

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

State Inventory No. 09-01717 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 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 Brown, Dr. Charles T., Building
 other names/site number Waverly Republican

2. Location

street & number 123 1st St. SE
 city or town Waverly vicinity, county Bremer
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 6 Lot(s) 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 East Bremer Ave. Commercial Historic District Historical Architectural Data Base Number 09-029

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>11D03 HEALTH CARE/medical office/doctor's office</u>	<u>02B03 COMMERCE/professional/law office</u>
<u>02A05 COMMERCE/business/newspaper</u>	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>06B LATE 19TH & 20TH C. REVIVALS/Colonial Revival</u>	foundation <u>04 STONE</u>
<u>09F OTHER/Commercial</u>	walls (visible material) <u>03 BRICK, 04 STONE</u>
_____	roof <u>17 OTHER</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 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 type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 123 1st St. SE

Site Number 09-01717
District Number

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

05 COMMERCE

Significant Dates

Construction date
1903 check if circa or estimated date
Other dates, including renovation
1935, 1943, 1973

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Hays, Harry G., Civil Engineer
Builder
Russell, Charles H.; Woodring, W.H.

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 Jan Olive Full
organization Tallgrass Historians L.C.
street & number 2460 S. Riverside Dr.
city or town Iowa City state IA date 2012-2013
telephone 319-354-6722 zip code 52246

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

Related District Number

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Brown, Dr. Charles T., Building	Bremer
Name of Property	County
123 1st St. SE	Waverly
Address	City

7. Narrative

This two-story commercial building is located one-half block south of E. Bremer Avenue on the northeast corner of 1st St. SE and 1st Ave. SE. The building has two stories and a dimension footprint of 28x45 ft. with a one-story "L" wing of 42x22 ft. off the north end. The building was designed for its corner lot, with the long 1st St. elevation (façade) and narrow 1st Ave. elevation displaying the extensive architectural details that give it a Colonial Revival style. The foundation is stone with a stone watertable. Exterior walls are brown "paver" brick with cut stone trim; the roof is flat with a slight parapet. Prominent rock-face stone quoins are found at the northwest, southwest, and southeast corners. A narrow stone beltcourse lies between the second floor windows and the classical denticulated cornice (appears to be pressed metal). The capped brick parapet extends above the cornice on both the west and south sides. Fenestration on the main, two-story building is regular but not necessarily classically balanced. Upper story windows are paired and grouped, and separated by varying wall widths. Lower story windows are more elaborate and are paired like the upper floor or are double windows held within a larger wall opening, separated by mullions rather than brick courses. The second story windows are 12x1 double hung sash; while the first story windows are 8x1 double hung sashes with a 4-light vertically divided transom overhead. All windows sit on cut stone sills with stone keystone headers on the second level and segmental arched brick headers on the ground floor. Decorative shutters are found on the ground floor windows.

The slightly recessed front entrance is on the long west façade, sheltered under a classical portico with a wide entablature and a flat roof. The "Corinthian" columns referenced by the *Waverly Republican's* construction article in 1903 (Dec. 17) are not present today. Instead, the portico is supported by fluted columns with essentially no capital (at most simplified Doric capitals). A lantern-shaped light fixture hangs beneath the portico roof to illuminate the entrance.

While the west and south elevations are treated to the extensive use of Colonial Revival details, the north wall and wing are much more simply. Rather than the brown paver brick, these walls are of common red brick sitting on a slightly raised foundation covered by a cement smear. The parapet is capped by tile coping. Fenestration is simple also, consisting of segmental-arched brick headers and smooth stone sills. The reveals on the north wall are remarkable deep. On the east wall of the wing is a modern pass door covered by a canvas awning with "LAW OFFICE" painted signage. Beside the door are two tall windows filled with replacement windows.

The rear wall of the Colonial Revival two-story block has the same common red brick walls as the wing. Its windows have single-light double hung sashes, but some are infilled with solid material.

The building was designed by Harry G. Hays, who at the time was with the "civil engineering department at Cornell College" according to the *Waverly Republican* (12/17/1903). Hays was Harry George Hays, an Ohio farm boy born in 1868 or 1870 (and died around 1940). Census records are a bit ambiguous, but it appears Hays and his wife, Emma C., were living in Danville, Indiana in 1900, where Hays was working as a "master mechanic." By 1920, they were in Davenport, Iowa, and Hays was working as a contractor building homes. In 1930, the couple lived in East Orange, New Jersey, where Harry was working as a structural engineer; and after a few years in the 1930s in Grand Junction, Colorado, where Hays was a "construction engineer" engaged in bridge building (perhaps a Depression-era government program?), Hays and Emma returned to New Jersey, where Harry died

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sometime after 1940 but by 1942 (federal census, 1900, 1920, 1930, 1940; Iowa state census, 1945; Grand Junction, CO city directory, 1937; New Brunswick, NJ city directory, 1942). Census records indicate that Hays had two years of college, presumably at Cornell College in Mt. Vernon, Iowa, not Cornell University in New York.

