

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

State Inventory No. 09-00800

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 Kaufmann, Bertha, House

other names/site number \_\_\_\_\_

**2. Location**

street & number 309 5<sup>th</sup> Street 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) 50 Lot(s) North 1/2 of 7 & 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)

- 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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural Survey

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)

09A05 Hipped Roof, 1-Story

foundation

04 Stone

walls (visible material) 15B Synthetic/Vinyl

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 309 5<sup>th</sup> St NW

Site Number 09-00800  
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 1895  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. 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

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Kaufmann, Bertha, House	Bremer
Name of Property	County
309 5 <sup>th</sup> St NW	Waverly
Address	City

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## 7. Description

This single-family house is estimated to have been built in 1893 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built from the 1880s through the 1910s. Property transfer records show G. Kaufmann acquiring all of lots 7 and 8 in Block 50 of Harmon and LeValley Addition in March 1891. In January 1892, Kaufmann died and the property passed to his wife Bertha. The 1894 Sanborn Map does not show this house but the 1895 Iowa Census taken the following year lists Bertha Kaufmann and her three children residing in the 2<sup>nd</sup> Ward, most likely at this house. Together these public records suggest that the house was erected between 1894 and 1895 making ca. 1895 a more likely completion date.

This house is an example of a vernacular Pyramidal or Hipped Roof, 1-story house form. The house has a parged stone foundation with narrow clapboard-style vinyl siding on the walls. A moderate-pitched hipped roof has a large gable wall dormer centered on the front façade and the eaves have a narrow width. Fenestration throughout the house includes various sizes of 1/1 double-hung windows, some of which have been replaced and/or resized. The property has no garage.

Alterations: vinyl siding (undated).

## 8. Significance

The Kaufmann House at 309 5<sup>th</sup> St NW was built in ca. 1893 and is a vernacular Pyramidal or Hipped Roof, 1-story house form. It is typical of similar houses built on sub-divided lots or as in-fill housing during the years before and after 1900 in this neighborhood. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

Property transfer records show G. (Gottfried) Kaufmann acquired all of lots 7 and 8 in Block 50 of Harmon and LeValley Addition in March 1891. A newspaper account from April 1891 suggests ?????????????? In January 1892, Kaufmann died and the property passed to his wife Bertha. By the time the 1894 Sanborn Map was published, there was still no house on this lot making it likely that it was under construction or completed early in 1895. She and her three daughters, Julia, Mary and Berthe, who were all born in Wisconsin, resided here after Gottfried's death according to the 1895 Iowa Census. When the 1899 city directory was published, the daughter Bertha was no longer in residence at home. Sister Julia was listed as employed at the "Bazaar." In August 1899, Mrs. Kaufmann transferred the house to daughter Julia and she held it until July 1912 when it was acquired by Paul Fischer most likely for rental purposes. The following year, it was sold to Fred Hartman and appears to have continued to be used as a rental property. J.L. Wren, a cooper, and his wife Marie lived here according to the 1913 city directory.

In 1920 the house passed from Hartman to Sam Norman and his wife Flora. They, too, appear to have used it as an investment property holding onto it until 1927. They sold it to Charles and Catherine See who are listed in the 1931 and 1956 telephone directories as residing here. Charles died in 1966 and Catherine in 1974 when the house was sold to Donald and Genevieve Graham.

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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.

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309 5<sup>th</sup> St NW  
Address

Bremer  
County  
Waverly  
City

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

**309 5th St NW  
PIN 09-03-238-007**



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Bremer

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309 5<sup>th</sup> St NW

Waverly

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**Photographs:** 309 5<sup>th</sup> St NW, looking southwest and northwest, Marlys Svendsen, photographer, 11/3/2011.



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**Photographs:** 309 5<sup>th</sup> St NW, window, dormer, and foundation details, Marlys Svendsen, photographer, 11/3/2011.



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Bremer

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Waverly

Address

City

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**Photograph:** 309 5<sup>th</sup> St NW, looking west, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Additional Information:

Floor plan, 309 5<sup>th</sup> St NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903238007&index=0&size=0>; accessed 11/06/2012

