

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

State Inventory No. 09-01412 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 Smith House

other names/site number _____

2. Location

street & number 121 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) 3 Lot(s) N 1/2 Lots 3 & 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:		
Enter number of:	Contributing	Noncontributing		
<input type="checkbox"/> building(s)	_____	<u>1</u>	<u>1</u>	buildings
<input checked="" type="checkbox"/> district	_____	_____	_____	sites
<input type="checkbox"/> site	_____	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	_____	objects
<input type="checkbox"/> object	_____	<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 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>01C05 Garage</u>	<u>01C05 Garage</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A02 Gable-Front-and-Wing, 1½-Story</u>	foundation <u>04 STONE</u>
_____	walls (visible material) <u>15B VINYL</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 121 2nd Ave SW

Site Number 09-01412
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 1873 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 3/14/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. city or town Sarona state WI 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

Smith House	Bremer
Name of Property	County
121 2 nd Ave SW	Waverly
Address	City

7. Description

The Smith House at 121 2nd Ave SW is estimated to have been constructed in 1873 according to the Bremer County Assessor's records. This date is consistent with the building's form. A footprint for a house at this site (west half only) is present on the 1875 Atlas map for Waverly. By 1894, the Sanborn Map published that year shows both the east and west wings of the present house as well as the rear addition. The owner documented as holding this property in ca. 1873 according to property transfer records was Jennie Smith and her husband (name unknown), hence the name given to this house. The 1875 Atlas map confirms that ca. 1873 is an appropriate construction date for the oldest west wing of this house and the 1894 Sanborn Maps documents a pre-1894 date for the east wing and rear addition.

The Smith House is an example of the vernacular Gable-Front-and-Wing 1½-Story house form. Based on historic maps, it appears that the current form came sometime between 1875 and 1894 when historic maps show the house expanding from a front-gable building on the west half of the lot with the addition of an intersecting wing adjoining it on the east. 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 and moderate-wide eaves. The roof has no dormers.

The house has two porches. On the north side, the side-gabled roof slope extends over the porch in the left-hand ell. The east end of the porch is now enclosed with square porch roof supports and a simple balustrade composed of square spindles finishing the open porch area. The east end of the porch is enclosed with matching siding. The second porch fills an ell on the west façade. It has a low-pitched hipped roof with a pediment over the entrance near the north end of the porch. Again, a portion of the porch has enclosed walls at the south end of the porch. A 1-story gabled addition extends along the south side of the house and portions of the east side with an irregular footprint.

Fenestration includes single and paired 1/1 double-hung windows of various sizes, arranged both asymmetrically and symmetrically on the facades. A detached front-gable garage that opens onto 2nd Ave SW is located east of the house. According to Assessor records, the garage was built in 1939.

8. Significance

The Smith House at 121 2nd Ave SW derives significance as a contributing resource in the Sturdevant SW Historic District under both Criteria A (Community Development) and C (Architecture). Though an original builder has not been identified for this house, its construction date of ca. 1873 helps to tell the story of early homebuilding in the northeast corner of the historic district. 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.

Iowa Site Inventory Form Continuation Sheet

Page 2

Smith House	Bremer
Name of Property	County
121 2 nd Ave SW	Waverly
Address	City

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 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 Smith House at 121 2nd Ave SW

The Smith 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.

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 3

Smith House	Bremer
Name of Property	County
121 2 nd Ave SW	Waverly
Address	City

The house at 121 2nd Ave SW is estimated to have been constructed in 1873 according to the Bremer County Assessor's records. Early owners of the two lot parcel beginning in the 1860s were J.A. Benedict (1866), Jennie Smith (1870s), Minnie Haven (1878-1881), Ella Chamberlin (1881-1890), Maggie Black (1890-1916) and Elizabeth Jackson beginning in 1916.

A footprint for the west wing of this house is present on the 1875 Atlas map for Waverly. By 1894, the Sanborn Map published that year shows both the east and west wings of the present house as well as the rear addition in place. The first person documented as residing at this house was Elizabeth Jackson, a widow and renter, in the 1913 city directory. Two years earlier Mrs. Jackson was listed in the newspaper as "building an addition and making other improvements at her home in the Third ward." (*Bremer County Independent*, 4/27/1911) This date was several years before she purchased the property in 1916 according to property transfer records. She held the property until 1939 when it was transferred to Raymond H. and Henrietta Goodspeed. The couple resided here during their ownership and Raymond's estate sold the property to Gladys Gardes in 1974.

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 **09-01412**
Related District Number **09-00961**

Page 4

Smith House	Bremer
Name of Property	County
121 2 nd Ave SW	Waverly
Address	City

Additional Information:

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

**121 2nd Ave SW
PIN 09-02-161-001**



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

Site Number **09-01412**

Related District Number **09-00961**

Page 5

Smith House
Name of Property
121 2nd Ave SW
Address

Bremer
County
Waverly
City



Photographs: 121 2nd Ave SW, looking south, southwest and east, 5/14/2014, Marlys Svendsen, Svendsen Tyler, photographer.



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

Site Number **09-01412**

Related District Number **09-00961**

Page 6

Smith House	Bremer
Name of Property	County
121 2 nd Ave SW	Waverly
Address	City

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



Iowa Site Inventory Form Continuation Sheet

Page 7

Smith House	Bremer
Name of Property	County
121 2 nd Ave SW	Waverly
Address	City

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=732679147&KeyValue=0902161001>; accessed 3/14/2015.

