

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

State Inventory No. 09-00860

New Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00962

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) 2010

1. Name of Property

historic name Broadie, Alfred A. and Minnie, House

other names/site number _____

2. Location

street & number 102 2nd Ave SE

city or town Waverly vicinity, county Bremer

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town Block(s) 17 Lot(s) W 16' Lot 3 & Lot 4 "EX 46' X 43' SW COR"

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>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</u>	<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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural MPD

09-028

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A01 Single Dwelling

01A01 Single Dwelling

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A02 Gable-Front and Wing

foundation 04 Stone

walls (visible material) 02B Wood/ Shingle

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 102 2nd Ave SE

Site Number 09-00860
District Number 09-00962

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
1890 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 9/2012
 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: _____

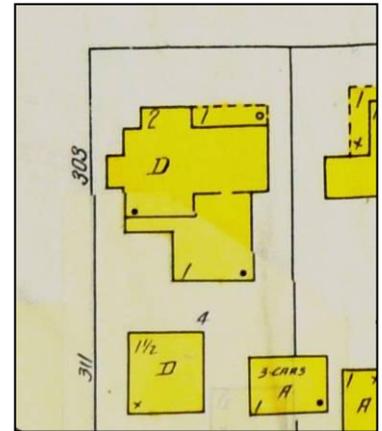
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Broadie, Alfred A. and Minnie, House	Bremer
Name of Property	County
102 2 nd Ave SE	Waverly
Address	City

7. Description

This house is estimated to have been built in 1910 according to Bremer County Assessor records. However, the design of the house and earlier public records suggest the building was erected as early as 1888. Property transfer records show A.A. Broadie acquiring it in December 1887 and it is listed in the earliest city directory with the Broadie family residing here in 1899. The house originally faced 1st St. SE according to the 1899 city directory and continued with this orientation on the 1927 Sanborn Map (see map below). A construction date of ca. 1890 is consistent with public records.

The Broadie House is an example of a vernacular Gable-Front and Wing 2-Story house form originally built as a single-family home but now occupied as the 3-unit apartment building. The house has moderately pitched intersecting gable roof with wide eaves and a series of gable wall dormers along the west and north roof slopes. As originally constructed, the house faced 1st Street SE and had its entrance in a projecting gable wing. This entrance was subsequently closed when the current wood shingle siding was installed. A 1½-story gable addition is located on the south side and was in place by the time that the 1927 Sanborn Map (at right) was published.



The house has a parged stone foundation over the north original house and rock-faced concrete block for the 1½-story addition.

Square-cut shingles are over the entire house suggesting this material was installed when the 1½-story addition was built – sometime prior to 1927. An exterior staircase with a double flight of stairs and two landings is installed along the west side of the south addition. The main entrance is now located on the north side of the house where a small flat-roofed porch is tucked in the left-hand ell. This porch replaces the original porch depicted on the 1927 Sanborn Map. The porch has 2x4 inch boards for horizontal members of the balustrade and 4x4 inch wood posts as roof supports. The exterior staircase on the south side has a similar balustrade and railing treatment.

Fenestration includes 1/1 double-hung windows of mostly tall and narrow dimensions. The most decorative window treatment is the angular 1-story angular bay window on the north side. The tall windows appear to have been reduced in height with wood panels added above the sash. Original window arches with pediment lintels appear on a number of openings with a pair of semi-circular arched 1/1 double-hung windows on the upper level of the projecting wing facing 1st Street SE. The sill for this pair of windows has a triangular cut along the lower edge suggesting the possible removal of an entrance hood over the original main entrance doors. No photo has been identified to confirm this design, however.

At the south end of this L-shaped lot, a freestanding frame garage was added in 1997 according to Assessor Records. It has moderate pitched front gable roof with twin bays.

Alterations: garage (1997); siding (undated); conversion to 3-unit apartment building (undated); south addition (undated); removal of front entrance and north porch (undated); south 2-story staircase (undated).

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8. Significance

The Broadie House at 102 2nd Avenue SE is an example of a vernacular Gable-Front and Wing 2-Story house form dating from ca. 1890. It was built for Alfred Adam Broadie and his second wife, Minnie, sometime after the couple acquired the property in 1887. The house was built during main period of homebuilding in the neighborhood between 1880 and World War I. 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 noncontributing.

