

**Inventory Form** State Inventory No. 09-01427  New  Supplemental  
 State Historical Society of Iowa  Part of a district with known boundaries (enter inventory no.) 09-00961  
 (November 2005) 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, Adolph and Dora, House

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

**2. Location**

street & number 323 2<sup>nd</sup> St SW  
 city or town Waverly  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) 3 Lot(s) S 1/2 Lots 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)	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>	<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>	<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 Historical & Architectural Survey Historical Architectural Data Base Number HADB 09-031

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01 Single Dwelling</u>	<u>01A01 Single Dwelling</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A06 Hipped Roof, 2-Story</u>	foundation <u>04 Stone</u>
_____	walls (visible material) <u>15B Vinyl</u>
_____	roof <u>08 Asphalt</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 708 1<sup>st</sup> Avenue

Site Number 09-01401  
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

**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  
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  
organization Svendsen Tyler, Inc.  
street & number N3834 Deep Lake Rd.  
city or town Sarona state WI  
date 3/6/2015  
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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Kaufmann, Adolph and Dora, House	Bremer
Name of Property	County
323 2 <sup>nd</sup> St SW	Waverly
Address	City

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## 7. Description

The Adolph and Dora Kaufmann House at 323 2<sup>nd</sup> St SW is estimated to have been constructed in 1925 according to the Bremer County Assessor's records. The house design and the stone foundation pre-date 1905 for domestic buildings in Waverly. Property Transfer Records show this parcel owned by Adolph Kaufmann from 4/17/1886 to 4/17/1897. The 1895 Iowa Census shows Adolph, his wife Dora, and their four children residing in the Third Ward and a newspaper account identifies a house occupied by Adolph on Elm Street in 1895. This public information confirms a more likely construction completion date of ca. 1895 rather than the Assessor estimate of 1925.

The house is an example of a vernacular Hipped Roof, 2-Story house form commonly built in central Iowa sometime during the 1880s and the 1890s. The building has a stone block foundation typically used for pre-1905 houses in Waverly with narrow-width clapboard-style vinyl siding and corner board trim covering the original wood clapboard walls. It has a low-pitched hipped roof with no dormers and a flattened peak, also typical of pre-1900 houses with hipped roofs. The original porch delineated by the molding set between levels has been replaced with a small entrance stoop with turned roof posts. A 1-story addition wraps the rear of the house.

Fenestration includes widely spaced single and paired 1/1 double-hung windows on the upper level and both side faces. The first floor front façade windows a replacement fixed sashes with 15 lights. Other modifications include installation of a double-width exposed chimney on the south façade now clad in synthetic siding. The property has a double-bay detached garage with a low-pitched side-gable roof and twin overhead doors. Built in 2001, the garage is clad in matching vinyl siding. It faces 3<sup>rd</sup> Ave SW. The garage is considered noncontributing.

## 8. Significance

The Adolph and Dora Kaufmann House at 323 2<sup>nd</sup> St SW is significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C as well. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19<sup>th</sup> century and early 20<sup>th</sup> 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-20<sup>th</sup> century. The garage is considered noncontributing.

### *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. Population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 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 growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

### *Historical Background for the Adolph and Dora Kaufmann House at 323 2nd St SW*

The Kaufmann House at 323 2<sup>nd</sup> St SW is located in Block 3 of the Wm. Sturdevant Addition. The southwest quadrant of Waverly 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 Kaufmann House was constructed sometime between the purchase of both Lots 7 and 8 by Adolph Kaufmann on 8/10/1886 and 4/17/1897 when the property was sold by Kaufmann. The 1895 Iowa Census lists Kaufmann, a local druggist, residing in the Third Ward with his wife Dora and four children. The house passed through several short term owners and on 9/10/1910 it was acquired by Betsy Woodruff, a widow. She lived here until 1921. Subsequent owners/occupants included: Elizabeth Kingsberry (1921-1922); W.F. and Helen Masser (1922-1937); Elma Zastrow (1937-1942); W.S. and Mattie Lynes (1942-1948); E.C and Margaret Barnes (1948-1949); John and Marcia Meyer (1949-1960); Lewis and Elizabeth Miller (1960-1963); Donald and Carlene Stolt (1963-1976) with Larry and Sylvia Williams acquiring the house in 1976.

