

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

State Inventory No. 09-01393 New Supplemental
 Part of a district with known boundaries (enter inventory no.) **09-00961**
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Robertson, Kathryn and E.Claude, House

other names/site number _____

2. Location

street & number 307 1st Ave SW

city or town Waverly vicinity, county Bremer County

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

(If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 8 Lot(s) N 1/2 W 60' Lot 2 & N 1/2 E 4' Lot 3

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of:	
		Contributing	Noncontributing
<input type="checkbox"/> building(s)	_____ buildings	<u>1</u>	_____ buildings
<input checked="" type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u>	_____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Waverly SW Quadrant Hist.&Arch Survey Historical Architectural Data Base Number HADB 09-031

6. Function or Use

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

01A03 Single Dwelling: residence with garage 01A01 Single Dwelling: residence with garage

7. Description

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

09A01 Front-Gabled Roof, 1½-Story foundation 10A Concrete Block

07E01 Bungalow walls (visible material) 15B Vinyl

_____ 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)
 Yes No More Research Recommended A Property is associated with significant events.
 Yes No More Research Recommended B Property is associated with the lives of significant persons.
 Yes No More Research Recommended C Property has distinctive architectural characteristics.
 Yes No More Research Recommended D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 307 1st Ave SW

Site Number 09-01393
District Number 09-00961

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

07 COMM.PLANNING & DEVELOPMENT

Significant Dates

Construction date 1927 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect unknown
Builder Russell, Ralph; Waverly Lumber Co.

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

9. Major Bibliographical References

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

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments;

11. Form Prepared By

name/title Marlys Svendsen date 2/28/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. city or town Sarona state WI zip code 54870

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Robertson, Kathryn and E. Claude, House	Bremer
Name of Property	County
307 1 st Ave SW	Waverly
Address	City

7. Description

The Robertson House at 307 1st Ave SW is estimated to have been constructed in 1925 according to the Bremer County Assessor's records. This date is consistent with the building's form and design but property transfer records suggest it was under construction by contractor Ralph Russell in 1927 according to a newspaper account from 3/24/1927. The property passed back to Waverly Lumber Company according to property transfer records and was then sold to Kathryn Robertson and her husband, E. Claude Robertson, in early 1930. These public records confirm the likelihood that 1927 is a more accurate construction date.

The Robertson House is an example of a Bungalow Style Front-Gabled Roof, 1½-Story house form. The house has a concrete block foundation with narrow-width clapboard-style vinyl siding on the walls and a broad front-gabled roof. The roof's wide eaves have brackets at the purlin points in the gable ends, now clad in vinyl siding. Gabled attic dormers are centered on the broad side slopes and have smaller brackets along the eaves. A low-pitched roof enclosed front porch spans the front. The porch retains its original dark brown-colored brick pedestals at the outer corners and adjacent to the off-set entrance steps on the right side. The closed balustrade is now clad in matching vinyl siding and the upper walls are filled with siding and paired single-light vertical sashes.

Fenestration includes single and paired 1/1 double-hung windows of various sizes. Paired windows are in each of the attic dormers and in the front-gable peak. Paired and a group of three windows line the west façade with single windows on the east side. A double-bay very low-pitched front gabled garage is located on the west side and ownership is shared with the adjacent property. The connection that fills a shallow gap has a low-pitched shed roof with wood panels for siding.

8. Significance

The Robertson House at 307 1st Ave SW derives significance as a contributing resource in the Sturdevant SW Historic District, which qualifies for the National Register under both Criteria A (Community Development) and C (Architecture). The historic district is 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.

Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and

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

Iowa Site Inventory Form Continuation Sheet

Page 2

Robertson, Kathryn and E. Claude, House	Bremer
Name of Property	County
307 1 st Ave SW	Waverly
Address	City

Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

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

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

Historical Background for the Robertson House at 307 1st Ave SW

The Robertson House is located in the southwest quadrant of Waverly that includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

The house at 307 1st Ave SW was constructed in 1927 by Ralph Russell, a contractor, who likely worked in conjunction with the Waverly Lumber Company, which served as the supplier/developer. Russell acquired the lot from the lumber company according to property transfer records on 3/18/1927. Russell's involvement in the house's construction is confirmed a few days later by a newspaper account from 3/24/1927. The property passed back to Waverly Lumber Company and was then sold to Kathryn Robertson and her husband, E. Claude Robertson, in early 1930. Dr. E. C. Robertson was an optometrist in Waverly for a number of years with his office at 101½ East Bremer Ave. The Robertsons held the property until 6/30/1943 when they sold it to Herman and Louise Geuther, retiring farmers. Louise died in 1956 and Herman in 1968. The house passed to their heirs who sold the house in 1969 to August and Maria Brandt.

Iowa Site Inventory Form Continuation Sheet

Page 3

Robertson, Kathryn and E. Claude, House	Bremer
Name of Property	County
307 1 st Ave SW	Waverly
Address	City

9. Sources

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

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

Bremer County Auditor's Office, Property Transfer Records.

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

City directories, 1899 and 1913.

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

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

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I.* Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 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, 2000 and 2009. Vertical file collection, Waverly Public Library.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-01393**
Related District Number **09-00961**

Page 4

Robertson, Kathryn and E. Claude, House	Bremer
Name of Property	County
307 1 st Ave SW	Waverly
Address	City

Additional Information:

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

307 1st Ave SW
PIN 09-02-155-006



Iowa Site Inventory Form Continuation Sheet

Site Number **09-01393**

Related District Number **09-00961**

Page 5

Robertson, Kathryn and E. Claude, House

Bremer

Name of Property

County

307 1st Ave SW

Waverly

Address

City

Photographs: 307 1st Ave SW, looking southwest and southeast, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-01393**

Related District Number **09-00961**

Page 6

Robertson, Kathryn and E. Claude, House
Name of Property
307 1st Ave SW
Address

Bremer
County
Waverly
City

Photographs: 307 1st Ave SW, looking southeast and garage, looking south, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-01393**
 Related District Number **09-00961**

Page 7

Robertson, Kathryn and E. Claude, House	Bremer
Name of Property	County
307 1 st Ave SW	Waverly
Address	City

Plan: Bremer County Assessor website photograph and map available at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1603337929&KeyValue=0902155006>; accessed 2/28/2015.

