

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

State Inventory No. 09-00757

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 Kohagen, Henry and Jessie, House

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

**2. Location**

street & number 421 4<sup>th</sup> St. 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) 44

Lot(s) N 1/2 Lots 1 & 2

**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)

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 421 4<sup>th</sup> St NW

Site Number 09-00757  
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*  
1917  check if circa or estimated date  
*Other dates, including renovation*  
1998 - 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. 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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Kohagen, Henry and Jessie, House	Bremer
Name of Property	County
421 4 <sup>th</sup> St NW	Waverly
Address	City

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### 7. Description

This single-family house is estimated to have been built in 1917 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1910s through the 1920s. The property was transferred from Albert Bruns, Sr. to Henry and Jessie Kohagen in July 1916. No house is shown at this address in the 1913 city directory. *Bremer County Independent* news accounts on 8/10/1916 and 8/31/1916 discussed Kohagen building a house in the 2<sup>nd</sup> Ward. Given this information it is likely that the house was completed the following year in ca. 1917. The concrete block products and design found in the porch suggest the material was manufactured and installed by George Blain & Co., a cement products company that was located in northwest Waverly and has been documented building similar porches in the Harmon & LeValley Addition.

This frame house is an example of a vernacular 2-story Hipped Roof form known as the "American Four-Square" that became popular before WW I across the country and in Waverly. This example has a rock-faced concrete block foundation with narrow wood clapboard-style vinyl siding and wide corner board trim. The house has a low-pitched flared hipped roof with wide eaves and hipped roof attic dormers centered on the west and front slopes. The front porch has a broad front-gabled roof and its width spans the front façade. The tympanum is finished with unpainted stucco and painted cross-timbering.

The porch retains its original open design with full size 8-inch block for the foundation and entrance steps balustrades, a concrete deck, and a 4-inch block balustrade. Four 8-inch block pedestals are evenly spaced across the front with tapered concrete pillars serving as roof supports. The concrete entrance steps are set in the south end in order to provide a larger seating area in the balance of the porch. The concrete block products and design found in the porch suggest the material was manufactured and installed by George Blain & Co., a cement products company that was located in northwest Waverly and has been documented building similar porches in the Harmon & LeValley Addition. A nearly identical porch is found at 323 5<sup>th</sup> St NW.

Fenestration includes feature windows on the front façade's lower level and a mix of single and paired 1/1 double-hung units, widely spaced elsewhere. The front façade's first floor has cottage windows flanking the centered entrance. The matching cottage windows have large square single lights topped by wide horizontal upper sash containing geometric patterned leaded glass designs. The entrance opening has a beveled glass door with rectangular lights in a geometric pattern and beveled glass sidelights on each side. An entrance on the south façade accesses the main level and the basement stairs. The dormers have pairs of small 1/1 windows.

A large detached side-gabled double-bay garage likely is located west of the house and opens onto 4<sup>th</sup> Ave NW along the west edge of the property. It has a low-pitched front-gable roof with narrow clapboard-style vinyl siding. According to Assessor records it was built in 1998.

Alterations: garage, 1998.

### 8. Significance

The Henry and Jessie Kohagen House at 421 4<sup>th</sup> St NW was built in 1917 and is an example vernacular 2-story Hipped Roof house form referred to as an American Four-Square house. It became popular in Waverly before and after World War I. A number of similar houses were built in the same neighborhood during the 1910s and 1920s. This particular example has masonry work attributed to George Blain & Co., a cement products company located in northwest Waverly. The house qualifies for the National Register of Historic Places individually and as a contributing resource to the historic district under Criteria A and C. The garage is considered noncontributing.

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According to property transfer records, the parcel was transferred from Albert Bruns, Sr. to Henry and Jessie Kohagen in July 1916. No house is shown at this address in the 1913 city directory but an earlier building may have been on this site listed as 423 Locust St (4<sup>th</sup> St NW). *Bremer County Independent* news accounts on 8/10/1916 and 8/31/1916 (both at right) discuss Kohagen building a house in the 2<sup>nd</sup> Ward. Albert Bruns has been identified as a land developer for other lots in the neighborhood. The concrete block products and design found in the porch suggest the material was manufactured and constructed by George Blain & Co., a cement products company that was located in northwest Waverly and has been documented building similar foundations and porches in the Harmon & LeValley Addition.

