

County Bremer
City Waverly

Address 220 6th St SW

Site Number 09-01464
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
1880 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 7/3/2015
 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: _____

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7. Description

The Smith R. and Louisa Hunt House at 220 6th St SW is estimated to have been constructed in 1880 according to the Bremer County Assessor's records. The house footprint is not present on the 1875 Bremer Atlas Map but is depicted on the 1894 Sanborn Map with the form and design typical for a house from the 1880s through the turn of the 20th century. The 1885 Iowa Census lists the Hunts in the Third Ward but without a legal description for their location. Property transfer records show S.R. Hunt, a lumber merchant, and/or Louisa Hunt owning this parcel from 7/23/1867 through 8/31/1912 – a period covering construction of this house. Together this information narrows construction from ca. 1875 through 1894 making a ca. 1880 date possible.

The house is an example of the vernacular Gable-Front-and-Wing house form. Wide clapboard-style aluminum siding covers the original wood clapboard walls of the house. The front porch extends across the full front, filling the right hand ell. The house has a parged stone foundation and steeply pitched front-gabled 1½-story wing and a similarly scaled side-gabled wing. Either at initial construction or later, two side gabled wings were added to the rear with similar steeply pitched gables. Square pendants with spheres at the bottom are found in all of the gable peaks. The rearmost addition has a single-bay garage set beneath a side-gable roof and a steeply pitched gable wall dormer over the entrance.

Fenestration includes 1/1 replacement double-hung windows and reduced size openings on the first floor of the front façade but retains taller 1/1 double-hung openings elsewhere. It is possible that the house originally had 2/2 double-hung windows or that because it was built in ca. 1880 by a lumber merchant, that modern 1/1 windows were installed.

8. Significance

The Smith R. and Louisa Hunt House at 220 6th St 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 have been retained in this early house in the neighborhood. 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.

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

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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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 Hunt House at 220 6th St SW

The Smith R. and Louisa Hunt House at 220 6th St 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 Hunt House is estimated to have been constructed in 1880 according to the Bremer County Assessor's records. This date is consistent with the public records, overall form and design of the house discussed previously. In 1867 Smith Reed Hunt acquired all of lots 7 and 8 in Block 17 of Wm. Sturdevant's Addition passing it to his wife in 1869 – a common practice in the 19th century. The land did not have a building at the time according to the 1868 bird's eye map of Waverly and remained vacant until after the 1875 map of Waverly was published. Smith R. Hunt had settled in Bremer and Butler counties beginning in 1858. The 1914 *History of Bremer County* identifies him as "a forceful man, of great business ability, and made a success as a grain buyer. He was also one of the chief promoters of the Dubuque & Dakota Railroad, which system was later merged into the Chicago and Great Western." The 1885 Iowa Census lists him as a "lumber merchant" and the

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1899 city directory lists him as residing on 1st St SE and running a billiards hall. The house appears to have been occupied by tenants during this period and through the time of his death in September 1912; his wife, Louisa (Muffey) Hunt, survived him. On 8/31/1912, shortly before S.R. Hunt's death, he and his wife Louisa passed the property to Smith Reed Curtis and Louise Curtis Cook (familial relationship unknown). Louisa took an apartment on East Bremer Ave. after her husband's death. Curtis and Cook held the property until 1921 when it was transferred to Ruby Sanders and her husband. In 1937, Ruby's estate transferred the house to Elsie Mueller.

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, 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.

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Additional Information:

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

**220 6th St SW
PIN 09-03-282-009**



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Photographs: 220 6th St SW, looking west and southwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 220 6th St SW, looking northwest and north, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Plan: Bremer County Assessor website photograph and map available at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&KeyValue=0903282009>; accessed 7/3/2015.

