

3Site Inventory Form
State Historical Society of Iowa
 (November 2005)

State Inventory No. 09-01437 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 Ebert House
 other names/site number _____

2. Location

street & number 714 1st Ave 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) 19 Lot(s) Lot 6 and "EX N 16"

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>2</u>	_____
<input checked="" type="checkbox"/> district	_____	_____	_____
<input type="checkbox"/> site	_____	_____	_____
<input type="checkbox"/> structure	_____	_____	_____
<input type="checkbox"/> object	_____	_____	_____
	_____	<u>2</u>	_____
	Total		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</u>	<u>01A01 Single Dwelling</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A01 Front-Gabled Roof, 1-Story</u>	foundation <u>16 Clay Tile Block</u>
_____	walls (visible material) <u>15B Vinyl</u>
_____	roof <u>08A Asphalt Shingle</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 714 1st Ave SW

Site Number 09-01437
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 1922 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 Ebert, George.

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 3/7/2015
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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

7. Description

The Ebert House at 714 1st Ave SW is estimated to have been constructed in 1925 according to the Bremer County Assessor's records. This date is consistent with the building's form and design. Property transfer records and newspaper accounts, however, suggest a slightly earlier date of 1922. George Ebert was the likely builder for the house in 1922 with his daughter Cora owning the lot. She acquired Lot 6 on 4/4/1922 from Helen Ellis. Several days later on 4/14/1922 a news account lists George as already having excavation completed for the "new residence which he will build on his lot on West Ellsworth Street." By 6/30/1922, the paper noted that the new bungalow Ebert was building for himself on West Ellsworth was being rapidly completed and that "it will not be very long now until he can move into it." It should be noted that daughter Cora resided with her family in the 1913 directory and likely lived with her parents when the new bungalow was finished. The likely date for completion of this house based on public records is 1922.

The Cora Ebert House is an example of a vernacular Front-Gabled Roof, 1½-Story house form. The building has a clay tile block foundation likely manufactured in one of the Mason City tile works. Narrow-width clapboard-style vinyl siding and corner board trim cover the walls. It has a broad front-gabled roof with a steep pitch, wide eaves, and large shed roofed attic dormers on both the east and west slopes. A low-pitched, broad front-gabled porch nearly spans the front. It has a tile-block foundation with a closed balustrade covered in matching vinyl siding. The upper walls feature paired 1/1 windows set between half-height square columns that flank the centered entrance door.

Fenestration includes single and paired 1/1 double-hung windows of various sizes as well as large single-light horizontal windows. A single 1/1 double-hung window is centered in the front gable and pairs of similar windows are in the dormers. The original low-pitched double-bay garage is at the northwest corner of the house. The depth of the garage has been extended with a shallow shed-roofed addition to accommodate the longer length of later cars. The garage is considered contributing.

8. Significance

Cora Ebert House at 714 1st Ave SW derives significance as a contributing resource in the Sturdevant SW Historic District, which qualifies for the National Register under both Criteria A (Community Development) and C (Architecture). The garage is considered contributing. The historic district is 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 garage is also considered contributing.

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.

Iowa Site Inventory Form Continuation Sheet

Page 2

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

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 Ebert House at 714 1st Ave SW

The Cora Ebert 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 Ebert House at 714 1st Ave SW is estimated to have been constructed in 1925 according to the Bremer County Assessor's records. Though this date is consistent with the building's form and design, property transfer records and newspaper accounts suggest a slightly earlier date of 1922. George Ebert, Cora's father, was the builder for the house in 1922 as noted above. She acquired Lot 6 on 4/4/1922 from Helen Ellis. Several days later on 4/14/1922 newspaper accounts list George building a house on W Ellsworth (1st Ave SW) and on 6/30/1922 the house is listed as "being rapidly completed." Although the house was listed as a residence for George Ebert, the home was likely occupied by Cora as well. Her father George worked as a

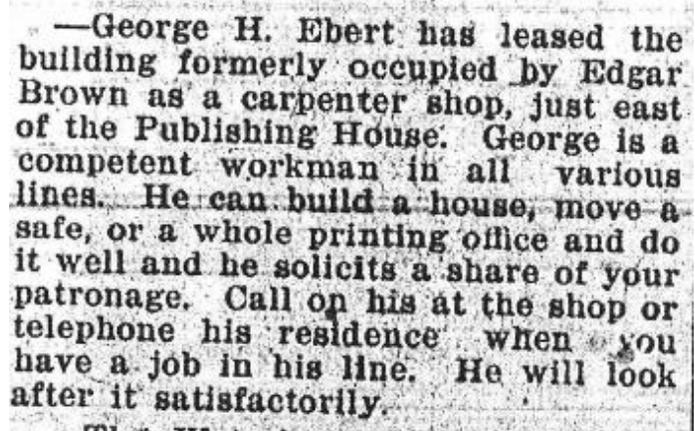
Iowa Site Inventory Form Continuation Sheet

Page 3

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

millwright in the 1913 city directory but a short time later a news account published 3/26/1914 identified him as setting up a new construction business (article at right). Cora sold the property in 1927 and by 1931, the telephone directory lists George Ebert as residing at 317 6th St NW. City directory records in 1913 list Miss Cora Ebert as a school teacher.

On 8/29/1927, Cora transferred the house to A.W. Munstermann who six years later sold the house to H.W. (Herman) Graening and his wife Bertha S. Graening. They resided here together until his death in 1965 and she continued here until 1969. At that time, the house was sold to Roland and Mildred Mueller.



According to the current owners, the Muellers sold the property to Floyd and Anna Bowdish on September 9, 1971. Floyd died on May 24, 1983. Richard F. And Trude E. Busse entered into a contract to purchase the property from Anna Bowdish on September 14, 1984. By warranty deed dated July 12, 1989 Richard and Trude Busse acquired title to the property. Richard was retired from Chamberlain Manufacturing in Waterloo. By warranty deed on July 12, 1989 the Busses sold the property to Lois A. McElroy Lindell, an adjunct instructor, instructional technology, and her husband Terrence J. Lindell, a professor of history at Wartburg College in 2015.

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.

Iowa Site Inventory Form Continuation Sheet

Site Number **09-01437**

Related District Number **09-00961**

Page 4

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

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, 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**

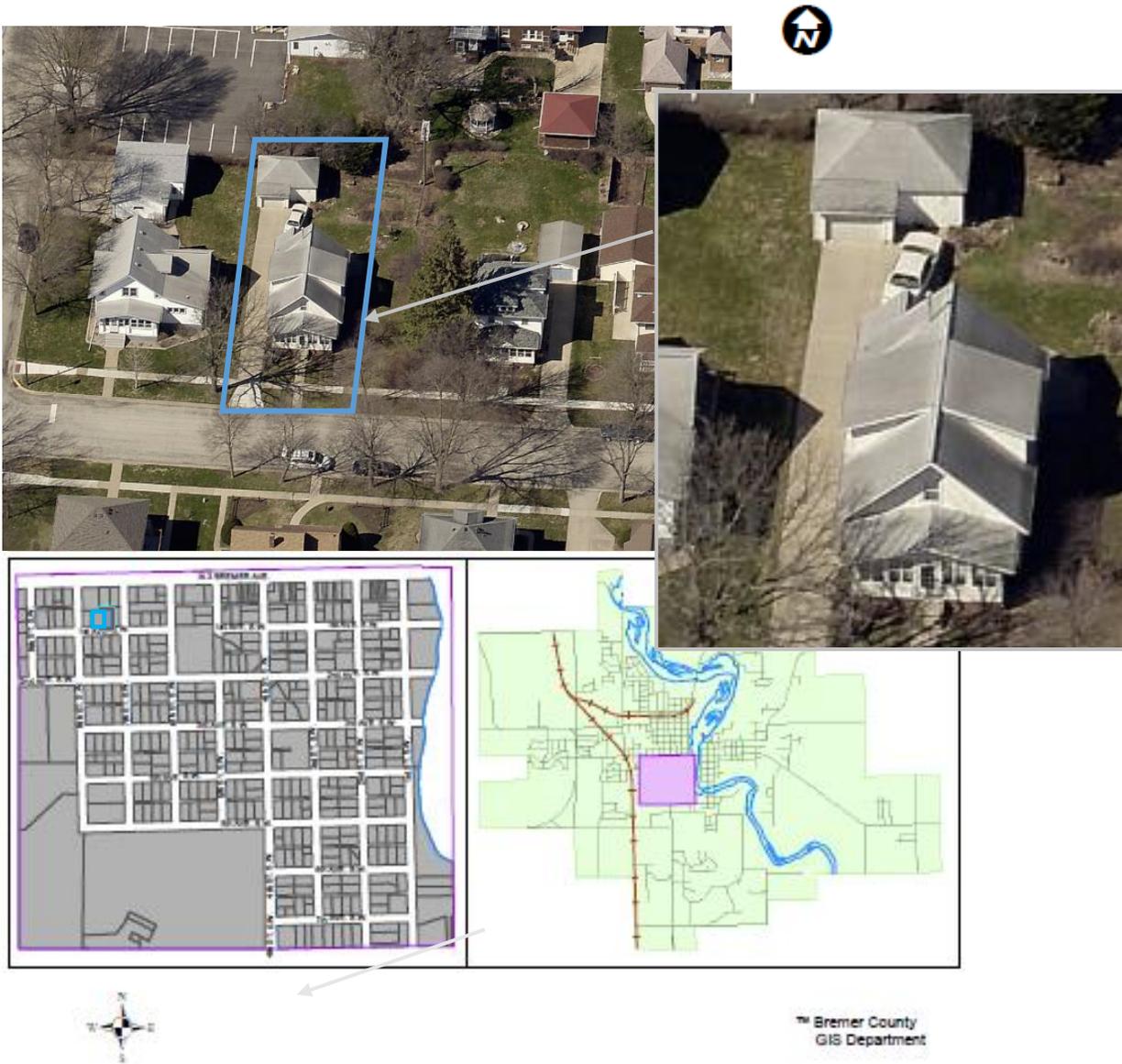
Site Number **09-01437**
Related District Number **09-00961**

Page 5

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

Additional Information:

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



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

Site Number **09-01437**

Related District Number **09-00961**

Page 6

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

Photographs: 714 1st Ave SW, looking northwest and northeast, **3/23/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



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

Site Number **09-01437**
Related District Number **09-00961**

Page 7

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

Photographs: 714 1st Ave SW, looking north northeast and garage looking northeast, **3/23/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



Iowa Site Inventory Form Continuation Sheet

Page 8

Ebert House	Bremer
Name of Property	County
714 1 st Ave SW	Waverly
Address	City

Photograph and 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=287086159&KeyValue=0903276005>; accessed **3/7/2015**.

