

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

State Inventory No. 09-01713

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 0-99 Block E. Bremer Ave. (N & S blocks) & 121 1st St. NE (Powerhouse)

other names/site number Includes buildings previously reported and assigned ISI numbers- see Continuation Sheets

2. Location

street & number E. Bremer Ave.

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) FB 2, FB 3 Lot(s) 1-6, 1-3

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>10</u>	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>10</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 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)

08A02 RECREATION AND CULTURE/theatre/movie

08A02 RECREATION AND CULTURE/theatre/movie

02E05 COMMERCE/restaurant/bar

02A01 COMMERCE/office building

02E03 COMMERCE/specialty store/dry goods

02B03 COMMERCE/professional/law office

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

08C MODERN MOVEMENT/Art Deco

foundation 04 STONE; 10 CONCRETE

09F05 OTHER/Commercial/Brick Front

walls (visible material) 03 BRICK

07B LATE 19TH & EARLY 20TH CENTURY AMERICAN

roof 17 OTHER

MOVEMENTS/Commercial Style

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.
- Yes No More Research Recommended B Property is associated with the lives of significant persons.
- Yes No More Research Recommended C Property has distinctive architectural characteristics.
- Yes No More Research Recommended D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address E. Bremer Ave.

Site Number 09-01713
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
1881-1926 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Leitha, John; Josselyn, Henry S.; Ralston, John G.;
Builder
Cleveland, Mortimer B. (architect); Knight, Will

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 LC
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: _____

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Related District Number

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
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7. Narrative & 8. Significance

An evaluation of "contributing" in the text below means the building contributes to the potential East Bremer Avenue Commercial Historic District.

NORTH SIDE: The north side of this block (see photo immediately below) is made up of a group of six attached buildings, informally called the "Big Six." These six attached buildings are described below from the west end building on the Cedar River to the east end building at the intersection of East Bremer Ave. and 1st St. NE (formerly N. Water St.). This is left to right in the photo. These buildings were rehabilitated in 2000 following a flood the year before. They were each recorded with an ISI form completed by the "Waverly Area Development Group" (see R&C 000209093). In those site forms, each building was marked as not NRHP-significant; however the SHPO staff did not concur and, instead, recommended an intensive survey. Even older site forms, without evaluations, also were completed in the late 1980s. These are primarily useful for the "before" (now historic) photos they contain.



Single attached building previously reported as #09-00100

Address: 89 E Bremer Ave (left end building bay in photo above)

Date of Construction: 1908

Historic Name: Clark, Fred, Building

Property Type: Single-front Store Building

Builder: C.H. Russell (contractor); John Leitha (architect)

Evaluation: Contributing

History: This commercial building is on the north side of E. Bremer Avenue just east of the river, and it forms the west end and last-constructed unit of a six-building block of compatible styles but varying construction dates. The buildings are so compatible, stylistically, they are locally known as the "Big Six." This end building is two stories

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tall with footprint dimensions of 22x66 ft. It has a stone and concrete foundation, exterior brick walls, and a flat roof with slight parapet. Two brick piers frame the façade, which features a historically-appropriate recessed glass and paneled storefront. Above this storefront are four decorative brick panels and, above those, at the second story, are four tall 1/1 double-hung windows with stone sills and brick segmental arched headers. At the roofline is a decorative frieze and cornice with dentils and corbelled geometric patterns. This decorative brickwork wraps around and extends across the long west side wall (facing the Cedar River). The west wall is pierced by more segmental-arched windows appearing in an irregular pattern at both levels. A small second-story metal balcony is centrally located on this elevation also. The window sashes may be replacements, but the 1/1 arrangement is historically appropriate; the storefront arrangement is new (a modern shingled awning and storefront bulkhead were removed); the second-floor balcony is a replacement “landing” for a covered exterior stairway leading from the sidewalk to the balcony’s door (historic 1911 postcard, collection of the Waverly Public Library). Access to the second floor now is likely via stairs located at the rear of the building. A tin shop added to the rear of the building in 1915 was removed in 1967.

This building was built for Fred Clark and the first commercial tenants were architect/builder John Leitha upstairs and J.M. Dalley & Co. downstairs. It replaced a detached, single story, frame barber shop operated by Wm. W. “Speck” Black who advertized his shop with the slogan “Drop in U R Next.” John Leitha, a carpenter-turned-architect is thought to have designed the new brick building (2000 ISI form). Dalley & Co. operated a saloon in it from 1909 to 1911. In 1911, a court injunction closed the saloon, and the ground floor interior was fitted with shelving for the Boehmler & Linow (later Linow & Kaiser) hardware store, which remained in business at this location from 1911 to 1935. Miller Leather Shop succeeded the hardware store (1935-1940). Two chiropractors had offices on the second floor from 1915 through 1940. Other businesses at this location include an upholstery shop, a Montgomery Ward department store, and a gym. Today the building is used for offices at the ground level.

Significance: The building is significant as a typical early-20th century single-store commercial storefront with residential or office quarters on the second level. It represents the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original, and typically, wooden buildings of the town’s earliest streetscape.

Single attached building previously reported as #09-00099

Address: 91 E Bremer Ave (second building bay from the left in photo above)

Date of Construction: 1901

Historic Name: Bucknell, J.D., Building

Property Type: Store Building

Builder: Gene Dyer (mason); George Clark (carpenter)

Evaluation: Contributing

History: This commercial building, on the north side of E. Bremer Avenue, is the second building east of the river in an attached six-building block called the “Big Six.” (refer to the entry for 89 E. Bremer Ave. above). The building is two stories high with a footprint of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with a slight parapet. The façade features a glass and wood-paneled storefront with an offset entrance at the west end. Access to the second floor is through a recessed entry on the east side of the facade. The storefront, which is a modern reconstruction (historically appropriate) is framed with decorative wood pilasters with a cornice and brackets overhead. This storefront treatment is repeated in the four buildings to the east, presenting a unified appearance for these five buildings (though it is not used in the single building adjacent to the west). Centered above this storefront, on the second story, are three tall 1/1 double hung windows with stone sills and brick segmental-arched headers. Brickwork above the second story is highly decorative with dentils, mousetooth

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courses, and corbelled patterns that break the plane of the brick wall at several levels. All windows are replacements since the 1999 flood.

