

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

State Inventory No. 09-00929

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 Fairfield, Clark and Katherine, House

other names/site number _____

2. Location

street & number 401 2nd Avenue 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 Wm. Sturdevant's Addition Block(s) 10 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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

1 — buildings
 — — sites
 — — structures
 — — objects
1 — 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 Historical & Architectural Survey

Historical Architectural Data Base Number HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)

01A03 Single Dwelling: residence w/ attached garage

Current Functions (Enter categories from instructions)

01A03 Single Dwelling: residence w/ attached garage

7. Description

Architectural Classification (Enter categories from instructions)

05B Italianate

Materials (Enter categories from instructions)

foundation 04 Stone

walls (visible material) 03 Brick

roof 08 Asphalt

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 401 2nd Avenue SW

Site Number 09-00929
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 1880 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 Long, G.H. (Tripoli)

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 10/8/2015
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: _____

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7. Description

The Fairfield House at 401 2nd Avenue SW Street is estimated to have been constructed in 1876 according to the Bremer County Assessor's records with other research confirming a date of 1880. Both dates are consistent with the building's Late Victorian Italianate Style. Property transfer records show Clark Fairfield acquiring this building site on 4/17/1876. Five newspaper accounts from the *Waverly Republican* on 4/15/1880, 6/3/1880, 7/8/1880, 7/29/1880 and 8/19/1880 identify Clark Fairfield building a house during various stages of construction and occupation. As a result, the more accurate date for this house is 1880.

The Fairfield House blends elements of the Hipped Roof and Asymmetrical Italianate forms. The building has a stone foundation with reddish-brown brick on the walls of the original house that is reportedly from the local Cretzmeyer Brick Factory. Contractor listed for the project in the first article was G.H. Long of Tripoli. The house has a compound low-pitched hipped roof on the T-shaped main block and rear wing with flat roof sections set off in iron cresting at the roof peak. The roof has deep eaves, wide cornices, and paired brackets extending along all sides. Both the east and south façades have low-pitched gabled wall dormers centered on the main block. The side hall entrance plan is revealed by the position of the entrance in the right bay of the north facade. Shallow left hand and right hand ells are formed on the north side and a wrap-around porch spans the front (north) and east façades filling the left-hand ell. Restored in the mid-1990s based on salvaged remnants of the porch, these reproduction elements match originals discovered during the construction process. Slender square posts have narrow bases and capitals with curved brackets supporting a spindled frieze. The balustrade has a pattern of scroll-cut circles inset in squares. The skirting panels have closely spaced scroll-cut vertical members and the porch roof has a low balustrade of spindles.

Fenestration includes a series in single and grouped tall and narrow 1/1 double-hung units. Window openings on the first and second floors have segmental bricked hoods that project from the wall planes, each with a limestone keystone. The entrance door has a similar hood and a rectangular shaped single-light transom. Windows in the attic level wall dormers are smaller 1/1 double-hung units with semi-circular brick arches with matching limestone keystones. On the front façade, two windows on each level are grouped beneath the wall dormer further stressing the asymmetrical arrangement of design elements.

In 2010, a 2-story wing containing a two-bay garage on the first floor was under construction. Located at the southwest corner of the house, the wing replaced an earlier 1-story garage. In the new wing the garage bays face south onto the alley. The building addition is clad in staggered square-cut wood shingles with widely spaced paired double-hung windows set beneath wood window hoods that match the masonry hoods on the main house. The garage doors simulate carriage house doors. The wing was completed by owners James and Candace Hundley. A frame gazebo in the south side yard dates from 1994.

8. Significance

The Fairfield House at 401 2nd Avenue SW derives individual significance under Criteria B and C as a well-preserved example of a Late Victorian Italianate Style residence. The house also served as the residence of one of Waverly's early merchants and bankers. The house blends design elements of the Hipped Roof and Asymmetrical forms found on Italianate houses built in the post-Civil War years in Iowa. The house is also significant as a contributing resource in the Sturdevant SW Historic District under Criteria A and C. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th

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century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle, upper and working class residential district from the late 1850s through the mid-20th century.

