

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

State Inventory No. 09-00702 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 Comfort-Sitzer House

other names/site number _____

2. Location

street & number 321 3rd 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) 39 Lot(s) N 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)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</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>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's NW & SE Neighborhoods Historical & Architectural MPD Historical Architectural Data Base Number 09-028

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A03 Single Dwelling w/ attached garage</u>	<u>01A03 Single Dwelling w/ attached garage</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A02 Gable-Front and Wing</u>	foundation <u>04 Stone</u>
_____	walls (visible material) <u>09 Asbestos</u>
_____	roof <u>08A Asphalt/Shingle</u>
_____	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 321 3rd St NW

Site Number 09-00702
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
1895 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 10/2013
 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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Comfort-Sitzer House	Bremer
Name of Property	County
321 3 rd Street NW	Waverly
Address	City

7. Description

This 2-story single-family house is estimated to have been built in 1893 according to Bremer County Assessor records. Property transfer records show William Comforth selling Lots 1 and 2 to Mary Sitzer in 1900. There is no record of this property by legal description in the 1885 Iowa Census nor in the 1895 Census under Comfort's name, so the presence of a house cannot be confirmed prior to 1895. The 1899 city directory does not show Comfort residing here and the Sitzer family was listed as residing above the Sitzer Hardware Store. Mary Sitzer, daughter of Elizabeth and Daniel Sitzer, is listed at 321 3rd St in the 1913 city directory along with her widowed mother and was likely residing here from 1900 on. Therefore, a construction date of ca. 1893 is possible for this house based on various public records but more likely the correct date is between 1895 and 1900. It should be noted that the window configuration (pediment lintel and 2/2 double-hung) is more often associated with houses from the 1880s or slightly earlier.

This frame house is an example of a vernacular Gable-Front-and-Wing house form. Located at the intersection of 3rd Ave and 3rd St NW, the house occupies a prominent lot. The house has a parged stone foundation with asbestos shingle siding on the main house and narrow-width wood clapboard siding on the front porch balustrade. The house has a moderate-pitched front-gable roof with shallow eaves and no dormers on the 2-story portion and a similar pitch on the 1-story side-gable south wing. The house has a single-bay attached garage at the rear and a 1-story shed-roofed addition on the north side of the front-gable wing. A low-pitched shed roof porch fills in the left-hand ell with the slope tied back into the wing's roof slope. The porch has a closed clapboard balustrade that extends to ground level with 1/1 windows of various sizes filling the upper walls and flanking the entrance. The porch entrance is opposite the main house entrance, which features a geometric patterned multi-light door – a later addition.

Fenestration includes single 2/2 double-hung windows in the main house with pediment lintels. This style of window is typical of residences built during the late 1870s through the early 1890s in Waverly.

An attached single-bay garage is at the rear where it is accessed from 3rd Ave NW. It was built in 1893 according to County Assessor's records. Sanborn Maps in 1915 and 1927 show the garage in place but it is likely that it was built as an extension to the 1-story side-gable wing on the south side of the main house. It has a low-pitched gable roof with matching asbestos shingle siding and a single overhead door on the sloped side.

Alterations: foundation parged (undated); asbestos siding (undated); front porch enclosure (undated) garage extension and overhead door (undated).

8. Significance

The Comfort-Sitzer House at 321 3rd St NW is an example of a vernacular Gable-Front-and-Wing house form from the late 19th century, likely ca. 1895. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

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Comfort-Sitzer House	Bremer
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The Comfort-Sitzer House was occupied by Mary Sitzer and her parents Daniel and Elizabeth beginning in ca. 1900 when the property was listed as transferring from William Comfort to Mary Sitzer, the daughter of Daniel and Elizabeth. It is possible that Comfort built the house on speculation and subsequently sold it. The 1899 city directory does not list Comfort residing here or anywhere else in Waverly at the time. Daniel Sitzer was a hardware merchant with a shop at 318 W. Bremer Ave in 1899 and his family resided above the store. Daniel died in 1910 and by 1913 Mary and her mother were the sole occupants of 321 3rd St NW. Mary was employed as a teacher in the city schools in the 1913 city directory. Mary eventually married John Lousteau. The couple sold the house in 1940 to Arthur and Emma Knott who sold it two years later to Sarah and Eleanor Thoren. They in turn sold it to LaVern and Sylvia Schnurstein in 1950 who rented the property to Edith Chrisophel, a widow. She bought the house in 1952 and continued to reside there for some years.

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 Assessor records.

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 city directories, 1899 and 1913.

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

Waverly telephone directories.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

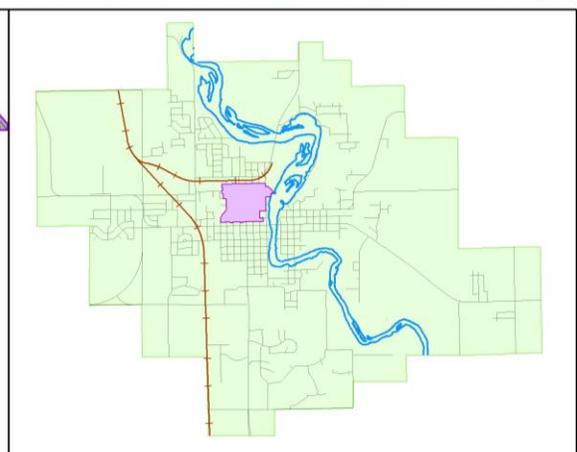
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Site Map: Bremer County GIS Department, 12/2011.

321 3rd St NW
PIN 09-02-109-002



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Comfort-Sitzer House

Bremer

Name of Property

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321 3rd Street NW

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Photographs: 321 3rd St NW, looking northwest and west, Marlys Svendsen, photographer, 11/15/2011.



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Photographs: 321 3rd St NW, looking southeast, Marlys Svendsen, photographer, 11/15/2011.



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Comfort-Sitzer House

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Photographs: 321 3rd St NW, looking southwest and west, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Floor plan, 321 3rd St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp./PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902109002&index=0&size=0>; accessed 1/20/2013.