When the building was constructed in 1901, it was attached to the west end of a grouping of four buildings constructed 20 years earlier. It replaced an earlier free-standing, two-story frame building that was serving as a saloon at the time (and had formerly been a hardware store), but was owned by J.D. Bucknell, a harness and wagon maker. The wooden shop was sold and moved from the site according to local newspaper reports (transcribed by local library volunteers, see Section 9). Bricks for Bucknell's new building came from the Henry Cretzmeyer brickyard. (Cretzmeyer's brickyard was still operating as of 1906; see Wm. H. Norton, "Geology of Bremer County," in *Iowa Geological Survey Annual Report*, Vol. 16 [1906], 393). Immediately after completion, J.D. Bucknell moved his growing harness business into the building, intending to use both floors--harness making on the ground floor and "cutter and carriage" construction on the upper level. A year later, he installed an elevator large enough for buggies (unknown if extant). Harley Bucknell took over in 1910, adding tires, auto supplies, suitcases, bags, trunks, gloves, and mittens to the store's merchandise over the years. In 1922, Bucknell sold the building to J.A. Miller, who opened Miller's Leather Shop. In 1938, Earl Stufflebeam and Hazel C. Beyer opened a barber shop and beauty shop, respectively. The Waverly Dairy Bar operated here from 1941 to 1949. Subsequent businesses included a furnace company, Sears Roebuck department store, barber shop, beauty parlor, realtor, tax preparers, and law office.

In 1941, when the building became home to the Waverly Dairy Bar, its owners gave it a streamlined sidewalk facade of black structural glass. In 1978, the exterior was again remodeled, along with the interior. Sometime after, the building was opened into the building next east (93 E. Bremer). In 2000 or 2001, following the 1999 flood, the building (along with the other five buildings in the Big Six block) was restored to a more historically appropriate appearance by removing stone or Permastone cladding at the sidewalk level, a shingled awning over the storefront, and by reopening second story windows to their original size as well as recreating the historically appropriate storefront.

Significance: The building is significant as a typical early-20th century single-store commercial storefront with light manufacturing on the upper level and craft manufacturing and retail sales on the ground floor. It represents an era when more goods were made locally by skilled craftsmen rather than brought in from distant manufacturers; and, secondarily, it reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original, and typically, wooden buildings of the town's earliest streetscape.

Single attached building previously reported as #09-00098

Address: 93 E Bremer Ave (third building bay from the left in photo above)

Date of Construction: 1881

Historic Name: Fosselman, Peter, Building; Bowman Bros. or Bowman Block Building

Property Type: Store Building

Builder: Will Knight, Al Besmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing

History: This Italianate-influenced commercial building is on the north side of E. Bremer Avenue, the third from the west end of a six-building block just east of the river. The building is two-stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with parapet. The façade features a recessed glass and paneled storefront with first floor entry on the west side of the façade and a further recessed second-floor entry on the east end of the façade. The storefront is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. (This storefront framing is repeated in the four building bays to the east, achieving a unified appearance). Centered above this storefront are three second-story windows with a common sill shared by all four bays. These are tall 1/1 double hung windows with segmented polychrome-painted hoods with keystones.

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Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

The building was constructed in 1881, as the west end bay of a four-unit building block. The original concept for the block, which was erected on speculation by local investors, was a three-bay block; however Peter Fosselman soon joined the group and the block assumed its four-bay, as-built configuration. Fosselman was the son of a successful farmer and by age 18 was a clerk in a local dry goods store (according to federal census records). But in 1881, Peter A. Fosselman was only 19, and land transfer records researched by the local public library volunteers indicated it was actually C.A. or C. Fosselman's name on several of the lots on which the new brick block was to be built in 1881. Therefore, it is likely Peter was bankrolled by his father, Charles F. Fosselman, in the construction project (there does not appear to be a C.A. Fosselman in the census records or a descendant of Charles with this middle initial).

Other than Peter Fosselman, the initial investors who joined together to construct the speculative three-bay brick block included the "Bowman Brothers," representing both a stock-raising venture and a local banking family; S.R. Hunt, vice president of the Bank of Waverly, the successor to a private bank called "Bowman Brothers & Burr" (*The Bankers Magazine*, 31 [1877] 490); and one "Judge Ruddick." According to the 1896 *Semi-Centennial Souvenir of Waverly* (no pagination), Ruddick was a New York native who arrived in Iowa in 1856 already a trained lawyer. He became a judge by the late 1860s and appears to have had little interest in commercial activities in Waverly other than joining the others to construct the handsome brick block as an investment. Information about banker Hunt does not linger in the historical records of the town, but the Bowman and Burr family names figure very prominently in Waverly history of the last quarter of the nineteenth century.

The "Bowman Brothers" were John Howard Bowman and his brother William Robert Bowman. They owned the "Willow Lane Stock Farm," which consisted of 3,000 acres (not necessarily contiguous) "devoted to Short-Horns, draft and trotting horses" (*Annual Report of the Iowa State Agricultural Society*, 1882). At least one parcel of this large operation was located at the west edge of Waverly, just beyond the Illinois Central Railroad tracks (*Atlas of Bremer County*, 1917). A second farm called Lone Tree Farm was operated north of town but somewhat farther away. The Bowman Bros. & Burr banking firm (aka Bowman & Burr) may have included more than the two Bowman brothers at some point as there were three (James Lowry Bowman was the third), however the historical records suggests that John Howard Bowman was the principal banking brother. Bowman & Burr, the private bank, operated from 1870 until 1876 when a stock company, Bank of Waverly, was organized (*History of Bremer County* [1883], 1267). In 1884, it was reorganized again as the First National Bank. John Howard Bowman, sometimes referred to as J. Howard Bowman, was a founding Bowman brother and continued as bank president through at least 1896. The First National Bank still stands across the street from the four-bay brick block constructed in 1881 (see 98 E. Bremer below) and is clearly individually eligible for the National Register.

