

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

**State Inventory No. 09-01415**  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) **09-00961**  
 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 Koch, Fred C. and Anna, House

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

**2. Location**

street & number 222 2<sup>nd</sup> Ave SW  vicinity, county Bremer County  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 5 Lot(s) S 82' Lots 5 & 6

**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 type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input checked="" 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> 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 SW Quadrant Hist. & Arch. Survey Historical Architectural Data Base Number HADB 09-031

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A03 Single Dwelling: residence w/ attached garage</u>	<u>01A03 Single Dwelling: residence w/ attached garage</u>
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>06B Colonial Revival, 2-Story</u>	foundation <u>10 CONCRETE</u>
_____	walls (visible material) <u>15B VINYL</u>
_____	roof <u>08A ASPHALT: Shingles</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 222 2<sup>nd</sup> Ave SW

Site Number 09-01415  
District Number 09-00961

**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

07 COMM.PLANNING & DEVELOPMENT

**Significant Dates**

Construction date 1939  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_

**Architect/Builder**

Architect unknown  
Builder unknown

**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 date 3/20/2015  
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300  
street & number N3834 Deep Lake Rd. state WI zip code 54870  
city or town Sarona

**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: \_\_\_\_\_

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Koch, Fred C. and Anna, House	Bremer
Name of Property	County
222 2 <sup>nd</sup> Ave SW	Waverly
Address	City

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## 7. Description

The Fred C. and Anna Koch House at 222 2<sup>nd</sup> Ave SW is estimated to have been constructed in 1939 according to the Bremer County Assessor's records. Portions of Lots 5 and 6 in Block 5 passed from Charles Window to Fred C. Koch on 6/1/1939. By the end of the year, a news account on 12/20/1939 in the *Bremer County Independent* reported that Fred Koch had completed a house on 2<sup>nd</sup> Ave SW earlier in the year. The front page article contained a photo of the house. These public records confirm the 1939 construction date for the house.

The Koch House is an example of the Colonial Revival Style house built in the Side-Gabled Roof, 2-Story house form. The house has a concrete foundation with narrow-width, clapboard-style vinyl siding and corner board trim over the original wide wood clapboard on the walls. The house has a moderate pitched side-gabled roof and narrow-width eaves. An exposed dark brown brick chimney is on the west gabled end and a 1-story, single-bay garage is attached on the opposite end. The symmetrical front has an enclosed gabled entrance bay with a returning cornice. The front door is centered between fluted pilasters set beneath a dentiled lintel.

Fenestration includes a mix of double-hung windows of various sizes and configurations, all as originally designed according to the newspaper photo of the house in 12/1939 (copy below). On the front façade, single double-hung windows with 8/12 sashes flank the entrance and 8/8 windows on the upper level are to either side of a small 4/4 window centered above the entrance bay. On the gabled ends, window configurations match those of the front façade with single units to either side of the brick chimney. The house has an attached garage built along with the original house in 1939. Located at the east end, it contains a single bay with a small set of single-light casement windows located in the kitchen space between the overhead door and the main house.

## 8. Significance

The Fred C. and Anna Koch House at 222 2<sup>nd</sup> Ave SW derives significance as contributing resource in the Sturdevant SW Historic District under both Criteria A (Community Development) and C (Architecture). The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century.

### *Historical Background for Waverly<sup>1</sup>*

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and

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<sup>1</sup> The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted. Waverly grew in the manner typical of other Iowa county seats in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19<sup>th</sup> century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19<sup>th</sup> and early 20<sup>th</sup> century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. County population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 county population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw city growth accelerate to 5,124 by 1960. During the past 50 years population has slowed somewhat topping out at 9,874 in 2010.

### *Historical Background for the Fred C. and Anna Koch House at 222 2nd Ave SW*

The Fred C. and Anna Koch House is located in the southwest quadrant of Waverly that includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

The Koch House at 222 2<sup>nd</sup> Ave SW as noted above was constructed in 1939 according to the Bremer County Assessor's records and confirmed by other sources. Fred started his career as a furniture dealer in Tripoli in Fremont Township in Bremer County. He married his wife Anna Hoferer, a native of Creighton, Nebraska. A brief biography covering his life through 1914 follows:

