

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

State Inventory No. 09-00875

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) _____

1. Name of Property

historic name Brotherton, Josephine, House

other names/site number _____

2. Location

street & number 404 2nd St 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) Fractional Block 7 Lot(s) Lot 1

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>2</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<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

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)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A01 Front-Gabled Roof (two stories)

foundation 04 Stone

walls (visible material) 05E Aluminum

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 404 2nd St SE

Site Number 09-00875
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
1900 check if circa or estimated date
Other dates, including renovation
1975 - 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 9/2012
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

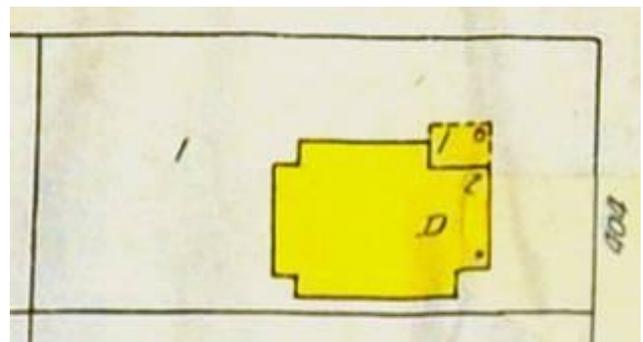
Page 1

Brotherton, Josephine, House	Bremer
Name of Property	County
404 2 nd St SE	Waverly
Address	City

7. Description

This 2-story single-family house is estimated to have been built in 1910 according to Bremer County Assessor records. Property transfer records show the property acquired by "J. Brotherton" – either James Brotherton or his wife Josephine Brotherton in 1872 from Lucy Johnson and her husband. The 1885 census shows Josephine and her three daughters residing on Lot 1 in Fractional Block 7 in an earlier house. By 1899 the city directory shows Josephine and her children residing on 3rd Street SE most likely while the new house several blocks away was under construction. Newspaper accounts from February 1899 through December 1900 reference Mrs. Brotherton building a house in the 4th Ward, presumably the one on 2nd Street SE. In the 1913 city directory, Mrs. Josephine and her daughters resided at this address. Together, this information confirms a likely construction date of 1899-1900 rather than 1910.

This 2-story frame house is an example of a vernacular Front-Gable Roof form similar to the "Suburban Cottage" in the vernacular typology developed by Jan Jennings and Herbert Gottfried in *American Vernacular Design*. It has a moderate pitched front-gable roof with a closed gable on the front façade, and a hipped roof on the rear main block and rear addition. A historic photo from 1939 for the house at 410 2nd St. SE shows a small hipped attic dormer along the south slope. This was later removed. The house has a 2-story porch inset on the southeast corner and a 1-story flat-roofed porch filling the ell on the northeast corner. Only the latter porch appears on the 1927 Sanborn Map (right). There is no doubt that the southeast 2-story was an original design feature.



The Brotherton House has a stone block foundation with medium-width clapboard-style aluminum siding for all wall surfaces. The 2-story porch or gallery has a massive, square paneled column at the outer corner. Turned spindles are located along the south side of the first floor and due their taller height appear to be replacements. On the upper level, shorter turned spindles with curved ends on the handrail match the balustrade elements on the 1-story porch confirming they are original. The upper level of the porch has a door on the west wall with a square, single-light sash in the upper half. The 1-story porch has clusters of three smooth columns at the outer corners of the north side. Porch steps lead to the west and the entrance door is on the west wall. The porch skirting has been modified with the installation of solid aluminum panels.

Fenestration includes mostly tall and narrow single and paired 1/1 double-hung windows. On the front façade facing 2nd Street, a cottage window was originally installed on the first floor. It has been modified with the removal of the decorative horizontal sash but the proportion of the window openings remains. On the second floor a pair of sash is centered over the cottage window opening. Elsewhere the windows are widely spaced with a few smaller units defining other uses in the house.

Page 2

Brotherton, Josephine, House	Bremer
Name of Property	County
404 2 nd St SE	Waverly
Address	City

The free standing garage has a double-wide front-gable garage with matching aluminum siding. According to Assessor records it was constructed in 1975. It has a single double-wide overhead garage door.

