

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

State Inventory No. 09-00940 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 House
 other names/site number _____

2. Location

street & number 716 3rd Street SE
 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 Brooks and Woodruff Block(s) _____ Lot(s) See full legal description

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 checked="" type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input 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 Hist.&Arch Recon.Report for 2008 Flood-Affected Properties in Waverly Historical Architectural Data Base Number HADB 09-020

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>07E Bungalow/Craftsman</u>	foundation <u>10A Concrete Block</u>
<u>09A09 Cross-Gabled Roof</u>	walls (visible material) <u>02A Weatherboard;02B Shingles</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 type="checkbox"/> Yes <input checked="" 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 716 3rd Street SE

Site Number 09-00940
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 1922 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 12/15/2010
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: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

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House	Bremer
Name of Property	County
716 3 rd Street SE	Waverly
Address	City

7. Description

The house at 716 3rd Street SE is estimated by the Bremer County Assessor to have been constructed in 1922. This date is consistent with the building's form and design. The house is an example of a Bungalow/Craftsman Style Cross-Gable, 1-story residential form. The building has a concrete block foundation with flared narrow-width siding for the walls and both stick work and shingles in the front gable. It has a low-pitched cross-gable roof in which the front porch constitutes the front-gable section. The roof has wide eaves with knee-brace brackets along each of the gables. The front porch has large, flared clapboard-clad piers extending to the ground level with the entrance steps offset to the left opposite the front door. A diagonal lattice balustrade and skirting panel has been added to the right of the steps with square spindles retained along the north side. The porch's tympanum has square-cut shingles separated by vertical stick work with a pair of small horizontal 3-light fixed sash in the peak. Fenestration includes Craftsman Style 4/1 double-hung windows with vertical lights in the upper sash. On the front façade, two windows are located to the right of the door, all beneath the porch roof, and single windows to either side of the porch. On the south façade a shed-roofed rectilinear bay window is centered beneath the multi-light attic window. The property has a front-gable frame garage located northwest of the main house that was likely built at the same time the house was constructed. It has channel-cut siding and a replacement overhead door.

8. Significance

The house at 716 3rd Street SE derives significances under Criterion C as a well-preserved example of a Bungalow/Craftsman Style residential form from the early 1920s when the Brooks and Woodruff Addition was newly platted. The building's high level of integrity and defining Craftsman elements add to the building's significance. The garage is considered noncontributing.

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

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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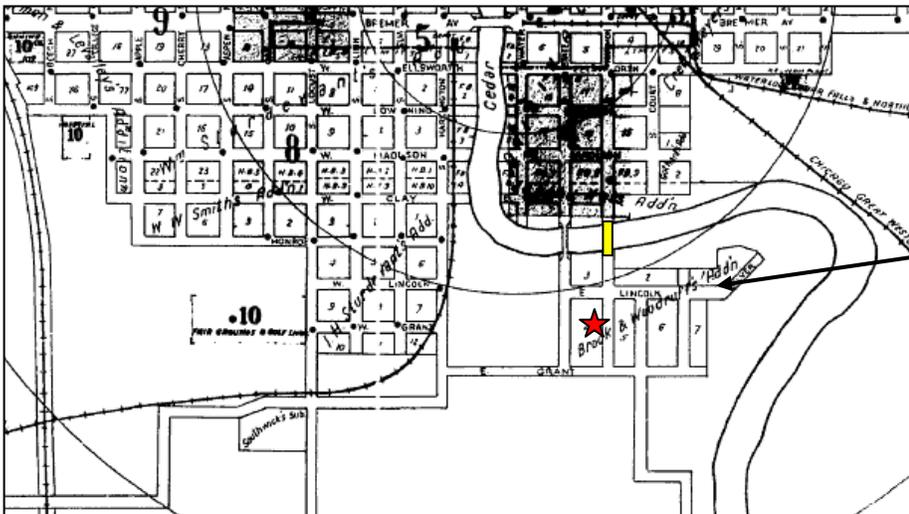
regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran 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 House at 716 3rd Street SE

The house at 716 3rd Street SE is estimated to have been constructed in 1922 according to the Bremer County Assessor's records. This date is consistent with the architectural style, materials and form. When the Brooks and Woodruff Addition was laid out in 1913 by W.M. Brooks and Van Woodruff, there was no vehicle bridge crossing the Cedar River to connect the new residential subdivision with downtown Waverly. The developers recognized the need for a bridge and began advocating for it in the community and at the county level. The Bremer County Board of Supervisors eventually agreed to the project with donations of \$3,500 raised by Brooks and Van Woodruff and other community supporters offsetting some of the cost. The bridge was completed in 1917. Housing stock in the Brooks and Woodruff Addition dates from a few years before World War I through the 1950s with outlying houses further east and south built into the Cold War years. This span of housing development puts the house at 716 3rd Street SE among the houses constructed before the Great

Depression years this oxbow-shaped neighborhood formed by the Cedar River.



Brooks and Woodruff Addition located in Cedar River oxbow, Sanborn Map, 1927. Red star marks resource. Note the Sanborn Map incorrectly depicts the 3rd Street Bridge crossing one block to the west at 2nd Street SE. The correct alignment is shown in yellow.

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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.

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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Additional Information:

Full Legal Description: Brooks and Woodruff Addition S 1/2 LOT 2 BLOCK 4 AND LOT 3 BLOCK 4.



Site Map: Aerial map available at Bremer County Assessor's website at: [http://beacon.schneidercorpcom/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=1794952085&KeyValue=09 02335005](http://beacon.schneidercorpcom/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=1794952085&KeyValue=09%202335005); accessed 12/16/2010. Historic resource is designated by the red star.



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Photographs: 716 3rd Street SE, looking west and northwest, 12/07/2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 716 3rd Street SE, looking southwest, 12/07/2010, Marlys Svendsen, IHSEMD, photographer



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Photograph: looking northwest, Bremer County Assessor website photograph map available at:
<http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=979479112&KeyValue=0902335001>; accessed 11/21/2010.

