

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

State Inventory No. 09-01421 New Supplemental
 Part of a district with known boundaries (enter inventory no.) **09-00961**
 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 Colby-Watkins House

other names/site number _____

2. Location

street & number 210 2nd Street SW

city or town Waverly vicinity, county Bremer County

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

(If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 5 Lot(s) S 63' 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 type="checkbox"/> building(s)	_____ buildings	<u>2</u>	<u>1</u> buildings
<input checked="" type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<u>2</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 Waverly SW Quadrant Hist. & Arch. Survey Historical Architectural Data Base Number HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A09 Cross-Gabled Roof, 2-Story</u>	foundation <u>04 Stone</u>
_____	walls (visible material) <u>15B Vinyl</u>
_____	roof <u>08 Asphalt</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 210 2nd Street SW

Site Number 09-01421
District Number 09-00961

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 1901 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect unknown
Builder unknown

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 date 3/29/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. state WI zip code 54870
city or town Sarona

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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Colby-Watkins House	Bremer
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210 2 nd Street SW	Waverly
Address	City

7. Description

The Colby-Watkins House at 210 2nd Street SW is estimated to have been constructed in 1901 according to the Bremer County Assessor's records. Property transfer records show the parcel held by Abran (Abraham) Colby beginning on 10/20/1900. After his death in 1908, his wife Julia sold the property to R.R. Watkins on 9/19/1911. The 1913 city directory lists the house in place at that time occupied by Mrs. M.M. Watkins who was R.R. Watkins step-mother. The estimated date of 1901 is consistent with the building's form and design as well as the use of stone for the foundation – a usage in Waverly that predates ca. 1905. The house bears both families name because of early ownership and likely occupancy by both families since the Assessor's date of ca. 1901 is assumed to be accurate.

The Colby-Watkins House is an example of a vernacular Cross-Gabled Roof 2-story house form. The design incorporates a wrap-around porch along the front façade and filling the left-hand ell. The building has a stone block foundation with wide-width clapboard-style vinyl siding on the walls. It has a steeply pitched cross-gabled roof with moderate-wide eaves. Wall dormers on the side slopes of the center wing have steep gable roof lines. The low-pitched hipped roof porch has matching vinyl siding on the closed balustrade and extending to ground level. Square roof supports are evenly spaced along the balustrade with the entrance on the left side of the front façade opposite the entrance door.

Fenestration includes 1/1 double-hung windows of various sizes with single windows in each of the gable peaks and gabled dormers. On the first floor, slightly larger 1/1 double-hung units are widely spaced. A shed-roofed bay window group on the south façade has replacement single light narrow windows. The 1½-story frame garage built in ca. 1920 has horizontal beveled siding with corner board trim and four-light fixed sashes in the gabled peaks and end walls. Sliding bypass garage doors are fashioned of narrow beveled siding and are located on the east façade. The garage located adjacent to the alley is considered contributing. The second garage with the ogee shaped roof built in 2013 is considered noncontributing.

8. Significance

The Colby-Watkins House at 210 2nd Street SW is significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C as well. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century. The oldest garage is considered contributing.

Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the

¹ The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other Iowa county seats in the late 19th and early 20th century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19th and early 20th century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. County population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw county growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

Historical Background for the Colby-Watkins House at 210 2nd Street SW

The Colby-Watkins House at 210 2nd Street is estimated to have been constructed in ca. 1901 according to the Bremer County Assessor's records. This date is consistent with the architectural style, form and materials of the building. As noted above, property transfer records show the parcel held by Abran (Abraham) Colby beginning on 10/20/1900. After his death in 1908, his wife Julia sold the property to R.R. Watkins on 9/19/1911. The 1913 city directory lists the house in place at that time occupied by Mrs. M.M. Watkins who was R.R. Watkins step-mother. The 1913 city directory also shows the house next door to the south occupied by Ralph R. and Lydia Watkins. A brief biography below for M.M. Watkins provides details for early family relationships (**highlighted**).

M. M. WATKINS is a son of Emanuel Miner and Anna (BARR) WATKINS, and was born in Windsor County, Vermont, May 19, 1829. When he was ten years of age, the family moved to St. Lawrence County, New York, where he remained until 1845. At this time he went to Rock County and afterward to Walworth County, Wisconsin, where he followed the trade of carpenter. Sometime after he moved to McHenry County, Illinois, and was engaged for five years in wagon-making. In the spring of 1855, he came to Bremer County, Iowa, and settled near Horton, on a farm. There he lived eleven years and then returned to Aurora, Illinois, and engaged in

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manufacturing doors, windows, sashes and blinds, and also engaged in the lumber trade for five years. Upon leaving Aurora, he returned to Bremer County and turned his attention to farming, in Lafayette Township. In February, 1880, he moved to Tripoli, and again engaged in the lumber business. Mr. WATKINS was married to Miss Lorica TERRY in 1852. They have had four children - May, wife of C. A. AUSTIN of Sumner; Ralph R. who is now in business in Waverly; Frank W. who died in 1874; and Mary who died in 1876. Mrs. WATKINS died in 1862, and in 1871, Mr. WATKINS married Miss S. Dette TERRY, who is a sister of the first wife. They have one child - Mary. (1883 *History of Bremer County* - pages 1055-1056)

Ralph Watkins died in 1913 and in 1920, the house was transferred from his widow to William A. Watkins, the couple's son, on 6/1/1920. William who worked as a realtor and insurance agent, held the property until 6/30/1928 when it passed to Fred and Mary Eggleston. The property was transferred again a short time later to Fannie Hazleth. In 1934 she transferred the property to the Waverly Savings Bank and the following year it was sold by the bank to Maud Brechner who held it for the next 35 years, holding it as a rental dwelling during at least part of her ownership. Her estate sold the house in November 1970 to adjacent property owner to the northwest of the house, the First Baptist Church of Waverly. The Church transferred the house two years later to Merwin and Rita Pothast.

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.

City directories, 1899 and 1913.

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.

Page, William C. Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I. Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000. Vertical file collection, Waverly Public Library.

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Additional Information:

Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County GIS, 3/26/2014).

**210 2nd St SW
PIN 09-02-156-005**



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Photographs: 210 2nd Street SW, looking west and southwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 210 2nd Street SW, house and garages and west, looking southwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 210 2nd Street SW, house and garage looking northwest; garage looking northeast, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=189447732&KeyVal=0902156005>; accessed 4/1/2015.