Alfred A. Broadie acquired this property in December 1887 but did not record its purchase until September 1888 suggesting its construction was completed by that date or about to begin. Alfred and his second wife Minnie had two children, one born in 1887 and another in 1889 suggesting reasons for the construction of the house prior to 1890. Alfred Broadie was a druggist in Waverly operating the business with his brother, Herbert H. Broadie, under the style "A.A. Broadie and Brother" and later as "A.A. Broadie." A biography of A.A. Broadie appears below.

Alfred Adam Broadie, the leading druggist of Waverly, is well known by many people throughout Iowa, having been president of the State Pharmaceutical Association, and twice the state delegate to the National Pharmaceutical Convention. He is of Scotch-Irish descent. His grandfather, James Broadie, was born in Scotland, where he married Helen Gounlock, and some years afterward they sailed for America. They were eight weeks in crossing the ocean, and their two children died on the voyage. They located in Canada, where James Broadie soon died, but his wife lived to be over ninety years old. James Steene, Mr. Broadie's grandfather on his mother side, was born in Belfast Ireland, and came to Canada about 1800, where he met and married Miss Mary Ann Franklin, who was also born in Belfast, her father being a paymaster in the English army. Mr. Broadie's father was Adam Broadie, who was born in Chatham, Canada East, now the Province of Quebec, in 1824. He was married in 1855 to Mrs. Jane Shepard, a native of the same place, who was born in 1832. For fifty years he followed the trade of a blacksmith and plowmaker. Moving to Illinois, in 1850, he helped build the old Chicago and Galena railroad, the first line west of Chicago. Five years later he settled in Bremer County, Iowa, where he started the first blacksmith shop in Leroy township, moving to Waverly in 1865, where he has since remained and is in very comfortable circumstances Mrs. Adam Broadie died May 8, 1900.

A. Broadie was born May 6, 1856, about twenty miles east of Waverly, Bremer County, Iowa, and was the fourth white child born in Leroy township. At this time the Indians, wild deer and rattlesnakes were quite numerous in this section. The first school he attended was held in a little log school house, with a puncheon floor and a "shake" roof, constructed without the use of a single nail. The building had only two windows, half the usual size, with panes of eight by ten glass. The seats consisted of one long rough slab supported by wooden pegs, while a long shelf, resting on pins driven into the wall, served for desks. After finishing the district school, he attended the Waverly grammar and high school for three years.

Mr. Broadie learned very young to work, for at the age of seven years he was able to earn fifty cents a day herding sheep. He worked on a farm until he was eighteen years old and then taught district school for four terms. In 1877 he was apprenticed to Dr. O. Burbank in the drug business at Waverly, and in 1880 became a registered pharmacist. He did business for himself three years in Madison, Lake County, South Dakota, and returning to Waverly in 1883, he purchased the store where he had received his training. In 1893 his brother, H. H. Broadie, a graduate of the

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Chicago College of Pharmacy, became a partner in the business, and they still work together under the firm name of A. A. Broadie & Brother. Mr. Broadie has always been prominent in every public enterprise of the town, and has done much to aid in the progress of Waverly. He was one of the promoters of the Waverly Short Line Railroad Company, and for ten years its director and secretary. He is now a director of the German-American Loan & Trust Company's Bank of Waverly, and president of the Waverly Industrial Association.

Mr Broadie has always belonged to the republican party, which was born the same year that he was, in 1856. He has never been a candidate for any office. He belongs to the Masonic Order, and has been a member of the Iowa Pharmaceutical Association since 1883, serving as its president in 1891-1892, and is now chairman of its executive committee.

Mr. Broadie was married June 8, 1881, to Miss Elveline Almeda Shepard of Waverly, who died November 28, 1882, leaving an infant son, LeRoy Wesley, who was born October 28, 1882. Mr. Broadie was married to Miss Minnie B. Perry, of Chicago, May 6, 1886. They have two children: Perry Henderson, born July 28, 1887, and George Alfred, born April 20, 1889.

(Gue, B. F., *Biographies and Portraits of the Progressive Men of Iowa: Leaders in Business, Politics and the Professions: Together with an Original and Authentic History of the State*, 1899, pps. 130-131).

Alfred Broadie died on August 12, 1912 and the property passed to his wife the following January as part of the settlement of the estate. She continued to reside here for an unknown period of time.

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.

