

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

National Register of Historic Places
National Park Service

by SHPO

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Sturdevant SW Historic District

other names/site number _____

2. Location

street & number Area roughly bounded by 1st St SW & Cedar River, 8th St SW, 1st Ave SW & W Bremer Ave, and 5th Ave SW

N/A	not for publication
N/A	

city or town Waverly vicinity _____

state Iowa code IA county Bremer code 017 zip code 50677

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Signature of certifying official/Title [Signature] Date 22 MARCH 2016

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined not eligible for the National Register
- determined eligible for the National Register
- removed from the National Register

other (explain:) _____

Signature of the Keeper Patrick Andrews Date of Action 5/16/2016

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	Object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
120	62	buildings
		sites
1		structures
		objects
121	62	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A**Number of contributing resources previously listed in the National Register**0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwellingDOMESTIC: secondary structure**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwellingDOMESTIC: secondary structure

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: ItalianateLATE 19th & 20th Century Am. Movements: Bungalow/CraftsmanLATE VICTORIAN: Queen AnneLATE 19th & 20th Century Revivals: Colonial: RevivalLATE 19th & 20th Century Revivals: Tudor Revival**Materials**

(Enter categories from instructions.)

foundation: STONE: Granite STONE: Limestone CONCRETE WOOD: Shingle ASBESTOS METAL: Aluminum METAL: Steel STUCCO BRICK SYNTHETICS: Vinylroof: ASPHALT METAL: Steel

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraphs

The Sturdevant SW Historic District comprises a residential neighborhood located on the west bank of the Cedar River as it passes through the center of Waverly. The district contains approximately 15 city blocks and is located along and south of the west half of Waverly's central business district that extends along West Bremer Avenue. The area includes 103 primary resources (99 residences, two churches and two commercial/warehouse buildings) and 80 secondary resources (a mix of garages and carriage houses or city barns). Of the 103 primary resources, 100 have been evaluated as contributing to the significance of the district and 3 resources are considered noncontributing. Of the 80 secondary resources, 21 are contributing and 59 are noncontributing. All but one of the residences was built during the district's period of significance, ca. 1856-1965. Secondary resources date from ca. 1890 to ca. 2010.

The neighborhood includes a well-preserved collection of late 19th century and early 20th century architectural styles and vernacular house forms. Buildings range in size from small one-story Side-Gable and Hipped Roof cottages to large two-story Front-Gable-and-Wing houses, two-story I-Houses and two-story Hipped-Roof houses. Architectural designs favor the Italianate Style, Queen Anne Style and Craftsman Style in composition, finishes, and features. Less common architectural styles include Colonial Revival designs and features. Together the district's designs include the work of local contractors and designers as well as examples of vernacular forms attributed to pattern books, plan services, and to at least one lumber company serving as a developer and contractor.

Narrative Description

Site:

The Sturdevant SW Historic District has an irregular boundary that surrounds abutting portions of about 15 full and partial city blocks in the old Third Ward including portions of the William Sturdevant Addition (1857) comprising the majority of the district and a smaller section made up of the Ira H. Sturdevant Addition (1860) along the south edge of the district. The historic district extends west from an L-shaped bend in the Cedar River, which forms the district's east edge. An irregular boundary on the north side includes houses along 2nd Avenue SW and a portion of West Bremer Avenue at the west edge of the district. The center line of 8th Street SW forms the west edge of the district. Historic resources in the district are also located along both sides of 2nd Avenue SW and the portions of both sides of 3rd Avenue SW and 4th Avenue SW, 1st Street SW, 2nd Street SW, 3rd Street SW, 4th Street SW and 5th Street SW. Historically this open space was associated with the route of Dry Run Creek and held a series of school buildings with additions built between 1872 and 2011. All nonextant in 2016, they included the first Waverly High School built in 1872-73, an expanded high school building with wings added in the 1890s and ca. 1910, the high school reused as the original Irving Elementary School from 1926 to 1951, and finally, the second Washington Irving Elementary School from 1952 until the school was demolished in 2010 after it saw significant damage in the 2008 Cedar River flood. The former school site is now municipally owned land with portions within the flood plain and other areas outside of the flood plain. The land is not designated as a city park.

The residential blocks of the neighborhood are laid out with a combination of regular and fractional city blocks. Lots in the district have generally rectangular shapes with most following the original single lot lines or combined double-lot parcels. Other parcels represent subdivided lots that came about when smaller parcels were allowed to be sold in the neighborhood during the early 20th century. A few earlier exceptions in the latter half of the 19th century include houses that originally occupied an entire block and where subsequent sub-divided lot lines have been established. The streets are laid out in a grid system with several vacated sections of 1st Ave SW and 5th St SW along Block 14. Note that streets extend north and south while avenues extend east and west in this neighborhood and throughout Waverly.

The Sturdevant SW Historic District contains two extant churches built within the period of significance, both located along the north edge of the district. The First Baptist Church at 201 3rd St SW was built in 1901 and St. Andrew's Episcopal Church at 717 W Bremer Ave was constructed in 1957-1958. A third extant church located just south of the historic district is St. John's Evangelical Lutheran Church at 415 4th St SW built in 1965. A fourth nonextant church site that held the Congregational Church in 1868 was at the northeast corner of 2nd St SW and 1st Ave SW. It remains vacant in 2016.

The residential blocks in the Sturdevant SW Historic District contain a mix of small, moderate and large-scale houses along with several churches and commercial/warehouse buildings along a small section of riverfront on the west bank of the Cedar River in the 200 and 300 blocks of 1st Street SW. Away from the river, platting of lots allowed construction of primary façades fronting on both north-south streets and east-west avenues with primary facades generally built facing east and west. Corner lots tended to have designs with prominent façades facing both directions as indicated by entrance and porch placements. Because of the large depth of corner lots facing streets, their rear lots were often sold off over time and the intersecting east-west avenues saw a number of small, second houses built to face them.

Building Stock:

The Sturdevant SW Historic District contains 99 residences and 80 secondary resources. The primary residences are a mixture of one, two, and two-and-a-half-story-house forms constructed of frame, brick, and stucco. The secondary buildings are a “mix” of one and two stories with most built of frame construction; the one structure is a bell-tower. The substantial majority of residential buildings are of frame construction with cladding including a variety of decorative wood shingle forms, narrow to wide wood clapboard siding, wood stickwork, and a mix of mid to late 20th century synthetic sidings. A number of houses built during the 1950s retain early examples of synthetic siding - asbestos shingles or (Transite®) siding the most popular for whole house finishes and several have PermaStone® used for porch enclosures or additions. Because these materials are frequently at least 50 years old in their application over other earlier historic materials, the Transite® shingles may derive significance in their own right. Other synthetic finishes such as aluminum, steel, and vinyl clapboard-style sidings are applied to about 30 percent of the frame houses that originally featured wood clapboard and shingles. In nearly all cases, though these applications diminished building integrity, they did not result in the dwellings being considered noncontributing because of the retention of original porches, openings, roof lines and window openings. The balance of resources in the district includes brick and stucco clad buildings. Brick buildings pre-date the Civil War and locally produced brick was used for buildings through the 1880s. Later brick buildings included those built during the late 1920s and early 1930s with Mason City brick – smooth, textured and glazed finished brick manufactured in the brick and tile works of Mason City, Iowa, located northwest of Bremer County. These brick and tile works also produced clay tile used for foundations and drainage systems.

The two building features in the district most useful in dating building stock in the Sturdevant SW Historic District are windows and foundations. As in other parts of Iowa, multi-light windows (6/6 or 8/8 double-hung) generally suggest construction before or soon after the Civil War. By the 1870s and 1880s windows with 2/2 configurations were common. The late 1880s and 1890s saw the introduction of single-light with 1/1 configurations as well as decorative multi-light leaded beveled glass and stained glass in horizontal fixed-sash as well as cottage windows. This practice continued after the turn of the 20th century until the introduction of double-hung windows with three to five vertical lights in the upper sashes popularized in Craftsman Style houses. These remained popular from World War I through the 1930s. The 1940s saw the re-introduction of multi-light double-hung windows in various sizes and configurations – 6/6, 8/8, 6/10 lights. By the 1950s new construction, expansion wings and porch enclosures frequently saw the use of Chicago Windows – large square single-light sash flanked by tall and narrow 1/1 double-hung windows. Later in the 1950s and 1960s the double-hung windows contained two horizontal lights in the upper and lower sashes.

Foundation building in the historic district provides a parallel timeline for dating not only individual buildings but entire blocks within the neighborhood. Locally available limestone or river rock laid in coursed and uncoursed ashlar patterns are the oldest foundation materials. Such building foundations are scattered through the district in a manner consistent with the dispersal of individual homes prior to 1900. Granite hard heads (random sized granite boulders) or limestone or sandstone blocks post-date the arrival of railroads in Waverly in the late 19th century after routes were built to northern Wisconsin and Minnesota quarries where granite was processed. These more costly materials are most often associated with larger, more expensive residences built during the 1890s and early 20th century. After the establishment of the first local cement block company in northwest Waverly in ca. 1905, various molded and rock-faced concrete block designs appeared nearby. Their use soon spread throughout Waverly, growing in popularity until after WW I when cement block was in use for foundations for nearly 100 percent of new houses and additions. Another material to appear during the late 1920s and early 1930s was the same clay tile block and finish brick from Mason City brick works used for entire dwellings and commercial buildings. Textured concrete block was used into the 1930s and early 1940s but was eventually replaced during World War II and subsequent years by flat-finished concrete block. This simpler finished foundation material was used well into the 1960s and early 1970s in the Southwest Quadrant until poured concrete became a more economical competitor for block.

The 2015 historical and architectural survey findings for the Southwest Quadrant are consistent with the window and foundation material timelines in other residential neighborhoods in Waverly with one minor exception. Proximity of house

sites to the Blain Concrete Block Company in the Northwest Quadrant of Waverly saw greater speed in the adoption of this building material for not only foundations but whole houses.

More than 80 percent of the houses in the district were built between 1880 and 1940, with architectural survey findings for the neighborhood showing that the decades before and after World War I produced more than one third of the surviving residences (*Figure 1*) in the historic district. During those years, available plat maps and Sanborn Fire Insurance Maps track residential development generally moving from north to south with some of the earliest houses replaced with newer houses after the turn of the 20th century. In 2016, the oldest surviving houses are located along the east blocks closest to the Cedar River and immediately south of the west end of the central business district. These earliest surviving houses of the neighborhood incorporate simple vernacular forms and both Greek Revival and Italianate design details. Surviving secondary buildings in the district date from ca. 1890 to ca. 2010.

The houses of the district include a mixture of mid to late 19th and early 20th century high style designs and vernacular forms throughout the period of significance. Dwellings range in size from small one-story Side-Gable and Front-Gable cottages to large two-story Gable-Front-and-Wing and Hipped-Roof houses. Architectural designs favor both the Queen Anne Style and Craftsman Style in composition, finishes, and features. Less common architectural styles include Italianate and Colonial Revival designs and features. Large ornamented porches, roof dormers, decorative window forms and patterns, and elaborate shingle pattern work are attributes of many houses in the neighborhood. Secondary resources include a bell tower, several intact carriage houses and single-car garages built contemporary with primary residences.

The houses built during the peak decades of development from 1890 to 1930 were generally variations of the Queen Anne, Bungalow, and Craftsman styles along with various sub-types. The earliest of these houses – Queen Anne variations – had asymmetrical façades, decorative scroll-cut and turned trim, elaborate window treatment, and varied shingle detailing used on the main body of the house as well as porches and gabled dormers. Towers and turrets were less popular though balconies and second floor porches were used in several residences. A number of these examples are found in the Sturdevant SW Historic District.

After 1910, pattern book plans turned to Craftsman and Colonial Revival domestic designs. The results were the many large American Four-Square houses and Bungalow variations, many with Craftsman Style features and composition or Colonial motifs that are the most common house designs scattered throughout the district. By the World War II period and years after, several Tudor Revival pattern book cottages were tucked onto smaller lots. Among the most popular design elements of these plans were vertical light configurations in the upper sash of double-hung windows in Craftsman Style houses with exposed rafter tails, purlins, and knee-brace brackets lining cornices and porch roofs. In Colonial Revival houses, cottage windows with stained glass or beveled glass designs were chosen for parlor and dining room windows and oval keystone windows were placed on staircase landings and in dormers. And in Tudor Revival cottages, asymmetrical front facades included a variety of steeply pitched gable-roofed dormers and projecting bays.

Secondary buildings erected between ca. 1890 and ca. 1910 included city barns and carriage houses, frequently one-and-a-half and two-story, side-gable forms. Garages from the 1910s forward included a wider range of one- and two-bay forms with side-gable, front-gable and hipped-roof forms. Garage designs frequently follow those of the associated dwelling in terms of finish materials and detailing.

Particularly well-preserved examples of dwellings in the Sturdevant SW Historic District grouped by architectural style and vernacular house form appear below.

Sturdevant SW Historic District – Architectural Styles and Vernacular Forms

Late Victorian – Italianate

- 401 2nd Ave SW – Fairfield, Clark & Katherine, House (1880) Italianate, Hipped Roof Asymmetrical form, 2-Story
- 204 4th St SW – Curtis-Osincup House (ca. 1878) Italianate/Italian Villa

Late Victorian – Queen Anne

- 318 2nd Ave SW – Babcock, Orlando & Candis, House (1893) Queen Anne, Hipped Roof with Lower Cross Gable, 2-Story
- 308 2nd St SW – Sewell, R. Howard & Angeline, House (ca. 1900) Queen Anne, Hipped Roof with Lower Cross Gable, 2-Story

Late 19th and 20th Century Revivals – Classical Revival and Colonial Revival

- 215 2nd St SW – Case, Louis & Minnie, House (1898) Classical Revival, Hipped Roof, 2-Story
- 508 2nd St SW – Babcock, William H. & Edith, House, ca. 1912, Colonial Revival, Hipped Roof, 2-Story (American Four-Square)

Late 19th and Early 20th Century American Movements – Craftsman/Bungalow

- 220 2nd St SW – Watkins, Ralph & Lydia, House (1908) Craftsman, Hipped Roof, 2-Story (American Four-Square)
- 709 W Bremer Ave – Sparks, Dr. Francis R. & Elizabeth, House (ca. 1925) Craftsman, Hipped Roof, 2-Story
- 418 3rd Ave SW – Russell-Tegtmeier House (ca. 1925) Craftsman/Prairie School, Hipped Roof, 1-Story
- 201 4th St SW – Chamberlin, Myrtle, House (ca. 1928) Craftsman, Hipped Roof, 1-Story
- 615 1st Ave SW – Saylor, W.W. & Catherine, House-second (ca. 1926) Craftsman, Front-Gabled Roof, 1½-Story
- 614 1st Ave SW – Stenzel, Leo J. & Emma, House (ca.1912) Craftsman, Front-Gabled Roof, 1½-Story
- 215 3rd St SW – McRoberts, William T. & Anna, House (ca. 1913) Craftsman, Front-Gabled Roof, 1½-Story
- 208 3rd St SW – Schweer, H.F. & Connie, House (ca. 1925) Craftsman, Side-Gabled Roof, 1½-Story
- 315 3rd St SW – Grassfield, Norman A. and Helen, House (ca. 1926) Craftsman, Side-Gabled Roof, 1½-Story
- 200 3rd St SW – Becker, Grant E. & Margaret C., House (ca. 1941) Craftsman, Side-Gabled Roof, 1½-Story
- 115 3rd St SW – Spalding, George & Caroline, House-second (ca. 1913) Craftsman, Side-Gabled Roof, 2-Story
- 310 5th St SW – Oberdorf, Louis Cass & Sarah Marilla, House (1915) Craftsman, Side-Gabled Roof, 2-Story
- 701 W Bremer Ave – Vosseller, George, House (ca. 1929) Craftsman, Side-Gabled Roof, 2-Story

Late 19th and 20th Century Revivals – Tudor Revival

- 415 2nd St SW, Stenzel-Meyer House, ca. 1932, Tudor Revival/Craftsman Cottage, 1½ -Story

Vernacular Forms

- 502 1st St SW – Sturdevant, Ira and Asenath, House (1856) Side-Gable, 1½-Story
- 416 1st Ave SW – Taylor, Augustine R. & Francena, House (1894) Front-Gabled Roof, 2-Story
- 202 7th St SW – Teigler, Frederick & Sophia, House (ca. 1900) Gable-Front-&Wing, 1½-Story
- 322 1st St SW – Wells, H.R. & Lavinia, House (1897) Hipped Roof, 2-Story
- 621 W Bremer Ave – Thiemann, Edward H., House (ca. 1914) Hipped Roof, 2-Story (American Four-Square)
- 700 1st Ave SW – Platte, William B. & Clara, House (ca. 1916) Hipped Roof, 2-Story (American Four-Square)
- 221 1st St SW – Farmers Exchange Office/Warehouse (1920/1935), Clipped Gabled, 1-Story
- 122 2nd St SW – Carstensen, Clarence & Mary, House/Dental Office (1956) Minimal Traditional/Rambler-Ranch

Integrity:

A large majority of primary resources (96 of 99 houses, two churches and two commercial/warehouse buildings) and a smaller number of the secondary resources (21 of 80) located within the Sturdevant SW Historic District retain a sufficient level of integrity from the period of significance identified, 1856-1965, to qualify the district for National Register listing. The 60 noncontributing secondary resources generally have a lower impact in the district due to their less prominent locations. A summary of the seven aspects or qualities of integrity for the district follows:

- **Location:** The location for the Sturdevant SW Historic District included in this nomination retains the predominant pattern of residential land-use seen in the neighborhood for the century between 1856 and 1965. The principal exceptions are the removal of two early churches (the Congregational Church and original First Baptist Church), one large residence in the 700 block of W Bremer Ave, and the removal of a series of school houses on a now

vacant site along the north central edge of the district. The balance of the neighborhood retains the original grid system of streets with standard widths for streets and alleys as platted. The primary change in the location of the district is along sections of previously flooded portions of Dry Run Creek that extends diagonally from northwest to south east through the district. During the eleven decades spanned by the period of significance for this district, Block 14 of the William Sturdevant Addition saw its land-use change the most dramatically. It passed from being vacant land to sparsely-settled with one or two small dwellings at opposite corners to being the site for two successively larger school houses with the original built in 1873-1874 and expanded before and after 1900 and then replaced in 1952. In 2008 flood damage forced the removal of the last school and the return of Block 14 to open-space. On the north edge, a perimeter row of commercial properties and small parking lots separates the residential district from the downtown to a greater extent in 2016 than it did during the period of significance. On the east edge of the district, a former railroad route now contains a municipal park, offices and a recreational trail. Though these changes have occurred, they have minimally altered the general location integrity of the district.

- **Design:** The survey completed for the Southwest Quadrant neighborhood prior to the preparation of this historic district nomination identified 100 of the neighborhood's primary buildings as contributing resources. As a result, the overall integrity of the district is good to excellent with the individual condition of houses ranging from fair to excellent. Nearly all of the dwellings continue their original use as single-family homes with a small number subdivided into duplexes or apartments scattered throughout the neighborhood. Both churches continue to be used by their first congregations. Two commercial office and warehouse buildings have been adaptively reused for warehouse and shop purposes by the City park and recreation department. The most likely alteration to houses impacting design qualities is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. Other changes include alterations to porches, window replacements, and the construction of rear wings or attached garages. Only one house was built in the neighborhood after the period of significance so the presence of original architectural styles and vernacular house forms has helped retain the district's design attributes.
- **Setting:** The organic setting for the Sturdevant SW Historic District remains substantially the same as that developed during the period of significance from 1856 to 1965. The settings of individual houses recorded in historic views shows the neighborhood filled with mature deciduous street trees, foundation plantings, and gardens beginning in the 1890s. Similar plantings make up the current residential blocks and individual house lots. No unpaved streets or brick streets survive in the area in 2016 with all streets and alleys paved in concrete or asphalt. Some alleys remain rock covered. The neighborhood has flooded along the eastern edge near the Cedar River as well as the central blocks along Dry Run Creek. Following the 2008 flood, scattered houses were removed and those lots now remain vacant. The most important physical change – the loss of Washington Irving Elementary School – now is the strongest feature associated with this historic flood and the story of Dry Run Creek.
- **Materials:** The principal materials originally used for construction of primary and secondary buildings included the following: **Foundations** were built of field stone, granite hard heads, and limestone for pre-1900 buildings; rock-faced concrete block from ca. 1905 to 1940; and flush-finished concrete block and poured concrete for post-1940 buildings. The regular occurrence of flooding in the district tended to undermine foundations through the years with some stone foundations rebuilt or parged in the last half of the 20th century or early 21st century. A few houses were recorded with entirely new foundations in some cases higher by several feet than the original foundations. **Roofs** for most pre-1900 houses originally had square-cut wood shingles; a few featured standing seam metal roofs. With a few exceptions, these have all been replaced with asphalt shingles. Houses built after 1900 gradually saw asphalt shingles adopted as the sole roofing material and have continued to use this finish over time. Since ca. 2000, a handful of houses and secondary buildings have installed standing seam metal roofs.

