

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

State Inventory No. 09-01403 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 Dean, Daniel and Lucretia, House
 other names/site number _____

2. Location

street & number 208 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) Lot 2

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>1</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>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>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A04 Side-Gabled, 2-Story (I-House)</u>	foundation <u>04 STONE</u>
_____	walls (visible material) <u>05E ALUMINUM</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 208 1st St SW

Site Number 09-01403
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
1875 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. for the Waverly HPC
street & number N3834 Deep Lake Rd.
city or town Sarona state WI
date 3/8/2015
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

Dean, Daniel and Lucretia, House	Bremer
Name of Property	County
208 1 st St SW	Waverly
Address	City

7. Description

The Daniel and Lucretia Dean House at 208 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 I-House form though its 2/2 double-hung window details are likely a somewhat earlier attribute. The building footprint first appears on the 1875 map of Waverly on Lot 2 of Block 2. It is likely that it was built shortly before 1875 when the owner of record was David Clarke. The property passed through a sheriff's sale in July 1878 and was purchased by Mary Dean and remained in the Dean family until 1886 when Daniel and his wife Lucretia held the property. The 1885 Iowa Census confirms Daniel and Lucretia residing at Lots 1 & 2 in Block 2 that year. These various public records confirm the likelihood that ca. 1875 is an accurate construction date.

The Dean House is an example of the vernacular Side-Gabled Roof, 2-story house form commonly referred to as the "I-House" form because it was popularly built in the pre and post-Civil War Years in the states of Indiana, Illinois and Iowa. The house has a stone foundation with wide aluminum clapboard style and board-and-batten siding on the walls. The main block of the house has a moderate pitched side-gabled roof with the rear 1½-story wing having a gabled roof with tall gabled attic dormers on the north and south slopes. A flat-roofed porch spans the front; the deck has been replaced with poured concrete and cement block supplementing original stone blocks for the porch post pedestals. Original porch columns have been replaced by 4x4 inch posts and there is no balustrade.

Fenestration includes widely spaced single 2/2 double-hung windows, with tall and narrow shapes typical of the 1870s and early 1880s in Iowa. A few openings have been replaced with 1/1 sashes. The major change to the house is the addition of a frame staircase leading to the second level located at the north end of the front porch. The staircase provides access to the second floor apartment. The property has no garage.

8. Significance

As one of the earliest houses in the neighborhood, the Dean House at 208 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

¹ 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

Dean, Daniel and Lucretia, House	Bremer
Name of Property	County
208 1 st St SW	Waverly
Address	City

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 Dean House at 208 1st St SW

The Dean 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.

As noted above, the house at 208 1st St SW is estimated to have been constructed in ca. 1875 when it first appeared on the Waverly city map published that year. According to property transfer records, Lots 1 and 2 passed through a sheriff's sale in July 1878 when they were acquired by Mary Dean. They remained in the Dean family during most of the decade with Lucretia and Daniel Dean residing on this property in 1885 according to the Iowa Census for that year. The census records list 42-year old Daniel working as a liveryman and his wife keeping house. They had two sons, Harry and William, ages 7 and 5 respectively at the time.

Beginning in February 1888 the property passed through a series of short-term owners most of whom have left few historic records. In 1893, Frank and Laura Thies, ages 28 and 29, acquired the property and the 1895 Iowa Census a few years later shows their family residing there. Frank was employed as a grocer and the

Iowa Site Inventory Form Continuation Sheet

Page 3

Dean, Daniel and Lucretia, House	Bremer
Name of Property	County
208 1 st St SW	Waverly
Address	City

couple had a one-year old son, Harvey, at the time. After 1897, the house passed through several other families before Bridget Scully took ownership in March 1912, nine years after husband William died. Both were Irish immigrants. According to the 1913 city directory, Bridget resided at 208 Water St (1st St SW) with her son John. He received the house after Bridget's death in 1922 and held the property until 1944. In 1946 the house passed to Adolph and Elsie Albrecht where the couple resided until Adolph's death. Elsie sold the property in 1967 to Richard and Ethel Bruns.

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.

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, 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.

