

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

State Inventory No. 09-00725 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 Kromer, Erwin H. and Lavera, House
 other names/site number _____

2. Location

street & number 220 4th 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 Add. Block(s) FR 2 Lots S 100' W 55' Lot 14

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>2</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>2</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)
<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>09A01 Front-Gabled Roof (1-story)</u>	foundation <u>10 Concrete</u>
<u>07E Bungalow/Craftsman</u>	walls (visible material) <u>03 Brick</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 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 220 4th Ave NW

Site Number 00-00725
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
1925 check if circa or estimated date
Other dates, including renovation
1925 - 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

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Kromer, Erwin H. and Lavera, House	Bremer
Name of Property	County
220 4 th Ave NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1921 according to Bremer County Assessor records. The house form and style are consistent with similar houses in Waverly built both before and after World War I. The house is present on this parcel in the 1927 Sanborn Fire Insurance Map when the property was owned by Dr. Erwin H. Kromer and his wife Lavera. A news account of its construction appeared in the *Bremer County Independent* on 1/7/1926 referring to completion during the previous year as part of a surge in residential homebuilding in 1925. A construction date of 1925 is more consistent with public records for this property. Prior to its construction the lot was held for 12 months by Harold W. Miller, a building contractor in the Harmon and LeValley Addition who resided nearby at 507 2nd St NW. Miller is documented as have developed/built several other Bungalow/Craftsman Style residences including his personal residence beginning in 1915. Contractor for the Miller House was John Leitha who may also have worked on the Kromer House as he did other work for Miller's homebuilding business.

This 1-story brick house is an example of a Bungalow/Craftsman Style Front-Gabled Roof house form. The house has a concrete foundation with mottled reddish-brown and gray toned brick for the walls. The broad, low-pitched front-gable roof has wide eaves lined by exposed rafter tails; exposed stepped brackets are located at the purlins in of the gable ends. A contiguous front-gabled porch with a similar pitch, rafter tails and purlin brackets is on the west half of the front façade. The front gable of the main house and the porch's tympanum are clad in original, unpainted stucco with geometric patterned stickwork that connects the purlin brackets. The porch has a matching brick foundation and closed balustrade with raised-height, square brick pedestals at the corners and entrance steps, all capped by cast concrete. Short battered piers top the pedestals at the outer corners. The walls of the house and porch are laid in common bond with a course of soldier brick at the water table line. The wide entrance opening is on the right half of the porch with a short-height brick balustrade lining the entrance steps. The house has an exposed brick chimney on the west side and a shallow projecting rectilinear window bay with a matching gable treatment as the porch and front gable of the main house. The overall design is a typical Craftsman Style treatment.

Fenestration throughout the first floor of the house includes single, paired and grouped Craftsman Style windows – 4/1 and 6/1 double-hung units with vertical lights in the upper sash. There are no windows in the gables. Throughout the house, flat brick arches are composed of running brick with sills composed of cast concrete. The exception is the use of a course of rowlock brick for basement windows with vertical edges lined by a stack of header brick. The rectangular basement windows have a short height configured with three vertical lights.

A single-bay detached brick garage is located on the rear opening onto 3rd St NW. According to Assessor records it was built in 1921, the same year estimated for the house. It is more likely that the garage date matches that of the house, 1925. It has a broad front-gable roof with stucco cladding for the gable end, stepped brackets at the purlin points, and brick walls bond patterns identical to those of the main house. The original wood panel folding doors with multi-light windows were in place in 2009 but not observed in 2011.

Alterations: none noted.

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Kromer, Erwin H. and Lavera, House	Bremer
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Address	City

8. Significance

The Erwin and Lavera Kromer house at 220 4th Ave NW was built in ca. 1925 and is a well-preserved example of a Craftsman Style Front-Gabled Roof Bungalow house form. By the 1920s the Harmon and LeValley Addition and the adjacent J.J. Smith Addition were largely developed, including areas near this lot. 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 also considered contributing because of its high level of integrity and the fact that its design matches that of the main house.