Construction of the 4-unit brick block involved several prominent men from the local construction industries as well. Stone for the foundation of the entire brick block came from "Fosselman's and Dean's quarries" according to local library volunteer research. A check of the 1906 *Iowa Geological Annual Report* (Vol. 16, 1906) indicates that Peter Fosselman did not open a quarry until 1905 on the city's southeast side, so perhaps the Fosselman quarry was on land owned by his father Charles, a farmer. The "Dean" quarry on the other hand, is easier to identify. It was the quarry of George R. Dean on the city's southwest side, next to the first big bend of the Cedar River south of the dam, about six blocks south of Bremer Avenue. Dean was a New York native who arrived in Waverly in the 1850s. He had held a number of elected offices by the time his quarry stone was used for the 1881 brick block, including mayor and superintendent of schools. The author of the 1906 *Iowa Geological Survey Annual Report* said the following of Dean's quarry: "One of the most important of Waverly quarries is that of G.R. Dean, situated in the southern part of town on the southwest side of the river...A stone house adjacent to the quarry, built from its

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surface stone, thirty years ago [1876], shows no signs of weathering...It is from this quarry that the sills and caps of the high school building were taken" (page 354)[status of the house and the school unknown]."

The mason/bricklayer/contractor for the brick block, William Knight, was also quite prominent by 1881, and quite a busy contractor. At the same time this large brick block was under construction, the First National Bank across the street was also being built and Knight was responsible for that brickwork also. Knight was an Englishman who learned the trade of bricklaying while still in England. He emigrated in the early 1860s and was in Waverly by the end of that decade. In 1896 Knight, who by then had served as board of education president and president of the Waverly Building and Loan, was described as the "leading contractor and builder of this section of the country." Further, "most of the brick business blocks, schools and dwelling houses of Waverly were erected by him. Many cities in a radius of 100 miles of Waverly can show handsome and symmetrical buildings that were of his creation" (*Semi-Centennial Souvenir of Waverly* [1896], n.p.).

In addition to the above builders, the identified carpenters who worked on the brick block were Al Besmer and Gus Fahnstock, among others (local library volunteer research). A firm called Hoffman and Foster was responsible for the "tin head" across the top of the block according to the *Waverly Republican* on October 6, 1881. Completion of the block was expected before the end of the year (*Waverly Republican*, 11/17/1881).

Tenants and Uses over Time

Once constructed, the histories of the four bays of the new brick block diverge and become unique. The first floor of the Fosselman bay, at 93 E. Bremer was occupied by Koebel & Struble's saloon until 1900. The *Waverly Democrat* had its printing press upstairs until 1901. The building was occupied by several more saloons until 1911, when most of Waverly's taverns closed. The *Waverly Phoenix* moved into the upstairs quarters in 1904, the same year Blumenthal's billiard hall and barber shop opened downstairs. Subsequent businesses included a meat market, dance hall, sweet shop, café, and realty office. In 1939, the building received a new front. In 1952, it was remodeled into a café. In 2001, following the 1999 flood, the building was rehabbed with a more historically appropriate appearance by removing cladding, awning, and other material from previous remodels.

Significance: Same for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank's architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggest there may have been more professional design skills involved in the brick block than just William Knight's excellent brick laying. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape.

Single attached building previously reported as #09-00097

Address: 95 E Bremer Ave (center building bay, or third from the right, in photo above)

Date of Construction: 1881

Historic Name: Bowman Bros. or Bowman Block Building

Property Type: Store Building

Builder: Will Knight, Al Besmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing

History: This Italianate-influenced commercial building bay is on the north side of E. Bremer Avenue, the third bay from the east end of the four-bay, speculative brick block built in 1881 at the intersection of E. Bremer Avenue

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and 1st Street NE (formerly N. Water). The building is two-stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with parapet. The façade features a recessed glass and wood-paneled storefront with a first floor entry just off-center (but centered in the storefront) and a doorway to the second-floor stairs on the west end of the storefront façade. The street level facade is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. This bay and its neighbor to the east (97 E. Bremer) differ from the other two 1881 bays (95 and 99 E. Bremer) by having extant and intact their cast-iron columns on either side of the store entrance. Centered above the storefront are three second-story windows on the common sill that runs the length of the four bays of the 1881 brick block. These windows, which are identical to the other three bays', are taller and narrower than the two later buildings at the west end of the block, nearer the Cedar River. They are 1/1 double hung windows with polychrome-painted hoods with drops and keystones. Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

This building bay has a common construction history with its neighbors. See 93 E. Bremer's entry for this information.

Tenants and Uses over Time

J. Howard Bowman bought the lot on which this bay is located (Lot 3) in 1881 and with completion of the space, the first tenant, J.B. Barber, opened a grocery in it in 1882. Maggie Casper assumed the business the next year and ran the grocery until 1885. Corwin's Art Studio, a photography studio, occupied the second floor until 1895. J.D. Bucknell had his harness shop in part this building from 1887-1901, before constructing his own building two doors west (see 91 E. Bremer). In 1897, Frank Woodring and his wife made part of the building into Waverly Hospital for Drs. Osincup and Galloway, with Mrs. Woodring as nurse. The hospital closed in 1900, making way for the Cedar Valley Telephone Company and R.R.E. Brandenburg, a jeweler. These were followed by Page's bicycle and gun shop, the Luesenhop & Co. Saloon, Will Liebau's cigar factory, and Hullman Bros. billiard hall and barber shop. Known as Hullman's Place, the business occupied both 95 and 97 E. Bremer Avenue, and offered lunches, cigars, and billiards. Hullman's moved out in 1919. Later occupants included a meat market, furniture store, dry goods store, a bakery, Iowa Public Service, the Chamber of Commerce, and a beauty salon.

In 1947, the old front was torn off and replaced. The Chamber of Commerce gave the building yet another front remodel in 1961. In 2000, following the 1999 flood, the building was rehabbed to a historically appropriate appearance by removing cladding, awnings, and other material from previous remodels.

