

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

State Inventory No. 09-00895

New Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00962

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 Reith, Carl H. and Lydia, House

other names/site number _____

2. Location

street & number 308 3rd Street SE

city or town Waverly vicinity, county Bremer

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town Block(s) 16 Lot(s) S 50' of N 104' of Lot 1

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		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural MPD

09-028

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

07E01 Bungalow

foundation 10A Concrete Block

walls (visible material) 15 B Vinyl

roof 08A Asphalt/Shingle

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 308 3rd St. SE

Site Number 09-00895
District Number 09-00962

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 _____

Builder _____

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, Svendsen Tyler, Inc. date 9/2012
organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300
street & number N3834 Deep Lake Road 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: _____

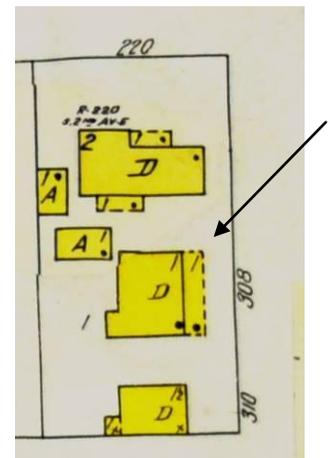
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Reith, Carl H. and Lydia, House	Bremer
Name of Property	County
308 3 rd St. SE	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1898 according to Bremer County Assessor records. The house form and style are consistent with similar houses in Waverly built using this form from ca. 1910 to 1925. Property Transfer Records show all of Lot 1 sold to Margaret A. Ellsworth in August 1901 but not recorded until December 1909. By 1913, city directory listings show three houses on the lot still held by Mrs. Ellsworth. Newspaper accounts record her building two houses in the 4th Ward in 1911. She resided in one of the houses, which was located at 310 3rd St. SE, and the other two were held as rental properties. The house at 308 was occupied by Carl and Lydia Reith who acquired the house from Mrs. Ellsworth in 1920.

This house is an example of a Bungalow Style 2-story house form. The house has rock-faced concrete block for the foundation with a smooth finished block with beveled edges set as quoins at the corners. The use of block rather than stone confirms a post-1900 construction date. The walls are clad in medium-width clapboard-style vinyl siding. The house has a side-gabled roof with an extended slope on the front forming a recessed porch. A shed-roofed dormer is centered on the front slope. The original porch design likely had block pedestals and half-height columns or piers at the outer corners and adjacent to entrance steps. Now the porch deck has been replaced with a concrete slab and square wood porch posts replace the pedestals and columns or piers. Entrance steps are set beneath the porch ceiling with a wrought iron balustrade used for the landing and to line the. The Reith House is the middle house on the right shows the development of Lot 1 by the time the 1927 Sanborn Map was published



Fenestration in the house includes a mix of original and replacement windows. On the front, first floor, a cottage window with a framed pediment lintel (likely not an original shape for the lintel) is to the right of the front door. On the left a pair of 4/1 double-hung windows are in place. The upper level dormer has a group of three windows with a 1/1 double-hung sash flanked by narrow 1/1 units. On the north façade, an unusual window group includes a 4/1 window flanked by narrow 3-light sash the height of the upper sash of the middle unit. Elsewhere on the house has single and paired 1/1 units of various sizes.

The house has a detached frame garage that pre-dates the 1927 Sanborn Map. It has a single bay, hip roof, medium width beveled wood siding, corner board trim, and exposed rafter tails. The overhead tilt-up garage door consists of tongue-and-groove boards.

Alterations: Vinyl siding (undated); porch alterations (undated); selected window changes (undated).

8. Significance

The Reith House at 308 3rd St SE was built in ca. 1911 and is an example of a Bungalow Style 2-story house form. By 1913, it was one of three houses built on Lot 1 in Block 16 owned by Margaret A.

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Ellsworth. Though the house has suffered some loss of integrity the basic forms remain intact. It is likely that the original clapboard siding survives beneath vinyl siding. This house and the other two undertaken by Maggie Ellsworth are examples of dense residential development in the neighborhood and provide evidence of how widows made their way by owning, developing, and leasing houses and apartments. The house and garage qualify for the National Register of Historic Places as contributing resources in the historic district under Criteria A and C.

The owner-builder of the Reith House was Margaret A. (Hill) Ellsworth, widow of Gorham E. Ellsworth. The couple married on May 11, 1868 in Bremer County, and Gorham died seven years later. Maggie was left to raise her family of three children. On August 27, 1901, Maggie purchased Lot 1 in Block 16 and by 1913 was listed as residing in one of three houses on the lot, a small house at the far south end of the property at 310 3rd Street SE. It is likely that she held the other two houses including the Reith House at 308 3rd St. SE and the house at 220 2nd Ave SE as rental properties. The 1912 city directory lists 308 3rd St. SE as occupied by Carl H. Reith and his wife Lydia. Carl was a partner in the business "Reith & Clark," a barbershop, pool hall and lunch room, located at 108 E. Bremer Ave.

Maggie Ellsworth continued to own Lot 1 until she sold two halves of the lot in 1920. The south 78 feet was sold to Lydia Reith. This parcel held not only the Reith House but Maggie's personal residence at 310 3rd Street SE.

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.

Gue, Benjamin F. *History of Iowa: From the Earliest Times to the Beginning of the Twentieth Century. Volume 4,* Century History, Co., 1903, p. 225.

History of Butler and Bremer Counties, Iowa. Springfield, Illinois: Union Publishing, 1883.

Property Transfer Books, Bremer County Auditor's Office.

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

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

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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. Vertical file collection, Waverly Public Library.

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Site Map: Bremer County GIS Department, 12/2011.

308 3rd St SE
PIN 09-02-186-008



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Bremer

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308 3rd St. SE

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Photographs: 308 3rd St. SE, looking southwest and northwest, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 308 3rd St. SE, garage, looking southwest, Marlys Svendsen, photographer, 11/3/2011.



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Bremer

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308 3rd St. SE

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City

Photographs: 308 3rd St. SE, looking west and southwest, Justine Zimmer, IHSEMD, 4/23/2009.



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Bremer

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308 3rd St. SE

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Photographs: 308 3rd St. SE, looking northwest, and foundation quoin detail, looking northwest, Justine Zimmer, IHSEMD, 4/23/2009.



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Additional Information:

Floor plan, 308 3rd St. SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902186008&index=0&size=0>; accessed 3/4/2012.