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 Fairfield House at 401 2nd Avenue SW

Fairfield 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

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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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.

The Fairfield House at 401 2nd Avenue SW Street is estimated to have been constructed in 1876 according to the Bremer County Assessor's records. This date is consistent with the Late Victorian Italianate Style of the house. The house was restored in the mid-1990s and later in the decade, it was incorrectly identified as the residence of Asa and Francis Fairfield. Property transfer records, however, for Block 10, Lots 1-4 show that Clark Fairfield was the buyer April 17, 1876 for the lots from Jennie Avery, widow of local attorney, Orrin F. Avery. The *Waverly Republican* during the spring and summer of 1880 identify activities for construction and occupancy of the house. Excerpts appear below:

Waverly Republican 4/15/1880: "Waverly is a gainer this summer in securing the services of G.H. Long of Tripoli. Mr. Long has a reputation as a skilled and honest mechanic, which is an honor to him and a benefit to his employer. We learn he will erect a new house and barn for Mr. Fairfield."

Waverly Republican 6/3/1880: "Fairfield's residence, the German college, and Baker's store, are all progressing nicely."

Waverly Republican 7/8/1880: "Mr. Clark Fairfield will have one of the finest residences in Northern Iowa when completed."

Waverly Republican 7/29/1880: "Clark Fairfield's new residence is a handsome structure, and will, when ready for occupancy, be one of the finest in Northern Iowa."

Waverly Republican 8/19/1880: "Any one who passes Clark Fairfield's new residence and pronounces it not the handsomest building in Waverly has not our taste as to what a beautiful home constitutes that we have."

Clark Fairfield was born in Douglas, Massachusetts in 1829 and settled in Waverly in about 1867. According to his 1904 obituary, he was engaged in the lumber, grain and horse importing business until 1892. He held ownership, officer and board positions in the Bremer Co. Bank and the Shell Rock Bank during the late 1870s and 1880s. He also was one of the incorporators of the Waverly Produce Association beginning in 1875 when the railroad came to Waverly and was later affiliated with the local power company. In ca. 1896 he moved with his large family to Des Moines allegedly to afford his six daughters better marriage opportunities (research by Mary Meyer, Waverly Historic Preservation Commission included).

On May 4, 1898, transfer records show the house and still vacant lots were sold to James C. and Harriet (Hattie) Garner for \$10,000. According to the 1899 city directory, Garner had a grain, lumber and coal business located along W. Bremer Avenue at the time. Research by a previous owner indicates that the Garner family used the 2nd Avenue SW home as a winter residence with his 160-acre farm on Cedar Lane used during other times of the year. The 1895 Iowa Census lists Garner's occupation as "agri. house." In 1895 the couple had six children - Merrill, Walter, Mable, Chester, Viva and Vera, all born in Bremer County.

Sometime in the early 20th century the house was converted to use as apartments. After the death of James and Hattie Garner, new houses were built on portions of the two vacant lots located west of the Fairfield

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House. In the 1990s, Inez Boevers-Christensen bought the main Fairfield House and completed major restoration work. For a time the house was operated as a bed and breakfast under the name "Villa Fairfield." In 2015, the house was owned and occupied by James and Candace Hundley. Jim served as chairperson of the Waverly Historic Preservation Commission during completion of the Waverly Southwest Quadrant Historical and Architectural Survey (2013-2015).

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.

City directories, 1899 and 1913.

Fairfield, Clark Obituary. *Waverly Republican*, unidentified date - post-October 20, 1904.

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.

Iowa Census, 1885 and 1895, available online at: <http://iagenweb.org/bremer/Censuses.htm> and at <http://iagenweb.org/census/bremer/1885/1885-bremer-wash-waverly2WD.txt>.

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.

Tour of Fairfield House and grounds provided by James and Candace Hundley to Marlys Svendsen, principal investigator for Southwest Quadrant Historical and Architectural Survey, May 14, 2015.

