

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

State Inventory No. 09-00952 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 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, Dora, House

other names/site number _____

2. Location

street & number 420 5th 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 W.W. Smith Addition Block(s) 2 Lot(s) Lot 5

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

Enter number of:

_____ buildings
 _____ sites
 _____ structures
 _____ objects
 _____ Total

If Eligible Property, enter number of:

Contributing	Noncontributing
<u>1</u>	<u>1</u>
_____	_____
_____	_____
_____	_____
<u>1</u>	<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
Hist.&Arch Recon.Report for 2008 Flood-Affected Properties in Waverly

Historical Architectural Data Base Number

HADB 09-020

Waverly SW Quadrant Hist.&Arch Survey

HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

09A06 Hipped Roof, 2-Story (American Four-Square)

Materials (Enter categories from instructions)

foundation 10A Concrete Block

walls (visible material) 02A Weatherboard

roof 08 Asphalt

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)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 420 5th Avenue SW

Site Number 09-00952
District Number _____

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 1911 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 12/22/2010
organization Iowa Homeland Security and Emergency Management Division telephone 715/469-3300
street & number N3834 Deep Lake Rd. 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: _____

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Babcock, Dora, House	Bremer
Name of Property	County
420 5 th Avenue SW	Waverly
Address	City

7. Description

The Babcock House at 420 5th Avenue SW is estimated by the Bremer County Assessor to have been constructed in 1910. This date is consistent with the building's form and design. However, an article in the *Bremer County Independent* in October 1910 says that the house for Mrs. Bert Babcock (Dora) was being completed for her by Orlando Babcock for her and her family to occupy in the new year. The 1913 city directory lists the house as in place at that time.

The house is an example of a vernacular Hipped Roof, 2-Story residential form from that was popularly known as the American Four-Square form. The house has a rock faced concrete block foundation with narrow wood clapboard siding for the walls and corner board trim. It has a low-pitched hipped roof with shallow eaves and no dormers. A low-pitched hipped roof porch spans the front. It retains its original concrete block foundation, entrance step side walls, and porch post pedestals. The porch posts are heavy, turned half-height posts and the balustrade is an unusual design with very closely spaced scroll-cut designs. It appears that decorative scroll-cut brackets have been added at a later date to the porch posts.

Fenestration includes various sizes of 1/1 double-hung windows typical of American Four-Square Houses. The narrow front has the entrance offset to the right opposite the entrance steps with a wide 1/1 double hung window to the left. On the upper level the double-hung windows are of differing sizes with the positions not symmetrical. On the west side, a set of three square single-light fixed sash have been installed between early 2009 and late 2010 (see photos). Elsewhere, windows are arranged according to the interior floor plan and lighting needs. A detached frame garage is located north of the house. It has a high rock faced concrete block foundation, matching wood clapboard siding and corner board trim, and a moderate-pitched hipped roof.

8. Significance

The Dora Babcock House at 420 5th Avenue SW derives individual significances under Criterion C as an example of a vernacular Hipped Roof, 2-Story residential form from the pre-World War I years that came to be known as the American Four-Square form. The building's early use of concrete block for the foundation and porch elements as well as its high level of integrity add to the building's significance. A full assessment of the status of the garage may raise its designation from noncontributing to contributing.

Historical Background for Waverly¹

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.

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

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Waverly grew in the manner typical of other Iowa county seats in the late 19th and early 20th 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 19th 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 19th and early 20th 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 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 Dora Babcock House at 420 5th Avenue SW

The Dora Babcock House at 420 5th Avenue SW is estimated to have been constructed in 1910 according to the Bremer County Assessor's records. This date is consistent with the architectural style, materials and form. The W.W. Smith Addition was laid out in 1892 by William Ward Smith southwest of the Wm. Sturdevant Addition to the north and the I.R. Sturdevant Addition to the east, both laid out four decades earlier. This span of housing development in the neighborhood puts the Babcock House among the earlier houses in the area. The first occupant of the house appears to have been Dora (Mrs. Albert) Babcock, a widow and her family. Albert had been a stock buyer and farmer prior to his death in the spring of 1910. During the fall of that year, Orlando Babcock announced in the 10/13/1910 edition of the *Bremer County Independent* that he was building a house in the Third Ward for Mrs. Bert Babcock and her family, and that he would be finished after the first of the year when the family will move from the farm.



W.W. Smith Addition located south of William Sturdevant Addition and west of I.H. Sturdevant Addition, Sanborn Map, 1927. Red star marks house location in the W.W. Smith Addition.

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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.

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.

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, 2000 and 2009. Vertical file collection, Waverly Public Library.

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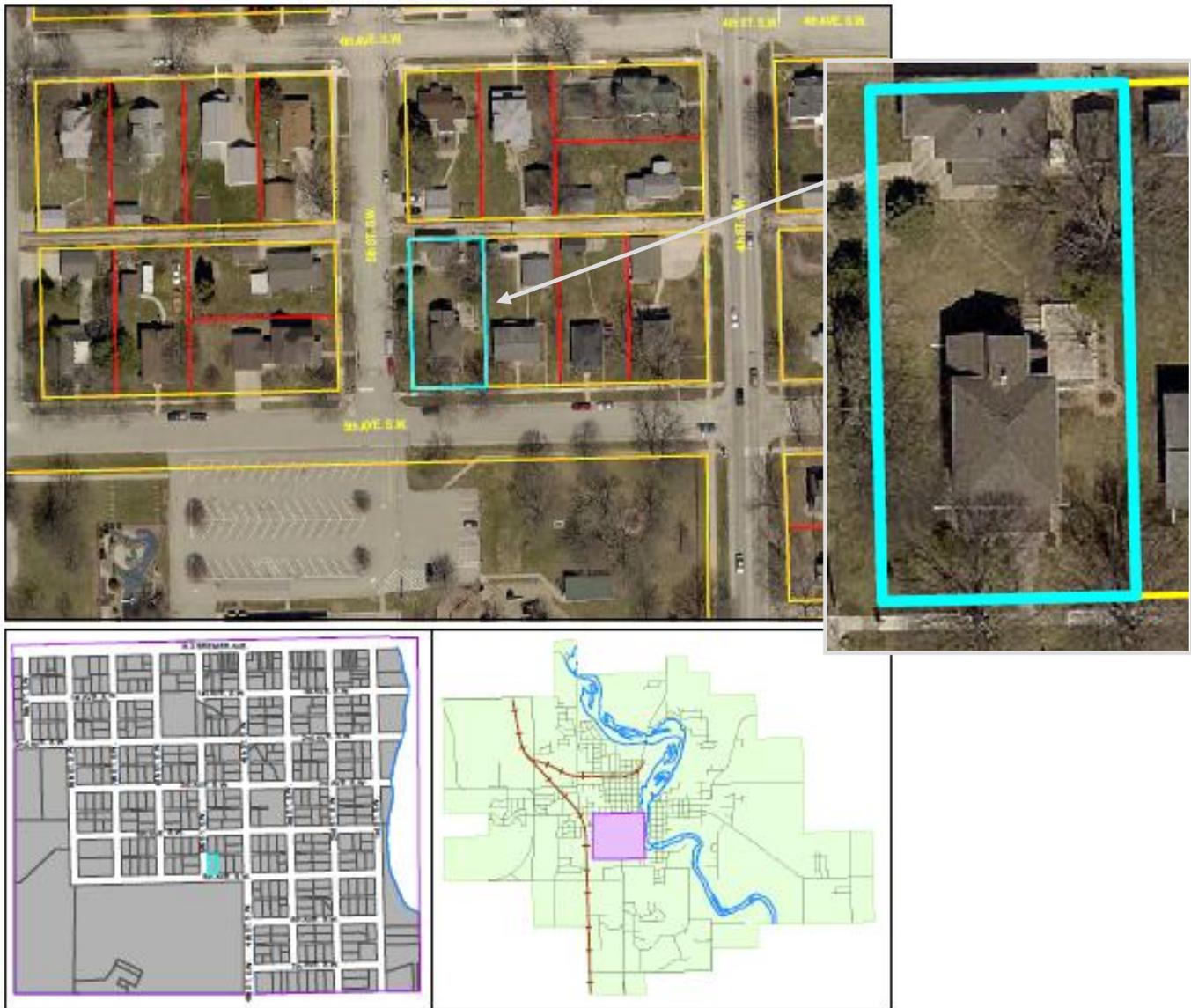
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Additional Information:

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

**420 5th Ave SW
PIN 09-03-433-008**



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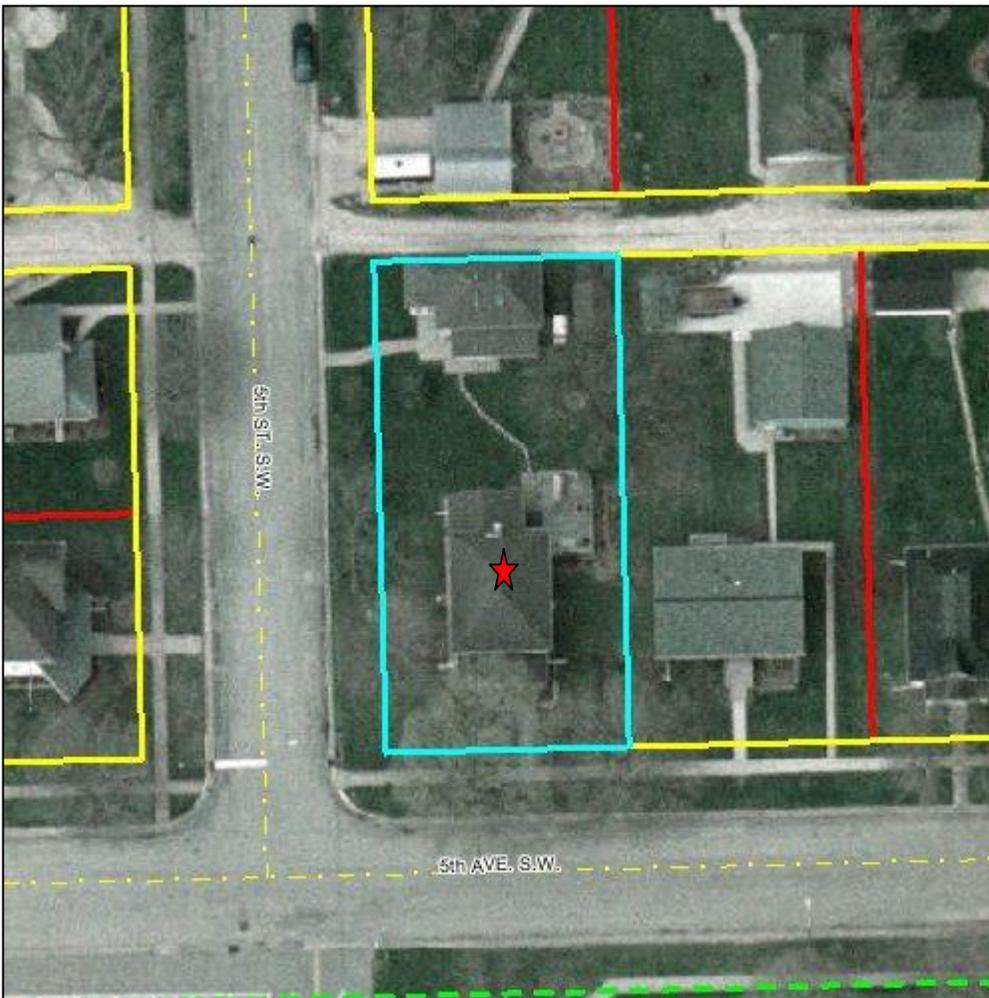
Babcock, Dora, House	Bremer
Name of Property	County
420 5 th Avenue SW	Waverly
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Additional Information:

Full Legal Description: W.W. Smith Addition, Lot 5, Block 2.

Site Map

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1208726439&KeyValue=0903433008>; accessed 12/23/2010. Historic resource is designated by the red star.



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420 5th Avenue SW

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City

Photographs: 420 5th Avenue SW, looking northeast and northwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 420 5th Avenue SW, garage, looking northeast and east, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 420 5th Avenue SW, garage, looking southeast and southwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Bremer

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420 5th Avenue SW

Waverly

Address

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Photographs: 420 5th Avenue SW, looking north and northeast, 12/06 /2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 420 5th Avenue SW, looking northeast and east, 1/24/2010 and 12/06/2010, Justine Zimmer and Marlys Svendsen, IHSEMD, photographers



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Photograph: Bremer County Assessor website photograph and map available at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1208726439&KeyValue=0903433008>; accessed 11/22/2010.

