

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

State Inventory No. 09-01714

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 100 Block E. Bremer Ave. (north & south blocks)

other names/site number _____

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) 1,6 Lot(s) 1-4,1-6

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)

- 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>15</u>	<u>8</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>15</u>	<u>8</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)

02D02 COMMERCE/financial institution/bank

02E COMMERCE/specialty stores

Current Functions (Enter categories from instructions)

02E COMMERCE/specialty stores

02G02 COMMERCE/restaurant/bar

02F01 COMMERCE/retail center

7. Description

Architectural Classification (Enter categories from instructions)

09F05 OTHER/Commercial/Brick Front

07B LATE 19TH & EARLY 20TH CENTURY AMERICAN

MOVEMENTS/Commercial Style

05B LATE VICTORIAN/Italianate

Materials (Enter categories from instructions)

foundation 04 STONE; 10 CONCRETE

walls (visible material) 03 BRICK

roof 17 OTHER

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 09-01714
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
1856-1969 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Burr, Howard B.; Leitha, John; Shaw, Fred Gordon
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

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organization Tallgrass Historians LC
street & number 2460 S. Riverside Dr.
city or town Iowa City state IA date 2012-2013
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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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100 Block E. Bremer Ave. (north & south blocks)	Bremer
Name of Property	County
E. Bremer Ave.	Waverly
Address	City

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

Address: 101 E Bremer Ave (with 1950 rear addition that has address of 112 1st St. NE)

Date of Construction: 1866

Historic Name: Corey, George, Building; L. Levy Clothing

Property Type: Store Building

Builder: George Corey (mason)

Evaluation: Contributing

History: This two-story commercial building is located on the northeast corner of 1st Street SE and E. Bremer Avenue. The building is 22x132 ft. in dimension, has stone and concrete foundations, exterior walls of brick and clay tile clad in stucco, and a flat roof with a parapet. The storefront has a central recessed entry door, reduced-size glass display windows with painted wood trim, stuccoed walls, and a rounded, rigid-frame cloth canopy. Store signage is affixed to the exterior wall above the canopy. A door on the west side leads into a small shed-roofed enclosure with a west-facing window; inside are stairs down to the half basement. The upper façade features three evenly spaced tall 1/1 double hung replacement windows with stone sills and flat headers. The parapet is flat, unadorned and wraps around to the first bay of the long west side. The long west side has two windows infilled with a solid material on the first floor and seven tall 1/1 windows with segmental-arched headers on the second floor. All windows appear to have masonry, probably stone, sills. The one-story clay tile addition at the rear has an entry door on the west side.

Research by local library volunteers suggests the building was built around 1866 by local bricklayer George Corey. In 1880, a cornice, window hoods, and “French plate-glass windows” were added to the building. Sanborn fire insurance maps indicate a rear addition was added to the building between 1885 and 1892. In 1899, Corey reportedly “tore down the front to be replaced by glass and built a new corner wall of pressed brick.” In 1910, when the building was occupied by Tegtmeier & Mether Clothing, the building was damaged by a fire in the basement (*Waverly, Rich in Iowa Heritage*, 64). In 1940, a new storefront of green structural glass was installed by Bill Pape of Park Paint & Glass of Waterloo. The stucco cladding may have been applied in the 1940s, and in 1950, contractor Charles Gier built a 22x52-foot, one-story rear addition of brick on tile-block for an automatic laundry. This 1950 addition has been given the street address of 112 1st St. NE. In 1973, Gulick Construction cut an opening in the wall between the rear laundry addition and the front of the building. In 1990, the lower front was remodeled and the upper windows, which were already replacements, were replaced again.

Fire insurance maps indicate that in 1885, the building was home to a harness shop, but by 1892 a clothing store occupied the building. From at least 1892 until at least 1915, the building housed clothing stores at the sidewalk level, first the Hunt Store and, by 1899, Loepp Levy Clothier and Furnisher, a men’s clothing and furniture store. Levy’s promoted its merchandise and location as “The Clothing Corner” in store signage. The Independent newspaper kept its offices and printing press on the second floor from 1885 to at least 1892. Later, the second floor became rental apartments. Subsequent storefront businesses included a radio and television store, a restaurant, a pet shop, a television repair shop, and at the rear, an automatic laundry.

