State Historical Society of Iowa (November 2005)	State Inventory No. <u>09-0</u>	contributing ontributing tial district with (any that apply) Compliance (R&	Noncontributing /et unknown boundaries	<u>9-00962</u>
1. Name of Property				
historic name Bowman, J. Howard	and Caroline, House			
other names/site number				
2. Location				
street & number <u>319 2nd St. SE</u> city or town <u>Waverly</u>		vicinity		
Legal Description: (If Rural) Townshi			ange No. Section Qua	
(If Urban) Subdivision Original		Block(s) <u>16</u>	Lot(s) Lots 5 &6	<u>, except N 49'</u>
3. State/Federal Agency Certificat 4. National Park Service Certificat				
5. Classification				
Category of Property (Check only one	box) Number of Resou	rces within Pro	perty	
building(s) district site structure object	If Non-Eligible Prop <u>Enter number of:</u> <u> buildings</u> <u> sites</u> <u> structure</u> <u> objects</u> <u> Total</u> 	s Cor		<u>iting</u> es uctures jects ital
Title Waverly's NW & SE Neighborhoods			Historical Architectural D 09-028	
6. Function or Use	· · · · ·	Current Fund		· · · ·
Historic Functions (Enter categories fr			ions (Enter categories from i	
01A03 Single Dwelling with attached	<u>garage</u>	01A03 Single [Dwelling with attached ga	arage
7. Description				
Architectural Classification (Enter of	ategories from instructions)	Materials (Ente	r categories from instructions)	
05D Queen Anne		foundation	04 Stone	
		walls (visible m	aterial) 05B Aluminum	
		roof	08A Asphalt/Sh	ingle
Narrative Description (X SEE C	ONTINUATION SHEETS	other S, WHICH MUST	BE COMPLETED)	
8. Statement of Significance	(Maale ""	alog of -0-0-00 - 7	a analisian astronomist (C. 197	
Applicable National Register Criteria ☑ Yes □ No □ More Research Re □ Yes ☑ No □ More Research Re ☑ Yes □ No □ More Research Re □ Yes ☑ No □ More Research Re □ Yes ☑ No □ More Research Re	commended A Pr commended B Pr commended C Pr	roperty is associat roperty is associat roperty has distinc	r applying relevant National Re ed with significant events. ed with the lives of significa tive architectural characteri ificant information in archae	nt persons. stics.

Criteria Considerations □ A Owned by a tailglous institution or used for tailglous purposes. □ A reconstructed building, object, or structure. □ A common the structure of grave. □ A commemorative property. □ A commemorative property. □ A common the structure. □ A commemorative property. □ A commemorative property. □ A commemorative property. □ A commemorative property. □ A commemorative property. □ A commemorative property. □ A commemorative property. □ A commemorative property. □ A commemorative property. □ Base than 50 years of age or achieved significance within the past 50 years. 202 ARCHITECTURE Significant Person Architect/Builder Commemorative provestion date □ Architect/Builder Architect Base □ Architect/Builder Narrative Statement of Significance (IZ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED) 9. Major Bibliographical References Bibliographical References □ Bibliographical References □ Bibliographical References 10. Geographic Data UTM References (OPTIONAL) 2 a	County Bremer Address 319.2 City Waverly Address 319.2	<u>nd St. SE</u>				mber <u>09-00872</u> mber <u>09-00962</u>
02 ARCHITECTURE Construction date 02 ARCHITECTURE 1888 03 Check If dicta or estimated date 04 model if actional Register Criterion B is marked above) Architect/Builder Architect/Builder Architect/Builder Marrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED) 9. Major Bibliographical References Bibliography Sale 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 2 2	 A Owned by a religious institution or use for religious purposes. B Removed from its original location. C A birthplace or grave. 	□FA □GLe	commemorativess than 50 yea	e property.		ce within the past
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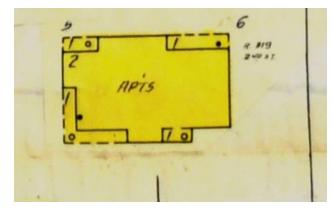
Page 1

Bowman, J. Howard and Caroline, House	Bremer
Name of Property	County
319 2 nd St. SE	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1900 according to Bremer County Assessor records. However, newspaper accounts from 1888 indicate that the house was built by J. Howard Bowman and his wife Caroline that year. The 1899 city directory lists the family in residence and the 1913 city directory shows Caroline residing here as a widow. Property Transfer Records show J.H. Bowman acquiring Lots 5 and 6 in 1873, just a few years after Bowman opened a bank in Waverly. Based on research completed on the house previously and newspaper accounts, 1888 is the date of construction.

