

Site Inventory Form State Inventory No. 09-01450 New Supplemental
 State Historical Society of Iowa Part of a district with known boundaries (enter inventory no.) 09-00961
 (November 2005) 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 Kohagan, Frank and Minnie, House
 other names/site number _____

2. Location
 street & number 422 3rd Ave 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) 10 Lot(s) Lot 5 and W 2' Lot 6

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 | If Eligible Property, enter number of: | |
| | Enter number of: | Contributing | Noncontributing |
| <input type="checkbox"/> building(s) | _____ buildings | <u>1</u> | <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> | <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

| Historic Functions (Enter categories from instructions) | Current Functions (Enter categories from instructions) |
|---|--|
| <u>01A01 Single Dwelling: residence</u> | <u>01A01 Single Dwelling: residence</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>10A Concrete Block</u> |
| _____ | walls (visible material) <u>15B Vinyl</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 422 3rd Ave SW

Site Number 09-01450
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 1918 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 unknown

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 5/17/2015
organization Svendsen Tyler, Inc. 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: _____

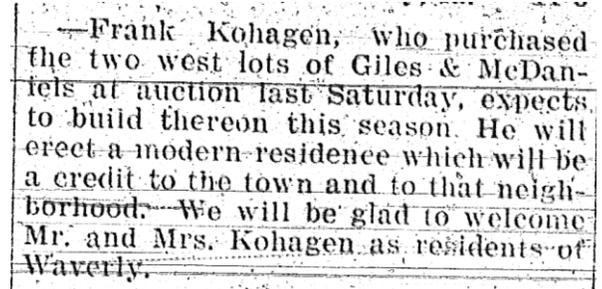
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| Kohagan, Frank and Minnie, House | Bremer |
| Name of Property | County |
| 422 3 rd Ave SW | Waverly |
| Address | City |

7. Description

The Frank and Minnie Kohagen House at 422 3rd Ave SW is estimated to have been constructed in 1917 according to the Bremer County Assessor's records. Property transfer records show the lot as one of two lots changing hands on July 16, 1917 to Frank Kohagen. Newspaper accounts identify Kohagen as buying the property at auction with plans to undertake construction of a residence for his wife and himself later that season (*Bremer County Independent* - 7/19/1917, at right). The house was nearing completion on the corner lot in December 1917 when Frank died while working at the house.



The house is an example of a vernacular Hipped Roof, 2-Story house form popularly known as the American Four-Square. The building has a rock-faced concrete block foundation for both the main house and the front porch. Narrow-width wood clapboard style siding is on the walls and flared corners are in place of a water table and corner board trim; some wall areas have had aluminum siding installed. The house has a moderate-to-steeply pitched hipped roof with flared edges, hipped attic dormers on front and west slopes, and deep eaves above wide cornice boards. A low-pitched hipped roof enclosed porch spans the front façade with a low-pitched pediment on the right side above the entrance steps opposite the off-set front door. The porch has been enclosed with a continuous row of 1/1 windows filling the space above the closed, clapboard-clad balustrade.

Fenestration includes widely spaced 1/1 double-hung window units on the upper level with smaller 1/1 windows in the dormers. The corner siting of the house provides a prominent view of the west façade's hipped roofed angular oriel window group on the lower level off the living room towards the front of the house, and the dining room's window group that contains 1/1 double-hung windows flanking a vertical single light sash. Windows on the east façade open into spaces containing the entrance hall (horizontal fixed sash on the first floor) and the staircase landing (1/1 double-hung unit set between levels). A secondary entrance opens onto a landing leading to the basement and to the kitchen. The house has an attached single-bay garage built in ca, 1908 according to Assessor records. Most likely this feature was added at a later date based on the fact that it is clad in wider-width clapboard style aluminum siding rather than narrow-width wood clapboard found on the house. The garage has a single overhead door with a passage door between the garage bay and the house. The garage is considered noncontributing.

8. Significance

The Frank and Minnie Kohagen House at 422 3rd Ave SW is significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. The 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.

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Historical Background for Waverly¹

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 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 19th and early 20th 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 19th 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 19th and early 20th 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 Frank and Minnie Kohagen House at 422 3rd Ave SW:

The Frank and Minnie Kohagen House at 422 3rd Ave SW is located in Block 10 of the Wm. Sturdevant Addition. The southwest quadrant of Waverly includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

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

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Frank Kohagen Dies Suddenly.