Significance: Same for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank's architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggest there may have been more professional design skills involved in the brick block than just William Knight's excellent brick laying. Secondarily, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape.

Single attached building previously reported as #09-00096

Address: 97 E Bremer Ave (second bay from the east end in the photo above)

Date of Construction: 1881

Historic Name: Bowman Bros. or Bowman Block Building ; Ruddick, Judge G.W., Building

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Property Type: Store Building

Builder: Will Knight, Al Besmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing

History: This Italianate-influenced commercial building bay is on the north side of E. Bremer Avenue, the second bay from the east end of the four-bay, speculative brick block built in 1881 at the intersection of E. Bremer Avenue and 1st Street NE (formerly N. Water). The building is two-stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with a parapet. The façade features a recessed glass and wood-paneled storefront with a first floor entry just off-center (but centered in the storefront) and a doorway to the second-floor stairs on the west end of the storefront façade. The street level facade is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. This bay and its neighbor to the east (97 E. Bremer) different from the other two 1881 bays (95 and 99 E. Bremer) by having extant and intact their cast-iron columns on either side of the store entrance. Centered above the storefront are three second-story windows on the common sill that runs the length of the four bays of the 1881 brick block. These windows, which are identical to the other three bays', are taller and narrower than the two later buildings at the west end of the block, nearer the Cedar River. They are 1/1 double hung windows with polychrome-painted hoods with drops and keystones. Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

This building bay has a common construction history with its neighbors. See 93 E. Bremer's entry for this information.

Tenants and Uses over Time

The lot was purchased in 1881 by Judge G. W. Ruddick, who joined with other investors to construct the 4-bay building block the same year. When complete, Judge Ruddick moved into the second floor, which he used as his residence. The first commercial tenant was Spencer & Cooke Dry Goods, which went bankrupt just six months later. The business was purchased by L.S. Hanchett & Co., who in 1883 enlarged the store into the building next east (99 E. Bremer) by opening an arched doorway in the party wall. This space was then shared with tailor J.R. Smith.

In 1887, Hanchett shrunk the space back to a single store in this building, closed the archway, and left tailor Smith with the entire store in the building next door. A clothing and harness store came and went. In 1896, the Chicago Great Western Ticket Office and Telegraph Office moved into the quarters. In 1898, the Waverly Hospital extended their rooms from next door west into this building. Several saloons occupied the building from 1901 to 1911, when Hullman Bros. billiard hall and barber shop moved in. Known as Hullman's Place, the business occupied both 95 and 97 Bremer E. Avenue, and offered lunches, cigars, and billiards. Hullman's moved out in 1919. Later occupants included the *Waverly Democrat*, a funeral home/furniture store, a jewelry store, liquor store, and Waverly Cab. In 2000, following the 1999 flood, the building was rehabbed to a historically appropriate appearance by removing cladding, awnings, and other material from previous remodels.

Significance: Same for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank's architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggest there may have been more professional design skills involved in the brick block than just William Knight's excellent brick laying. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape.

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
Name of Property	County
E. Bremer Ave.	Waverly
Address	City

Single attached building previously reported as #09-00095

Address: 99 E Bremer Ave

Date of Construction: 1881

Historic Name: Bowman Bros. or Bowman Block Building

Property Type: Store Building

Builder: Will Knight, Al Besmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing

History: This Italianate-influenced commercial building bay is on the north side of E. Bremer Avenue, the east end, corner bay of the four-bay, speculative brick block built in 1881 at the intersection of E. Bremer Avenue and 1st Street NE (formerly N. Water). The building is two-stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with parapet. The façade features a glass and wood-paneled storefront with a first floor entry to the right side of the facade and a doorway to the second-floor stairs on the west end. The street level facade is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. The storefront takes advantage of its corner location by wrapping around the long east side, providing extra store windows. Centered above the storefront are three second-story windows on the common sill that runs the length of the four bays of the 1881 brick block. These windows, which are identical to the other three bays', are taller and narrower than the two later buildings at the west end of the block. They are 1/1 double hung windows with polychrome-painted hoods with drops and keystones. Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

This building bay has a common construction history with its neighbors. See 93 E. Bremer's entry for this information.

Tenants and Uses over Time

In 1881, J.H. Bowman purchased this corner lot and, together with his group of investors, constructed the four-bay brick commercial block. When this bay was ready for occupancy, R.A. Busby moved his grocery and dry goods store from Shell Rock to the building, where he remained in business for only a year. Tailor J.R. Smith and Hanchett & Co. clothing store shared this bay and the adjacent bay. by opening a doorway between them, from 1883 to 1887, when Smith took over the quarters until 1890. From 1893 to 1894, Waverly Palace Meat Market was operated by Charles Rathe. Also in 1893, the *Phoenix* newspaper moved into second-floor quarters, joined in 1895 by the *Independent* newspaper. Herman Schultz filled the space vacated by Rathe's meat market with his liquor store and saloon in 1895. In 1901 Dr. Stephenson moved in until 1911, when the building became the ticket office and waiting room of the Waterloo Cedar Falls & Northern (WCF&N) Railway. Later occupants included a barber shop, sporting goods store, music store, and a branch Montgomery Wards store. In 1959, the front was remodeled. In 2000, following the 1999 flood, the building was rehabbed to a historically appropriate appearance by removing cladding, awnings, and other material from previous remodels.

Significance: Shares the significance common for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank's architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggest there may have been more professional design skills involved in the brick block than just William Knight's excellent brick laying. The building has additional significance for its association with the important northeastern-Iowa interurban, the WCF&N, a transportation link that connected Waverly with the region's

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
Name of Property	County
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Address	City

entrepôt, Waterloo, and other nearby towns and cities at a time when horse-and-wagon travel across poor country roads was the norm. J. Howard Bowman, C.J.[F.?] Fosselman, and other local investors had purchased the WCF&N in 1895, reflecting both the local men’s continued financial success and their understanding of regional commerce (Barbara Long, “Waterloo: Factory City of Iowa” [1986], 23). Finally, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town’s earliest streetscape.