### **Koch, Fred C.**

Fred C. Koch, proprietor of a well-appointed furniture and undertaking establishment in Tripoli [in 1914], was born in Fremont township, this county, September 21, 1879, a son of L.C. Koch, of whom further mention is made elsewhere in this work. He acquired his education in the district schools of Fremont township and the public schools of Tripoli. In the fall of 1900 he entered the employ of J.H. Koenecke & Company, in whose furniture store he remained until August, 1901, when he moved to Denver, Iowa, where he established a furniture store, remaining there until the spring of 1903. In that year he returned to Tripoli, forming a partnership with his brother and organizing the firm of Koch Brothers. They purchased

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from J.H. Koenecke his furniture store in Tripoli and continued to conduct this establishment together until January, 1913, when Fred C. Koch bought his brother's interest. Mr. Koch is also a licensed embalmer and conducts an undertaking department in connection with his other interests. He carried a complete line of furniture and undertaker's supplies and has been accorded a liberal patronage, for his prices are reasonable and his business methods above reproach.

Mr. Koch married Miss Anna Hoferer, who was born in Creighton, Nebraska, a daughter of William Hoferer, a furniture dealer in that city. Mr. Koch is a member of the Evangelical Association and gives his political allegiance to the democratic party. He is one of the enterprising and progressive young business men of Tripoli and he holds the high regard and confidence of all who are associated with him. (*History of Bremer County, Iowa Vol. II*, 1914; available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=262165>; accessed 3/20/2015)

The Kochs moved to Waverly before 1924 when the Waverly telephone directory shows him operating Koch's Funeral Parlors at 123 1<sup>st</sup> St SE and residing at the same address. By 1931, the telephone directory shows the business and residence at the same address but expanding to include a furniture business. In 1939 the couple built a new house at 222 2<sup>nd</sup> Ave SW. Fred Koch died in 1951, but his widow continued to own the property and reside here until about 1972 when she transferred the house to her son Paul and his wife Joan. They retained the family property and resided here until 1988.

## 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 Auditor's Office, Property Transfer Records.

Bremer County History Book Committee. *Bremer County History, 1985*. Dallas, Texas: Taylor Publishing, 1985.

City directories, 1899 and 1913.

"F.C. Koch Residence," *Bremer County Independent*, December 20, 1939, front page.

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.

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I*. Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1894, 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, 2000 and 2009. Vertical file collection, Waverly Public Library.

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**Additional Information:**

"F.C. Koch Residence," *Bremer County Independent*, December 20, 1939, front page story; note the headline article re: completion of 50 miles off REA (Rural Electric Association) in upcoming year bringing electricity to Bremer County townships .

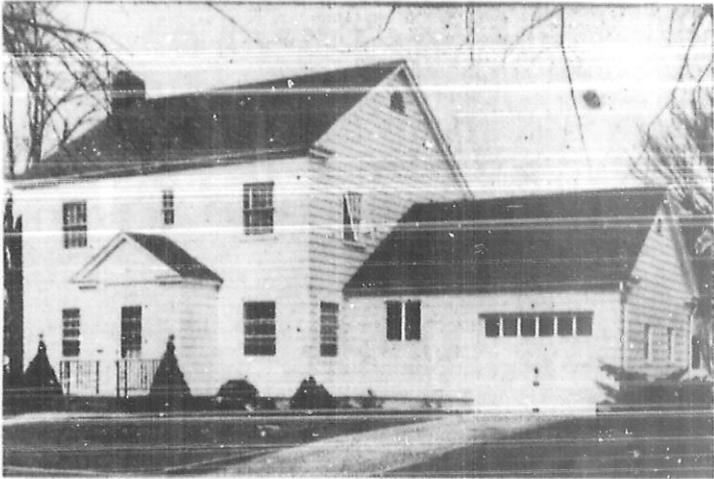
1939                      Official County Paper                      NUMBER

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## *O. K. Right-of-Way Work on 50 Miles of REA Lines*

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### *F. C. Koch Residence*



**BRUSH WORK,  
TREE-TRIMMING  
TO BE STARTED**

**"Hope" for Building  
of Line This Year  
in 4 Townships**

"Right-of-way work" on approximately 50 miles of proposed REA lines in eastern Bremer county will be started this week, according to information reaching County Agent D. D. Offringa.

Authorization to begin work has been received from Butler county REA, under the work is done, from the office in Washington.

Application for construction of the line was made June, but for reasons known here the funds for work were not made available at that time, even though construction during the

—Independent Staff Photo

The residence completed this fall for Mr. and Mrs. F. C. Koch on Second Avenue S. W. contains seven rooms and bath, with the house proper measuring 30 by 30 feet, and the kitchen-and-garage addition measuring 20 by 24.

