

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

**State Inventory No. 09-00782**  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 Eichman House  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 502 5<sup>th</sup> 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) Knott's Addition Block(s) 53 Lot(s) 8

**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>1</u>	<u>1</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>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 Survey Historical Architectural Data Base Number 09-028

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A Single Dwelling</u>	<u>01A Single Dwelling</u>
_____	<u>01C05 Garage</u>
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09A05 Hipped Roof, 1-story</u>	foundation <u>04 Stone (parged); 10A Concrete/Block</u>
_____	walls (visible material) <u>05E Metal/Aluminum</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 502 5<sup>th</sup> NW

Site Number 09-00782  
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*  
1905  check if circa or estimated date  
*Other dates, including renovation*  
Garage - 1980

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

*Architect*  
\_\_\_\_\_  
*Builder*  
Eichman, John, Frank and James (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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Eichman House	Bremer
Name of Property	County
502 5 <sup>th</sup> Ave NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1895 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1890s through the World War I period. The parcel was transferred in 1898 from Julia Rowray to James C. Eichman. It is likely that he and members of his family including Frank and John, both carpenters, built the house and he or members of his family occupied it from then until 1912 when it was sold. Because the house has a parged stone foundation for the main block, it was likely built before 1905 when block was introduced in the neighborhood. By the time the 1899 city directory was published, James and several other Eichmans were listed as residing on W Penn Street, which could be an alternate address for this house. A construction date of ca. 1898 appears to be more accurate.

This frame house is an example of a vernacular Pyramidal or Hipped Roof, 1-story house form commonly built before and after 1900. The house has a parged stone foundation for the main house and an early style rock-faced concrete block foundation for the shed-roofed front porch. Wide clapboard-style aluminum siding is used for the main block and the enclosed portion of the porch. A low-pitched hipped roof with no dormers is on the main house with moderate width eaves on the porch and main block. The front porch spans the full front and has been enclosed on the east end with the unenclosed west end featuring a painted ornamental wrought-iron corner post and hand railing on the concrete steps; there is no balustrade. Fenestration throughout the house includes widely spaced single and grouped 1/1 double-hung windows. The original window group on the west façade has been replaced with a group of nine square fixed sashes.

A detached frame double-bay garage is located at the rear parallel to the alley. It has a front gable roof with the overhead door in the gabled end and siding matching the main house. According to Assessor records, the garage was constructed in 1980.

Alterations: aluminum siding (undated); porch enclosure and entrance area changes (undated); window replacement (undated).

## 8. Significance

The Eichman House at 502 5<sup>th</sup> Ave NW was built in ca. 1898 and is an example of a common infill house form from the turn of the 20<sup>th</sup> century period found in the Northwest Quadrant neighborhood. Given the fact that owner's family had several carpenters by trade, the construction of the house is attributed to the Eichman family. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A & C.

According to property transfer records, this parcel was transferred on May 16, 1898 from Julia Rowray to James C. Eichman. It is likely that he or family members John and Frank Eichman, both carpenters, built the house. By the time the 1899 city directory was published, Ella, Frank, John and William, retired, were all listed as residing at W. Penn St., which could be this property. James sold the property in March 1912 to Lena Bessmer who held it until June 1913 when she sold it to G and E Seifert. The 1913 city directory lists a renter at the house. The house was resold in September 1919 to

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Seth E. Blain, who held a number of rental dwellings in the Northwest Quadrant before and after World War I. Because his family was in the concrete block business, it is possible that the front porch's construction with the distinctive Blain concrete block foundation was completed sometime after Seth Blain took ownership, by George Blain, perhaps in 1922 according to newspaper accounts ??????????????????.

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*, 5/12/1922, p8

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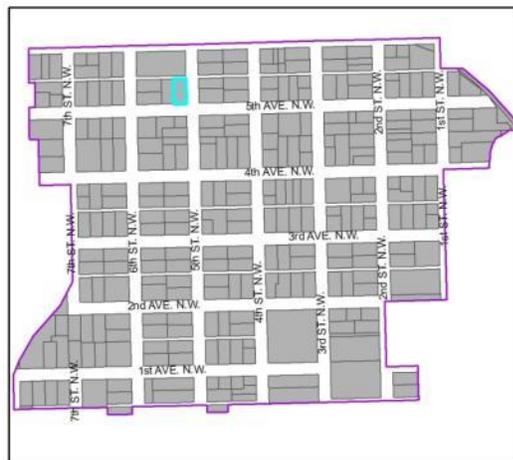
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Eichman House  
Name of Property  
502 5<sup>th</sup> Ave NW  
Address

Bremer  
County  
Waverly  
City

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

**502 5th Ave NW  
PIN 05-34-486-005**



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**Photographs:** 502 5<sup>th</sup> Ave NW, looking north and northwest, Marlys Svendsen, photographer, 11/3/2011.



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**Photographs:** 502 5<sup>th</sup> Ave NW, window and foundation details, Marlys Svendsen, IHSEMD, photographer, 11/3/2011.



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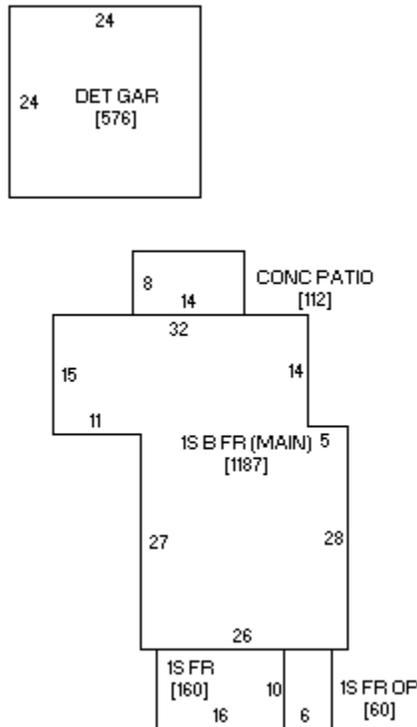
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Additional Information:

Floor plan, 502 5<sup>th</sup> Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0534486005&index=0&size=0>; accessed 10/09/2012



Sketch by [www.camavision.com](http://www.camavision.com)