Waverly house histories, miscellaneous 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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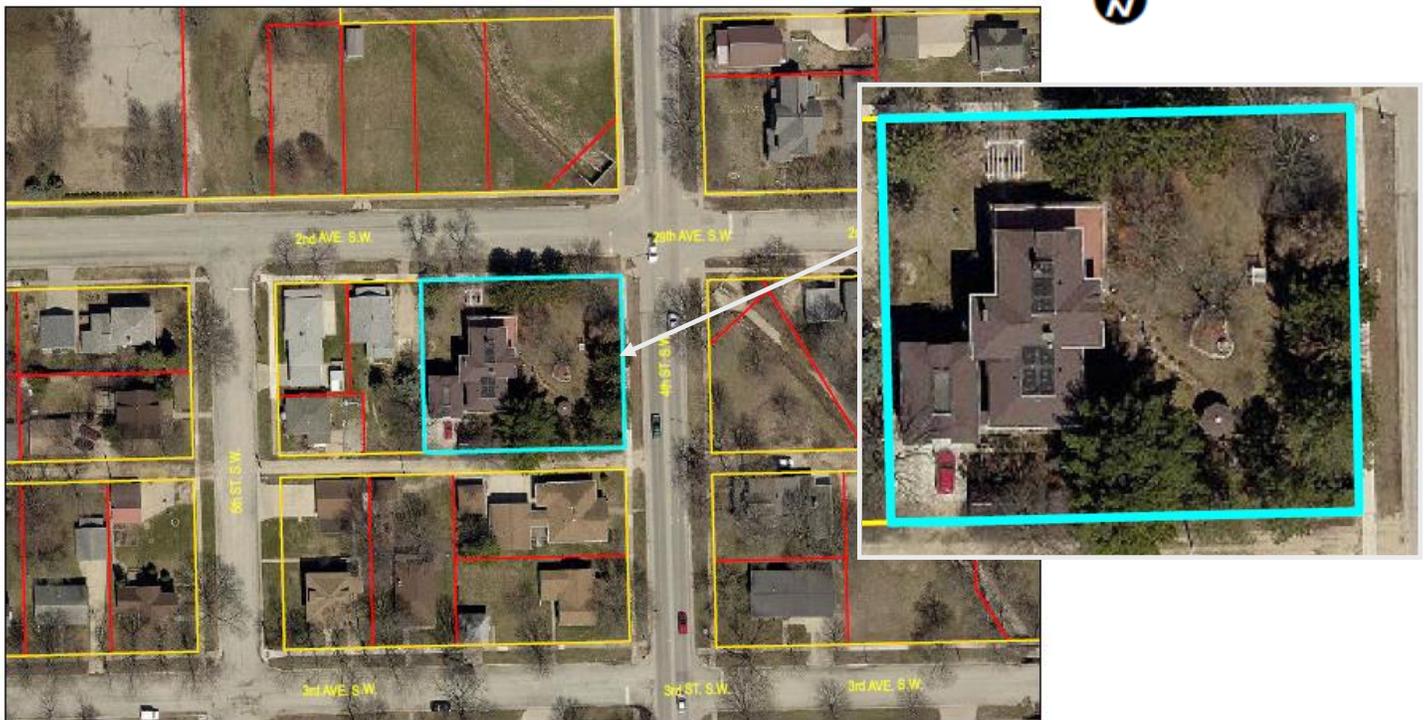
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Additional Information:

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

**401-403 2nd Ave SW
PIN 09-03-288-006**



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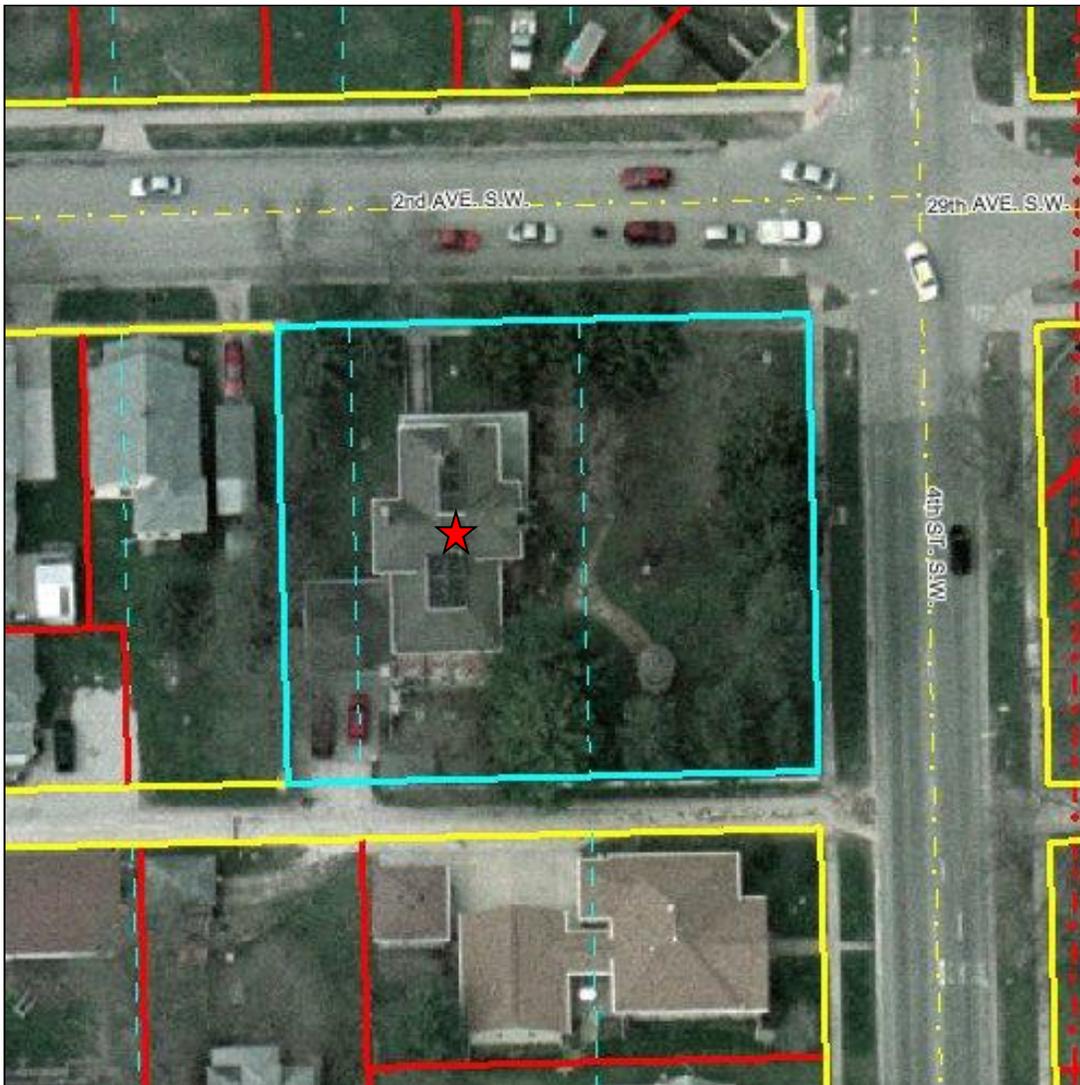
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Full Legal Description: WM. STURDEVANT'S ADDITION LOTS 1 & 2 E 21' OF LOT 3 IN BLOCK 10.

Site Map

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=263801134&KeyValue=0902152009>; accessed 11/23/2010.
Historic resource is designated by the red star.