Dr. Erwin H. Kromer and his Lavera acquired this property in February 1926 from Waverly homebuilder Harold W. Miller. A newspaper account in the *Bremer County Independent* on 1/7/1926 refers to completion during the previous year. Dr. Kromer moved to Waverly in 1923 to buy-out the dental practice of Dr. C.E. Hanson. He maintained his dental business in downtown Waverly for nearly five decades. The Kromers sold their 4th Ave residence in March 1937 to Mary Kappmeyer, a recent widow of Fred Kappmeyer. She resided here until she sold it in 1950 to Herman and Emilie Oltrogge. The house remained in the Oltrogge family until after Herman's death when his estate transferred it to Lorene Krueger in 1978.

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.

Neighborhood Historic Questionnaire, completed by Mark A. Homan, current owner, October 2011.

Property Reports, Bremer County Assessor's Office

Property Transfer Records, Bremer County Auditor's Office.

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.

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Kromer, Erwin H. and Lavera, House

Bremer

Name of Property

County

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City

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.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspapers, *Bremer County Independent*, 1/7/1926; *Waverly Democrat*, 7/12/1923 p1c3, 8/9/1923 p6c3, 9/7/1934 p8c4, and 8/2/1973 p2c4.

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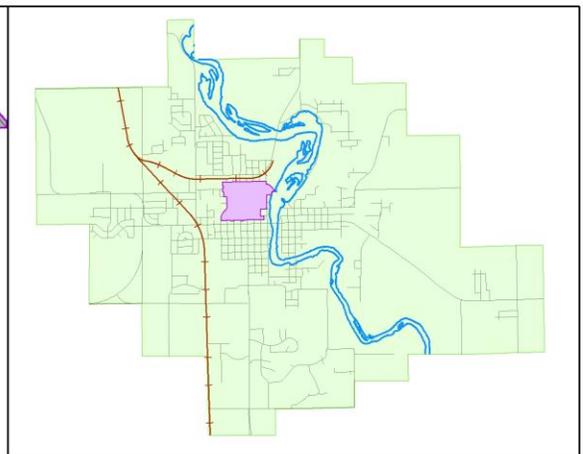
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Kromer, Erwin H. and Lavera, House
Name of Property
220 4th Ave NW
Address

Bremer
County
Waverly
City

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

**220 4th Ave NW
PIN 09-02-102-002**



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Photographs: 220 4th Ave NW, looking northwest and north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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Photographs: 220 4th Ave NW, looking northeast and east, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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Bremer

Name of Property

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220 4th Ave NW

Waverly

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Photographs: 220 4th Ave NW, garage and rear porch, looking southeast and brickwork detail (below, right), front porch, looking east, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011



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Photographs: 220 4th Ave NW, looking northeast and east, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Photographs: 220 4th Ave NW, looking northwest and east, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Bremer

Name of Property

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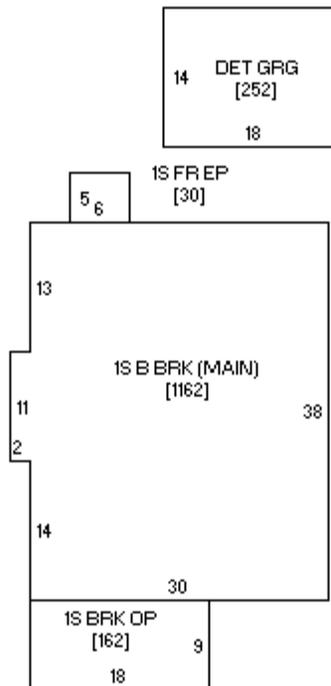
220 4th Ave NW

Waverly

Address

City

Floor Plan: 220 4th Ave NW, Bremer County Assessor's website.



Sketch by www.camavision.com