State Historical Society of Iowa (November 2005)	State Inventory No. (Part of a district with Relationship: Contributes to a positional Register State 9-Digit SHPO Review Non-Extant (enter	th known to Contribute the contribute the contribute the contribute the contribute the complication of the contribute the cont	ooundaries (enter inting	tributing own boundaries d	09-00961 s
1. Name of Property					
historic name Smith House					
other names/site number					
2. Location					
street & number 121 2 nd Ave SW Legal Description: (If Rural) Townsl (If Urban) Subdivision Wm. S	nip Name	☐ vicinity Fownship ☐ ☐ Block	No. Řange No	emer County . Section Qu (s) N 1/2 Lo	uarter of Quarter
3. State/Federal Agency Certific	·		.(3) <u>3</u> LON	(3 <u>) 11 1/2 LO</u>	13 3 Q T
4. National Park Service Certific	ation [Skip this Section	on]			
5. Classification					
Category of Property (Check only or building(s)	ne box) Number of Res If Non-Eligible F Enter number of buildir sites struct object Total	Property f: ngs ures		1 b _ s _ s _ o	
Name of related project report or mutitle Waverly SW Quadrant Hist. & Arch 6. Function or Use		nter "N/A" if t			Data Base Number
Historic Functions (Enter categories	from instructions)	Curre	ent Functions (Ent	ter categories from	instructions)
01A01 Single Dwelling: residence		<u>01A0</u>	1 Single Dwelling:	<u>residence</u>	
01C05 Garage 01C05 Garage					
7. Description					
Architectural Classification (Enter	categories from instructions	Mate	rials (Enter categorie	s from instructions)
09A02 Gable-Front-and-Wing, 11/2-	Story	found	lation	04 STONE	
		walls	(visible material)	15B VINYL	
		roof		08A ASPHALT	: Shingles
other Narrative Description (☑ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)					
8. Statement of Significance					
Applicable National Register Criteria ☐ Yes ☐ No ☐ More Research R	ecommended A ecommended B ecommended C	Property Property Property	ligibility after applying is associated with signs associated with the sassociated with the has distinctive archity ar	gnificant events. e lives of signific ectural characte	cant persons.

County City	Bremer Waverly	Address 121 2 nd Ave	<u>SW</u>			Site Number <u>09-01412</u> District Number <u>09-00961</u>
□ A □ B □ C	Owned by a religious for religious purposes Removed from its ori A birthplace or grave A cemetery	s. iginal location.	□F	A commemora	d building, object, tive property. ears of age or acl	or structure. hieved significance within the past
Areas o	of Significance (Ent	ter categories from instruction	ons)	Significar		
02 ARC	HITECTURE			Construction 1873 Other dates.		a or estimated date
07 CON	MM.PLANNING & D	<u>EVELOPMENT</u>			3	
(Complet		iterion B is marked above) Significance (⊠ SE	E CO	Architect Architect unknown Builder unknown NTINUATION		CH MUST BE COMPLETED)
	or Bibliographical					
		ation sheet for citations of the	e books	, articles, and other	er sources used in p	reparing this form
	ographic Data erences (OPTIONAL)					
Zone		Northing		Zone	Easting	Northing
1				2		
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	☐ See continuation sh	eet for additional UTM refer	ences c	or comments		
11. For	m Prepared By					
	tle Marlys Svendse					
		ler, Inc. for the Waverl	y HPC	<u>; </u>		date 3/14/2015
	number <u>N3834 De</u> own <u>Sarona</u>	<u>зер цаке ки.</u>			state WI	telephone <u>715/469-3300</u> zip code <u>54870</u>
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Iowa Department of Cultural Affairs State Historical Society of Iowa

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Related District Number 09-00961

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Smith House	Bremer
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7. Description

The Smith House at 121 2nd Ave SW is estimated to have been constructed in 1873 according to the Bremer County Assessor's records. This date is consistent with the building's form. A footprint for a house at this site (west half only) is present on the 1875 Atlas map for Waverly. By 1894, the Sanborn Map published that year shows both the east and west wings of the present house as well as the rear addition. The owner documented as holding this property in ca. 1873 according to property transfer records was Jennie Smith and her husband (name unknown), hence the name given to this house. The 1875 Atlas map confirms that ca. 1873 is an appropriate construction date for the oldest west wing of this house and the 1894 Sanborn Maps documents a pre-1894 date for the east wing and rear addition.

