

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

**State Inventory No. 09-00736**  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) 09-00621  
 Relationship:  Contributing  Noncontributing  
 Contributes to a potential district with yet unknown boundaries  
 National Register Status:(any that apply)  Listed  De-listed  NHL  DOE  
 9-Digit SHPO Review & Compliance (R&C) Number \_\_\_\_\_  
 Non-Extant (enter year) \_\_\_\_\_

**1. Name of Property**

historic name Brett, William and Ellen, House

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

**2. Location**

street & number 420 4<sup>th</sup> Ave NW

city or town Waverly

vicinity, county Bremer

Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Harmon & LeValley Add. Block(s) 43 Lot(s) Lot 5 & W 20' Lot 6, N to Section Line

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

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

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

*If Non-Eligible Property*

Enter number of:

— buildings  
 — sites  
 — structures  
 — objects  
 — Total

*If Eligible Property, enter number of:*

Contributing Noncontributing

1 — buildings  
 — — sites  
 — — structures  
 — — objects  
1 — Total

**Name of related project report or multiple property study** (Enter "N/A" if the property is not part of a multiple property examination).

*Title*  
Waverly's NW & SE Neighborhoods Historical & Architectural Survey

*Historical Architectural Data Base Number*  
09-028

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

**Current Functions** (Enter categories from instructions)

01A Single Dwelling

01A03 Single Dwelling w/ attached garage

01C05 Garage

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

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

**Materials** (Enter categories from instructions)

09A02 Gable-Front and Wing (2 and 1-story)

foundation 04 Stone

walls (visible material) 05E Aluminum

roof 08A Asphalt/Shingle

other \_\_\_\_\_

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | A | Property is associated with significant events.                    |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | B | Property is associated with the lives of significant persons.      |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | C | Property has distinctive architectural characteristics.            |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | D | Property yields significant information in archaeology or history. |

County Bremer  
City Waverly

Address 420 4<sup>th</sup> Ave NW

Site Number 09-00736  
District Number 09-00621

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

02 ARCHITECTURE

**Significant Dates**

*Construction date*  
1868  check if circa or estimated date  
*Other dates, including renovation*  
Garage - 1970

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

*Architect*

*Builder*

**Narrative Statement of Significance** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**9. Major Bibliographical References**

**Bibliography**  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References** (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Marlys Svendsen, Svendsen Tyler, Inc. date 9/2013  
 organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300  
 street & number N3834 Deep Lake Road city or town Sarona state WI zip code 54870

**ADDITIONAL DOCUMENTATION** (Submit the following items with the completed form)

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Brett, William and Ellen, House	Bremer
Name of Property	County
420 4 <sup>th</sup> Ave NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1880 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1860s to the 1890s. The property was transferred from G.W. LeValley to William Brett in November 1866. A similar house appears on the 1868 bird's eye view map of Waverly when 5<sup>th</sup> St NW went by the name of Oak St and 4<sup>th</sup> Ave NW was known as Fremont St. The house was likely built soon after its 1866 transfer and therefore a ca. 1868 date is more consistent with public records.

This frame dwelling is an example of a vernacular Gable-Front and Wing house form from the early decades of residential building. This is demonstrated by the use of a combination of a 2-story front-gable section and a 1-story side-gable wing. The Brett House has a parged stone foundation with wide clapboard-style aluminum siding. The front-gable section has a low-pitched roof with narrow eaves and the side-gabled east wing has a similar pitch extended further to the east since it was originally built. The original porch filling the right-hand ell has been modified with the installation of a concrete deck, square posts for roof supports, and a low-pitched shed roof that extends from the side-gable wing's front slope. Original window openings remain on the west façade and front gable peak and have 1/1 double-hung units. A Chicago Window group was installed at an undetermined date. It features a large, single-light fixed-sash flanked by narrow 1/1 double-hung windows.

A double-bay frame garage is located on the north side of the house and was originally built as a detached building. It is clad in matching aluminum siding and was constructed in 1970 according to Assessor records. It has a low-pitched side-gable roof with clipped gable peaks and a single double-wide overhead door opening onto 5<sup>th</sup> St NW. At an unknown date the house was connected to the main house with a short breezeway.

Alterations: aluminum siding, undated; garage, 1970; Chicago Window group installation, undated; extension of east wing, undated.

