

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

State Inventory No. 09-01402 New Supplemental
 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 Dickinson, John and Martha, House

other names/site number Nygren, Herman and Selma, House (first) and Nygren Veterinary Office

2. Location

street & number 202 1st St SW 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) 2 Lot(s) E 1/2 Lot 1

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> _____ buildings
<input type="checkbox"/> site	_____ sites	_____ sites
<input type="checkbox"/> structure	_____ structures	_____ structures
<input type="checkbox"/> object	_____ objects	_____ objects
	_____ Total	<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)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
<u>02B Professional (veterinarian's office)</u>	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A02 Gable-Front-and-Wing, 2-Story (clipped gable)</u>	foundation <u>04 STONE</u>
_____	walls (visible material) <u>09 ASBESTOS</u>
_____	roof <u>08A ASPHALT: Shingles</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 202 1st St SW

Site Number 09-01402
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

07 COMM.PLANNING & DEVELOPMENT

Significant Dates

Construction date 1888 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 4/23/2015
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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202 1 st St SW	Waverly
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7. Description

The Dickinson House at 202 1st St SW is estimated to have been constructed in 1888 according to the Bremer County Assessor's records. This date is consistent with the building's form though its details are likely a somewhat later change. Jonathan "Johnny" Dickinson was the owner of all of Lot 1 in 1887 when newspaper accounts between January and May describe the purchase and removal of the existing buildings on the lot and plans for construction on his new house on the same lot along West Water Street (1st St SW). A building with the same footprint appears on the 1894 Sanborn Map at this intersection and the 1899 city directory lists the Dickinson family residing here. These public records confirm the likelihood that 1888 is an accurate construction date.

The Dickinson House is an example of the vernacular Gable-Front-and-Wing 2-Story house form. The house has a parged stone foundation with asbestos shingle siding (Transite®) on the walls. The house has a moderate pitched intersecting gabled roof with clipped-gable peaks and wide eaves. A clipped-gable wall dormer is located in the south wing and a low-pitched hipped roofed enclosed entrance porch is on the left half of the front façade. The porch has siding on the closed balustrade, continuous 1/1 double-hung windows above the rail and square columns resting on the rail. The original skirting had narrowly spaced vertical lattice boards that remain in place. A rear 1-story gable roof wing and separate entrance were likely added sometime after 1921 when the house was owned by Dr. Herman Nygren, a veterinarian, who had his office/clinic in the building along with the family residence. The 1-story rear addition has a moderate pitched gable roof.

Fenestration includes widely spaced single and paired 1/1 double-hung windows of various sizes, arranged both asymmetrically and symmetrically on the facades. The property has no garage.

8. Significance

The Dickinson House at 202 1st Street SW derives significance as a contributing resource in the Sturdevant SW Historic District under both Criteria A (Community Development) and C (Architecture). 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 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

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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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 Dickinson House at 202 1st St SW

The Dickinson 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 202 1st St SW is estimated to have been constructed in 1888 according to the Bremer County Assessor's records. This date is confirmed by a news accounts that appeared from January to May, 1887 in local papers (4/7 and 4/21/1887, *Waverly Republican*; 5/12/1887, *Waverly Republican* 10/6/1887, and an unidentified newspaper, "W Water St; addition & remodel," 1/4/1894, *Bremer Independent*. The accounts describe Jonathan "Johnny" Dickinson, a real estate agent with the firm Dickinson & Sundemeier (one of four real estate firms in Waverly in 1899), buying the property, removing the buildings on the property and then constructing a new house for his family. Jonathan bought the property in early April 1887 from Dan Dean with plans to repair and enlarge the house. Within a few week, he changed his plans and sold off the old Dean residence to build a new house. The house was likely completed the following year. In January 1894, the newspaper account noted that Dickinson was completing an addition and a remodeling project. In addition to

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his wife, Martha, their son Roy, a laborer, was part of the Dickinson household. Roy continued to own and occupy the house after his parents. A brief biography of John Dickinson taken from *Semi-Centennial Souvenir of the Beautiful City, Waverly, Iowa*, 1896 appears below:

DICKINSON BROS. REAL ESTATE AGENCY.

