

**Site Inventory Form** State Inventory No. 09-01399  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 Unnamed Rental House  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 619 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) 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)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
<input type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> district	_____ buildings	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ 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 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)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A06 Hipped Roof, 2-Story</u>	foundation <u>04 Stone; 10A Concrete Block</u>
_____	walls (visible material) <u>15B Vinyl</u>
_____	roof <u>08 Asphalt</u>
_____	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 619 1<sup>st</sup> Avenue

Site Number 09-01399  
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  
1880  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  
organization Svendsen Tyler, Inc.  
street & number N3834 Deep Lake Rd.  
city or town Sarona state WI  
date 3/3/2015  
telephone 715/469-3300  
zip code 54870

**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

---

Unnamed Rental House`	Bremer
Name of Property	County
619 1 <sup>st</sup> Avenue SW	Waverly
Address	City

---

## 7. Description

The Unnamed Rental House at 619 1<sup>st</sup> Avenue SW is estimated to have been constructed in 1880 according to the Bremer County Assessor's records. This date is consistent with the building's form and design. The property was owned by more than 16 owners between 1867 and 1949. None have been documented as residing at the house making it likely that it was used as a rental dwelling by a number of short-term owners. Property transfer records make it likely that owners George Latta (1868-1882) or Frederick Hill (1882-1892) had the house built during their ownership. The house may have been built as early as ca. 1870 or as late as 1890 though the estimated date of ca. 1880 is a more likely construction date.

The house is an example of a vernacular Hipped Roof, 2-Story house form from the late 19<sup>th</sup> century rather than an American Four-Square form from the pre-WW I years. The building has a stone foundation with some sections of newer concrete block for the enclosed front porch. Medium-width clapboard-style vinyl siding and corner board trim cover the walls. It has a very low-pitched hipped roof with no dormers. A low-pitched hipped roof porch spans the front façade with infill windows above the closed, vinyl-clad balustrade. The windows at each of the ends of the porch are 2/2 wood double-hung style and may have been removed from the main house for reuse on the porch enclosure project when smaller replacement windows and siding were installed on the main block. Porch infill window to either side of the centered entrance are newer 1/1 windows. Porch skirting has been removed and concrete block fill the below-deck space. Fenestration elsewhere includes smaller 1/1 double-hung windows widely spaced on all facades, several pairs of tall, by-pass single-light sashes. A second entrance is located on the east side set beneath a gabled door hood. The property has a double-bay garage with a front-gable roof built in 1976. It faces the alley at the rear of the house. The garage is considered noncontributing.

## 8. Significance

The Unnamed Rental House at 619 1<sup>st</sup> Avenue SW derives significance 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 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. The house is an early example of the development of rental housing for investment purposes.

### *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.

---

<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

---

Unnamed Rental House`	Bremer
Name of Property	County
619 1 <sup>st</sup> Avenue SW	Waverly
Address	City

---

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 Unnamed Rental House at 619 1<sup>st</sup> Avenue SW*

The Unnamed Rental House is located in Block 19 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 house at 619 1st Avenue SW Street is estimated to have been constructed in 1880. This date is consistent the building's form and design. The property was owned by more than 16 owners between 1867 and 1949. None have been documented as residing at the house as owner-occupants making it likely that it was used as a rental dwelling by a number of short-term owners. Property transfer records make it likely that owners George Latta (1868-1882) or Frederick Hill (1882-1892) had the house built during their ownership.

The first known occupants of the house were renters Tom Cain and his wife Anna in 1913. The city directory for that year lists Tom as an employee for the Kelley Canning Co. The H.B. Kelley Canning Company operated from 1896 to 1924) and was followed by the Marshall Canning Company (1924 – 1957) and Monarch Foods (1957 – 1958). The plant's packing season became longer after Marshall Canning Company took over in 1924 with the acquisition of new equipment and completion of changes to allow the introduction of additional vegetables for processing. The canning company was located on a sprawling industrial site a few blocks east

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Unnamed Rental House`	Bremer
Name of Property	County
619 1 <sup>st</sup> Avenue SW	Waverly
Address	City

---

of the house at 619 1<sup>st</sup> Ave SW along the Illinois Central RR line. A conflagration at the Kelley Canning Company in August 1909 brought a major loss in jobs to Waverly and working-class neighborhoods. The building loss totaled more than \$100,000 but plans were made to rebuild immediately.

## 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  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number **09-01399**  
Related District Number **09-00961**

Page 4

Unnamed Rental House`	Bremer
Name of Property	County
619 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).

**619 1st Ave SW**  
**PIN 09-03-282-001**



# Iowa Site Inventory Form Continuation Sheet

Page 5

---

Unnamed Rental House`	Bremer
Name of Property	County
619 1 <sup>st</sup> Avenue SW	Waverly
Address	City

---

**Photographs:** 619 1<sup>st</sup> Avenue SW, looking southwest and southwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01399**

Related District Number **09-00961**

Page 6

---

Unnamed Rental House`	Bremer
Name of Property	County
619 1 <sup>st</sup> Avenue SW	Waverly
Address	City

---

**Photographs:** 619 1<sup>st</sup> Avenue SW, house and garage, looking east, northeast, and southeast **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01399**

Related District Number **09-00961**

Page 7

Unnamed Rental House`	Bremer
Name of Property	County
619 1 <sup>st</sup> Avenue SW	Waverly
Address	City

**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=1432316067&KeyValue=0903282001>; accessed **3/3/2015**.



SHED - NV

28 DET GRG  
 [672]  
 24

12 W/D DK  
 [240]  
 20

12 1986  
 1S FR  
 [276]

23  
 2S B FR (MAIN)  
 [506]  
 22

8 1S FR EP  
 [128]  
 16