Site Inventory Form

State Inventory No. 09-01421

New D Supplemental

State Historical Society of Iowa (November 2005)	 ☑ Part of a district with known boundaries (enter inventory no.) <u>09-00961</u> 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 <u>Colby-Watkins Hou</u>	lse				
other names/site number					
2. Location					
street & number <u>210 2nd Street SW</u> city or town <u>Waverly</u> Legal Description: (If Rural) Townsh (If Urban) Subdivision <u>Wm. St</u> 3. State/Federal Agency Certifica	ip Name urdevant's Addition	Township Bloc	k(s) <u>5</u> Lot	. Section Qu (s) <u>S 63' Lots</u>	arter of Quarter
4. National Park Service Certific	ation [<i>Skip this Sect</i>	ion]			
5. Classification Category of Property (Check only or		SOURCAS	within Property		
building(s)	If Non-Eligible			operty, enter nu	Imber of:
⊠ district	Enter number		Contributing		
☐ site ☐ structure	build sites	lings	2		uildings tes
		tures			ructures
	obje				ojects
			<u>2</u>		otal
Name of related project report or mu <i>Title</i> Waverly SW Quadrant Hist. & Arch 6. Function or Use	. Survey		Histo <u>HAI</u>	orical Architectural E DB 09-031	Data Base Number
Historic Functions (Enter categories	from instructions)	Curi	rent Functions (En	ter categories from	instructions)
01A01 Single Dwelling: residence		<u>01A</u>	01 Single Dwelling:	<u>residence</u>	
01C05 Garage		<u>01C</u>	05 Garage		
01C05 Garage		<u>01C</u>	05 Garage		
7. Description					
Architectural Classification (Enter	categories from instruction	,	erials (Enter categorie	s from instructions)	
09A09 Cross-Gabled Roof, 2-Story		foun	dation	04 Stone	
		walls	s (visible material) <u>'</u>	<u>15B Vinyl</u>	
		roof		08 Asphalt	
Narrative Description (X SEE	CONTINUATION SHE	othe EETS, WH		MPLETED)	
8. Statement of Significance		_ ,		- /	
Applicable National Register Criteria					egister criteria)
⊠ Yes □ No □ More Research R			is associated with si	-	
☐ Yes ⊠ No			is associated with the	-	-
$ riangle$ Yes \Box No \Box More Research Ro \Box Yes $ riangle$ No \Box More Research Ro			 has distinctive archity yields significant info 		

County	<u>Bremer</u>	Address 210 2nd Stre	eet SW	<u> </u>			Site N	umber	<u>09-01421</u>
City	Waverly						District Nu	umber	<u>09-00961</u>
Criteri	a Considerations								
□ A □ B □ C	Owned by a religious for religious purposes Removed from its ori A birthplace or grave A cemetery	s. ginal location.	🗌 F	A comm	emorativ ın 50 yea	ouilding, objec e property. Irs of age or ac	t, or structure. chieved significa	nce wit	hin the past
Areas	of Significance (Ent	er categories from instruction	ons)		ificant				
<u>02 AR(</u>	CHITECTURE			<u>190</u> Other	-	Check if cir	ca or estimated	date	
	cant Person te if National Register Cri	terion B is marked above)		Archi <u>unkr</u> Build	nown er	uilder			
Narra	tive Statement of	Significance (X SE			<u>iown</u> TION SI	HEETS WHI	CH MUST BE	COME	PLETED)
	or Bibliographical			11110/1				001111	
	• •	tion sheet for citations of the	e books.	articles, a	nd other s	sources used in	preparing this form	n	
	ographic Data		,	,,,,,,,,,,,					
	ferences (OPTIONAL)								
Zone	e Easting	Northing		0	Zone	Easting	ſ	Vorthing	
1 3				2 4	_		-		
	See continuation sh	eet for additional UTM refer	rences o	r commen	ts				
11. Fo	rm Prepared By								
organiz	itle <u>Marlys Svendse</u> zation <u>Svendsen Tyl</u> & number <u>N3834 De</u>	ler, Inc. for the Waverl	Iy HPC	;			date telephone	<u>3/29/2</u> 715/46	
	town <u>Sarona</u>	<u></u>			s	tate <u>WI</u>	zip code		
ADDIT	IONAL DOCUMENT	ATION (Submit the foll	owing it	ems with	the comp	eted form)			
1. <i>Ma</i> 2. <i>Sit</i> 3. <i>Ph</i> cur nee	e plan: showing position otographs: represent ator of the negatives o eds to be provided below Roll/s Roll/s See continuation shee	ty's location in a town/cit on of buildings and struc ative black and white ph r color slides, a photo/ca ow on this particular inve slide sheet # slide sheet # slide sheet # t or attached <i>photo & sli</i> hout negatives are also	tures or otos. If atalog sl ntory si Frai Frai Frai de cata	n the site the phot heet need te: me/slot # me/slot # <i>log sheet</i>	os are ta ds to be i	ken as part of ncluded with th Date Date Date	a survey for whi he negatives/slic Taken Taken Taken		
1. Fa i 2. Ba i	rmstead & District: (Li rn:	PROPERTIES, INCL	gs, know	n or estim	ated year	built, and contril	Ū	ibuting s	tatus)
 a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn. b. A photograph of the loft showing the frame configuration along one side. c. A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet. 									
		on Office (SHPO) Use							
	-	opinion on National Re nated property or part	•	•••			More Researc	ch Rec	ommended
Comm	ents:								
							Data		
Evalua	ted by (name/title):						Date:		

