

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

State Inventory No. 09-00737

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 Pitcher, Luther and Harriet, House

other names/site number _____

2. Location

street & number 502 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) 52

Lot(s) Lot 8

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 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

01A03 Single Dwelling w/ attached garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A02 Gable-Front and Wing (1-story)

foundation 04 Stone

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 502 4th Ave NW

Site Number 09-00737
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
1888 check if circa or estimated date
Other dates, including renovation
Garage - 1960

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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Pitcher, Luther and Harriet, House	Bremer
Name of Property	County
502 4 th Ave NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1888 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1860s to the 1890s. The property was part of a multi-lot parcel (Lots 6, 7, & 8, Block 52) transferred to members of the Dean family by a combination of warranty deed, treasurer's deed and sheriff's deed between 1867 and 1882. The 1868 *Bird's Eye View of the City of Waverly* depicts a house with the same form at the intersection of 4th Ave and 5th St suggesting the house is 20 years older than estimated by the Assessor's record. Additional research will need to be completed on the value of the property at transfer points to identify an approximate date of construction. An earlier date than 1888 is anticipated.

This frame dwelling is an example of a vernacular Gable-Front and Wing 1-story house form. The Pitcher House has a parged stone foundation with wide clapboard-style vinyl and steel siding. The front-gable section has a moderate-pitched roof with narrow eaves and the side-gabled west wing has a slightly lower pitch. The original porch filling the left-hand ell has been removed and replaced with a wood deck with no roof or balustrade. Original window openings remain but the 4/4 double-hung units present originally and up until ca. 2007, were replaced with 6/6 double-hung units. The feature window group includes a flat roofed rectilinear bay window centered on the gable end of the south façade. It has a pair of double-hung window openings previously containing 4-light sashes.

A double-bay detached frame garage is located on the north side of the house. It is clad in matching siding and was constructed in 1960 according to Assessor records. It has a low-pitched front-gable roof with a deep overhang on the front supported by diagonal brackets extending to ground level. A single double-wide overhead door opens onto 5th St NW.

Alterations: siding, undated; garage, 1960; porch removal, undated; replacement windows.

8. Significance

The Luther and Harriet Pitcher House at 502 4th Ave NW was built as early as ca. 1868 or as late as the 1880s. It is an example of an early vernacular 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 Criteria A and C.

According to property transfer records, the property was part of a multi-lot parcel (Lots 6, 7, & 8, Block 52) transferred to members of the Dean family by a combination of warranty deed, treasurer's deed and sheriff's deed between 1867 and 1882. The first family member was George A. Dean who acquired the three lots in 1867, followed by H.V. Dean in 1880, and Daniel Dean in 1886. Other Dean family members offered quit claim deeds to the lots. The 1868 *Bird's Eye View of the City of Waverly* depicts a house with the same form at the intersection of 4th Ave and 5th St suggesting the house was built soon after George Dean acquired it in 1867.

In 1893, Daniel Dean transferred his interest in Lot 8 to Luther S. Pitcher, who was listed as a farmer in the 1895 Iowa Census. His wife Harriet was identified as a housekeeper. The 1899 city directory lists

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L.S. Pitcher as a janitor. When the 1913 city directory was published, Luther and Hattie still resided at 502 Fremont St but no occupation was listed for Luther. By then, he would have been 74 years old and likely retired. Property transfer records become unclear for Lot 8 in subsequent years until its ownership is transferred from Charity West to Amos West in 1940 and then to Josephine B. Miller from Amos' estate. In 1946, Josephine and her husband sell it to Robert and Gladys Dempsey who holds it briefly before transferring it to John J. Becker in 1947.

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.

Bremer County Assessor's Office, property records.

Bremer County Auditor's Office, property transfer records.

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 Business News Index (database), Waverly Public Library.

Waverly city directories, 1899 and 1913; 1961.

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 telephone directories, 1924-1954.

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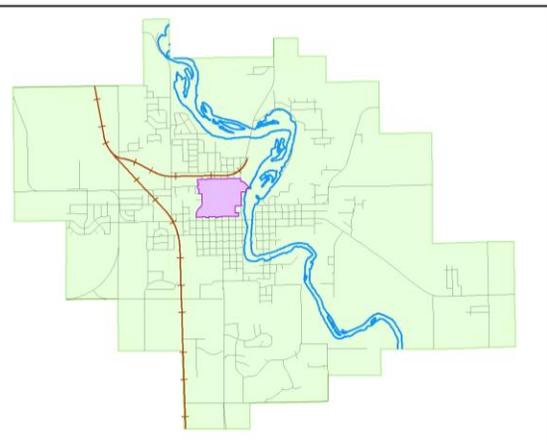
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Pitcher, Luther and Harriet, House
Name of Property
502 4th Ave NW
Address

Bremer
County
Waverly
City

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

**502 4th Ave NW
PIN 09-03-228-004**



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Bremer

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Photographs: 502 4th Ave NW, looking northwest and north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 502 4th Ave NW, attached garage at rear, looking northwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 502 4th Ave NW, (above) looking northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009; view looking northeast with earlier windows, predating 2008 flood (below), from Bremer County Assessor's website, available at: <http://beacon.schneidercorp.com/PhotoEngine/Photo.aspx?appid=330&keyvalue=0903228004&index=0&size=3>; accessed 3/6/2013.



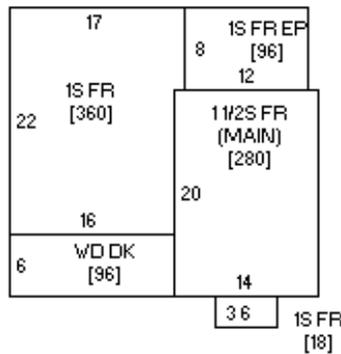
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Floor plan, 502 4th Ave, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903228004&index=0&size=0>; accessed 3/06/2013.



Sketch by www.camavision.com