

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

State Inventory No. 09-00717

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 Kohlmann, Edwin and Rachel, House

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

**2. Location**

street & number 92 4<sup>th</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 Harmon & LeValley Addition

Block(s) FR 2

Lot(s) 1,2,3 except N 60'

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

Waverly's NW & SE Neighborhoods Historical & Architectural Survey

Historical Architectural Data Base Number

09-028

**6. Function or Use**

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

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

01A03 Single Dwelling w/ attached garage

01A03 Single Dwelling w/ attached garage

**7. Description**

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

**Materials** (Enter categories from instructions)

10C Ranch/Rambler

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 92 4<sup>th</sup> Ave NW

Site Number 09-00717  
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*  
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*

*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. date 9/2013  
 organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300  
 street & number N3834 Deep Lake Road 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: \_\_\_\_\_

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Kohlmann, Edwin and Rachel, House

Bremer

Name of Property

County

92 4<sup>th</sup> Ave NW

Waverly

Address

City

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## 7. Description

This single-family house is estimated to have been built in 1955 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the 1950s and 1960s. Property transfer records show that Edwin and Rachel Kohlmann acquired this property on September 28, 1953 from Arla Brula Bartling. An earlier house on the site was offered for sale and removal in an advertisement in the *Bremer County Independent* on May 25, 1955. The first time the Kohlmanns were listed as residing at this address was in the 1957 telephone book. Together these sources confirm a construction date of ca.1956.

This combination 1 and 1½-story frame house is an example of a variation of the Ranch/Rambler house form. A 1-story double-bay garage is attached at north end and the mid-section of the house has a second level set beneath a large shed roof attic dormer on the east slope. The balance of the house is 1-story in height. The house is oriented diagonally on the parcel with the long, horizontal side facing the Cedar River. The long horizontal form is divided into three sections of different heights, each topped by a broad side-gable roof with moderate wide eaves; the south section has no eaves along the gable end. The main entrance is set in the ell located along the west side formed by the adjoining south and middle sections. The Kohlmann House has a concrete block foundation with a combination of limestone veneer and wide wood clapboard siding on the walls. The limestone wraps the southwest corner of the house and the stone is repeated in the massive partially exposed fireplace/chimney on the east side of the house. A low-pitched shed roofed porch/sun room extends from the main house on the west side overlooking the Cedar River.

Fenestration throughout the house includes a mix of tall and narrow casement and fixed light windows with either six or eight lights clustered in groups of three and five. In one area facing the river, a group of four single-light vertical sash may be original or a replacement of the original multi-light windows. A panel of glass block fills an opening adjacent to the entrance. The 1/1 windows in the porch/sun-room have operable awning sash in the lower halves.

An attached double-bay garage with a low-pitched hipped roof is at the south end. It is clad in the same finishes as the house. It retains its original wood and glass paneled overhead door with a passage door along the south wall. It was constructed in 1958 when the balance of the house was built according to Assessor.

Alterations: casement window installation, undated; possible porch addition, undated.

## 8. Significance

The Edwin and Rachel Kohlmann House at 92 4<sup>th</sup> Ave NW was built in 1956 and is a well-preserved example of a variation of the Ranch/Rambler house form to fit an unusual parcel and vista. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

According to property transfer records, Edwin and Rachel Kohlmann acquired this property on June September 28, 1953 from Arla Brula Bartling. Telephone directories for 1957 show the Kohlmann

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Kohlmann, Edwin and Rachel, House	Bremer
Name of Property	County
92 4 <sup>th</sup> Ave NW	Waverly
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family in residence and by 1961, the first city directory listing for the property shows Edwin and Rachel as the owners and operators of Kohlmann's Clothing Store until 1973. The couple continued to reside here in retirement. Edwin died in 1989 and Rachel in 1996. The Kohlmann family's clothing store had operated in Waverly since 1900 beginning first as a tailoring shop.

