

**Site Inventory Form** State Inventory No. 09-01391  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 Brown, Adelia (Clarke), House

other names/site number \_\_\_\_\_

**2. Location**

street & number 208 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) 6 Lot(s) W 60' Lot 7

**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 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, 1-1/2 Story

05D Queen Anne

**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 208 1<sup>st</sup> Avenue

Site Number 09-01391  
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 1908  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 2/25/2015  
organization Svendsen Tyler, Inc. 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

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Brown, Adelia (Clarke), House	Bremer
Name of Property	County
208 1 <sup>st</sup> Avenue SW	Waverly
Address	City

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## 7. Description

The Brown House at 208 1<sup>st</sup> Avenue SW is estimated to have been constructed in 1908 according to the Bremer County Assessor's records. This date is consistent with the building's form and design. The *Bremer County History* identifies Mrs. Joseph (Adelia) Brown as building the house builder in 1907, five years after her husband Joseph's death. Bremer County Property Transfer Records show the lot passing to Adelia Brown on May 4, 1907. The public records appear to agree with the estimated construction date of ca. 1908

The house is an example of a vernacular Hipped Roof, 1½-Story house form with Queen Anne detailing. The building has a rock faced concrete block foundation with narrow-width clapboard-style vinyl siding on the walls. It has a steeply pitched hipped roof with a large off-set gabled wall dormer on the left side of the front façade with a recessed arch and modified Palladian window group in the inset area. The east and west facades have smaller gabled wall dormers and all of the dormers have cornice returns. A hipped roof porch spans the front façade with four turned porch posts (replacements) evenly spaced across the front. The skirting has been replaced with concrete block and the entrance steps are centered opposite the off-set front door that is flanked by narrow sidelights. Fenestration includes a cottage window on the front façade to the left of the entrance with leaded beveled glass in the upper sash. A second Palladian window group (two shorter 1/1 double-hung sash flanking a semi-circular arched middle 1/1 window) is on the east façade. Widely spaced 1/1 double-hung window units are asymmetrically placed along other locations with smaller windows in the dormers. The property has a two-bay frame front gable garage built in 1963 that is considered noncontributing.

## 8. Significance

The Brown House at 208 1<sup>st</sup> Avenue SW derives significance as part of 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. Under Criterion C the house is an example of a vernacular Hipped Roof, 1½-Story house form with Queen Anne detailing. It's first owner was a substantial group of homebuilders in the area – widows.

### *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 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.

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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.

# Iowa Site Inventory Form Continuation Sheet

Page 2

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Brown, Adelia (Clarke), House	Bremer
Name of Property	County
208 1 <sup>st</sup> Avenue SW	Waverly
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---

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 Adelia Brown House at 208 1<sup>st</sup> Avenue SW:*

The Adelia Brown House at 208 1st Avenue SW is located in Block 6 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 Brown House is estimated to have been constructed in 1908 according to the Bremer County Assessor's records. A biography of Adelia Brown's husband, Joseph, published in the 1914 *History of Bremer County* notes that Mrs. Brown had built a new house in 1907 in Waverly. The 1910 Census records shows Mrs. Brown and Maude "Molly" Clarke, her daughter by her first husband (Dr. Rufus B. Clarke, a practicing physician), residing here. In 1920 the house passed from Adelia to Molly and the following year, Mrs. Brown passed away.

A brief biography of Adelia's second husband, Joseph Brown, follows. It describes members of the extended family and refers to her construction of this house in 1907 in the last paragraph.

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Brown, Adelia (Clarke), House	Bremer
Name of Property	County
208 1 <sup>st</sup> Avenue SW	Waverly
Address	City

---

## Brown, Joseph

Although twelve years have elapsed since the death of Joseph Brown, his memory is yet cherished by his many friends in Bremer County, to whom his upright and honorable life had so greatly endeared him. He was numbered among the early settlers in this part of Iowa and was a valuable factor in promoting agricultural development here, having spent his entire active life engaged in farming.

