

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

State Inventory No. 09-01435 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 Couse-Burr House
 other names/site number Couse, Henry Harlington and Caroline, House; Burr, Henry and Fannie, House

2. Location

street & number 507 2nd Street 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 I.H. Sturdevant's Addition Block(s) 1 Lot(s) W 44' Lot 3 & Lot 4

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:	
	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> building(s)	_____ buildings	<u>1</u>	<u>1</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>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>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A06 Hipped Roof, 2-Story</u>	foundation <u>04 Stone</u>
<u>05B Italianate (Tuscan)</u>	walls (visible material) <u>09 Asbestos; 02 Wood</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 checked="" type="checkbox"/> Yes <input 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 507 2nd Street SW

Site Number 09-01435
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 1867 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Couse, Henry Harlington

Burr, Henry S.

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 5/15/2015
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: _____

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Couse-Burr House	Bremer
Name of Property	County
507 2 nd Street SW	Waverly
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7. Description

The Couse-Burr House at 507 2nd Street SW is estimated to have been constructed in 1880 according to the Bremer County Assessor's records. However, the building appears on both the 1868 bird's-eye view map and in a drawing contained in the 1875 *Bremer County Atlas*. Henry H. Couse appears residing in Washington Township in 1860 and the Ira Sturdevant Addition in which the house is located, was platted February the same year. Property transfer records show H.H. Couse acquiring the lots for this house on 7/6/1867. Together these sources suggest the house was built sometime between 1867 and 1868. The design for the house is consistent with pre and post-Civil War dwellings making it most likely that the house was built shortly before 1868. A date of ca. 1867 has, therefore, been assigned to the Couse-Burr House.

The house is an example of the Tuscan variation of the Italianate Style. This style uses a hipped roof, 2-story house form with a belvedere or cupola at the center of its low-pitched roof along with distinctive brackets along the wide cornice and deep eaves. The Couse-Burr House has a parged stone foundation with the original clapboard clad walls now covered in asbestos siding (Transite®). The original frame corner pilasters extend from the foundation to the second story cornice line. Four sets of decorative paired brackets extend along the north, west and south facades as well as along all of the cornices of the hipped roof, 2-story rear wing. A small undated side-gabled 1-story wing is located on the south side of the house. Original hipped roof porches remain on the west and north facades of the main block and along the north side of the rear wing. Each retains its original turned porch columns and spindled balustrade with replacement entrance steps facing the street on the two porches on the main block. Both were used as a main entrance at one time when the house numbered first off of Clay Street (4th Ave SW) and later and currently off Elm Street (2nd St SW). The other Italianate feature of the house is the belvedere. The frame detailing on this feature includes paired miniature pilasters at the outer corners, oval windows and replacement sash in the horizontal openings. The design for the belvedere is shorter than is typical for such Italianate features. Paired small-scale brackets line the cornice beneath a low-pitched hipped roof.

Fenestration includes a mix of 1/1 and 4/1 double-hung window units, all using the original openings. A few non-visible openings may have been closed when the current asbestos siding was installed in the mid-20th century. The property has a double-bay frame garage constructed in the late 20th century. It has a broad, moderate pitched front gable roof with a double-wide overhead door. The siding appears to be clapboard style vinyl siding. It is considered noncontributing.

8. Significance

The Couse-Burr House at 507 2nd Street SW derives significance under Criterion B for its association with Henry Harlington Couse, Waverly pioneer and the house's builder in ca. 1865 and with Henry S. Burr, a co-founder and cashier for the First National Bank of Waverly. 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 to 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.

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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 Couse-Burr House at 507 2nd Street SW

The Couse-Burr House at 507 2nd Street SW is estimated to have been constructed in 1880 according to the Bremer County Assessor's records. However, various records identified previously show the house to have been built in c. 1867. Henry Harlington Couse (4/26/1804 - 12/28/1880) and his wife Caroline Couse (1/31/1806 - 6/20/1895). According to records at the Bremer County IAGen Web Site (available online at: <http://iagenweb.org/bremer/cems/notes.htm>), Harlington Cemetery was platted by H. S. Hoover under the direction of H.H. Couse and his wife Caroline, then owners of the property. The plot was recorded October 30, 1865. Mr. Couse died in 1880; his son-in-law Mr. S. H. Curtis purchased the cemetery. In 1921 the city of

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 purchased the cemetery from the estate of S. H. Curtis. Sidney H. Curtis had married Sarah Couse in 1856 in Waverly. Both H.H. Couse and his wife Caroline are buried in Harlington Cemetery on a high prominence within the cemetery.