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SOUTH SIDE

Address: 88 - 92 E Bremer Ave

Date of Construction: 1925 construction commenced, date block reads 1926

Historic Name: Waverly Community Building / Palace Theater

Property Type: Multi-purpose commercial building (movie theater, store building, fraternal halls)

Architect: Louis H. Rust, Waverly; Mortimer B. Cleveland, Waterloo (1937 remodel)

Builder: A.E. Smith, Waterloo

Evaluation: Contributing

History: This large two-story commercial building is located on the south side of E. Bremer Avenue, just east of the Bremer Avenue Bridge over the Cedar River. Its footprint dimensions are 84x100 ft. It has a concrete foundation, exterior walls of dark red brick, and a flat roof with a stepped parapet. The face bricks are mottled in color and laid horizontally as all stretchers with dark matching mortar. Vertical stretcher bricks are used to create rectangular panels just under the rooftop. These decorative panels have white masonry squares at each corner. A masonry date block is located at the roofline of the narrow (or minor) central bay. It bears the date “1926” inside a pennant or triangular shape that points downward. Light color coping trims the roofline as well but it is unclear if this is masonry too.

The façade is horizontally divided into two levels and vertically divided into four major bays flanking a small central (5th) bay. The sidewalk level has seen remodeling since 1990. It has two glass double or triple-door entries near the center of the façade. The east doorway has “Box Office” signage, while the west doorway has “Will Call” signage. Beyond each large doorway is a single door. The one to the east is marked with the address “92 East Bremer”, while the single door to the west is “blank” or “blind,” apparently nonfunctional, and present simply to visually balance things. Sidewalk-level walls between this fenestration have glass display cases for movie promotion or other information. A large hanging marquee projects from the front of the building and extends across the three central bays. The word “PALACE” appears across the top of the marquee and, in smaller letters, on its sides. Under the large central “PALACE” are spaces to display the names of the three movies being shown. The marquee appears to be illuminated by both neon and colored light bulbs. This marquee is new since a historic photo taken at an unknown date but perhaps in the 1970s shows a smaller marquee under just the two east bays with the words “WAVERLY” in Streamline Moderne letters.

At the second story, the brick wall is framed and partitioned by six thick brick piers. Each vertical pier begins at the marquee level and extends to just above the stepped parapet where it is capped with white or gray masonry. With two outer piers anchoring the edges, the four inner piers create four wide bays flanking the narrow central bay. The parapet above this central bay is higher than the rest. Each outer bay contains a triple window with transoms resting on a common masonry sill. The narrow central bay contains a narrow double window with transoms, also resting on a common stone sill. All windows are 1/1 double hung sash types.

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
Name of Property	County
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Address	City

The long west side overlooks the Cedar River, and is treated similarly to the façade, with face brick and irregular bays divided by thick brick piers. Window openings on this side are filled with glass block, a feature of a major 1937 remodeling project.

The Waverly Community Building was constructed in 1925-26 through the combined efforts of the Waverly American Legion, local Masonic orders, and a civic group called the Community Club (*Bremer County History, 1985, 64*). It was promoted as a “community effort” and was noted for its “unified front” (library volunteer research). The building was designed in 1925 by Louis H. Rust, a Waverly architect and American Legion member. A.E. Smith of Waterloo was the general contractor, with plumbing and heating by E.C. Richards of Waverly, and electrical wiring by Waverly Electric Co.

The basement was to feature a dining room with a kitchen but has been repeatedly flooded since its construction.

The first floor was divided into three unequal spaces. The west bay housed the post office until the late 1930s when the present facility was built (see ISI# 09-00500 / 124 2nd St. SE). The next bay to the east was reserved as store space. The two east bays, which were open and undivided by a wall, housed the movie theater (called the Palace in 1925 newspaper articles). Access to the movie theater was via a 20-foot foyer where two archways with double doors led patrons to the theatre proper. The seating was on a slanted cement floor which led down to a 22x24-ft. stage (suggesting live performances were anticipated).

The second floor was divided into two large meeting halls, each two bays wide. Extra wide stairs, illuminated by the second floor’s narrow central bay windows, led to a landing and then branched off right and left to the separate meeting halls for the American Legion and the Masons.

The first remodeling took place in 1930, when John Perkins & Sons laid new reinforced floors. In 1937 the building underwent remodeling, with the noted Waterloo architect Mortimer B. Cleveland as the designer. The post office had moved out and its space and the store bay were remodeled to lease to a furniture store (Geo. J. Kaiser’s). A small office block and a balcony were added to the rear of the building. Glass block replaced the original sashes on the west elevation overlooking the river. Cleveland designed a new front and “canopy” for the building, probably all sidewalk level features. The present marquee, which now accommodates a movie theater expanded to show three films in three narrow bays (rather than the original single auditorium in two bays) likely replaced the Cleveland marquee. In 1972, the theatre was again remodeled. A new sidewalk exterior was created and the lobby enlarged. The front section of the stage was removed for better viewing and the seats realigned, however, bowing to the suburban trend of offering patrons more movies in smaller theaters. Following the furniture store, the Waverly Community Building also housed a café, a second-hand shop, a video store, and a dance studio. The Palace Theatre continues in the building today.

Significance: This building is significant as a representative of community collaborative effort, which made it a venue for both public entertainment and member-only organizations. Its long tenure as a movie theater is also notable in light of the many changes that have occurred since 1926 in the movie industry. When this building was erected, “talkies” were on the horizon and silent films and vaudevillian troupes would soon be obsolete. This building, then, was designed during a period of great transition in the industry. Since then, movie theaters have moved from single-theater auditoriums in central city locations to suburban “tri-plexes” and more. In between, drive-in theaters came and went. The Palace Theater, then, is a true survivor.