Hays designed the building for his old college chum from Cornell, Dr. Charles T. Brown. Brown, a homeopathic physician (graduate of Chicago Homeopathic Medical College, 1896), kept his offices in the building and leased additional offices to other doctors, including Adele Kimball Graening (State University of Iowa College of Homeopathic Medicine, 1894); Orlyn Lee Chaffee (Chicago Homeopathic Medical College, 1902); and Charles H. Graening (M.D., University of Iowa, 1893). According to the local newspaper's construction article, Drs. Brown and Chaffee occupied the ground floor, south half (with Chaffee's residence above this on the second floor); while the Drs. Graening, a married couple, had offices in the north half of the second floor. Brown leased the rest of the building – the entire one-story wing and the ground floor north end of the main block – to the Waverly Republican for printing the newspaper and, perhaps, job printing (*Waverly Republican*, 12/17/1903).

Brown and his family moved from Waverly in 1908 or 1909, relocating to Cedar Rapids, Iowa; Chaffee died in 1916; and Adele Kimball Graening died in 1928. However, Charles Graening continued to practice in Waverly for nearly 40 years. During that time, he served as Waverly's city health officer and medical director of the Lutheran Mutual Aid Society. It may not be coincidental that the latter organization would build its remarkable streamlined Art Deco edifice across the street to the south in 1932 (201 1st Street SE).

In 1903, Brown hired local contractors for his new commercial building, including: Charles H. Russell (masonry); W.H. Woodring (wood work); and S. Curtis & Sons (plumbing). "Frescoing and fine finishing in water colors" was done by A. Van Nordstraud and Charles Schoonmaker. In 1935, loose brick and a bulging wall were repaired. In 1943, the former printing shop was converted to apartment space. More remodeling was done in 1973, although what work was done is unknown. In 2002, the interior and exterior were remodeled. The building has served as a funeral home, apartments, and as offices for the Iowa Gas Co. Today it is occupied by a private law firm.

8. Statement of Significance

The building contributes to the potential East Bremer Avenue Commercial Historic District through both its history and architecture, the latter of which is a good example of Colonial Revival executed in a small commercial and professional office building.

9. Major Bibliographical References – As cited in the text and as follows:

Field inspection/photograph – October 2010-2013

County Assessor online property records

Downtown History, Waverly Main Street, Waverly Chamber of Commerce website
(http://wadg.waverlyia.com/downtown_history.asp – 9/2011).

"History of the Buildings in the Main Street Area of Waverly, Iowa - West Side." Vol. 1. Information compiled in part for Main Street–Waverly survey, 1990. Waverly Public Library Collection, Waverly, Iowa.

Also see accompanying report HADB# 09-029/ NRHP nomination

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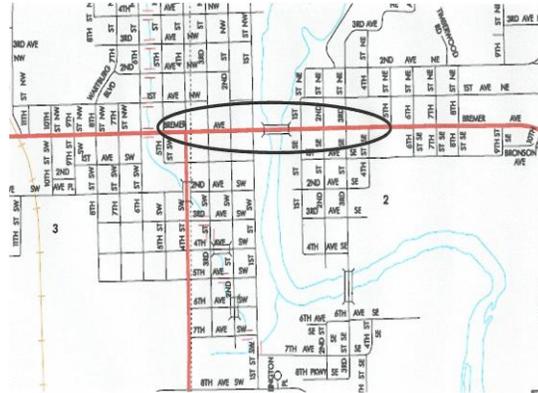
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Brown, Dr. Charles T., Building
 Name of Property
 123 1st St. SE
 Address

Bremer
 County
 Waverly
 City

10. Additional Documents (City map and Sketch map)

N↑



ABOVE: Overall survey area. The west side is reported in HADB# 09-026.



Shaded area denotes property evaluated.

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Brown, Dr. Charles T., Building

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Address

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Looking northeast. The 1914 bank at 100 E. Bremer Ave. is in the background.



Looking southeast. Lutheran Mutual Aid Society headquarters building is in the background (201 1st St. SE).