Exterior walls most frequently were finished in varying widths of wood clapboard and beveled wood siding, corner boards and other wood stickwork, and wood shingles in various patterns. These original finishes are retained on many but not all of the exteriors of 60 percent of the houses. The balance of primary and secondary buildings are clad in synthetic sidings, in all or in part. Post-World War II houses saw asbestos shingles or Transite® siding as the most popular whole-house synthetic cladding while Permastone® was a finish used for porch enclosures or additions. Other synthetic finishes applied during the past 50 years included aluminum, steel, and vinyl clapboard-style sidings. A few examples of brick and stucco finishes remain largely intact. A substantial number of original **windows and doors** remain extant in the neighborhood's building stock. The addition of metal storm/screen sashes is common. The replacement of window sash with new windows (larger, smaller, different type, etc.) has occurred in a minority of houses. Preservation of stained glass sash, transoms and leaded beveled sash is

common. **Decorative ornamentation** such as porch spindles, columns and balustrades; shingled dormers, gables and tympanums; belt courses and stick work, and other decoration commonly survive in houses with original wood claddings but are covered when synthetic sidings are installed.

- **Feeling:** The Sturdevant SW Historic District retains its sense of place due to its location along the Cedar River as it bends along the east edge of the neighborhood, the tree-covered blocks and private yards extending along moderately wide streets and avenues, and the presence of relatively few vacant lots in the neighborhood. The loss of Washington Irving Elementary School in Block 14 of the William Sturdevant Addition following the flood of 2008 diminishes the historic character of the neighborhood but does not detract from the overall sense of place. The organic growth of the neighborhood saw this same block remain undeveloped during its first several decades due to proximity with the periodic flooding along the course of Dry Run Creek. The organic development of the neighborhood over a full eleven decades continues to be felt in the variety of architectural styles, vernacular forms, and building size and scale.

In summary, the Sturdevant SW Historic District contains 103 primary resources (99 houses, two churches and two commercial/warehouse buildings) and 80 secondary resources (garages and barns) or a total of 182 resources. Of the 103 primary resources, 100 have been evaluated as contributing to the significance of the district and 3 resources are considered noncontributing. Contributing resources retain their original locations, overall form as it was originally designed or evolved during the period of significance, original or slightly modified openings, and original or modified porches. Modified exterior finishes including the application of synthetic sidings were evaluated on a case-by-case basis to determine if the loss of integrity was sufficient to change the status of a building from contributing to noncontributing. In most instances, the buildings were still considered contributing. A more detailed evaluation breakdown shows that approximately 28 percent of the 99 houses provide outstanding examples of their architectural style or vernacular form and provide strong anchors within the district. Of the secondary resources, 21 are considered contributing and 59 are noncontributing. To qualify as a contributing secondary resource, the building must retain its original form, original window and door openings, and original finish. The only acceptable alteration is the installation of a replacement overhead garage door. Secondary resources are not present on 28 of the district's lots with primary buildings.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING and DEVELOPMENT

Period of Significance

1856 - 1965

Significant Dates

1856

Significant Person

(Complete only if Criterion B is marked above.)

Sturdevant, Ira H.

Cultural Affiliation

Architect/Builder

Ralston, John G., Murphy and Ralston

Pape, Fred C.

Stenzel, Leo J.

Gier, John

Period of Significance (justification)

The period of significance includes the span of years for construction of contributing resources from the first building erected by Waverly pioneer, Ira H. Sturdevant, in 1856 through 1965, the date for the latest building completed within the 50-year cutoff. The 1856 date precedes Waverly's founding date of 1857.

Criteria Considerations (explanation, if necessary)**Areas of Significance – Significant Persons** (continued)

Osincup, Dr. Frank
Rohlf, Dr. W.A.

Architect/Builder (continued)

McRoberts, William T.
Krause, Charles
Clark, George W.
Hursh, George
Russell, Ralph

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Sturdevant SW Historic District is significant under Criteria A, B and C at the local level. The district serves as a representative example of the residential neighborhoods that developed in Waverly's four residential quadrants located northwest, northeast, southeast and southwest of the central business district from the late 19th through the mid-20th century. Located in the Southwest Quadrant in the blocks immediately south of the west end of the business district, the Sturdevant SW Historic District provided housing for middle-to-working class families as well as business and professional leaders. Many of these individuals resided in the neighborhood for several generations while establishing long-lived businesses and professional practices or making substantial contributions to the local economy and civic life of the community. Architecturally, the residences demonstrated the aesthetic choices of the late 19th and early 20th century through the adaptation of popular architectural styles and vernacular building forms. In a number of instances regional architects as well as experienced local building contractors were called upon to erect well-designed and well-crafted dwellings and churches. Though several other residential neighborhoods in Waverly qualify for the National Register, these aspects of historic and architectural significance make the Southwest Quadrant's Sturdevant SW Historic District stand out as significant at the local level.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Under Criterion A, the district contains a group of residential blocks associated with the development of Waverly for over a century from 1856 to 1965. The residential blocks in this portion of the city's Southwest Quadrant are adjacent to the west half of Waverly's main commercial street – Bremer Avenue – and as such became the home to successive generations of merchants, bankers, lawyers, doctors and other commercial professionals as well as working class households whose family members were employed in the business district, the building trades and local manufacturing concerns.

Under Criterion B, prominent individuals who made their homes in the district included Waverly pioneer and land developer, Ira H. Sturdevant and his wife Asenath (502 1st Street SW); medical professionals such as physician Dr. W.A. Rohlf and his wife Lottie (203 2nd Street SW) and physician/pharmaceutical manufacturer Dr. Frank Osincup and his wife Alma (204 4th Street SW). In each instance, these individuals played active roles in the civic and social life of Waverly.

Under Criterion C, buildings in the Sturdevant SW Historic District represent a cross-section of residential architectural styles and vernacular forms from the mid-19th through the mid-20th centuries. Well-preserved examples of Italianate, Queen Anne, Craftsman, Bungalow and Colonial Revival style houses are scattered throughout the neighborhood. In addition, virtually every vernacular residential form employed during the late 19th and early 20th centuries in Iowa is found in the historic district including Front-Gable, Gable-Front-and-Wing, Side-Gable, Cross-Gable, Hipped Roof, and Minimal Traditional or Ranch forms. Locally manufactured concrete block and other building components were employed by prominent contractors in these vernacular forms.

Developmental history/additional historic context information (if appropriate)

Waverly was established in 1853 along the Cedar River in Washington Township in southwestern Bremer County.¹ Waverly was formally incorporated in 1859, the same year that it was designated as the county seat. 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 railroad branch lines and an electric interurban. By 1917 track for the various branch lines had been 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 centuries. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Cedar River bridge that crossed the L-shaped course of the river as it passed through 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 by more substantial buildings though not outside of the flood plain. Yankee-New England migrants followed by German immigrants were among the largest groups to populate Waverly during the 19th century establishing religious institutions with social affiliations. German established St. Paul's Lutheran Church and the German Methodist Church in the Northwest Quadrant, St. Mary's Roman Catholic Church in the Southeast Quadrant, and St. John's Evangelical Lutheran Church in the Southwest Quadrant. Yankee-New England migrants were affiliated with the Methodist Episcopal Church, Congregational Church and First Baptist Church, the latter in the Sturdevant SW Historic District.

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. Population hovered between 2,000 and 3,000 between the Civil War and the turn of the century. By 1901 when the Chicago and Great Western Railroad's consolidation of tracks occurred, the town had grown to include 3,177 people with the downtown and rail corridors containing no less than four newspapers, several harness makers, hardware and dry goods stores, three hotels, several implement and machinery dealers, a marble works, a half dozen attorneys and an equal number of physicians, a canning factory, a brick works, and a substantial cooperage. After 1900, 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

¹Svendsen, Marlys and Justine Zimmer, *Historical and Architectural Reconnaissance Survey for 2008 Flood Projects in Waverly, Bremer County, HADB 09-020*, Des Moines, IA: Iowa Homeland Security and Emergency Management Division, March 27, 2009, Iowa.

Company for the production of condensed milk in the 1920s. Commercial canning, beet processing along the Illinois Central RR, and brewing were also substantial industries. Population grew to 3,352 in 1920 at the end of World War I.

By 1940 population stood at 4,156. During Waverly's first 80 years (1859-1939) approximately 26 platted additions were added to the community ranging from small subdivisions with a few blocks on the edge of larger additions such as the Jacob Hess Addition in southeast Waverly to the substantial Harmon and LeValley's Addition that defined most of northwest Waverly west of the Cedar River. In the Southwest Quadrant, additions were platted by Ira H. Sturdevant on February 29, 1860 and by his son William Sturdevant on December 14, 1857. William built the first bridge across the Cedar along West Bremer Ave in 1856 in order to facilitate development of his new addition. The William Sturdevant Addition extended along the west bank of the Cedar River where it laid out a series of four fractional blocks extending as far as 8th St SW. Four blocks were laid out in 23 full and 10 half blocks between 4th Ave SW on the south and West Bremer Avenue on the north. West Bremer Ave served as the main road into Waverly from the western reaches of Bremer County and points further west in Butler County. West Bremer was soon lined with institutional and commercial buildings. The southern portion of the Sturdevant SW Historic District included part of the Ira H. Sturdevant Addition that was laid out in two sections bearing Ira's name, which were platted in 1860 and 1865 after his death. This addition extended along the west side of the river south of 4th Ave SW to the alley south of 7th Ave SW between 1st St SW (originally West Water Street) and 4th St SW. The Ira H. and Asenath Sturdevant House at 502 1st St SW was built in 1855-56 within the land that would become the north half of the Ira H. Sturdevant Addition.

Two important German Lutheran church-affiliated institutions were established before the turn of the 20th century along West Bremer Ave near, but not in, the Sturdevant SW Historic District. The Wartburg Normal College/Teachers' Seminary in Waverly was affiliated with the German Lutheran Church in Iowa and first located in the northwest portion of the community in 1879. Through expansion the normal college/seminary became Wartburg College in 1939. It continues to be located immediately north of West Bremer Avenue north and northwest of the Sturdevant SW Historic District. The Lutheran Orphans' Home, a German Lutheran affiliated orphanage, is located farther to the west along the south side of West Bremer Avenue when it relocated from Andrew, Iowa in 1899. It included a 130-acre farm and received charitable support from the Iowa Evangelical Lutheran Orphans' Society along with the American Lutheran Church. In 2016, the organization continues as "Bremwood Lutheran Children's Home" and operates as a part of Lutheran Services in Iowa with sponsorship from the Evangelical Lutheran Church of America. The Home operates as a residential facility for approximately 100 students.

Three other public facilities located on the west side in the blocks near the Sturdevant SW Historic District include the St. Joseph Mercy Hospital (nonextant), now Waverly Health Center, established in 1904 six blocks west of the historic district in the 1878 residence of Waverly entrepreneur and philanthropist Abraham Slimmer. South and southwest of the historic district, a horse track was established by 1868 and by the 1870s, the Bremer County Fair Grounds were officially established by the City of Waverly and Bremer County. Still further south and southeast of the historic district is Harlington Cemetery, established in 1862 by Henry Harlington Couse, a public spirited Waverly resident who had the new cemetery laid out along the south city limits. Couse had it named after himself. The presence of these west side cultural institutions and public facilities contributed to Waverly's overall population growth and the development of the Sturdevant SW Historic District in particular. Several physicians with relationships to St. Joseph Mercy Hospital resided in the historic district and the founder of Harlington Cemetery lived within the neighborhood.

Waverly continued to add a thousand people per decade until 1950 when the post-War boom saw growth accelerate to more than 21,000 for Bremer County by 1960. During the past 50 years population increases slowed somewhat with Waverly reaching 8,444 by 1980. In 2000 the county saw population reach 23,325 and Waverly see a total of 8,968. Despite the flood of 2008 and extensive damages in Waverly's southwest, northwest and southeast residential areas, municipal population reached 9,874 in 2010 while population for Bremer County reached 24,276 (*Figure 1*).

Historical Background for the Sturdevant SW Historic District

The Sturdevant SW Historic District neighborhood saw its earliest development date to the pre-Civil War years even before Waverly was established in 1859. Local land developers Ira H. Sturdevant and his son William Sturdevant laid out adjoining additions on the west bank of the Cedar River south of West Bremer Avenue. Ira and his wife Asenath built their brick house in 1855-1856 on South Water Street (502 1st Street SW). It is one of several dozen houses that appear in the neighborhood on the earliest neighborhood map, the 1868 bird's eye view of Waverly (*Figure 2*), and on the 1875 Bremer Atlas plat map (*Figure 3*). The Sturdevant House was erected five blocks south of West Bremer Ave and what would be

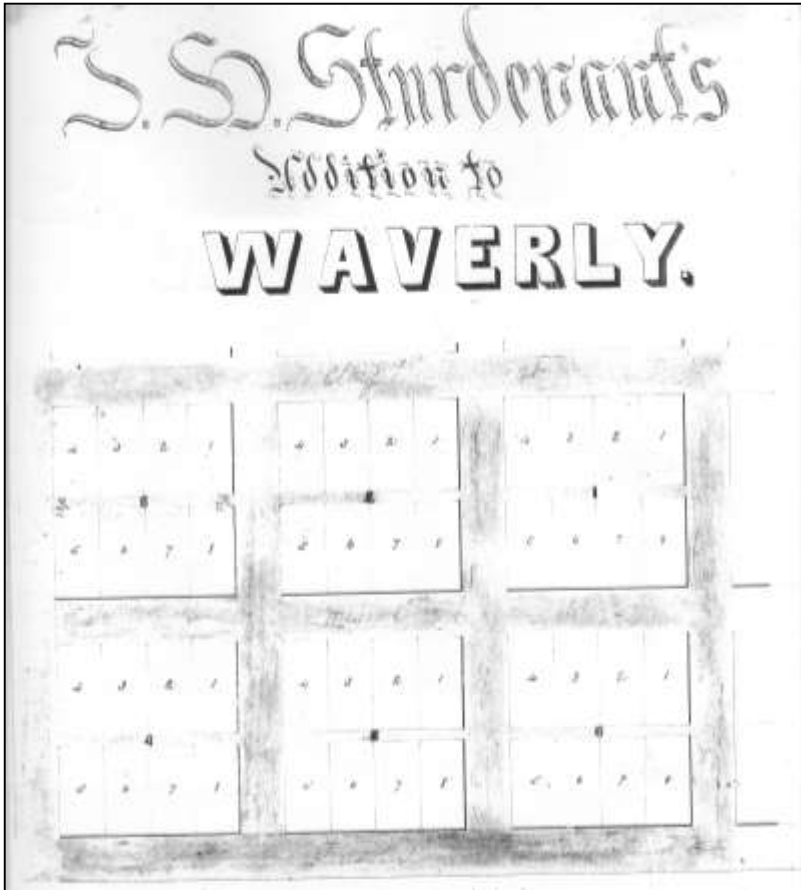
the west end of the business district, all within view of the bend in the Cedar River and the planned depot grounds for the Waverly Short Line, that later became a spur line for the Chicago, Rock Island and Pacific RR into Waverly.

Ira H. Sturdevant (1793-1862) qualifies under Criterion B as a significant person at the local level. Considered to be one of Waverly's most important pioneer settlers, Ira moved with his family to the area from New York state and Pennsylvania along what has been described by historians as the "popular 'Yankee Exodus' migration routes" through Chautauqua County, New York and Erie County, Pennsylvania between 1814 and 1836 before heading further west. During these years he and his wife Asenath (Lilly) Sturdevant raised nine children. By the late 1840s, the family's westward migration took them to McHenry and Stephenson County in Illinois. While there, two of Ira's sons, Lafayette and William, headed further west to Buchanan County in northeast Iowa. While there, the brothers traveled north to the vicinity of Waverly. Finding the area suitable for settlement, William stayed to build a hotel and dry goods store (both nonextant) while Lafayette returned to Illinois in 1853 where he induced other family members to relocate in Bremer County the following year. As a veteran of the War of 1812, Ira applied for and received a 40-acre federal land grant for his military service located along the west bank of the Cedar River. William purchased an adjacent 80 acres. In 1854, the Sturdevants moved to Bremer County, and the following year, work began on a brick residence at 502 1st St SW. Ira engaged in farming while residing here and became well-known for his patriotic military service during the War of 1812 and his revivalist religious beliefs. These led to his devotion to Waverly's first church, the First Methodist Church that organized in 1854-55 with William also listed as a founding member. In 1860 at the age of 67 Ira platted the Ira H. Sturdevant Addition on his military land claim that surrounded his brick house, which had a real estate value of \$1,500 in the U.S. Census for that year. Ira passed away of consumption two years later in 1862 having seen the beginning of the Civil War. The south half of the Ira Sturdevant Addition was established in 1865 during the probating of his estate. His wife, Aesnath, survived until 1867 witnessing the death of three of their sons and a grandson while they were enrolled in military service during the Civil War.

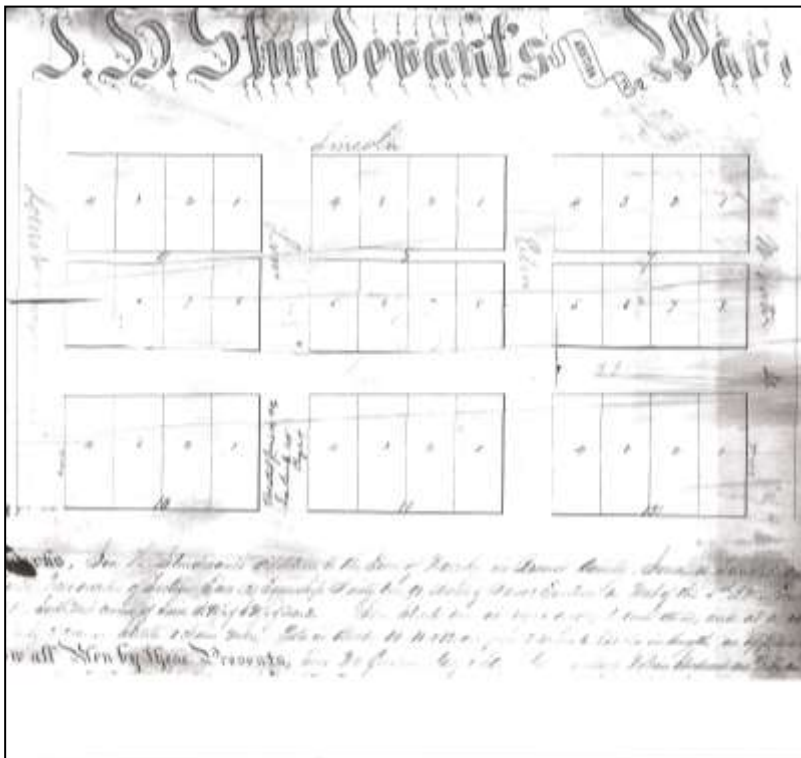
As previously noted, the adjoining plats for the William Sturdevant Addition (1857) and Ira H. Sturdevant Addition (two parts platted in 1860 and 1865) were well-located to take advantage of the establishment of the town of Waverly in 1853 and its formal incorporation in 1859. Views of the plats appear below and on the following page. Together the plats comprised the area west of the Cedar River and south of the principal east-west route in town – Bremer Ave. The years ahead showed promise for the Sturdevant family's economic future in Waverly. The arrival of the Civil War, however, changed the family's prospects by not only sapping development potential for Waverly's west side but by taking the lives of the three Sturdevant brothers.



W. Sturdevant's Addition,
December 14, 1857 (left), Bremer
County Recorder's Office, Waverly,
Iowa.



I. H. Sturdevant's Addition (north half), February 29, 1860 (at left, top).



I. H. Sturdevant's Addition (south half), April 17, 1865 (at left, bottom), Bremer County Recorder's Office, Waverly, Iowa.

House building spread minimally before the Civil War from the north and east edges of the neighborhood toward the south and west away from the Cedar River. Greater growth came after the war. Population increased to 2,291 during the town's first decade from 1859 to 1870. The first Waverly high school (nonextant) was built to serve the town in 1874 in Block 14 one block south of W Bremer Avenue within the historic district. Both the 1868 bird's eye view and the 1875 plat map (Figures 2 and 3) show houses scattered on blocks south of 1st Avenue SW with density greatest along the north edge. The earliest houses are depicted as rectangular in shape with one or more appendages. Many outbuildings are also shown including smaller carriage houses and two-story barns in the bird's eye view. Though the accuracy of historic images appears accurate based on comparison with extant resources in 2016 but is difficult to confirm, the density suggested is consistent with the overall city population.