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
Name of Property	County
E. Bremer Ave.	Waverly
Address	City

Address: 94 E Bremer Ave

Date of Construction: 1907

Historic Name: Nix Drug Store

Property Type: Office Building

Architect: John G. Ralston, Waterloo / Contractor: "Mr. Netcott" of Independence

Evaluation: Contributing

History: This one-story commercial building is located on the south side of E. Bremer Avenue. Its footprint dimensions are 22x100 ft. It has a stone foundation, exterior walls of brownish brick, and a flat roof. The storefront at sidewalk level is mostly glass, with a large plate glass window on the west side and glass entry door on the east. The wide transom area is covered with an unknown material. The façade is framed at both side walls by brick piers and above the transom is a decorative brick frieze that features corbelling, dentils, and geometric patterns. This area was covered by previous remodeling projects, but these were removed sometime after 1990.

Built in 1907, the building was designed by John G. Ralston, a Waterloo architect with a growing list of regional commissions and an increasingly successful career. It was designed for John Nix, an Ackley, Iowa druggist, who moved to Waverly to open a drugstore in the new building. The main floor featured shelves and counters containing "regular drug lines;" at the rear was "the prescription case and an office;" and "off a nicely finished balcony in the rear are a store room and Mr. Nix's optical parlors" according newspaper research conducted by local public library volunteers. These features are unlikely to be extant considering the several tenants that followed Mr. Nix over the years.

In 1936, the building was given a new store front of black and red structural glass with chromium trim. In 1949 a 22x30-ft. concrete block addition was built at the rear. In 1956, the storefront was again remodeled to accommodate Meyer's Rexall Drugs. In 1966, the Perpetual Savings and Loan of Waterloo occupied the building as a branch office. Sometime after 1990, the upper façade was returned to something closer its original appearance and the decorative brick was again revealed.

Significance: The building is significant as a typical early-20th century single-store commercial storefront completely executed in brick, including the decorative cornice area. As such, its materials and design represent the proclivity of Midwestern shopkeepers to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original, and typically, wooden buildings of the town's earliest streetscape. Unlike its neighbors directly across the street, which were constructed largely in the 1880s, the need to incur the addition expense of adding a second level (for offices or residential quarters) was not great. In fact, the availability of second-floor office space directly across the street may have been the reason that two buildings on this south side were built with just a single level. Previous buildings on this site had been occupied by a harness maker, a fruit dealer, a bicycle shop, and a barber shop.

Address: 96 E Bremer Ave

Date of Construction: 1924 or 1926

Historic Name: Waverly Electrical Company

Property Type: Store Building

Architect: Louis H. Rust, Waverly

Evaluation: Noncontributing (alterations leave it with poor integrity)

History: This one-story commercial building is located on the south side of E. Bremer Avenue. Its footprint dimensions are 22x70 ft. The foundation is concrete, exterior walls are brick and the roof is flat with a curved parapet on the facade. The parapet has a semicircular pediment with medallion and is capped with light-color stone trim. The entire façade is framed by two endwall piers with stone bases. The storefront is slightly recessed and contains three tall arched openings trimmed in stone. The two outer arches contain modern four-part

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
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Address	City

windows with arched transoms. The central arch contains the glass entry door with sidelight and arched transom. The business sign is affixed above the storefront. The building was remodeling in 1978 when it was clad with a metal front. Since 1990, this metal storefront has been removed and the building given a new front. A comparison of the rooflines in 1978 and today indicates the curved pediment is new. The other materials appear new as well.

The building filled a lot that had been vacant for at least a decade and was formerly occupied by a single story meat market with a rendering operation at its rear. The extant building was designed by Waverly architect Louis H. Rust and built in 1924 or 1926 (sources differ) for the Waverly Electrical Company, a local contracting firm. Subsequent businesses have included C & L Radio; Sandy Hill, Inc.; and Domino's Pizza. Louis H. Rust was not a trained architect as federal census records in 1940 state his highest level of education was the 8th grade. At that time, he was listed as a "federal housing architect." In 1930 he had been a bookkeeper for a casket company according to the census of that year, but during the 1920s he designed both this building and the nearby neighbor, the "Waverly Community Building" just two doors closer to the river (see 09-01801).

Significance: This building is heavily altered and has poor historic integrity.



Bank building previously reported as #09-00599 (current photo above)

Address: 98 E Bremer Ave.

Date of Construction: 1881-1883

Historic Name: First National Bank (north portion); Post Office (south portion); (informally known in the local press as the Bremer County Bank while under construction)

Property Type: Bank Building and Post Office with rear office addition

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
Name of Property	County
E. Bremer Ave.	Waverly
Address	City

Architect: George Josselyn & Son (Independence office, established, 1880; Cedar Rapids office opened in April 1881); but claimed by Josselyn & Taylor (Cedar Rapids firm formed in January, 1882 *after* this building was underway); terra cotta façade by St. Louis contractor, c. 1900-1916, name unknown

Builder: Will Knight, contractor/mason; J.D. Woodruff, carpenter

Evaluation: Contributing and potentially individually eligible

Architectural Influence: This commercial bank building is located on the southwest corner of 1st Street SE and E. Bremer Avenue. Its style is transitional -- vaguely Italianate with its roofline brackets and white stone details, hinting a little bit at the Second Empire in its mansard-roofed tower and segmental arched headers, while at the same time suggesting the growing authority of the Queen Anne movement for important and opulent buildings. The first two styles were in their last days and fading from popularity in 1881, while the Queen Anne style was just beginning. The influence of the Queen Anne aesthetic, as it came from England, can best seen in the overall complexity of the building's ornate brickwork and complex double facades and includes the changing sizes and shapes of windows, but most especially in the use of polychromatic masonry. Original polychrome masonry from 1881 includes the kidney-red bricks for the front bank portion, the lighter red bricks for the rear post office, a third, nearly black brick used to outline certain features and details, and the white stone sill and beltcourse details. The ornate glazed terra cotta applied to the narrow bank facade on both elevations is in two shades of gray (both with black flecks) and is thought to date to an early twentieth century remodeling project, but it clearly adds to the polychromatic exuberance of the overall design.

