

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

State Inventory No. 09-00665

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 Knott, John and Bessie, House

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

**2. Location**

street & number 315 2<sup>nd</sup> St 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 Add.

Block(s) 34

Lot(s) S 1/2 Lots 1 & 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)

09A02 Gable-Front-and-Wing

foundation

04 Stone (parged)

05D Queen Anne

walls (visible material) 15B Vinyl

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 315 2<sup>nd</sup> St NW

Site Number 09-00665  
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  
1893  check if circa or estimated date  
Other dates, including renovation  
1920 - 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: \_\_\_\_\_

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Knott, John and Bessie, House	Bremer
Name of Property	County
315 2 <sup>nd</sup> St NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1893 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the 1890s and early 1900s. The *Waverly Republican* of January 4, 1894 reported that John Knott built this home in the summer of 1893 at a cost of \$1,550, on land that he had purchased from Julian Ruddick for \$550. John and his new wife, Bessie Sitzer, moved into the home after their marriage on October 25, 1893. The 1899 city directory shows the couple residing at 311 Elm St. (3<sup>rd</sup> St NW). Together, these public records confirm a construction date of 1893.

This 2-story frame house is an example of a Queen Anne Style design using a variation of the Gable-Front-and-Wing form. The house has a parged stone foundation with narrow clapboard-style and fish-scale shingle style vinyl siding on the walls and in the gable peaks. Historic images show the synthetic materials are similar to the original wood shingle and clapboard siding. The main block of the house has an L-shaped plan with moderate-pitched pent gable ends. The front slope on the south wing extends over the 1-story enclosed porch tucked in the left-hand ell. A small gabled attic dormer is set well back on the front slope of the side-gable wing. The front porch has been modified into an enclosed screen porch with large screened panels above the closed balustrade that is clad in matching siding.

Fenestration throughout the house includes paired and single 1/1 double-hung windows of various sizes. On the first floor to the right of the porch, a pair of tall 1/1 double-hung windows are set in a rectilinear bay window that projects slightly from the first floor wall surface that is recessed below the upper level. Each of the pent gable peaks contains a pair of square fixed sash with a perimeter of square lights. The attic dormer has a pair of square single-light sash. Elsewhere, tall 1/1 double-hung windows are asymmetrically placed in singles and pairs.

A detached frame 1-story garage is located at the rear of the property southwest of the house. It has a moderate-pitched front-gable roof, double-bay overhead door, medium-width clapboard style vinyl siding and corner board trim. The building was constructed in 1920 according to Assessor records, which is consistent with Sanborn maps from 1915 and 1927. The garage is considered noncontributing because of modern day alterations including the overhead door and siding.

Alterations: siding (undated); porch modifications (undated); garage changes (undated).

## 8. Significance

The John and Bessie Knott House at 315 2nd St NW built in 1893 is an example of a Queen Anne Style, Gable-Front-and-Wing house form. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C and the garage is considered noncontributing.

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The story of the Knott House was researched and written by owner Mary Homan Meyer and appears below:

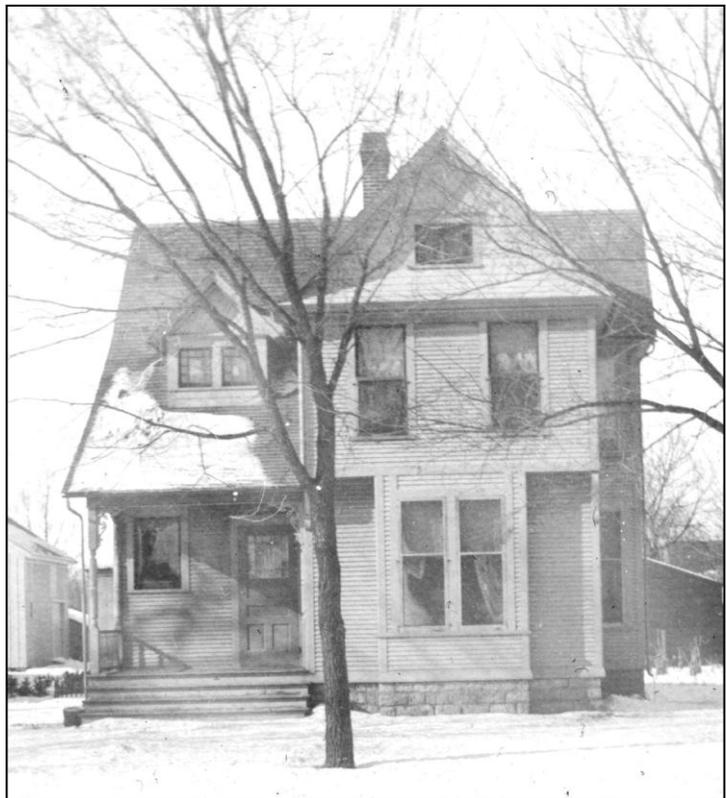
The *Waverly Republican* of January 4, 1894 reported that John Knott (1864-1932) built this home in the summer of 1893 at a cost of \$1,550, on land that he had purchased from Julian Ruddick for \$550. John and his bride Bessie Sitzer (1872-1940) moved into the home after their marriage on October 25, 1893. John had lived on Block 34 since about 1870 when his parents, Edward and Eliza Knott, built the house at the SE corner of the block (demolished after the flood of 2008).