Historical research completed during the Southwest Quadrant Historical and Architectural Survey in 2015 identified more than a dozen surviving houses from the pre-1880 period. In some cases this included both first and second generation houses built before the 1875 map. The earliest include the Sturdevant House noted above, the Theodore and Mary Hullman House (ca.1865) at 112-114 2nd Ave SW, the Couse-Burr House (ca. 1867) at 507 2nd St SW, and Alfred and William Smith Family House (ca 1868) at 202 4th Ave SW. It is likely that an unidentified number of the small houses appearing in the 1868 and 1875 views remain as fully enclosed sections of/ or wings in mostly newer houses.

Examples of larger, more commodious houses from the 1870s include two Italianate houses – the Nathan and Cinderella Ellis House (1873) at 112 6th St SW and the Clark and Katherine Fairfield House (ca. 1880) at 401 2nd Ave SW (Photo 3). The houses are examples of Italianate Style hipped roof, two-story brick houses built by successful merchants. The Fairfield House was built for a prominent family in the Waverly business community by G.H. Long. Fairfield was a successful lumber, grain and horse importing merchant and later had an interest in the local power company before moving his family to Des Moines in ca. 1892. Most of the houses built during the decade of the 1870s, however, were examples of vernacular forms including smaller scale Gable-Front-and-Wing houses (121 2nd Ave SW, 500 2nd St SW, 320 4th St SW) and I-Houses (208 1st St SW) that were readily built by early carpenters and contractors.



Above: Curtis-Osincup House, looking southwest, ca. 1896, available online at: <http://good-times.webshots.com/photo/2603398930013961990xwWmUE>; accessed 12/22/2010).

The decade of the 1880s saw little change in population for Waverly. Ten percent of the historic district's surviving houses date from this decade, however. As with the previous decade, 1880s houses were nearly all vernacular forms. The most notable exception was the Curtis-Osincup House (ca. 1888) built at 204 4th St SW (Photo 4). A late example of the Italianate Style Villa form, the house was originally built for Edward Curtis, a member of the Curtis Hardware Co. family and his wife, Carrie (Hunt). In 1894, the house was sold to Dr. Frank Osincup and his wife Alma (Chamberlin). It is this historic association with Dr. Osincup that qualifies the house for the National Register under Criterion B at the local

level. Frank Osincup, a recent graduate of the College of Physicians and Surgeons at Chicago when he moved to Waverly, worked as a physician and surgeon. By 1913 he was one of seven doctors practicing in Waverly. In addition to his medical practice, Dr. Osincup founded the CaPhenin Chemical Company, which carried out a successful national trade in the manufacture and sale of over-the-counter preparations, ointments, and tablets under the CaPhenin label, many of which were recognized as "standard" prescriptions by the medical profession in the early 20th century. During his more than 50 years of residency in Waverly, Dr. Osincup was also mayor for 18 years from 1915-1933 and a leader in civic groups and his church – First Baptist Church located nearby within the Sturdevant SW Historic District. The CaPhenin Chemical Co. family business continued into the 1950s.



Above: CaPhenin product advertisement, *The American Journal of Clinical Medicine*, Volume 23, Issue 3, 1916, p.35

As the turn of the 20th century loomed, Waverly saw substantial growth both in population and, in the case of the Sturdevant SW Historic District, robust home building. Population stood at 3,177 when the 1900 U.S. Census was compiled – an increase of 35 percent during the previous decade. With it came a vigorous period of construction that was seen not only in the Southwest Quadrant, but also in other residential areas that neighbored the downtown. The Sturdevant SW Historic District has approximately 17 houses surviving from the decade. Among the more important houses historically and architecturally were:

- Orlando and Candis Babcock House, 318 2nd Ave SW (1893), Queen Anne, Hipped Roof with Lower Cross Gable, Two-Story, retired farmer
- Augustine R. and Francena Taylor House, 416 1st Ave SW (1894), Front-Gabled Roof, Two-Story, marble works operator
- H.R. and Lavinia Wells House, 322 1st St SW (1897), Hipped Roof, Two-Story, retired
- Louis and Minnie Case House, 215 2nd St SW (1898), Colonial Revival, Hipped Roof, Two-Story, bank cashier

The balance of the houses from the 1890s are a mix of popular vernacular forms including both one and two-story houses with Hipped Roof, Cross-Gabled Roof, Gable-Front-and-Wing, and Front-Gabled Roof forms, all rendered in frame construction. Queen Anne Style ornamentation appears on selected window hoods, window designs, door and entrance details, or porches. The ready adaptation of this style for many houses was in part due to the fact that Queen Anne Style building products became available from regional planing mills (diamond-cut, square-cut, octagonal-cut, and fish scale shingles), and window, door and sash factories (multi-panel doors, spindle friezes, columns and turned posts, and stained glass cottage windows). Such material arrived by railroad shipments from firms in Red Wing, Minnesota; La Crosse, Wisconsin; or Dubuque, Clinton or Davenport, Iowa. Houses during this decade were built by merchants, working class, farmers, tradesmen, and professionals. Widows and retirees made up the balance of the homebuilders.

The years after 1900 leading up to World War I saw one-third of the extant houses in the neighborhood built. Though one house was built on every street and avenue during this period, vacant lots on both 1st Ave SW and 2nd St SW saw eight new houses completed. After a fire destroyed the original First Baptist Church in 1900 at 201 3rd St SW, completion of the new church building the following year at the same location at the southeast corner of 1st Ave SW and 3rd St SW may have spurred nearby homebuilding. New houses went up on 1st Ave SW, 2nd St SW and six additional houses on 3rd St SW. Early occupants for these houses included three bankers, a school superintendent, a city assessor, a medical doctor, a bridge contractor, pharmacist, cooper and two commercial travelers.

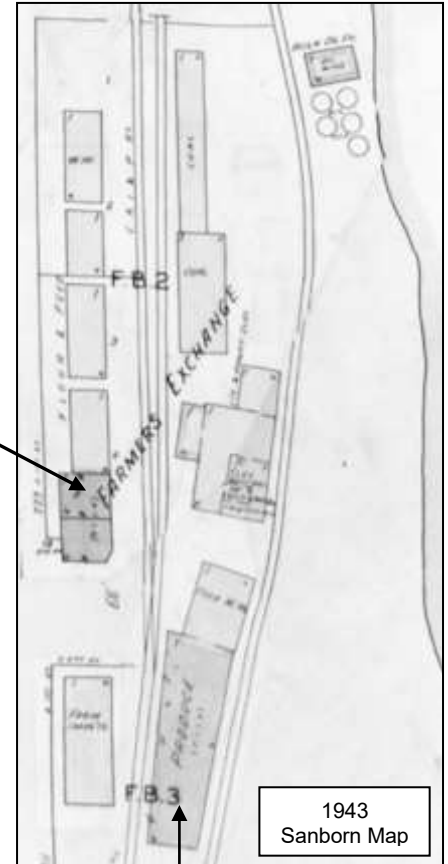
The housing boom during these two decades not only filled most existing vacant lots but began a trend that allowed fully developed block-facing lots to include more dwellings through the sub-division of lots. To do this, large corner lots were subdivided in order to absorb a second house in the rear portion of the lot. This resulted in a shift in the neighborhood from spacious house sites to dense, fully developed blocks or in some instances, crowded blocks. Concurrent with this shift in development patterns came the first examples of what came to be the most popular architectural style in the historic district - the Craftsman Style and its popular Bungalow and American Four-Square forms. The addresses identified below are representative of this group's diverse forms and the wide range of social groups building Craftsman Style houses for both large and small dwellings in the Southwest Quadrant before World War I. The evolution of the style in the neighborhood is discussed in greater detail below.

- Ralph & Lydia Watkins House, 220 2nd St SW (1908), Craftsman, Hipped Roof, 2-Story (American Four-Square), dealer in ice, coal & lumber.
- Sewell Rental House, 302 2nd St SW (1921), Craftsman/Bungalow, Gable-Front-&-Wing, Clipped-Gable Roof, renters.
- Louis Cass & Sarah Oberdorf House, 310 5th St SW (1915), Craftsman, Side-Gabled, 2-Story, teacher & farmer, retired
- William T. & Anna McRoberts House, 215 3rd St SW (ca. 1913), Craftsman, Front-Gabled Roof, 1½-Story, bridge contractor
- Dr. William A. & Lottie Rohlf, 203 2nd St SW (ca. 1913), Craftsman, Side-Gabled Roof, 2-Story, physician
- George & Caroline Spalding House (second), 115 3rd SW (ca. 1913), Craftsman, Side-Gabled Roof, 2-Story, commercial traveler.
- Edward H. Thiemann House, 621 W Bremer Ave (ca. 1914), Hipped Roof, 2-Story (American Four-Square), automobile garage and auctioneer.
- William B. & Clara Platte House, 700 1st Ave SW (ca. 1916), Hipped Roof, 2-Story (American Four-Square), painter.
- Leo J. & Emma Stenzel House, 614 1st Ave SW (ca. 1912), Craftsman, Front-Gabled Roof, 1½-Story, building contractor.

The decades of the 1920s and 1930s saw the Sturdevant SW Historic District become nearly fully developed with instances of smaller houses occasionally being moved or razed to make way for larger homes. The trend of sub-dividing corner lots also continued. Nearly two dozen houses from these two decades remain extant in 2016.



Farmers Exchange Office Building, 221 1st SW, looking northwest (Svendsen Tyler, photographer, 2013)



One of the more notable organic changes in the historic district during these same decades came along the eastern edge with the establishment of the Farmer's Exchange buildings in Fractional Block 2 of the William Sturdevant Addition - 200 block of 1st St SW. The Farmers Exchange was incorporated on December 20, 1918 and formally opened on January 6, 1919 under the management of Leslie Strottman. The business provided a wide range of commodity sales and a central location for the sale of farm products and shipment via rail shipping. It wasn't until May 1930, however, that the Exchange purchased the Colburn & Hicks plant in the 200-300 block of 1st St SW. At the time, the plant was bookended at the north and south ends by the 1912 Chicago, Rock Island and Pacific RR Depot (extant but with a major laundromat addition in 2016) and Freight Depot (nonextant), respectively. The Colburn & Hicks plant shown on the 1927 Sanborn Fire Insurance map included three coal houses, a feed warehouse, an elevator, saw mill, two flour warehouses, a cement shed, and an office building – all nonextant.

In 1935 a new office building (extant, photo above) was constructed by Fred C. Pape for the Farmers Exchange at the northeast corner of 1st St SW and 2nd Ave SW adjacent to four frame warehouses (nonextant). This one-story Clipped Gable building was constructed of Mason City brick and tile products. Its cottage-like design made it compatible in its location opposite a residential neighborhood. The Produce Building (photo below) was constructed of the same materials by the Waverly Produce Company adjacent to the railroad spur line southeast of the Exchange Office Building and acquired by the Exchange in ca. 1935. Both buildings appear on the 1943 Sanborn Fire Insurance map (above, right). Wilbert Oberheu, manager of the Farmers Exchange at the end of the 1930s, built a house nearby at 108 3rd Ave SW.

Farmers Exchange Produce Building, 301 1st SW, looking northeast northwest (Svendsen Tyler, photographer, 2013)



Midway through these decades on April 15, 1930, the Waverly City Council officially changed city street and avenue names for the last time to numbered streets and avenues and divided the city into directional quadrants. Bremer Avenue – the only non-numbered avenue to survive – divided the north and south halves of the community and the Cedar River split

the east and west halves of town. In the Sturdevant SW Historic District, which was located in the Southwest Quadrant, this meant the following name changes occurred.

North – South Routes

- Harlington or W Water Street = 1st Street SW
- Elm Street = 2nd Street SW
- Linn Street = 3rd Street SW
- Locust Street = 4th Street SW
- Oak Street = 5th Street SW
- Aspen Street = 6th Street SW
- Cherry Street = 7th Street SW
- Apple Street = 8th Street SW

East – West Routes

- Ellsworth Street = 1st Avenue W
- Downing Street = 2nd Avenue SW
- Madison Street = 3rd Avenue SW
- Clay Street = 4th Avenue SW

North-south streets were well-established as the dominant thoroughfares throughout the neighborhood, even in a few instances where the plat suggested orientation of buildings in a different direction. Unlike other sections of Waverly, according to the 1927 Sanborn Fire Insurance maps nearly all streets in the Sturdevant SW Historic District were paved. The same maps show a handful of vacant lots still scattered throughout the neighborhood.

By World War II, most existing houses had single-car garages in place or carriage houses converted for use as automobile storage. The first attached garages appeared during these decades with at least one built on the basement level of the home (302 2nd St SW) and a number of single-bay garages attached at the rear. Front porches remained fixtures of nearly every house in the neighborhood, with a handful of rear, two-story sleeping porches erected during earlier decades as part of a wave of healthy living, now being enclosed for year-round interior use. The first conversions to duplex or apartment use appeared during the 1930s, a practice that would continue into the 1940s when new homebuilding was suspended but demand for housing units continued. Several of these multi-family conversions were owned and occupied by single women, usually widows, who supplemented their income by sharing their large houses with rent-paying apartment tenants or boarders.



Bremer County Independent on December 20, 1939

The Fred C. and Anna Koch House at 222 2nd Ave SW is an example of the continuing homebuilding that took place during the Great Depression years. In the early 1920s, Fred Koch opened his furniture and undertaking business in Waverly at 123 1st St SE. It prospered, and in 1923 he added an ambulance to the business. By 1931 he was looking for larger quarters and relocated the business to 220 2nd St SW (*Photo 15*). In 1939, Koch sold the business, but he and his wife built a new house next door at 222 2nd Ave SW. Construction of the house was front-page news in the *Bremer County Independent* on December 20, 1939 (at left) with the photo showing off their new retirement home.

During World War II and after its conclusion, new construction of homes in the neighborhood continued to fall off, because building sites were nearly unavailable. Only four houses were completed in the 1940s and one in the 1950s. All of the houses were modest in size, employed a mix of forms, including the Craftsman Style and Minimal Traditional forms. According to newspaper accounts, the summer of 1950 was experiencing a construction boom. At least 22 homes were already under construction citywide in Waverly by mid-year, with more planned. The lack of available vacant lots saw the Sturdevant SW Historic District fail to participate in the 1950s housing boom. Only one was built during the decade of the 1950s. However, the decade did see construction of a major public

building – St. Andrew’s Episcopal Church (*Photo 18*), a contemporary A-Frame form church design completed in 1957-1958 at 717 W Bremer Ave (further discussion below).

During the 1940s and 1950s, 4th Street SW continued to serve as an important route extending from the central business district south through the neighborhood past the Bremer County Fairground and new municipal golf course. During these decades, the Sturdevant SW Historic District was drawn together by construction of a new neighborhood school – Washington Irving Elementary School. It was built in 1951-52 at 213 6th Street SW on the four-acre site of the former school of the same name. Architect for school was the Chicago architectural firm of Perkins and Will with Lawrence Perkins, founder of the firm, serving as lead architect. The design was based on Crow Island School in the Chicago suburb of Winnetka, designed by Perkins in association with Finnish-American architects Eliel and Eero Saarinen. The *New York Times* aptly summarized the Crow Island’s trend-setting design as “a low-slung, one-story [and basement] modernist structure of beige brick and pine, its horizontal profile broken sharply by an off-center chimney that doubled as a clock tower.”² This succinct description with minor differences could have been substituted for the Washington Irving Elementary School design a decade later. The school operated successfully and was expanded in 1964 for the growing school population. The site, however, was subject to flooding, including a flood of Dry Run Creek in 1951 during construction. After the 500-year flood in 2008 the building sustained severe damage and was razed. Block 14 in the William Sturdevant Addition occupied by this school and a previous school, though open space in 2016, retains a strong association with Waverly school-building and its role in stimulating neighborhood development from the 1870s through the turn of the 21st century.³

Architectural Background for the Sturdevant SW Historic District

The architectural story related by the Sturdevant SW Historic District is typical of residential neighborhoods in many moderate-sized, county seat towns in Iowa. Many of these communities saw a major population boom occur in the decades leading up to and following the turn of the 20th century. In almost every instance of a population boom, a major residential boom paralleled it. This was the case in Waverly, including in the Old Fourth Ward SE Historic District (NRHP-listed) and the Harmon and LeValley NW Historic District (NRHP-listed) as well as the Southwest Quadrant. As a result, the Sturdevant SW Historic District includes a range of architectural styles and vernacular forms introduced over a period of ten decades, with most from the turn-of-the-century boom period through the 1930s. The architecture in the Sturdevant SW Historic District was also affected by decisions of church builders who retained professional assistance for two important public buildings in the district, as well as by pattern book or plan bureau designs and experienced local contractors. In each instance these buildings reflected prevailing domestic architecture popular in Iowa and the Midwest as well as the timing for those trends in other parts of Waverly. Though no specific architects were identified for houses in the district during completion of the Southwest Quadrant Historical and Architectural Survey in 2014-2015, one or more were likely involved in the more important designs. These include the Rohlf House at 203 2nd St SW believed to have been designed by a Kansas City architect and the nearby Watkins House at 220 2nd St SW whose architect remains unidentified.

Approximately 43 percent of the residences in the neighborhood retain strong elements of an architectural style from the late 19th or early- to mid-20th centuries. The balance of the dwellings are examples of vernacular forms or with a minimal amount of architectural decoration that can be linked to a specific architectural style. The earliest example of an architectural style to survive in the district is the Italianate Style. One of the best preserved examples of this style in the neighborhood is the Clark and Katherine Fairfield House at 401 2nd Ave SW (*Photo 3*). Completed in 1880, this Late Victorian Italianate Style design blended elements of both the Hipped Roof and Asymmetrical Italianate forms. It has a stone foundation with reddish-brown brick walls reportedly from the local Cretzmeyer Brick Factory. The house has a compound low-pitched hipped roof on the T-shaped main block and rear wing with flat roof sections set off in iron cresting. The roof has deep eaves, wide cornices, and paired brackets extending along all sides. The asymmetrical front façade has a low-pitched gabled wall dormer on the left half and the south façade has a similar wall dormer on the center projecting section. The side hall entrance plan is revealed by the position of the entrance in the right bay. A shallow right hand ell is on the north side and a wraparound porch spans the front and south façades filling a left-hand ell. Restored in the mid-1990s, the porch has elements reproduced to match originals discovered during the construction process. Slender square posts have narrow bases and capitals with curved brackets supporting a spindled frieze. The balustrade has a pattern of scroll-cut circles inset in squares. The skirting panels have closely spaced scroll-cut vertical members and the porch roof has a low balustrade of spindles. Fenestration includes a series in single and grouped tall and narrow 1/1 double-hung units. Window openings on the first and second floors have segmental brick hoods that project from the wall planes, each with a limestone keystone. The entrance door has a similar hood and a rectangular-shaped single-light

²Dunlap, David W., “Lawrence Perkins, 90, Architect Who Loved Building Schools,” *New York Times*, December 6, 1998; available online at <http://query.nytimes.com/gst/fullpage.html?res=9807EFDD113D F935A35751C1A961958260>; accessed 2/9/2011.

³Svendsen, Marlys, Iowa Homeland Security and Emergency Management, “Washington Irving Elementary School Iowa Site Inventory Form #09-00974,” Iowa State Historical Society, April 2011.

transom. Windows in the attic level wall dormers are smaller 1/1 double-hung units with semi-circular brick arches with matching limestone keystones. The form and design elements represent classic components for this blended Italianate design.

Other examples of the Italianate Style include the Couse-Burr House at 507 2nd St SW built in ca. 1867. It employs the Tuscan Italianate form with low-pitched hipped roof, bracketed eaves and a substantial belvedere. The Curtis-Osincup House at 204 4th St SW (*Photo 4*), built a decade later in ca. 1878 used the Italian Villa form as well as Queen Anne features and detailing. The two-story frame house has a three-story square tower set in the right-hand ell of the cross-gabled plan. A two-story wraparound porch surrounds the tower. The tower also has a cross-gabled roof but with a steeper pitch for the gables. The main roof of the house has deep eaves with no brackets typical of Italianate Villa forms. However, smaller brackets with scroll-cut designs appear on the eaves of each of the house's three rectilinear bay window groups located on the lower level of the east, north and south gable ends. Elsewhere, double-hung windows retain 1/1 configurations with the proportions of the windows tall and narrow and usually in pairs. When the second level porch was added one of two closely spaced windows on the east side of the tower was converted to an entrance for the screen porch. This level has a closed balustrade clad in matching clapboard siding with a continuous row of vertical screen panels – six on each side of the wraparound porch.