While the most common renditions of the Queen Anne style in this country ultimately would be executed in wood and used for residential dwellings, the original Queen Anne buildings seen in London and other larger English towns were visually busy, polychromatic-masonry commercial, ecclesiastical, and government edifices. The original design for the First National Bank was mostly likely by Henry S. Josselyn, the son in the George Josselyn & Son firm, despite a September 7, 1886 ad in the *Cedar Rapids Evening Gazette* claiming it for Josselyn & Taylor, a partnership which did not form until after the building was already well underway. Relevant to the issue of whose design this was is the fact that in late 1880, Henry S. Josselyn had just returned from an 18 month grand tour of Europe where he studied and sketched buildings in many countries. Because of that tour, in 1881 when J. Howard Bowman proposed a new building for his Waverly banking operation, Henry Josselyn would have been well-versed and much more current on the field of architecture than his father, George, who had learned the profession as a builder-architect (Wesley I. Shank, *Iowa's Historic Architects* [1999], 90). The arcaded terra cotta façade is thought to have been installed around 1916-1917 by a St. Louis contractor (Waverly public library volunteer research), though its style could just as easily be vintage 1900.

Physical Description: The building is two stories high and has an overall footprint of 22x133 ft. The approximately 22x113-ft. front section was constructed for the First National Bank and the town's post office in 1881-83. The rear 20x22 feet segment was added in 1902, executed in the same style and by the original bricklayer. Construction began in 1881 and the south part was completed and occupied by the post office by the first of the year, 1882; however the bank's portion was delayed until sometime in 1883. The building has a visible foundation consisting of glazed terra cotta panels applied over brick on the bank portion and tooled limestone on the rear post office portion. In 1902 the 20-foot segment of the building was constructed by Will R. Knight to fill the space between the back wall of the 1881 post office space and the alley to the south. Knight closely followed the design and materials of the post office portion of the original 1881 building. The rear of the building (post office and last 20 feet) have a slightly lower roofline than the front bank portion; the main door way to the rear space is marked by the secondary roof tower on 1st St. SW.

Originally, the bank's exterior above its foundation appeared very similar to its second floor with solid brick walls, windows with stone sills and brick segmental-arched headers, joined by a running stone beltcourse. At the roofline is a very elaborate architectural detail of brick corbelling capped by a pressed-metal or wooden cornice. Brick pilasters were used to separate some of the bays, but the roof-top towers are supported by cantilevered

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
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brick piers that do not extend down past the second level. The original bank entrance was in a canted corner, under the largest tower. This type of building corner entrance was a common feature for nineteenth century banks that managed to build at a town's main commercial intersection and it acknowledged the importance of commercial traffic—foot and horse drawn—approaching from all directions. Local research indicates that this front entrance was moved from the corner to the west end of the façade around 1916 or 1917. That would be the logical time to have applied the ornate terra cotta surfaces on the ground floor of the bank though this is not confirmed and its styling could easily be from the turn of the century. A shed roof entrance porch under the secondary entrance tower on the long elevation is covered by red "Mission" tile and supported by heavy wooden brackets. This entrance, which replaced a higher doorway reached by a short flight of stairs, is clearly from the 1916-1917 era (historic photo of the original building in *Waverly, Rich in History* [1996], 14).

After the remarkable brickwork of this building, the terra cotta bank facade is one of the building's most notable features and includes panels of low-relief carvings, pilasters topped with scrolled brackets, and a heavy arched pediment over the main entrance with a prominent ornamental keystone. Arched windows are positioned to the west of the front door and along the east long side to form an arcade pattern. The windows have rounded multi-light transoms with dark green muntins. Each window is outlined in a decorative floral garland. Terra cotta panels with the name of the bank, "FIRST NATIONAL BANK," appear on both north and east walls. Historic photos of the bank indicate the name had previously been painted on the brick wall to the left (southeast) of the canted main entrance. The tall, long blank west wall was also used as signage canvas, with the bank's name spelled out near the roof and, below, the rest of the wall was at various times painted with the image of a large muscular steer (perhaps advertising the butcher's shop just below it) and the familiar "Coca Cola" logo (*Waverly, Rich in Iowa Heritage*, 14, 96).

The bank building was described in 1896 as "the handsomest business structure in Waverly. It is built of red brick and trimmed liberally and artistically with sculpted white sandstone." The original entrance on the canted corner was flanked by "gray granite columns supporting the heavy front door cap, and a suitable iron cresting [above] the whole" (*Souvenir of Waverly*, 1896). Black's Barber Shop was located in the raised basement level. In 1892, the post office received a new ceiling. In 1902, Will R. Knight, the original contractor, built the twenty foot, two-story south addition. Local library volunteer researchers indicated that in 1916-1917 the bank's entrance was moved to west side of the Bremer Avenue façade and the terra cotta cladding was installed. The 1916-17 project also involved a significant interior remodeling of the lobby interior. Since the Waverly Savings Bank, a competitor, had been constructed just across the street to the east in 1914, the First National Bank's significant investment in remodeling its building was probably prompted by a perception that its building had become old fashioned or out of date. The terra cotta cladding, with its classical details, is no less fussy or elaborate than Josselyn's original design, and it certainly lacks the cleaner classical lines of the new bank next door, but commercial competition often produces "who-can-shout-the-loudest" remodeling projects rather than the best or most compatible design. Ultimately, the First National Bank acquired its competitor across the street in the 1940s and the newer building (100 E. Bremer) became First National's home.

In 1926, the post office relocated to the newly built Waverly Community Building, which would house a movie theater among other things (88 E. Bremer Ave), and the vacated space became doctor's offices (and was later used by the Waverly Police Department). About this time, the empty lot to the west of the bank was rebuilt with the current building. This next-door lot had been occupied at the time the bank was built by a small, single-story, no doubt wooden, meat market and rendering operation (removed around 1910). The bank officials had clearly anticipated in 1881 that additional brick storefronts would be constructed along the west side of their elegant new bank building, similar to what was then under construction across the street (four of the "Big Six" units). These anticipated neighbors would improve the entire block and eliminate the first generation of village shops, including the objectionable rendering works next door. Unfortunately, the bank would have to wait several decades for the old meat market shop to be pulled down and then over another decade before the lot would be filled with a new

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
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brick building (96 E. Bremer). At that point, the demand for second floor residential and office space did not justify a two-story commercial building and the bank would remain an awkward-looking, if highly decorative, jewel on the corner of the town's historic main intersection.