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Kaufmann, Adolph and Dora, House	Bremer
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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.

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, 1892, 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 and 2000. Vertical file collection, Waverly Public Library.

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

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Related District Number **09-00961**

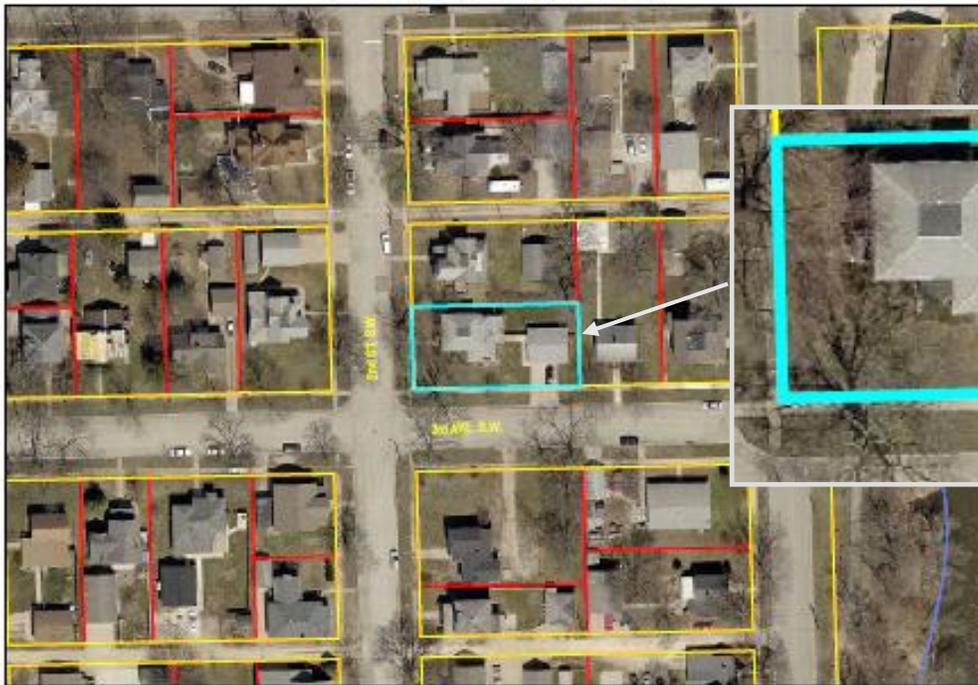
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Name of Property	Bremer
Address	County Waverly City

**Additional Information:**

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

**323 2nd St SW**  
**PIN 09-02-161-004**



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Bremer

Name of Property

County

323 2<sup>nd</sup> St SW

Waverly

Address

City



**Photographs:** 323 2nd St SW, looking southeast and northeast, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Bremer

Name of Property

County

323 2<sup>nd</sup> St SW

Waverly

Address

City



**Photographs:** 323 2nd St SW, looking east, north, northwest and garage looking northeast, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



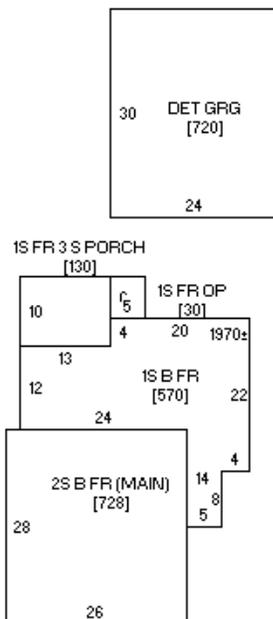
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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at:  
<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1578773945&KeyValue=0902161004>; accessed **4/10/2015**.



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