

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

State Inventory No. 09-00772

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 Miller, James M. and Caroline A., House

other names/site number _____

2. Location

street & number 120 5th 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 J.J. Smith Addition

Block(s) 7

Lot(s) see full description

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 1 buildings
 — — sites
 — — structures
 — — objects
1 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)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A02 Gable-Front and Wing (2-story)

foundation

04 Stone

walls (visible material) 05F Metal/Steel

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 120 5th NW

Site Number 09-00772
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
1894 check if circa or estimated date
Other dates, including renovation
garage - 1920

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. date 9/2013
organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300
street & number N3834 Deep Lake Road city or town Sarona state WI 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

Miller, James M. and Caroline A., House	Bremer
Name of Property	County
120 5 th Ave NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1896 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1880s to the 1910s. The property was transferred from William Arns to James M. Miller in September 1890. The Miller family transferred the property in 1919 to Dietrich Kirchoff. The house was likely built sometime after the 1890 acquisition by the Bruns and before the 1894 Sanborn Map on which it appears. Several news accounts in the *Bremer County Independent* in October and November of 1894 suggest this house was being built expanded by Miller on the north edge of town adjacent to the Chicago and Great Western RR station. These references make a slightly earlier date of ca. 1894 consistent with other public records.

This frame dwelling is an example of a vernacular Gable-Front and Wing house form. Its plan similar is to a number of similar houses in the neighborhood including houses at 406 and 416 4th Ave several blocks away. The Miller House has a stone foundation with narrow clapboard-style steel siding. The front-gable section has a moderate-pitched roof with moderate width eaves and the side-gabled east wing rear wing have a similar pitch with gabled wall dormers on the slopes. A similar wall dormer is on the west slope of the main block facing 2nd St NW. The original porch filling the right-hand ell remains in place with a low-pitched shed roof, enclosed walls clad in matching siding and groups of windows above the balustrade level. The porch's foundation has rock-faced cement block suggesting the current porch is slightly later than the original house. Window openings are tall and narrow with 1/1 double-hung units in singles and pairs. The feature window is on the front façade of the front-gable wing and includes a rectilinear bay with a shed roof and four 1/1 double-hung windows.

A detached single-bay frame garage is located on the northeast corner of the house. It is clad in narrow beveled siding with the gable peak laid diagonally. It was constructed in 1920 according to Assessor records. It has a moderate-pitched front-gable roof with a single overhead door, an undated replacement.

Alterations: steel siding, undated; porch enlargement and enclosure, undated; overhead garage door, undated.

8. Significance

The Miller House at 120 5th Ave NW built in ca. 1894 is an example of vernacular Gable-Front and Wing house form. It is typical of a variation of this form found in a number of locations in northwest Waverly that feature prominent gable wall dormers. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion A and C.

According to property transfer records, James M. Miller and his wife, Caroline, bought this property from William Arns in September 1890. The house was built before the 1894 Sanborn Map on which it appears. Several news accounts in the *Bremer County Independent* in October and November of 1894 suggest this house was being completed and/or expanded by Miller on the north edge of town at that time so it is possible that the house was begun at an earlier date in a smaller form. Miller was a stock

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

Site Number 09-00772
Related District Number 09-00621

Page 2

Miller, James M. and Caroline A., House	Bremer
Name of Property	County
120 5 th Ave NW	Waverly
Address	City

buyer in the 1899 city directory when the family residence was listed a half block away. By the time the 1913 directory was published, the Miller family was listed at 120 5th Ave NW with no occupation listed for James suggesting it was a retirement home. The Miller family transferred the property in 1919 to Dietrich Kirchoff who held it briefly with subsequent short-term sales beginning with a transfer to Fred Schoof in 1920. Fred and Rose Schoof, perhaps Fred's wife, were listed at 120 Fulton St. (this address) in the 1920s and 1930s telephone books. In 1934, the property was transferred to Maurice Schoof. The house was passed to the American Lutheran Church in November 1947 from the Schoof family, a practice seen for a number of houses in the Harmon and LeValley neighborhood.

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 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* - 11/1/1894, p8c1; 10/25/1894, p11c3.

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

Site Number 09-00772
Related District Number 09-00621

Page 3

Name of Property	Bremer
Address	County Waverly City

Full Legal Description: J J SMITH Lot 5 Block 7 and J J SMITH W 10' Lot 6 Block 7 "EX N 40' Lots 5 & 6"

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

**120 5th Ave NW
PIN 05-35-362-005**



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

Site Number 09-00772
Related District Number 09-00621

Page 4

Miller, James M. and Caroline A., House
Name of Property
120 5th Ave NW
Address

Bremer
County
Waverly
City

Photographs: 120 5th Ave NW, looking northwest and east, Marlys Svendsen, photographer, 11/3/2011.



