

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

**State Inventory No. 09-01452**  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 Pratt, William and Eliza, House

other names/site number \_\_\_\_\_

**2. Location**

street & number 222 3<sup>rd</sup> St 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) 8 Lot(s) S 1/2 Lots 7 & 8

**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**

<i>If Non-Eligible Property</i>		<i>If Eligible Property, enter number of:</i>	
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*  
Waverly SW Quadrant Historical & Architectural Survey

*Historical Architectural Data Base Number*  
HADB 09-031

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

**Current Functions** (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

**7. Description**

**Architectural Classification** (Enter categories from instructions)

09A02 Gable-Front-and-Wing, 2-story

**Materials** (Enter categories from instructions)

foundation 04 Stone (parged)

walls (visible material) 15B Vinyl

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)

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Yes <input 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 222 3<sup>rd</sup> St SW

Site Number 09-01452  
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

07 COMMUNITY PLANNING & DEVELOPMENT

**Significant Dates**

Construction date  
1885  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 5/27/2015  
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: \_\_\_\_\_

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Pratt, William and Eliza, House	Bremer
Name of Property	County
222 3 <sup>rd</sup> St SW	Waverly
Address	City

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## 7. Description

The William and Eliza Pratt House at 222 3rd St SW is estimated to have been constructed in 1888 according to the Bremer County Assessor's records. This date is consistent with the building's form, design, millwork details and window configurations. The slightly earlier date is also suggested by the 1885 Iowa Census that shows William and Eliza Pratt residing at this address with their daughter in that year. The house footprint is also confirmed by the 1894 Sanborn Map of Waverly. The house was originally numbered as 222 Linn St South and is dated at ca. 1885.

The Pratt House is an example of a vernacular Gable-Front-and-Wing 2-story house form. The building has a stone foundation with parged covering and narrow clapboard-style vinyl siding on the walls. The house has a low-to-moderate pitched intersecting-gable roof with a right-hand ell filled by a shed-on-hipped roof porch that extends south covering the first bay of the side-gable wing. The porch retains the original pediment over the entrance opening and the complex patterned spindled frieze along the porch roof edge is intact as are the turned porch post and half-posts.

Fenestration includes 2/2 double-hung window units of several sizes throughout the house widely spaced or in pairs. These are typical of window installations in the 1870s and 1880s and are likely original. The feature window group is the canted bay window on the front gable wing with bay windows stacked the first and second floors with a foundation on the ground level. A flat metal roof appears above the upper level and metal skirting above the lower level roof line. The 1-story rear kitchen wing has a hipped roof with a 2/2 window placed in the canted corner and a small hipped-roof entrance bay constructed at an unknown date.

The house has a large detached garage completed in 1998. It measures 30 x 24 feet, is clad in matching vinyl siding, as a broad side-gabled roof, and is located west of the house where the two overhead doors open onto 2<sup>nd</sup> Ave SW. It is considered a noncontributing resource.

## 8. Significance

The William and Eliza Pratt House at 222 3rd St SW derives significance as a contributing 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. The garage is noncontributing.

### *Historical Background for Waverly<sup>1</sup>*

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

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

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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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 William and Eliza Pratt House at 222 3rd St SW:*

The William and Eliza Pratt House at 222 3rd St SW 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. Settlement remained sparse in the additions until after the Civil War.

The Pratt House is estimated to have been constructed in 1888 according to the Bremer County Assessor's records. This date is consistent with the vernacular architectural form of the building, design elements such as the millwork detailing and window designs. A slightly earlier date of ca. 1885 is suggested by the presence of the Pratt family at this legal description in the 1885 Iowa Census. William Pratt was listed as a millwright and also happened to be the census enumerator for the Third Ward in that census when he, his wife and their daughter Harriet/"Hattie" were residing in that ward. A decade later during the 1895 Iowa Census, Eliza and Harriet were still living in the Third Ward but William had died. Eliza passed away sometime prior to 1915 when Harriet Pratt transferred the house to Caroline M. Spaulding and her husband George A. Spaulding, a commercial traveler in the 1913 city directory. The Spauldings resided at this house in intervening years with

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telephone directories showing them here in 1924 and 1926. In 1947 the Spauldings transferred the house to Caroline Steege and the following year, she resold it to Robert and Helen Goard.

## 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:**

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

**222 3rd St SW**  
**PIN 09-02-155-010**



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**Photographs:** 222 3rd St SW, house looking west and southwest, **5/15/2014, Marlys Svendsen**, Svendsen Tyler, photographer.



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**Photographs:** 222 3rd St SW, house looking northwest; long view with garage at rear facing 2<sup>nd</sup> Ave SW, 5/15/2014, Marlys Svendsen, Svendsen Tyler, photographer.



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Waverly

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**Photographs:** 222 3rd St SW, house looking northeast; garage looking northwest, **5/15/2014, Marlys Svendsen, Svendsen Tyler, photographer.**



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**Photographs:** 222 3rd St SW, front porch and spindled frieze detailing, looking southwest, 5/15/2014, Marlys Svendsen, Svendsen Tyler, photographer.



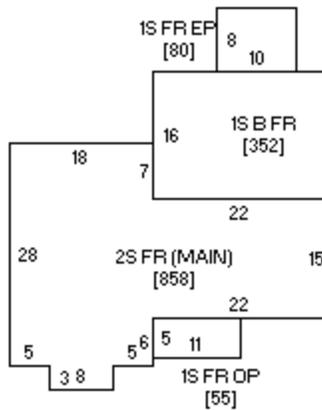
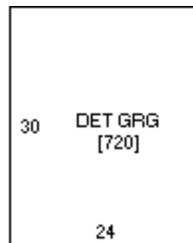
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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=578513047&KeyVal=0902155010>; accessed **5/28/2015**.



Sketch by [www.camavision.com](http://www.camavision.com)