Gue, B. F., *Biographies and Portraits of the Progressive Men of Iowa: Leaders in Business, Politics and the Professions: Together with an Original and Authentic History of the State.* 1899.

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.

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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.

Vertical file collection, Waverly Public Library.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspapers: *Bremer County Independent*, 9/15/1892 and 5/3/1900.

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Bremer

Name of Property

County

102 2nd Ave SE

Waverly

Address

City

Photographs: 102 2nd Ave. SE, looking southeast and east, Marlys Svendsen, photographer, 11/2/2011.



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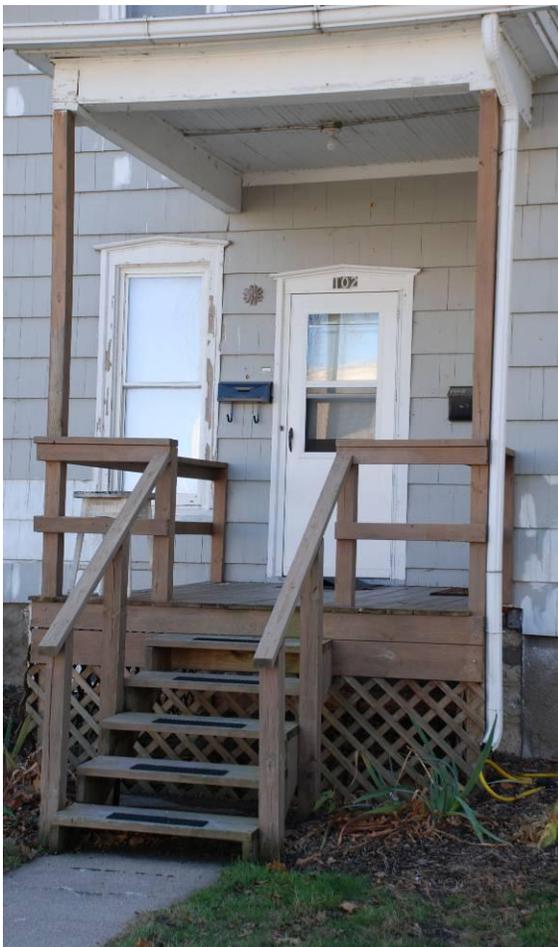
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Broadie, Alfred A. and Minnie, House
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Bremer
County
Waverly
City

Photographs: 102 2nd Ave. SE, looking south and window/door detail, looking south, Marlys Svendsen, photographer, 11/2/2011.



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Bremer

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102 2nd Ave SE

Waverly

Address

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Photographs: 102 2nd Ave. SE, looking south and southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Broadie, Alfred A. and Minnie, House

Bremer

Name of Property

County

102 2nd Ave SE

Waverly

Address

City

Photographs: 102 2nd Ave. SE, looking southwest and original front façade, looking east, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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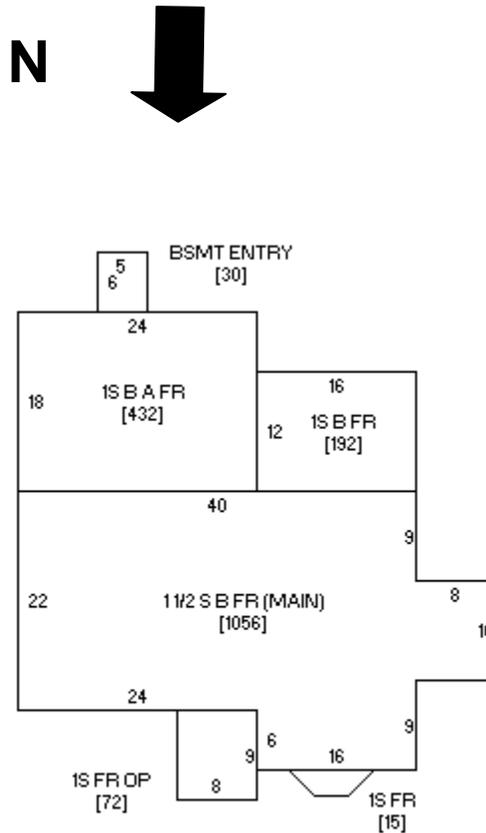
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Additional Information:

Floor plan, 102 2nd Ave SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1687362616&KeyValue=0902185001>; accessed 1/29/2012.



B-1910 +/-
 30x24 FR GAR- 1937

Sketch by www.camavision.com