The Bowman House is an example of a modified Queen Anne Style house that according to historical accounts was designed by an architect "from the East." An historic photograph (see below) combined with a physical examination of the present exterior, indicates the house was originally an example of the most common Queen Anne Style form – a Hipped Roof with Lower Cross Gable type. As originally built it had four porches, including a substantial wraparound porch on the southwest corner (see 1927 Sanborn Map at right). The sole surviving



porch is the small porch on the northwest corner. It retains its original spindled frieze but its deck and porch posts have been removed; concrete steps, a concrete block wall and square support posts have been installed in their place.

The house has a parged stone foundation with medium-width clapboard-style aluminum siding. The house has a rectangular-shaped plan with intersecting gable roof projecting wings and narrow eaves. A gable attic dormer located at the peak of the central hipped roof faces 2nd Street SE. It original had a semi-circular opening with a small 1/1 window flanked by decorative panels that have been covered by siding at a later date. The balance of the house retains its original 2/2 double-hung windows, single units widely spaced on each façade and projecting wing. Smaller units are in the peaks of each of the gables. A flat-roofed angular bay window group is on the north façade with 2.2 windows in each face. The house's elaborate southwest wraparound porch originally had a flat or low-pitched hipped roof, turned posts, turned spindles in the balustrade and a lattice work design for the frieze. The rear porch along the south side has been enclosed with siding walls and 1/1 window units above the closed balustrade. In ca. 1915 the house was converted into a boarding house and later into apartments.

In 1980 according to the Assessor records, a frame double-bay garage was added to the east end. It has a low-pitched side gabled roof and the door opens onto 3rd Avenue SE.

Alterations: aluminum siding (undated); garage (1980); porch removal and porch changes (undated); porch enclosure (undated); removal of the barn and custodian's house (pre-1927).

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Bowman, J. Howard and Caroline, House	Bremer
Name of Property	County
319 2 nd St. SE	Waverly
Address	City

8. Significance

The Bowman House at 319 2nd Street SE was built in 1888 and in 2012 is a poorly preserved example of a Queen Anne Style, 2-Story, Hipped Roof with Lower Cross Gable form. It was built for J. Howard Bowman, a prominent local banker, horse race breeder and stock breeder, and his wife Caroline. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

John Howard Bowman and his brother, William R. Bowman, moved to Waverly in the late 1860s and by ca. 1870 formed Bowman Brothers and Burr Bank, reportedly Waverly's first bank. Than bank had several reorganizations and name changes and eventually became the First National Bank of Waverly. By the 1880s, J.H. Bowman and his brother had also begun a breeding and stock raising business on a large scale for cattle and horses. They established Willow Lawn Stock Farm and later Lone Tree Farm on the west side of Waverly. Willow Lawn became well-known for its horse breeding program including the introduction of a strain of Percheron horses (a breed of draft horse that originated in the Perche valley in northern France). The Bowmans were among the first to breed Kentucky horses and Shetland ponies in north central Iowa. John Bowman became well-known for the harness race horse "Abe Downing" that he was responsible for breeding and successfully racing. The Lone Tree stock farm had at least 600 hogs and 500 head of cattle at the turn of the 20th century.

National Live-Stock Journal: a Monthly Publication, Volumes 12-13, 1881, p. 576



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Bowman, J. Howard and Caroline, House	Bremer	
Name of Property	County	
319 2 nd St. SE	Waverly	
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By the late 1870s, based on J. Howard Bowman's success in banking, he and his wife Caroline owned Lots 7 and 8 in Block 17 of the Original Town Plat. Newspaper accounts show the property was held until ca. 1888 when construction began on the large family residence. By 1895 the Iowa Census shows the couple with four daughters, Jane, Anna, Margaret and Isabel, all residing in the 2nd Street residence. The house had 21 rooms and four fireplaces.

In 1911, John Bowman died. His widow held onto the property until 1915 when it was sold to Anna Ladage, a former hotel operator in Waverly. Mrs. Ladage converted the house to a boarding house and operated it successfully for 25 years. After her death the house stood empty for a time and in 1941 was sold to Fern Scully. She sold it to Margaret Mollenhoff in 1945 who resided there with two of her children on the main level. The Mollenhoffs leased rooms on the upper levels. The house was later converted to apartments and operated under the name "Darrah Apartments." In ca. 1998 the house was purchased for restoration purposes but work on the exterior has not been undertaken as of 2012.

9. Sources

Atlas of Bremer County, Iowa. Waverly, Iowa: Waverly Publishing Company, 1917.

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- 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.