Continuation Sheet

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Colby-Watkins House	Bremer
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210 2 nd Street SW	Waverly
Address	City

7. Description

The Colby-Watkins House at 210 2nd Street SW is estimated to have been constructed in 1901 according to the Bremer County Assessor's records. Property transfer records show the parcel held by Abran (Abraham) Colby beginning on 10/20/1900. After his death in 1908, his wife Julia sold the property to R.R. Watkins on 9/19/1911. The 1913 city directory lists the house in place at that time occupied by Mrs. M.M. Watkins who was R.R. Watkins step-mother. The estimated date of 1901 is consistent with the building's form and design as well as the use of stone for the foundation – a usage in Waverly that predates ca. 1905. The house bear's both families name because of early ownership and likely occupancy by both families since the Assessor's date of ca. 1901 is assumed to be accurate.

The Colby-Watkins House is an example of a vernacular Cross-Gabled Roof 2-story house form. The design incorporates a wrap-around porch along the front façade and filling the left-hand ell. The building has a stone block foundation with wide-width clapboard-style vinyl siding on the walls. It has a steeply pitched cross-gabled roof with moderate-wide eaves. Wall dormers on the side slopes of the center wing have steep gable roof lines. The low-pitched hipped roof porch has matching vinyl siding on the closed balustrade and extending to ground level. Square roof supports are evenly spaced along the balustrade with the entrance on the left side of the front façade opposite the entrance door.

Fenestration includes 1/1 double-hung windows of various sizes with single windows in each of the gable peaks and gabled dormers. On the first floor, slightly larger 1/1 double-hung units are widely spaced. A shed-roofed bay window group on the south façade has replacement single light narrow windows. The 1½-story frame garage built in ca. 1920 has horizontal beveled siding with corner board trim and four-light fixed sashes in the gabled peaks and end walls. Sliding bypass garage doors are fashioned of narrow beveled siding and are located on the east façade. The garage located adjacent to the alley is considered contributing. The second garage with the ogee shaped roof built in 2013 is considered noncontributing.

8. Significance

The Colby-Watkins House at 210 2nd Street SW is significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C as well. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century. The oldest garage is considered contributing.

Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most lowa 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

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

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Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other lowa county seats in the late 19th and early 20th century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19th and early 20th century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. County population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw county growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

Historical Background for the Colby-Watkins House at 210 2nd Street SW

The Colby-Watkins House at 210 2nd Street is estimated to have been constructed in ca. 1901 according to the Bremer County Assessor's records. This date is consistent with the architectural style, form and materials of the building. As noted above, property transfer records show the parcel held by Abran (Abraham) Colby beginning on 10/20/1900. After his death in 1908, his wife Julia sold the property to R.R. Watkins on 9/19/1911. The 1913 city directory lists the house in place at that time occupied by Mrs. M.M. Watkins who was R.R. Watkins step-mother. The 1913 city directory also shows the house next door to the south occupied by Ralph R. and Lydia Watkins. A brief biography below for M.M. Watkins provides details for early family relationships (highlighted).

