

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

State Inventory No. 09-00927 New Revised 2/16/2016
 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 Rohlf, William A. and Lottie, House

other names/site number _____

2. Location

street & number 203 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) 2 Lot(s) North Half Lots 3 & 4

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>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 Waverly SW Quadrant Hist.&Arch Survey *Historical Architectural Data Base Number* HADB 09-0310

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)

09A04 Side-Gabled Roof, 2-Story

07E02 Craftsman

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)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | A | Property is associated with significant events. |
| <input checked="" type="checkbox"/> Yes <input 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 203 2nd Street SW

Site Number 09-00927
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 1913 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Rohlf, Dr. William A.

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 2/16/3016
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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7. Description

The Rohlf House at 203 2nd Street SW is estimated to have been constructed in 1913 according to the Bremer County Assessor's records. Newspaper accounts confirm construction under way during the summer of 1913. This date is consistent with the building's form and design. The house is an example of the Craftsman Style Side-Gabled Roof, 2-Story house form. The house has a concrete block foundation and in 2010, retained its original stucco cladding on the walls. In 2011, an exterior remodeling was completed with the stucco covered with moderate width, clapboard-style vinyl siding. It has a moderate pitched side gabled roof with a shed-roofed attic dormer centered on the front slope. Deep eaves and knee-brace brackets are widely spaced on the gabled ends. A shed roofed 2-story sleeping porch spans the rear wall. Sleeping porches were promoted as important for healthful living prior to World War I. A low-pitched shed roofed front porch is centered on the front bay. Its original stucco clad balustrade has been clad in matching vinyl siding but the concrete balustrade cap, foundation and half-height Ionic columns located at the outer corners retain their original finishes..

Fenestration includes 1/1 double-hung window units in various sizes. A canted bay on the second floor is centered over the porch with narrow 1/1 windows in each face. Three smaller 1/1 windows are in the dormer with larger 1/1 windows arranged symmetrically on the front façade. Alterations in windows included the replacement of basement sash with the current glass block windows. The property has a detached double-bay frame garage constructed in 1971 that is considered noncontributing.

8. Significance

The Rohlf House at 203 2nd Street SW derives individual significance under Criteria B for its association with the noteworthy career and medical practice of Dr. William A. Rohlf, MD. A community room established for a local chapter of the Boy Scouts was in the basement. The garage is considered a noncontributing resource. 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 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.

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 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.

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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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. 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 Rohlf House at 203 2nd Street SW

The house at 203 2nd Street SW is estimated to have been constructed in 1915 according to the Bremer County Assessor's records. However, newspaper accounts from 1913 show the house under construction during the spring and summer of that year. A construction date of 1913 is consistent with the architectural style and form of the building. Dr. Rohlf (1867-1941) grew up in Davenport, Iowa and taught school for three years before entering the State University of Iowa Medical College. After graduation he opened his first practice in 1891 in Hampton. Here he married Lottie Beed and in 1897, he moved his practice to Waverly. He had an extensive general practice and surgery that he wrote about in later years in his autobiography that he titled "“*Good Morning, Doctor!*” (1938). His medical career extended for nearly 50 years during which time he helped in establishing St. Joseph Mercy Hospital in 1904 in the former Abraham Slimmer House and the nurse's training school at the hospital. Among his most memorable accomplishments were his "birthday clinics." On his birthday each year on January 5th he held free medical clinics in which he invited other Bremer County physicians to provide free care for the patients who attended. His civic accomplishments included support for Boy Scouts in Waverly through the years. Additional biographical information researched by local historian and Waverly HPC member Mary Meyer is contained in the table at the end of Section 8. This information corrects misinformation in certain local sources that suggested that Dr. Rohlf's office was maintained in his residence.

By the late 1980s the house was owned by Darrel Stout and his wife and the following decade it passed to Jack and Marcia Kifer who completed a major restoration of the house. In 2006 Jeffrey and Leah Thier acquired it and continue to occupy it in 2015. They undertook major exterior remodeling in 2011.

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W.A. and Lottie P. (Beed) Rohlf Timeline			
Date	Year	Description	Notes
4/22	1897	Dr. W.A. Rohlf of Hampton, Iowa has formed a partnership with Dr. L.S. Osborne. He comes highly recommended by the people of Hampton. He will move here with this family May 15. (Their office was in Rooms 3 and 4 of the First National Bank Bldg.)	WR ad
8/25	1898	Dr. W.A. Rohlf will hereafter occupy the four north rooms over the First National bank. He has just received a Static and Xray machine for use in his practice.	WR ad
	1899	Office over First National Bank, Entrance 105 South E. Water, Rooms 1, 2, 3 and 4	City Dir.
3/1	1900	Dr. Rohlf has had his office newly painted and papered and slicked up in the best of shape. He has also added a medicine case of large dimensions which was manufactured by Woodring Bros. especially for him.	WR ad
	1900	Offices in First National Bank bldg, Rooms 3 and 4	WR ad
	1910	Offices in the Republic Bldg, 1st floor, 123 E. Water St.	WR ad
	1913	Office 123 E. Water, S.	City Dir.
1/8	1914	A jolly party of twenty physicians helped Dr. W.A. Rohlf celebrate his birthday on Monday evening at his new residence. They were banqueted by Mrs. Rohlf, after which they were treated to a "smoker" and regaled with a spontaneous flow of wit and humor at which each of the sawbones took a hand in his own characteristic way. Among the out-of-town guests were Dr. H.M. Richter and Dr. J.F. Churchill, both eminent Chicago physicians and surgeons, and close personal friends of Dr. Rohlf's. We would like to detail some of the leading incidents of the evening but the doctor's modesty forbids. Dr. Auner acted as toastmaster, and skillfully set a pace that kept things moving at a merry clip.	WR
	1915	Offices in the Republican Bldg. Dr. Rust is his assistant.	WR

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.

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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.

Rohlf, Dr. W. A. "*Good Morning, Doctor!*" Cedar Rapids, Iowa: The Torch Press, 1938. (Reissued electronically by Dr. Rohlf's "Great Grand Nephew" Richard Rathe, MD, 1995 and 1999; available online at: <http://gmd.rathe.org/credits.html>; accessed 12/15/2010.

Rohlf, Dr., House, newspaper accounts of construction in *Bremer Independent*: 5/1/1913 ("demolished old brick house"); 7/10/1913; and 11/13/1913 ("3rd ward," p1c2)

"Rohlf Home Tour Offered." *Bremer Journal*. September 12, 1989.

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, 2000 and 2009. Vertical file collection, Waverly Public Library.

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Additional Information:

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

**203 2nd St SW
PIN 09-02-157-001**



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Full Legal Description: WM STURDEVANT'S ADDITION NORTH HALF LOTS 3 & 4 BLOCK 2

Site Map

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=988989494&KeyValue=0902157001>; accessed 12/15/2010. Historic resource is designated by the red star.



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Photographs: 203 2nd Street SW, looking northeast and east, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 203 2nd Street SW, looking southeast and south, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 203 2nd Street SW, house and garage, looking southeast, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 203 2nd Street SW, looking southwest, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 203 2nd Street SW, looking east and northeast, **12/06/2010**, Marlys Svendsen, IHSEMD, photographer



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Photographs: 203 2nd Street SW, looking east and northeast, **12/06/2010**, Marlys Svendsen, 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=988989494&KeyValue=0902157001>; accessed **12/15/2010**.

