

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

**State Inventory No. 09-00931**     New     Supplemental: photos & map  
 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 Carstensen, Clarence and Mary, House  
 other names/site number Carstensen Dental Office

**2. Location**

street & number 122 2<sup>nd</sup> Street 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) 6    Lot(s) LOT 8 and E6' LOT 7

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A03 Single Dwelling: residence w/ attached garage</u>	<u>01A03 Single Dwelling: residence w/ attached garage</u>
<u>02B Professional Office</u>	<u>02B Professional Office</u>
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>10B Minimal Traditional</u>	foundation <u>10 Concrete; 03 Brick</u>
_____	walls (visible material) <u>03 Brick</u>
_____	roof <u>08 Asphalt</u>
_____	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 122 2<sup>nd</sup> Street SW

Site Number 09-00931  
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

**Significant Dates**

Construction date 1956  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 Drape Construction Company

**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 2/7/2015  
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300  
street & number N3834 Deep Lake Rd. state WI zip code 54870  
city or town Sarona

**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: \_\_\_\_\_

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Carstensen, Clarence and Mary, House	Bremer
Name of Property	County
122 2 <sup>nd</sup> Street SW	Waverly
Address	City

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## 7. Description

The Carstensen House at 122 2<sup>nd</sup> Street SW is estimated to have been constructed in 1956 according to the Bremer County Assessor's records. According to information provided by the first owners, the building was occupied in January 1957.

The building combines a private residence and professional dental office in the same building. It is an example of the Minimal Traditional house form from the post-WW II housing boom. The building has a concrete foundation with upper walls clad in reddish-brown colored brick and wide metal clapboard siding for the gable. The house has a moderate pitched side-gabled roof with a shed roofed dormer on the rear slope that extends the ridge height and a single gabled dormer on the front slope. The house's eaves vary from shallow on most of the house to a deep extended eave along the front façade. The attached single-bay garage is at the south end with a shallow projecting wing with a low-pitched front-gable roof at the north end. This wing contained the original dental office of the owner. In between the two sections, the porch area created by the widened eave has two full-height square columns and a balustrade composed of wide horizontal boards. The slab style front door has a single square light with a feature window group containing three tall windows, each with three horizontal lights, located to the left. Some of these sash may be hopper window units. Elsewhere 1/1 double-hung windows of various sizes are used. The house's attached garage is original and the glass and wood panel overhead door may also be original.

## 8. Significance

The Carstensen House at 122 2<sup>nd</sup> Street SW derives significance under Criterion C as an example of a well-preserved residence using the Minimal Traditional house form from the post-WW II housing boom. The building incorporates classic features of the form including an attached single bay garage, shallow U-shaped plan, side gable roof with front gable wing, and a mix of traditional double-hung and new feature window forms. The building's high level of integrity adds to its significance.

The house is also significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. 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.

### *Historical Background for Waverly<sup>1</sup>*

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

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

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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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 Carstensen House at 122 2nd Street SW*

The Carstensen House at 122 2<sup>nd</sup> Street SW is estimated to have been constructed in 1956 according to the Bremer County Assessor's records. An interview with the first owner indicated that the family occupied the house and dental office in January 1957. Clarence Carstensen and his wife Mary had the combined residence and dental office constructed. They occupied the building for the combined uses until 1974. The following year the family moved to a new residence, but the dental office remained and expanded into other parts of the building. Other professional tenants in the building have included a podiatrist and a beauty shop.