Significance: This building has diminished integrity and is borderline in its ability to contribute to the district. It is, however, one of the oldest buildings in the district and the stucco that obscures its brick walls was applied well more than 50 years ago. The ornamentation that was added in the 1880s was removed, probably before or at the time of the application of the stucco, which was already present by the 1940s (*Waverly, Rich in Iowa History*, 115). The building’s prominent corner location, its size, scale, footprint, and continuation of the two-story

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100 Block E. Bremer Ave. (north & south blocks)	Bremer
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E. Bremer Ave.	Waverly
Address	City

streetscape profile are important characteristics of this building that enable it to contribute to the district. It is significant as one of the earliest extant buildings in the district, representing a decade of construction and business activities that has few remaining survivors.

Address: 103 E Bremer Ave

Date of Construction: 1880

Historic Name: Fletcher's Books / Waverly Republican (1880); Grassfield's Shoe Store (long-term)

Property Type: Store Building

Builder: Mr. Bach

Evaluation: Contributing

History: This two-story commercial building is one unit of a three-unit brick block located on the north side of E. Bremer Avenue. This building unit measures 22x111 ft., with a stone foundation, exterior brick walls, and a flat roof with a parapet. The current storefront retains the brick bulkheads supporting large plate glass display windows (both probably from c. 1930 to 1940), which together create a recessed store entry. The recessed store entryway has a ceramic tile floor with the name of a previous shoe store spelled out: "Grassfield's" (Edward T. Grassfield, operator, and, after 1922, sons Norman and Paul [www.findagrave.com on 7/11/2013]). A large panel of siding covers the transom space above the storefront and provides a place for signage. A door to the west side of the storefront leads to the second floor stairs. The second level façade has three evenly spaced 9/9 double-hung replacement windows. The window openings have been reduced in size as evidenced by the brick repair above them. The new windows and classical details around the new store doorway suggest a Colonial Revival theme was attempted with the last remodeling project. While not historically accurate, this theme is nevertheless less visually jarring than many commercial storefront remodelings.

Sanborn fire insurance maps indicate this building was a grocery and jewelry store with a printing operation on the second floor in 1885; a printing operation over a grocery store in 1892; and a boot and shoe shop in 1897 and 1905 (however Grassfield did not move to Waverly until 1911). By 1915, the building was *probably* hosting Grassfield's, and upon Edward's death in 1922, the sons took over. In 1930, the building was remodeled for the shoe store (the storefront arrangement and windows may date to this project). In 1942, by which time the upper level was clad in stucco like its neighbor to the west (see historic photo in *Waverly, Rich in Iowa History*, 115), the storefront was given a facelift of Vitrolite structural glass and California redwood. In 1948, the front was remodeled, and again in 1963, 1984, and 1985 (the local public library volunteer's research does not specify whether these were interior or exterior projects). Clearly, however, one of the more recent remodeling projects involved removing the exterior stucco on the upper level.

The building was one of a three-unit building block proposed and financed in 1880 by several prominent Waverly businessmen, Bowman & Hunt and William Beebe, and the Bank of Waverly (reorganized in 1884 as the First National Bank). The Bowman of this group was J. Howard Bowman, president of the largest local bank at the time (see 93-99 E. Bremer and 98 E. Bremer); S. R. Hunt was vice-president of the same bank (*History of Bremer County*, 1266). The block was constructed by "Mr. Bach," and given a unified Italianate second story through window hoods and a common pressed-metal cornice (nonextant).

Significance: Same for all three bays of the 1880 brick block: This building is significant as a reflection of the investment and town-booster efforts of a small group of prominent local businessmen. One of these men, J. Howard Bowman, was president of the largest local bank. 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.