The Kohagens resided at this address until Henry's death in 1945. The house passed to Vera Kohagen at that time and was resold after Jessie Kohagen's death in 1948 to Arthur and Lydia Epley. Arthur was a retired farmer and the couple resided here into the 1960s. In 19753, their respective estates transferred the property to Milton Epley who with other family members transferred the house to Marilyn McNamara in 1983.

#### 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.

August 10, 1916

—Henry Kohagen has purchased a lot of Albert Bruns in the Second ward and will erect thereon a fine new modern house. This would indicate that Henry is going to move to town and we know he will meet with a warm reception, as he is made of that stuff that makes a good neighbor.

August 31, 1916

—H. A. Kohagen on Monday started the work on the foundation of the new house he is building in the Second ward. He hopes to have it completed this fall.

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Bremer

Name of Property

County

421 4<sup>th</sup> St NW

Waverly

Address

City

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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*, 8/10/1916 and 8/31/1916, p7c3.

Waverly telephone directories, 1924-1954.

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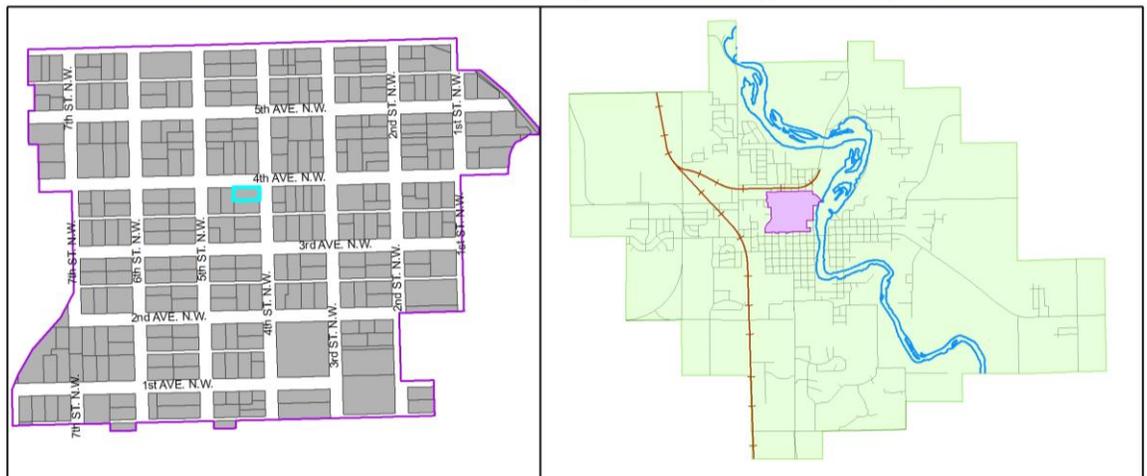
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Kohagen, Henry and Jessie, House  
Name of Property  
421 4<sup>th</sup> St NW  
Address

Bremer  
County  
Waverly  
City

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

**421 4th St NW  
PIN 09-03-234-006**



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Bremer

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Waverly

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**Photographs:** 421 4th St NW, looking west and southwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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**Photographs:** 421 4th St NW, porch detail, looking west, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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**Photographs:** 421 4th St NW, looking west and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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**Photographs:** 421 4th St NW, looking northwest and street view looking northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



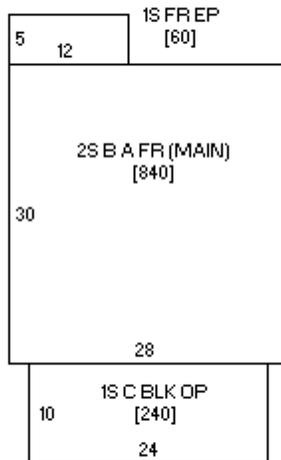
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Address	City

**Floor plan**, 421 4th St. NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903234006&index=0&size=0>; accessed 3/17/2013.



Sketch by [www.camavision.com](http://www.camavision.com)