## 8. Significance

The William and Ellen Brett House at 420 4<sup>th</sup> Ave NW was built in ca. 1868 and is an example of an early vernacular Gable-Front and Wing house form. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

According to property transfer records, the property was transferred from G. W. LeValley, co-owner/developer of the Harmon & LeValley Addition, to William Brett in November 1866. In the 1885 Iowa Census, William and his wife Ellen are listed as residing in the 2<sup>nd</sup> Ward on a property bearing this legal description. Brett was listed as a farmer and Ellen as a housekeeper. The couple's ages were 61 and 56 respectively and they had two older children, Albert and Emily, residing with them. Mary Brett, age 77, also lived with the family and may have been William's mother.

In 1886 property transfer records show that the Bretts sold their house to Daniel Dean, the owner of an agricultural implement dealership, who owned the house until his death in ca. 1904 when it was sold to

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Alva E. Thompson. She held the property until an undetermined date, transferring it to Jesse and Minnie Sweet sometime prior to 1913. Jesse worked for the Chicago and Great Western RR in the 1913 city directory while the couple lived here. During the 1920s and early 1930s, telephone books list Florence Sweet at this address. The title for the house was changed to Wilhelmina Sweet in March 1935. The family relationship of the Sweets are unknown. In 1942 the property was transferred to William Bock.

### 9. Sources

*Atlas of Bremer County, Iowa.* Waverly, Iowa: Waverly Publishing Company, 1917.

*Atlases of Bremer County.* microfilm copies of atlases for 1875, 1894 and 1927, Waverly Public Library.

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

Bremer County Assessor's Office, property records.

Bremer County Auditor's Office, property transfer records.

Grawe, Joseph F. *History of Bremer County, Iowa, Volumes I and II.* Chicago: S.J. Clarke Company, 1914.

*History of Butler and Bremer Counties, Iowa.* Springfield, Illinois: Union Publishing, 1883.

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

Vertical file collection, Waverly Public Library.

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

Waverly Business News Index (database), Waverly Public Library.

Waverly city directories, 1899 and 1913; 1961.

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

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers.

Waverly telephone directories, 1924-1954.

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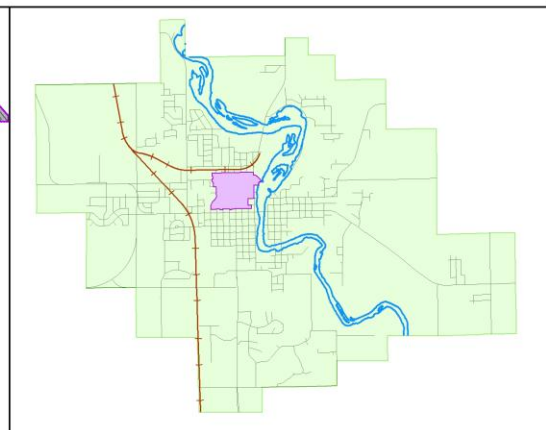
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Site Map: Bremer County GIS Department, 12/2011.

**420 4th Ave NW  
PIN 09-03-229-001**



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Bremer

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420 4<sup>th</sup> Ave NW

Waverly

Address

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**Photographs:** 420 4th Ave NW, looking north and northeast, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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**Photographs:** 416 4th Ave NW, attached garage at rear, looking east and long view, looking northeast, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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**Photographs:** 416 4th Ave NW, looking northeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.





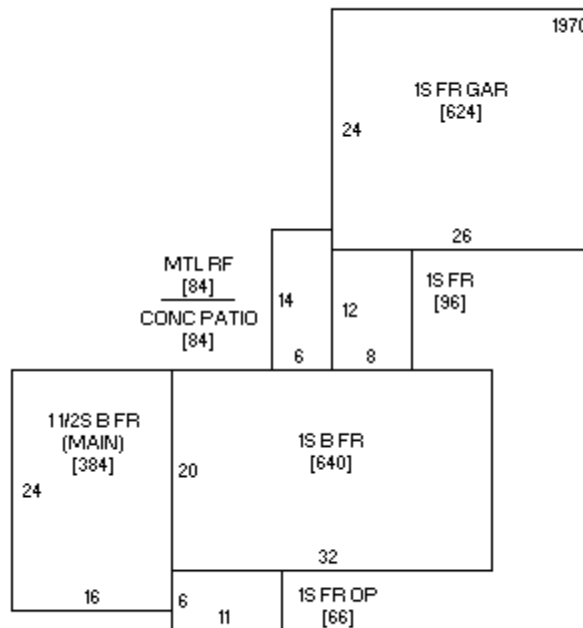
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**Floor plan**, 420 4th Ave, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903229001&index=0&size=0>; accessed 3/05/2013.



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