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Photographs: 401 2nd Avenue SW, looking south and southwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 401 2nd Avenue SW, looking west and northwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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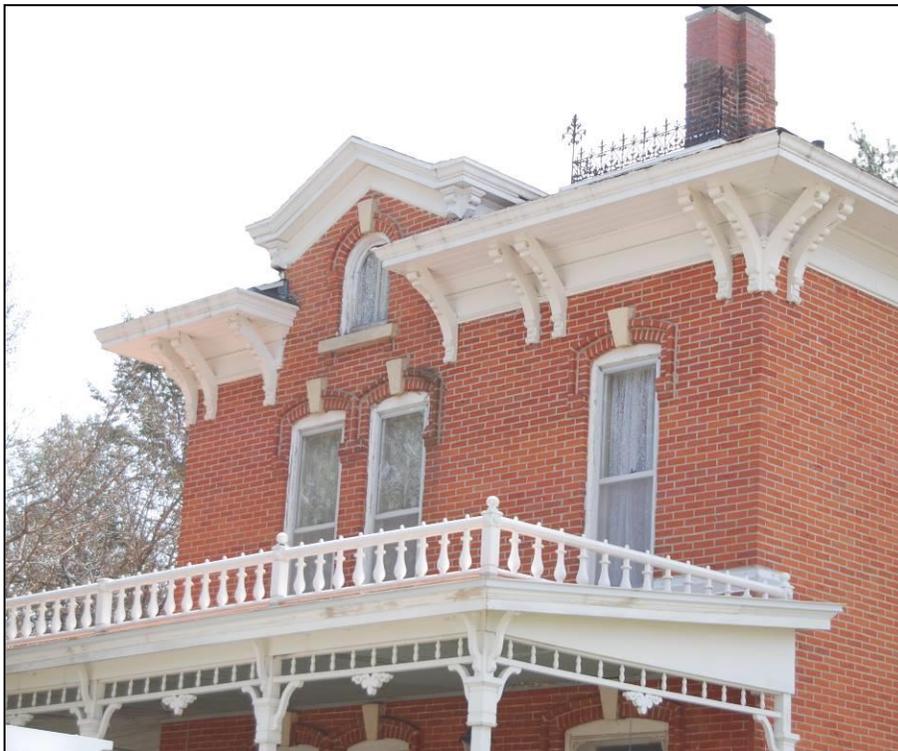
401 2nd Avenue S

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Photographs: 401 2nd Avenue SW, looking southeast, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 401 2nd Avenue SW, attached carriage house wing, looking northeast; James & Candice Hundley, owners, looking northwest, **5/14/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 401 2nd Avenue SW, stepping stone (cast concrete), looking north along 4th St SW and west from street towards pergola and porch entrance steps, **5/14/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 401 2nd Avenue SW, looking south and porch detail looking southeast, 12/06/2010, Marlys Svendsen, IHSEMD, photographer,



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Photographs: 401 2nd Avenue SW, porch detail looking southeast and cornice detail looking south, 12/06/2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 401 2nd Avenue SW, looking south and west, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 401 2nd Avenue SW, wraparound porch, looking west, and side yard looking northwest, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 401 2nd Avenue SW, looking northeast, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 401 2nd Avenue SW, 2-story garage wing under construction, looking southeast and north, 12/07/2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 401 2nd Avenue SW, 2-story garage wing under construction, looking northeast, 12/07/2010, Marlys Svendsen, IHSEMD, photographer



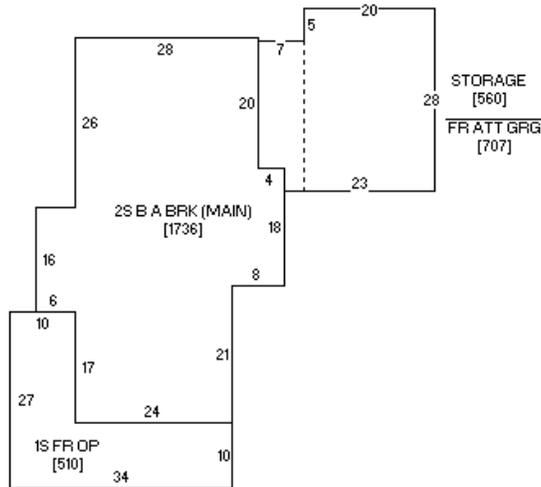
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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at:
<http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=2036796039&KeyValue=0903288006>; accessed 10/8/2015.



Sketch by www.camavision.com