02B Shingles</u>
_____	roof <u>08 Asphalt</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 318 2nd Ave. SW

Site Number 09-00928  
District Number 09-00961

**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 1893  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect unknown  
Builder unknown

**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 date 2/7/2015  
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300  
street & number N3834 Deep Lake Rd. state WI zip code 54870  
city or town Sarona

**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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<u>Babcock, Orlando and Candis, House</u>	Bremer
Name of Property	County
318 2 <sup>nd</sup> Avenue SW	Waverly
Address	City

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## 7. Description

The Babcock House at 318 2nd Avenue SW is estimated to have been constructed in 1900 according to the Bremer County Assessor's records. A news account of the house's completion was in September 1893. It is listed as occupied by the Orlando Babcock family in both the 1899 and 1913 city directories. The Babcock House is a classic example of a Queen Anne Style 2-story residence. Based on form and decoration, the house can be categorized as a Hipped Roof with Lower Cross Gable subtype (form) with Spindlework decorative detailing. The building has a stone block foundation with a mix of narrow-width wood clapboard siding, decorative shingles and corner board trim on the walls. A band of octagonal-cut shingles separates the lower and upper levels, both octagonal-cut and cove-cut shingles clad the flared surfaces of the gables, and square cut shingles are used for the small hipped roof attic dormer located at the apex of the main roof. The house's main roof has a steep pitch hipped roof form with lower cross gables. The eaves are of moderate width throughout the house and metal ridge caps extend along the horizontal roof ridges. The gable designs include a flared lower edge finished in cove-cut shingles that match the tympanum, a projecting surface at the peak clad in octagonal-cut shingles, a horizontal row of small square panels separating the two peak from the lower section, and a horizontal window with square and rectangular lights.

The asymmetrical plan of the house is emphasized by the arrangement of the front porch that wraps the southwest corner of the house. A low-pitched combination gable and shed roof porch has a low-pitched pediment facing west towards 4<sup>th</sup> Street SW. The tympanum has an applied molding that forms flattened diamonds, a typical Queen Anne motif. Entrance steps, however, face 2<sup>nd</sup> Avenue and are not located beneath a pediment. Typical of the Queen Anne Spindlework detailing of the house, turned posts are spaced along the porch roof with long straight sections extending to ground level. Skirting panels are continuations of the narrow clapboard siding rather than open pattern work. The porch balustrade has a design consisting of square spindles and horizontal squares filled with scroll-cut designs. The frieze is lined by round pendants of alternating sizes with scroll-cut designs in brackets set at each of the turned porch posts. Similar Spindlework detailing is found on the rear porch set along the west façade.

As with most Queen Anne Style houses, fenestration provides an important design feature for this house. On the lower level of the front and west facades, the 1/1 double-hung windows have shorter upper sash than lower sash. Variations of small cottage windows are located in the west wall of the entrance hall with two narrow 6/1 fixed sash of varying heights arranged in stair step fashion likely reflecting the interior arrangement of stairs or stairs and landing. Canted walls on the projecting gabled wings on the west and east facades, lower level are another feature typical of Queen Anne designs. Throughout the upper level 1/1 double-hung windows are widely spaced. Another set of decorative windows is located in the enclosed rear porch on the east side. Here tall and narrow windows have geometric patterned sash (short over tall) lining the walls. It is unclear if these are original or a later addition.

The property has a double-bay low-pitched hipped roof garage constructed in ca. 1940 according to the Bremer County Assessor's records. It is located east of the house with the garage opening onto 2<sup>nd</sup> Avenue SW. The garage has twin overhead replacement doors, corner board trim, and narrow width clapboard siding that matches that of the house. The spacious corner lot occupied by the Babcock House is mirrored by the Sewell House at 401 2<sup>nd</sup> Avenue SW located diagonally to the southwest.

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## 8. Significance

The Orlando and Candis Babcock House at 318 2nd Avenue SW derives individual significances under Criterion C as an example of a Queen Anne Style residence from the late 19th century. This well-preserved example is based on the Hipped Roof with Lower Cross Gable form and Spindlework subtype. The building's high level of integrity, rich ornamentation for the porches and gables, and intact ridge cresting adds to the house's picturesque architectural qualities. The garage is considered contributing.

The house is also significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19<sup>th</sup> century and early 20<sup>th</sup> century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood.