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

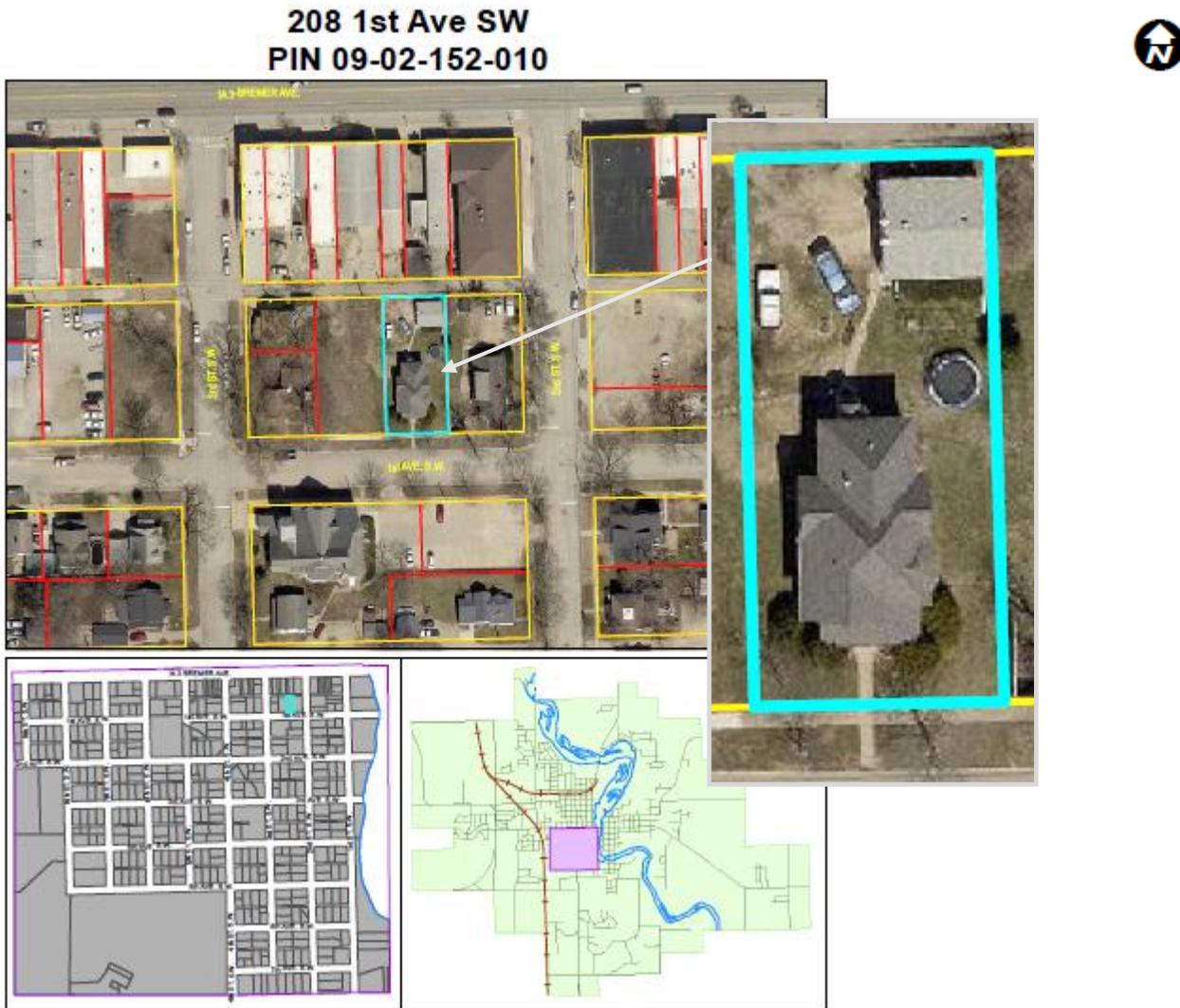
Site Number **09-01403**
Related District Number **09-00961**

Page 4

Dean, Daniel and Lucretia, House	Bremer
Name of Property	County
208 1 st St SW	Waverly
Address	City

Additional Information:

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



™ Bremer County
GIS Department

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

Site Number **09-01403**

Related District Number **09-00961**

Page 5

Dean, Daniel and Lucretia, House

Name of Property

208 1st St SW

Address

Bremer

County

Waverly

City



Photographs: 208 1st St SW, looking northwest, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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

Site Number **09-01403**

Related District Number **09-00961**

Page 6

Dean, Daniel and Lucretia, House

Bremer

Name of Property

County

208 1st St SW

Waverly

Address

City



Photographs: 208 1st St SW, looking southwest and northeast, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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

Site Number **09-01403**
 Related District Number **09-00961**

Page 7

Dean, Daniel and Lucretia, House	Bremer
Name of Property	County
208 1 st St SW	Waverly
Address	City

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=640489645&KeyValue=0902157007>; accessed **3/9/2015**.