Alterations: siding, porch element changes, and window changes (undated, likely post-1960); dormer (post-1939).

8. Significance

The Brotherton House is an example of a turn-of-the-20th century Front-Gable House or Suburban Cottage. The house was part of the main wave of homebuilding in the neighborhood that extended from the 1880s through World War I. Its owner, Josephine Brotherton had the house built in 1899-1900. The house qualifies for the National Register of Historic Places under Criteria A and C as a contributing resource in the historic district. The garage is considered noncontributing.

In 1872 Lot 1 in Fractional Block 7 of the Original Town was acquired by "J. Brotherton" – either James Brotherton or his wife Josephine Brotherton from Lucy Johnson and her husband. In 1879, James died. By 1885, Iowa Census records show Josephine and three daughters residing at the house listed on this property. Cora, May (Mae) and Allie (Alice) were listed as 13, 11 and 9 years old, respectively. By 1895, the Iowa Census records show Josephine still residing here with her daughters, all unmarried. By 1899 when newspaper accounts show Josephine building a new house in the 4th Ward, the Brotherton family had moved to a nearby house in the 300 block of 3rd Street SE. Both Mae and Cora were working as teachers according to the 1899 city directory. The next record of the family in the 1913 city directory shows Josephine with Mae and Cora still residing here. Alice had married Dr. Charles G. Farnum and relocated to Peoria, Illinois. Josephine died in 1923, Mae in 1951 and Cora in 1958. All are buried in Harlington Cemetery in Waverly. Alice died in 1952 in Peoria.

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.

Gue, Benjamin F. *History of Iowa: From the Earliest Times to the Beginning of the Twentieth Century. Volume 4,* Century History, Co., 1903, p. 225.

History of Butler and Bremer Counties, Iowa. Springfield, Illinois: Union Publishing, 1883.

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

Site Number **09-00875**
Related District Number 09-00962

Page 3

Brotherton, Josephine, House	Bremer
Name of Property	County
404 2 nd St SE	Waverly
Address	City

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 newspaper articles: *Bremer Independent*, 2/23/1899; 10/19/1899; 12/21/1899; 5/31/1900; 8/2/1900; and 12/27/1900; *Waverly Republican*, 5/31/1900.

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

Site Number **09-00875**
Related District Number 09-00962

Page 4

Brotherton, Josephine, House
Name of Property
404 2nd St SE
Address

Bremer
County
Waverly
City

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



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

Site Number **09-00875**
Related District Number 09-00962

Page 5

Brotherton, Josephine, House	Bremer
Name of Property	County
404 2 nd St SE	Waverly
Address	City

Photographs: 404 2nd St. SE, looking southwest and west, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number **09-00875**
Related District Number 09-00962

Page 6

Brotherton, Josephine, House
Name of Property
404 2nd St SE
Address

Bremer
County
Waverly
City

Photographs: 404 2nd St. SE, looking west; side porch, looking west, Marlys Svendsen, photographer, 11/3/2011



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

Site Number **09-00875**
Related District Number 09-00962

Page 7

Brotherton, Josephine, House

Bremer

Name of Property

County

404 2nd St SE

Waverly

Address

City

Photographs: 404 2nd St. SE, rear, looking southeast, and garage, looking south Marlys Svendsen, photographer, 11/3/2011.



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

Site Number **09-00875**
Related District Number 09-00962

Page 8

Brotherton, Josephine, House

Bremer

Name of Property

County

404 2nd St SE

Waverly

Address

City

Photographs: 404 2nd St. SE, looking west and northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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

Site Number **09-00875**
Related District Number 09-00962

Page 9

Brotherton, Josephine, House
Name of Property
404 2nd St SE
Address

Bremer
County
Waverly
City

Photographs: 404 2nd St. SE, looking west and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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

Site Number **09-00875**
 Related District Number 09-00962

Page 10

Brotherton, Josephine, House	Bremer
Name of Property	County
404 2 nd St SE	Waverly
Address	City

Floor Plan: Bremer County Assessor's website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902189006&index=0&size=0>; accessed 2/15/2012.

