

County Bremer
City Waverly

Address 215 3rd Street SW

Site Number 09-00943
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 1913 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 Svendsen Tyler, Inc. for the Waverly HPC
street & number N3834 Deep Lake Rd.
city or town Sarona state WI
date 2/7/2015
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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 McRoberts House at 215 3rd Street SW is estimated to have been constructed in 1916 according to the Bremer County Assessor's records. A newspaper notice published in May 1912 notes the purchase of the lot for construction of the McRoberts house and an article the following February also references its construction. Therefore, ca. 1913 is a date consistent with the building's form and design as well as published accounts.

The house is an example of the Bungalow/Craftsman Style Front-Gabled Roof, 1½-Story house form. The house has a concrete foundation with alternating thick and thin courses of square-cut wood shingles on the walls extending over the foundation nearly to the ground level with a flared profile for the lower courses. The house has a broad, moderate pitched front-gabled roof with gabled attic dormers on the north and south slopes. A 2-story rear addition has a nearly flat roof with its use likely originally intended to be a sleeping porch, a popular pre-WW I building feature. The main roof has deep eaves with stepped purlins on the gabled ends and dormer gables. Exposed rafter tails extend along the sloped sides. The eave ornamentation here and on the porch is a strong Craftsman design element of the house. The front porch has a low-pitched gabled roof that spans most of the façade. It has matching brackets on the gable, smaller curved brackets on the piers, exposed rafter tails along the eaves, and vertical stick work in the tympanum with shingles between. Paneled, full-height piers are set at the outer corners with the wide entrance steps in the north half opposite the front door. The low balustrade has widely spaced, squared 1x2 inch spindles and the and skirting panels have matching vertical members. An exposed chimney constructed of dark brown brick is located on the north façade where it pierces the wide eave of the house and that of the adjacent roof dormer.

Fenestration includes a Craftsman Style door and double-hung windows of various sizes all set beneath low pediment lintels. The entrance has three-light sidelights to either side of the door which features tall vertical lights. To the right of the door, a pair of narrow French doors, each with ten lights, opens onto the porch. Elsewhere the double-hung windows have a shorter upper sash with six or eight lights and a tall single-light lower sash. On the upper level of the front façade, the symmetrical arrangement of windows includes a group of four windows with two 6/1 either units flanked by 6/1 units, a horizontal window opening above (now converted to a louvered panel) and two small 6/1 units to either side of the group of four windows. All of the openings have matching low lintels. On the south façade, the attic dormer has a group of three 6/1 units and on the lower level a shed-roofed projecting bay is set beneath a shed roof. The windows include two horizontal 6-light fixed sash flanked by narrow 4/1 windows, each with tall and narrow lower single-light sash. Windows in the rear sleeping porch include paired 8/1 windows on the lower level and 3/1 double-hung windows with tall vertical lights in the upper sash – both sash of equal size. Storm sash have a 1/1 configuration making the Craftsman Style windows less easy to identify.

The house has a detached garage built in 1987 located to the rear of the house and accessed from the alley. The double-car garage has a low-pitched side-gabled roof, narrow eaves, and channel-cut wood siding.

8. Significance

The McRoberts House at 215 3rd Street SW derives significance under Criterion C as a well-preserved example of a Craftsman Style residence built using the Side-Gabled, 2-Story house form. The building's well-executed and preserved eaves, brackets and windows as well as its overall high level of integrity add to its significance. The garage is considered a contributing resource. The house is also significant as a contributing

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resource in the Sturdevant SW Historic District under both 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 century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class 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.

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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Historical Background for the McRoberts House at 215 3rd Street SW

The McRoberts 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 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 McRoberts House at 215 3rd Street SW is estimated to have been constructed in 1916 according to the Bremer County Assessor's records. Newspaper accounts in May 1912 and February 1913 suggest a slightly earlier date. The building's materials, design and form are consistent with pattern book house plans from the 1920s and early 1930s distributed by plan houses and kit house companies, including many located in Iowa, Illinois, Michigan and Minnesota. Original builders and occupants of the house were William T. and Anna C. McRoberts. W.T. McRoberts is listed in the 1913 city directory as a bridge contractor and may have participated in the house's construction. In 1945 William died and the house was passed by his widow to F.R. Shipman who held it until 1985. Subsequent owners included Craig Mehmen in 1985, Daniel and Andrea MacDonald in 1993 and Lake and Kelly Lambert in 1996. According to occupants of the house, Craig Mehmen was a monument maker who used his garage as a workshop with several gravestones described as "mistakes" left in the back yard.

