

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

State Inventory No. 09-00944 New Supplemental: photos & map
 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 Seamon, Charles W. and Emma, House

other names/site number _____

2. Location

street & number 310 3rd 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) 9 Lot(s) S 1/2 LOTS 1 & 2 "EX SW TRIANGULAR TRACT"

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 09-031

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)

09A06 Hipped Roof, 2-Story

foundation 06 Stone

05D Queen Anne

walls (visible material) 02A Weatherboard; 02B Shingle

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 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 310 3rd Street SW

Site Number 09-00944
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 1910 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 2/14/2015
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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<u>Seamon, Charles W. and Emma, House</u>	Bremer
Name of Property	County
310 3 rd Street SW	Waverly
Address	City

7. Description

The house at 310 3rd Street SW is estimated to have been constructed in 1910 according to the Bremer County Assessor's records. According to local research, the house was completed in 1905-1906. Property transfer records show the property passing from Ella Hurlbut and her husband to Louis Carstensen in February 1909. Carstensen and his wife Sarah resided here in 1913 according to city directory records that year while he worked as a laborer. A ca. 1910 date is consistent with the building's form and design and a ca. 1910 construction date. In July 1913 the property was transferred to Charles and Emma Seamon who resided here until 1936 giving the house its historic name.

When first surveyed in 2009-2019, the house was a well-preserved example of a Late Queen Anne Style house built using the Hipped Roof, 2-Story house form. The squat turret on the south side caused this form to be referred to as "Princess Anne." The building had a stone block foundation with narrow-width wood clapboard siding on the lower level and bands of square-cut, cove-cut, fish scale and octagonal-cut shingles on the upper level. Diamond shaped sections of shingles are clad in diamond-cut shingles on the walls and above the dormer windows. The house had a moderate pitched hipped roof with shallow eaves. A short, multi-sided turret was at the southeast corner of the house and short hipped wall dormers were on the front slope. A low-pitched hipped roof porch covered the south half of the front façade. It had turned posts and replacement turned spindles in the balustrade and diagonal lattice panels for the skirting. Fenestration for the house included 1/1 double-hung windows of various sizes. On the front façade tall windows extended into the hipped attic dormers on the upper level and on the main level a cottage window had been replaced with a single light fixed sash. On the south side short 1/1 double-hung units were in the turret and taller windows in other locations.

Between 2010 and 2014, the house saw major alterations including installation of vinyl siding and trim boards on all exterior surfaces, replacement of porch detailing, installation of new windows throughout the house. The property has a single-bay frame detached garage constructed in 1952. It has a front-gabled roof and is located at the northwest corner of the property. It opens onto the alley extending along the south side of the property. Since 2010, the garage has been clad in vinyl siding and trim. The garage is considered noncontributing.

8. Significance

The Seamon House at 310 3rd Street SW is as an example of a Late Queen Anne Style residence built using the Hipped Roof, 2-Story house form and the garage is considered noncontributing. The house is 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.

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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 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 Seamon House at 310 3rd Street Avenue SW

The Seamon House at 310 3rd Street SW Street is estimated to have been constructed in 1910 according to the Bremer County Assessor's records. A slightly earlier date, ca. 1905, has been suggested by local research and is more consistent with the architectural style, form and materials of the building. According to local research completed for the house, its first owner/occupant was Charles Seamon. His wife Emma died in 1912 and in July 1913 he bought the lot and likely the already built house from Louis Carstensen. Charles Seamon remained here until his death in 1936. In 1939 the house passed to his daughter Emma Krumwiede who held

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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it until 1979. In the 1990s the house passed to Randy and Pam Ullmark who restored the house to a single family residence removing a second floor apartment.

