

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

State Inventory No. 09-00682 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 Buls, Gus and Minnie, House

other names/site number _____

2. Location

street & number 523 2nd 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 J J SMITH Addition Block(s) 3 Lot(s) N 1/2 Lots 1,2 Ex W 40'

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 | <u>1</u> | <u>1</u> buildings |
| <input 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'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) 09 Asbestos

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)

- | | | |
|--|---|--|
| <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 523 2nd St NW

Site Number 09-00682
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
1907 check if circa or estimated date
Other dates, including renovation
1957 - 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

Page 1

| | |
|-----------------------------|---------|
| Buls, Gus and Minnie, House | Bremer |
| Name of Property | County |
| 523 2 nd St NW | Waverly |
| Address | City |

7. Description

This single-family house is estimated to have been built in 1905 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built before the World War I period. Property transfer records show Nettie Eichmann transferring the property to Gustav Bulls in January 1907. A newspaper account in the *Bremer County Independent* in April 1907 noted that the foundation wall was about complete and the following month wrote that Gus Bul's new residence was "progressing nicely." By the time the 1913 city directory was published, the address was listed as occupied by Gustav Bulls and his wife Minnie. A construction date of 1907 is consistent with public records for this property.

This 2-story frame house is an example of a Hipped Roof, 2-story house form. This house is a variation of the "American Four-Square" that became popular in Iowa after the turn of the 20th century and continued to be built into the 1920s in Waverly. The house was designed and constructed by John F. Leitha of Waverly. The house has beveled edge concrete block foundation with wide asbestos shingle siding on the walls. A moderate-pitched hipped roof with narrow eaves on the main block has pent-gable wall dormers set off-center on the north, south and east slopes; centered on the rear slope. A two-level porch includes a flat-roof that spans the full width of the front with small semi-circular projecting eave section of the centered front steps. The replacement balustrades on each level have square spindles and their overall height is slightly taller than the original balustrades. On the lower level, the open porch has four square columns evenly spaced across the front with the wide entrance steps centered. Paneled pedestals on the upper level line up with columns below. The porch's original skirting panels remain and include a rare design that incorporates narrowly spaced scroll cut pieces with the curved edges facing out.

Fenestration throughout the house includes widely spaced single 1/1 double-hung windows of various sizes with a series of more decorative sash on the front façade. Leaded beveled glass designs with curvilinear and floral patterns are in four featured cottage windows (square fixed lower sash with short wide upper sash) on the first and second floors. Similar leaded beveled glass patternwork is in the sidelights of the front entrance and in a horizontal fixed sash on the staircase landing between floors on the north façade. Angular bay windows are also found on the right sides of both levels on the front façade. On the upper level, the bay window is centered beneath the pent-gable dormer and set off by decorative brackets. The window group in the pent-gable is a reduced-scale Palladian window group with a tall semi-circular center window flanked by square topped sash. On the south façade, the pent-gable dormer projects slightly over a square walled extension on the upper level and an angular bay window group on the first floor. The house interior retains much of its original finishes including embossed plastered ceilings, wood trim and doors, and many decorative original light fixtures.

A detached frame 1-story garage is located at the rear of the property west of the house. The building was constructed in 1957 according to Assessor records and is considered noncontributing because of finish alterations and a new overhead garage door.

Alterations: asbestos siding (undated); garage (1957); porch balustrade replacement (undated).

Iowa Site Inventory Form Continuation Sheet

Page 2

| | |
|-----------------------------|---------|
| Buls, Gus and Minnie, House | Bremer |
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8. Significance

The Gustav and Minnie Buls House at 523 2nd St NW was built in 1907 and is an early example of an 2-story Hipped Roof House form designed by noted Waverly architect/contractor, John F. Leitha. This variation of the "American Four-Square" house was embellished by fenestration choices, dormer design and location, and its prominent corner location. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

Gustav and Minnie Buls were farmers in Warren Township in Bremer County before retiring and moving to Waverly's 2nd Ward in 1907. The couple bought the property on January 5, 1907 from Nettie Eichmann. On April 11, 1907 the *Bremer County Independent* reported that "Gus Buls' foundation wall in the 2nd Ward is about complete." Less than a month later on May 9, 1907, the paper reported that "Contractor J.F. Leitha and his men are making rapid progress on the Gus Buls house in the Second ward. When completed it will be one of the finest in town." Gus was a native of Germany and his wife came from New York state. He died in 1931 and Minnie sold the house the same year to neighbor Harold M. Miller.

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.

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

Site Number 09-00682
Related District Number 09-00621

Page 3

Buls, Gus and Minnie, House

Bremer

Name of Property

County

523 2nd St NW

Waverly

Address

City

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers: *Bremer County Independent*: April 11, 1907, p 1, col 2, and May 9, 1907, p 5, col 4.

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

**523 2nd St NW
PIN 05-35-366-003**



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

Site Number 09-00682
Related District Number 09-00621

Page 4

Buls, Gus and Minnie, House

Bremer

Name of Property

County

523 2nd St NW

Waverly

Address

City

Photographs: 523 2nd St NW, looking northwest and southwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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

Site Number 09-00682
Related District Number 09-00621

Page 5

Buls, Gus and Minnie, House

Bremer

Name of Property

County

523 2nd St NW

Waverly

Address

City

Photographs: 523 2nd St NW, looking west and window patternwork, cottage window (looking west) and staircase window (looking south), Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011 and 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 09-00682
Related District Number 09-00621

Page 6

Buls, Gus and Minnie, House

Bremer

Name of Property

County

523 2nd St NW

Waverly

Address

City

Photograph: 523 2nd St NW, Owners Dorothy and Donald Swinton, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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

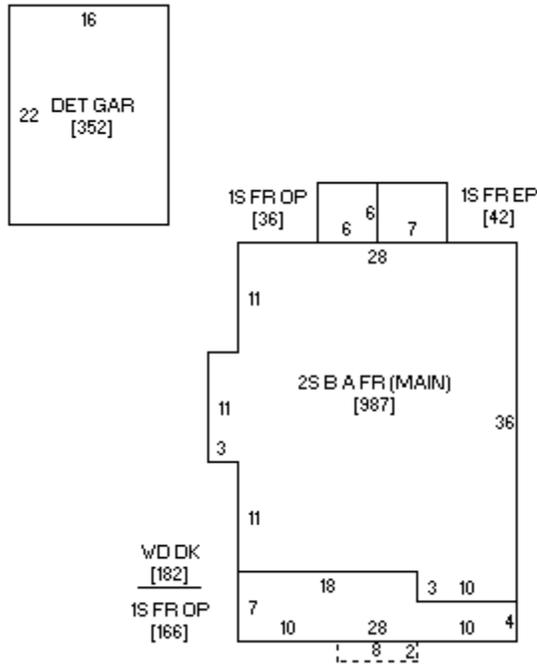
Site Number 09-00682
 Related District Number 09-00621

Page 7

| | |
|-----------------------------|---------|
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Additional Information:

Floor plan, 523 2nd St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0535366003&index=0&size=0>; accessed 12/21/2012.



Sketch by www.camavision.com