

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

State Inventory No. 09-01411 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 Van Vlack, Charles A., House

other names/site number _____

2. Location

street & number 120 2nd Ave 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) S 72' Lot 7 & 8

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) 01A01 Single Dwelling: residence
Current Functions (Enter categories from instructions) 01A03 Single Dwelling: residence w/attached garage

7. Description

Architectural Classification (Enter categories from instructions) 09A02 Gable-Front-and-Wing, 1½-Story (clipped gable)
Materials (Enter categories from instructions)
 foundation 04 STONE
 walls (visible material) 15B VINYL
 roof 08A ASPHALT: Shingles
 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.
 Yes No More Research Recommended B Property is associated with the lives of significant persons.
 Yes No More Research Recommended C Property has distinctive architectural characteristics.
 Yes No More Research Recommended D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 120 2nd Ave SW

Site Number 09-01411
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 3/13/2015
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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120 2 nd Ave SW	Waverly
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7. Description

The Van Vlack House at 120 2nd Ave SW is estimated to have been constructed in 1898 according to the Bremer County Assessor's records. This date is consistent with the building's form but the property transfer records suggest an earlier date, most likely between 1891 and 1894. A building with the same footprint appears on the 1894 Sanborn Map at this intersection. C.A. Van Vlack became owner of Lots 7 and 8 on 5/23/1891 selling it 4/25/1895. A 9/17/1891 news account in the *Bremer County Independent* several months after the house was purchased notes Van Vlack "has built an addition to his house on the West side" indicating that house was already present at the time. The 1895 Iowa Census shows Charles Van Vlack residing in the Third Ward making it likely that he was living at this house. These public records confirm the likelihood that 1888 is an accurate construction date.

The Van Vlack House is an example of the vernacular Gable-Front-and-Wing 1½-Story house form. The house has a stone foundation with narrow clapboard-style vinyl siding and corner board trim on the walls. The house has a moderate pitched intersecting gabled roof with clipped-gable peaks and moderate-wide eaves. The roof has no dormers. The porch tucked in the right-hand ell has a broad gabled roof and has been enclosed with matching siding on the closed balustrade and gable end, continuous 1/1 double-hung windows above the rail and narrow, square columns resting on the rail. The off-set entrance is at the west end and skirting has been replaced with poured concrete or parged block. An attached garage with a broad, side-gabled roof housing two bays is located at the east end of the house. It has matching vinyl clad walls with regular and extended height overhead doors facing 2nd Ave SW and an added workshop space at the east end.

Fenestration includes widely spaced single and paired tall, 1/1 double-hung windows of various sizes, arranged both asymmetrically and symmetrically on the facades. The front façade has had a bay window modified or added. The center bay now has a large single light with narrow 1/1 windows to either side, all set beneath a hipped roof. It is possible the single light replaces an earlier cottage style window with a horizontal upper sash.

8. Significance

The Van Vlack House at 120 2nd Ave 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

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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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 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 Van Vlack House at 120 2nd Ave SW

The Van Vlack 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 120 2nd Ave SW is estimated to have been constructed in 1898 according to the Bremer County Assessor's records. However, property transfer records suggest a date between 1891 and 1894. Charles A. Van Vlack became owner of Lots 7 and 8 on 5/23/1891 selling them 4/25/1895. A building with the same footprint appears on the 1894 Sanborn Map at this intersection. The 1895 Iowa Census shows Charles Van Vlack, attorney, residing in the Third Ward making it likely that he was living at this house.

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After Van Vlack's ownership, the property changed hands several times with Carrie Moore, widow of Naaman Moore, acquiring it from H.R. Healy and his wife Clara on 5/6/1905. The 1913 city directory shows Mrs. Moore and her three daughters residing there. Charlotte was a teacher; May worked for Morse & Munger Abstract Co.; and Viola was also a teacher. Carrie held onto the property until 1908 when it passed to Viola and May. In 1915 Mrs. Moore died and in 1922, the property was sold by Viola and May to Elizabeth Amundson who with her husband Sander occupied the property until 1946 when it was transferred to Norma and Harry Bodeker.

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.

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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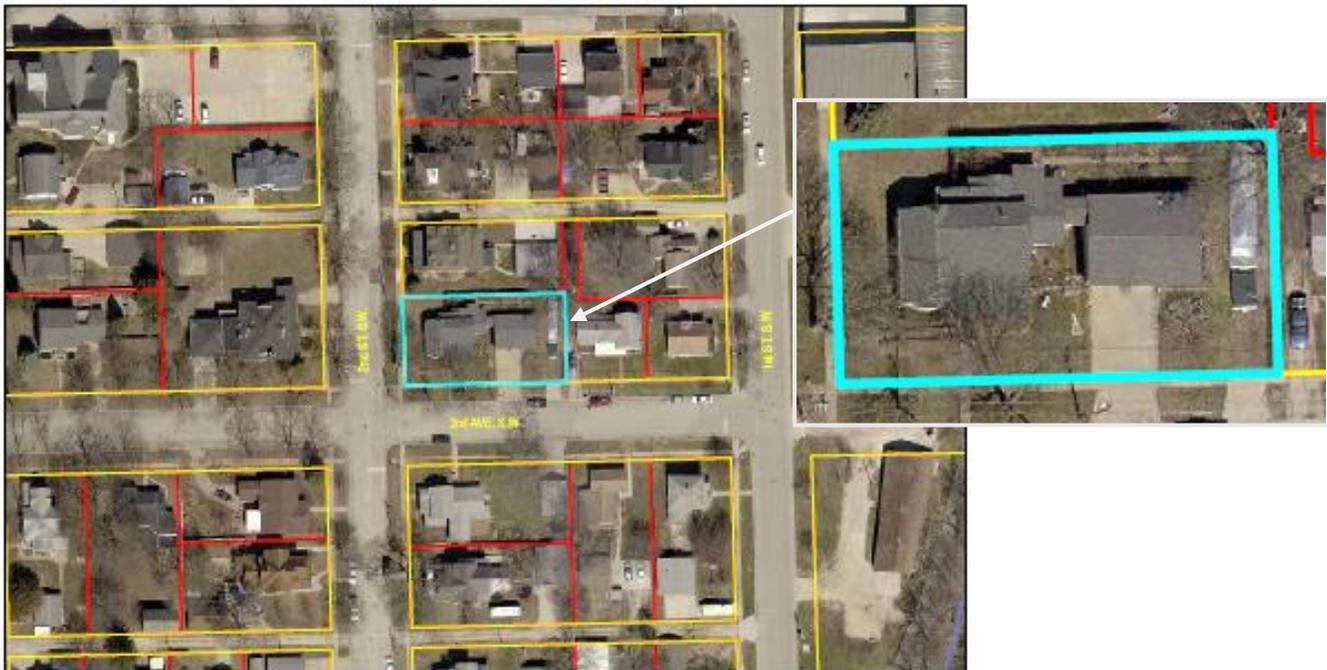
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Additional Information:

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

**120 2nd Ave SW
PIN 09-02-157-004**



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Photographs: 120 2nd Ave SW, looking north and northeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 120 2nd Ave SW, looking east and northwest, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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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=874705951&KeyValue=0902157004>; accessed 3/14/2015.