Again this community is called upon to mourn the death of a good citizen, in the person of Frank C. Kohagen, of Warren township. Last Saturday Mr. Kohagen came to town as had been his custom lately to help about the new house he was just completing in the Third ward. He had helped with the work in and about the house for several hours, when at about 4:30 he remarked that he believed he would drive out home. After getting into his wagon he complained to his companion that he had a bad headache. When they reached Broadie's drug store he said that his head seemed bursting and he decided to go up and see Dr Kern. He left the wagon and ascended the stairway to the doctor's office. As he stepped into the office he reeled and almost fell to the floor. He was given immediate medical attention and the family were summoned from their home in the country. Upon their arrival, and after a consultation, it was decided to take Mr. Kohagen to the hospital, where everything possible was done for him, but to no avail. He had lapsed into unconsciousness while at the doctor's office and remained in that condition until death came at about ten o'clock Sunday morning.

Frank C. Kohagen was born in the state of New York on Oct. 10, 1861. When one year old he came to this county with his parents, who settled on the farm in Warren township upon which he had made his home ever since, the property passing from father to son.

All his fifty-six years have been useful years and by his thrift, industry and strict integrity he has amassed a comfortable fortune and was just preparing to move into his beautiful new house in town, which is about completed, and enjoy a rest from the strenuous labors on the farm.

Some fifteen years ago he suffered a slight stroke of apoplexy, but apparently had quickly recovered and had enjoyed fairly good health up to the time of his sudden death.

On July 3, 1886, he was united in marriage to Miss Minnie Thiemann and to this union were born five children: Rudolph, Mrs. J. C. Hildebrandt, Mrs. Louis Oltrogge, Mrs. Herman Oltrogge, all residing in the townships of Warren and Jefferson, this county, and Miss Esther, who is still at home. The widow and children are left to mourn the death of a most faithful and loving husband and father, and the community is called on to mourn the death of one of its most successful farmers and influential citizens, just at a time when he had about completed arrangements to retire from active life and enjoy some of the fruits of his labor.

The funeral services will be held at the home at 12 o'clock Thursday, Rev. Melcher officiating and burial will be in the Warren St. Paul's cemetery.

The house at 422 3rd Avenue SW was estimated to have been constructed in 1917 according to the Bremer County Assessor's records. Property transfer records show the lot as one of a pair of lots changing hands by real estate auction on July 16, 1917 to Frank Kohagen, a Warren Township farmer at the time. Newspaper accounts identify Kohagen as having plans for construction of the house in the 3rd Ward later that season in the (*Bremer County Independent*, 7/19/1917). The paper suggested that neighbors would welcome the Kohagens to the 3rd Ward neighborhood, presumably removing from their farm in Warren Township. By October 11, 1917, the *Bremer County Independent* reported that the "fine new house of Frank Kohagen has progressed nicely the past week and is now enclosed and almost ready for the plasterers."

Before the house was fully completed, however, tragedy struck the Kohagen family. Shortly after Christmas 1917, Frank Kohagen passed away suddenly after having spent part of the day working at the house under construction on West Madison Avenue (3rd Avenue SW). The details of his death appeared in his lengthy obituary at left in the 12/27/1917 issue of the *Bremer County Independent*. Minnie Kohagen and members of the Kohagen family appeared residing at this house in telephone directories at this address or nearby at 422 Madison St. through the 1950s. Esther Kohagan, Frank and Minnie's youngest daughter, owned the property after Minnie's death in 1956 and continued to reside here in the early 1960s.

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.

Kohagen articles in *Bremer County Independent*:

| | | | |
|----------------|--------------------------------|------------|------|
| Kohagen, Frank | house progressed | 10/11/1917 | p8c2 |
| Kohagen, Frank | obituary, 3 rd ward | 12/27/1917 | p1c2 |
| Kohagen, Frank | to build this season | 7/19/1917 | p7c4 |

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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Additional Information:

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

**422 3rd Ave SW
PIN 09-03-288-004**



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City



Photographs: 422 3rd Ave SW, looking north, northeast, east and garage, looking east 11/28/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 422 3rd Ave SW, looking southeast and northwest, **11/28/2014**, Andrew Bell, Svendsen Tyler, photographer.



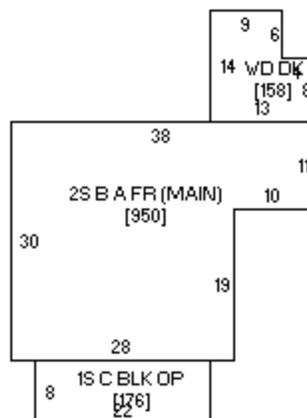
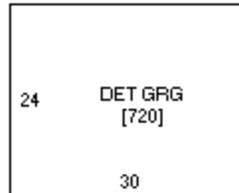
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Photograph and Sketch Plan: Bremer County Assessor website photograph and plan available at:
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=856358944&KeyValue=0903288004>; accessed 5/29/2015.



Sketch by www.camavision.com