

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

**State Inventory No. 09-00649**  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 Studier, A.G. and Emma, House

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

**2. Location**

street & number 212 2<sup>nd</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 & LeValley Addition Block(s) 34 Lots East 60' of Lot 6

**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)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of:
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>2</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ 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

01C05 Garage 01C05 Garage

**7. Description**

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

09A01 Front-Gabled Roof (1½-story) foundation 03 Brick

07E Bungalow/Craftsman walls (visible material) 06 Stucco

\_\_\_\_\_ roof 08A Asphalt/Shingle

\_\_\_\_\_ other \_\_\_\_\_

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

<b>Applicable National Register Criteria</b> (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 212 2<sup>nd</sup> Ave NW

Site Number 09-00649  
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*  
1919  check if circa or estimated date  
*Other dates, including renovation*  
1919 – Garage

**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.  
organization for City of Waverly, Historic Preservation Commission  
street & number N3834 Deep Lake Road  
city or town Sarona state WI date 9/2013  
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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Studier, A.G. and Emma, House	Bremer
Name of Property	County
212 2 <sup>nd</sup> Ave NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1919 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from before World War I through the 1920s. The house is present on the 1927 Sanborn Fire Insurance Map dated April of that year. The property was transferred from H.A. Fahnestock to Emma G. Studier in March 1919. A construction date of ca. 1919 is consistent with other public records for this property.

This 1½-story stucco house is an example of a Bungalow/Craftsman Style Front-Gabled Roof form. The house has a reddish-brown brick-clad foundation with painted stucco walls on the main block and the walls of the enclosed front porch. The broad, moderate-pitched front-gable roof has wide eaves and knee-brace brackets at the purlin points on the gable ends. Gabled attic dormers are centered on the east and west slopes, each with knee-brace brackets and exposed rafter tails. A flat-roofed porch with a gabled entrance at the east end is enclosed with matching brick and stucco finishes including brick pedestals at the outer corners. The sections above the closed balustrade are filled with pairs of nine-light windows, each with segmental arched tops. The porch entrance bay has tall and narrow six-light sidelights flanking the multi-light door. An exposed matching brick chimney is located along the west wall where it pierces the eave.

Fenestration throughout the house also includes a mix of single, paired and grouped 1/1 double-hung units and tall and narrow eight-light casement sash. On the front façade, two casement pairs are centered beneath the peak with single-light square fixed sash to either side. On the west façade a rectilinear bay window with a shed roof has narrow 1/1 sash flanking a wider 1/1 window. On the east façade, a shed roofed enclosed entrance porch is set beneath a shed roof with small double-hung windows and a separate entrance porch facing the street. A decorative horizontal window features a geometric pattern of leaded lights.

An unusual single-bay 1½-story stucco-clad garage is located at the rear. It has a side-gable roof with wide eaves and exposed rafters. An exposed slope on the south façade extends over a projecting auto bay and the roof is cut back over the recessed entrance. The original garage door has three folding doors, each with four horizontal panels below and a pair of single-light sash above. The passage door on the south façade is narrow with four panels and has a 4/4 double-hung window for a side-light. The south-facing drive is abandoned. According to Assessor records it was built in 1919.

Alterations: No major changes identified; possible enclosure of porch with multi-light windows at an unknown date.

## 8. Significance

The Studier House at 212 2<sup>nd</sup> Ave NW was built in 1919 and is an example of a Craftsman Style Front-Gabled Roof Bungalow house form. By World War I the Harmon and LeValley Addition and the adjacent J.J. Smith Addition to the north along the Cedar River were largely developed. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

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Related District Number 09-001

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Bremer

Name of Property

County

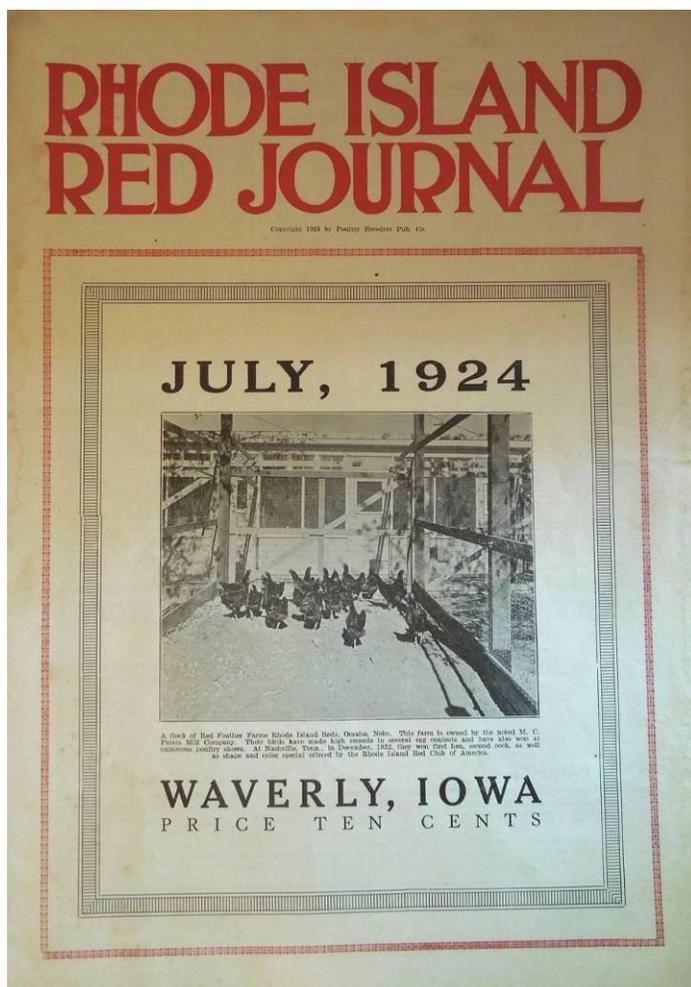
212 2<sup>nd</sup> Ave NW

Waverly

Address

City

This property was transferred from H.A. Fahnestock to Emma G. Studier in March 1919. This house according to newspaper accounts was built later that year. Emma was the wife of A.G. Studier, the publisher and editor of the *Rhode Island Red Journal* that published in Waverly beginning in 1912 grew to a distribution of 50,000 subscribers a month during the 1920s. The magazine was the official organ of the Rhode Island Red Club of America. It was published in Waverly from 1912 to 1927. It was initially published by Studier but in 1914 the Poultry Breeders Pub. Co. was formed. After 1927, it was taken over by the *American Poultry Journal*. The Rhode Island Red chicken breed originated in Rhode Island and Massachusetts in the 19<sup>th</sup> century. The journal offered opportunities for purchasing chickens and obtaining the most reliable information about the breed. In the early 1920s, issues sold for 10¢ each, 50¢ per year or \$1 for three years.



A summary of the company's early history is extracted from Grawe's 1914 *History of Bremer County, Iowa* below. The journal also operated an experimental farm briefly selling out to a Columbus, Ohio firm in August 1919, which was coincidentally the same time that Studier's new house was under construction. In March 1935, Emma Studier transferred the property to Fred W. Studier and his wife Maudine. Fred died in 1952 but Maudine continued to reside here with the property transferring in 1975 to Gregory and Rebecca Byerly.

## 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.

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212 2 <sup>nd</sup> Ave NW	Waverly
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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 Reports, Bremer County Assessor's Office

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," *The Evening Courier and Reporter*, Waterloo, Iowa, August 5, 1919.

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.

"Waverly's Two Poultry Journals." *Waverly Democrat*, August 2, 1916.

Waverly Newspaper articles re: *Rhode Island Red Journal*:

1912	Studier editor <i>Waverly Democrat</i> May 9 p5c5
1912	1st issue mailed <i>Waverly Democrat</i> Mar 21 p5c8
1913	farm received orders from England <i>Waverly Democrat</i> Dec 4 Sup p3c5
1913	men to Ames for data <i>Waverly Democrat</i> Jun 26 part2 p6c4
1913	Articles of Incorporation <i>Waverly Democrat</i> May 22 p4c5
1913	to start educational farm in conjunction with magazine <i>Waverly Democrat</i> Apr 24 p5c4
1913	article on history of magazine <i>Waverly Democrat</i> Mar 6 Sup p6c2
1914	shipment to South Africa and England <i>Waverly Democrat</i> Jan 15 p1c5
1914	article on present status <i>Waverly Democrat</i> May 14 p1c5
1914	moved office to Waverly Democrat office <i>Waverly Democrat</i> Mar 5 p1c4
1915	Article on <i>Bremer County Independent</i> May 13 p1c7
1916	4 years old <i>Waverly Democrat</i> Aug 23 p3c4
1916	article on periodical <i>Waverly Democrat</i> Aug 2 p4c2
1919	Rhode Island Red Journal poultry farm photos and article <i>Waverly Democrat</i> Aug 13 Sec2 p2c1

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Bremer

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212 2<sup>nd</sup> Ave NW

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"The Rhode Island Red Journal Company" from Joseph F. Grawe, *History of Bremer County, Iowa, Volumes I and II*, (Chicago: S.J. Clarke Company), 1914, pp. 169-170,.

## THE RHODE ISLAND RED JOURNAL COMPANY

This company owns and controls the Rhode Island Red Journal, a monthly publication, devoted to the interests of the breeders of Rhode Island Red chickens and the Rhode Island Red Experimental Farm.

The Rhode Island Red Journal, published at Waverly, was founded in March, 1912, by A. G. Studier, who is still connected with the paper as editor and general manager. From the very start this magazine has enjoyed a phenomenal growth. Within a year and a half its circulation has grown to 10,000, and it numbers among its subscribers people in every state in the Union, as well as in nearly every civilized country on the globe.

Until May 15, 1913, the Rhode Island Red Journal was owned and published by A. G. Studier. On this date, a corporation known as the Rhode

Island Red Journal Company was formed, with an authorized capital of \$20,000, for the purpose of taking over the Rhode Island Red Journal and publishing the same, and in connection therewith to own, maintain and operate an experimental poultry farm, known as the Rhode Island Red Experimental Farm. The farm is located to the southeast of the city limits on the Cedar Valley Interurban railway.

The officers of the corporation are: H. J. Hoeger, president; F. Schoenbohm, vice-president; A. G. Studier, secretary-treasurer.

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From: *Waverly Democrat*, August 2, 1916.

WAVERLY'S TWO POULTRY  
JOURNALS.

O. R. Ernst will leave Friday on a trip which will take him into twenty states and he will not return until next spring, he being the traveling representative of the Rhode Island Red Journal and Leghorn World, the only two publications in the world devoted exclusively to the breed of chickens they represent. These journals go to all parts of the world, many subscribers being in South Africa and Australia. Mr. Ernst will be at most of the large poultry shows in the United States during the next few months taking subscriptions and writing advertising contracts. The Rhode Island Red Journal was started in Waverly a little over three years ago and from a small beginning it has grown until now its subscription list contains more than 13,000, and is the principal advertising medium of breeders of chickens of that name. The Leghorn World is a new publication which comes out for the first time on August 15, this being the September number, and the encouragement received from people interested in Leghorn chickens assures its success. These two publications are issued in Waverly and are under the management of Waverly people who are proud of the prominence these journals have gained.

Persons not familiar with getting out publications of this kind have no idea the amount of work and capital required to handle the business, giving employment to several persons and the increase in the local post office business has caused the standard of the office to be raised. These industries are of more importance to the city than most persons realize, yet the business is conducted with no blowing of trumpets and these remarks are made only that our citizens not acquainted with the fact may know of these growing enterprises.

For more than two years the Rhode Island Red Journal has conducted a poultry farm at the east edge of Waverly in connection with the publication. Pure bred Rhode Island Red chickens have been raised in large numbers and many shipments have been made to foreign countries. The expense of handling these birds is very great and the equipment necessary to the business is very expensive and while the farm has been making a good showing it has been decided to discontinue this branch of the business and the poultry is being sold off, after which the farm will either be sold or rented. It is equipped in every way for carrying on the poultry business. Any one who would care to enter into the business of raising general utility stock, which would eliminate all the heavy expense necessary to raise show birds, can make a success. Unless the place is disposed of the company will probably take up that line of breeding.



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Studier, A.G. and Emma, House

Bremer

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212 2<sup>nd</sup> Ave NW

Waverly

Address

City

**Photographs:** 212 2<sup>nd</sup> Ave NW, looking north and northwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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Bremer

Name of Property

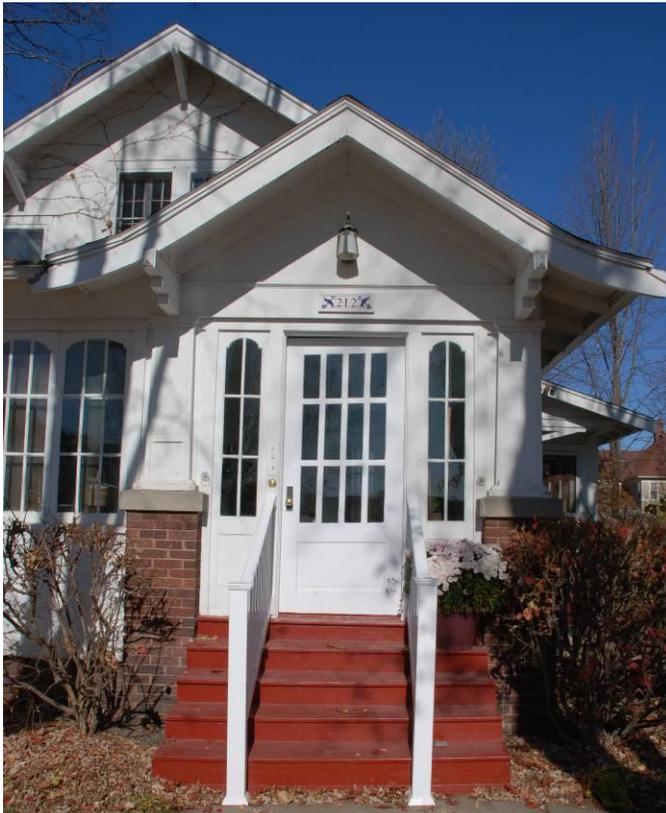
County

212 2<sup>nd</sup> Ave NW

Waverly

Address

City



**Photographs:** 212 2<sup>nd</sup> Ave NW, looking northeast and entrance, looking north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.

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Studier, A.G. and Emma, House

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212 2<sup>nd</sup> Ave NW

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**Photographs:** 212 2nd Ave NW, looking northeast, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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212 2<sup>nd</sup> Ave NW

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**Photographs:** 212 2nd Ave NW, looking northwest and looking northeast with garage at rear of property, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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**Photograph:** 212 2nd Ave NW, garage, looking north and west southwest, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Bremer

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212 2<sup>nd</sup> Ave NW

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Photograph: 212 2nd Ave NW, garage, looking southeast; rear of house, looking south from alley, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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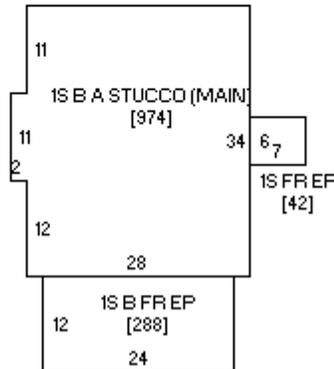
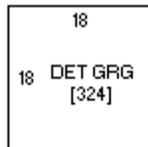
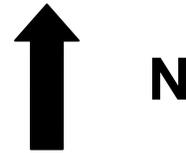
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Additional Information:

Floor plan, 212 2<sup>nd</sup> Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902110004&index=0&size=0>; 11/10/2012.



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