

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

State Inventory No. 09-00727

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, Minnie, House

other names/site number _____

2. Location

street & number 307 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 Addition

Block(s) 40

Lot(s) E 40' Lot 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)

01A01 Single Dwelling

01A01 Single Dwelling

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A01 Front-Gabled Roof, 2-story

foundation

10A Concrete Block

walls (visible material) 06 Stucco

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 307 4th Ave NW

Site Number 09-00727
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
1931 check if circa or estimated date
Other dates, including renovation
Garage – 1949

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder
Miller, Harold W.

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: _____

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7. Description

This single-family house is estimated to have been built in 1930 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the 1930s and early 1940s. The property was transferred to Harold W. Miller, a homebuilder, in December 1930 and to Minnie Buls, a recent widow, a year later. A construction date of ca. 1931 is consistent with public records for this dwelling.

This stucco dwelling is an example of a vernacular Front-Gabled Roof 2-story house form. The house has a rock-faced concrete block foundation with tinted red mortar and an uncommon tooled stucco pattern on the walls. The stucco texture used here is a variation of the "trowel sweep" pattern that likely used a special trowel or knife for application of the textured stucco. The lower edges of the walls have flared corners and a wide belt course separates the first and second levels forming the lintel for all of the first floor windows. The house has a moderate-pitched front gable roof with medium-width eaves and gabled attic dormers on the east and west slopes. The wide eaves are lined by exposed rafters and the gabled ends have stepped brackets at the purlins. The entrance porch has a low-pitched front-gable roof, matching tile block for the foundation, and is placed off-center on the front façade. Originally an open porch, the walls now have wide wood clapboard for the walls and large 1/1 window units with a centered entrance. The original battered piers remain in place at the outer corners as does the vertical board patterns of the porch skirting.

Fenestration for the house includes single and paired 3/1 double-hung windows with vertical lights in the upper sashes. A feature window group set along the east façade has two tall 1/1 double-hung units flanking a wide horizontal window with vertical lights.

A single-bay concrete block garage is located south of the house opening onto the alley. According to the Assessor's records, the garage was built in 1949. Assessor information suggests construction of a second garage on an adjacent lot to the west now under combined ownership.

Alterations: porch enclosure, undated; garage, 1949.

8. Significance

The Minnie Buls House at 307 4th Ave NW was built in ca. 1931 and is an example of a vernacular Front-Gabled Roof 2-story house form. It was one of a number of houses in the Harmon and LeValley Addition constructed by Harold W. Miller, homebuilder. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

According to property transfer records, this property was transferred to Harold W. Miller, a Waverly homebuilder who resided in the northwest residential neighborhood, in December 1930. A year later with the house completed it was sold to Minnie Buls, a recent widow. This pattern of short term ownership was repeated a number of times in the surrounding blocks by Miller. Prior to this house being constructed, Minnie and her husband Gustav had resided in the 500 block of 2nd St NW.

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After Minnie's death, her estate transferred the house to her heirs in 1942. In 1948 it passed to Dave and Ardith Rowray who held it briefly before passing it to sisters Erna, Hildegard and Hedwig Moehl. Erna was listed as the head of household in city directories beginning in the late 1940s residing here while working as an English teacher at Wartburg College from the summer of 1947 until she retired in 1977. She was given an alumni award and had a scholarship established in her name – the "Erna Moehl Endowed Scholarship for International Students." She was one of four daughters of German-born Lutheran pastor, Rev. Ernest Moehl (see biography below), who headed a church in Waterloo during the years that Erna and her sisters were born. In 1987 Erna transferred the house to Wartburg College.

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.

Stewart, J. R. *A Standard History of Champaign County, Illinois.* Chicago and New York: The Lewis Publishing Company, 1918 (provided by Linda M. Hennings, Wartburg College Vogel Library).

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.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers.

Waverly telephone directories, 1924-1954.

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Biography of Rev. Ernest Moehl

The following biography is extracted from *A Standard History of Champaign County, Illinois*, by J. R. Stewart, published by The Lewis Publishing Company, Chicago And New York, 1918.

Rev. Ernest Moehl. The wealth of Champaign County does not consist alone in broad lands and money and other material things, but in its people of sterling worth and integrity of character. Among those who have devoted themselves to the molding of character and the improvement of spiritual conditions is Rev. Ernest Moehl, pastor of the German Evangelical Church of Flatville.

Rev. Mr. Moehl was born in Hersfeld, near Cassel, Germany, a son of John and Dorothy (Auding) Moehl. His father was a teacher in the old country. The family consisted of ten children, seven sons and three daughters, Ernest being the oldest son.

He received his education in German schools, including collegiate training, and graduated in the spring of 1881. In the fall of that year he came to the United States, for the purpose of fitting himself for ministerial labors in America. He pursued his course in Wartburg Seminary at Mendota, Illinois, from 1881 to 1884, and in the latter year went to Nebraska, where he was ordained in the German Evangelical Church. His first charge was at Waterloo, Iowa, where he remained more than ten years.

