

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

State Inventory No. 09-00633

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 Kaufmann, E.J. and Rose, House

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

**2. Location**

street & number 626 1<sup>st</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 M.N. LeValley Add.

Block(s) 63

Lot(s) S 144' Lot 9

**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      1 buildings  
 —      — sites  
 —      — structures  
 —      — objects  
1      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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural Survey

09-028

**6. Function or Use**

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A06 Hipped Roof, 2-story (American Four-Square)

foundation

10A Concrete Block

walls (visible material) 02A Weatherboard

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.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer  
City Waverly

Address 626 1<sup>st</sup> Ave NW

Site Number 09-00633  
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*  
1903  check if circa or estimated date  
*Other dates, including renovation*  
1927 - garage

**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.  
organization for City of Waverly, Historic Preservation Commission  
street & number N3834 Deep Lake Road  
city or town Sarona state WI date 9/2013  
telephone 715/469-3300 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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Kaufmann, E.J. and Rose, House	Bremer
Name of Property	County
626 1 <sup>st</sup> Ave NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1904 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built before the World War I period. By the time the 1913 city directory was published, the address is listed as occupied by E.J. and Rose Kaufman. Newspaper listings for E.J. Kaufman between June 1902 and August 1903 suggest construction during this time frame. A construction date of ca. 1904 is consistent with public records for this property.

This 2-story frame house is an example of a Hipped Roof, 2-story house form known as the "American Four-Square" that became popular in Iowa after the turn of the 20<sup>th</sup> century and continued to be built into the 1920s in Waverly. The house has a parged stone foundation with narrow wood clapboard siding and corner board trim. A low-pitched hipped roof on the main block has a hipped roof attic dormer on the front slope and moderate eaves lined by a wide cornice board and closely spaced dentils. A two-level front porch includes a flat-roofed section spanning the full width of the first level and an enclosed hipped roof section on the second level, both also lined by dentils. Narrow clapboard siding with no corner boards is used for the closed balustrade and skirting on the lower level and for the walls of the enclosed upper level section. On the lower level, the open porch has four square columns evenly spaced across the front with the wide entrance steps on the west end opposite the off-set entrance door and side-light. On the upper level, the south-facing room appears to have been built as a sleeping porch or sun room with five 1/1 double-hung windows. It is likely that the upper level was completed at the time of initial construction.

Fenestration throughout the house includes widely spaced single 1/1 double-hung windows of various sizes with more decorative sash on the front façade. On the first floor, a cottage window is located to the left of the entrance. It features a leaded glass design in the upper horizontal sash over the single square fixed sash. Further to the left, an angular bay window section has 1/1 double-hung units flanking a multi-light French door in the center opening.

A detached frame 1-story garage is located at the rear of the property northwest of the house. The building was constructed in 1927 according to Assessor records and is considered noncontributing because of modern day alterations.

Alterations: No major changes.

## 8. Significance

The Kaufman House at 626 1<sup>st</sup> Ave NW built in ca. 1903 is an early example of an American Four-Square house form in the Northwest Quadrant. The early use of this form may come from the fact that the owner was a real estate agent. Except for the use of the sleeping porch, it is typical of other Four-Square houses eventually built in the period leading up to World War I in this neighborhood. The house qualifies for the National Register of Historic Places as an individually eligible and contributing resource to the historic district under Criterion C.

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E.J. Kaufmann and his wife Rose occupied this house beginning in ca. 1904. It was constructed during the previous two years according to newspaper accounts beginning with the *Bremer County Independent* reporting the completion of the foundation on 8/6/1903. E.J. Kaufmann worked in real estate sales, which likely explains the multiple newspaper accounts of its development. According to the newspaper article on 8/6/1903 in the *Bremer County Independent*, it was built on the boundary line between the 2nd & 5th wards (N. Cherry St. or 7<sup>th</sup> St. NW). E.J. Kaufmann was also a co-owner with his brother Adolph in Kaufmann Brothers, a drug store, beginning in 1886 and continuing until 1892 when E.J. was bought out. In 1911, E.J. bought out his brother's interest in the drug store that operated as "Kaufmann and West" to maintain the family name. The Kaufmanns had three daughters residing at home according the 1913 city directory – Lillian who worked as an assistant librarian for the Waverly Public Library, and Irene and Adele, both not working in 1913.

## 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.

*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.

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

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers: *Bremer County Independent*: 6/19/1902, 6/25/1903 and 8/6/1903.

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

Site Number 09-00633  
Related District Number 09-00621

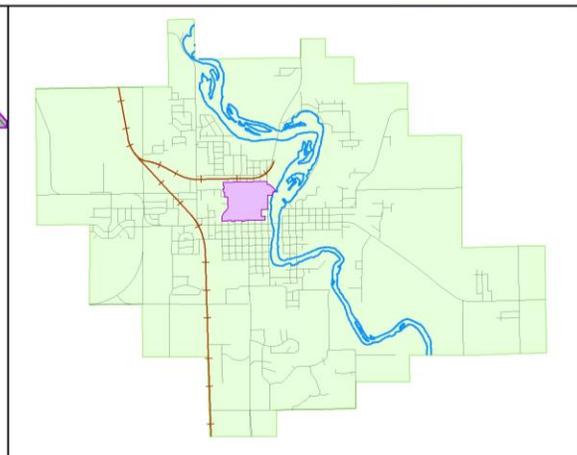
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Kaufmann, E.J. and Rose, House  
Name of Property  
626 1<sup>st</sup> Ave NW  
Address

Bremer  
County  
Waverly  
City

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

**626 1st Ave NW  
PIN 09-03-241-012**



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Kaufmann, E.J. and Rose, House

Bremer

Name of Property

County

626 1<sup>st</sup> Ave NW

Waverly

Address

City

**Photographs:** 626 1<sup>st</sup> Ave NW, looking northeast and north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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**Photographs:** 626 1<sup>st</sup> Ave NW, looking northeast, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Kaufmann, E.J. and Rose, House

Bremer

Name of Property

County

626 1<sup>st</sup> Ave NW

Waverly

Address

City

**Photographs:** 626 1<sup>st</sup> Ave NW, looking north and northwest, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Additional Information:

Floor plan, 626 1<sup>st</sup> Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903241012&index=0&size=0>; accessed 10/1/2012.