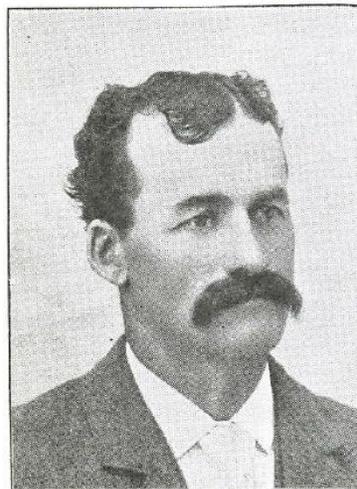
THIS enterprising firm is composed of John and B. C. Dickinson. They have done a large amount of business during the past four years. Their list of property for sale embraces many fine farms in Bremer and adjacent counties and much desirable property in Waverly and other towns. Property listed with them is sure to be handled to the best advantage of their clients. They are keen and experienced business men, can scent a buyer from afar, and once on his trail there is no escape for him until he buys. Their business is constantly growing. The real estate business had really never been pushed in Waverly until Dickinson Bros. took



JOHN DICKINSON.

hold of it and their method of advertising has resulted in bringing a number of good families from Illinois and other states to Bremer county where they have secured more desirable homes than they left, for much less money, thus benefitting themselves and at the same time reinforcing our population and wealth.

Both members of this firm are men of good standing in the community. Both are heads of happy families and both own and live in pretty homes in the third ward. Their business headquarters is at Hiller's clothing store, but they nail a possible purchaser wherever they can catch him. They keep a handsome team and carriage, which is always at the disposal of their customers when looking for bargains in town or country.



B. C. DICKINSON.

It is to be hoped they may continue to succeed in agitating the real estate market for years to come and then hand the business over to their sons after they have retired at the close of long, useful and profitable careers.

Communications, addressed to these gentlemen, in regard to Waverly, her advantages, etc., will receive prompt reply.

In 1921 Roy Dickinson sold the property to Dr. Herman Nygren, a veterinarian, and his wife Selma. During the 1920s the Nygrens resided in a house at 202 South Harlington (1st St SW) on the east half of the lot and Herman maintained his office in the rear wing. In 1941, the Nygrens sold the house and built a new residence on the west half of the lot. Five years later the couple sold the east half of the lot at 202 1st SW but retained their new house at 109 1st Ave SW.

A brief biography for Dr. Nygren taken from *The History of Bremer County, Iowa Vol. II* (1914) appears on the following page (available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=255323>; accessed 2/22/2015).

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Nygren, H.J., D.V.M.

Dr. H.J. Nygren, assistant state veterinarian of Iowa and a man who through his ability, energy and enterprise has gained a prominent place in the ranks of his chosen profession, was born in Lake City, Minnesota, April 27, 1880. He is a son of C.J. Nyugren, who came to America when he was a young man and located in Minnesota, engaging in farming in that state until his death. Dr. Nygren was the fifth in a family of eight children. He acquired his education in the public schools of Lake City and after laying aside his books continued on the home farm until he was twenty-one. At that time he entered the Minnesota State University, taking a three years' agricultural course, upon the completion of which he returned home. In the fall of 1906 he became a student in the Iowa State College and after studying veterinary surgery for four years was graduated in June, 1910, with the degree of D.V.M. He came immediately to Waverly and purchased the practice of Dr. Inger and this he has since successfully conducted. He keeps abreast with the most advanced thought of his profession, of which he has remained always a close and earnest student, and the most advanced and enlightened methods find in him a worthy exponent. He has secured a large and representative patronage in this vicinity and his ability is widely known and recognized. He was the first to introduce hog vaccination in the district around Waverly and during the past year has vaccinated over ten thousand hogs with remarkable results. In 1912, upon the recommendation of Dr. I.I. Gibson, Dr. Nygren was appointed by Governor B.G. Carroll assistant state veterinarian and he has since served in this office, discharging his duties capably, promptly and reliably.

In July, 1912, Dr. Nygren married Miss Selma Nordenmalm of Lake City, Minnesota, and both are well known in Waverly. Dr. Nygren stands high in professional circles, being ranked among the most skilled veterinary surgeons in this part of the state.

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 Auditor's Office, Property Transfer Records.

Bremer County History Book Committee. *Bremer County History, 1985.* Dallas, Texas: Taylor Publishing, 1985.

