

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

State Inventory No. 09-00629

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 Michael, William J., House

other names/site number _____

2. Location

street & number 420 1st 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 Harmon & LeValley Add. Block(s) 46 Lot(s) Lot 5

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>2</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>2</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

01C08 Carriage House

01C08 Carriage House (Garage)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A06 Hipped Roof, 2-story (American Four-Square)

foundation 10A Concrete Block

walls (visible material) 05E Steel

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
- Yes No More Research Recommended
- Yes No More Research Recommended
- 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 420 1st Ave NW

Site Number 09-00629
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 1920 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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Michael, William J., House	Bremer
Name of Property	County
420 1 st Ave NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1925 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built during the World War I period. A house at this address appears in the 1913 city directory listings as occupied by William Kohagen and the 1915 Sanborn Map shows an earlier. The property was owned by Kohagen between 1909 and 1919 when it was sold to William Michael. By the time the 1924 phone book was published, Michael was residing here at 420 W. Jefferson St (1st Ave NW). Together these public records suggest that the house was erected between October 1919 and 1924. A construction date of ca. 1920 appears to be more accurate.

This 2-story frame house is an example of a Hipped Roof, 2-story house form known as the "American Four-Square" that became popular in Iowa prior to World War I and continued to be built into the 1920s. The house has a rock-faced concrete block foundation with wide clapboard-style steel and vinyl siding. A moderate-pitched hipped roof has pent-gable wall dormers on the front, east and west facades with moderate width eaves. The enclosed front porch spans the full front and has been enclosed with a combination of horizontal windows in place of the balustrade topped by paired slider sash and narrow transoms. The original roof supports have been removed. The entrance is centered with infilled skirting panels to either side. Fenestration throughout the house includes widely spaced single 1/1 double-hung windows.

A detached frame 2-story carriage house/city barn is located at the rear of the property parallel to the alley. The building was present on the 1915 Sanborn Map so pre-dates the current house. The building has medium-width wood clapboard siding and corner board trim. The moderate pitched gable roof has a by-pass door constructed of tongue-and-groove boards mounted on a metal glide rail at the west end, a pair of vertical board wagon doors on the north side (facing the alley), and a single vertical board hay-mow door also facing the alley. Six-light windows are in the gable peaks and 4-light windows are along the south side facing the house. Single passage doors are at the west end of both the north and south facades. A small 1-story wood clapboard addition is at the east end of the building.

Alterations: steel and vinyl siding (undated).

8. Significance

The Michael House at 420 1st Ave NW built in ca. 1919 is an example of an American Four-Square house form from the post-World War I period. It is typical of several other Four-Square houses built as in-fill housing during the years before and after the war in this neighborhood. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

William Kohagen owned this property from 1909 and 1919 and likely resided in a different 2-story house shown on the 1915 Sanborn Map. Kohagan, a janitor at nearby Washington School, was listed as residing at 420 W. Jefferson St (1st Ave NW) in 1913. In October 1919, Kohagen sold the property

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to William Michael. By November 1924 when the Waverly phone book was published, Michael was residing at 420 W. Jefferson St (1st Ave NW). No occupation for Michael has been identified.

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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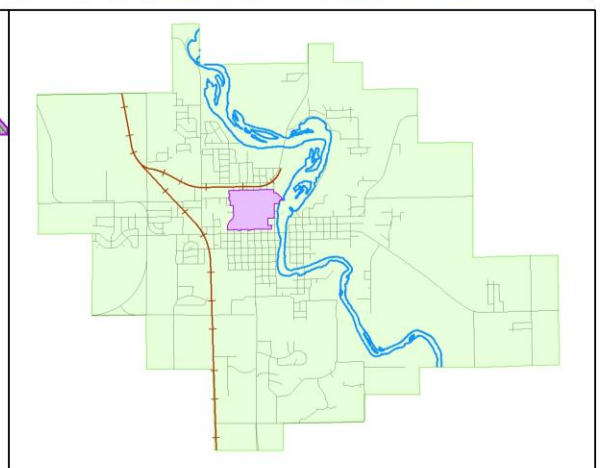
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Name of Property
420 1st Ave NW
Address

Bremer
County
Waverly
City

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

**420 1st Ave NW
PIN 09-03-243-006**



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420 1st Ave NW

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Photographs: 420 1st Ave NW, looking north and northwest, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 420 1st Ave NW, along alley, looking southeast and northeast, Marlys Svendsen, IHSEMD, photographer, 11/3/2011.



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Photographs: 420 1st Ave NW, carriage house/barn, door and window details, Marlys Svendsen, IHSEMD, photographer, 11/3/2011.



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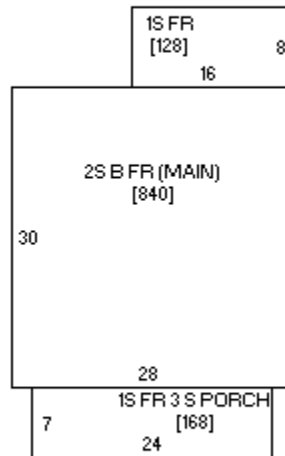
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Additional Information:

Floor plan, 420 1st Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903243006&index=0&size=0>; accessed 9/25/2012.



Sketch by www.camavision.com