

**Site Inventory Form** State Inventory No. 09-01398  New  Supplemental  
**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 Saylor, W.W. and Catherine, House (second)

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

**2. Location**

street & number 615 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) 17 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)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing      Noncontributing
<input type="checkbox"/> building(s)	_____ buildings	<u>2</u> buildings
<input checked="" type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<u>2</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 Historical & Architectural 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)

09A01 Front-Gabled Roof, 1½-Story

foundation 10A Concrete Block

07E02 Craftsman

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

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 615 1<sup>st</sup> Avenue

Site Number 09-01398  
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  
1926  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 3/2/2015  
 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Saylor, W.W. and Catherine, House (second)	Bremer
Name of Property	County
615 1 <sup>st</sup> Avenue SW	Waverly
Address	City

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## 7. Description

The second W.W. and Catherine Saylor House at 615 1<sup>st</sup> Avenue SW is estimated to have been constructed in 1926 according to the Bremer County Assessor's records. Property Transfer Records show the lot being transferred from H.G. and Mabel Schell to W.W. Saylor in 1919. By 1926, telephone directories show that Saylor had relocated from his first house at 602 1<sup>st</sup> Ave SW to the couple's second house across the street and down the block at 615 1<sup>st</sup> Ave SW. A ca. 1926 date is consistent with public records.

The second Saylor House is an example of a Craftsman Style Front-Gabled Roof, 1½-Story house form. The building has a rock-faced concrete block foundation with narrow-width wood clapboard siding and corner board trim. It has a moderate pitched front-gabled roof with wide eaves and exposed rafter tails along the sloped eaves. A broad gabled porch is centered on the front façade with exposed rafter tails along the east and west edges and like the main gable peak, has a wood pendent. The tympanum is clad in matching clapboard siding vertical board trim equally spaced across the front. The front porch appears to have been built as an enclosed space. The balustrade and skirting areas are clad in matching narrow wood clapboard siding and the area above the balustrade has square posts evenly spaced to either side of the centered entrance. Groups of three 1/1 windows fill each of the spaces providing for a three-season porch.

Fenestration consists of single and paired 1/1 double-hung windows of various sizes mostly symmetrically placed. The house has a contributing single-bay, free standing garage at the rear which was built at the same time that the house was erected according to Assessor records. It has a front-gable roof with horizontal bead board siding and corner board trim. The overhead door is a replacement.

## 8. Significance

The W.W. and Catherine Saylor House at 615 1<sup>st</sup> Avenue SW derives significance under Criterion C as an example of a vernacular Craftsman Style Front-Gable Roof, 1-Story house form from the post-World War I period. It also is typical of pattern book house designs from the period. The building's substantial amount of intact Craftsman Style detailing, including windows, dormers, rafters, and porch elements, adds to the building's significance. The garage is considered contributing due to its intact form, finishes and extremely small form.

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 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

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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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<u>Saylor, W.W. and Catherine, House (second)</u>	<u>Bremer</u>
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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 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 Saylor House at 615 1<sup>st</sup> Avenue SW*

The Saylor House location is 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.

As noted above, the Saylor House is estimated to have been constructed in 1926 according to the Bremer County Assessor's records. Property Transfer Records show the lot being transferred from H.G. and Mabel Schell, local grocers, to W.W. Saylor in 1919. By 1926, telephone directories show that Saylor had relocated from his first house at 602 1<sup>st</sup> Ave SW to the couple's second house across the street and down the block at 615 1<sup>st</sup> Ave SW. A ca. 1926 date is consistent with public records.

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W.W. Saylor was employed as a commercial traveler at the time the couple acquired/built this house and they resided here until 11/30/1937 when the couple sold the house to Marea Christophel. She held it until 1960 when it was sold to Maud Haight.

## 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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Name of Property	Saylor, W.W. and Catherine, House (second)	County	Bremer
Address	615 1 <sup>st</sup> Avenue SW	City	Waverly

**Additional Information:**

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

**615 1st Ave SW  
PIN 09-03-282-002**



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**Photographs:** 615 1<sup>st</sup> Avenue SW, looking southeast and southwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Bremer

Name of Property

County

615 1<sup>st</sup> Avenue SW

Waverly

Address

City

**Photographs:** 615 1<sup>st</sup> Avenue SW, rear of house looking north and garage, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at:  
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=299393861&KeyValue=0903282002>; accessed **3/2/2015**.