### 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.

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

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*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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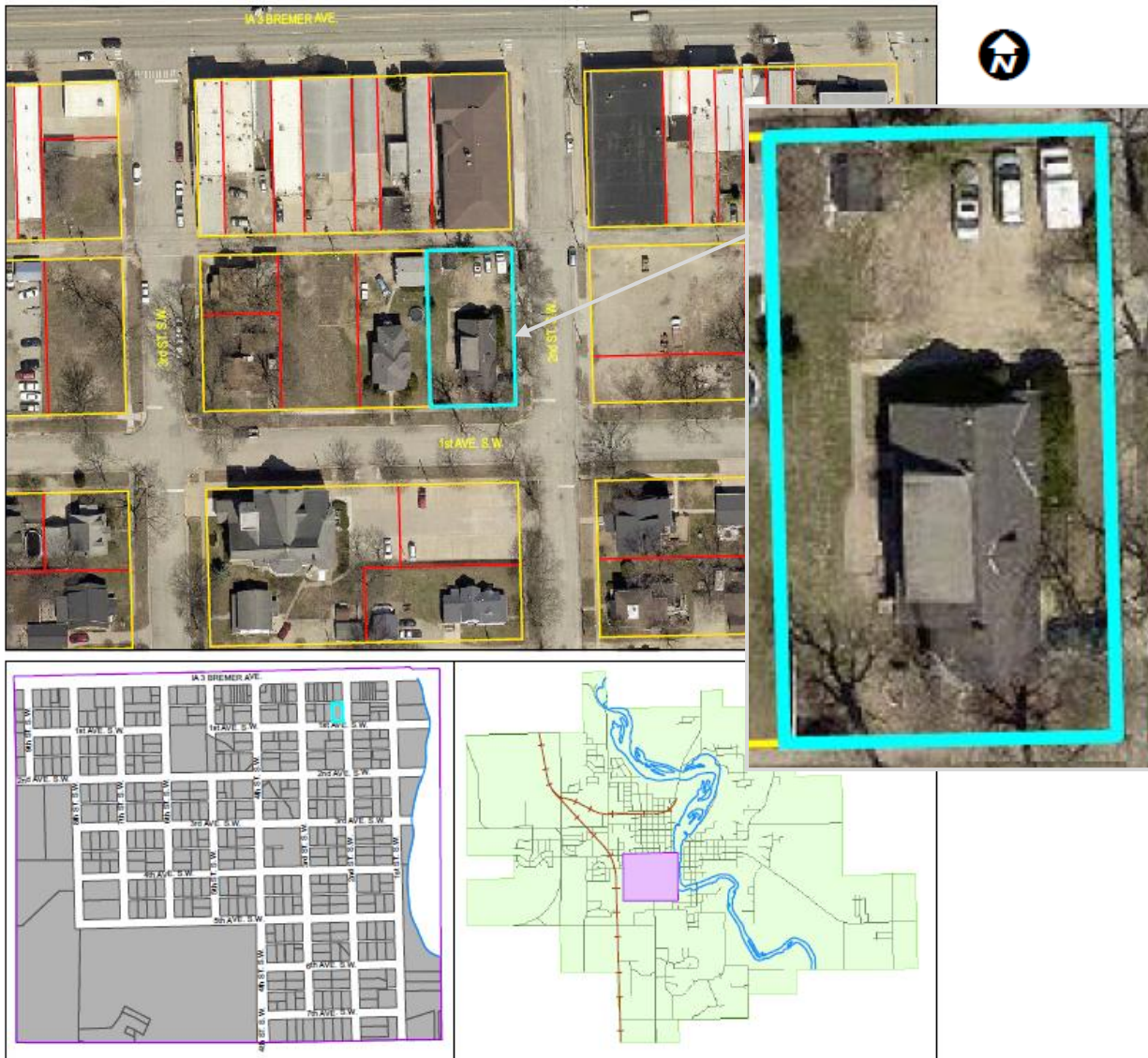
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**Additional Information:**

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

**122 2nd St SW  
PIN 09-02-152-011**



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Full Legal Description: WM. STURDEVANT'S ADDITION LOT 8 & E6' LOT 7 BLK 6.

**Site Map**

Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=133684037&KeyValue=0902152011>; accessed 12/01/2010. Historic resource is designated by the red star.



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**Photographs:** 122 2<sup>nd</sup> Street SW, looking northwest and southwest, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.





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Bremer

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122 2<sup>nd</sup> Street SW

Waverly

Address

City

**Photographs:** 122 2<sup>nd</sup> Street SW, looking northwest, north and northeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 122 2<sup>nd</sup> Street SW, looking northwest and west, **12/06/2010**, Marlys Svendsen, IHSEMD, photographer.



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**Photographs:** 122 2<sup>nd</sup> Street SW, looking northwest and west, 1/24/2009, Justine Zimmer, IHSEMD, photographer.



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**Photograph and Sketch 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=82846907&KeyValue=0902152011>; accessed **11/23/2010**.