In the 1940s, the bank space became vacant when First National moved across the street to 100 E. Bremer Ave. In 1962, the basement windows were blocked in. After the building served for a while as temporary office space, the City of Waverly purchased the bank building to use as its city hall, which it did until 1978.

Significance: The First National Bank is significant for its remarkable architecture and as a survivor of the prosperity the town experienced in the 1870s and 80s. It may also have significance for its connection with J. Howard Bowman, a successful banker responsible for significant development in the commercial district.

#09-00619 - NRHP Nomination In-Progress (listing expected by late 2013)

Address: 121 1st Street NE

Date of Construction: 1909

Historic Name: Waverly Municipal Hydroelectric Powerhouse

Property Type: Hydroelectric Powerhouse

Architect: John Glenn Ralston; Fargo Engineering Company

Evaluation: Individually Eligible and Contributing

History: Constructed by the city following destruction of the prior powerhouse by fire. See National Register nomination for full history.

Significance: Eligible under Criteria A and C. As the oldest municipally owned hydroelectric facility still operating in the state, the Waverly Municipal Hydroelectric Powerhouse is significant under Criterion A because it uniquely represents the earliest era of Iowa's municipal hydroelectric utility development. Designed through a collaboration of a prominent regional architect, John G. Ralston of Waterloo, Iowa, and an important engineering firm specializing in hydroelectric projects, Fargo Engineering Company of Jackson, Michigan, the Powerhouse has significance under Criterion C also as the work of masters and, most especially, as a now rare property type in Iowa. The 1909 Powerhouse, with its 1938 diesel and office wings, is of local significance and its period of significance runs from 1909 when it was built and put in service to the 50-year arbitrary cut off of the National Register guidelines. See National Register nomination for details.

9. Major Bibliographical References -- Sources cited in the text and the following

Field inspections and photographs, multiple dates from 2009-2013.

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Waverly, Rich in Iowa Heritage (a photo history). Vol. 1. Published by Waverly newspaper, 1996; printed by Heritage House Publishing, 1996.

See also the companion draft National Register of Historic Places nomination form, section 9.

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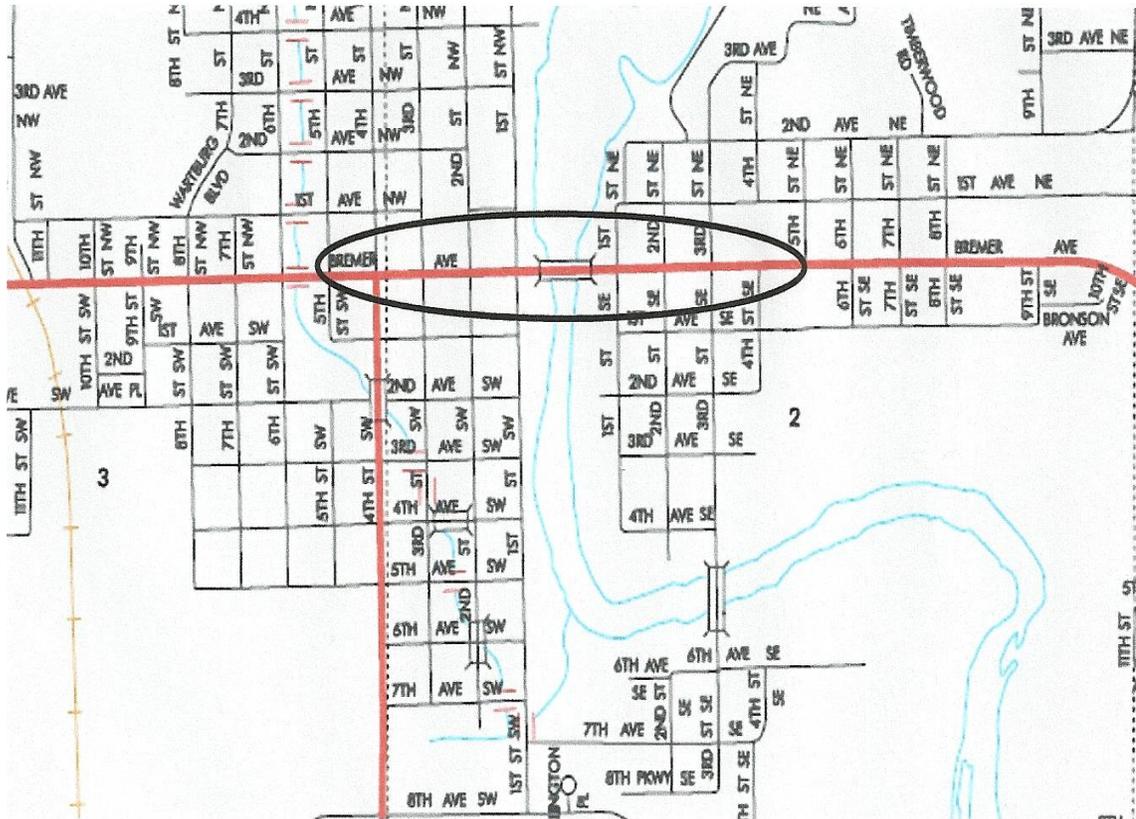
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10. Additional Documents

(City maps and Sketch map) N↑



Overall central city with entire survey area circled.
West side survey reported as HADB# 09-026

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0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
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* Building Shapes & Dimensions are Approximate

Shaded area denotes properties evaluated herein.

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

Site Number **09-01713**

Related District Number

Page 18

0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
Name of Property	County
E. Bremer Ave.	Waverly
Address	City



Left to Right: 89, 91, 93, 95, 97, and 99 E Bremer Ave



98 E Bremer Ave



96 E Bremer Ave



94 E Bremer Ave



88 E Bremer Ave

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 19

0-99 Block E. Bremer Ave. (N & S blocks) & 121 1 st St. NE (Powerhouse)	Bremer
Name of Property	County
E. Bremer Ave.	Waverly
Address	City



121 1st St. NE – Hydroelectric Powerhouse