The Queen Anne Style is evident in the historic district in its pure-form as well as in combination with other styles and vernacular forms. Seven houses built between 1893 and 1908 were identified during the Southwest Quadrant Historical and Architectural Survey as Queen Anne. The Hannah Burrington House at 315 4th St SW and the Allen and Lydia Sewell House at 320 2nd St SW illustrated the use of the Cross-Gable Roof, two-story form. Another group of Queen Anne houses demonstrates the use of the Hipped Roof, one-and-half-story and two-story form. They included the Rev. Wm. Ward and Caroline (Carrie) Smith House (ca. 1902), at 210 6th St SW; the Orlando and Candis Babcock House (1893) at 318 2nd Ave SW; the Adelia (Clarke) Brown House (ca. 1905) at 208 1st Ave SW; and the Charles and Emma Seamon House (ca. 1905) at 310 3rd St SW.

One of the best executed examples of the Queen Anne Style in the neighborhood is the well-preserved R. Howard and Angeline Sewell House built in 1900 at 308 2nd St SW (*Photo 7*). The *Waverly Republican* announced on April 19, 1900 that "Howard Sewell is building a new residence in the 3rd ward" and it was mentioned again on November 29th as it neared completion. R. Howard Sewell originally worked with his father, who resided next door at 320 2nd St SW, in the farming and livestock buying business for 35 years. Howard was described as a "prominent and successful citizen of Waverly, [having] served as vice president of the First National Bank since 1905 and . . . as the chief executive officer of the institution for five years previous to that time."⁴ He eventually served as bank president as well. Sewell was one of four bank employees or officers to reside on 2nd St SW within the district, serving as president of the city's most significant bank having been established in 1864.

Based on its form and decoration, the Sewell House is categorized as a Hipped Roof with Lower Cross Gable subtype with Free Classic decorative detailing. The house has a stone block foundation with narrow-width wood clapboard siding and corner board trim. Other surface finishes include cove-cut shingles in the gable peaks, on the dormer, and for the turret balcony's balustrade. The house has a steeply pitched central hipped roof with flared lower cross-gables and a multi-sided tent roof on the turret balcony. The eaves are of moderate width throughout the house with wide bargeboards lined by saw-tooth moldings. A single hipped roof attic dormer is located at the apex of the main roof and each of the cross-gable peaks terminates in a small pent gable end.

The asymmetrical plan of the house is emphasized by the arrangement of the front porch and the location of the turret. On the upper level, the turret has a balcony positioned to fill the left-hand ell with walled, interior space below. The balcony balustrade has a mix of turned spindles and shingle-clad sections with four slender tapered columns resting on shingled pedestals and supporting the frieze. A low-pitched hipped roof porch spans the front façade with a low-pitched flared pediment positioned above the entrance steps. The tympanum has an applied molding with a typical Queen Anne motif. Clustered tapered columns rest on clapboard-clad pedestals with turned spindles in between. The clapboard finish continues in the skirting sections where small louvered vent panels are installed.

As with most Queen Anne houses, fenestration provides an important design feature for the Sewell House. Double-hung windows are located in bay window groups and canted walls. A prominent cottage window has a geometric pattern in the leaded lights of the upper sash. Window hoods and the front entrance feature saw-tooth moldings that terminate in draped

⁴Joseph F. Grawe, *History of Bremer County, Iowa, Volume II*, (Chicago: S.J. Clarke Company), 1914.

ends, a motif used for openings throughout the house. The front door has a single light in the upper half and its lintel hood as the same motif. Leaded lights are found in various window groups including a horizontal entrance hall window, a group of three windows (wide cottage window flanked by narrow and shorter versions) each containing leaded lights in the upper sash, and an unusual oval window with leaded light pattern work that tops a narrow single-light vertical sash to the left of the cottage window group. The cottage window group's hood incorporates the saw-tooth and draped molding with a semi-circular lintel over the middle window that has an applied molding with a Queen Anne motif. Gable window treatment on the third level includes window hoods with sunburst moldings inset in pediments that are lined by scalloped moldings. The windows are miniature cottage windows with leaded light pattern work in the upper sash. These decorative windows are set against a backdrop of cove-cut shingles on the gable wall surfaces and saw-tooth moldings lining the bargeboards. All told, the Sewell House's fenestration, surface treatments, irregular form, and ornamental features make the house an impressive example of the Queen Anne Style.

As popularity of the Queen Anne Style began to decline at the turn of the century, two other architectural styles that derived design influence and features from the same Classical building vocabulary appeared in the Sturdevant SW Historic District – the Classical Revival and the Colonial Revival. The Louis and Minnie Case House (at right side in *Photo 10*), completed in 1898 at 215 2nd St SW, was one of two houses built along 2nd St SW by bankers to use these styles. The Case House design is based on a Hipped Roof, Two-Story house form that later evolved into the American Four-Square form. At the time the house was completed, Louis Case was employed as the cashier for the State Bank of Waverly, an important executive position. The building has a stone block foundation and retains its original narrow-width clapboard siding. Classical features include the wide cornice boards lined with closely spaced modillions and dentils, two-story pilasters at the corners, and eye-brow arched attic dormers on the roof slopes. The cornice size and double dormers are examples of exaggerated detailing found in early variations of the Classical Revival style. The house's moderate pitched hipped roof has a flattened peak giving the roof the appearance of a mansard shape. The exaggerated detailing is seen in the placement of not one but two hipped dormers on the slopes, each with pilasters at the corners and small double-hung windows with ornamental multi-light upper sash. The eyebrow gable end has an applied ocular molding, and like the window design, was a detailing favored in Classical and Colonial Revival Style buildings. An enclosed hipped roof porch is on the rear and a flat roofed porch spans the front façade. Modillions and dentils line the tall, formal frieze of the front porch but only modillions are on the rear porch. The front porch was enclosed at one time and following the re-opening, square columns were used as porch supports with the railing retaining its closed, clapboard-clad finish. Skirting panels have an unusual pattern of circle cuts in squares outlined by a grid system of moldings. Fenestration includes 1/1 double-hung units in singles and groups with feature windows including a cottage window located to the right of the off-set entrance. The most elaborately detailed windows are the "Queen Anne" multi-light sash in the dormers seen in the photo below. Though no architect has been identified for the Case House, its design and its construction date suggests it may have been designed by the Waterloo firm of Murphy and Ralston, see firm details on the following page.

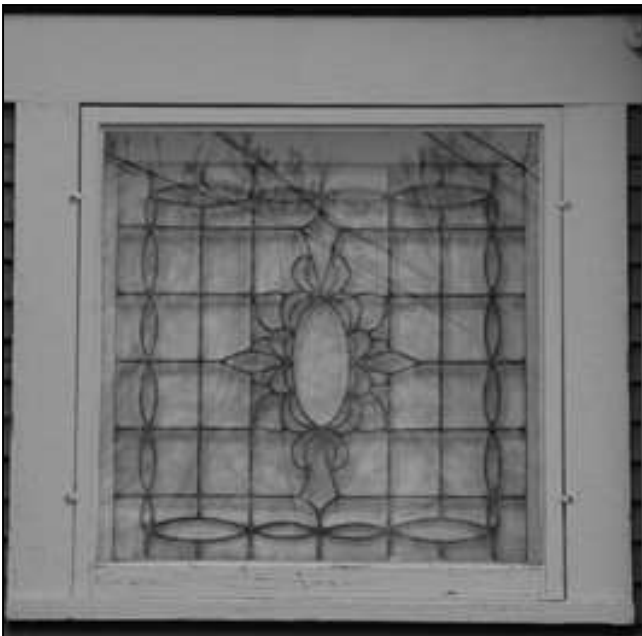


Case House, 215 2nd St SW, dormer and cornice detail, looking northeast (Svendsen Tyler, photographer, 2014)

As was noted above, the fire that destroyed the original building for the First Baptist Church at the southeast corner of 1st Ave SW and 3rd St SW in 1900 was one of the major disasters in the Sturdevant SW Historic District. The building that replaced it the following year on the same site at 201 3rd St SW is an example of a vernacular Steepled Ell form with

Romanesque and Classical Revival features/ornamentation on both the exterior and interior. The church was designed by the firm of Murphy and Ralston of Waterloo. The partnership of William E. Murphy and John G. Ralston formed in 1897-1898 when both men left employment in Murphy and Wallace, also in Waterloo. Murphy died in 1904 but Ralston continued the practice and by 1912 numbered more than 190 houses and 80 commercial and public buildings for the successor firm of Ralston & Ralston. John Ralston, like other Waterloo architects at the time, used a variety of architectural idioms, including the Classical and Colonia Revival, for his work. Ralston's designs were found throughout north central and northwest Iowa, making the firm an influential regional design force, especially around the turn of the century.

The second banker-built house in the historic district to incorporate Neo-Classical or Colonia Revival influences was the William H. and Edith Babcock House (*Photo 8*) at 508 2nd St SW completed in ca. 1912. Though using the same Hipped Roof, Two-Story form as the Case House three blocks down 2nd St SW, the Babcock House is a clear example of the American Four-Square vernacular form that was experiencing growing local popularity during the decade before World War I. The building has a rock-faced concrete block foundation with narrow-width clapboard siding, wide cornice boards, a belt course between levels, and corner board trim. An unusual detail is the use of flared corners and corner boards on the upper level. Modillions line the wide eaves of the moderately pitched hipped roof; a hipped attic dormer on front slope also has eaves lined in small modillions. A flat roofed porch spans the front façade with three slender posts (likely replacements) resting on massive concrete block pedestals. The balustrades on both the main and roof levels have closely spaced square spindles and curvilinear rails. Fenestration includes a mix of 1/1 double-hung window units, small square single-light sashes in the front dormer, and keystone oval sash centered on the front, upper level and another oval sash for the entrance hall – a common Classical and Colonial Revival element. All of the feature windows, entrance door and sidelights include leaded beveled glass designs typical of the windows shown below. The property also has a single-bay frame garage constructed contemporary with the house that is considered contributing. It has a steep pyramid roof with matching narrow clapboard siding and corner board trim. Its good integrity is enhanced by retention of the original folding doors that have tongue-and-groove panels and 6-light windows in the top third.



William Babcock arrived in Waverly in 1887 at the age of 22 and soon found a job as a bookkeeper. He was eventually elected Bremer County Recorder and occupied this position until 1904 when he became cashier for the Waverly Savings Bank. "Wil" Babcock was employed in this position when the couple moved into this house. During his career, Wil also was a member of the Waverly City Council, the school board, and contributed to the establishment of the Bremer County Fair.

Babcock House, 508 2nd St SW, window details, looking north and south (Svendsen Tyler, photographer, 2014)

The next architectural style chronologically to appear in the Sturdevant SW Historic District was the Craftsman Style. It first appeared in a neighborhood residence in ca. 1908 and was used for approximately nearly two dozen surviving houses by 1941. The wide variety of plans and pattern book designs in this style were suited to both smaller building sites available during these decades and more generous multi-lot parcels. The Ralph and Lydia Watkins House (*Photo 15*) completed in ca. 1908 on a large double-lot corner site at 220 2nd St SW is the earliest and largest example of a residence in the district to incorporate the Craftsman Style. Ralph and Lydia Watkins reportedly constructed the house for \$32,000. Ralph grew up on a farm in rural Bremer County and managed the firm established by his father, the M.M. Watkins Company, dealers in ice, coal, and lumber about the same time that this house was erected. He was also a substantial land owner and president of the Waverly Building and Loan Association.

The Watkins House was one of the largest built in Waverly during the decade leading up to World War I and though an architect for its design has not been identified, it is highly likely that it was commissioned. The house is an example of a Hipped Roof, 2-Story house form that might be aptly described as a design in transition. It borrowed decorative elements and features from the Queen Anne and Tudor Revival styles within its overall Craftsman Style composition. The building has a stone block foundation with narrow-width clapboard siding on the first and second floors. Its low-pitched bell cast hipped roof has very wide eaves but no modillions, dentils or brackets. Attic dormers on the front and side slopes have Palladian window-shaped parapet fronts and window groups with stucco cladding on the walls – design elements borrowed from the Queen Anne. Starburst-pattern multi-light sashes flanking the centered semi-circular 1/1 double-hung window are a further variation of this Queen Anne stylistic element.

A character defining feature for the Watkins House is the massive hipped-roof porch spanning the front façade and incorporating a porte-cochère at the north end. Mottled reddish brown brick, stone inserts and tinted red mortar are used for the large piers that are evenly spaced along the porch and porte-cochère. At the entrance steps, large brackets support heavy beams that visually define the low-pitched pediment centered on the front porch. The tympanum has stucco cladding and half-timbering. The balustrade has a design consisting of diagonal and vertical wood members simulating the starburst design in the dormer windows. When originally built, the house had a 2-story hipped-roof wing that contained a sleeping porch on the upper level.

Fenestration provides an important design element for this house. On the lower level front façade, paired French doors flanking the entrance have Craftsman Style geometric-patterned lights. On the upper level, three widely spaced pairs of double-hung units have six lights each in the shorter height upper sashes. Elsewhere the upper level 6/1 windows continue to appear in pairs. Lower level feature window groups include canted and rectilinear bays with cottage windows and 1/1 double-hung units. Balustrades on their flat roofs have starburst patterns or square spindles. The Watkins property also retains a single-bay free-standing garage set in line with the porte-cochère. It's considered contributing and has a hipped roof with moderate-width eaves, a wide cornice, stucco cladding, and tongue-and-groove paneled, bypass sliding doors.

Other examples of Craftsman Style residential forms within the Sturdevant SW Historic District tended to employ several common forms along with Craftsman aesthetics – clean lines, rectilinear shapes or geometric patterns for porch features, entrances surrounds, deep eaves, balconies, brackets, and window details (multiple vertical lights in upper sashes of double-hung units). Many of the house forms for Craftsman Style houses are referred to by names derived from the house form itself and have become synonymous with the Craftsman Style. These include Bungalows (at least eight in the district) built between 1913 and 1930 and American Four-Square houses (nine in the district), all built between 1908 and 1924. The Craftsman Style aesthetics – to a greater or lesser extent – were present in nearly all of these examples.

Two of the American Four-Squares that stand out for their proximity to one another in the district are the William B. and Clara Platte House (ca.1920) at 700 1st Ave SW and the Algie and Theresa Fettkether House next door at 708 1st Avenue SW (ca. 1924). The Platte House's description could be used for thousands of American Four-Square houses in Iowa and dozens in Waverly and Bremer County before and after World War I.

“The building has a rock-faced concrete block foundation with narrow-width wood clapboard siding and corner board trim on the walls. It has a moderate-pitched hipped roof with hipped attic dormers on front and side slopes. A hipped roof porch spans the front façade with four slender full-height columns evenly spaced across the front. Entrance steps are centered opposite the offset front door. The porch balustrade has closely spaced 1x2 inch spindles and the skirting panels have even more closely spaced vertical boards. Fenestration includes widely spaced 1/1 double-hung window units with smaller windows in the dormers.”⁵

The Fettkether House was identified in a newspaper account published on April 24, 1924 in the *Bremer County Independent* as under construction. The building has a clay tile block foundation likely manufactured in one of the Mason City brick and tile works. Fenestration includes single and paired 1/1 double-hung windows as well as cottage windows flanking the entrance. The pediment above the centered porch entrance features an original sunburst motif. Both houses appear in *Photo 17*.

⁵Iowa Site Inventory Form #09-00925, 700 1st Ave SW, Waverly, Iowa, State Historical Society of Iowa Inventory, 2/6/2015.

There are five variations of Craftsman Bungalow built in the Sturdevant SW Historic District between 1913 and 1930. Most are smaller one-and-a-half story houses with asymmetrical floor plans. One of the more interesting examples is the Sewell Rental House at 302 2nd St SW built in 1921. The last of three Sewell family houses to be built in the 300 block of 2nd Street SW before and after 1900, this rental house is an example of a Craftsman Style Bungalow with a Gable-Front-and-Wing form. In the rear view of the 1-story house below, the broad, low-pitched cross-gable roof has flared slopes and clipped gables at each end. The front-gable section projects along the front facade (not shown in the photo below) with an impressive Craftsman Style recessed entrance. The door has three tall vertical lights and is flanked by twin-light side-lights. Quintessential Craftsman window groups fill every opening on the secondary façades as shown in the side and rear views below. In the gable end's lower level, two horizontal sash with five vertical lights in each are flanked by tall and



Sewell Rental House photo, 302 2nd St SW, looking southeast (Svendsen Tyler, photographer, 2015)

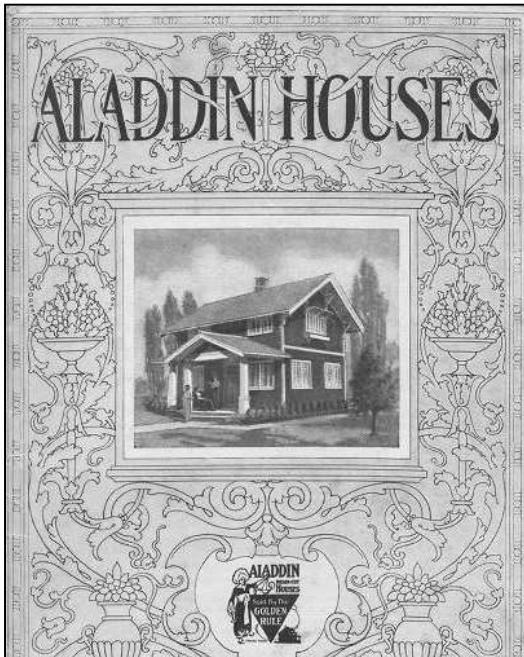
narrow 1/1 double-hung windows. Another pair of four-light sashes are in the clipped gable peak. The one-story single-bay, front-gabled garage has flared slopes, and a clipped gable peak. It is attached at the rear of the house and appears to be the earliest example of an attached garage in the historic district. The flared garage roof profiles seen in the above photo are similar to those also seen on the older R.H. and Angeline Sewell House located next door (to the right) at 308 2nd St SW. The garage has Craftsman Style 4/1 double-hung windows along the side walls as well.

Other Craftsman Style forms in the SW Historic District include the Side-Gabled Roof, Two-Story and the Front-Gabled Roof, Two-Story. An example of the former is the Louis Cass and Sarah Oberdorf House (*Photo 13*) built in 1915 at 310 5th St. SW. This frame house used rock-faced concrete block for the foundation and for the masonry porch trim. The broad, front-gabled roof porch incorporated stucco and half-timbering in the tympanum. The couple moved into their new retirement home on December 23, 1915 according to a news account in the *Bremer Independent*. Louis had a long career as an educator in Bremer County including the elected position of County Superintendent of Schools.

A smaller scale example of the Side-Gabled Roof, Two-Story form is the George and Caroline Spalding House built just south of the west end business district at 115 3rd St SW in ca. 1914. A likely plan for the house was "The Georgia No. 2" from the *Aladdin Houses: "Built in a Day"* compiled by the North American Construction Company of Bay City, Michigan. A nearly identical sketch appeared on the cover for the second edition catalog published in 1915 with a description, drawing and floor plan on p. 89 of the catalog. A photograph of the Spalding House along with drawings from the *Aladdin Houses* catalog cover and "The Georgia No. 2" plan appear on the following page. The house design incorporated a mix of square-cut/cove-cut shingles and clapboard siding. The deep eaves and window hoods were supported by knee-brace brackets. Its overall footprint measured just 24 feet wide – an identical measurement found on the house plan drawing. Spalding worked as a commercial traveler and previous to building this house, he and his wife resided nearby.



George and Caroline Spalding House, 115 3rd St SW, looking northeast (Svendsen Tyler, photographer, 2014)



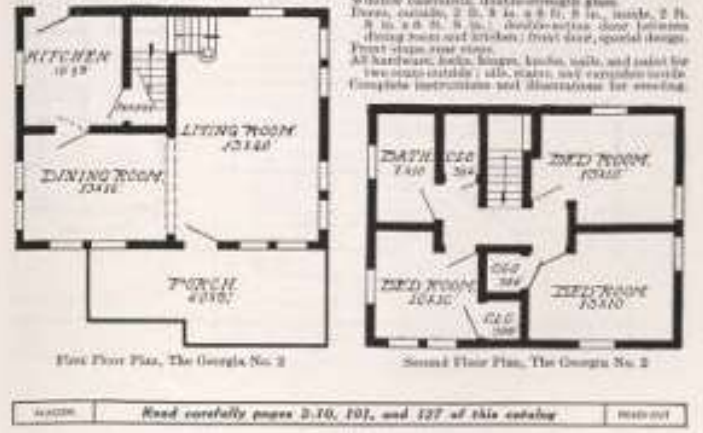
THE GEORGIA No. 2

This half-gabled type is certainly very popular. In this design the idea has reached the highest point of artistic development. The charm of the casement window is ever present. The eave-brackets which form a part of The Georgia are true to the best type. Clean lines distinguish this easy home. The interior plan appeals at once to the observing, especially in the large amount of light which floods all rooms. In the living room light is admitted from three sides. This home will do credit to its owner in any surroundings. The pedestals at side of front steps not included.