After H.H. Couse died in 1880, his widow continued to occupy the property for another nine years. In 1889 property transfer records show Caroline Couse selling the house to H.S. Burr who with his wife Fannie occupied the house. Burr was a banker by trade and was a co-founder of the First National Bank of Waverly. He eventually became president of the bank. Burr's wife died in 1900 and he continued to reside here with two children. The house was addressed as 214 West Clay Street (4th Ave SW) at the time. After his wife's death, Burr continued to reside here with his son and daughter. The house eventually passed through several members of the Burr family including Howard B. Burr, the architect of Waverly High School. Eventually the house was sold to members of the Thompson family. Of note is the fact that Burr was one of several bankers who resided along 2nd St SW; others included William Babcock who built the house across the street and Louis Case who lived in the 200 block of 2nd St SW.

By 1913, the house had been renumbered as 507 South Elm Street (2nd St SW) and was occupied by M.L. Stebbins and his wife Nora. The city directory published that year shows Stebbins owning a harness shop a few blocks away at 113 West Bremer Ave. Property transfer records show Stebbins buying this house from the Thompsons in 1920 and continuing to reside here until his death in 1938 at the age of 92. He was known as Waverly's last surviving Civil War veteran when he died.

After his death, Stebbins' estate sold the house to Emma Fractow in 1939. It passed to William Rothe in 1943 and three years later in 1946 to William and Bertha Kaiser.

A copy of a brief biography for H.S. Burr appears on the following page.

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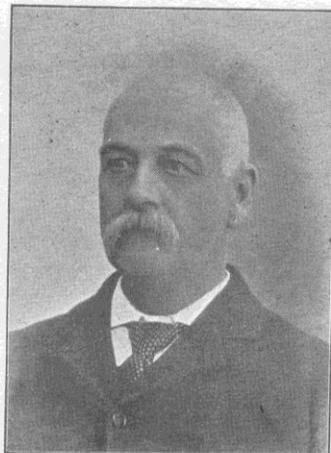
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Couse-Burr House
 Name of Property
 507 2nd Street SW
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Bremer
 County
 Waverly
 City

“H. S. Burr,” taken from *Semi-Centennial Souvenir of Waverly, Iowa. 1896.*

the requirements of a city the size of Waverly: a large stage with full sets of good scenery, large dressing rooms, comfortable chairs in the audience room, cloak room and a gallery that will seat 200 people, making the total seating capacity of the house 1,000. Has its own gas plant though the building is being wired for electric light. Manager B. S. Ruddick is bringing about a change, in the renovation of this property that is commensurate with the needs of the modern city of Waverly and opera seats are to displace the wooden chairs that have done duty for two decades, the walls are to be newly frescoed, new scenery has been ordered and the stage is to be enlarged to a capacity sufficient to accommodate any play now on the road. The basement is fitted for banqueting purposes, having all necessary paraphernalia. The floor of the upper room is suitably laid for dancing and is in good condition.



H. S. BURR.

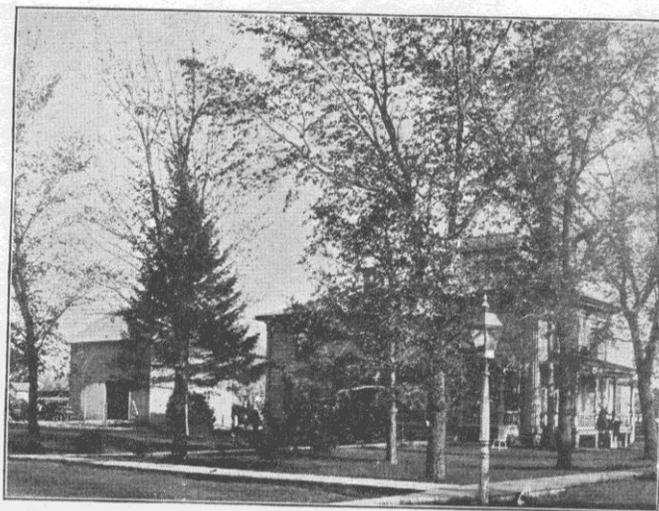
ord containing so few failures, for the capital invested and business transacted as can the city of Waverly.

