

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

State Inventory No. 09-00636

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 Thompson, Seth and Alvina, House

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

**2. Location**

street & number 710 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 M.N. LeValley Add. Block(s) 63 Lot(s) E 2' Lot 6 & Lot 7

**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		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>2</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>2</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's NW & SE Neighborhoods Historical & Architectural Survey

Historical Architectural Data Base Number 09-028

**6. Function or Use**

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C08 Carriage House (barn)

01C05 Garage

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A01 Front-Gabled Roof (1-story)

foundation 04 Stone

walls (visible material) 02A Weatherboard; 09 Asbestos

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)

- |  |   |  |
|--|---|--|
| <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 710 1<sup>st</sup> Ave NW

Site Number 09-00636  
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 1892  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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Thompson, Seth and Alvina, House

Bremer

Name of Property

County

710 1<sup>st</sup> Ave NW

Waverly

Address

City

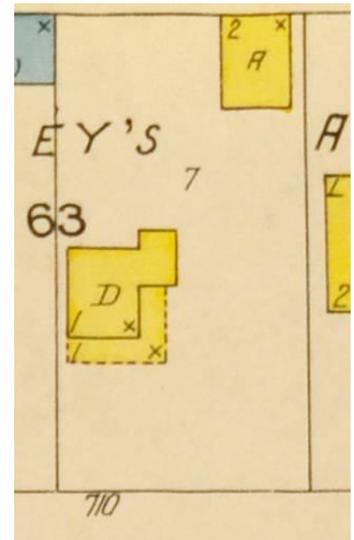
## 7. Description

This single-family house is estimated to have been built in 1890 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built in the 1880s and 1890s. Bremer County Auditor records for property transfers show the parcel acquired by Alvina Thompson from the widow of developer of the M.N. LeValley Addition in September 1892. By the time the 1899 city directory was published, a nearby address is listed as occupied by Seth E. Thompson. The 1895 State of Iowa Census shows the Seth E. and Alvena Thompson family residing in the 5<sup>th</sup> Ward next door to Mrs. LeValley and her son. A construction date of ca. 1892 is consistent with public records for this property.

This 1½-story frame house is an example of a vernacular Front-Gabled Roof house form that retains design details from the Queen Anne Style. The house has a stone foundation with wide wood clapboard siding exposed on the west façade and asbestos shingle siding on the other walls. The steep-pitched front-gable roof has narrow eaves, a wide cornice, and a gabled attic dormer on the east slope. A hipped roof wrap-around porch with a moderately steep profile wraps the east half of the front and the east façades. The porch has turned roof supports, scroll-cut brackets, and a balustrade with scroll-cut patterned detailing that may be original. The 1927 Sanborn Map (right) shows the west end of the porch extending to the corner but this design has not been confirmed.

Fenestration throughout the house includes single 1/1 double-hung windows of various sizes with a window set in the canted wall on the southeast corner of the first floor beneath the porch. A semi-circular sash divided into three lights is centered above a single 1/1 double-hung unit in the front-gable peak.

The property retains a 2-story frame carriage house or city barn along the east side to the rear of the main house shown in the 1927 Sanborn Map. It has a front-gable roof, beveled wood siding, corner board trim, and one of its original by-pass doors consisting of vertical tongue-and-groove boards. The west door has been replaced with a set of patio doors and the east door is now fixed. The second floor retains an off-set hay door and a four-light fixed sash is in the gable peak.



Alterations: The house may have had the west end of the wrap-around porch shortened (post-1927); a 1-story rear addition (undated).

## 8. Significance

The Seth and Alvina Thompson House at 710 1<sup>st</sup> Ave NW built in ca. 1892 is a vernacular Front-Gabled Roof house form that retains design details from the Queen Anne Style. The property also retains an early 2-story carriage house or city barn. Both the house and barn qualify for the National Register of Historic Places as contributing resources to the historic district under Criteria A and C.

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Thompson, Seth and Alvina, House	Bremer
Name of Property	County
710 1 <sup>st</sup> Ave NW	Waverly
Address	City

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Alvina Thompson, wife of Seth E. Thompson, acquired this parcel in September 1892 from the widow of M.N. LeValley, original developer of the M.N. Valley Addition. By the time the 1899 city directory was published, a nearby address is listed as occupied by Seth E. Thompson which is believed to be an alternate house number for this building. The 1895 State of Iowa Census shows the Seth E. and Alvina Thompson family residing in the 5<sup>th</sup> Ward next door to Mrs. LeValley and her son, Scott. The census also shows Seth employed as a grocery clerk and the Thompsons having two young children at the time along with a boarder and a servant girl in residence. In 1902, property transfer records show the Thompsons selling the house to Charles M. Thayer. It transferred again in 1904 to Maria Weyrauch and in 1912 to Louise Golnick. By the time the 1913 city directory was published, the occupants of the house were W.S. McConnell, a depot agent for the Chicago, Rock Island and Pacific RR, and his wife Edna.

## 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.

Waverly city directories, 1899 and 1913.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly Historic Photo Collection, Waverly Public Library.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Related District Number 09-00621

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Thompson, Seth and Alvina, House  
Name of Property  
710 1<sup>st</sup> Ave NW  
Address

Bremer  
County  
Waverly  
City

Site Map: Bremer County GIS Department, 12/2011.

**710 1st Ave NW  
PIN 09-03-241-010**



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Thompson, Seth and Alvina, House

Bremer

Name of Property

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710 1<sup>st</sup> Ave NW

Waverly

Address

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**Photographs:** 710 1<sup>st</sup> Ave NW, looking northeast and northwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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Thompson, Seth and Alvina, House

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710 1<sup>st</sup> Ave NW

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City

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**Photograph:** 710 1<sup>st</sup> Ave NW, carriage barn, looking north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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710 1<sup>st</sup> Ave NW

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**Photographs:** 710 1<sup>st</sup> Ave NW, looking northeast and north, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Thompson, Seth and Alvina, House

Bremer

Name of Property

County

710 1<sup>st</sup> Ave NW

Waverly

Address

City

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**Photograph:** 710 1<sup>st</sup> Ave NW, west façade detail, looking northeast and north, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Thompson, Seth and Alvina, House

Bremer

Name of Property

County

710 1<sup>st</sup> Ave NW

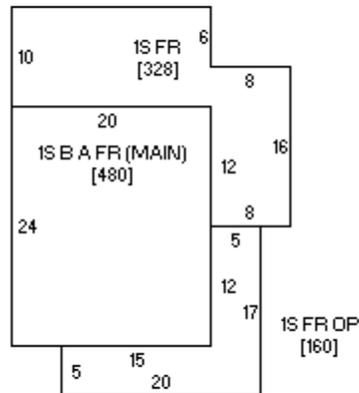
Waverly

Address

City

Additional Information:

Floor plan, 710 1<sup>st</sup> Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903241010&index=0&size=0>; 10/13/2012.



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