

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

**State Inventory No. 09-00882**  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) 09-00962  
 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 Kingsley, Morton M. and Ethel May, House  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 427 2<sup>nd</sup> St SE  
 city or town Waverly  vicinity, county Bremer  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Jacob Hess Addition Block(s) \_\_\_\_\_ Lot(s) S 1/2 Lot 5

**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 checked="" type="checkbox"/> building(s)	_____ buildings	_____ 2 buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	_____ 2 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 MPD Historical Architectural Data Base Number 09-028

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A Single Dwelling</u>	<u>01A Single Dwelling</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A06 Hipped-Roof , 2-story (American Four-Square)</u>	foundation <u>04 Stone (parged)</u>
_____	walls (visible material) <u>15B Vinyl</u>
_____	roof <u>08A Asphalt/Shingle</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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 427 2<sup>nd</sup> St SE

Site Number 09-00882  
District Number 09-00962

**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 1894  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 9/2012  
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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

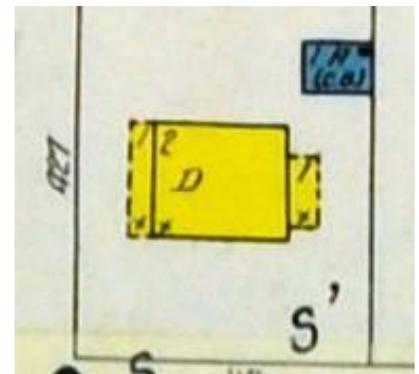
Page 1

Kingsley, Morton M. and Ethel May, House	Bremer
Name of Property	County
427 2 <sup>nd</sup> St SE	Waverly
Address	City

## 7. Description

This 2-story single-family house is estimated to have been built in 1894 according to Bremer County Assessor records. The 1913 city directory lists the house at this address occupied by M.M. Kingsley and his wife Ethel. The 1927 Sanborn Map shows the building in place. The presence of a stone foundation suggests a pre-1900 construction date.

This frame house is an example of a vernacular Hipped Roof, 2-story house form, a forerunner of the post-1900 house form known as the "American Four-Square. It has a low-pitched hipped-roof with a flat-roofed porch spanning the full front façade. The house has a stone foundation, some sections with a parged finish, and narrow-width clapboard-style vinyl siding on the walls. A small, flat-roofed enclosed rear porch appears on the 1927 Sanborn Map (right) and is likely original to the house. The front porch appears to be a replacement constructed sometime after ca. 1910 when concrete block were introduced locally. The porch has three tall concrete block pedestals across the front with battered piers resting on each, serving as roof supports. The low balustrade has closely spaced turned spindles. Two turned porch posts attached to the walls are outfitted with spindled brackets. They may be remnants of the original porch. The current porch has a wide set of steps opposite the entrance on the left side. The porch skirting panels have narrowly spaced vertical lattice.



Fenestration includes feature windows with Classical designs such as the cottage window to the right of the entrance. It has an upper sash with geometric patterned lights typical of turn-of-the-20<sup>th</sup> century Classical Revival houses and institutional buildings. Similar patterned lights are found in the upper sashes of the double-hung windows along the south façade facing 4<sup>th</sup> Avenue SE. Another window with a similar Classical design is the horizontal window on the north façade. Windows are widely spaced throughout the house.

The house has a detached garage located at the northeast corner of the parcel with narrow paved strips connecting it to 2<sup>nd</sup> Street. The single-bay front-gable building has narrow vertical siding (likely tongue-and-groove) and a concrete foundation. It is located on the same site as the property's concrete block garage shown in the 1927 Sanborn Map (above). The present garage was constructed in 1945 according to Assessor records.

Alterations: conversion to duplex (undated); front porch changes (post-1910); rear porch enclosed (2005); garage (ca. 1945) and vinyl siding (1993).

## 8. Significance

The Kingsley House at 427 2nd Street SE is a vernacular Hipped Roof, 2-story house form, which is a forerunner "American Four-Square" designs that appeared in many locations in Waverly before World War I. The house was built during the main wave of homebuilding in the neighborhood that extended from the 1880s through the post-World War I years. The house is considered a contributing resource

# Iowa Site Inventory Form Continuation Sheet

Page 2

---

Kingsley, Morton M. and Ethel May, House	Bremer
Name of Property	County
427 2 <sup>nd</sup> St SE	Waverly
Address	City

---

for this National Register historic district under Criteria A and C. The garage is considered non-contributing.

The house at 427 2<sup>nd</sup> Street SE was occupied by Morton and Ethel May Kingsley after the turn of the century. Morton was one of several attorneys who resided in this neighborhood through the years. A brief biography published in 1914 appears below:

Morton M. Kingsley, an able and successful representative of the legal fraternity in Bremer county, was for a number of years engaged in practice at Waverly as a member of the firm of Long & Kingsley but since his partner's death in 1912 has been alone. His birth occurred on the Kingsley farm north of Waverly on the 14th of September, 1875, his parents being Calvin and Mary W. (Williams) Kingsley, the former born in Rockford, Illinois, on the 6th of May, 1837, and the latter in Great Barrington, Massachusetts, on the 19th of September, 1839. Calvin Kingsley, an agriculturist by occupation, came to Waverly, Iowa, in 1854, acquired land here and devoted his attention to farming pursuits throughout the remainder of his active business career. Since the spring of 1913 he has lived retired at Waverly and is now enjoying the evening of life in well earned ease. The period of his residence in this county covers almost six decades and he enjoys an extensive and favorable acquaintance within its borders.