SPECIFICATIONS

Size, 28 x 30 ft. Price, \$285. Cash Discount, 5%. Net Price, \$270.75. See Terms on Page 2. This floor plan can be increased without extra charge.

All lumber selected Yellow Pine, Red Cedar, and White Pine.
 Height of eave-bracket, 3 ft. first floor, 3 ft. second floor.
 Sill, 6 x 8 in.
 Studs, 2 x 4 in. Rafters and ceiling joists, 2 x 4 in.
 Joists, 2 x 6 in. down and 2 x 8 in. up stairs.
 Siding, outside joint and shingles spaced every 16 in.
 Sheathing, 1 in. Flooring, clear and finished. Sph-Born. Building paper.
 Beams, ceiling three story, shingles second story, or all siding or all shingles.
 Lath and plaster or patent plaster finish.
 Base board, stairs, and all exterior finish clear and best quality Oregon Fir.
 Window casements, double-strength glass.
 Doors, casings, 2 in. 3 in. 4 in. 5 in. inside, 2 in. 3 in. 4 in. 5 in. double-strength door bottoms (living room and kitchen) / front door, special design.
 Front steps, rear steps.
 All hardware, locks, hinges, knobs, nails, and nails for two-story casings, all water, and complete inside.
 Complete instructions and illustrations for erecting.



A large scale example of the Craftsman Side-Gabled, 2-story form was built by Dr. William A. Rohlf and his wife Lottie in 1913. The couple's private residence at 203 2nd St SW also held a community room in the basement. The house is considered significant locally under Criterion B because of its association with Dr. Rohlf's long medical career and civic leadership, as well as a contributing resource in the historic district under Criterion C. It has a moderate pitched side gabled roof with a shed-roofed attic dormer centered on the front slope (north end of street, *Photo 10*). Deep eaves and knee-brace brackets are widely spaced on the gabled ends. A shed roofed 2-story sleeping porch spans the rear wall. Sleeping porches were promoted as important for healthful living prior to World War I. A low-pitched shed roofed front porch is centered on the front bay. Dr. Rohlf (1867-1941) grew up in Davenport, Iowa and taught school for three years before entering the State University of Iowa Medical College. After graduation he opened his first practice in 1891 in Hampton. Here he married Lottie Beed and in 1897, he moved his practice to Waverly. He had an extensive general practice and surgery that he wrote about in 1938 in his autobiography that "Good Morning, Doctor!" The book was authored jointly with Dorothy Moeller, Iowa journalist and publisher of *Bremer County Independent & Waverly Democrat* during World War II. Rohlf's medical career extended for nearly 50 years during which time he helped in establishing St. Joseph Mercy Hospital in Waverly in 1904 in the former Abraham Slimmer House and the nurse's training school that was affiliated with the hospital. Among his most memorable accomplishments were his "birthday clinics." On his birthday each

year he held free medical clinics in which he invited other Bremer County physicians to provide free care for the patients who attended.⁶ On January 11, 1933 the *Bremer County Independent* reported that 92 doctors participated.

The William T. and Anna McRoberts House completed in 1913 at 215 3rd St SW (*Photo 11*) is a good example of the Craftsman Front-Gabled Roof, 1½-Story form. Built for a bridge contractor, the McRoberts House has a concrete foundation with alternating thick and thin courses of square-cut wood shingles on the walls extending over the foundation nearly to the ground level with a flared profile for the lower courses. The house has a broad, moderate pitched front-gabled roof with gabled attic dormers on the slopes. The main roof has deep eaves with stepped purlins on the gabled ends and dormer gables. Exposed rafter tails extend along the sloped sides. The eave ornamentation here and on the porch is a strong Craftsman design element of the house. The front porch has a low-pitched gabled roof that spans most of the façade. It has matching brackets on the gable, smaller curved brackets on the piers, exposed rafter tails along the eaves, and vertical stick work in the tympanum with shingles between. Paneled, full-height piers are set at the outer corners with the wide entrance steps opposite the front door. The low balustrade has widely spaced 1x2-inch square spindles and the skirting panels have matching vertical members. An exposed chimney constructed of dark brown brick is located on the side façade where it pierces the wide eave of the house and that of the adjacent dormer roof. Fenestration includes a Craftsman Style door and double-hung windows of various sizes all set beneath low pediment lintels. The entrance has three-light sidelights on either side of the door, which features tall vertical lights. To the right of the door, a pair of narrow French doors, each with ten lights, opens onto the porch. Elsewhere the double-hung windows have a shorter upper sash with six or eight square lights and a tall single-light lower sash.



Leo J. and Emma Stenzel House at 614 1st Ave SW, looking northwest (Svendsen Tyler, photographer, 2015)

Built in 1912, the Leo J. and Emma Stenzel House at 614 1st Ave SW is another example of the Front-Gabled Roof Craftsman Style form. A carpenter by trade, Leo came from a family of contractors and construction of this house is attributed to him. The couple resided here as well.

The Stenzel House might have been designed by Waverly architect/designer John Leitha, Stenzel's partner for several years. The building has a rock-faced concrete block foundation with narrow-width clapboard siding, belt course and corner board trim on the lower level walls and square-cut shingles for the upper level, gable ends, and dormers. It has a moderate pitched front-gabled roof with wide eaves and exposed rafter tails along the sloped eaves. A gabled wall dormer and a gabled attic dormer alternate on the roof slopes but both have similar exposed rafters. A broad gabled porch is centered on the front with exposed rafter tails along the sloped edges. The tympanum is clad in square-cut shingles and vertical

stickwork. Battered piers rest on battered pedestals that are clad in clapboard. The balustrade consists of narrowly-spaced square spindles and the porch skirting has clapboard-clad and vertical board panels. The entrance is centered on the front façade between Craftsman Style 4/1 double-hung windows with vertical lights in their slightly shorter upper sashes. Two similar windows are set beneath the front-gable peak with square fixed-light sashes to either side joined by stickwork trim. The smaller square windows have large diamond-shaped patterns. This window arrangement is repeated for the rear gable. Beneath the wall dormer (not shown above), a shed-roofed rectilinear bay has a pair of 4/1 sashes; a side entrance leads to the basement and a pair of 4/1 sashes are in the gabled wall dormer peak. On the opposite side, a window group on the first floor features a double-hung window with a diamond pattern in the upper sash and similar patterns in the square fixed lights to either side.

Most of the houses in the Sturdevant SW Historic District, however, had no architect involvement or designer attribution. As seen in the Spalding House, above, they were examples of pattern book designs or more simplified contractor designs. Pattern book designs frequently referenced popular architectural styles of the day and likely included such plan books or catalogues as those published by George F. Barber, George and Charles Palliser; the Radford Architectural Co. or Sears, Roebuck and Co. of Chicago; Aladdin Houses of Bay City, Michigan; Minnesota firms of J.W. Lindstrom of Minneapolis, the Brown, Blodgett and Sperry Co. of St. Paul and the Home Plan Book Co. also of St. Paul; Iowa firms of Curtis Co. of

⁶Rohlf, Dr. William H. with Dorothy Moeller, *"Good Morning, Doctor!"* (Cedar Rapids: Torch Press), 1938; available online at <http://gmd.rathe.org/credits.html>; accessed 9/1/2015.

Clinton, Gordon-Van Tine Co. of Davenport and the Packard Service Bureau of Davenport, and dozens of other national and regional plan services and pattern book publishers. This was particularly true for late 19th century Queen Anne houses, Colonial Revival designs at the turn of the 20th century, and early 20th century styles featuring Craftsman, Bungalow and a range of revival designs published through the 1930s and 1940s.

Several small houses from pattern book or plan service designs were built in the 1930s and 1940s. The Stenzel-Meyer House (*Photo 14* and at right) at 415 2nd Street SW was completed in 1932. Leo Stenzel, a carpenter, and his wife acquired the property in July of 1932 and Leo is the attributed builder. It is not believed that the Stenzels resided here. By 1938 the house was held by F.H. and Mary Meyer who owned the property into the 1960s. The Stenzel-Meyer House is a good example of a vernacular 1½-story cottage form residence that incorporates elements of both Craftsman and Tudor Revival Style houses. The house has a clay tile block foundation with alternating thick and thin courses of square-cut wood shingles on the walls. The house has a T-shaped floor plan with a steeply pitched, flared front-gable roof wing centered on the front façade and a moderately pitched side-gabled roof on the main block. Narrow eaves extend along the sloped edges with no eaves on the gabled ends. The main house has a rectangular floor plan with a projecting front-gabled wing that contains the main entrance that is centered beneath a semi-circular arched 3/1 double-hung window with vertical lights in the upper sash. To either side of the entrance, continuous 3/1 double-hung units wrap the corners. Single and paired 3/1 units are used in other areas of the lower level and on the front and side gable ends.



Stenzel-Meyer House, 415 2nd Street SW, looking east
(Svendsen Tyler, photographer, 2015)

At the end of the Great Depression, a new residential vernacular form appeared in the Sturdevant SW Historic District and other neighborhoods in Waverly known as “Minimal Traditional Houses.” These 1- and 1½-story houses were sized to meet the demand for economical homebuilding as prescribed by the National Housing Act of 1934 that created the Federal Housing Administration (FHA). Starting from scratch, the FHA created a mortgage insurance program for qualified homebuyers and homes that met certain minimal standards. A parallel effort within the agency employed architects and experienced homebuilders to design improved and affordable home plans. In 1936 the agency published *Principles of Planning Small Houses*, which contained plans for simple one-story and two-story dwellings. The plan for “House A” contained just 534 square feet with a small kitchen, large multi-purpose living and dining room, two bedrooms, and a bath. Within the homebuilding industry, it soon became known as the “FHA Minimum House.” Historians have identified thousands of these houses and the slightly larger “House B” with 624 square feet in the U.S.

The FHA Minimum House had a simple gabled roof form that could be set parallel with the street or, if a narrow lot required or the owner preferred, it could be oriented with the gable end facing the street. In either case, the number of window and door openings was kept at a minimum and decoration was limited to reduce cost. The FHA Minimum House was praised for its careful economy and compact interior arrangement. When the second edition of the FHA’s *Planning Small Homes* came out in 1940, it was also enthusiastically welcomed by the homebuilding industry. Architectural historians have noted that it “introduced a dramatically different, flexible system of house design based on the principles of expandability, standardization, and variability.” Praised for its livability, the simple one-story “minimum” house became the starting point from which many variations arose as rooms were added or extended to increase interior space.” Soon, private design services were offering dozens of variations of the FHA Minimum House to FHA-qualified homebuilders. Catalogues were distributed throughout Iowa by lumber dealers seeking to capture homebuilder interest by providing affordable – yet attractive – designs. Publication titles from the late 1930s and 1940s marketed homes based on the FHA’s national goals for homeownership and affordability.⁷ Examples of plan services promoting these designs in catalogs for small or economic houses frequently came from the upper Midwest such as those listed on the following page:

⁷Discussion summary from David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places), September 2002, pp. 60-62.

House Plan Services and Catalogs:⁸

- *New Homes of Beauty and Character* (The Packard Service Bureau, Davenport, Iowa, 1938)
- *The Book of Economical Homes* (Home Plan Book Co., St. Paul, 1941)
- *The Book of Small Homes* (Home Plan Book Co., St. Paul, ca. 1940)
- *Selected Small Houses* (Brown-Blodgett Company, St. Paul, 1939)
- *Petite Homes of Budget Appeal* (National Plan Services, Inc., ca. 1940)
- *Small Homes Year Book* (National Homes Foundation, Washington, D.C., ca. 1940)
- *Small Practical Homes* (Modern Homeways, Topeka, Kansas, 1945)

Waverly's Southwest Quadrant, including a few scattered suitably-sized vacant lots within the Sturdevant SW Historic District, saw examples of the FHA Minimum House erected. Later described by architectural historians as the "Minimal Traditional Style," three such houses were built in the historic district between 1939 and 1956. The most representative example of the early variation of the form is the Wilbert and Blanche Oberheu House built in 1939 at 108 3rd Ave SW. Wilbert was the manager of the Farmers Exchange at the time that the couple built their new house a short distance west of the Farmers Exchange office building at 221 1st St SW (see office building photo on p. 16). The Oberheu House has a steeply pitched side-gable roof with narrow eaves along the sloped edges and no eaves on the gable ends. The house has a clay tile block foundation, likely manufactured at one of the Mason City brick and tile works, with narrow-width clapboard style siding on the walls. The symmetrical front has single 6/6 double-hung windows flanking the entrance that is set beneath a gabled entrance hood built into the roof edge. The entrance surround has fluted pilasters to either side of the door and a dentiled cornice above. Other window units in the gable ends are also 6/6 double-hung windows. There is no other ornamentation on the house.



Wilbert and Blanche Oberheu House, 108 3rd Ave SW, looking northwest (Svendsen Tyler, photographer, 2014)



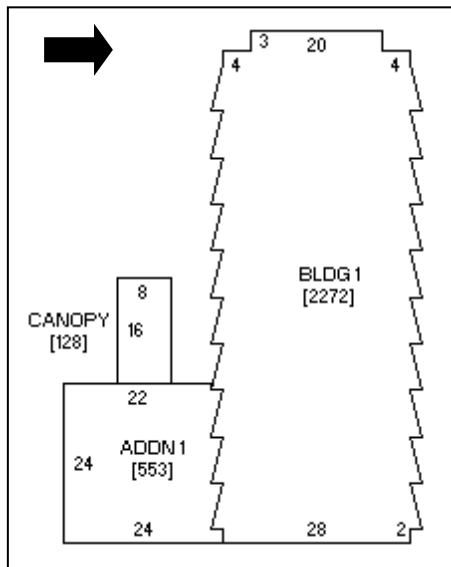
St. Andrew's Episcopal Church, 717 W Bremer Ave, looking southeast (Svendsen Tyler, photographer, 2014)

The more common construction of houses using this form appeared in the post-World War II neighborhood four blocks west of the Sturdevant SW Historic District and the Illinois Central RR. The platting of the seven block, 91-lot "Home Addition" came in 1947. Minimally connected to the older system of grid blocks, the new addition featured a short boulevard entry south from West Bremer Ave, a small park/playground, curved streets, two east-west avenues and three cul-de-sac/ courts. Because of integrity issues for houses in this housing addition and its separation by a major railroad line from the Sturdevant SW Historic District, it was not included in the district.

In the same way that earlier church and school construction in the district encouraged residential building, the construction of Washington Irving Elementary School (nonextant) in 1952 and St. Andrew's Episcopal Church in 1957-58 helped to

⁸List of publications from nomination author's personal collection.

sustain the residential character of the neighborhood during the mid-20th century. St. Andrew's Episcopal Church (in *Photo 18* and on the previous page) at 717 West Bremer Ave was built in 1957-1958 after the congregation's previous church in the Northwest Quadrant burned. The fire took place on March 14, 1957 and the cornerstone for the new church was laid on November 3, 1957.



The church is an example of A-Frame design featuring an A-shaped structural system that included a steep-pitched, side-gabled roof that eliminated the necessity for normal height side walls. The form became popular in the United States from the 1950s through the 1960s for dwellings, vacation homes, and commercial buildings such as iconic restaurants and motels. During this period, churches also frequently selected the A-Frame design because of its capacity to create grand sanctuary spaces. As the “once distinctive style became rather ubiquitous, its popularity declined...by the 1970s.”⁹ St. Andrews incorporated long short-height side-walls with red brick laid in a stack bond along ten bays, each marked by a projecting section of angled wall pier (see floor plan at left) and single-light vertical sash set at in the angle to provide privacy for the sanctuary space from West Bremer Ave street-traffic. Steel I-beams serve a buttress function spaced along the angled wall piers with wood cladding on the interior. The west gabled end's brick is laid in Flemish bond that forms a series of small raised crosses in the brick pattern work. The east end was remodeled in ca. 2006 with a combination of brick and synthetic metal siding. It now features an Episcopal or Celtic cross and with the window configuration extending into the peak. Construction of the Hemingway Memorial Bell Tower, a contributing resource, was completed in 1963 for the church's centennial (in *Photo 18*).

The balance of the Sturdevant SW Historic District consists of examples of various vernacular forms, most without strong stylistic features. At least ten front-gable roof houses; nine side-gable roof houses; five hip-roofed, one-story houses; 14 hip-roofed, two-story houses including at least seven American Four-Square houses; and 16 gable-front-and-wing dwellings survive from throughout the primary period of homebuilding in the district between 1890 and 1930. These houses range from fair to well-preserved examples. One of the better preserved examples of the most common vernacular form – the Gable-Front-and-Wing form – is the Frederick and Sophia Teigler House at 202 7th St SW near the west edge of the district. It was likely built sometime between 1895 and 1900 by Henry Clausing, a lumber merchant, and Christian Sundermeier, a real estate dealer. Property transfer records suggest that the two built the house on speculation and handled the newly-built house for re-sale. The Teiglers owned and occupied the house until 1919 during which time, Frederick was the city engineer for Waverly. The Gable-Front-and-Wing form was built from the 1870s through the 1920s in Waverly. This example has medium-width clapboard siding and corner board trim covering the walls with the foundation constructed of rock-faced concrete block likely sometime after 1905 when the house was raised. The house has a moderately pitched intersecting gabled roof with a clipped gable on the one end and a gabled wall dormer centered on the front slope. The front porch has a hipped roof that fills the left hand ell. The porch roof is supported by turned posts and the entrance steps and front door are tucked in the inner corner of the porch ell. Fenestration includes single and paired 1/1 double-hung windows with wide lintels topped by crown moldings.



Frederick and Sophia Teigler House, 202 7th St SW, looking west (Svendsen Tyler, photographer, 2014)

⁹Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf), 2013, p 662.

Nearly all of the vernacular buildings in the district were constructed by local contractors and sub-contractors with special skills such as masons. George Blain who was a pioneering manufacturer for concrete block and distinctive decorative concrete products produced in his northwest Waverly factory, became known for his foundation work, porch work, and whole-house construction projects. Dwellings built by architectural designer and contractor John Leitha can readily be identified by his use of red-tinted mortar. Research carried out during completion of the Southwest Waverly Historical and Architectural Survey (09-031) included searches of local newspaper accounts to establish construction dates and builders for extant resources in the Sturdevant SW Historic District. A list of individual contractors identified as having worked in the district from ca. 1880 through 1940 along with the houses or public buildings they completed in the historic district appears below:

- Long, G. H. 401 2nd Ave SW
- Stenzel, Leo J. and John Leitha (attrib.) 614 1st Ave SW
- Stenzel, Leo J. 415 2nd St SW
- Russell, Ralph 418 3rd Ave SW, 201 4th St SW, 307 1st Ave SW, 309 1st Ave SW
- McRoberts, William T. 215 3rd St SW
- Krause, Charles 502 4th St SW
- Pape, Frank C. 221 1st St SW, 220 3rd Ave SW
- Gier, John 201 3rd St SW
- Clark, George W. 210 6th St SW
- Hursh, George 404 2nd St SW

A comprehensive list of primary and secondary resources in the Sturdevant SW Historic District begins below. Historic building names or the names of the first confirmed occupants are included for each property along with the owner's occupation, the architectural style or vernacular form for the house, and the NRHP status of both primary and secondary buildings within the historic district. A district map showing building status and boundaries appears in *Figure 7*. A map showing two previous NRHP-listed residential districts – the Old Fourth Ward SE Historic District and Harmon and LeValley NW Historic District and one commercial district – Waverly East Bremer Avenue Commercial Historic District appear on the map included in *Figure 9*.

