

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

**State Inventory No. 09-01471**  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 Alfred & Wm. Smith Family House

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

**2. Location**

street & number 202 4<sup>th</sup> 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) Half Blk 9 Lot(s) S 1/2 Lot 1

**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 Enter number of:	If Eligible Property, enter number of: Contributing      Noncontributing
<input type="checkbox"/> building(s)	_____ buildings	<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> 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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A01 Single Dwelling: residence</u>	<u>01A03 Single Dwelling: residence w/ attached garage</u>
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09A04 Side-Gabled, 2-Story (I-House)</u>	foundation <u>04 STONE (parged)</u>
_____	walls (visible material) <u>15B VINYL</u>
_____	roof <u>08A ASPHALT: Shingles</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 202 4<sup>th</sup> Ave SW

Site Number 09-01471  
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 1868  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 3/8/2015  
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

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Alfred and William Smith Family House	Bremer
Name of Property	County
202 4 <sup>th</sup> Ave SW	Waverly
Address	City

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## 7. Description



The Alfred and Wm. Smith Family House at 202 4th Ave SW is estimated to have been constructed in 1890 according to the Bremer County Assessor's records. This date is slightly late for the building's I-House form. The building footprint appears at the northwest corner of Clay and Elm streets in the 1868 bird's eye view map (see left) and on the 1875 map of Waverly on Lot 1 of Block 9 of the Wm. Sturdevant Addition. It is likely that it was built shortly before 1868 by Warren Morse who held it briefly. It passed into the Alfred Smith family in April 1870 and to William Ward Smith in April 1873. The name for the house is attributed to his family because they held it for the next three decades with it likely used as both a residence and a rental property during that time. These various public records confirm the likelihood that ca.1868 is an accurate construction date.

The Smith House is an example of the vernacular Side-Gabled Roof, 2-story house form commonly referred to as the "I-House" form because it was popularly built in the pre and post-Civil War Years in the states of Indiana, Illinois and Iowa.

The house has a newer concrete block foundation with wide vinyl clapboard style on the walls. The house has several rear 1-story additions including one section that serves as a single-bay side-gable roofed garage opening onto 2<sup>nd</sup> Street likely used for other purposes when originally built. The main block of the house has a moderate pitched side-gabled roof with a rear half-gable section giving the house a salt-box form. The roof has no dormers. A pediment roof entrance stoop has vertical boards detailing in the gable end with narrow replacement posts supporting the corners and a balustrade made up of moderately spaced square spindles.

Fenestration includes widely spaced single 1/1 double-hung windows likely replacing early multi-light sashes. Several openings also have replacement casement sash and the exterior basement entrance stairs on the west side have a large glass blocked opening leading to the basement door. The property has no detached garage.

## 8. Significance

As one of the earliest houses in the neighborhood, the Alfred and William Smith Family House at 202 4<sup>th</sup> Ave SW derives significance as a contributing resource in the Sturdevant SW Historic District under both Criteria A (Community Development) and C (Architecture). 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.

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Alfred and William Smith Family House	Bremer
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## *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.

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 Alfred and William Smith Family House at 202 4th Ave SW*

The Alfred and William Smith Family 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.

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<sup>1</sup> The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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Alfred and William Smith Family House	Bremer
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As noted above, the house at 202 4th Ave SW is estimated to have been constructed in ca. 1868 when it first appeared at the northwest corner of Clay and Elm streets in the 1868 bird's eye view map and on the 1875 map of Waverly on Lot 1 of Block 9 of the Wm. Sturdevant Addition. It is likely that it was built shortly before 1868 by Warren Morse who held the lot briefly. In 1870 the house passed to Alfred Smith and three years later to Rev. William Ward Smith, a former minister for the Waverly Methodist Episcopal Church. Smith's ownership continued with rental occupancy of the building confirmed by 1885 in the Iowa Census records for that year. They show Flavius Patterson, a carpenter, and his wife Margaret residing here along with their six children, ages 3 to 18. Ten years later, the Pattersons continued here with Flavius working as a school janitor possibly for the nearby Waverly High School. Rev. Smith married Caroline (Williams) Hightshoe in 1892 and the couple owned and may have occupied the house briefly before building a new home in 1902 several blocks away at 210 6<sup>th</sup> St SW.

In 1903, the house passed from the Smiths to R. H. Sewell, an officer with the First National Bank. The Sewell family lived in the 300 block of 2<sup>nd</sup> Street SW so this may have been a protective or courtesy purchase on behalf of the bank. In 1909, Sewell passed the property to Helena Temple. She and her husband William H. Temple lived in the 400 block of 2<sup>nd</sup> Street SW so it likely continued use as a rental dwelling.

## 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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State Historical Society of Iowa  
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**Additional Information:**

Bremer County Assessor's Department, Beacon Pictometry Image, generated 5/29/2015.



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Bremer

Name of Property

County

202 4<sup>th</sup> Ave SW

Waverly

Address

City



**Photographs:** 202 4th Ave SW, looking north, northwest and northeast, **5/15/2015**, Marlys Svendsen, 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&Q=1462897008&KeyValue=0902164011>; accessed **3/9/2015**.