Joseph Brown was born in Wotton under Edge, Gloucestershire, England, in 1815, and when a young man worked as a cloth fuller in his native country. He married Eliza Ware in Dublin, Ireland, and they came to America in a sailing vessel seventy-three years ago. He was superintendent of the fulling mills in a woolen factory in Skaneateles, New York for a number of years, after which he went to California. Later he came to Iowa, where he purchased land near Janesville, Bremer County, and turned his attention to farming. After residing upon his first property for a number of years he moved to another farm about three miles from Janesville and there continued his agricultural pursuits for some time, cultivating and improving this property until 1881 and becoming known as a progressive and able farmer whose work was of undoubted benefit to the community at large. When he disposed of his second farm Mr. Brown retired from active life and moved to Waverly, where he resided until his death, which occurred in March, 1901. His passing was regarded as a distinct loss to Bremer County in the ranks of its early settlers and representative citizens and it was deeply regretted by his many warm personal friends.

Mr. Brown was twice married, his first wife dying soon after he came to Iowa. To this union were born four children: William J., a traveling salesman with headquarter in Denver, Colorado; Margaret A., the widow of Ransom Moorhouse, also of Denver, Colorado; Joseph, a farmer residing four miles east of Janesville in Bremer County; and Sarah, who passed away in 1912, the deceased wife of Martin Sunderland, a farmer in Blackhawk County. Mr. Brown's second marriage occurred in 1893, when he wedded Mrs. R.B. Clarke, a daughter of Jesse and Laura (Shaw) Woodruff, the former a native of Vermont and the latter of Erie County, New York. The father moved to Illinois at a very early date and after he retired from active life came to Grundy County, Iowa. He later returned to the old homestead in Lee County, Illinois and there his death occurred. His wife has also passed away. Six children were born to their union of whom Mrs. Brown is the fifth in order of birth. She married first on the 4th of April, 1852, Dr. Rufus B. Clarke, a practicing physician of Lee Center, Illinois. In 1862 Dr. Clarke enlisted in the union army for service in the Civil war and went to the front as assistant surgeon connected with the Forty-first Wisconsin Volunteer Infantry, continuing with his regiment until the close of the war. He afterward came to Charles City, Iowa, and two years later moved on a farm near Janesville, this county, where his death occurred in 1870. Dr. and Mrs. Clarke became the parents of six children: Allen H., connected with the Reid, Murdock Company of Chicago, Illinois; George H., formerly connected with the wholesale grocery business in Lincoln, Nebraska, and now living retired in Chicago; William and Lilla, who have passed away; Laura, who died in infancy; and Maude M., who resides with her mother.

Mr. Brown was a faithful and consistent member of the Methodist church. In 1907 Mrs. Brown erected a beautiful modern home in Waverly and she has made this the center of hospitality for her many friends. She is highly esteemed throughout the community, having ever displayed those sterling traits of character which always awaken confidence and regard.

From *The History of Bremer County, Iowa Vol. II, 1914.*

# Iowa Site Inventory Form Continuation Sheet

Page 4

---

Brown, Adelia (Clarke), House	Bremer
Name of Property	County
208 1 <sup>st</sup> Avenue SW	Waverly
Address	City

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## 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; available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=256504>; accessed 2/25/2015.

*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.

gothlowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number **09-01391**  
Related District Number **09-00961**

Page 5

Brown, Adelia (Clarke), House	Bremer
Name of Property	County
208 1 <sup>st</sup> Avenue SW	Waverly
Address	City

**Additional Information:**

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

**208 1st Ave SW**  
**PIN 09-02-152-010**



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01391**

Related District Number **09-00961**

Page 6

Brown, Adelia (Clarke), House

Name of Property  
208 1<sup>st</sup> Avenue SW  
Address

Bremer  
County  
Waverly  
City

**Photographs:** 208 1<sup>st</sup> Avenue SW, looking north and northwest, 12/05/2013, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01391**

Related District Number **09-00961**

Page 7

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<u>Brown, Adelia (Clarke), House</u>	<u>Bremer</u>
Name of Property	County
<u>208 1<sup>st</sup> Avenue SW</u>	<u>Waverly</u>
Address	City

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**Photographs:** 208 1<sup>st</sup> Avenue SW, house and garage, looking northeast, 12/05/2013, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01391**

Related District Number **09-00961**

Page 8

<u>Brown, Adelia (Clarke), House</u>	<u>Bremer</u>
Name of Property	County
<u>208 1<sup>st</sup> Avenue SW</u>	<u>Waverly</u>
Address	City

**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=1828170156&KeyValue=0902152010>; accessed **2/27/2015**.