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.

"Mrs. Will McRoberts has bought the vacant lot..." *Bremer County Independent*, May 9, 1912.

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:

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

**215 3rd St SW
PIN 09-02-156-002**



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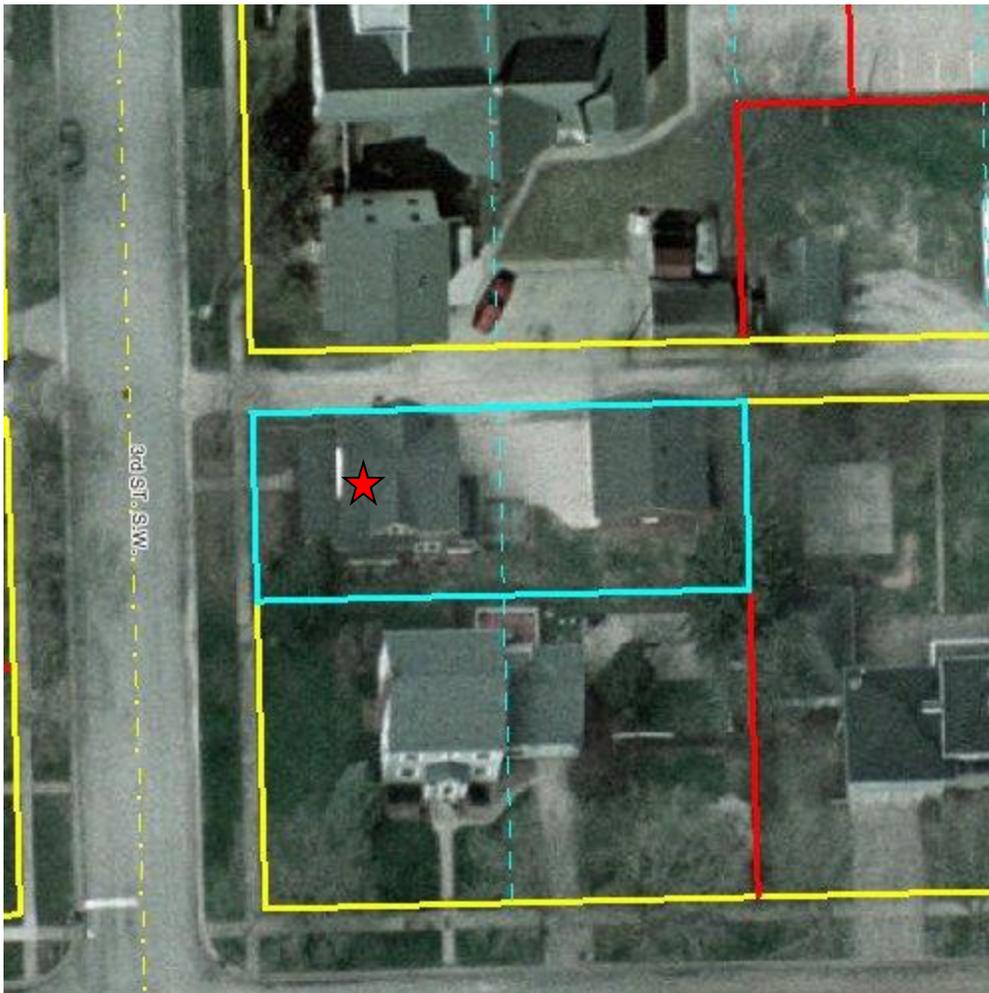
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Full Legal Description: WM STURDEVANT'S ADDITION N 50' LOTS 5 & 6, BLOCK 5.

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=462748542&KeyValue=0902156002>; accessed **12/19/2010**. Historic resource is designated by the red star.



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Photographs: 215 3rd Street SW, looking southeast and northeast, 5/15/2014, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 215 3rd Street SW, looking southeast and southwest, **5/15/2014**, Marlys Svendsen, Svendsen Tyler, photographer.