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100 Block E. Bremer Ave. (north & south blocks)	Bremer
Name of Property	County
E. Bremer Ave.	Waverly
Address	City

Address: 105 E Bremer Ave

Date of Construction: 1880

Historic Name: Beebe, William, Building

Property Type: Store Building

Builder: Mr. Bach

Evaluation: Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This two-story commercial building is the center unit or bay of a three-unit brick block located on the north side of E. Bremer Avenue. Currently this unit and its neighbor to the east (107 E. Bremer) appear as one building because they were hidden behind a single modern cladding material, except at the sidewalk level where two storefronts have been maintained. The building has a stone foundation and, under the cladding, brick walls. The flat roof is hidden behind a low parapet. The modern storefront is mainly plate glass and metal. A wide overhanging metal canopy extends the full width of the double storefront (across both 105 and 107 E. Bremer). Above, three 1/1 double-hung sash windows are evenly spaced leaving at least the upper story fenestration intact. The present appearance is the mostly the result of a 1969 remodel that removed the dividing wall and unified the front.

The building was one of a three-unit building block proposed and financed in 1880 by several prominent Waverly businessmen, Bowman & Hunt and William Beebe, and the Bank of Waverly (reorganized in 1884 as the First National Bank). The Bowman of this group was J. Howard Bowman, president of the largest local bank at the time (see 93-99 and 98 E. Bremer); S. R. Hunt was vice-president of the same bank (*History of Bremer County, 1266*). The block was constructed by “Mr. Bach,” and given a unified Italianate second story through window hoods and a common pressed-metal cornice. The first tenant of this building is unknown, but by 1885 a shoe store and dry goods store had moved in. The building housed various clothing stores, and later a Sears, which occupied both buildings as a double storefront.

In 1893, 56 feet was added onto the rear and, in 1935 another 20-ft. addition was built. In 1900, a hard maple floor was installed. In 1932, Kerwin’s store installed Waverly’s first neon sign. In 1950, the basement was remodeled, adding a concrete floor and plywood panels. Kehe Construction built a new front in 1952. In 1966, the building was given yet another a new front.

In 1969, the dividing wall was removed and the cladding applied over the brick on the second story creating a double storefront (possibly by or for Sears). In 1990, the double storefront was home to the College of Cosmetology. In 2000, the interior store space was again separated into two, however, the buildings still “read” visually as one.

Significance: Same for all three bays of the 1880 brick block except this one lacks integrity. This building was potentially significant as a reflection of the investment and town-booster efforts of a small group of prominent local businessmen. One of these men, J. Howard Bowman, was president of the largest local bank. 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. The building should be reevaluated if the modern cladding is removed.

Address: 107 E Bremer Ave

Date of Construction: 1880

Historic Name: Bank of Waverly

Property Type: Store Building

Builder: Mr. Bach

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100 Block E. Bremer Ave. (north & south blocks)	Bremer
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Address	City

Evaluation: Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This two-story commercial building is the east unit or bay of a three-unit brick block located on the north side of E. Bremer Avenue. Currently this unit and its neighbor to the west (105 E. Bremer) appear as one building because they were hidden behind a single modern cladding material, except at the sidewalk level where two storefronts have been maintained. The building has a stone foundation and, under the cladding, brick walls. The flat roof is hidden behind a low parapet. A 1915 addition added 58 feet to the rear of the building. The modern storefront is mainly plate glass and metal. A wide overhanging metal canopy extends the full width of the double storefront (across both 105 and 107 E. Bremer). Above, three 1/1 double-hung sash windows are evenly spaced leaving at least the upper story fenestration intact. The present appearance is the mostly the result of a 1969 remodel that removed the dividing wall and unified the front.

