

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

State Inventory No. 09-00726

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 Brandt, Ernest and Margaretha, House

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

**2. Location**

street & number 302 and 308 4th 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 Add. Block(s) FR 2 Lot(s) Lot 16 ex N 88' & E 63.38' Lot 17

**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>1</u>	<u>2</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</u>	<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 (two)

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A06 Hipped Roof, 2-story (American Four-Square)

foundation 10A Concrete Block

walls (visible material) 05E Steel

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 302 and 308 4th Ave NWNW

Site Number 09-00726  
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*  
1916  check if circa or estimated date  
*Other dates, including renovation*  
1948 and 1990 - Garages

**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

Page 1

---

Brandt, Ernest and Margaretha, House	Bremer
Name of Property	County
302 and 308 4 <sup>th</sup> Ave NW	Waverly
Address	City

---

## 7. Description

This single-family house is estimated to have been built in 1925 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the World War I period. A house at this address appears in the 1913 city directory listings two occupants, most likely occupying an earlier house. The 1915 Sanborn Map shows an earlier 1-story house on this lot. The lot was transferred by Carl Bohn to Ernest Brandt in March 1916. The *Bremer County Independent* published an account of Brandt's construction of a house in the 2<sup>nd</sup> Ward on 3/23/1916. A construction date of ca. 1916 appears to be more accurate.

This 2-story frame house is an example of a Hipped Roof, 2-story house form known as the "American Four-Square" that became popular in Iowa prior to World War I and continued to be built into the 1920s. The house has a rock-faced concrete block and gray-colored brick foundation with narrow clapboard-style steel siding and narrow cornerboards. A large 1-story addition is located on the west side of the house diminishing its integrity. A moderate-pitched hipped roof has a hipped roof attic dormer on the front slope. The enclosed front porch spans the full front and extends along the south façade of the addition. Walls have been enclosed in both sections with steel siding and a mix of single-light casement windows widely spaced and 1/1 double-hung units. The entrance is centered on the main house. Fenestration throughout the balance of the house includes widely spaced single 1/1 double-hung windows.

A detached 1-story frame garage is located at the rear of the property where it opens onto 3<sup>rd</sup> Street NW. It has a single-bay with a low-pitched front-gable roof and matching narrow steel siding. The garage was built in 1948 according to Assessor records. A second detached 1-story frame garage is located west of the house. It has a side-gable roof with a wide foot print that incorporates a single bay and a combined double-bay with additional storage in one end. The building measures 32 x 48 feet and has matching narrow steel siding. It was erected in 1990 on a separate lot to the west of the Brandt House.

Alterations: steel siding (undated); west addition (undated); porch enclosure (undated); new garage (1990) and garage remodeling (undated).

## 8. Significance

The Ernest and Margaretha Brandt House at 302 4<sup>th</sup> Ave NW built in ca. 1916 is an example of an American Four-Square house form from the post-World War I period. It is typical of several other Four-Square houses built as in-fill housing during the years before and after the war in this neighborhood. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C but the dwellings two garages are considered noncontributing because of integrity and construction date issues.

Carl Bohn sold this lot to Ernest Brandt in March 1916 with an older 1-story house on the lot. The *Bremer County Independent* published an account of Brandt's acquisition and construction of a new house in the 2<sup>nd</sup> Ward on 3/23/1916. It is unclear whether Ernest and his wife Margaretha ever resided

# Iowa Site Inventory Form Continuation Sheet

Page 2

---

Brandt, Ernest and Margaretha, House	Bremer
Name of Property	County
302 and 308 4 <sup>th</sup> Ave NW	Waverly
Address	City

---

here. Many Brandt families resided on farms in Jefferson Township or in Denver, also in Jefferson Township. It is most likely that the house was held for rental use and investment purposes.

Ernest Brandt died in 1928 but his widow held onto the house for two more decades. The house was transferred by Margaretha Brandt in 1947 to Henry and Meta Brandt, likely Ernest and Margaretha's son and daughter-in-law. Henry's estate passed the house to Meta in 1974 and she sold it to Gary Erwin and Janis Matthias in 1982. The couple continues as owners of the property in 2013.

