

**Site Inventory Form** State Inventory No. 09-00925  New  Supplemental: photos & map  
**State Historical Society of Iowa**  Part of a district with known boundaries (enter inventory no.) 09-00961  
 (November 2005) 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 Platte, William B. and Clara, House

other names/site number Miller, Clara, House

**2. Location**

street & number 700 1<sup>st</sup> Avenue 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) 19 Lot(s) see full legal description

**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**

<i>If Non-Eligible Property</i>		<i>If Eligible Property, enter number of:</i>	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>2</u>	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	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)

01A01 Single Dwelling: residence

01C05 Garage

**Current Functions** (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

**7. Description**

**Architectural Classification** (Enter categories from instructions)

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

**Materials** (Enter categories from instructions)

foundation 10A Concrete Block

walls (visible material) 15B Vinyl

roof 08 Asphalt

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 700 1<sup>st</sup> Avenue

Site Number 09-00925  
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  
1920  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  
organization Svendsen Tyler, Inc.  
street & number N3834 Deep Lake Rd.  
city or town Sarona state WI  
date 2/6/2015  
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: \_\_\_\_\_

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Platte, William B. and Clara, House	Bremer
Name of Property	County
700 1 <sup>st</sup> Avenue SW	Waverly
Address	City

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## 7. Description

The Platte House at 700 1<sup>st</sup> Avenue SW is estimated to have been constructed in 1913 according to the Bremer County Assessor's records. This date is consistent with the building's form and design though it is not listed in the 1913 city directory. Bremer County Property Transfer Records show the lot transferring to Clara Miller in July 1916. The property passed to Clara Platte (relationship unknown) in February 1922 when it is likely the house was in place. By 1924, Clara Platte's husband, William B., was listed in the Waverly Telephone Directory as residing at 700 Ellsworth (1<sup>st</sup> Ave SW). Although the house could have been built as early as 1913, a more likely construction date is sometime between 1916 and 1922 or ca. 1920.

The house is an example of a vernacular Hipped Roof, 2-Story house form popularly known as the American Four-Square. The building has a rock-faced concrete block foundation with narrow-width clapboard-style vinyl siding and corner board trim on the walls installed in 2011. It has a moderate pitched hipped roof with hipped attic dormers on front and side slopes. A hipped roof porch spans the front façade with four slender full-height columns evenly spaced across the front. Entrance steps are centered opposite the off-set front door. The balustrade has closely spaced 1x2 inch boards and the skirting panels have even more closely spaced vertical boards. Fenestration includes widely spaced 1/1 double-hung window units with smaller windows in the dormers. The front dormer has three windows and the side dormers have two. The property has two garages – a single-bay frame building contemporary when the house was built in ca. 1920. It has a hipped roof, exposed rafters and is considered contributing. A second extended side-gable garage has twin overhead doors and was constructed in 1980. It is located immediately to the rear of the house and is considered noncontributing.

## 8. Significance

The house at 700 1<sup>st</sup> Avenue SW derives individual significance under Criterion C as an example of a vernacular Hipped Roof, 2-Story house form popularly known as the American Four-Square before World War I. The building's high level of integrity adds to its significance. Both garages are considered noncontributing. The house is also significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19<sup>th</sup> century and early 20<sup>th</sup> century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood.

### *Historical Background for Waverly<sup>1</sup>*

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 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

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

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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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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. 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 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 William B. and Clara Platte House at 700 1<sup>st</sup> Avenue SW*

The William B. and Clara Platte House is located in Block 19 of the Wm. Sturdevant Addition. The southwest quadrant of Waverly includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

The Platte House at 700 1st Avenue SW Street is estimated to have been constructed in 1913 according to the Bremer County Assessor's records. City directories show only one house in the 700 block of W. Ellsworth – previous name for 1<sup>st</sup> Avenue – at 717 W. Ellsworth. Block 19 previously held the residence of Nathaniel and Grace Ellis at 717 W. Bremer Ave; he transferred the balance of the block in 1914 to Helen Ellis who sold Lot 8 in 1916 to Alice Thatcher. She in turn sold the lot to Clara Miller in July 1916. Six years later in February 1922, the lot transferred to Clara Platte, wife of William B. Platte. The Plattes resided here until 1967. During the 1960s, city directories list William employed as a painter. The Plattes transferred the house in 1967 to Harlan and Helen Platte, familial relationship unknown.

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A pre- or post-World War I construction date of ca. 1920 is consistent with the architectural design, form and materials of the building. Its construction is an example of the organic development of the neighborhood, which extended for a century from the late 1850s through the 1950s. This house was built in one of the peak periods of development in the neighborhood during the pre- and post- World War I years.