The building was one of a three-unit building block proposed and financed in 1880 by several prominent Waverly businessmen, Bowman & Hunt and William Beebe, and the Bank of Waverly (reorganized in 1884 as the First National Bank). The Bowman of this group was J. Howard Bowman, president of the largest local bank at the time (see 93-99 and 98 E. Bremer); S. R. Hunt was vice-president of the same bank (*History of Bremer County*, 1266). The block was constructed by “Mr. Bach,” and given a unified Italianate second story through window hoods and a common pressed-metal cornice. The first tenant was the Bank of Waverly, after which the building was occupied by a theater, and much later by a Sears, which occupied both this and the brick bay to the west (105 E. Bremer) as a double storefront.

In 1915, 58 feet was added onto the rear and in 1946, the building was extended north to the alley. At some point between 1905 and 1915 the bank moved out and the building was converted to a theater showing “moving pictures” (Sanborn fire insurance maps). In 1948, a new ceiling and lighting system were installed. In 1959, the building was converted from a theater to a retail store. In 1969, the dividing wall was removed and a unified front applied creating a double storefront (possibly by Sears). In 1990, the double storefront was home to the College of Cosmetology. In 2000, the interior store space was again separated into two, however, the buildings still “read” visually as one.

Significance: Same for all three bays of the 1880 brick block except this one lacks integrity. This building was potentially significant as a reflection of the investment and town-booster efforts of a small group of prominent local businessmen. One of these men, J. Howard Bowman, was president of the largest local bank. 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. The building should be reevaluated if the modern cladding is removed.

Address: 109 E Bremer Ave

Date of Construction: 1955

Historic Name: Brayton Electric

Property Type: Store Building

Builder: Brayton Electric

Evaluation: Contributing

History: This two-story commercial building is located on the north side of E. Bremer Avenue. The building has overall dimensions of 22x124 feet. The front (south) 56 feet of the building facing Bremer Avenue is two stories high and the rear 68 ft. section has just one story. The flat-roofed building has a concrete foundation, exterior walls of concrete (“cinder”) block, and the façade is clad entirely with narrow Roman face brick. The storefront below this Roman brick is largely composed of modern dark plate-glass with a main entry on the east side of the façade. Over the glass windows and entry is a full-width rigid canopy printed with a company name (public

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100 Block E. Bremer Ave. (north & south blocks)	Bremer
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accountants). The second story exterior windows consist of three 1/1 double-hung replacement windows on brick sills.

The prior building on this site was built by bricklayer G.W. Briggs for Theodore Hullman around 1860. In 1955 it was completely replaced or substantially rebuilt by Brayton Electric, including a new front, side walls, and floors. In 1991, the storefront was remodeled and the interior was converted to offices. Between Brayton Electric and the present occupant, the building served as a TV and radio store and a clothing store.

Significance: This building replaced the 1860 brick building previously on this lot. As such, the extant building is significant both as evidence of the continued vigor of Waverly's commercial district and willingness of business operators to invest in it into the second half of the last century.

Address: 111 E Bremer Ave

Date of Construction: 1878

Historic Name: Burke, John, Building

Property Type: Store Building

Evaluation: Contributing

History: This two-story commercial building is located on the north side of E. Bremer Avenue, toward the center of the block between 1st and 2nd Streets NE. The building's dimensions are 22x70 feet with a 13-foot wood deck at the rear. It has a stone foundation, exterior walls of common red brick, modern brick, and a stone veneer on the storefront. Its flat roof is hidden behind a stepped pediment at the midpoint of the facade. The flat storefront is modern with a large display window filling most of it. Two entry doors with transoms separated by a stone veneered pier are located on the west side of the facade. The door nearest the west end wall leads to the second floor stairs; the other is the store entrance. Overhanging the storefront is a full-width cloth canvas canopy printed with store name (The Pour House tavern). Above this modern storefront is a shelf cornice that extends the entire width of the facade, from end wall to end wall, which serves to demarcate the first story from the second. The second-story facade above this stone cornice is common red brick. The three windows (replacements) at this level are each contained within a slightly recessed panel formed by pilasters that suggest the appearance of square columns. A round brick arch springs from the "capital" of these pilasters. Below this brick arch in each recessed panel is a round-arched stone window hood for the window below it. Window openings have been reduced and infilled to accommodate the new, smaller windows. The stone window hoods have modest drops at each lower end and a keystone at the apex of the curve. Above the windows the brickwork is made of modern bricks, perhaps the result of a 1989 storm that damaged the top of the facade.