Sturdevant SW Historic District Resources

C=Contributing and NC=Noncontributing

House Number	Street	Historic Name/ Occupants	Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
109	1st Ave SW	Nygren, Herman & Selma, House	Veterinarian	ca. 1941	Clipped Side Gable, 2-Story	C	-
208	1st Ave SW	Brown, Adelia (Clarke), House	Widow (of medical doctor and farmer)	ca. 1908	Queen Anne, Hipped Roof, 1½-Story	C	NC
220	1st Ave SW	Spalding, Mason & Lucia, House	City assessor	ca. 1900	Craftsman, Gable-Front-& Wing, 1½-Story	C	-
307	1st Ave SW	Robertson, Kathryn & E. Claude, House	Optometrist	1927	Bungalow, Front-Gabled Roof, 1½-Story	C	-
309	1st Ave SW	Cook, Lillian, House	Widow	1932	Front-Gabled Roof, 1-Story	C	NC
413	1st Ave SW	Griffith, W.I. & Katherine, House	School superintendent	ca. 1900	Cross-Gabled Roof, 2-Story	C	NC
416	1st Ave SW	Taylor, Augustine R. & Francena, House	Marble works operator	1894	Front-Gabled Roof, 2-Story	C	NC
602	1st Ave SW	Saylor, W.W. & Catherine, House (first)	Commercial traveler	ca. 1915	Front-Gabled Roof, 2-Story/Suburban Cottage	C	-
606	1st Ave SW	Unnamed House	Unknown	ca. 1915	Front-Gabled Roof, 2-Story/Suburban Cottage	C	NC
614	1st Ave SW	Stenzel, Leo J. & Emma, House	Building Contractor	ca. 1912	Craftsman, Front-Gabled Roof, 1½-Story	C	NC
615	1st Ave SW	Saylor, W.W. & Catherine, House (second)	Commercial traveler	ca. 1926	Craftsman, Front-Gabled Roof, 1½-Story	C	C
619	1st Ave SW	Unnamed Rental House	Factory worker	ca. 1880	Hipped Roof, 2-Story	C	NC
620	1st Ave SW	Bates, George L. & Amelia, House	Cooper	ca. 1911	Hipped Roof, 2-Story	C	NC
700	1st Ave SW	Platte, William B. & Clara, House	Painter	ca. 1916	Hipped Roof, 2-Story (American Four-Square)	C	1 NC/1 C

House Number	Street	Historic Name/ Occupants	Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
708	1st Ave SW	Fettkether, Algie & Theresa M., House	Bkpr./partner, produce co.	ca. 1925	Hipped Roof, 2-Story (American Four-Square)	C	NC
714	1st Ave SW	Ebert House	Building Contractor	1922	Front-Gabled Roof, 1½-Story	C	C
720	1st Ave SW	Cornforth, Bateman & Ada, House	Farmer, retired	1916	Front-Gabled Roof, 1½-Story	C	NC
202	1st St SW	Dickinson, John & Martha, House	Real estate agent	1888	Gable-Front-&Wing, 2-Story	C	-
208	1st St SW	Dean, Daniel & Lucretia, House	Liveryman	ca. 1875	I-House/Side-Gabled Roof, 2-Story	C	-
216	1st St SW	Bacher, William H. & Carrie, House see Waverly Homes	Blacksmith	ca. 1892	I-House/Side-Gabled Roof, 2-Story	C	NC
221	1st St SW	Farmers Exchange	-	1920/ 1935	Clipped Gabled, 1-Story, Office/Warehouse	C	-
222	1st St SW	Hullman-Abraham Rental House	Unknown renters	1910	Front-Gabled Roof, 1½-Story	C	NC
301	1st St SW	Farmers Exchange	-	1920/ 1935	Side-Gabled, 1-Story, Freight House	C	-
302	1st St SW	Söhle, Henry C. & Louisa, House	Farmer	ca. 1885	Hipped Roof, 2-Story	C	NC
322	1st St SW	Wells, H.R. & Lavinia, House	Retired	1897	Hipped Roof, 2-Story	C	NC
502	1st St SW	Sturdevant, Ira and Asenath, House	Farmer	ca. 1856	Side-Gabled, 1-Story	C	NC
109	2nd Ave SW	Mary Söhle-Bearman House	Unknown renters	ca. 1880	Side-Gabled, 1½-Story	C	NC
112-114	2nd Ave SW	Hullman, Theodore & Mary, House	Merchant	ca. 1865	Gable-Front-&Wing, 2-Story	C	NC
120	2nd Ave SW	Van Vlack, Charles A., House	Attorney	ca. 1891	Gable-Front-&Wing, 1½ -Story	C	NC
121	2nd Ave SW	Smith House	Unknown	ca. 1873	Gable-Front-&Wing, 1½ -Story	C	NC
213	2nd Ave SW	Dickinson-Sheldon House	Real estate & widow (farming)	ca. 1893	Gable-Front-&Wing, 1-Story; 2-Story barn	C	NC & C
221	2nd Ave SW	Wendt-Schultz House	Widow (unknown) & grocery clerk	1898	Cross-Gabled Roof, 2-Story	C	NC
222	2nd Ave SW	Koch, Fred C. & Anna, House	Undertaker & furniture store	ca. 1939	Colonial Revival, Side-Gabled, 2-Story	C	-
311	2nd Ave SW	Schild, Emma, House	Widow (unknown)	ca. 1948	Minimal Traditional, Side-Gabled, 1½ -Story	C	NC
318	2nd Ave SW	Babcock, Orlando & Candis, House	Farmer, retired	1893	Queen Anne, Hipped Roof w/ Lower Cross Gable, 2-Story	C	C
401	2nd Ave SW	Fairfield, Clark & Katherine, House	Merchant, lumber, grain & horse importing; banker	1880	Italianate, Hipped Roof & Asymmetrical form, 2-Story	C	-
415	2nd Ave SW	Garner-Evans House	Widow	ca. 1933	Bungalow, Front-Gabled, 1½ -Story	C	NC
423	2nd Ave SW	Garner-Ham House	Unknown renters	1920	Hipped Roof, 1-Story	C	-
122	2nd St SW	Carstensen, Clarence & Mary, House/Dental Office	Dentist	1956	Minimal Traditional	C	-
203	2nd St SW	Rohlf, Dr. W.A. and Lottie, House	Medical doctor	ca. 1913	Craftsman, Side-Gabled Roof, 2-Story	C	NC
210	2nd St SW	Colby-Watkins House	Unknown renters	1901	Cross-Gabled Roof, 2-Story	C	C
211	2nd St SW	Runyard, Edwin J. & Cecilia, House	Unknown	1892	Hipped Roof, 2-Story	C	NC
215	2nd St SW	Case, Louis & Minnie, House	Bank cashier	1898	Colonial Revival, Hipped Roof, 2-Story	C	NC
220	2nd St SW	Watkins, Ralph & Lydia, House	Dealer, ice, coal & lumber	1908	Craftsman, Hipped Roof, 2-Story (American Four-Square)	C	C
302	2nd St SW	Sewell Rental House	Unknown renters	ca. 1921	Craftsman Bungalow, Gable-Front-&Wing, Clipped-Gable Roof	C	-
308	2nd St SW	Sewell, R. Howard & Angeline, House	Banker	ca. 1900	Queen Anne, Hipped Roof with Lower Cross Gable, 2-Story	C	C

House Number	Street	Historic Name/ Occupants	Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
309	2nd St SW	Stockwell-Farwell House	Farmer, retired - attorney	ca. 1893	Cross-Gabled Roof, 2-Story	C	NC
317	2 nd ST SW	-	-	1925	-	NC	NC
320	2nd St SW	Sewell, Allen & Lydia, House	Farmer & stockman	1895	Queen Anne, Cross-Gabled Roof, 2-Story	C	NC
323	2nd St SW	Kaufmann, Adolph & Dora, House	Druggist	ca. 1895	Hipped Roof, 2-Story	C	NC
404	2nd St SW	Hirsh-Hicks House	Carpenter-unknown	ca. 1914	Bungalow, 2-Story	C	-
407	2nd St SW	Unnamed House	Unknown	ca. 1888	Gable-Front-&Wing, 1½ -Story	C	-
410	2nd St SW	Dickinson-Corey-Temple House	Barber-unknown renters	ca. 1884	Hipped-Roof, 1-Story	C	NC
411	2nd St SW	Case-Broderson House	Farmer-unknown	ca. 1915	Hipped Roof, 2-Story (American Four-Square)	C	NC
414	2nd St SW	Houghton, Clarissa, House	Widow (stock dealer)	ca.1915	Craftsman/Bungalow, 2-Story	C	-
415	2nd St SW	Stenzel-Meyer House	Unknown	ca. 1932	Craftsman/Tudor Revival Cottage, 1½ -Story	C	C
500	2nd St SW	Unnamed House	Unknown	ca. 1875	Gable-Front-&Wing, 1-Story	C	NC
507	2nd St SW	Couse-Burr House	Property developer-banker	ca. 1867	Tuscan Italianate, Hipped Roof, 2-Story	C	NC
508	2nd St SW	Babcock, William H. & Edith, House	Bank cashier	ca. 1912	Colonial Revival, Hipped Roof, 2-Story (American Four-Square)	C	C
108	3rd Ave SW	Oberheu, Wilbert & Blanche, House	Manager, Farmers Exchange	ca. 1939	Minimal Traditional, 1½ -Story	C	NC
209	3rd Ave SW	Fritz, William F. & Adelia, House	Grocer	ca. 1894	Hipped Roof, 1-Story	C	NC
210	3rd Ave SW	Unnamed House	Unknown	1938	Tudor Revival Cottage, 1½ -Story	C	2 NC
215	3rd Ave SW	Bredow, Otto & Anna, House	Bank bookkeeper	ca. 1906	Gable-Front-&Wing, 1½ -Story	C	NC
216	3rd Ave SW	-	-	1890	No Style	NC	NC
220	3rd Ave SW	Birum, Vern A. & Emma, House	Auto garage owner	ca. 1912	Hipped Roof, 2-Story (American Four-Square)	C	-
320	3rd Ave SW	Cross, LaVerne & Martha, House	Unknown	1965	Rambler/Ranch	C	-
418	3rd Ave SW	Russell-Tegtmeier House	Unknown	ca. 1925	Craftsman/Prairie School, Hipped Roof, 1-Story	C	C
422	3rd Ave SW	Kohagen, Frank & Minnie, House	Farmer	ca. 1918	Hipped Roof, 2-Story (American Four-Square)	C	NC
115	3rd St SW	Spalding, George & Caroline, House (second)	Commercial traveler	ca. 1913	Craftsman, Side-Gabled Roof, 2-Story	C	-
200	3rd St SW	Becker, Grant E. & Margaret C., House	Unknown	ca. 1941	Craftsman, Side-Gabled Roof, 1½-Story	C	C
201	3rd St SW	First Baptist Church	Baptist church	1901	Steepled Ell Form, 2-Story /Romanesque	C	-
208	3rd St SW	Schweer, Connie & H.F., House	Unknown	ca. 1925	Craftsman, Side-Gabled Roof, 1½-Story	C	C
211	3rd St SW	First Baptist Church Parsonage	-	2001	Side-Gabled, 2-Story	NC	NC, In District
215	3rd St SW	McRoberts, William T. & Anna, House	Bridge contractor	ca. 1913	Craftsman, Front-Gabled Roof, 1½-Story	C	C
216	3rd St SW	Findley, Carrie, House	Unknown	ca. 1910	Front-Gabled Roof, 2-Story	C	NC
222	3rd St SW	Pratt, William & Eliza, House	Millwright & census taker	ca. 1885	Gable-Front-&Wing, 2-Story	C	NC
310	3rd St SW	Seamon, Charles & Emma, House	Unknown	ca. 1905	Queen Anne, Hipped Roof, 2-Story	C	NC
315	3rd St SW	Grassfield, Norman A. & Helen, House	Shoe store owner	ca. 1926	Craftsman, Side-Gabled Roof, 1½-Story	C	NC
318	3rd St SW	Stauffer, William F. & Bertha, House	Druggist	ca. 1915	Hipped Roof, 2-Story (American Four-Square)	C	-
109	4 th Ave SW	Traetow House	Widow (farmer)	ca. 1926	Gable-Front-&Wing, 2-Story	C	NC

House Number	Street	Historic Name/ Occupants	Occupation/Use	Date	Style/Form	Primary Building	Secondary Building
202	4th Ave SW	Alfred & Wm. Smith Family House	Unknown renters	ca. 1868	I-House/Side-Gabled Roof, 2-Story	C	-
208	4th Ave SW	Henn, Georgina, House	Widow	ca. 1946	Gable-Front-&-Wing, 1½-Story/Minimal Traditional	C	NC
201	4th St SW	Chamberlin, Myrtle, House	Unknown	ca. 1928	Craftsman, Hipped Roof, 1-Story	C	NC
204	4th St SW	Curtis-Osincup House	Hardware merchant –doctor & pharmaceutical manufacturer	ca.1888	Italianate/Italian Villa	C	-
209	4th St SW	Burbank-Richards House	Widow-plumbing business	ca. 1898	Gable-Front-&-Wing, 2-Story	C	C
215	4th St SW	Halloway, Frank & Lucretia, House	Unknown	1930	Craftsman, Front-Gable, 1-Story	C	NC
315	4th St SW	Burrington, Hannah, House	Widow	ca.1894	Queen Anne, Cross Gable, 2-Story	C	-
316	4th St SW	Krumwiede, Minnie, House	Unknown	ca. 1924	Bungalow/Craftsman, Hipped Roof, 1-Story	C	NC & C
320	4th St SW	Avery-Crampton House	Unknown-cattle dealer	ca. 1875	Gable-Front-&-Wing, 1-Story with concrete block garage	C	C
302	5th St SW	Bowman, William R. & Emma, House	Stock breeder and contractor	ca. 1875	Italianate, Tuscan, Hipped Roof, 2-Story	C	NC
309	5th St SW	Garner Rental House	Unknown renters	ca. 1915	Hipped Roof, 1-Story	C	-
310	5th St SW	Oberdorf, Louis Cass & Sarah Marilla, House	Teacher & farmer, retired	1915	Craftsman, Side-Gabled, 2-Story	C	NC
322	5th St SW	Epley, Jacob & Mary, House	Retired	ca. 1900	Gable-Front-&-Wing, 2-Story	C	NC
112	6th St SW	Ellis, Nathan P. & Cinderella, House	Merchant	1873	Italianate (Tuscan), 2-Story	C	-
200	6th St SW	Luesenhop, Henry F. & Emma, House	Real estate agent	ca. 1905	Hipped Roof 2-Story	C	C (city barn)
210	6th St SW	Smith, Rev. Wm. Ward & Caroline (Carrie), House	Minister, Methodist & property development	ca. 1902	Queen Anne, Gable-Front-&-Wing, 2-Story	C	2 NC
214	6th St SW	Osincup, Lynn C. & Elsie, House	Manager, pharmaceutical manufacturer	1913	Bungalow/Craftsman, 2-Story	C	NC
220	6th St SW	Hunt, Smith R. & Louisa, House	Grain buyer & railroad promoter	ca. 1880	Gable-Front-&-Wing, 2-Story	C	-
202	7th St SW	Teigler, Frederick & Sophia, House	City engineer	ca. 1900	Gable-Front-&-Wing, 1½-Story	Individual /C	NC
621	W Bremer Ave	Thiemann, Edward H., House	Auto. garage and auctioneer	ca. 1914	Hipped Roof, 2-Story (American Four-Square)	Individual /C	C (city barn)
701	W Bremer Ave	Vosseller, George, House	Unknown	ca. 1929	Craftsman, Side-Gabled Roof, 2-Story	Individual /C	-
709	W Bremer Ave	Sparks, Dr. Francis & Elizabeth, House	Medical doctor	ca. 1925	Craftsman, Hipped Roof, 2-Story	Individual /C	C
717	W Bremer Ave	St. Andrew's Episcopal Church	Episcopalian church	1958	Modern A-Frame Form	C	C (bell tower)

In summary, the Sturdevant SW Historic District is locally significant under Criteria A, B and C. Historically, its organic development paralleled the growth of Waverly's west side business district and citywide population growth to provide churches, schools, and housing for merchant, professional and working class families from before the Civil War through present day. Individuals who held civic, political, religious and economic leadership roles in the community resided here for successive generations. In addition, the neighborhood contained an important business center that served Bremer County's agricultural community. The nearly 100 surviving residences built, occupied, expanded, and changed over more than a century continue to populate the neighborhood into the early 21st century. Together, these aspects of historic and architectural significance make the Sturdevant SW Historic District significant at the local level.

An archaeological investigation was not part of the preparation of the Southwest Waverly Historical and Architectural Survey (09-031) or the Sturdevant SW Historic District nomination. Additional archaeological research in the future could identify contributing resource(s) within this historic district under Criterion D.

Acknowledgements:

This project was produced under the terms of a Letter of Agreement, pursuant to Section 106 of the National Historic Preservation Act, among the State Historical Society of Iowa, Iowa Economic Development Authority (IEDA) and the City of Waverly regarding the demolition of historic properties in Waverly, Bremer County, Iowa for which IEDA administered Federal disaster assistance through the Community Development Block Grant (CDBG) Program for the voluntary acquisition and demolition of historic properties substantially damaged as a result of flooding in June 2008 in the Southwest Quadrant of Waverly that resulted in declared Federal disaster DR-1763-IA.

Local assistance for preparation of this nomination was provided by the Waverly Historic Preservation Commission (HPC), HPC Chairpersons, Karen Lehmann and Jim Hundley, and HPC staff and LOA Project Director, Sarah Meyer-Reyerson, Director for the Waverly Public Library. Considerable assistance was provided for local research efforts by Jillian Rutledge, Information Services Librarian, and Kate Poppe, Assistant Librarian, with the Waverly Public Library. Richard and Katherine Sturdevant descendants/historians of Ira and William Sturdevant affiliated with the Ira H. Sturdevant House historic site and Mary Meyer, volunteer historian with the Waverly HPC provided assistance in editing and proofreading the final draft of this nomination. Mapping assistance was provided by Ben Kohout with the City of Waverly's Community Development Department, and Scott LaRue, GIS Coordinator for Bremer County. Most of the photography for the project was provided by Andrew Bell of Janesville, Iowa, working on behalf of Svendsen Tyler, Inc.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Ames, David L. and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002.

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Vertical file collection, Waverly Public Library.

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Waverly Business Index for business stories, business owner stories and related events. Waverly Public Library.

Waverly city directories, 1899 and 1913.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspaper Index for building construction, moving and demolition records. Waverly Public Library.

Waverly Newspapers, editors. *Etched in Time, a Pictorial Record of Bremer and Butler Counties Celebrating 150 Years of Waverly History*. Community Media Group, 2009.

Waverly Newspapers, editors. *Waverly Rich in Iowa Heritage, a Photo History, Volume 1*, Marceline, MO: Heritage House Publishing, 1996.

Waverly telephone directories, 1924, 1926, and 1931.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Waverly Public Library, Waverly, Iowa

Historic Resources Survey Number (if assigned): 09-031

10. Geographical Data

Acreage of Property 41 acres _____
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>542580</u>	<u>4730240</u>	3	<u>15</u>	<u>543220</u>	<u>4729830</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>543220</u>	<u>4730240</u>	4	<u>15</u>	<u>542580</u>	<u>4729830</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Within the City of Waverly, Bremer County, Iowa from the northwest corner of the district: Beginning at the intersection of the centerline of West Bremer Ave and 8th St SW extending east along the centerline of West Bremer Ave to the east property line of 621 W Bremer Ave (Wm. Sturdevant Add, Lot 4, Block 18); thence south 116' to the south property line of said parcel; thence east generally along center of the east-west alley to the east property line of 416 1st Ave SW (Wm. Sturdevant Add, Lot 6, Block 12); thence south to the centerline of 1st Ave SW; thence east to the centerline of 3rd St SW; thence north to the centerline of the east-west alley in Block 11; thence east to centerline of 2nd St SW; thence south to the centerline of 1st Ave SW; thence east to the centerline of 1st St SW; thence south to the south boundary of Wm. Sturdevant Add, Lot 3, Fractional Block 2; thence east to the eastern edge of Fractional Block 2; thence south along the eastern edge of Fractional Block 2 and Fractional Block 3 (along the west edge of the Cedar River) to the south edge of Wm. Sturdevant Add, Lot 2, Fractional Block 3; thence west along said line to the centerline of 1st St SW; thence south to the centerline of 3rd Ave SW; thence west to the west edge of Wm. Sturdevant Add, Lot 1, Half Block 1; thence south to the centerline of 4th Ave SW; thence east to the centerline of 1st St SW; thence south to the south property line of 502 1st St (I. H. Sturdevant Add, north half of Lot 1, Block 1 and north half of east half, Lot 2, Block 1); thence west along said

south property line to the west property line of said property to where it meets the east property line of 109 4th St SW (I. H. Sturdevant Add, W 33' Lot 2, Block 1 and E 22' Lot 3, Block 1); thence south along the said property line to the centerline of the east-west alley in I. H. Sturdevant Add., Block 1; thence west to the west property line of 508 2nd St SW (I. H. Sturdevant Add., S 64 1/2' of Lots 1 and 2, Block 2); thence north along the west edge of I. H. Sturdevant Add., Lot 2, Block 2; thence north along said property line to the north edge of Half Block 9 in the Wm. Sturdevant Add; thence west to the centerline of 4th St SW; thence north to the centerline of 3rd Ave SW; thence west to the west edge of Lot 1, Block 15 in the Wm. Sturdevant Add; thence north to the south property line of 502 5th St SW (Wm. Sturdevant Add, north half of Lots 1 and 2, Block 15); thence west along said line to the west to the west property line of 220 2nd St SW (Wm. Sturdevant Add, Lot 2, Block 16); thence north along said line to the centerline of the east-west alley in Wm. Sturdevant Add, Block 17; thence west to the west property line of 202 7th St SW (Wm. Sturdevant Add, Lot 1, Block 20); thence north to the centerline of 1st Ave SW; thence west to the centerline of 8th St SW; thence north to the Point of Beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Sturdevant SW Historic District has been drawn to include a multi-block residential area AND small section of former railroad yards and agricultural shipping area. The district extends principally along streets and avenues in an area immediately south of the west end of the central business district and west of a north-south stretch of the Cedar River in central Waverly. The moderate to densely developed residential district includes low-lying blocks west of 1st St SW and along and south of W Bremer Ave and 1st Ave SW. A diagonal section of the course of Dry Run Creek passes mostly above ground through the historic district from northwest to southeast. The lowest area of the creek bed extended along the north and south sides of Block 14 and the block itself. For Waverly's early years, this land remained vacant. Two successive public schools were built and expanded on Block 14 beginning in the 1870s and continuing until after the Flood of 2008. This flood extended along Dry Run Creek and the Cedar River including all of Block 14. Since 2010 Block 14 has returned to its earliest, undeveloped land use. The meandering western and southern boundary of the historic district was established during and after completion of the Southwest Quadrant Historical and Architectural Survey in 2013-2015, that included an intensive evaluation of the district's 103 buildings to determine the location of potentially contributing resources, noncontributing resources and the documentation of the historic development of the neighborhood. More than 100 Individual Iowa Site Inventory Forms were completed for this assessment that was based on National Register of Historic Places Criteria. At the end of the survey, the streets and avenues within the district containing houses and secondary resources with similar scale and materials, along with a common period of development from the mid-19th through the mid-20th century, were selected for the historic district. The boundaries described herein have been drawn to exclude blocks or portions of blocks to the north, west and south that contain houses or parking lots that are major intrusions, while including residences and churches in blocks with greater physical integrity.