## 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.

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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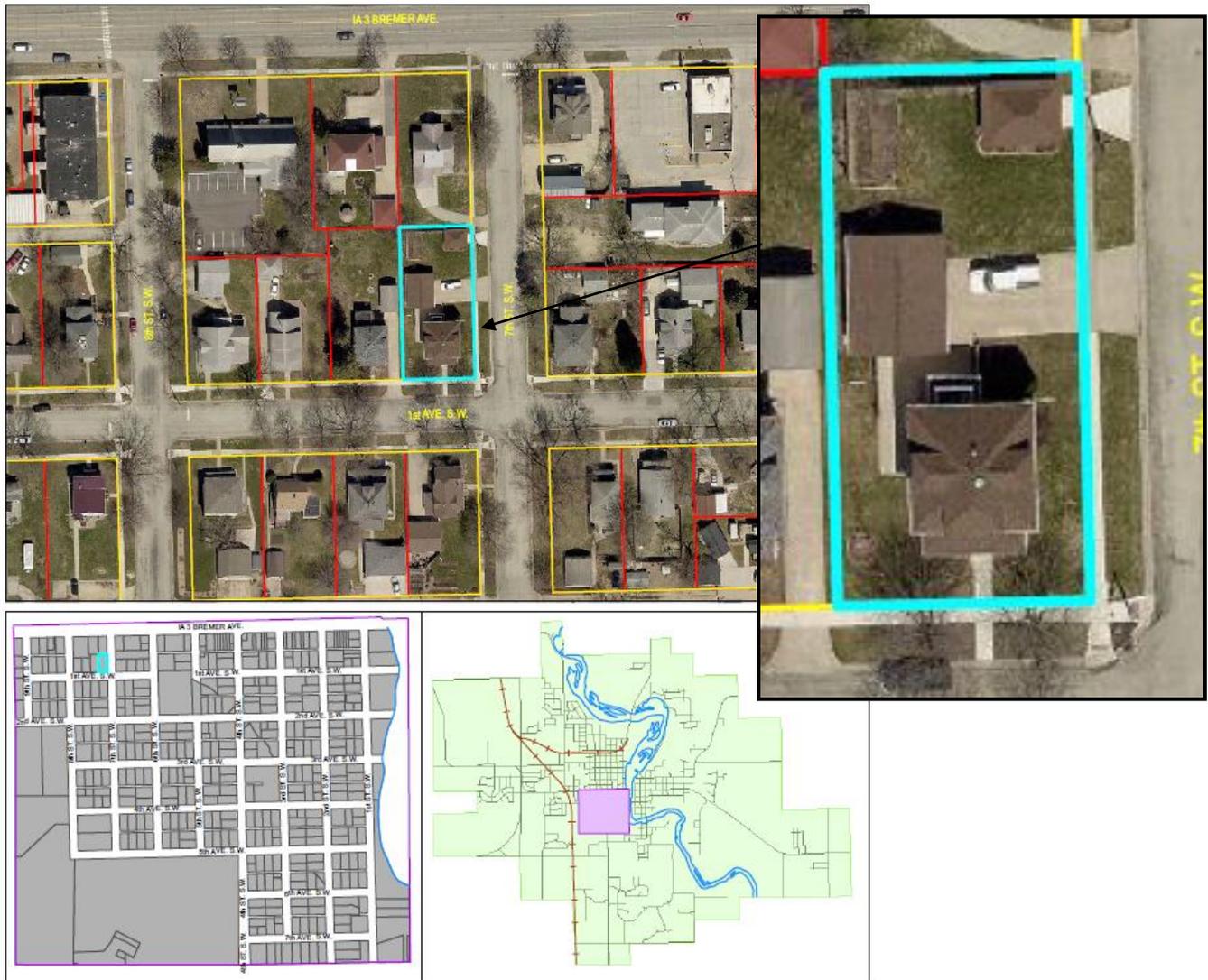
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**Additional Information:**

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

**700 1st Ave SW  
PIN 09-03-276-007**



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Full Legal Description: WM. STURDEVANT'S ADDITION LOT 8 BLOCK 19 & S ½ VAC ALLEY ADJ.

**Site Map**

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=1&PageID=2344&Q=1417458895&KeyValue=0903276007>; accessed 11/23/2010.  
Historic resource is designated by the red star.



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**Photographs:** 700  
1<sup>st</sup> Avenue SW,  
looking north and  
northwest, **4/7/2014**,  
Andrew Bell,  
Svendsen Tyler,  
photographer.



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**Photographs:** 700 1<sup>st</sup> Avenue SW, looking northwest & southwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 700 1<sup>st</sup> Avenue SW, looking south west and original garage facing 7<sup>th</sup> St SW, looking northwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 700 1<sup>st</sup> Avenue SW, looking north and northwest, 12/06/2010, Marlys Svendsen, IHSEMD, photographer. Note that all 2009 and 2010 photos here and below were taken prior to installation of vinyl siding in 2011.



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**Photographs:** 700 1<sup>st</sup> Avenue SW, looking northeast, 12/06/2010, Marlys Svendsen, IHSEMD, photographer.



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**Photographs:** 700 1<sup>st</sup> Avenue SW, looking north and northeast, 1/24/2009, Justine Zimmer, IHSEMD, photographer.



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**Photographs:** 700 1<sup>st</sup> Avenue SW, looking northwest, 1/24/2009, Justine Zimmer, IHSEMD, photographer.



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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at:  
<http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=251894851&KeyValue=0903276007>; accessed 11/23/2010.

