

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

State Inventory No. 09-00635

New  Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00621

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 Miller, Martha, House

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

**2. Location**

street & number 709 1<sup>st</sup> Ave NW

city or town Waverly

vicinity, county Bremer

Legal Description: (If Rural) Township Name \_\_\_\_\_

Township No. \_\_\_\_\_

Range No. \_\_\_\_\_

Section \_\_\_\_\_

Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Harmon and LeValley Add.

Block(s) 62

Lot(s) Lot 2

**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      1 buildings  
 —      — sites  
 —      — structures  
 —      — objects  
1      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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural Survey

09-028

**6. Function or Use**

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A05 Hipped Roof (1½-story)

foundation

10A Concrete Block

07E01 Bungalow

walls (visible material) 10A Concrete Block 02B Shingle

roof

08A Asphalt/Shingle

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 709 1<sup>st</sup> Ave NW

Site Number 09-00635  
District Number 09-00621

**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 1915  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

**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, Svendsen Tyler, Inc. date 9/2013  
 organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300  
 street & number N3834 Deep Lake Road 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

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Miller, Martha, House	Bremer
Name of Property	County
709 1 <sup>st</sup> Ave NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1908 according to Bremer County Assessor records. The house is part of a group of concrete block houses built in Waverly between ca. 197 and 1925 by several local concrete block manufacturing and masonry companies. Bremer County Auditor records for property transfers show the parcel acquired in October 1912 by Mabel Knapp, wife of concrete block manufacturer Lloyd Knapp. The house was not listed in the 1913 city directory. In 1916, the property was sold to Martha Miller at which time its construction was likely completed as a project of Knapp's company, Perkins and Knapp. A newspaper account from April 15, 1915 suggests Mrs. J.M. Miller was connected to this house at that time. Telephone directories show Mrs. Martha Miller residing here in 1931. A construction date of 1915 is consistent with public records for this property.

This 1½-story concrete block house is an example of a Hipped Roof house. The house has rock-faced concrete block for the foundation and walls with dark red mortar and a flat finished watertable between the foundation and main floor. It has a low pitched hipped or pyramid roof with wide eaves clad in original tongue-and-groove boards and gabled wall dormers on all sides – centered on the front and off-center on the sides. The dormers have wide returning cornices and the dormer walls are clad in cove-cut wood shingles with a wide crown molding detail separating them from the block walls below.

A flat roofed porch spans the front façade with a matching concrete block foundation. Substantial battered piers are at the outer corners and matching pedestals flank the center entrance steps. Square wood columns are set on these pedestals and may not be original. The closed balustrade consists of poured concrete formed with a curved design on the upper edge and a slightly recessed panel below. The deck and front steps are also poured concrete. Fenestration throughout the house includes single 1/1 double-hung windows of various sizes with a single window set in each of the dormers and widely spaced along the sides. On the front façade, cottage windows with wide horizontal sash above large square sash below flank the center entrance. The original front door is retained and has tall panels below a twin row of eight small square lights. Basement windows are 2-light, horizontal sash.

The property retains a 1-story frame garage to the rear of the main house built in 1956 according to Assessor records. It has a front-gable roof, narrow wood clapboard siding, corner board trim, and garage doors facing east.

Alterations: no changes identified.

## 8. Significance

The Miller House at 709 1<sup>st</sup> Ave NW built in ca. 1915 is an example of a concrete block house using the Hipped Roof, 1 or 1½-story house form that shared elements of the Bungalow Style that was growing in popularity prior to World War I. This house is known to have been owned by Lloyd Knapp, co-founder of the McRoberts and Knapp cement products company in 1912 when this vacant lot was acquired by his wife Mabel Knapp. It is likely that its construction was undertaken as a model home prior to its sale in 1916 to Martha Miller. The property retains an intact double-bay garage from the mid-1950s. Both

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the house and garage qualify for the National Register of Historic Places as contributing resources to the historic district under Criteria A and C while the house qualifies for listing individually as well.

This property was acquired by Mabel Knapp, wife of Lloyd Knapp, from Charles Alfred Nordstrand on October 2, 1912. Earlier that year Lloyd had partnered with Charles McRoberts to form "McRoberts and Knapp," cement products manufacturers. An article published on October 24, 1921 noted that the partnership would be making cement blocks in the basement of the Coddington & Laird Building (in the 100 block of West Bremer Ave. during the winter of 1912-1913. The address is still not listed in the 1913 city directory and therefore it is likely that the Miller House was constructed sometime after that and most likely before March 29, 1916 when the lot and presumably the house were sold to Martha Miller. Mrs. J.M. Miller was listed as having her new house completed in the 2<sup>nd</sup> ward on April 15, 1915 in the *Bremer County Independent*. By the time the 1924 telephone directory was published, 709 1<sup>st</sup> Ave. NW was occupied by Mrs. J.M. Miller. It continued in the name of Mrs. Martha Miller in the 1931 telephone directory. The exact relationship between these two listings (the same person - most likely - or mother-in-law/daughter-in-law, or sister-in-laws) has not been confirmed.

## 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.

Property Transfer Records, Bremer County Auditor's Office.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

Vertical file collection, Waverly Public Library.

Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

Waverly Business News Index (database), Waverly Public Library.

- McRoberts and Knapp partners will build bridges WD Jan 4 1912, p5c3
- Cement products partnership formed WD Feb 15 1912, p4c4
- Will make cement blocks in basement of Coddington & Laird Building during winter BI Oct 24 1912, p5c4



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709 1<sup>st</sup> Ave NW

Waverly

Address

City

**Photographs:** 709 1<sup>st</sup> Ave NW, looking southeast and south, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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**Photograph:** 709 1<sup>st</sup> Ave NW, garage, looking south, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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Miller, Martha, House

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**Photographs:** 709 1<sup>st</sup> Ave NW, looking southwest and south, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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**Photograph:** 709 1<sup>st</sup> Ave NW, looking southeast, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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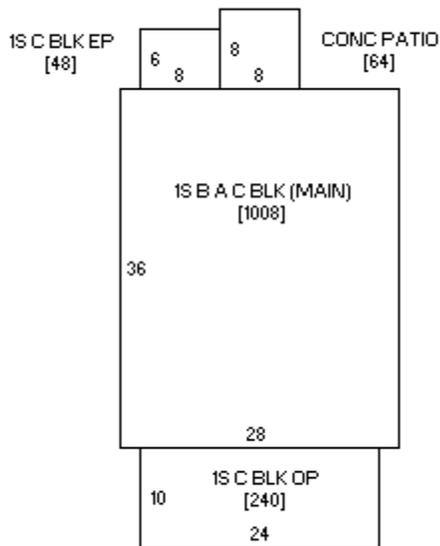
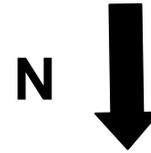
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Additional Information:

Floor plan, 709 1<sup>st</sup> Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903244003&index=0&size=0>; 10/13/2012.



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