The history of this building is unclear, but it is thought to have been built in 1878 (assessor record). A two-story grocery store is shown at this location on the earliest Sanborn fire insurance map available (1885) and window openings match those noted on the 1892 Sanborn. During this time period, John Burke owned the lot (1859-1893). From 1892 to at least 1915, a millinery shop was located here. In 1983, storm damage to the top front was repaired. The following year, apartments in the upper floor were remodeled.

Significance: One of the older buildings in the district, this store building has been altered at both the roof line and at the sidewalk level. Nevertheless, the key characteristics of the historic structure – its scale, two-story height, and decorative second story – are maintained and these features reinforce the strong pattern of two-story buildings on this block.

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100 Block E. Bremer Ave. (north & south blocks)	Bremer
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Address: 113 E Bremer Ave

Date of Construction: 1925

Historic Name: Hullman Building / Atlantic & Pacific Tea Co. grocery

Property Type: Commercial Building

Builder: Charles and Ralph Russell (masons)

Evaluation: Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This one-story commercial building is located on the north side of E. Bremer Avenue. Along with its taller neighbor to the east at 115 E. Bremer), it is hidden behind a unified modern cladding and sidewalk awning structure. The foundation is of stone and walls are solid brick. The unified storefront of these two buildings is composed of plate glass and brick veneer. Above the awning, the parapet structure of the one-story building has been extended across the front of the two-story building (115), providing a space for vertical siding on which is shared signage for “Thompson Shoes.” The present unified appearance of the buildings dates to at least 1983.

In 1925, one of the town’s original wooden, single-story falsefront shops, dating to c. 1856, was demolished to construct the present brick store building, also a single story (*Waverly, Rich in Iowa Heritage*, 75). The contractors for the new brick building were Charles H. and Ralph Russell (masonry), and J.H. Poorman & Son (carpentry), working for lot owner T.C. Hullman, a Waverly restaurateur. Hullman’s first tenant was to be the Atlantic & Pacific Tea Company (A&P) Independent Grocers. The original brick-front commercial building had a central recessed entrance flanked by two display windows and a stepped parapet (*Ibid.*, 120). In 1929, E.F. Meyer moved his drugstore into the building. Diamond Bros. Grocery occupied the building in the late 1930s. In 1941, a brick addition was built at the rear.

A permit issued in December 1983 started the remodeling project that apparently unified the two building fronts and remodeled interior walls, giving the buildings much of their present appearance. R.P. Oberheu was the contractor for the project. The vinyl siding was applied in 2007. Today, the double storefront is occupied by Thompson Shoes.

Significance: This building as constructed 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. It also suggest that by the 1920s, the motivation to building upward – building structures of two stories—had declined, although this lot always hosted just a single-story building.

Address: 115 E Bremer Ave

Date of Construction: 1872

Historic Name: Swett Building

Property Type: Store Building

Builder: W.R. Knight (mason), Brown & Connell (carpentry)

Evaluation: Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This commercial building is located on the north side of E. Bremer Avenue. It is a two-story brick building constructed in 1872 but clad in recent years behind a unified front with its neighbor to the west (113 E. Bremer). The foundation is stone and the roof is flat with a parapet. The unified storefront extends across both and is composed of plate glass and brick veneer. A shared sidewalk canopy extends the width of both buildings. Above the canopy, the parapet of the one-story building next door, now clad with vertical siding, has been extended across the front. Centered in this metal parapet band is the shared store signage. The three evenly spaced upper windows of the two-story building are 1/1 double hung windows flanked by decorative shutters. The surrounding upper wall of the façade and visible west side are clad in vinyl siding. A permit issued in December 1983 started the remodeling project that apparently unified the two building fronts and remodeled interior walls, giving the

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buildings much of their present appearance. R.P. Oberheu was the contractor for the project. The vinyl siding was applied in 2007.