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.
organization City of Waverly Historic Preservation Commission date 10/10/2015
street & number N3834 Deep Lake Road telephone 715/469-3300
city or town Sarona state WI zip code 54870
e-mail svendsentyler@centurytel.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Sturdevant SW Historic District

City or Vicinity: Waverly

County: Bremer

State: Iowa

Photographers: Andrew Bell and Marlys A. Svendsen, Svendsen Tyler, Inc. for City of Waverly Historic Preservation Commission

Date Photographed: December 2013, April 2015, and May 2015

Description of Photograph(s) and number: See also Figure 8: Photo Key Sketch Map

1. 502 1st St SW, looking southwest
2. 213 2nd Ave SW, looking northwest
3. 401 2nd Ave SW, looking southwest
4. 201 4th St SW, looking southwest
5. 322 1st St SW, looking southwest
6. 318 2nd Ave SW, looking northeast
7. 308 2nd St SW, looking northwest
8. 508 2nd St SW, looking southwest
9. Northeast corner of 3rd St SW and 3rd Ave SW, looking northeast
10. 2nd St SW, 200 block, east side, looking northeast
11. 215 3rd St SW, looking southeast
12. 208 3rd St SW, looking west
13. 310 5th St SW, looking northwest
14. 415 2nd St SW, looking northeast
15. Northwest corner of 2nd Ave SW and 2nd St SW, looking northwest
16. 600 block 1st Ave SW and 6th St SW, looking northwest
17. 700 block 1st Ave SW and 7th St SW, looking northwest
18. 700 block W Bremer Ave and 8th St SW, looking southeast

Property Owner:

Complete this item at the request of the SHPO or FPO.)

name Various – See Figure 10: Sturdevant SW Historic District Property Owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Figure 1: Comparison of Sturdevant SW Historic District house building and Waverly's Population Growth (Data from Southwest Quadrant Survey research and Federal Census Records, 1860 to 2010); Peak decades for house building and population growth highlighted.

Sturdevant SW Historic District House Building		
Construction Period	Number of Houses	Percentage of Total
Pre-1870	4	4%
1870-1879	7	7%
1880-1889	9	10%
1890-1899	16	16%
1900-1909	12	12%
1910-1919	22	22%
1920-1929	15	15%
1930-1939	7	7%
1940-1949	4	4%
1950-1959	1	1%
1960-2012	2	2%
Total	99	100%

Waverly's Population Growth		
Year	Population	Percent +/-
1860	900 est.	+
1870	2,291	+
1880	2,345	+2%
1890	2,346	0%
1900	3,177	+35%
1910	3,205	+1%
1920	3,352	+5%
1930	3,652	+9%
1940	4,156	+14%
1950	5,124	+23%
1960	6,357	+24%
1970	7,205	+13%
1980	8,444	+17%
1990	8,539	+1%
2000	8,968	+5%
2010	9,874	+10%

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Figure 2: 1868 Birds Eye View of West Waverly, looking northeast across the Cedar River with the *approximate* boundary showing the principal blocks of the Sturdevant SW Historic District. Map made available by Engelbrecht Law Office - Waverly, Iowa and photographed by Beth Paulsen, Assistant Librarian/Local and Family History Librarian at the Waverly Public Library (Koch, A., artist, *1868 Aerial View of Waverly*, Chicago: Merchants Lithographing, 1868).



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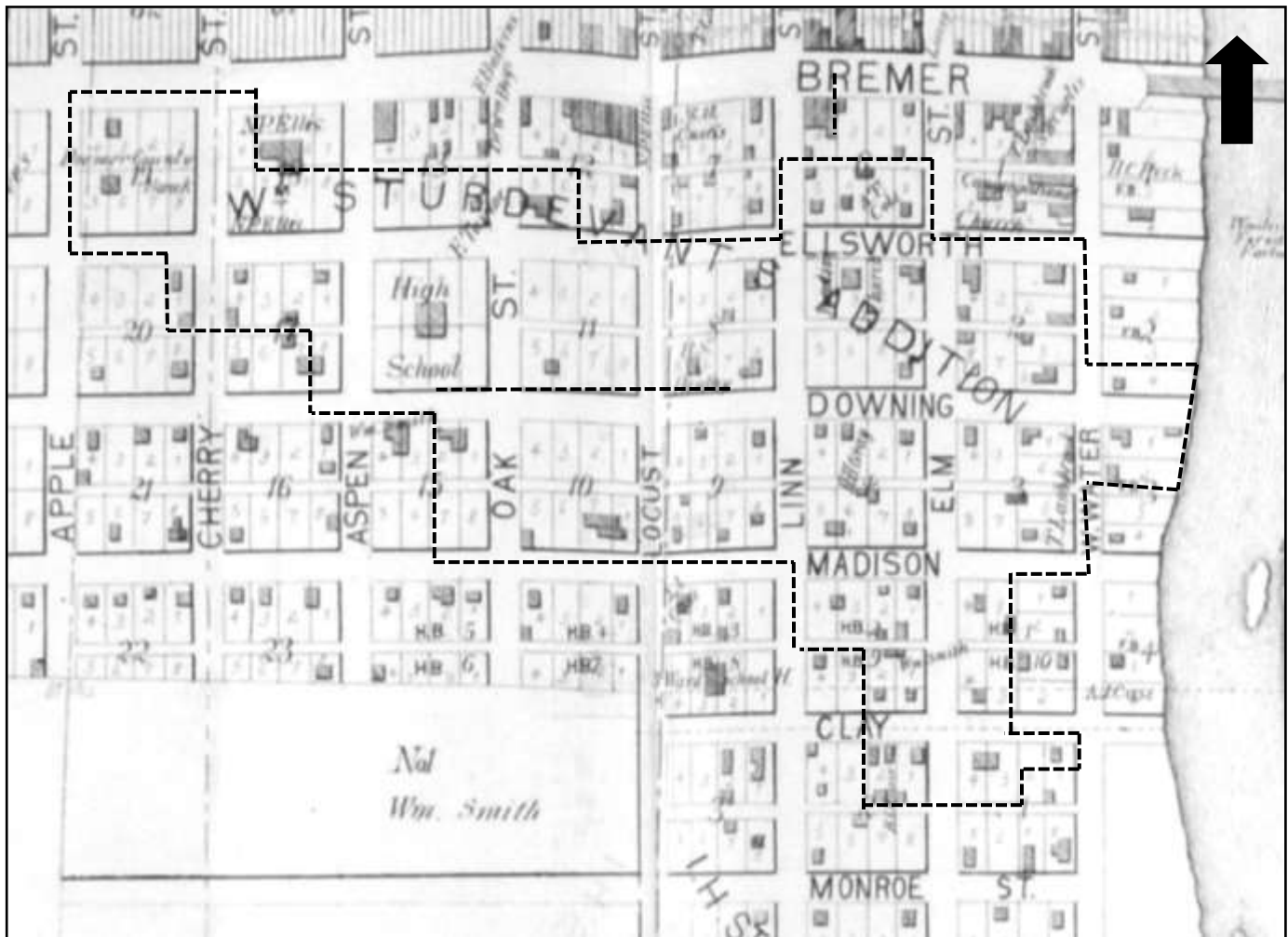
National Register of Historic Places Continuation Sheet

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Figure 3: 1875 Map with the boundary of the Sturdevant SW Historic District showing approximate boundary (*Atlas of Bremer County, Iowa*. Waverly, Iowa: H.S. Hoover & Wm. P. Reeves, Publishers, 1875. Located at the State Historical Society of Iowa (Iowa City). Available through the Iowa Digital Library at: <http://digital.lib.uiowa.edu/cdm/ref/collection/atlas/id/5159>, accessed 7/31/2015).



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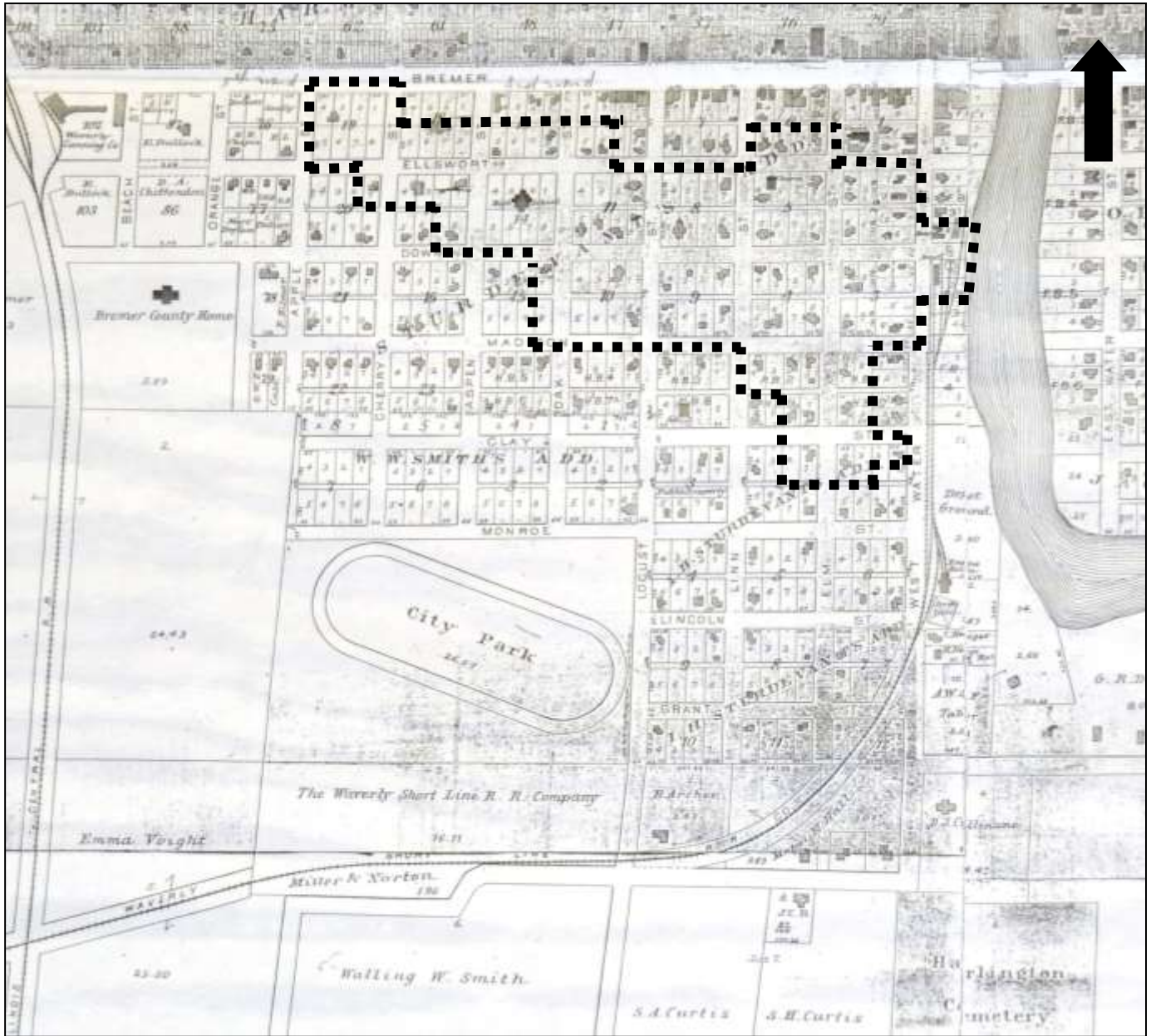
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Figure 4: 1894 Plat Map showing the boundary of the Sturdevant SW Historic District (*Atlas of Bremer County, Iowa, 1894*)



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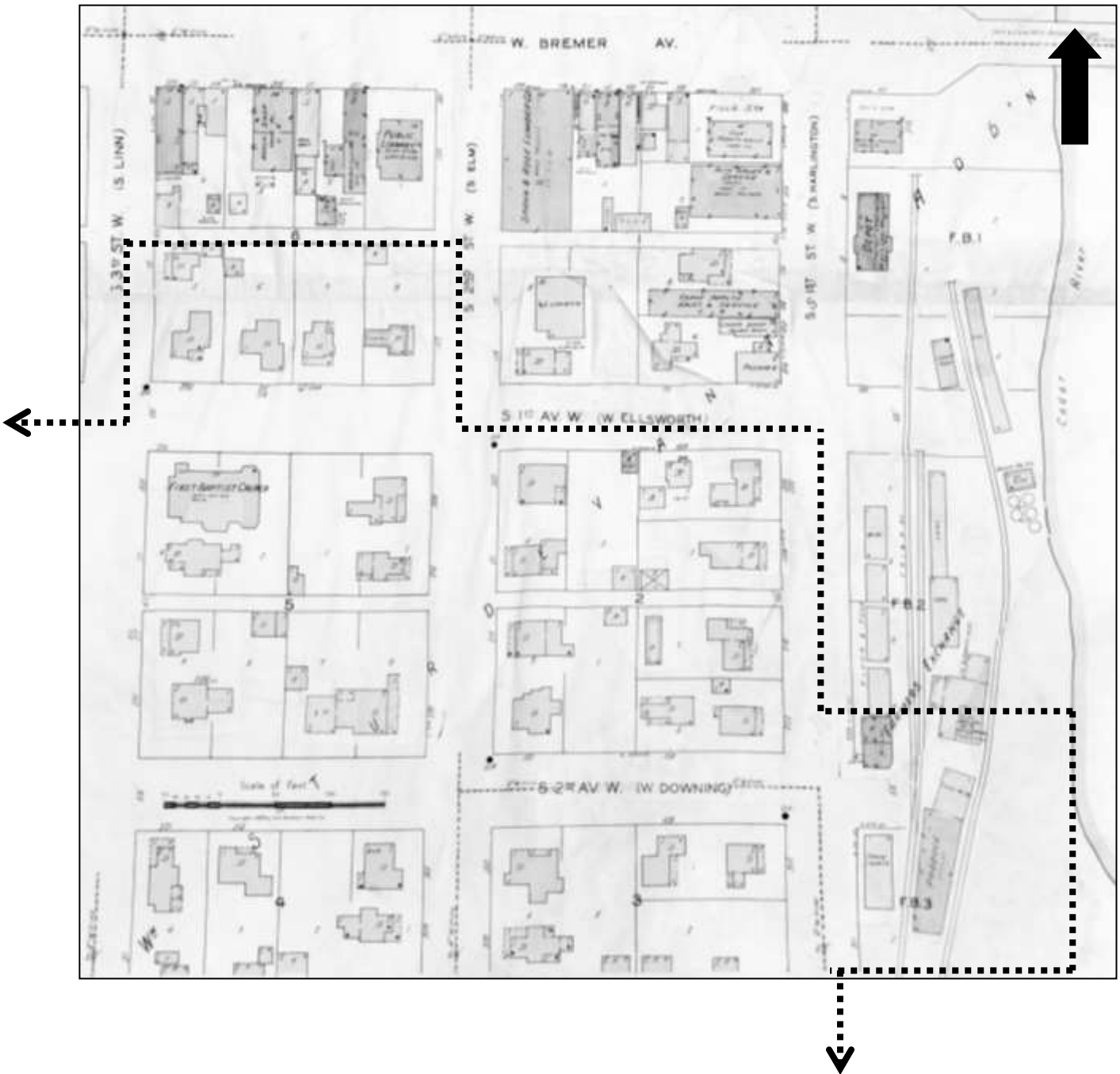
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Figure 5: 1927 updated through ca. 1952, Sanborn Company Fire Insurance Map, p. 5, with the boundary for the northeast section of Sturdevant SW Historic District shown, Waverly Public Library Collection.



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Figure 6: 1927 updated through ca. 1952, Sanborn Company Fire Insurance Maps, pp. 7 (upper north section) and 8 (lower central section), with the boundary of the Sturdevant SW Historic District shown (Waverly Public Library Map Collection).



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Figure 7: Sturdevant SW Historic District Boundaries and Building Status
NC = Noncontributing Resource; all other Primary Buildings are Contributing Resources
(Map by Ben Kohout, Community Development & Zoning Specialist, City of Waverly's Zoning Department, 2015)



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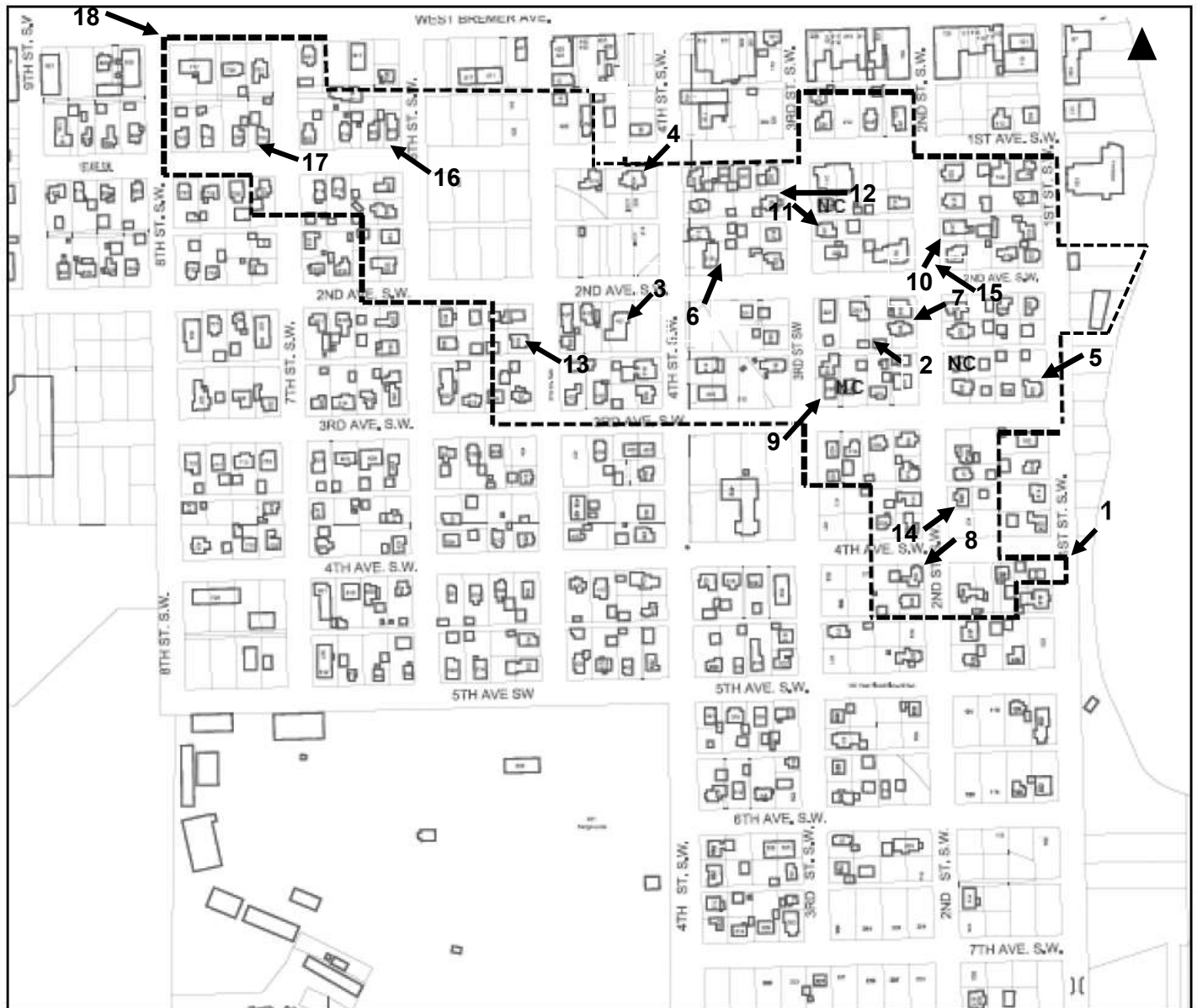
Sturdevant SW Historic District
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Figure 8: Sturdevant SW Historic District Photo Key Sketch Map

