

County Bremer
City Waverly

Address 606 3rd Avenue SW

Site Number 09-00939
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 1902 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
organization Iowa Homeland Security and Emergency Management Division
street & number N3834 Deep Lake Rd.
city or town Sarona state WI
date 12/16/2010
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: _____

Page 1

McCoy House	Bremer
Name of Property	County
606 3 rd Avenue SW	Waverly
Address	City

7. Description

The McCoy House at 606 3rd Avenue SW is estimated by the Bremer County Assessor to have been constructed in 1902. This date is consistent with the style, materials (stone foundation) and form for this building, both of which pre-date 1905 in Waverly. Property transfer records show the property transferred from B.C. Dickinson, a real estate agent, to Anna McCoy on 3/5/1900. She passed ownership to William McCoy (family relationship unknown) on 3/18/1905. It remained in the McCoy family until 9/27/2019.

The house is an example of a vernacular Cross-Gabled Roof, 2-Story residential form with Queen Anne Style detailing. The building has a stone block foundation with a mix of narrow wood clapboard siding on the first and second floors and a band of cove-cut shingles between levels and for the gable finishes. Corner board trim, belt course boards, and scroll-cut moldings setting off the canted corners of the front façade finish off the Queen Anne ornamentation. The house has a complex roof pattern consisting of a steeply pitched front-gabled roof wing centered on the side-gabled main block. Gabled wall dormers on both sides of the front-gabled wing and a low-pitched hipped roof porch is tucked in the right-hand ell. The side porch has a turned roof supports, a balustrade with turned spindles and spindled brackets at each of the posts. The original skirting has been replaced by diagonal sheet lattice panels. Entrance steps face the front opposite the entrance door.

Fenestration includes single 1/1 double-hung windows. The feature window group is located on the gabled end of the front wing. A cottage window with an upper sash outlined by stained glass lights is flanked by 1/1 double-hung units in the canted walls to either side. Decorative scroll-cut moldings are mounted above each of the canted windows. An elaborate sunburst molding is retained in the front gable peak. The property has a double-bay frame garage built in 1995 and is considered noncontributing.

8. Significance

The McCoy House at 606 3rd Avenue SW derives individual significance under Criterion C as a well-preserved example of a vernacular Cross-Gabled Roof, 2-Story residential form with Queen Anne Style detailing. It may be an example of a pattern book house though a number of similar houses are attributed to local contractors. The building's high level of integrity enhances its 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.

¹ The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 2

McCoy House	Bremer
Name of Property	County
606 3 rd Avenue SW	Waverly
Address	City

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 McCoy House at 606 3rd Avenue SW

The McCoy House at 606 3rd Avenue SW is estimated to have been constructed in 1902 according to the Bremer County Assessor's records. This date is consistent with the vernacular architectural form and materials of the building. The house is located in the southwest quadrant of Waverly that includes additions platted by 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 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 with formal incorporation of the community not taking place until 1859. William subsequently died in the Civil War. The house at 606 3rd Avenue SW was not completed until more than three decades after the war ended.

Property transfer records show the property transferred from B.C. Dickinson, a real estate agent, to Anna McCoy on 3/5/1900. She passed ownership to William McCoy (family relationship unknown) on 3/18/1905. William and his wife Catherine worked and resided with their large family on a farm in Lafayette Township in Bremer Co. in 1895 and are never known to have lived on 3rd Ave SW. William died in 1916 and his wife Catherine died four years later in 1920. Prior to their death, the property passed to William's heirs.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00939**
Related District Number

Page 3

McCoy House	Bremer
Name of Property	County
606 3 rd Avenue SW	Waverly
Address	City

In an unrelated news account, Wm. McCoy is listed as having another home under construction with the carpentry work by J.J. Shane nearing completion in the 1st Ward on July 24, 1902 in the *Waverly Republican*. This would have been prior to William's ownership of the 3rd Ave SW property but does confirm his ownership of Waverly residential real estate while still residing on his farm in Lafayette Township.

On 9/27/1919 the 3rd Ave SW property was sold outside of the family by his heirs to G.A. Chambers, another farmer from Lafayette Township. It appears likely that the house was used by both family's rental purposes. Occupants of the house in 1913 were Lucinda and C. Kellogg. Mr. Kellogg had no employment at the time. Property transfer records do not show the Kelloggs as owners of the property. The property passed from G.A. Chambers and his wife, Maude, in May 1933.