H. S. Burr, cashier of the First National Bank of Waverly, undoubtedly is as familiar with the financial affairs of the people of Bremer county as it is possible for any one individual to become. Since 1870 he has been cashier in the leading bank of this city and has had business transactions with perhaps every man in the community. We doubt if you will be able to find a more cultivated reader of human nature in the state and the immense sums of money that virtually pass through his hands annually, have through his skillful manipulations based upon his sound judgment invariably brought back the returns necessary to make him invaluable to the syndicate which he not only represents, but of which he is a leading member.

Henry S. Burr was born in Great Barrington, Mass., May 26, 1839, and educated in the schools of his native

H. S. BURR.

PERHAPS no other mercantile or financial institution can trace its foundation as far back as the bank. In an Asiatic museum at St. Petersburg is a bank bill dated 1399, B. C., and having upon it the number, the place of issue, the value and the signature of the bank officials. Bills known as flying currency were in circulation several hundred years prior to the date above given. From their inception to the present time banks have ever indicated the



RESIDENCE OF H. S. BURR.

pulse-beats of commerce, and after having passed through the hands of several generations of the world's leading financiers, improved from time to time as the experience of these men dictated, the business is now established upon a basis so satisfactory to the public that there is little demand for change. The banker, more than any other person, wields his influence upon the business affairs of a city. He is continually brought into consultation concerning the business projects of his de-

in 1884 to First National Bank. Mr. Burr has been cashier from the beginning. During his long residence in Waverly Mr. Burr has been called upon to hold many responsible offices connected with the political and social life of the city and has always been in favor of every project that would advance our municipal welfare. He is a member of the city council and board of education. In 1870 he was married to Fannie A. Smilie, of Waverly. They have four children living.

state, his business education being attained at Eastman's Commercial College where he graduated in 1864. He came to Waterloo, Io., in 1864 and was employed in the county clerk's office. Jan. 1, 1865, he came to Waverly and entered the bank of Johnson, Leavitt & Co., as book-keeper, remaining in their employ five years. In 1870 with J. H. and W. R. Bowman he opened a private bank under the name of Bowman Bros. & Burr. In 1876 they organized a stock company and the name changed to Bank of Waverly, and again

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Couse-Burr House	Bremer
Name of Property	County
507 2 nd Street SW	Waverly
Address	City

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.

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.

Semi-Centennial Souvenir of Waverly, Iowa. 1896.

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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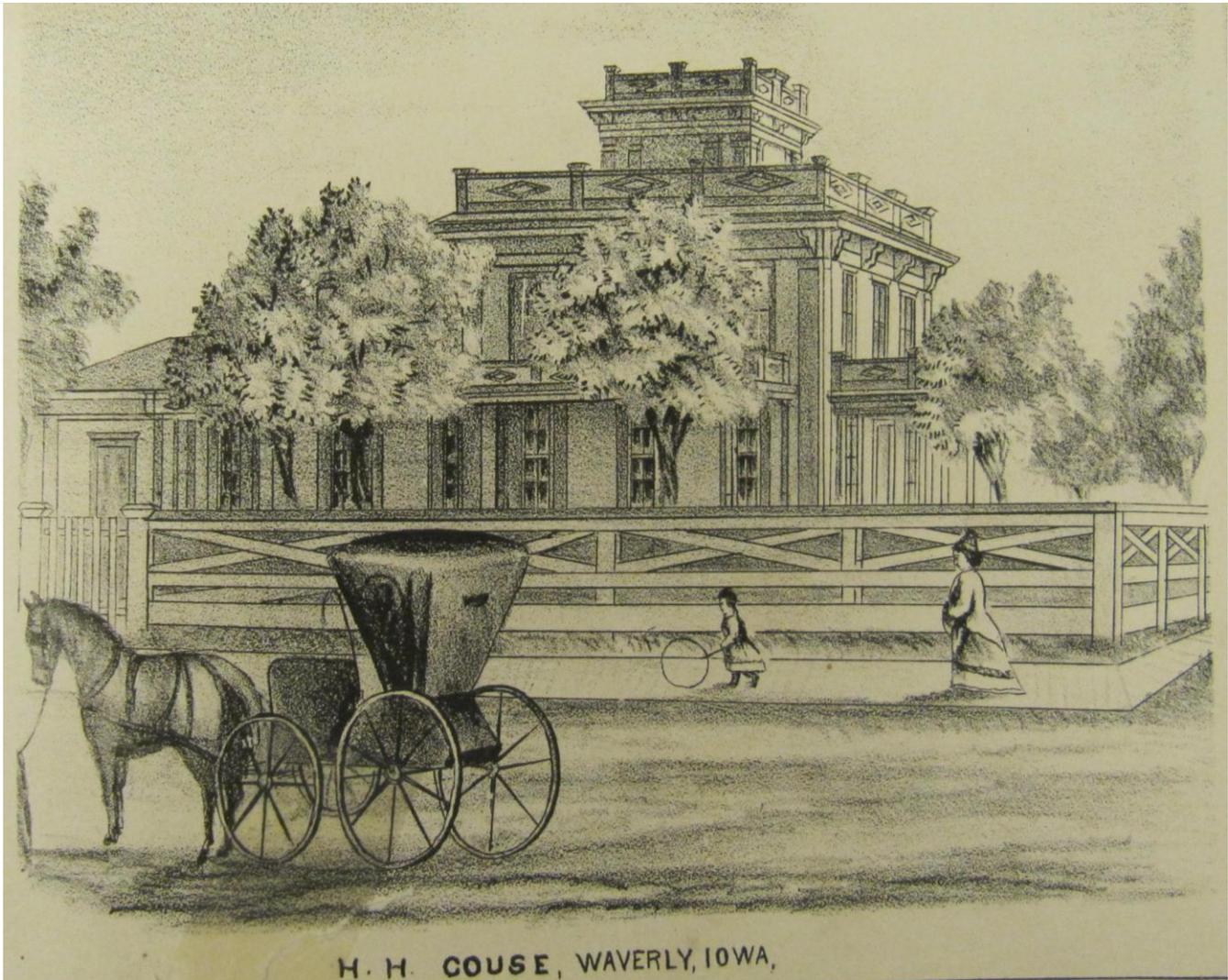
507 2nd Street SW

Waverly

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Historic Image: *Atlas of Bremer County, Iowa, 1875.*



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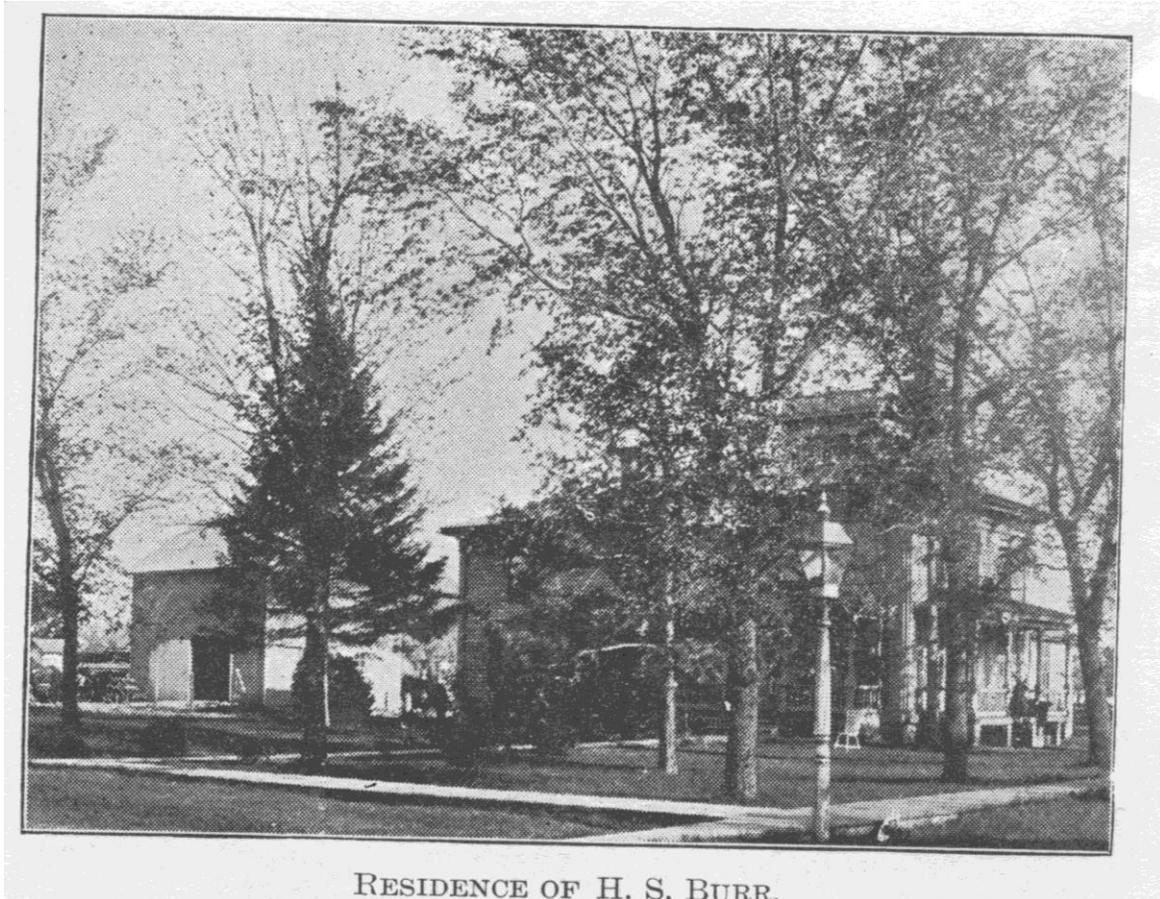
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Historic Image: Residence of H.S. Burr, *Semi-Centennial Souvenir of the Beautiful City, Waverly, Iowa*, 1896.