NC = Noncontributing Resource; all other Primary Buildings are Contributing Resources
(Map by Ben Kohout, Community Development & Zoning Specialist, City of Waverly's Zoning Department, 2015)



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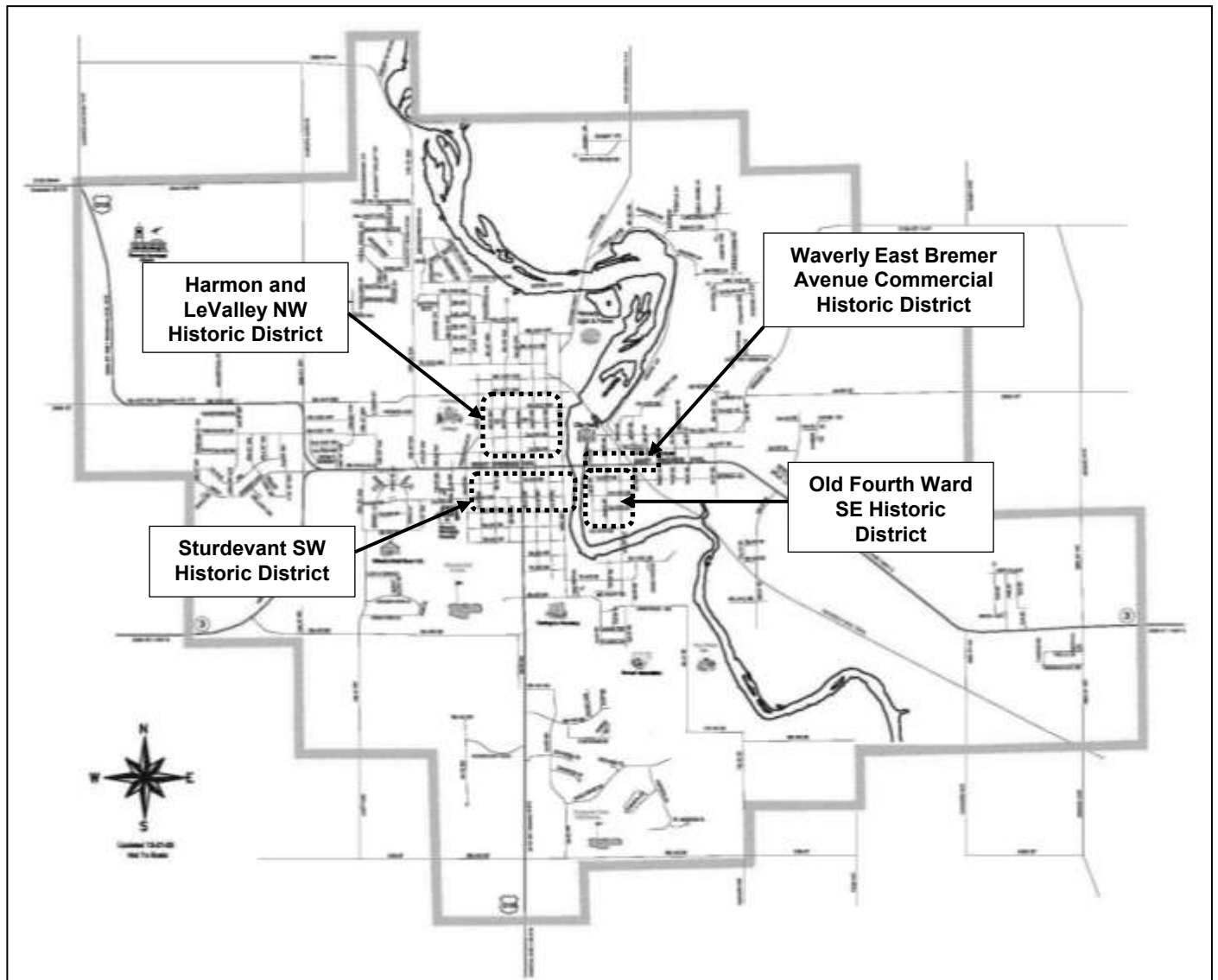
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Figure 9: Waverly Historic Districts (approximate boundaries) – *Old Fourth Ward SE Historic District* – NRHP-listed 12/18/2013; *Harmon and LeValley NW Historic District* – NRHP-listed 6/6/2014; *Waverly East Bremer Avenue Commercial Historic District* – NRHP-listed 4/24/2014; *Sturdevant SW Historic District* – NRHP-nominated 2016; *Waverly Street Map* (City of Waverly, Public Works Department, available online at: <http://www.waverlyia.com/public-works/services/streets/waverly-street-map.aspx>; accessed 1/12/2016).



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Figure 10: Sturdevant SW Historic District Property Owners and Mailing Addresses,
(Records provided by Scott LaRue, GIS Department, Bremer County, Iowa, 8/4/2015)

Number	Street	Deed Holder (Contract Buyer)	Mailing Address	City/State	Zip
109	1ST AVE SW	SHADER, CHAD & SHADER, STACEY A	109 1ST AVE SW	WAVERLY IA	50677
208	1ST AVE SW	BENSCHOTER, DANIEL R & SCHAFFER, TERRIL L	208 1ST AVE SW	WAVERLY IA	50677
220	1ST AVE SW	FOREST, AARON	220 1ST AVE NW	WAVERLY IA	50677
307	1ST AVE SW	DE BOWER, GARY WAYNE	307 1ST AVE SW	WAVERLY IA	50677
309	1ST AVE SW	DE BOWER, GARY W	307 1ST AVE SW	WAVERLY IA	50677
413	1ST AVE SW	BREMNER, CRAIG R & BREMNER, LINDA M	2564 180TH ST	TRIPOLI, IA	50676
416	1ST AVE SW	WAGGETT, WILLIAM LLOYD	416 1ST AVE SW	WAVERLY IA	50677
602	1ST AVE SW	FERGUSON, MICHELLE K	602 1ST AVE SW	WAVERLY IA	50677
606	1ST AVE SW	VOWELS, JAMES D	606 1ST AVE SW	WAVERLY IA	50677
614	1ST AVE SW	NEHL, THOMAS J & NEHL, BECKY S	614 1ST AVE SW	WAVERLY IA	50677
615	1ST AVE SW	SHEARS, SHANE M & SHEARS, SHANDA	615 1ST AVE SW	WAVERLY IA	50677
619	1ST AVE SW	GABLE, SUSAN J	619 1ST AVE SW	WAVERLY IA	50677
620	1ST AVE SW	MACKEY, BARD F & MACKEY, NADINE J	620 1ST AVE SW	WAVERLY IA	50677
700	1ST AVE SW	BERGMANN, TOM W & BERGMANN, RHONNA M	700 1ST AVE SW	WAVERLY IA	50677
708	1ST AVE SW	PETERSEN, DAVID A & PETERSEN, NETTIE J	708 1ST AVE SW	WAVERLY IA	50677
714	1ST AVE SW	LINDELL, TERRENCE JON & MCELROY, LOIS ANN	714 1ST AVE SW	WAVERLY IA	50677
720	1ST AVE SW	REINHARDT, MARK R & REINHARDT, LISA M	720 1ST AVE SW	WAVERLY IA	50677
202	1ST ST SW	MURRAY, DAVID S & MURRAY, PENNY (titleholder)	1204 DALTON DR	WAVERLY IA	50677
202	1ST ST SW	ALBERS, TODD & CHERYL L (contract buyer)	202 1ST ST SW	WAVERLY IA	50677
208	1ST ST SW	SWINTON, DOUGLAS	208 1ST ST SW	WAVERLY IA	50677
216	1ST ST SW	SPRINGER, JAMES H & SPRINGER, LINDA L	2020 ERIK RD	CEDAR FALLS IA	50613
221	1ST ST SW	CITY OF WAVERLY	1ST ST NE	WAVERLY IA	50677
222	1ST ST SW	SCHWARTZ, TRACY	222 1ST ST SW	WAVERLY IA	50677
301	1ST ST SW	CITY OF WAVERLY	1ST ST NE	WAVERLY IA	50677
302	1ST ST SW	BRASE, ROLAND D & BRASE, EUNICE F	302 1ST ST SW	WAVERLY IA	50677
322	1ST ST SW	WYGLE, DERRICK & WYGLE, ONA	322 1ST ST SW	WAVERLY IA	50677
502	1ST ST SW	Ira Sturdevant House, Inc.	8055 Old Exchange Rd	Colorado Springs CO	80920
109	2ND AVE SW	BILLMAN, JAMES A & BILLMAN, JANET A	109 2ND AVE SW	WAVERLY IA	50677
108-114	2ND AVE SW	YOUNG, LARRY L	504 E JACKSON ST	SHELL ROCK IA	50670
120	2ND AVE SW	BOLTON, DEON R	120 2ND AVE SW	WAVERLY IA	50677
121	2ND AVE SW	YANDA, BLAKE E & YANDA, CONNIE	121 2ND AVE SW	WAVERLY IA	50677
213	2ND AVE SW	ENGEL, GLENN & SHIMIZU, SANAE	203 BROWN LN	WAVERLY IA	50677
221	2ND AVE SW	MOEHLIS, DAVID W & MOEHLIS, SHERRY C	221 2ND AVE SW	WAVERLY IA	50677
222	2ND AVE SW	JOHNSON, REBECCA M	222 2ND AVE SW	WAVERLY IA	50677
311	2ND AVE SW	ARJES, KATIE A	311 2ND AVE SW	WAVERLY IA	50677
313	2ND AVE SW	WAVERLY, CITY OF	PO BOX 616	WAVERLY IA	50677
318	2ND AVE SW	LITWILLER, MATTHEW E & LITWILLER, HEATHER	318 2ND AVE SW	WAVERLY IA	50677
401	2ND AVE SW	HUNDLEY, JAMES A & HUNDLEY, CANDICE J	401 2ND AVE SW	WAVERLY IA	50677
415	2ND AVE SW	HUNDLEY, JAMES A & HUNDLEY, CANDICE J	401 2ND AVE SW	WAVERLY IA	50677
423	2ND AVE SW	INGERSOLL, WILMA	423 2ND AVE SW	WAVERLY IA	50677
122	2ND ST SW	VAN LANINGHAM, TERRY	810 12TH AVE NW	WAVERLY IA	50677
203	2ND ST SW	THIER, JEFFREY R & THIER, LEAH D	203 2ND ST SW	WAVERLY IA	50677
210	2ND ST SW	SHIPP, ROCKY JAMES & SHIPP, DARLENE A	210 2ND ST SW	WAVERLY IA	50677
211	2ND ST SW	NIELSEN, STEVEN MARTIN & LEVIS, ANN LYNETTE	211 2ND ST SW	WAVERLY IA	50677
215	2ND ST SW	SCHRAGE, CLINTON L & SCHRAGE, LINDA M	215 2ND ST SW	WAVERLY IA	50677
220	2ND ST SW	KLEINHANS, KATHRYN A & SCHULZ, ALAN R	220 2ND ST SW	WAVERLY IA	50677
302	2ND ST SW	NOLTE, LYNN ANN	302 2ND ST SW	WAVERLY IA	50677
308	2ND ST SW	SULLIVAN, BRIAN J & SULLIVAN, JOLENE M.	308 2ND ST SW	WAVERLY IA	50677
309	2ND ST SW	RUSTAD, DANIEL L & RUSTAD, KELLY J	309 2ND ST SW	WAVERLY IA	50677
317	2ND ST SW	WENDT, LARRY L & WHITE, EDWARD J	2417 CARSTENSEN DR	WAVERLY IA	50677
320	2ND ST SW	BLASBERG, LOIS M	320 2ND ST SW	WAVERLY IA	50677
323	2ND ST SW	MOORE, AARON D & MOORE, KAYLA N	323 2ND ST SW	WAVERLY IA	50677
404	2ND ST SW	MULLER, MERYLE V & MULLER, MARY ELLEN	404 2ND ST SW	WAVERLY IA	50677

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sturdevant SW Historic District

Name of Property

Bremer County, Iowa

County and State

Name of multiple listing (if applicable)

Section number Imbedded Images

Page 47

Number	Street	Deed Holder (Contract Buyer)	Mailing Address	City/State	Zip
407	2ND ST SW	CLT PROPERTIES, LLC,ATTN: CHRIS TJBKES	302 S RIDGE DR	WAVERLY IA	50677
410	2ND ST SW	SPENCER, GARRY JR	410 2ND ST SW	WAVERLY IA	50677
411	2ND ST SW	EPLEY, KENNETH D	1912 IVORY AVE	WAVERLY IA	50677
414	2ND ST SW	BEEB, YVONNE MARIE	414 2ND ST SW	WAVERLY IA	50677
415	2ND ST SW	MC WILLIAMS, JESSICA & MC WILLIAMS, BRIAN	415 2ND ST SW	WAVERLY IA	50677
500	2ND ST SW	JACOBSON, PAUL & JACOBSON, SUE	1261 180TH ST	WAVERLY IA	50677
507	2ND ST SW	HOINS, TRENT K & HOINS, JENNIFER J	109 4TH AVE SW	WAVERLY IA	50677
508	2ND ST SW	NILES, SCOTT A & NILES, SHERRI L	508 2ND ST SW	WAVERLY IA	50677
108	3RD AVE SW	SCHLATTER, LA DONNA K	108 3RD AVE SW	WAVERLY IA	50677
209	3RD AVE SW	SMITH, DANA J & SMITH, CARMEN L	209 3RD AVE SW	WAVERLY IA	50677
210	3RD AVE SW	SLABA, WILLIAM E & SLABA, VERONICA A	210 3RD AVE SW	WAVERLY IA	50677
215	3RD AVE SW	BERGMANN, DUANE A & BERGMANN, KAREN L	215 3RD AVE SW	WAVERLY IA	50677
216	3RD AVE SW	STARR, LINDA A	216 3RD AVE SW	WAVERLY IA	50677
220	3RD AVE SW	JPMORGAN CHASE BANK NA	3415 VISION DR	COLUMBUS OH	43219
320	3RD AVE SW	LITTERER, DANA L & LITTERER, LORI A	320 3RD AVE SW	WAVERLY IA	50677
418	3RD AVE SW	RENN, KYLE D & RENN, SARAH J	418 3RD AVE SW	WAVERLY IA	50677
422	3RD AVE SW	YOUNG, RYAN R & YOUNG, CHERYL	422 3RD AVE SW	WAVERLY IA	50677
115	3RD ST SW	GADE, BERNICE (titleholder)	1255 180TH ST	WAVERLY IA	50677
115	3RD ST SW	DATT 1010 RENTALS LLC (contract buyer)	1255 180TH ST	WAVERLY IA	50677
200	3RD ST SW	BLOKER, LISA L	200 3RD ST SW	WAVERLY IA	50677
201	3RD ST SW	FIRST BAPTIST CHURCH WAVERLY	211 3RD ST SW	WAVERLY IA	50677
208	3RD ST SW	STOVER, ERIC W & STOVER, DAWN M	208 3RD ST SW	WAVERLY IA	50677
211	3RD ST SW	FIRST BAPTIST CHURCH WAVERLY	211 3RD ST SW	WAVERLY IA	50677
215	3RD ST SW	KINGERY, ALEX W	215 3RD ST SW	WAVERLY IA	50677
216	3RD ST SW	RECTOR, DAN & RECTOR, CINDY	216 3RD ST SW	WAVERLY IA	50677
222	3RD ST SW	LITTERER, RANDY C	222 3RD ST SW	WAVERLY IA	50677
310	3RD ST SW	JAMES, BETH ANNE	310 THIRD ST SW	WAVERLY IA	50677
315	3RD ST SW	HIGGINS, MICHAEL A	315 3RD ST SW	WAVERLY IA	50677
318	3RD ST SW	HARTMAN, GARY L	318 3RD ST SW	WAVERLY IA	50677
109	4TH AVE SW	HOINS, TRENT K & HOINS, JENNIFER J	109 4TH AVE SW	WAVERLY IA	50677
202	4TH AVE SW	EPLEY, ERIC E & EPLEY, APRIL L	202 4TH AVE SW	WAVERLY IA	50677
208	4TH AVE SW	RILEY, TIMOTHY	208 4TH AVE SW	WAVERLY IA	50677
201	4TH ST SW	STEVENSON, JUDITH K	201 4TH ST SW	WAVERLY, IA	50677
209	4TH ST SW	STOCKS, TIMOTHY J & STOCKS, LISA M	209 4TH ST SW	WAVERLY IA	50677
215	4TH ST SW	BOECKMANN, BRAD LEE & BOECKMANN, STEPHANIE ANN	215 4TH ST SW	WAVERLY IA	50677
315	4TH ST SW	MAGNALL, RICHARD L & MAGNALL, KATHRYN L	315 4TH ST SW	WAVERLY IA	50677
316	4TH ST SW	MACKAMUL, JOHN & MACKAMUL, GENA	316 4TH ST SW	WAVERLY IA	50677
320	4TH ST SW	DREESMAN, KAY & CARMAN, KAREN	1025 2ND ST SE	WAVERLY IA	50677
302	5TH ST SW	BAST, CAROLANN	432 16TH ST NW	WAVERLY IA	50677
309	6TH ST SW	LEE, DEAN A & LEE, SANDRA K	390 6TH ST SW	WAVERLY IA	50677
310	5TH ST SW	KELLER, RYAN W	310 5TH ST SW	WAVERLY IA	50677
322	5TH ST SW	WALVATNE, RICHARD N & WALVATNE, COLLEEN	322 5TH ST SW	WAVERLY IA	50677
112	6TH ST SW	HENNING, WILLIAM G & HENNING, JEAN L	1021 2ND ST SE	WAVERLY IA	50677
200	6TH ST SW	PERRY, DAVID & PERRY, STEPHANIE	200 6TH ST SW	WAVERLY IA	50677
210	6TH ST SW	BODINE, TIMOTHY STUART & BODINE, SONJA R	210 6TH ST SW	WAVERLY IA	50677
214	6TH ST SW	REINHARDT, MARJORIE M	214 6TH ST SW	WAVERLY IA	50677
220	6TH ST SW	NAYLOR, ROBERT J & NAYLOR, DALE MORSE	713 NW WESTWOOD ST	ANKENY IA	50023
202	7TH ST SW	AUSTIN, MICHAEL J & AUSTIN, MARGARET A	202 7TH ST SW	WAVERLY IA	50677
621	W BREMER AVE	SULLIVAN, JAMES P & SULLIVAN, JOYCE E	3800 MONAGHAN DR	WAVERLY IA	50677
701	W BREMER AVE	SCHWARTZ, JOANN E REV LG TRUST	701 W BREMER AVE	WAVERLY IA	50677
709	W BREMER AVE	ADAMS, EDWARD W & ADAMS, ELIZABETH	709 W BREMER AVE	WAVERLY IA	50677
717	W BREMER AVE	EPISCOPAL CORP OF THE DIOCESES,IOWA;ST ANDREWS EPISCOPAL CH	710 W BREMER AVE	WAVERLY IA	50677























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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sturdevant Southwest Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Bremer

DATE RECEIVED: 4/01/2016
DATE OF 16TH DAY: 05/06/2016
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 04/21/2016
DATE OF 45TH DAY: 05/17/2016

REFERENCE NUMBER: 16000248

Appeal: N Data Problem: N Landscape: N Less than 50 Years: N
Other: N PDIL: N Period: N Program Unapproved: N
Request: N Sample: N SLR Draft: N National: N

Comment Waiver: N

ACCEPT RETURN REJECT 5/16/2016 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A, B, C
REVIEWER Patricia Anderson Discipline Historian
DATE 5/16/2016

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

RECEIVED 2280

APR 01 2016

Nat. Register of Historic Places
National Park Service

IOWA
ARTS
COUNCIL

March 22, 2016

PRODUCE
IOWA

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

STATE HISTORICAL
SOCIETY OF IOWA

Dear Mr. Loether:

STATE HISTORICAL
MUSEUM OF IOWA

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

- Sturdevant SW Historic District, Area roughly bounded by 1st St SW & Cedar River, 8th St SW, 1st Ave SW & W Bremer Ave, and 5th Ave SW, Waverly, Bremer County

STATE HISTORICAL
LIBRARY & ARCHIVES

Thank you for your consideration.

STATE
HISTORIC
SITES

Sincerely,



Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION