

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

**State Inventory No. 09-01442**  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 Bredow, Otto and Anna, House

other names/site number \_\_\_\_\_

**2. Location**

street & number 215 3<sup>rd</sup> 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) \_\_\_\_\_ Half Block 2 Lot(s) Lot 3 EX E 16' & E 5' Lot 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)

01A01 Single Dwelling

01A01 Single Dwelling

01C05 Garage

01C05 Garage

**7. Description**

**Architectural Classification** (Enter categories from instructions) **Materials** (Enter categories from instructions)

09A02 Gable-Front-and-Wing, 1½-Story

foundation 04 Stone; 10A Concrete Block

walls (visible material) 15B Vinyl

roof 08A Asphalt

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 215 3<sup>rd</sup> Ave SW

Site Number 09-01442  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1906  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 5/17/2015  
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

---

Bredow, Otto and Anna, House	Bremer
Name of Property	County
215 3 <sup>rd</sup> Ave SW	Waverly
Address	City

---

## 7. Description

The Otto and Anna Bredow House at 215 3rd Ave SW is estimated to have been constructed in 1900 according to the Bremer County Assessor's records. The house footprint is not shown on the 1894 Sanborn Map but the form and design is typical for a house from the turn of the 20<sup>th</sup> century. Property transfer records for this parcel show it passing to Otto Bredow on 5/31/1906. When the 1913 city directory was published, Otto and his wife Anna were living at 215 W Madison (3<sup>rd</sup> Ave SW). It appears that a ca. 1906 date is more accurate.

The house is an example of the vernacular Gable-Front-and-Wing house form. Medium-wide clapboard-style vinyl siding covers the original wood clapboard walls of the house. The original plan had a right-hand ell but the current plan has broad, front gabled porch at the north end of the front-gabled wing. This wing has both front corners set in diagonal walls on the first floor with spindled fretwork along the upper edge above the 1/1 double-hung windows on the first floor. The house has both a parged stone foundation and concrete block foundation. A moderate pitched front-gabled 1½-story wing faces north and a similar scale side-gabled wing with a single gabled wall dormer extends to the west.

Fenestration has been modified with 1/1 replacement vinyl windows in the front porch flanking the centered entrance. Elsewhere 1/1 double-hung windows appear in singles or pairs. The house has a detached frame garage with vinyl siding, a broad front-gable roof, and two overhead doors facing the alley. The garage was built in 1984 and is considered non-contributing.

## 8. Significance

The Otto and Anna Bredow House at 215 3rd Ave SW is considered a contributing resource in the Sturdevant SW Historic District. Though it has lost some integrity it retains its overall form, roof lines and window placement. The 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 garage is considered non-contributing due to age.

### *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

---

Bredow, Otto and Anna, House	Bremer
Name of Property	County
215 3 <sup>rd</sup> Ave 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 Otto and Anna Bredow House at 215 3rd Ave SW*

The Otto and Anna Bredow House at 215 3rd Ave SW 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 Bredow House is estimated to have been constructed in 1900 according to the Bremer County Assessor's records. As noted above, the 1894 Sanborn Map shows the parcel at 215 3<sup>rd</sup> Ave SW as vacant while the property transfer records show Otto Bredow acquiring the parcel in 1906. He and his wife Anna were listed as residing at 215 W Madison St in the 1913 city directory. Otto was employed as a bookkeeper at the State Bank of Waverly at the time. Otto died in 1961 while the couple resided but Anna continued to live here. She died in 1978 and both are buried at Harlington Cemetery.

### 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.

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Bredow, Otto and Anna, House	Bremer
Name of Property	County
215 3 <sup>rd</sup> Ave SW	Waverly
Address	City

---

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, 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**