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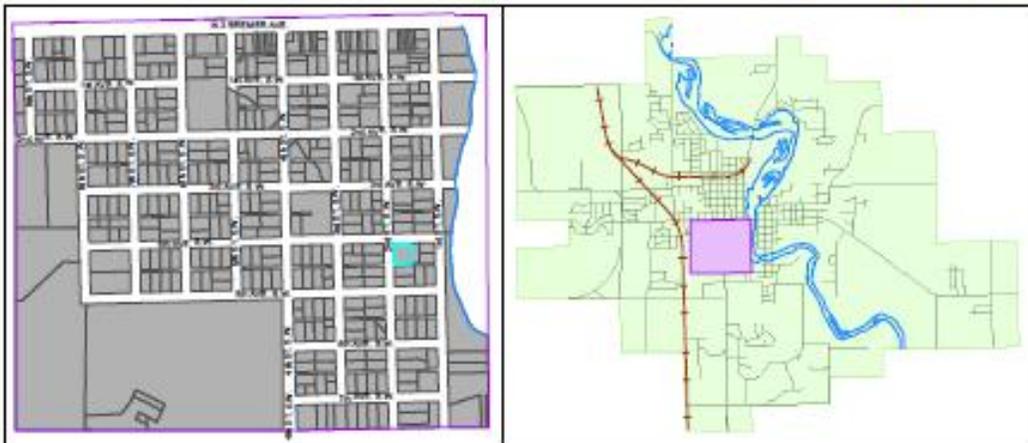
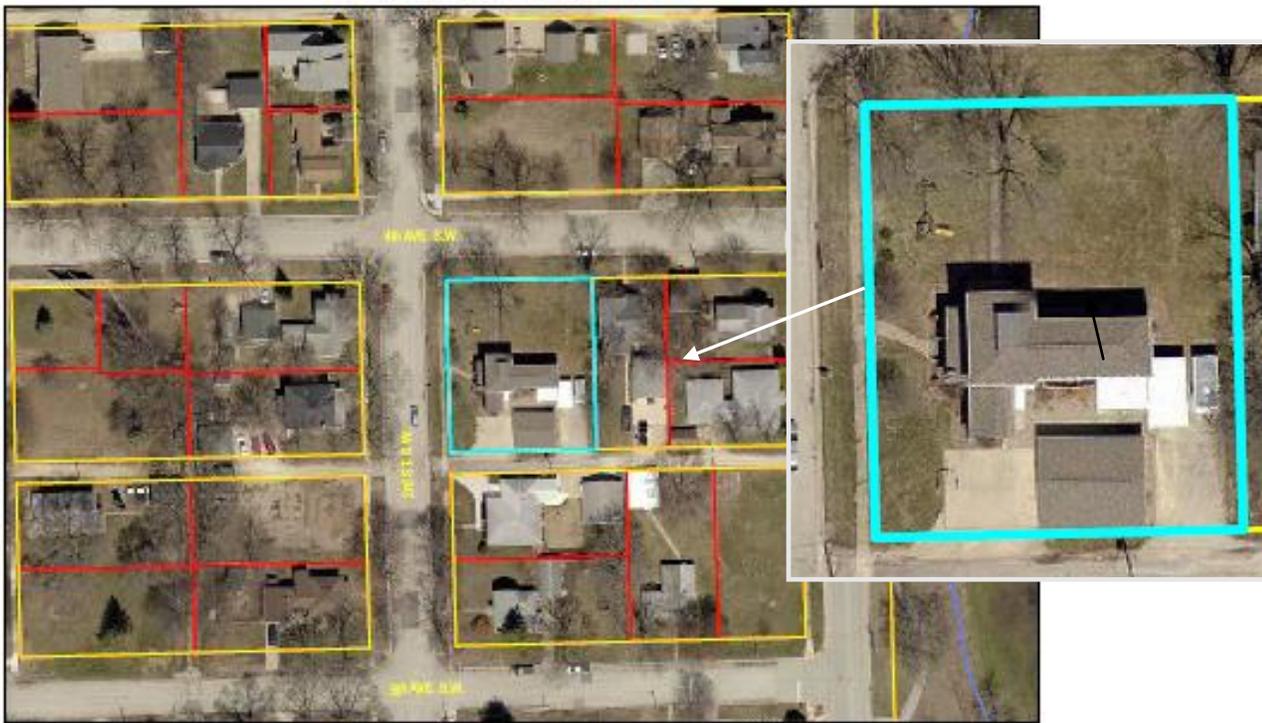
Couse-Burr House	Bremer
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Additional Information:

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



**507 2nd St SW
PIN 09-02-303-001**



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Couse-Burr House

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Name of Property

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507 2nd Street SW

Waverly

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Photographs: 507 2nd St SW, looking southeast and south, 4/26/2015, Marlys Svendsen, Svendsen Tyler, photographer.



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Couse-Burr House

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Photographs: 507 2nd St SW, looking southeast and east, 3/23/2015, Marlys Svendsen, Svendsen Tyler, photographer.



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Couse-Burr House

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Photographs: 507 2nd St SW, looking northeast; belvedere looking east, 3/23/2015 and 5/14/2014, Marlys Svendsen and Andrew Bell, Svendsen Tyler, photographers.



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Couse-Burr House

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Waverly

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Photographs: 507 2nd St SW, Porches looking southeast and east, 5/14/2014, Andrew Bell, Svendsen Tyler, photographer.



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Couse-Burr House

Bremer

Name of Property

County

507 2nd Street SW

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Photographs: 507 2nd St SW, looking south and belvedere detail looking south, **5/14/2014**, Andrew Bell, Svendsen Tyler, photographer.



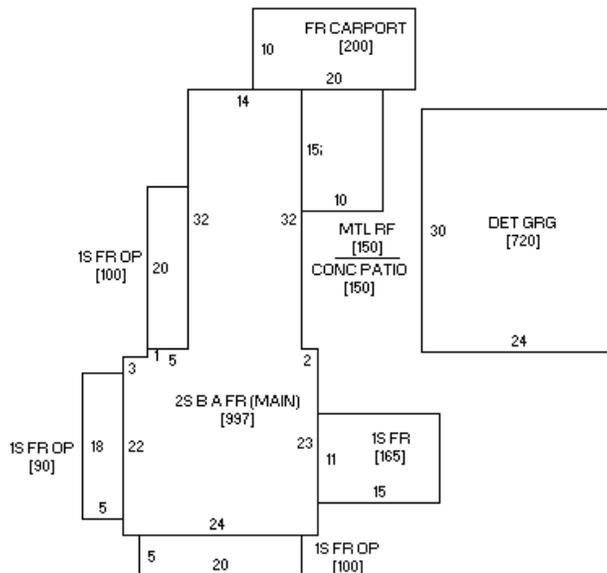
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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at:
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=953656581&KeyValue=0902303001>; accessed 4/22/2015.



Sketch by www.camavision.com