While there he went to Mendota, Illinois, and married Miss Charlotte Fritschel. She was born in Iowa, a daughter of Sigmund and Margaret (Brottengeier) Fritschel, both natives of Germany. Mrs. Moehl was reared and educated in Mendota, Illinois, and they were married in the German church there. After their marriage they went to Iowa, and four children were born to them: Hedwig, Emma, Hilda and Erna. The two younger daughters are now attending the grade schools at Flatville. Hedwig and Emma received their education at Dubuque and Ottumwa, Iowa. Emma graduated from a seminary at Waverly, Iowa, and fitted herself for work as a teacher, which she has followed very successfully for a number of years. She is now teaching in the German school at Flatville, being instructor in German and English. She is a young lady of many accomplishments and assists her father as organist in the church. Hedwig is devoting her time to the home interests.

In October, 1895, Rev. Mr. Moehl removed from Iowa to Champaign County, entering a new field of work as pastor of the German Evangelical Church at Flatville. For twenty-one years he has gone in and out among these good people as a preacher and an instructor on the important things of life, preparing them for a truer and better citizenship not only in this life but in that which is to come.

His congregation has grown and prospered and with prosperity there came a recognition of the need for a larger and better edifice in which to worship. Mr. Moehl laid this cause before his people, a committee was appointed, plans were carefully studied, and with the enthusiastic cooperation of his parishioners the work was begun and has resulted in a

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beautiful and imposing Gothic church building, which is one of the finest in Champaign County. It is built of Hytex brick and sandstone, cost \$50,000 and was dedicated January 26, 1915. The broad steps in front lead to the main entrance, and the auditorium is reached through three glass folding doors. Over these doors on the stained glass is the inscription in German, "Beware your feet, if you come to the House of the Lord and come that you may hear." The auditorium is a wonderful work of art, containing many stained glass windows with life size pictures of biblical scenes and characters. One of the figures is Luther, another is Paul, and on a large south window is Christ represented in the home of Mary and Martha. There are mural paintings representing the shepherds at Bethlehem, Christ blessing the children, Christ walking on the water, while back of the altar are six paintings representing Easter scenes and the Apostles Matthew, Mark, Luke and John. The pulpit is in the Gothic style to correspond with the architectural harmony of the building, and there is a fine pipe organ. A complete individual plant supplies electric light.

The first church of this congregation was erected in 1874 and stood until 1887. The second church was used from 1887 until 1914, and then a temporary structure during 1914-15 until the completion of the new building. Below the cornerstone of the present church is the cornerstone of the old one, containing the inscription of date of erections. The church has a membership of 135 families. It is the center of a lively picture on Sundays when automobiles bring the worshipers from near and far. There is a large Sunday school of interested children.

Rev. Mr. Moehl has conducted a German school during the years he has spent at Flatville for the benefit of the children of the church. There the Bible is taught daily, in addition to literary studies.

Rev. Mr. Moehl is a man of broad and liberal views and in politics is a Republican. He is a fine type of the American citizen and has always been proud of his American home and has made his work a factor in the building up of loyalty to country as well as in the education of his people for the other conditions of life here and later. Rev. Mr. Moehl's experiences since coming to America have been both pleasant and congenial, and here he has found his work and has never had cause to regret the influences that led him away from the land of his birth.

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

**307 4th Ave NW
PIN 09-02-105-003**



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Photographs: 307 4th Ave NW, looking southwest and southeast, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Photographs: 307 4th Ave NW, looking south and stucco and concrete block detail, looking south, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011



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Photographs: 307 4th Ave NW, looking southeast with vacant lot in foreground and unpainted concrete block garage in back right, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 307 4th Ave NW, looking south and southwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



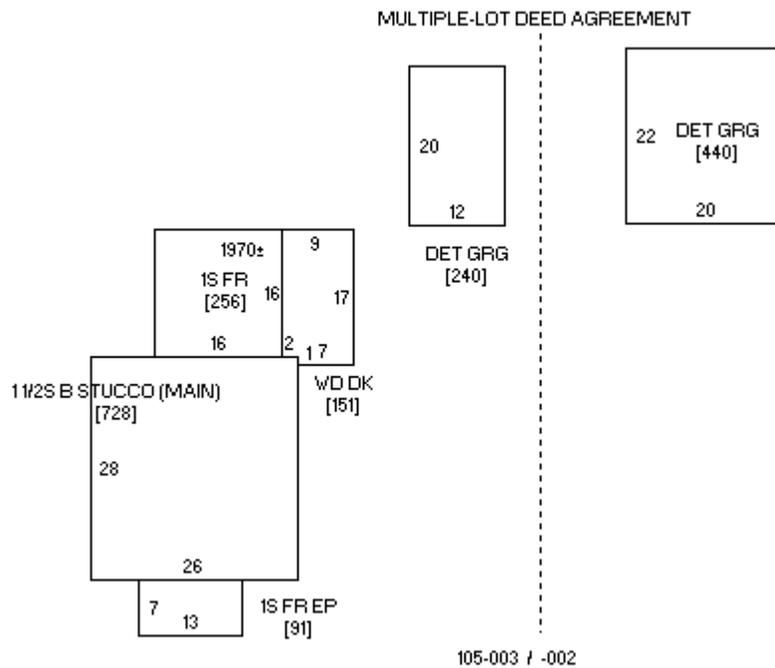
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Floor plan, 307 4th Ave, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902105003&index=0&size=0>; accessed 3/1/2013.



Sketch by www.camavision.com