

**Site Inventory Form** State Inventory No. 09-01431  New  Supplemental  
**State Historical Society of Iowa**  Part of a district with known boundaries (enter inventory no.) 09-00961  
 (November 2005) 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 Case-Broderson House  
 other names/site number \_\_\_\_\_

**2. Location**  
 street & number 411 2nd St SW  
 city or town Waverly  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) \_\_\_\_\_ Fract. Blk. 1 Lot(s) S 40' 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)	_____ buildings	<u>1</u>	<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>	<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>09A06 Hipped Roof, 2-Story (American Four-Square)</u>	foundation <u>10A Concrete Block</u>
_____	walls (visible material) <u>15B Vinyl</u>
_____	roof <u>08 Asphalt</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)  
 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 411 2<sup>nd</sup> St SW

Site Number 09-01431  
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

**Significant Dates**

Construction date 1915  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.  
street & number N3834 Deep Lake Rd.  
city or town Sarona state WI  
date 4/19/2015  
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

---

Case-Broderson House	Bremer
Name of Property	County
411 2 <sup>nd</sup> St SW	Waverly
Address	City

---

## 7. Description

The Case-Broderson House at 411 2nd St SW is estimated to have been constructed in 1915 according to the Bremer County Assessor's records. This date is consistent with the building's form and design. The property was held by Harriet Case, a rural property owner in Warren Township, when it was passed to Herman L. Broderson 9/29/1922. It is most likely that the property held a speculative house built by Case but not occupied by her. No occupancy records or Sanborn Maps specifically make it clear whether the house was in place before or after 1922. A ca. 1915 is therefore considered an approximate construction date.

The house is an example of a vernacular Hipped Roof, 2-Story house form popularly known as the American Four-Square. The building has a rock-faced concrete block foundation with wide-width clapboard-style vinyl siding on the walls. It has a moderate pitched hipped roof with hipped attic dormers on front and south slopes. A hipped roof porch spans most of the front façade with 4-inch porch posts evenly spaced across the front. Entrance steps are centered opposite the off-set front door. The porch has been screened with diagonal lattice sheeting forming the balustrade panels. The porch foundation is made of matching concrete block with the deck made of cast concrete. Fenestration includes widely spaced 1/1 double-hung window units with smaller A second entrance is centered on the south façade leading to the basement level and first floor. A second floor window on the south façade is located between levels suggesting a landing level of a staircase in this position. The house has a garage built in 1961 at the rear of the lot along the alley. It is a two-bay hipped roof, frame building with vinyl beveled siding, four-light windows, twin overhead doors, and a tongue-and-groove passage door facing the house. The garage is considered noncontributing.

## 8. Significance

The Case-Broderson House at 411 2nd St SW is a significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19<sup>th</sup> century and early 20<sup>th</sup> century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The garage is considered noncontributing because of its age and alterations

### *Historical Background for Waverly<sup>1</sup>*

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.

---

<sup>1</sup> 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

---

Case-Broderson House	Bremer
Name of Property	County
411 2 <sup>nd</sup> St SW	Waverly
Address	City

---

Waverly grew in the manner typical of other Iowa county seats in the late 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 Case-Broderson House at 411 2nd St SW*

The Case-Broderson House is located in Fractional Block 1 of the Wm. Sturdevant Addition. The southwest quadrant of Waverly 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 Case-Broderson House at 411 2nd St SW Street is estimated to have been constructed in 1915 according to the Bremer County Assessor's records. The property was held by Harriet Ellen Case at the time, a property owner in rural Warren Township at the time, who along with two brothers managed the 80-acre family homestead. She was a member of the Baptist Church and with her family, was a supporter of the Prohibition Party. She sold the property to Herman L. Broderson 9/29/1922 who likely occupied the house with his wife Christine. The house passed to Broderson descendants Harold and Vera Broderson on 2/18/1949. Ten years later it was sold to Norman and Jeanette Fintel who held it just two years before selling it to Gerhart and Irene Weyer. The Weyers resided here and sold the house in 1991 to James and Nancy Kuhrt.

### 9. Sources

*Atlas of Bremer County, Iowa.* Waverly, Iowa: Waverly Publishing Company, 1917.

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Case-Broderson House	Bremer
Name of Property	County
411 2 <sup>nd</sup> St SW	Waverly
Address	City

---

Atlases of Bremer County. Microfilm copies of atlases for 1875, 1894 and 1927, Waverly Public Library.

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

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, 1892, 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 and 2000. Vertical file collection, Waverly Public Library.

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

Site Number **09-01431**  
Related District Number **09-00961**

Page 4

Case-Broderson House	Bremer
Name of Property	County
411 2 <sup>nd</sup> St SW	Waverly
Address	City

**Additional Information:**

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

**411 2nd St SW  
PIN 09-02-165-002**





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

Site Number **09-01431**

Related District Number **09-00961**

Page 5

---

Case-Broderson House	Bremer
Name of Property	County
411 2 <sup>nd</sup> St SW	Waverly
Address	City

---

**Photographs:** 411 2nd St SW, looking southeast and east, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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

Site Number **09-01431**

Related District Number **09-00961**

Page 6

Case-Broderson House

Bremer

Name of Property

County

411 2<sup>nd</sup> St SW

Waverly

Address

City



**Photographs:** 411 2nd St SW, looking northeast and rear, looking northwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.





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

Site Number **09-01431**  
Related District Number **09-00961**

Page 7

---

Case-Broderson House	Bremer
Name of Property	County
411 2 <sup>nd</sup> St SW	Waverly
Address	City

---



**Photographs:** 411 2nd St SW, detail of foundation, looking northwest and garage, looking northeast, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01431**

Related District Number **09-00961**

Page 8

Case-Broderson House	Bremer
Name of Property	County
411 2 <sup>nd</sup> St SW	Waverly
Address	City

**Photograph and Sketch Plan:** Bremer County Assessor website photograph and plan available at:  
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=732304848&KeyValue=0902165002>; accessed 4/19/2015.