Morton M. Kingsley, the fifth in the order of birth in a family of seven children, acquired his early education in Waverly and was graduated from the Waverly high school with the class of 1895. Subsequently he attended Knox College at Galesburg, Illinois, and was graduated from that institution with the class of 1900. In further preparation for a professional career he entered the law department of the University of Michigan and in 1903 won the degree of LL.B. In the fall of that year he began the practice of law at Waverly, and in the spring of 1904, the law firm of Long & Kingsley was formed, which association was maintained with mutual pleasure and profit until the demise of Mr. Long on the 27th of July, 1912. Since that time Mr. Kingsley has been in the practice alone, devoting his attention exclusively to a general law practice. He has acquired the reputation for being an able, careful and conscientious attorney. The matter of litigation is necessarily a part of his professional business, but he has a theory that it is the duty of a good attorney to save his clients from litigation in matters entrusted to him if he can consistently do so, and has already made a good record in his ability to get matters satisfactorily adjusted out of court.

On the 24th of January, 1905, Mr. Kingsley was united in marriage to Miss Ethel Van Patten of Aurora, Illinois. They now have three children, as follows: Janet Miriam, who was born on the 28th of July, 1909; Edgar Neil, whose birth occurred March 7, 1911; and Virginia, whose natal day was June 22, 1913.

Mr. Kingsley is the owner of valuable property in Waverly and has long been numbered among the substantial and respected citizens of his native county. Politically, he has given his allegiance to the republican party. Locally, he has served many years on the Waverly school board and is now a member of that body. His religious faith is that of the Baptist

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

Site Number **09-00882**  
Related District Number 09-00962

Page 3

---

Kingsley, Morton M. and Ethel May, House	Bremer
Name of Property	County
427 2 <sup>nd</sup> St SE	Waverly
Address	City

---

church, while fraternally he is identified with the Masons. He has cooperated in many movements for the general good, has cast his influence on the side of improvement and has advocated high ideals of manhood and citizenship as well as of professional service. (*History of Bremer County, Iowa Vol. II*, 1914; available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=257933>)

Morton Kingsley died in 1938 and his wife Ethel lived until 1967. Both are buried in Harlington Cemetery.

In 1962 the house was transferred to Lowell and Bonnie Granneman. Lowell is employed at John Deere and Bonnie works at St. Paul's School. The Grannemans continue to reside here in their 50<sup>th</sup> year of ownership in 2012.

#### 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. Available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=257933>. Accessed 2/19/2012.

*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 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.

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

Site Number **09-00882**  
Related District Number **09-00962**

Page 4

Kingsley, Morton M. and Ethel May, House  
Name of Property  
427 2<sup>nd</sup> St SE  
Address

Bremer  
County  
Waverly  
City

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



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

Site Number **09-00882**  
Related District Number **09-00962**

Page 5

---

Kingsley, Morton M. and Ethel May, House  
Name of Property  
427 2<sup>nd</sup> St SE  
Address

---

Bremer  
County  
Waverly  
City

---

Photographs: 427 2nd St. SE, looking northeast; porch detail, looking east, Marlys Svendsen, photographer, 11/3/2012.



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

Site Number **09-00882**  
Related District Number 09-00962

Page 6

---

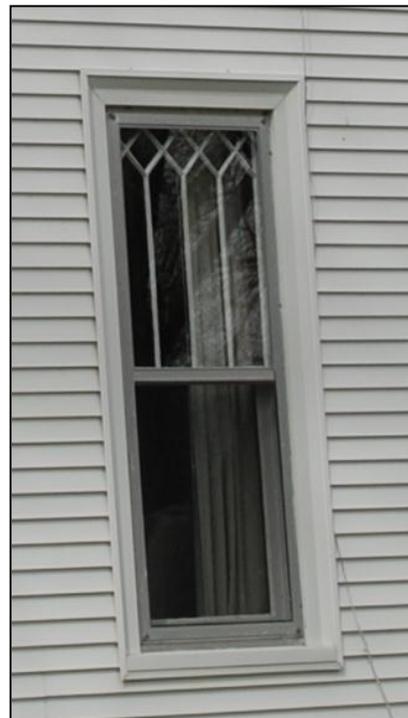
Kingsley, Morton M. and Ethel May, House  
Name of Property  
427 2<sup>nd</sup> St SE  
Address

---

Bremer  
County  
Waverly  
City

---

Photographs: 427 2nd St. SE, looking southeast, and window details, Marlys Svendsen, photographer, 11/03/2012.



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

Site Number **09-00882**  
Related District Number **09-00962**

Page 7

---

Kingsley, Morton M. and Ethel May, House  
Name of Property  
427 2<sup>nd</sup> St SE  
Address

---

Bremer  
County  
Waverly  
City

---

Photographs: 427 2nd St. SE, looking northeast and with garage, looking southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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

Site Number **09-00882**  
Related District Number 09-00962

Page 8

---

Kingsley, Morton M. and Ethel May, House  
Name of Property  
427 2<sup>nd</sup> St SE  
Address

---

Bremer  
County  
Waverly  
City

---

Photographs: 427 2nd St. SE looking northeast and northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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

Site Number **09-00882**  
 Related District Number 09-00962

Page 9

Kingsley, Morton M. and Ethel May, House	Bremer
Name of Property	County
427 2 <sup>nd</sup> St SE	Waverly
Address	City

Additional Information:

Floor plan, 427 2nd St. SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902328003&index=0&size=0>; accessed 2/19/2012.