City directories, 1899 and 1913.

Dickinson, John newspaper accounts for house construction: "addition," 1/4/1894, *Bremer Independent*, p1; 10/6/1887, unidentified newspaper; "W Water St; addition & remodel," 4/7 and 4/21/1887, *Waverly Republican*: 5/12/1887, *Waverly Republican*.

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.

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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, 1894, 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, 2000 and 2009. Vertical file collection, Waverly Public Library.

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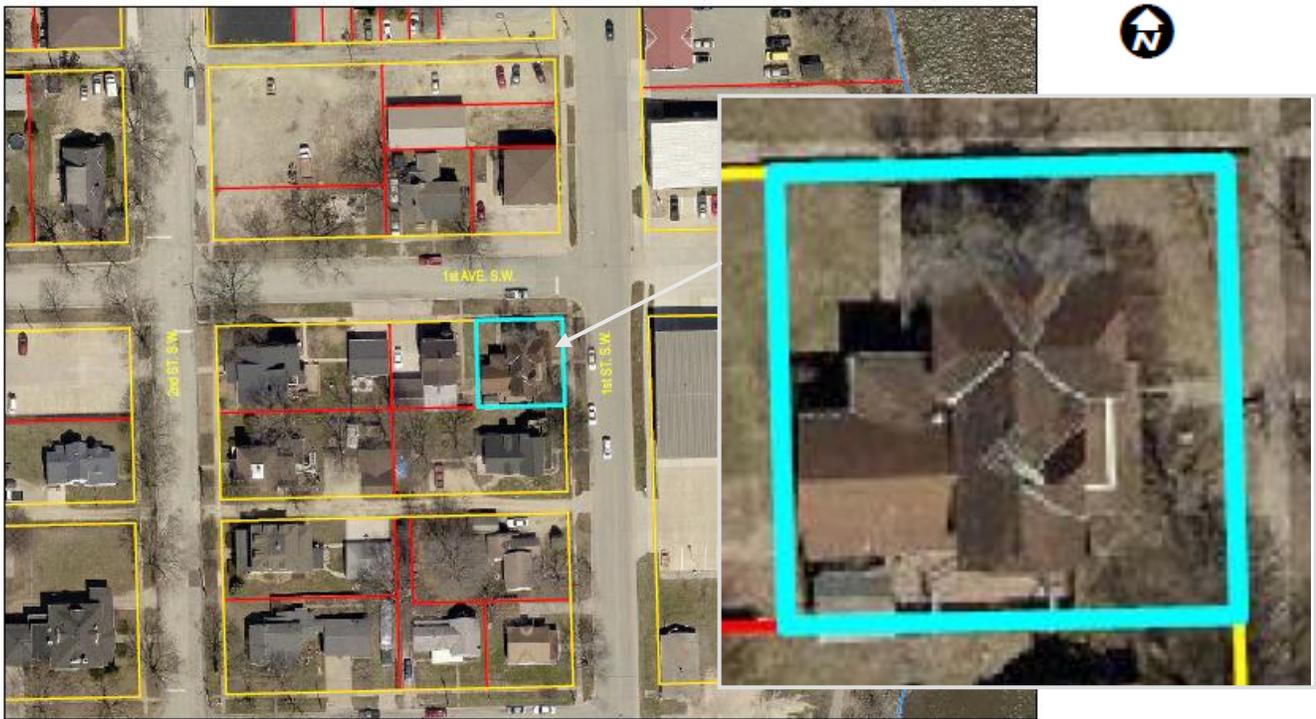
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Additional Information:

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

**202 1st St SW
PIN 09-02-157-006**



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Photographs: 202 1st St SW, looking northwest, 12/5/2013, Andrew Bell, photographer, Svendsen Tyler, Inc.



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Photographs: 202 1st St SW, looking southwest, **12/5/2013**, Andrew Bell, photographer, Svendsen Tyler, Inc.



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Photographs: 202 1st St SW, looking northwest, 12/5/2013, Andrew Bell, photographer, Svendsen Tyler, Inc.



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Photograph and Plan: Bremer County Assessor website photograph and map available at:
<http://beacon.schneidercorp.com/Application.spx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1271756862&KeyValue=0902157006>; accessed **3/7/2015**.