A list of newspaper articles about the Kohlmann's Clothing Store taken from the Waverly Public Library's Business News Index Database appears below:

Newspaper year	Newspaper Story
1900	Bought out E Cope - <i>Bremer County Independent</i> April 5 p8c3. (new to town)
1900	Moved to 1 door E of Covert's grocery Dec 6
1901	Moved tailor shop from building at east end of bridge to Olds building [formerly Henry Warneke barber shop] <i>Bremer County Independent</i> Jan 3 p8c3
1905	Moved into front of 1st floor of Stone Corner. E Bremer and 1st
1912	will move to old stone corner <i>Waverly Democrat</i> Sep 5 p5c6
1912	Leased front of Old Stone Corner [100 E Bremer, includes info on building] <i>Bremer County Independent</i> Sep 5 p8c6 [Herman Schultz opened cigar store in former front]
1914	will close store but continue tailor business until he can find a store <i>Waverly Democrat</i> Mar 5 p1c7
1914	building sold to Waverly Savings Bank, must sell goods <i>Waverly Democrat</i> Feb 19 p4c5
1914	Moved to E Bremer over the Dreamland Theater <i>Bremer County Independent</i> April 2 p10c2
1915	About settled in downstairs store <i>Bremer County Independent</i> Nov 4 p10c2
1915	bought Lashbrook building <i>Waverly Democrat</i> Sep 1 p4c3
1915	Bought building will move downstairs <i>Bremer County Independent</i> Sep 2 p14c4
1915	Put in heating unit <i>Bremer County Independent</i> Sep 30 p10c3
1915	Moved downstairs when theater's lease expired <i>Bremer County Independent</i> Sept 16 p8c3
1919	Tailoring section moved to 2nd floor <i>Bremer County Independent</i> Oct 17 p1c4
1930	Bought tailoring business of E Cope <i>Bremer County Independent</i> April 5
1931	Remodeled <i>Waverly Democrat</i> May 14
1931	To be remodeled WD March 12 p6c4; new doorway <i>Waverly Democrat</i> May 14 Sect2 p5c6
1956	Pheasant took sanctuary on sill <i>Bremer County Independent</i> Oct 17
1965	Brief biography of Ed Kohlmann <i>Bremer County Independent</i> May 31 p1
1973	Closed May 31 by Ed - son of Geo. (see 1985 History book)

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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.

Bremer County Assessor's Office, property records.

Bremer County Auditor's Office, property transfer records.

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; 1961.

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*, May 25, 1955.

Waverly telephone directories, 1924-1954.

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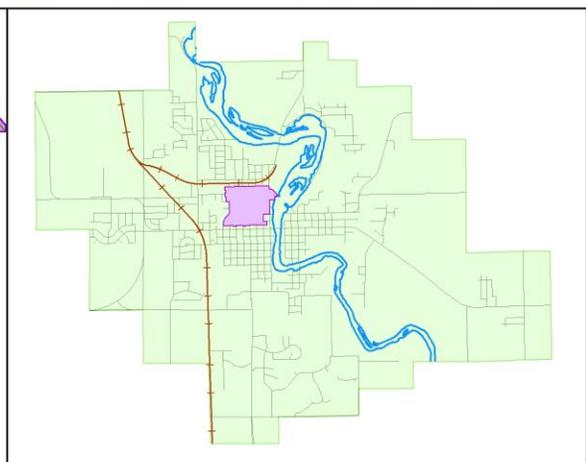
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Kohlmann, Edwin and Rachel, House  
Name of Property  
92 4<sup>th</sup> Ave NW  
Address

Bremer  
County  
Waverly  
City

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

**92 4th Ave NW  
PIN 09-02-104--003**



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**Photographs:** 92 4<sup>th</sup> Ave NW, looking north and northwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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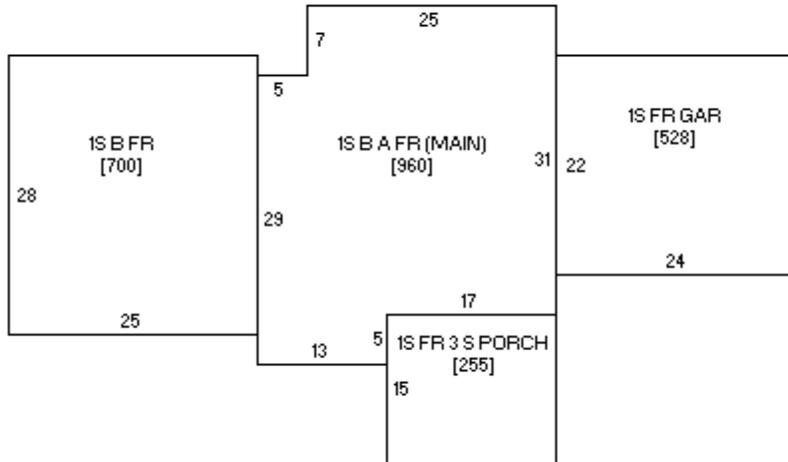
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**Floor plan**, 92 4<sup>th</sup> Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902104003&index=0&size=0>; accessed 2/25/2013.



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