The 15 by 28 living room contains a fireplace at the west end; the 30 by 30 basement is arranged so that a considerable area can be used for a recreation room. Extensive landscaping work was completed this fall.

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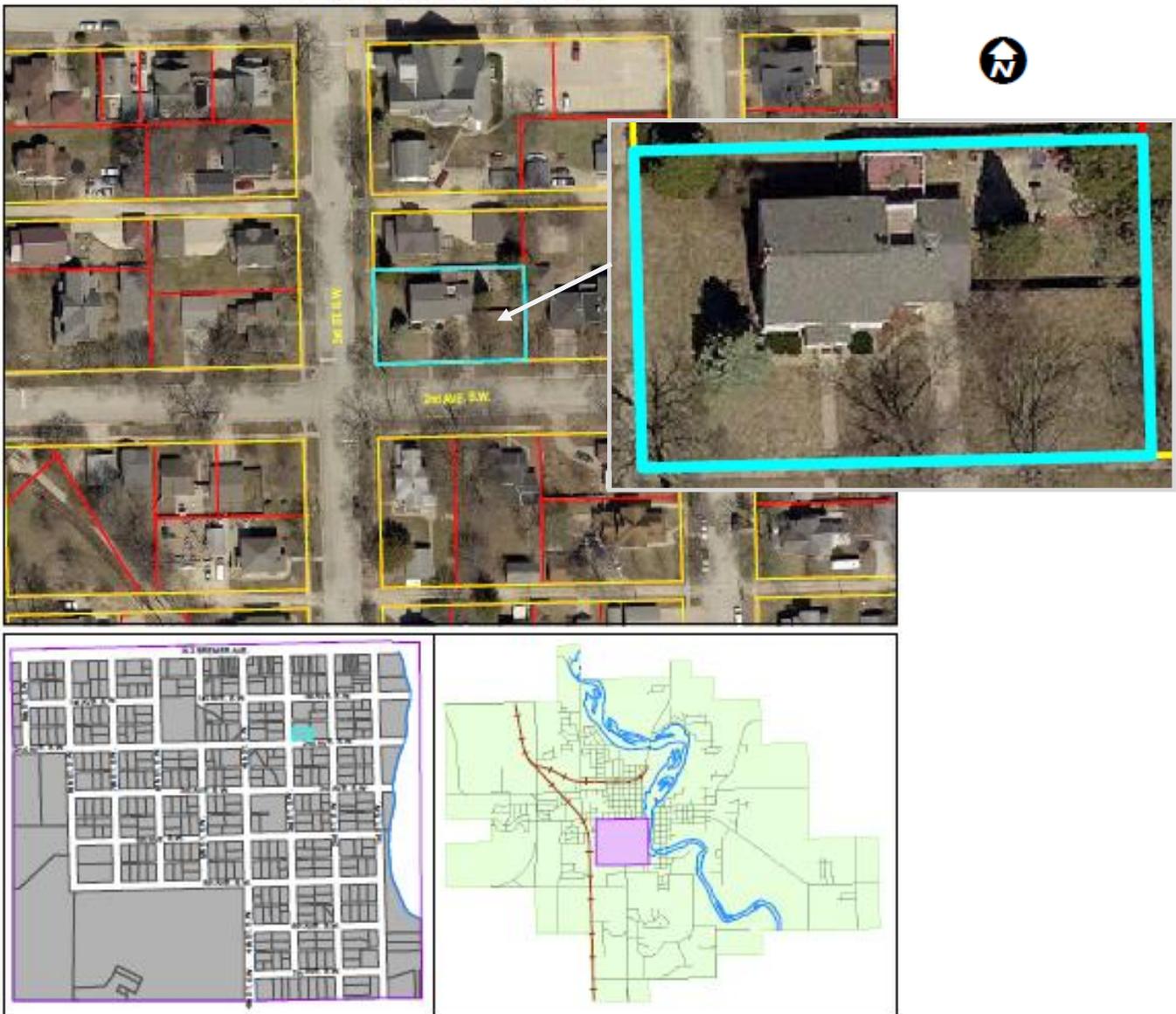
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Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County GIS Department, 3/26/2014).

**222 2nd Ave SW**  
**PIN 09-02-156-003**



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**Photographs:** 222 2<sup>nd</sup> Ave SW, looking north and northwest, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 222 2<sup>nd</sup> Ave SW, looking east, entrance bay detail looking north, and front window detail, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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**Plan:** Bremer County Assessor website photograph and map available at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=109926390&KeyValue=0902160001>; accessed 3/16/2015.

