

Site Inventory Form Site Inventory No. 09-00938 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 Iserman, Mary, House

other names/site number _____

2. Location

street & number 419 3rd 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) Half Block 4 Lot(s) 3

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 SW Quadrant Hist. & Arch. Survey

HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01A01 Single Dwelling: residence

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A01 Front-Gabled Roof, 1-story

foundation 10A Concrete Block

07E Bungalow/ Craftsman

walls (visible material) 06 Stucco

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 419 3rd Avenue SW

Site Number 09-00938
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
1919 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 2/12/2015
 organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
 street & number N3834 Deep Lake Rd. zip code 54870
 city or town Sarona state WI

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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Name of Property	County
419 3 rd Avenue SW	Waverly
Address	City

7. Description

The Iserman House at 419 3rd Avenue SW is estimated to have been constructed in 1919 according to the Bremer County Assessor's records. This World War I era date is consistent with the building's form and design. The house is an example of a vernacular Front-Gabled Roof, 1-story house. The house has a concrete block foundation with stucco cladding on the walls and over the foundation. The house has a narrow and deep rectangular plan with a clipped gable peak on its moderate-pitched front-gabled roof. The eaves are moderate depth with exposed rafter tails and flared edges along the sloped sides. A flat-roofed porch spans the front façade with mottled brown brick piers at the outer corners extending to ground level. The closed balustrade has stucco cladding that also extends to ground level with a cast concrete cap. The steps are centered on the porch front with the house entrance offset to the east. Fenestration for the house includes single and paired double-hung windows of various sizes and configurations. First floor windows are 6/1 and the paired windows in the clipped gable peak are 1/1. The property has a double-bay detached frame garage constructed in 1977 that opens onto the alley.

8. Significance

The Iserman House at 419 3rd Avenue SW derives significances under Criterion C as well-preserved example of a vernacular Front-Gabled Roof, 1-story house form from the World War I period. The house incorporates Craftsman Style features including a clipped-gable roof into its bungalow form. The building's high level of integrity adds to the house's architectural qualities. The garage is considered noncontributing.

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.

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

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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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 Iserman House at 419 3rd Avenue SW

The Iserman House is located in the southwest quadrant of Waverly that 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 house at 419 3rd Avenue SW is estimated to have been constructed in 1919 according to the Bremer County Assessor's records. This date is consistent with the architectural style, form and materials of the building. Much of the southwest quadrant experienced slow growth until the late 19th and early 20th centuries. 3rd Avenue SW was originally named Madison Street and houses began appearing in the 300 and 400 blocks several years before this house was erected.

Research completed by previous property owners shows that Henry and Wilhelmine Platte were the first owners of this house in 1919 selling it soon after construction to Ralph Russell, probably a member of the local masonry construction company with the same surname. He in turn transferred it to Mary Iserman who resided here until 1952. Her long tenure here gives the house its historic name. Subsequent owners included The Theodore Krueger family (1952-1973), Ron and Chris Gade, Ireta Emmert, and Doug and Dawn Lesinger. In 1991 Robert Brunkhorst and his wife Kris acquired the house as a personal residence holding it until 2003. Bob was employed as a computer analyst for CUNA Mutual in Waverly and also served as an Iowa State Representative, State Senator and previously as Waverly's mayor. Kris was a teacher and adjunct professor in communications education for Hawkeye Community College.

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.

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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**).

**419 3rd Ave SW
PIN 09-03-292-002**



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Full Legal Description: WM. STURDEVANT'S ADDITION LOT 3 HALF BLOCK 4.

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=188731485&KeyValue=0903292002>; accessed **12/05/2010**. Historic resource is designated by the red star.



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Bremer

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Waverly

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Photographs: 419 3rd Avenue SW, looking south and southeast, 11/28/14, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 419 3rd Avenue SW, looking southwest and garage at rear, looking north, 11/28/14, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 419 3rd Avenue SW, looking southwest and south, 12/06/2010, Marlys Svendsen, IHSEMD, photographer



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Bremer

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Photographs: 419 3rd Avenue SW, looking southeast and southwest, 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=188731485&KeyValue=0903292002>; accessed 12/15/2010.