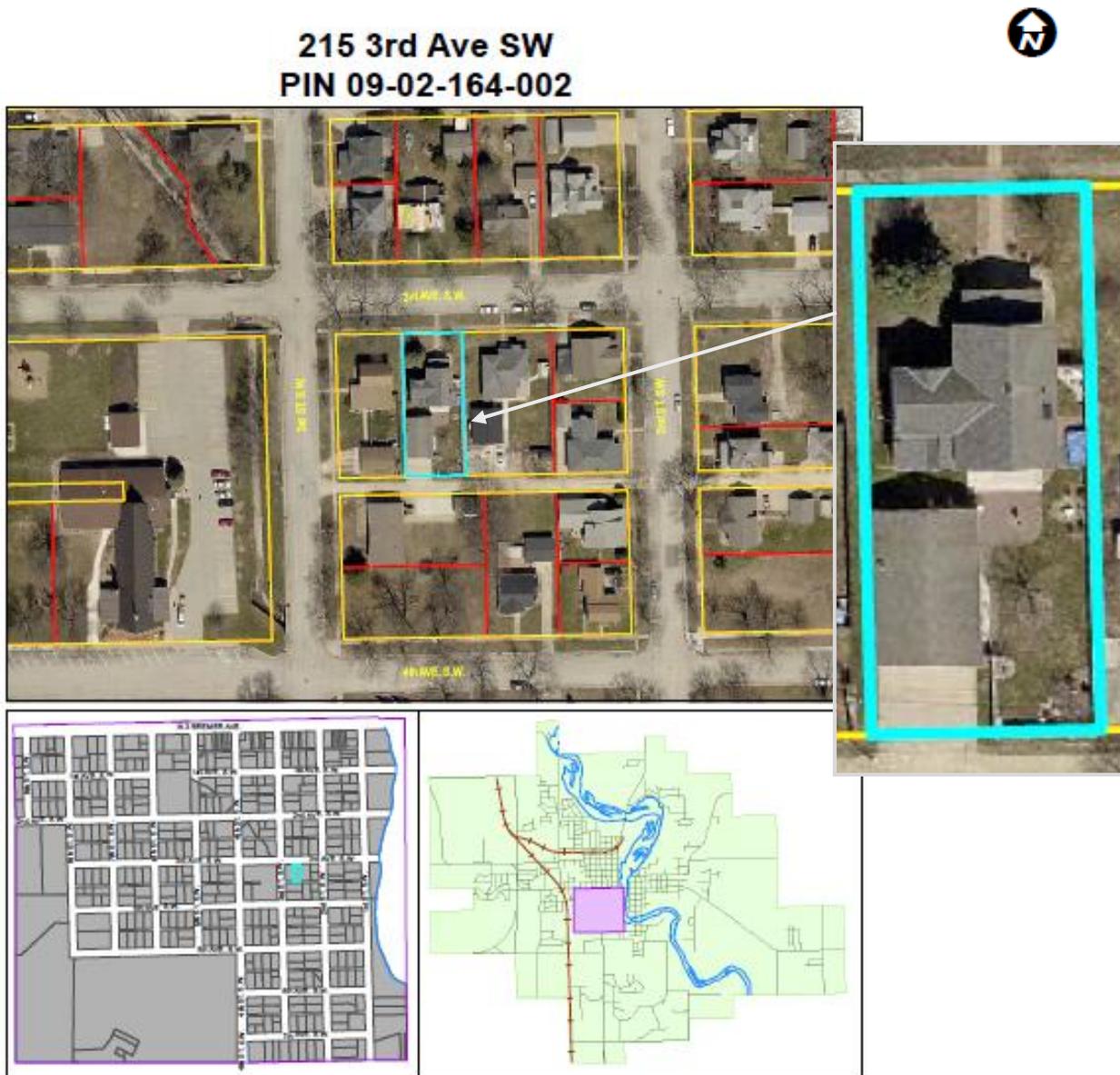
Site Number **09-01442**  
Related District Number **09-00961**

Page 4

Bredow, Otto and Anna, House	Bremer
Name of Property	County
215 3 <sup>rd</sup> 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 **09-01442**

Related District Number **09-00961**

Page 5

---

<u>Bredow, Otto and Anna, House</u>	<u>Bremer</u>
Name of Property	County
<u>215 3<sup>rd</sup> Ave SW</u>	<u>Waverly</u>
Address	City

---



**Photographs:** 215 3rd Ave SW, looking south and southeast; rear looking southwest, 11/28/2014, Andrew Bell, Svendsen Tyler, photographer.



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

Site Number **09-01442**

Related District Number **09-00961**

Page 6

Bredow, Otto and Anna, House

Bremer

Name of Property

County

215 3<sup>rd</sup> Ave SW

Waverly

Address

City



**Photographs:** 215 3rd Ave SW, corner details, looking southeast and south; house looking southwest, 11/28/2014, Andrew Bell, Svendsen Tyler, photographer.



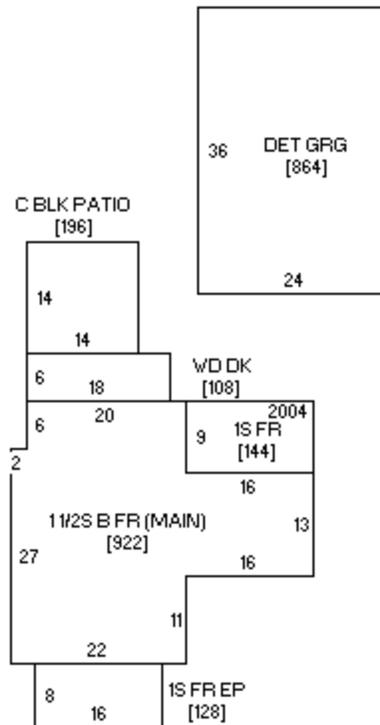
Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number **09-01442**  
 Related District Number **09-00961**

Page 7

Bredow, Otto and Anna, House	Bremer
Name of Property	County
215 3 <sup>rd</sup> Ave SW	Waverly
Address	City

**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=1487921647&KeyValue=0902164002>; accessed 5/17/2015.



Sketch by [www.camavision.com](http://www.camavision.com)