The Smith House is an example of the vernacular Gable-Front-and-Wing 1½-Story house form. Based on historic maps, it appears that the current form came sometime between 1875 and 1894 when historic maps show the house expanding from a front-gable building on the west half of the lot with the addition of an intersecting wing adjoining it on the east. The house has a stone foundation with narrow clapboard-style vinyl siding and corner board time on the walls. The house has a moderate pitched intersecting gabled roof and moderate-wide eaves. The roof has no dormers.

The house has two porches. On the north side, the side-gabled roof slope extends over the porch in the left-hand ell. The east end of the porch is now enclosed with square porch roof supports and a simple balustrade composed of square spindles finishing the open porch area. The east end of the porch is enclosed with matching siding. The second porch fills an ell on the west façade. It has a low-pitched hipped roof with a pediment over the entrance near the north end of the porch. Again, a portion of the porch has enclosed walls at the south end of the porch. A 1-story gabled addition extends along the south side of the house and portions of the east side with an irregular footprint.

Fenestration includes single and paired 1/1 double-hung windows of various sizes, arranged both asymmetrically and symmetrically on the facades. A detached front-gable garage that opens onto 2nd Ave SW is located east of the house. According to Assessor records, the garage was built in 1939.

8. Significance

The Smith House at 121 2nd Ave SW derives significance as a contributing resource in the Sturdevant SW Historic District under both Criteria A (Community Development) and C (Architecture). Though an original builder has not been identified for this house, its construction date of ca. 1873 helps to tell the story of early homebuilding in the northeast corner of the historic district. 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.

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Smith House	Bremer
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Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other 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. 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 Smith House at 121 2nd Ave SW

The Smith 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.

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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Smith House	Bremer
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The house at 121 2nd Ave SW is estimated to ha been constructed in 1873 according to the Bremer County Assessor's records. Early owners of the two lot parcel beginning in the 1860s were J.A. Benedict (1866), Jennie Smith (1870s), Minnie Haven (1878-1881), Ella Chamberlin (1881-1890), Maggie Black (1890-(1916) and Elizabeth Jackson beginning in 1916.

A footprint for the west wing of this house is present on the 1875 Atlas map for Waverly. By 1894, the Sanborn Map published that year shows both the east and west wings of the present house as well as the rear addition in place. The first person documented as residing at this house was Elizabeth Jackson, a widow and renter, in the 1913 city directory. Two years earlier Mrs. Jackson was listed in the newspaper as "building an addition and making other improvements at her home in the Third ward." (*Bremer County Independent*, 4/27/1911) This date was several years before she purchased the property in 1916 according to property transfer records. She held the property until 1939 when it was transferred to Raymond H. and Henrietta Goodspeed. The couple resided here during their ownership and Raymond's estate sold the property to Gladys Gardes in 1974.

9. Sources

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Additional Information:

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

121 2nd Ave SW PIN 09-02-161-001







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Photographs: 121 2nd Ave SW, looking south, southwest and east, **5/14/2014**, Marlys Svendsen, Svendsen Tyler, photographer.





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Smith House	Bremer
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Photographs: 120 2nd Ave SW, looking northeast and southwest, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.





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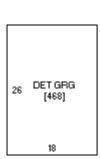
Smith House	Bremer
Name of Property	County
121 2 nd Ave SW	Waverly
Address	City

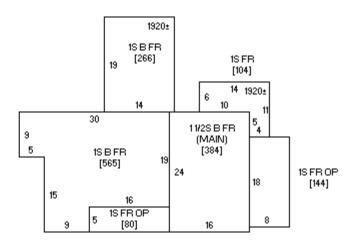
Plan: Bremer County Assessor website photograph and map available at: http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=732679147&KeyValue=0902161001; accessed

3/14/2015.









Sketch by www.camavision.com