

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

State Inventory No. 09-01404 New Supplemental
 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 Bacher, William H. and Carrie, House

other names/site number _____

2. Location

street & number 216 1st St SW 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) 2 Lot(s) Lot 5 EX W 12'

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	If Eligible Property, enter number of:	
<input type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> district	_____ buildings	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ Total	<u>1</u>	<u>1</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>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A042 Side-Gabled, 2-Story (I-House)</u>	foundation <u>04 STONE</u>
_____	walls (visible material) <u>15B VINYL</u>
_____	roof <u>08A ASPHALT: Shingles</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 216 1st St SW

Site Number 09-01404
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

07 COMM.PLANNING & DEVELOPMENT

Significant Dates

Construction date
1892 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
organization Svendsen Tyler, Inc. for the Waverly HPC
street & number N3834 Deep Lake Rd.
city or town Sarona state WI
date 3/10/2015
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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Bacher, William H. and Carrie, House	Bremer
Name of Property	County
216 1 st St SW	Waverly
Address	City

7. Description

The William H. and Carrie Bacher House at 216 1st St SW is estimated to have been constructed in 1900 according to the Bremer County Assessor's records. This date is slightly late for the building's I-House form but is consistent with the post-1900 porch detailing. The building footprint first appears on the 1894 Sanborn Map of Waverly on Lot 5 of Block 2. Newspaper accounts identify Bacher building a house along West Water Street (*Bremer County Independent*, 9/15/1892) and the *Waverly Republican* shows him adding a porch in 6/4/1908. By 1895, the 1895 Iowa Census identifies the Bacher family residing along this stretch of 1st St SW. Together these public sources suggest ca. 1892 as an accurate construction date.

The Bacher House is an example of the vernacular Side-Gabled Roof, 2-story house form commonly referred to as the "I-House" form because it was popularly built in the late 19th century in the states of Indiana, Illinois and Iowa. Constructed in the early 1890s, this structure is a late example of the form. The house has a stone block foundation under the main block and rock-faced early concrete block beneath the north wing. Narrow, clapboard-style vinyl siding is on the walls of both sections. The main block of the house has a moderate pitched side-gabled roof with the north 1-story wing having a front-gabled roof with a short side-gabled addition along the north wall at the west end. A moderate-pitched hip-roofed porch spans the front and was added in 1908 according to news accounts. The 1905 Sanborn Map shows the house with both the front porch and north addition in place. The porch retains its original full-height Tuscan style columns popular in porch designs at the turn of the 20th century and skirting panels constructed of closely spaced basket-weave lattice. A closed balustrade with vinyl siding matching that of the house is presently in place.

Fenestration includes widely spaced single 1/1 double-hung windows of various sizes on both the main house and the north wing. Shorter height windows are on the upper level and in the wing. The front door has a Queen Anne style window in the upper half featuring a large central glass outlined by a geometric perimeter of square and rectangular lights, both clear and colored glass. The property has a single-bay garage estimated to have been built in 1890 though more likely constructed in the 1920s or later. The free-standing garage sets at the northwest corner of the house and has wide tongue-and groove siding with corner board trim, a low-pitched front-gable roof and a replacement overhead door. The garage is considered noncontributing.

8. Significance

The Bacher House at 216 1st Street SW is one of three I-houses built by 1895 along the 200 block of 1st St SW. It derives significance as a contributing resource in the Sturdevant SW Historic District under both Criteria A (Community Development) and C (Architecture). The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century. The garage is considered noncontributing.

Iowa Site Inventory Form Continuation Sheet

Page 2

Bacher, William H. and Carrie, House	Bremer
Name of Property	County
216 1 st St SW	Waverly
Address	City

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.

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 Bacher House at 216 1st St SW

The Bacher 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.

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

Iowa Site Inventory Form Continuation Sheet

Page 3

Bacher, William H. and Carrie, House	Bremer
Name of Property	County
216 1 st St SW	Waverly
Address	City

As noted above, the house at 216 1st St SW is estimated to have been constructed in ca. 1892 when mention was first made of its construction for William Bacher, a Waverly blacksmith, in the local newspaper. It is also possible that the blacksmith shop was located on the premises. The house first appeared on the 1894 Sanborn Map that year and William and Carrie Bacher (ages 35 and 34) were listed residing in the 200 block of W Water St (1st St SW) in the 1895 Iowa Census. Their three children, Lula, Louis and Doot, were ages 13, 11 and 7 at the time. Property transfer records show Lot 5 was owned by Elmira Miller from 1887 until 1912 making it likely that the Bachers were renting the house from Miller. By 1913 the city directory published that year shows the house stood vacant with the Bacher family moved north a block to 116 W Water St, next door to the Bacher Blacksmith Shop at 118 W Water St.

Ownership records for 216 1st St SW show the house passing to Sara Byrum, a widow, a few years later where she continued to reside until at least 1931 according to the telephone directory published that year. In 1929 Sara transferred the house to her son A.R. Byrum and he and his wife held the house until 1938. It then passed to Otto Zoller and later to his wife Gertrude.

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 Auditor's Office, Property Transfer Records.

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, 1894, 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.

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

Site Number **09-01404**
Related District Number **09-00961**

Page 4

Bacher, William H. and Carrie, House
Name of Property
216 1st St SW
Address

Bremer
County
Waverly
City

Additional Information:

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

216 1st St SW
PIN 09-02-157-008



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

Site Number **09-01404**

Related District Number **09-00961**

Page 5

Bacher, William H. and Carrie, House

Name of Property

216 1st St SW

Address

Bremer

County

Waverly

City



Photographs: 216 1st St SW, looking northwest and west, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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

Site Number **09-01404**

Related District Number **09-00961**

Page 6

Bacher, William H. and Carrie, House

Bremer

Name of Property

County

216 1st St SW

Waverly

Address

City



Photographs: 216 1st St SW, house and garage looking southwest and northeast from rear; front porch looking west, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



Iowa Site Inventory Form Continuation Sheet

Page 7

Bacher, William H. and Carrie, House

Bremer

Name of Property

County

216 1st St SW

Waverly

Address

City

Plan: Bremer County Assessor website photograph and map available at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=425528441&KeyValue=0902157008>; accessed **3/11/2015**.

