

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

State Inventory No. 09-00764

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 Buhmann House

other names/site number _____

2. Location

street & number 610 4th 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 Harmon & LeValley Addition Block(s) Block FR 1 Lot(s) N 66' of S 132' of FR 1

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		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	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 MPD

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)

09A05 Pyramidal or Hipped Roof (1½-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 610 4th St NW

Site Number 09-00764
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 1912 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 _____

Blain, George (attributed)

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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Buhmann House	Bremer
Name of Property	County
610 4 th St NW	Waverly
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7. Description

This house is estimated to have been built in 1912 according to Bremer County Assessor records. The house shares concrete block and stucco construction features with other pre-WW I houses built in Waverly's Northwest Quadrant. The house is not listed in the 1913 city directory suggesting that it was built after that year. Property transfer records are confusing for this parcel making it difficult to determine owners near the time of the estimated construction year. One interpretation of the land description would have George Blain as the owner of the parcel beginning in 1916. This would be consistent with the ownership of other nearby parcels by Blain who owned a concrete block factory in the Northwest Quadrant and built block and stucco houses, primarily in northwest Waverly. A slightly later date of construction, ca. 1916, is suggested for this house.

This 1½-story stucco dwelling is an example of a vernacular Pyramidal or Hipped Roof house form with the roof slightly modified by a flat peak. The house has a square plan with a rock-faced concrete block foundation and stucco-clad walls. A distinct reddish mortar found here is also used for block walls and foundations in other Blain homes in the neighborhood. The moderate-pitched hipped roof has a flattened peak with narrow eaves and two tall gabled wall dormers on the west and south facades. A flat-roofed open porch spans the front façade. The porch has a rock-faced concrete block foundation and concrete deck with matching block pedestals at the outer corners and at the entrance steps. The balustrade is made up of smooth finished block. Half-height, tapered concrete columns rest on each of the pedestals to support the roof. The porch's concrete elements have a similar reddish mortar.

The house's original 1/1 double-hung windows remain in place in widely spaced singles and pairs. Each of the wall dormers has one tall and narrow window with a pair in the wall to the right of the entrance and the south facing dining room. A small entrance bay is on the north side of the house towards the rear.

A single detached frame garage is located parallel to the alley with the overhead door facing west. Though built at the time the house was constructed according to Assessor records, it has been modified with a new roof profile, reduced size for the entrance opening, and new overhead door. It remains clad in stucco.

Alterations: garage changes, undated; new entrance stairs and horizontal balustrade for side entrance, undated.

8. Significance

The Buhmann House at 610 4th St NW is an uncommon example of a vernacular Pyramidal or Hipped Roof house form. The house was likely built in ca. 1916 while owned by George Blain, a concrete block manufacturer and homebuilder in northwest Waverly. It was acquired a year later by Hulda A. Buhmann. The house qualifies for the National Register of Historic Places as contributing resource to the Harmon and LeValley NW Historic District under Criteria A and C. The garage is considered noncontributing.

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According to property transfer records, George Blain acquired this property in March 1916 and held it for one year selling it to Hulda A. Buhmann. It is not clear whether or not the Buhmann family resided in this house or held it as a rental dwelling. The concrete block products and design found in the porch and foundation suggest the material was manufactured and the building constructed by George Blain & Co., a cement products company that was located in northwest Waverly and has been documented building similar foundations and porches in the Harmon & LeValley Addition. Similar stucco work has been documented as the work product of Seth E. Blain who built several concrete blocks in the half block to the east of the Buhmann House.

Hulda Buhmann and her husband held the house until 1931 when it was transferred to Walter Heineman. He sold it the same year to H. August Moeller, who was listed as owning and residing on a farm in Bremer County in the 1931 phone directory. The practice of owning a town property in advance of retirement from the farm or for rental income purposes was common in the Harmon & LeValley Addition in the early 20th century. Moeller held the property until his wife Ida's death and his own death, both in 1942.

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.

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.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspapers.

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

610 4th St NW
PIN 05-34-488-003



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Photographs: 610 4th St NW, looking northeast and east, Marlys Svendsen, photographer, 11/15/2011.



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Photographs: 610 4th St NW, looking southeast; window and garage along alley, looking east, Marlys Svendsen, photographer, 11/15/2011.



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610 4th St NW, looking east and southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Photographs: 610 4th St NW, looking northeast and north, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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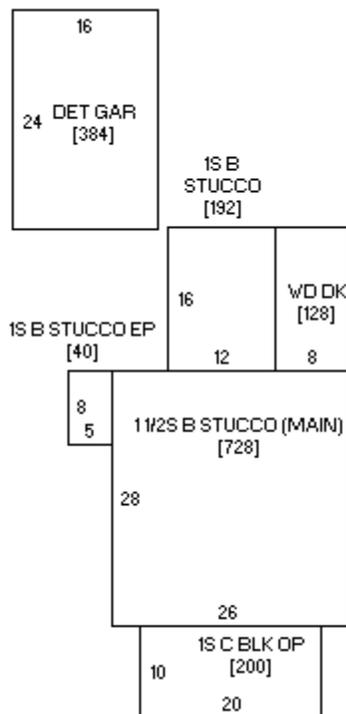
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Additional Information:

Floor plan, 610 4th St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0534488003&index=0&size=0>; accessed 4/1/2013.



Sketch by www.camavision.com