

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

State Inventory No. 09-00773

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 Rental House

other names/site number _____

2. Location

street & number 209 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) 3 Lot(s) 40' N Half of 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		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<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

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A01 Front-gabled Roof

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 209 5th NW

Site Number 09-00773
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 1928 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 _____

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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Buls Rental House	Bremer
Name of Property	County
209 5 th Ave NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1928 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built before and after World War I. A house at this address does not appear in the 1913 city directory and does not appear on the 1927 Sanborn Map for this section of 5th Ave NW. The property was owned by Gustav and Minnie Buls beginning in 1907 through 1931. A construction date of ca. 1928 appears to be consistent with public records.

This 2-story frame house is an example of a vernacular Front-Gable Roof, 2-story house form. The house has a rock-faced concrete block foundation with asbestos shingle siding. A moderate-pitched front-gabled roof has moderate width eaves. The enclosed front porch spans the full front and has a broad, low-pitched front-gable roof. According to an updated Sanborn Map, the porch has been enclosed for more than 50 years, most likely at the time the asbestos shingle siding was installed in the 1950s. Fenestration throughout the house includes widely spaced single 1/1 double-hung windows.

The house has no garage.

Alterations: porch enclosure and asbestos siding (undated).

8. Significance

The Buls Rental House at 209 5th Ave NW was built in ca. 1928 is an example of a vernacular Front-Gable Roof, 2-story house form from the post-World War I period. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion A as an example of infill housing in the neighborhood after WW I.

Gus Buls owned this property from 1907 until he passed away in 1931. He and his wife Minnie resided in house immediately east of this dwelling that they built as a personal residence in 1907. 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 north half of Lot 2 in Block 3 of the J.J. Smith Addition on January 5, 1907 from Nettie Eichmann. Later that year they moved into the house at 523 2nd St NW described in newspaper accounts as "one of the finest in town." Gus was a native of Germany and his wife came from New York state.

It is believed that the Buls built the house at the rear of their personal residence as a rental dwelling in ca. 1928. Gus died in 1931 and Minnie sold the rental house and the Buls' family residence the same year to neighbor Harold M. Miller. Miller, a homebuilder and contractor, may also have built the house during the four years he held the house between 1931 and 1935. In any case, the two dwellings continued as part of a single parcel until the end of World War II under a number of various owners. The west 40 feet containing 209 5th Ave NW was sold to Elmer and Eva Reeves in 1946. The following year after Elmer's death, Eva sold the house to Guy and Betty Jean Cols. They held it briefly reselling it to Erwin and Mamie Ackermann (Ackmann) in 1948.

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State Historical Society of Iowa
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Continuation Sheet**

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Related District Number 09-00621

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Buls Rental House	Bremer
Name of Property	County
209 5 th Ave NW	Waverly
Address	City

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*: April 11, 1907, p 1, col 2, and May 9, 1907, p 5, col 4.

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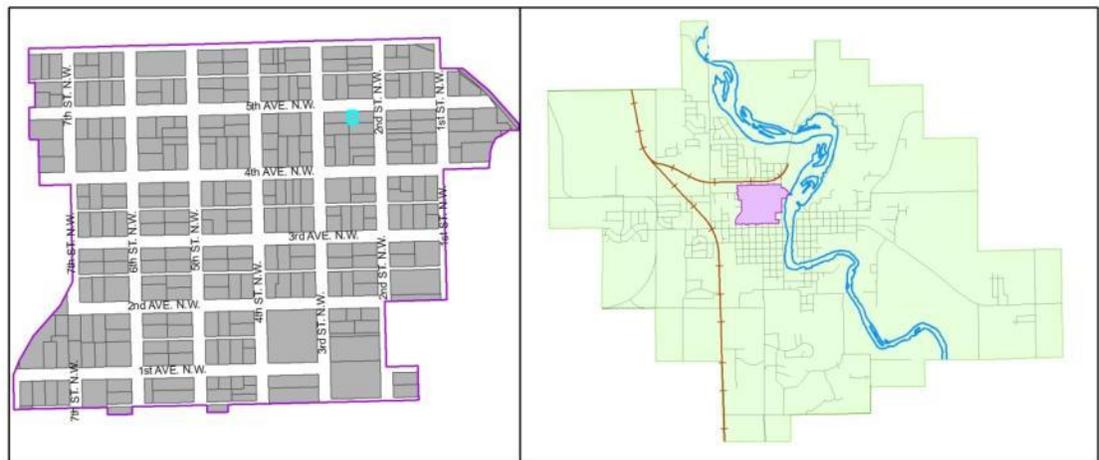
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Buls Rental House
Name of Property
209 5th Ave NW
Address

Bremer
County
Waverly
City

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

**209 5th Ave NW
PIN 05-35-366-002**



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Photographs: 209 5th Ave NW, looking south, (top) Justine Zimmer, IHSEMD, photographer, 4/23/2009 and looking southwest, (below) Bremer County Assessor's website photograph, available at: <http://beacon.schneidercorp.com/PhotoEngine/Photo.aspx?appid=330&keyvalue=0535366002&index=0&size=3>; accessed 4/12/20133.



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Additional Information:

Floor plan, 209 5th Ave NW, Bremer County Assessor website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0535366002&index=0&size=0>; accessed 10/04/2012.