The original home at 315 N Elm St contained seven rooms: a parlor, living room and dining room on the first floor, with three bedrooms above them on the second floor, and a kitchen that was a one-story projection on the back of the house. The house was lighted with gas and had no indoor plumbing. A three-room addition was constructed between 1915 and 1927 that included a bedroom over the one-story kitchen, a back staircase next to the kitchen, and bathrooms on each floor next to the staircase. According to the Bremer County Assessor's website a two-car detached garage was also added in 1920.

John Knott and his brother Alfred worked with their father Edward in his horse importing and livery business at the SW corner of the Bremer Avenue bridge until it burned in a spectacular fire in 1904. John continued in the livery business with a stable at 309 N Elm St (just south of his home). On November 3, 1919, he and Bessie sold the home on Elm St for \$4,400 and moved with their four children to 416 2nd St SE (the former Edward Smalley residence). By that time John was an auto salesman.

The new owners were Herman and Georgetta Sohle. The 1920 Federal Census lists Herman and Georgetta living in the house with their son Earl, age 13, and two boarders, John and Rhinehart Albright. Herman and Rhinehart were ice cutters at an ice company and John was a grinder at a feed mill.

The Sohles sold the home to William and Bertha Kaiser on September 28, 1921 for \$5,000. Mr. Kaiser was the proprietor of an auto repair business. The Kaisers owned the home for less than six months.



*Photo taken about 1896*

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Lena Homann, grandmother of the present owner, purchased the home on February 11, 1922, again for \$5,000. Mrs. Homann, a recent widow, had moved to Waverly from a farm in Douglas Township with her son Carl and widowed daughter Hilda Fischer. By 1930 Carl had married and moved away, and Lena and Hilda shared the home with three boarders. The second floor was later remodeled into two apartments. Lena and Hilda lived on the first floor and continued to offer the apartments for rent until 1964 when Mrs. Homann transferred the property to her son Carl.

After the death of Lena Homann in May of 1965 and a period of further remodeling, Carl Homan and his family moved into the home on April 15, 1966. A two-room apartment with bath had been created upstairs for Hilda Fischer, along with two bedrooms for the Homan children. Carl Homan (1900-1972) was the driver for Dr. W.A. Rohlf in the 1920s and 1930s and was later the x-ray technician at the Rohlf Memorial Clinic. He also served as Waverly's Fire Chief from 1930 to 1960. After his death in December of 1972, his widow, Kathleen Homan, continued to live in the home until her death in December of 2006. The house is now owned by their daughter, Mary Homan Meyer



*Photo taken about 1896*

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Address

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Bremer  
County  
Waverly  
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*315 N Elm St about 1896*

