

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 09-01413

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-Sheldon House

other names/site number _____

2. Location

street & number 213 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) 4

Lot(s) Lot 3 and W 10' 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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings

— sites

— structures

— objects

— Total

If Eligible Property, enter number of:

Contributing Noncontributing

2 — buildings

— — sites

— 1 structures

— — objects

2 1 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)

01A01 Single Dwelling: residence

7. Description

Architectural Classification (Enter categories from instructions)

09A02 Gable-Front-and-Wing, 1-Story

Materials (Enter categories from instructions)

foundation 04 STONE

walls (visible material) 05E ALUMINUM

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.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 213 2nd Ave SW

Site Number 09-01413
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
1893 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 3/14/2015
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: _____

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Dickinson-Sheldon House	Bremer
Name of Property	County
213 2 nd Ave SW	Waverly
Address	City

7. Description

The Dickinson-Sheldon House at 213 2nd Ave SW is estimated to have been constructed in 1893 according to the Bremer County Assessor's records. A footprint for a house at this site is present on the 1894 Sanborn Map. B.C. Dickinson, a real estate agent, was the owner of the property beginning on 6/14/1893 with Elizabeth K. Sheldon taking ownership on 4/23/1906. Several members of the Dickinson family sold real estate and were involved in building/renting houses. Elizabeth and her daughter Lula held the property until 1/24/1978, hence the name of this house based in part on their long tenure. Ca. 1893 is considered an appropriate construction year for the house.

The Dickinson-Sheldon House is an example of the vernacular Gable-Front-and-Wing 1-Story house form. The house has a parged stone foundation with wide clapboard-style aluminum siding and corner board trim on the walls. The house has a moderate pitched intersecting gabled roof and narrow eaves. The house's original front porch was tucked in the left-hand ell; this feature has been replaced with a shallow, open deck in its place. The location of the original porch is identified by the pilaster set between the front door and the window to the east. A side-gabled addition extends across the rear of the house. Fenestration includes a mix of double-hung windows of various sizes and configurations. Narrow 6/6 and 9/9 windows are replacement sashes in original openings. Newer and smaller 1/1 windows are placed in the rear wing.

The house has no garage but does have a non-contributing shed-roofed car port built in 1950 located along the west façade. A 2-story side-gable roofed frame barn is located along the south property line. The barn appears on the 1927 Sanborn Map with a nonextant 1-story addition at the northeast corner. The frame walls have horizontal beveled siding with a narrow by-pass door along the south side and four-light fixed windows on the walls and in the gable peaks.

8. Significance

The Dickinson-Sheldon House and the associated barn at 213 2nd Ave SW derive significance as contributing resources in the Sturdevant SW Historic District under both Criteria A (Community Development) and C (Architecture). The ownership of this house by a speculating real estate agent in this neighborhood and its long ownership by a former farm family, 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. The free-standing car port is considered a non-contributing structure.

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,

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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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 Dickinson-Sheldon House at 213 2nd Ave SW

The Dickinson-Sheldon 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 213 2nd Ave SW is estimated to have been constructed in 1893 according to the Bremer County Assessor's records. A footprint for a house at this site is present on the 1894 Sanborn Map. B.C. Dickinson owned the property beginning on 6/14/1893 and like other members of his family built, owned, and leased houses including several Dickinson houses in the Third Ward. By the time the 1899 city directory was published, B.C. Dickinson was a partner with C. Sundemeier, Real Estate Agents, advertising the sale of choice homes, vacant lots and improved farms. Several other members of the Dickinson family sold real estate and were involved in building/renting houses nearby. It appears this house was initially held as a rental property.

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In 1905 B.C. Dickinson transferred the property to Jonathon Dickinson and a year later, Jonathon sold the house to Elizabeth K. Sheldon, widow of Albert H. Sheldon, on 4/23/1906. According to the 1885 and 1895 Iowa Census records, Albert was a farmer in Lafayette Township prior to his death in 1902. Elizabeth "Libbie" and her daughter Lula, the youngest of five children, resided in the house together until Elizabeth's death in 1934. The house passed to Lula at that time and she continued to hold the property and reside here until 1/24/1978, hence the name of this house is based in part on the family's long tenure.

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.

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Additional Information:

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

**213 2nd Ave SW
PIN 09-02-160-002**



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City



Photographs: 213 2nd Ave SW, looking south, southwest and southeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Bremer

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City



Photographs: 213 2nd Ave SW, looking east, 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=1436173337&KeyValue=0902160002>; accessed 3/14/2015.