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.

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 and 2000. Vertical file collection, Waverly Public Library.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00939**
Related District Number

Page 4

McCoy House	Bremer
Name of Property	County
606 3 rd Avenue SW	Waverly
Address	City

Additional Information:

Bremer County Assessor's Website, 9/8/2015, available online at:
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=3347&KeyValue=0903286007>.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-00939**
Related District Number

Page 5

McCoy House	Bremer
Name of Property	County
606 3 rd Avenue SW	Waverly
Address	City

Additional Information:

Full Legal Description: WM. STURDEVANT ADDITION, LOT 7, BLOCK 16.

Site Map

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1825989275&KeyValue=0903286007>; accessed 11/22/2010. Historic resource is designated by the red star.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-00939**
Related District Number

Page 6

McCoy House
Name of Property
606 3rd Avenue SW
Address

Bremer
County
Waverly
City

Photographs: 606 3rd Avenue SW, looking northwest and detail of lower level, front façade, looking north, 5/15/2014, Marlys Svendsen, Svendsen Tyler, photographer.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00939**
Related District Number

Page 7

McCoy House
Name of Property
606 3rd Avenue SW
Address

Bremer
County
Waverly
City



Photographs: 606 3rd Avenue SW, front façade detail, looking north and northwest, **5/15/2014**, Mariys Svendsen, Svendsen Tyler, photographer.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00939**
Related District Number

Page 8

McCoy House
Name of Property
606 3rd Avenue SW
Address

Bremer
County
Waverly
City

Photographs: 606 3rd Avenue SW, front façade detail, looking northeast; gable peak sunburst detail, looking north, **5/15/2014**, Marlys Svendsen, Svendsen Tyler, photographer.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00939**
Related District Number

Page 9

McCoy House
Name of Property
606 3rd Avenue SW
Address

Bremer
County
Waverly
City



Photographs: 606 3rd Avenue SW, attic dormer detail, looking northwest; Queen Anne window detail, looking west; scroll-cut corner detailing, looking northwest, **5/15/2014**, Marlys Svendsen, Svendsen Tyler, photographer.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00939**
Related District Number

Page 10

McCoy House
Name of Property
606 3rd Avenue SW
Address

Bremer
County
Waverly
City



Photographs: 606 3rd Avenue SW, looking north and gable sunburst molding detail, looking north, 12/06/2010, Marlys Svendsen, IHSEMD, photographer.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-00939**
Related District Number

Page 11

McCoy House
Name of Property
606 3rd Avenue SW
Address

Bremer
County
Waverly
City



Photographs: 606 3rd Avenue SW, looking northwest and porch detail looking northwest, 12/06/2010, Marlys Svendsen, IHSEMD, photographer



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

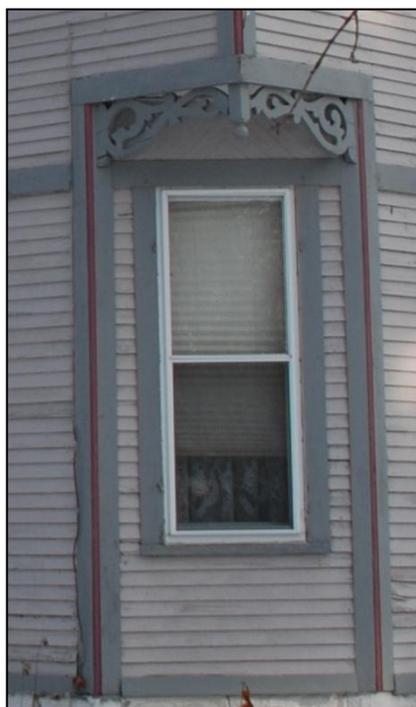
Site Number **09-00939**
Related District Number

Page 12

McCoy House
Name of Property
606 3rd Avenue SW
Address

Bremer
County
Waverly
City

Photographs: 606 3rd Avenue SW, looking northeast, 12/06/2010, Marlys Svendsen, IHSEMD, photographer



Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-00939**
 Related District Number

Page 13

McCoy House	Bremer
Name of Property	County
606 3 rd Avenue SW	Waverly
Address	City

Photograph: Bremer County Assessor website photograph and map available at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1825989275&KeyValue=0903286007>; accessed 12/16/2010.