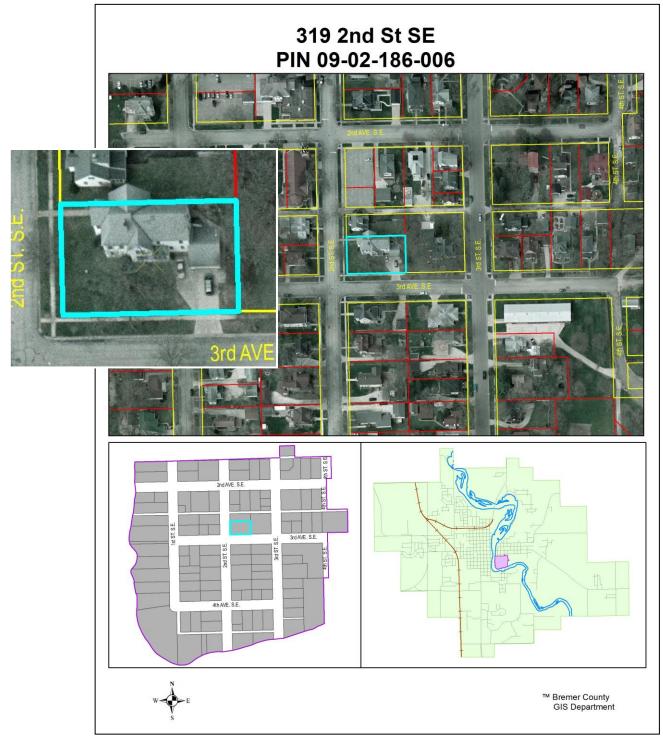
Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly newspapers: Bremer Independent-3/8/1888; 6/7/1888; 8/3/1888; Waverly Republican - 9/6/1888

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Bowman, J. Howard and Caroline, House	Bremer
Name of Property	County
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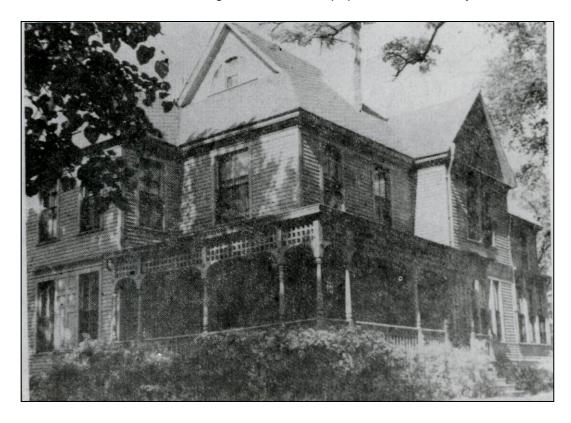
Site Map: Bremer County GIS Department, 12/2011.



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Bowman, J. Howard and Caroline, House	Bremer	
Name of Property	County	
319 2 nd St. SE	Waverly	
Address	City	

Historic View: 391 2nd St. SE, looking northeast, newspaper article, *Waverly* Democrat, 6/9/1950.



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Bowman, J. Howard and Caroline, House	Bremer	
Name of Property	County	
319 2 nd St. SE	Waverly	
Address	City	

Photographs: 319 2nd St. SE, looking east and northeast, Marlys Svendsen, photographer, 11/3/2011.



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Bowman, J. Howard and Caroline, House	Bremer
Name of Property	County
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Address	City



Page 8

Bowman, J. Howard and Caroline, House	Bremer
Name of Property	County
319 2 nd St. SE	Waverly
Address	City

Photographs: 319 2nd St. SE, looking northeast and east, Justine Zimmer, photographer, 4/23/2009.





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Bowman, J. Howard and Caroline, House	Bremer	
Name of Property	County	
319 2 nd St. SE	Waverly	
Address	City	

Photographs: 319 2nd St. SE, looking southeast, Justine Zimmer, photographer, 4/23/2009.



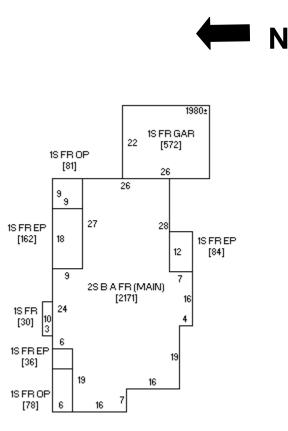


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Bowman, J. Howard and Caroline, House	Bremer
Name of Property	County
319 2 nd St. SE	Waverly
Address	City

Additional Information:

Floor plan, 319 2nd St. SE, Bremer County Assessor website; http://beacon.schneidercorp .com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902186006&index=0&size=0; accessed 2/11/2012.



Sketch by www.camavision.com