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.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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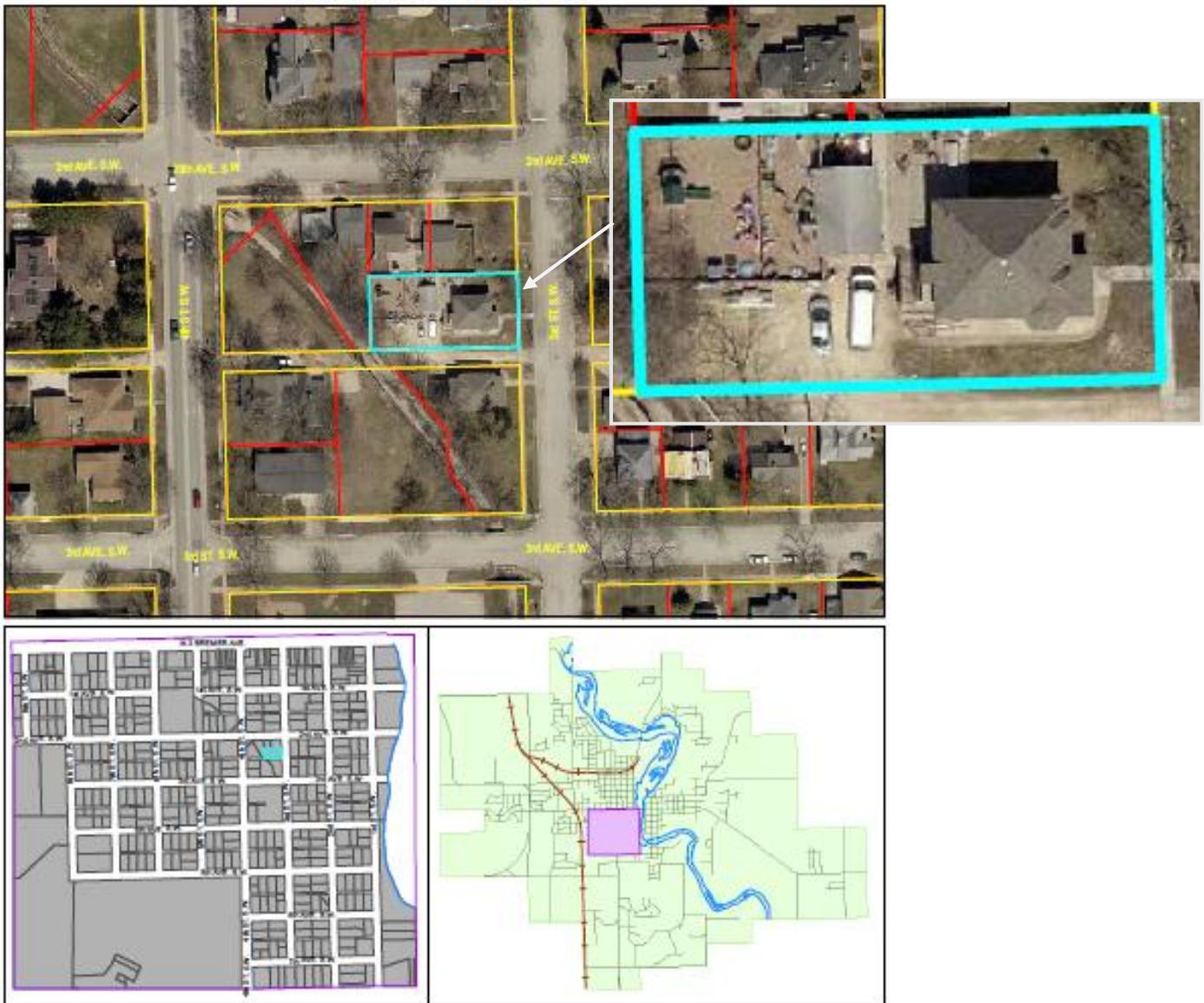
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Additional Information:

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

**310 3rd St SW
PIN 09-02-159-005**



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Full Legal Description: WM. STURDEVANT'S ADDITION, Block 9 S 1/2 LOTS 1 & 2 "EX SW TRIANGULAR TRACT"

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=1175012744&KeyValue=0902159005>; accessed **12/20/2010**. Historic resource is designated by the red star.



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Bremer

Name of Property

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310 3rd Street SW

Waverly

Address

City

Photographs: 310 3rd Street SW, looking northwest, west, and southwest, 5/15/2014, Marlys Svendsen, Svendsen Tyler, photographer.



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Bremer

Name of Property

County

310 3rd Street SW

Waverly

Address

City



Photographs: 310 3rd Street SW, looking northwest and west, 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=271948937&KeyValue=0902159005>; accessed 12/20/2010.