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

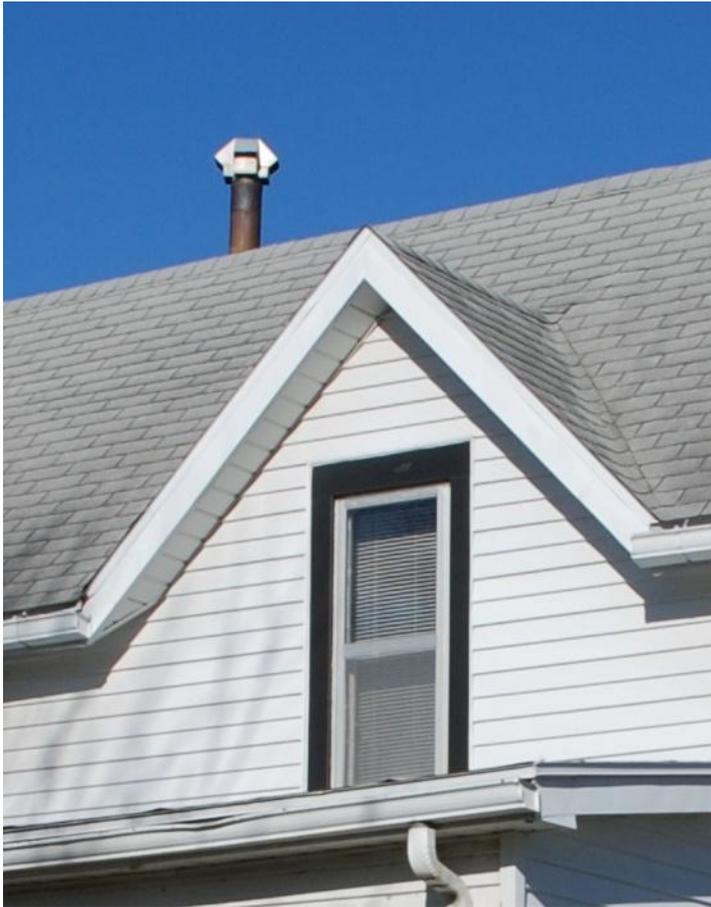
Site Number 09-00772
Related District Number 09-00621

Page 5

Miller, James M. and Caroline A., House
Name of Property
120 5th Ave NW
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Bremer
County
Waverly
City

Photographs: 120 5th Ave NW, dormer, door, and bay window details, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number 09-00772
Related District Number 09-00621

Page 6

Miller, James M. and Caroline A., House
Name of Property
120 5th Ave NW
Address

Bremer
County
Waverly
City

Photographs: 120 5th Ave NW, looking northwest and garage, looking north, 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 09-00772
Related District Number 09-00621

Page 7

Miller, James M. and Caroline A., House
Name of Property
120 5th Ave NW
Address

Bremer
County
Waverly
City

Photographs: 120 5th Ave NW, looking northeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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

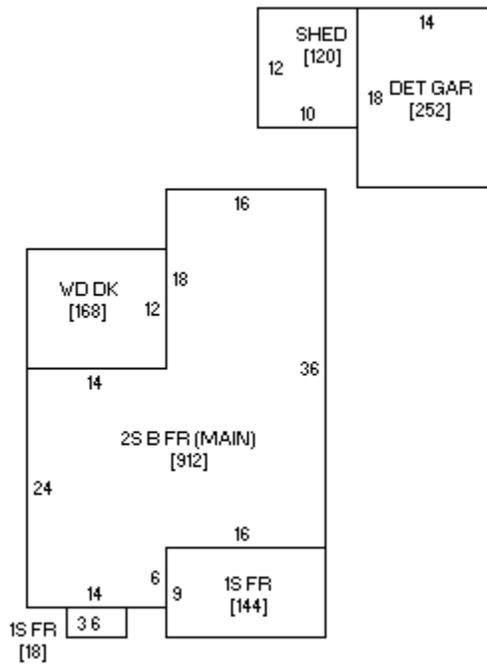
Site Number 09-00772
 Related District Number 09-00621

Page 8

Miller, James M. and Caroline A., House	Bremer
Name of Property	County
120 5 th Ave NW	Waverly
Address	City

Additional Information:

Floor plan, 120 5th Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0535362005&index=0&size=0>; accessed 10/04/2012



Sketch by www.camavision.com