M. M. WATKINS is a son of Emanuel Miner and Anna (BARR) WATKINS, and was born in Windsor County, Vermont, May 19, 1829. When he was ten years of age, the family moved to St. Lawrence County, New York, where he remained until 1845. At this time he went to Rock County and afterward to Walworth County, Wisconsin, where he followed the trade of carpenter. Sometime after he moved to McHenry County, Illinois, and was engaged for five years in wagon -making. In the spring of 1855, he came to Bremer County, Iowa, and settled near Horton, on a farm. There he lived eleven years and then returned to Aurora, Illinois, and engaged in Page 3

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manufacturing doors, windows, sashes and blinds, and also engaged in the lumber trade for five years. Upon leaving Aurora, he returned to Bremer County and turned his attention to farming, in Lafayette Township. In February, 1880, he moved to Tripoli, and again engaged in the lumber business. Mr. WATKINS was married to Miss Lorica TERRY in 1852. They have had four children - May, wife of C. A. AUSTIN of Sumner; Ralph R. who is now in business in Waverly; Frank W. who died in 1874; and Mary who died in 1876. Mrs. WATKINS died in 1862, and in 1871, Mr. WATKINS married Miss S. Dette TERRY, who is a sister of the first wife. They have one child - Mary. (1883 *History of Bremer County* - pages 1055-1056)

Ralph Watkins died in 1913 and in 1920, the house was transferred from his widow to William A. Watkins, the couple's son, on 6/1/1920. William who worked as a realtor and insurance agent, held the property until 6/30/1928 when it passed to Fred and Mary Eggleston. The property was transferred again a short time later to Fannie Hazleth. In 1934 she transferred the property to the Waverly Savings Bank and the following year it was sold by the bank to Maud Brechner who held it for the next 35 years, holding it as a rental dwelling during at least part of her ownership. Her estate sold the house in November 1970 to adjacent property owner to the northwest of the house, the First Baptist Church of Waverly. The Church transferred the house two years later to Merwin and Rita Pothast.

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.

City directories, 1899 and 1913.

- Grawe, Joseph F. History of Bremer County, Iowa, Volumes I and II. Chicago: S.J. Clarke Company, 1914.
- History of Butler and Bremer Counties, Iowa. Springfield, Illinois: Union Publishing, 1883.
- Page, William C. Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I. Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.
- Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

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

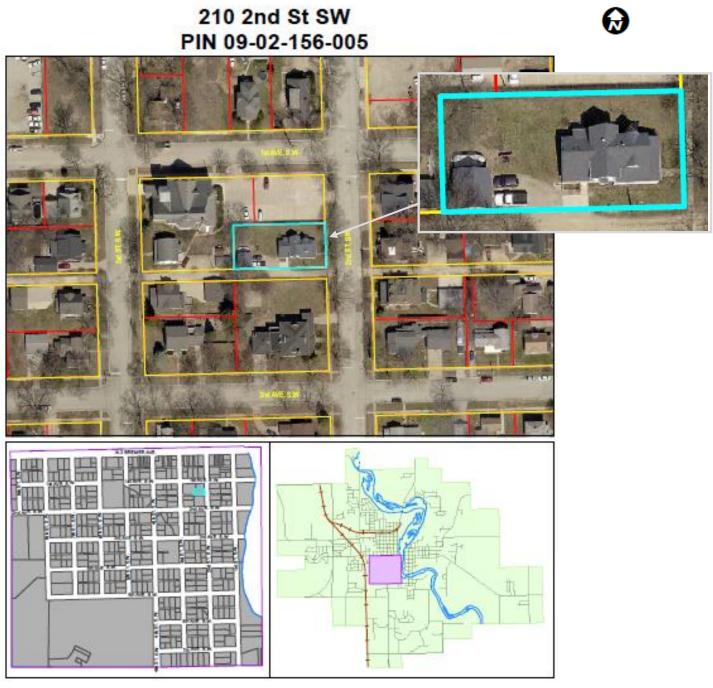
Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000. Vertical file collection, Waverly Public Library.

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Additional Information:

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





Site Number 09-01421 Related District Number 09-00961

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Photographs: 210 2nd Street SW, looking west and southwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 210 2nd Street SW, house and garages and west, looking southwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.

Iowa Site Inventory Form Continuation Sheet

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210 2 nd Street SW	Waverly
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Photographs: 210 2nd Street SW, house and garage looking northwest; garage looking northeast, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



Iowa Site Inventory Form Continuation Sheet

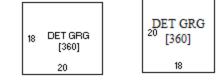
Site Number 09-01421 Related District Number 09-00961

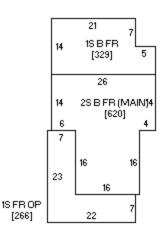
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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at: https://beaconbeta. schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=189447732&KeyVal ue=0902156005; accessed 4/1/2015.







Sketch by www.camavision.com