*John and Bessie Sitzer Knott with  
their son Edward in December 1895*

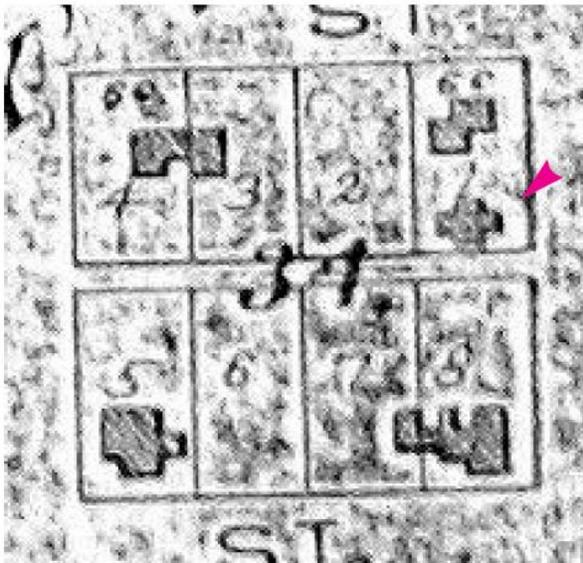


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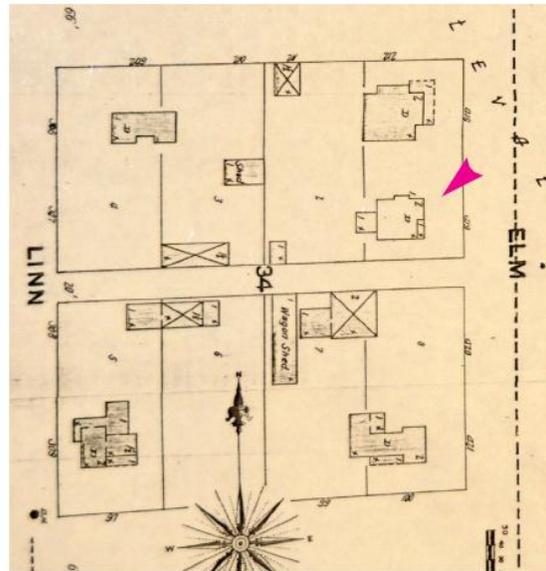
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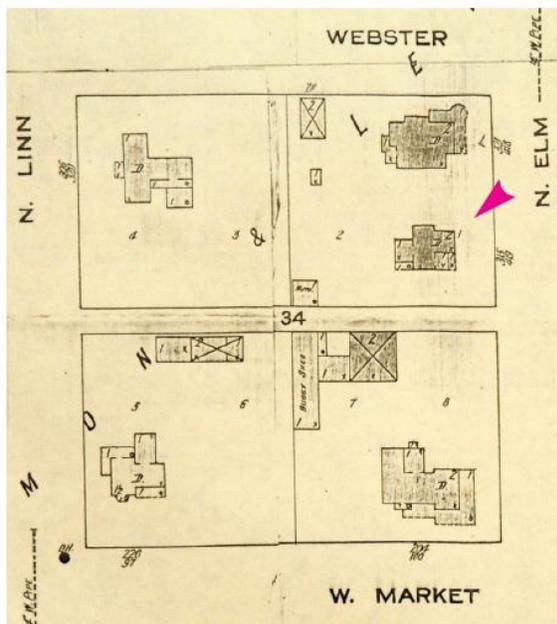
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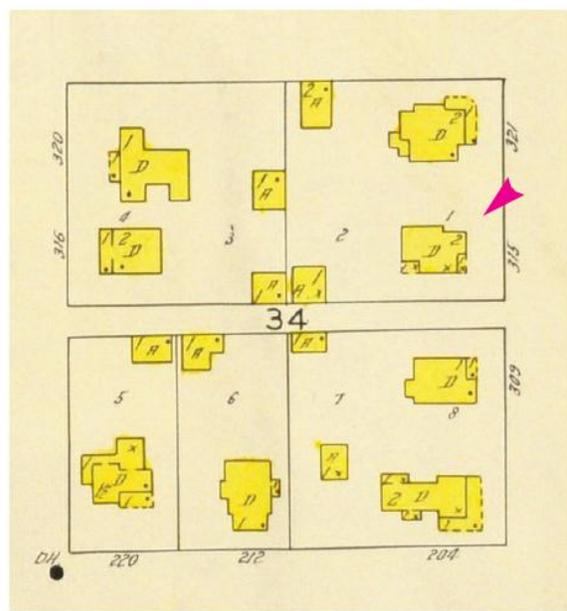
1894 Sanborn Map



1905 Sanborn Map



1915 Sanborn Map



1927 Sanborn Map

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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.

Meyer, Mary Homan. Research completed for 315 2<sup>nd</sup> St NW, January 2, 2013.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1894, 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.

Waverly newspapers: *Waverly Republican*, January 4, 1894.

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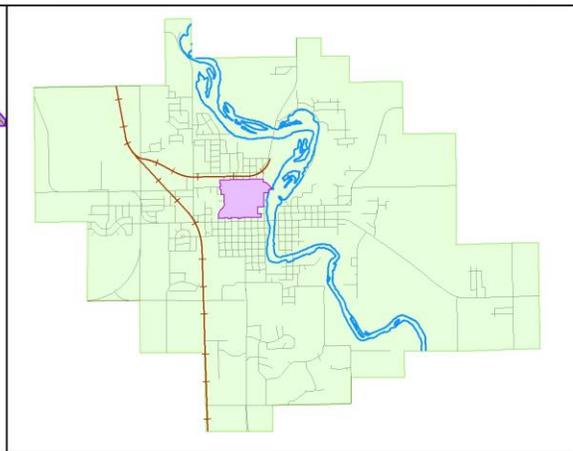
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Site Map: Bremer County GIS Department, 12/2011.

**315 2nd St NW  
PIN 09-02-110-006**



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**Photographs:** 315 2nd St NW, looking west and southwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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**Photograph:** 315 2nd St NW, garage looking west, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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**Photographs:** 315 2nd St NW, looking northwest and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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**Photograph:** 315 2nd St NW, looking northwest and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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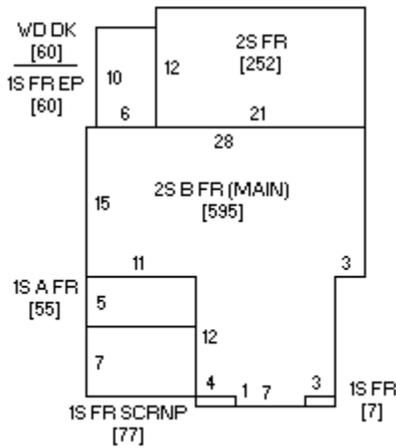
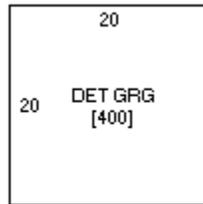
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Additional Information:

Floor plan, 315 2<sup>nd</sup> St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902110006&index=0&size=0>; accessed 11/17/2012.



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