### *Historical Background for Waverly<sup>1</sup>*

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other Iowa county seats in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19<sup>th</sup> century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19<sup>th</sup> and early 20<sup>th</sup> century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. Population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic

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<sup>1</sup> The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

### *Historical Background for the Babcock House at 318 2nd Avenue SW*

The house is located in the southwest quadrant of Waverly that includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

The house at 318 2nd Avenue SW was erected for Orland Babcock and his wife Amelia in 1893. The *Waverly Republican* announced on September 14, 1893 that "O. Babcock's new residence is completed and is an ornament to Waverly as well as a comfortable home for himself and wife." His wife at the time was Candis Babcock and the 1895 Iowa Census shows them with three children – Guy, Emma and Olla. The 1899 city directory lists Babcock at this address along with Miss A. Babcock, a student. The 1899 directory continues to list Babcock as a farmer though the house has been described by local researchers as a retirement home. Orlando was a pioneer in Bremer County in 1863 and later considered among the most innovative farmers in the area. Housing for his stock included the use of an indoor well in a cattle barn. His farm was located southwest of Waverly and he was known to regularly ship stock by rail to Chicago.

The Babcocks' retirement home was built for a cost of more than \$4,000 and newspaper accounts of buildings constructed in 1893 show that it was the most expensive residence built in Waverly that year with most others ranging from \$1,000 to \$2,500. The house was eventually converted to apartments and in 1975 a general restoration was begun by Marlin and Cleo Menzel. In 2000, James and Candice Hundley acquired the house and operated guest accommodations in the building under the name "Artisan's Weekend Retreat." In 2015, the house is occupied as a private residence.

### 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.

City directories, 1899 and 1913.

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.

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"O. Babcock's new residence is completed..." *Waverly Republican*, September 14, 1893.

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties,*

*Iowa, Volume I.* Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

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

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000. Vertical file collection, Waverly Public Library.

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Bremer  
County  
Waverly  
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**Additional Information:**

Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County GIS, 3/26/2014).

**318 2<sup>nd</sup> Ave SW  
PIN 09-02-155-004**



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Full Legal Description: WM. STURDEVANT'S ADDITION LOTS 5 & 6 EX N 44' IN BLOCK 8.

**Site Map**



Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=342799737&KeyValue=0902155004>; accessed **12/15/2010**. Historic resource is designated by the red star.



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Address

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County

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**Photographs:** 318 2<sup>nd</sup> Avenue SW, looking northeast and east, 11/28/14, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 318 2<sup>nd</sup> Avenue SW, looking east and roof gable detail, looking southeast, 11/28/14, Andrew Bell, Svendsen Tyler, photographer.



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318 2<sup>nd</sup> Avenue SW

Address

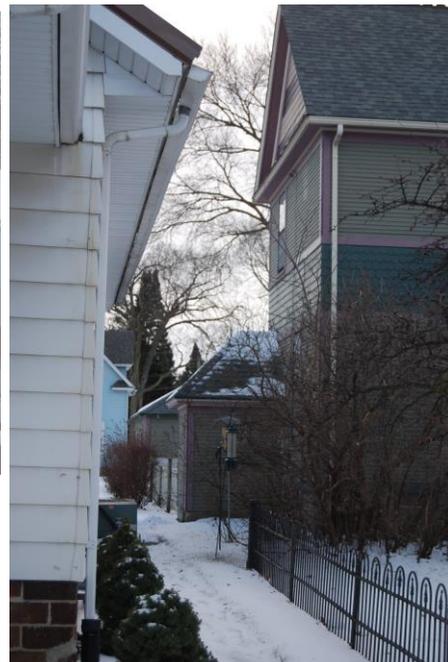
Bremer

County

Waverly

City

**Photographs:** 318 2<sup>nd</sup> Avenue SW, looking northwest; garage, looking north and east between house and residence to the north at 215 4<sup>th</sup> St SW, **11/28/14**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 318 2<sup>nd</sup> Avenue SW, looking northeast and east, **12/06/2010**, Marlys Svendsen, IHSEMD, photographer



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Bremer

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**Photographs:** 318 2<sup>nd</sup> Avenue SW, looking northeast and north, and garage, looking north on east side of house, **12/06/2010**, Marlys Svendsen, IHSEMD, photographer



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Babcock, Orlando and Candis, House

Name of Property

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Address

Bremer

County

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City

**Photographs:** 318 2<sup>nd</sup> Avenue SW, looking northwest, porch detail looking north, and gable detail looking northwest, 12/06/2010, Marlys Svendsen, IHSEMD, photographer.



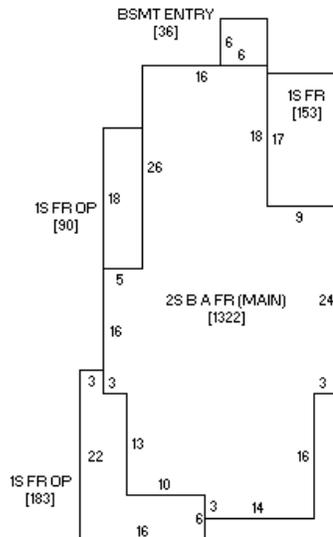
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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at:  
<http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=342799737&KeyValue=0902155004>; accessed **12/15/2010**.



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