## 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.

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 Historic Photo Collection, Waverly Public Library.

Waverly newspapers. *Bremer County Independent*, 3/23/1916.

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

Site Number 09-00726  
Related District Number 09-001

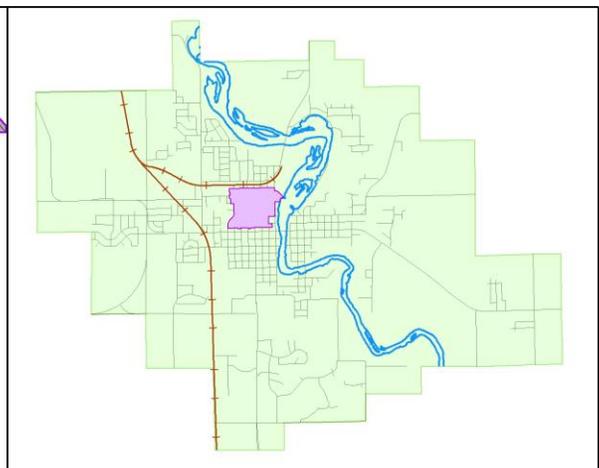
Page 3

Brandt, Ernest and Margaretha, House  
Name of Property  
302 and 308 4<sup>th</sup> Ave NW  
Address

Bremer  
County  
Waverly  
City

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

**302 4th Ave NW  
PIN 09-02-101-004**



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

Site Number 09-00726  
Related District Number 09-001

Page 4

---

Brandt, Ernest and Margaretha, House  
Name of Property  
302 and 308 4<sup>th</sup> Ave NW  
Address

---

Bremer  
County  
Waverly  
City

---

**Photographs:** 302 4th Ave NW, looking north and northwest, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number 09-00726  
Related District Number 09-001

Page 5

---

Brandt, Ernest and Margaretha, House  
Name of Property  
302 and 308 4<sup>th</sup> Ave NW  
Address

---

Bremer  
County  
Waverly  
City

---

**Photographs:** 302 4th Ave NW, along alley, looking southeast and northeast, Marlys Svendsen, IHSEMD, photographer, 11/3/2011.



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

Site Number 09-00726  
Related District Number 09-001

Page 6

---

Brandt, Ernest and Margaretha, House

Bremer

Name of Property

County

302 and 308 4<sup>th</sup> Ave NW

Waverly

Address

City

---

**Photographs:** 308 4th Ave NW, second garage located west of the Brandt House, Marlys Svendsen, IHSEMD, photographer, 11/3/2011.



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

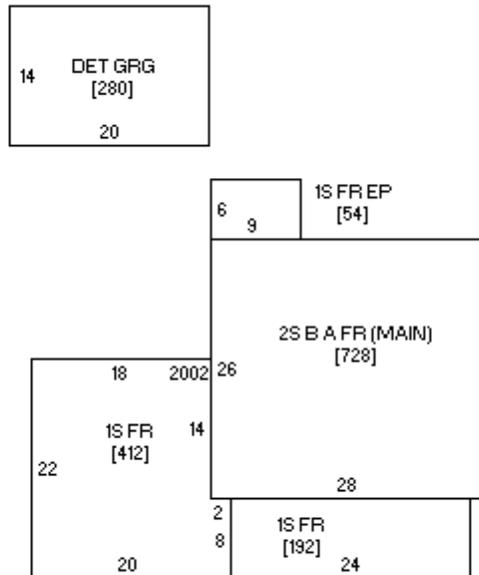
Site Number 09-00726  
 Related District Number 09-001

Page 7

Brandt, Ernest and Margaretha, House	Bremer
Name of Property	County
302 and 308 4 <sup>th</sup> Ave NW	Waverly
Address	City

Additional Information:

Floor plan, 302 4th Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902101004&index=0&size=0>; accessed 2/28/2013.



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