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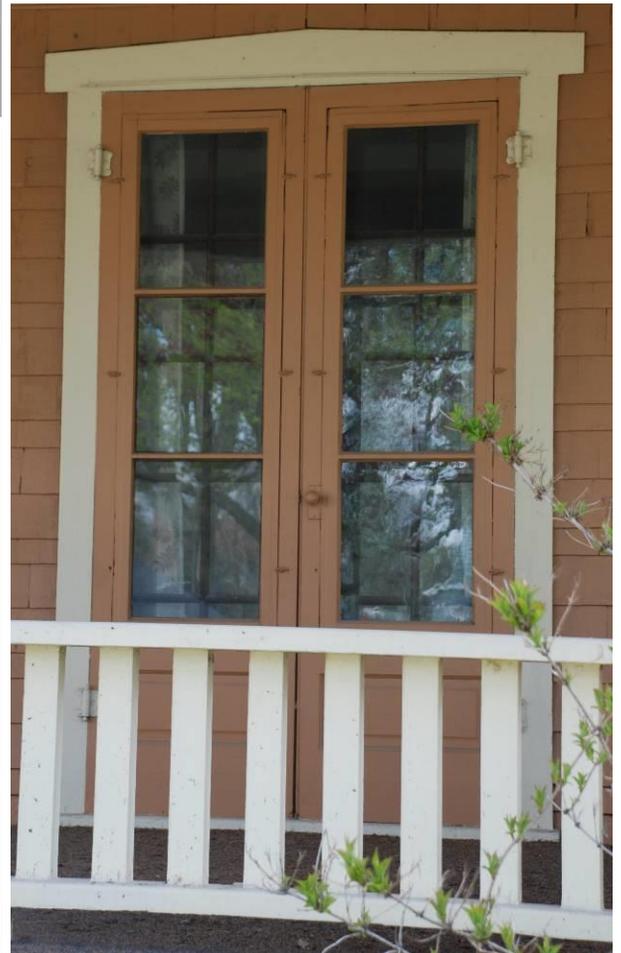
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Photographs: 215 3rd Street SW, looking east;
porch entrance details, looking east, **5/15/2014**,
Marlys Svendsen, Svendsen Tyler, photographer.



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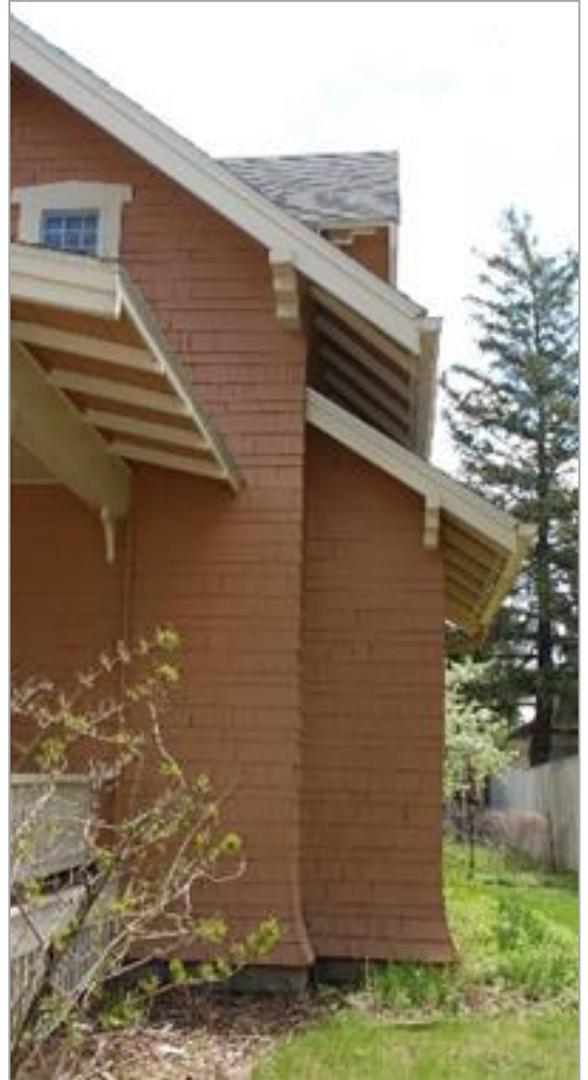
215 3rd Street SW

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Photographs: 215 3rd Street SW, gable and eave details, looking northeast and east; thick and thin shingle siding detail, looking south, **5/15/2014**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 215 3rd Street SW, garage, looking southeast, **5/15/2014**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 215 3rd Street SW, looking east and northeast, **12/06/2010**, Marlys Svendsen, IHSEMD, photographer.



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Photographs: 215 3rd Street SW, looking southwest, 12/06/2010, 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=462748542&KeyValue=0902156002>; accessed **12/19/2010**.

