

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

State Inventory No. 09-01473 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 St. Andrew's Episcopal Church

other names/site number _____

2. Location

street & number 717 West Bremer Avenue

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 Add. Block(s) 19 Lot(s) Part Lot 3, All Lot4, N Part Lots 5&6, vac. alley

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	<u>1</u> structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<u>2</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)

06A01 RELIGION: Church

06A01 RELIGION: Church

99 OTHER: Bell Tower

99 OTHER: Bell Tower

7. Description

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

10G A-Frame, 1-Story

foundation 03 Brick

09G02 Gable End

walls (visible material) 03 Brick

roof 08 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 717 W Bremer Avenue

Site Number 09-01473
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 1958 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect Lockard, William K. (Decorah)
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 9/3/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. city or town Sarona state WI 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: _____

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St. Andrew's Episcopal Church	Bremer
Name of Property	County
717 West Bremer Avenue	Waverly
Address	City

7. Description

St. Andrew's Episcopal Church at 717 W Bremer Ave is estimated to have been constructed in 1957 according to the Bremer County Assessor's records. This date is consistent with the building's form and design as well as the initial construction for cornerstone laying on 11/3/1957 and building occupancy date. Completion of the church came the following year on dedication day - 4/6/1958 (church records). Property transfer records show this property sold by Wilfred H. and Emma Quibell to the Trustee of Funds and Donations for the Episcopal Diocese of Iowa on 7/26/1957. A ca. 1958 date is correct for this building that was designed by architect William K. Lockard from Decorah.

The plan for St. Andrews incorporated short-height (approximately 8 feet) walls along the north and south long sides with red brick laid in stack bond along ten bays, each marked by a projecting section of angled wall that serves as a pier with single-light vertical sash set at angle to provide privacy for the sanctuary space from W Bremer Ave street-traffic. Ten steel I-beams clad in wood are spaced along a tongue-and-groove wood finished interior ceiling; they follow the roof line and serve as part of the exterior buttresses where they are evenly spaced along the angled wall piers. The red brick of the side-walls and lower east end-wall are laid in stacked bond with brick in the short angled walls including longer 10-inch brick. The west end-wall's brick incorporates Flemish bond with a series of small raised crosses in the brick pattern work.

The east gabled façade original was finished in a combination of clear and opaque glass panels. This system suffered leakage over time and in ca. 2005 was replaced with a frame wall with clapboard style siding that included a series of clear glass windows that formed an Anglican or Episcopalian cross configuration extending into the gable peak. On both the exterior and interior the cross is detailed with wood trim outlining the windows with frame details extending below to form a traditional Roman vertical cross form. When this end-wall change was completed in ca. 2005, the interior floor plan that had an upper glass wall separating the east and west halves of the church and accordion doors below was removed.

The west half of the church contains the traditional sanctuary and altar space role. It is fitted out with oak pews arranged with a wide center and narrow side aisles. The 30-foot tall west wall contains the altar, which is surmounted by the brass and bronze cross salvaged from the earlier church and the crown that was part of the Goodloe Harper Bowman memorial in the previous church. The east half of the building continues to be used as a multi-purpose room alternately as Sunday school space, a meeting room, dining hall, and overflow church seating space as required. The main entrance to the church is located midway along the north wall facing W Bremer Ave. Its two wooden doors have small, multi-colored stained glass squares salvaged from stained glass windows in the earlier fire damaged church. A second entrance is located along the south wall opening into an entrance vestibule with access to the church parking lot and a short 1-story wing perpendicular to the east end of the building. It has a low-pitched gable roof and is clad in synthetic clapboard-style siding. The building wing forms an L-plan for the church and contains the kitchen, a utility room, rest rooms and an office. Total cost for the building site, church and furnishings was \$70,000 according to newspaper accounts.

The Hemingway Memorial Bell Tower (a contributing resource) was completed for the Church's centennial in 1963. It is located north of the main building and its design reflects the roof form and buttress design/materials of the main church.

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8. Significance

St. Andrew's Episcopal Church at 717 W Bremer Ave derives contributing significance under Criteria A and C as a well-preserved example of a Mid-20th Century A-Frame design church building and as a resource demonstrating the role of churches in the development and conservation of residential neighborhoods in Waverly. 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. St. Andrew's has been part of the historic district since its construction in 1957-1958 following a fire to the earlier building located in the Northwest Quadrant.

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 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

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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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 St. Andrew's Episcopal Church at 717 W Bremer Ave:

St. Andrew's Episcopal Church at 717 W Bremer Ave was built in 1957-1958 after the congregation's previous church located at 1st Ave NW and 2nd St NW burned. The fire took place on 3/14/1957 and the site for the new church was acquired the following summer by purchase from Wilfred H. and Emma Quibell by the Trustee of Funds and Donations for the Episcopal Diocese of Iowa on 7/26/1957. Architect William K. Lockard from Decorah was retained to design the new building. The cornerstone for the new church was laid on November 3, 1957. Cornerstones for the two earlier churches were laid in the west end of the new church as well. The first church service in the present building was held five months later on Easter Day, 4/6/1958. At the time the new St. Andrew's was under construction in 1957, it was one of three churches being built in Waverly. First Methodist Church was being built in the Northwest Quadrant further west along W Bremer Ave and St. John's Lutheran Church was built at 415 4th St SW just outside of the Sturdevant SW Historic District. On 9/14/1963, St. Andrew's celebrated its centennial with the dedication of the Hemingway Memorial Bell Tower on the front lawn of the church. Despite construction of the new church, St. Andrew's saw a loss of nearly 50 percent of its membership following the fire.

St. Andrew's Episcopal Church/Episcopal Diocese of Iowa acquired the adjacent residence at 709 W. Bremer Ave to serve as a parsonage from William and Janice Lynn on 5/1/1967. Fifteen years later in 1992, the Episcopal Diocese sold the house to Edward and Elizabeth Adams.

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 History Book Committee. *Bremer County History, 1985.* Dallas, Texas: Taylor Publishing, 1985, p. 81.

"Century-Old Church Marks Anniversary." 1963, newspaper unidentified.

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.

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Property Transfer Records, Bremer County Auditor's Office.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

"Three Churches Are Under Construction at Waverly." 1957, newspaper unidentified.

Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

"Waverly Church under Construction." *The Iowa Churchman: The Official Organ of the Episcopal Diocese of Iowa*, January 1958.

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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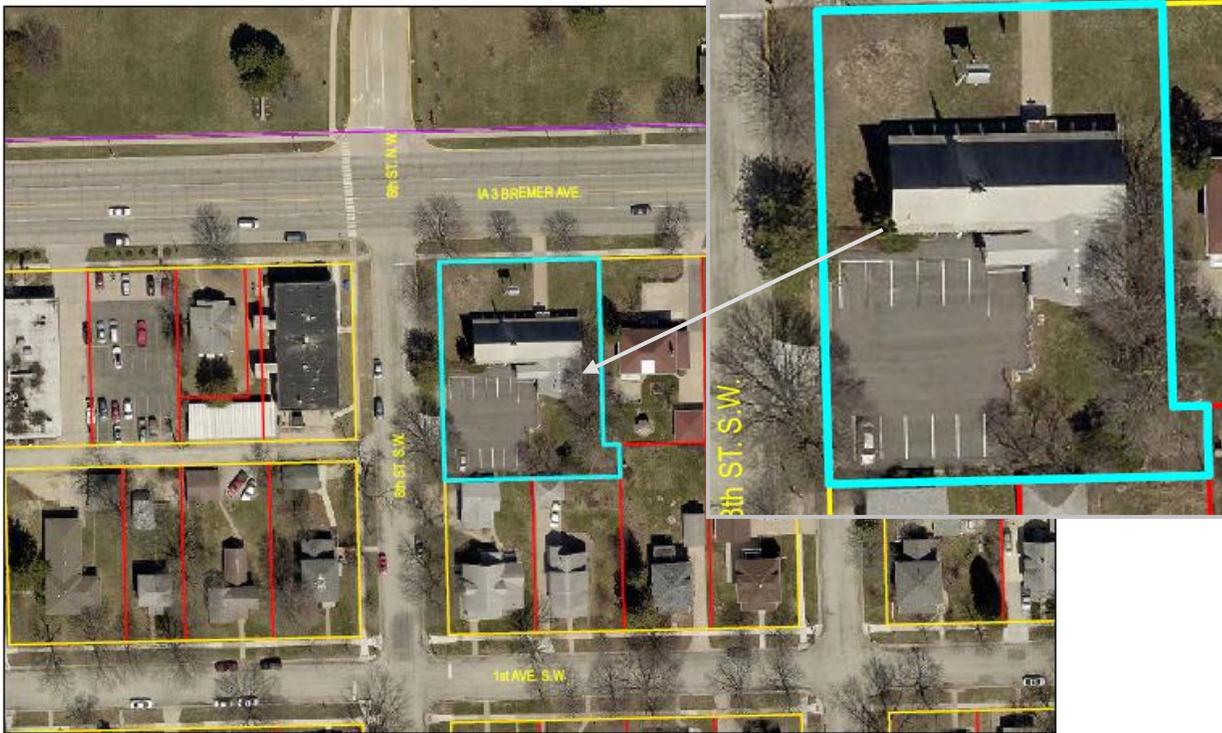
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Additional Information:

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

**717 W Bremer Ave
PIN 09-03-276-001**



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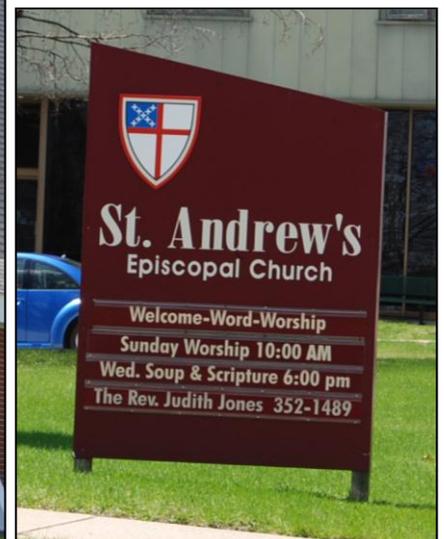
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Photographs: 717 W Bremer Ave, looking southwest and sign, looking west, **5/15/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



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Bremer

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Photographs: 717 W Bremer Ave, looking southeast and southwest, 5/15/2015, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 717 W Bremer Ave, bell tower, looking southeast; gable brickwork and steeple, looking east, **5/15/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 717 W Bremer Ave, looking northeast, 5/15/2015, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 717 W Bremer Ave, interior altar/sanctuary view, looking west and multi-purpose area, looking east, 9/24/2015, Marlys Svendsen, Svendsen Tyler, photographer.



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Photographs: 717 W Bremer Ave, interior altar view, looking west, **9/24/2015**, Marlys Svendsen, Svendsen Tyler, photographer.

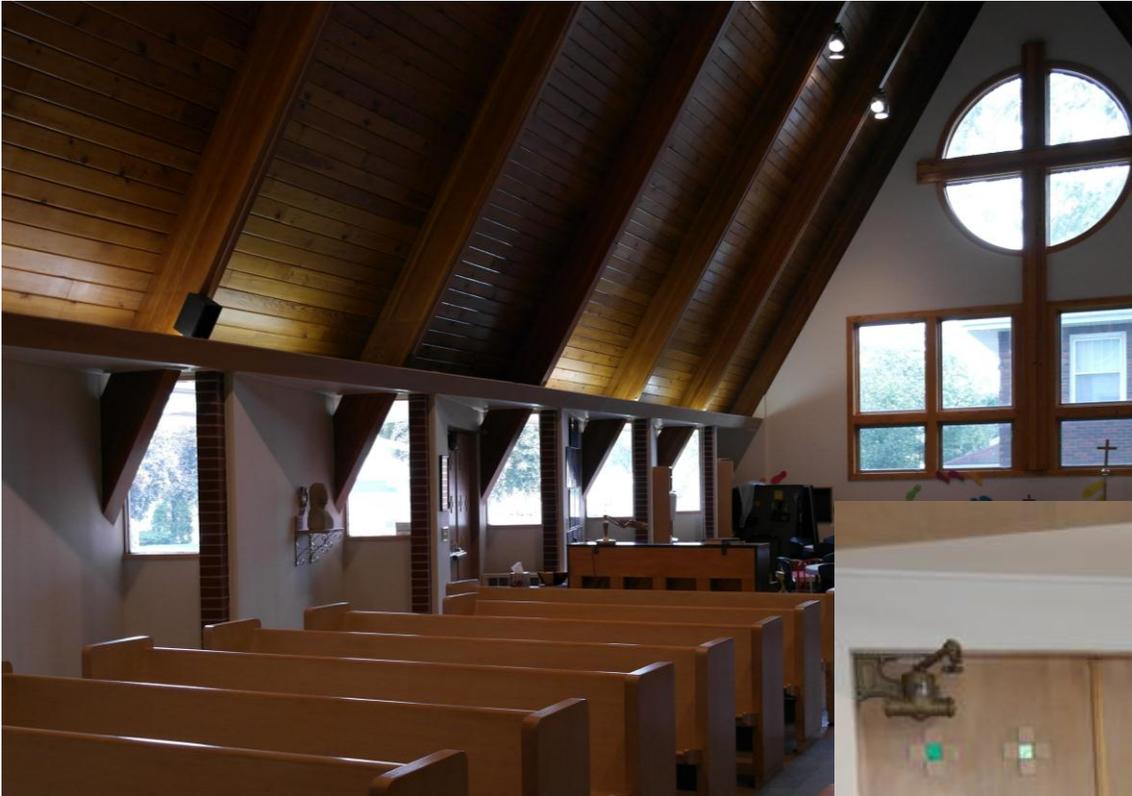


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Photographs: 717 W Bremer Ave, sanctuary view, looking northeast; front entrance doors with stained glass insets from 1886 St. Andrew's Church destroyed by fire, looking north, **9/24/2015**, Marlys Svendsen, Svendsen Tyler, photographer.



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Photograph and Sketch 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=507387230&KeyValue=0903276001>; accessed **9/3/2015**.



B-1957