This building was constructed in 1872 by mason W.R. Knight and Brown & Connell (carpentry) for H.K. Swett to house his shoe sales and repair shop. An "iron cornice" was installed by Mr. Gorham (local public library research). Swett sold the building to J.F. Brown in 1876, who sold to Charles Pomeroy in 1879. William Beebe owned the building from 1893 to 1900, during which time Kaufman Drug occupied the building. Eva Beebe became owner in 1900. In 1967, the front was remodeled.

Significance: While no record or historic photo was located that indicates this lot was previously occupied by an earlier building, this extant building reflects the proclivity of Midwestern shopkeepers and commercial builders to build (or rebuild) commercial stores in brick—more prestigious, more permanent, less combustible—when they could. Typically, these brick fronts replaced earlier, smaller wooden buildings in Waverly, as well as other Iowa towns (see for example, *Waverly, Rich in Iowa Heritage*, 82, showing the north side of 300 block of E. Bremer in the 1860s; and front inside cover photo of the 80-90 block of the same street).

Address: 117 E Bremer Ave (formerly 117-119)

Date of Construction: 1969

Historic Name: Coast-to-Coast Store

Property Type: Store Building

Evaluation: Noncontributing (modern)

History: This one-story commercial building is located on the north side of E. Bremer Avenue. The building dimensions are 44x126 ft. It has a concrete block foundation, concrete block exterior walls clad in brick veneer and metal siding, and a flat roof with a parapet. The wide storefront is modern with plate-glass framed in brick veneered walls. The store entrance is recessed and overhung by a full-width flat metal canopy attached to a full-width metal panel, above which is signage. The building was constructed for Carl Hagemann as a Coast-to-Coast Store in the spring and summer of 1969. It replaced a previous Coast-to-Coast Store building destroyed by a fire earlier that same year. Today, the building houses a local diner.

Significance: Because it is still a modern property, the building has no historical significance as yet. Its integrity, even when it reaches 50 years of age, will likely be impaired by even more modern façade remodelings.

Address: 121 E Bremer Ave

Date of Construction: 1920

Historic Name: Charles P. Neubauer Clothing

Property Type: Store Building

Architect: Howard B. Burr

Builder: C.H. Russell (mason); Harold Miller (carpenter)

Evaluation: Contributing

History: This one-story commercial building is located on the north side of E. Bremer Avenue. The building has dimensions of 22x118 ft., a concrete foundation, exterior brick walls, and a flat roof with a parapet. The deeply recessed storefront has many original features, including a mosaic tiled entryway floor, and large plate-glass display windows and marble (or faux marble) bulkheads. Above the storefront is a three-part transom. Narrow header-only brick pilasters frame the façade. Over the transom and above the storefront is a decorative brick panel composed of stretcher and header courses of reddish brown face brick. Each panel is marked at the corners with a square stone accent. Brickwork is bound with red mortar, which is deeply raked.

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The building was designed in 1919 by Howard Bowman Burr, a Waterloo architect (and Waverly native son), and constructed in 1920 by C.H. Russell and Harold Miller for men's clothing merchant, Charles P. Neubauer. In 1930, Neubauer sold his building and clothing business to the Leuthold-Johannsen Co., which continued the specialized men's clothing store. The building continued to be occupied by men's wear businesses throughout the twentieth century. Today the building is occupied by a photographer's studio.

In 1932, H.O. Williams put in a partial cement floor in the basement. In 1940, a storeroom under the mezzanine level was converted to a salesroom. In 1969, an exterior façade slipcover was applied across the upper level. The roofline was likely leveled at this time. In recent years, the inappropriate slipcover was removed to once again reveal the historic façade.

Significance: This building as constructed 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. It also suggest that by the 1920s, the motivation to building upward – building structures of two stories—had declined, although this lot had historically hosted a single-story building. This was a modest commission for architect Burr, but does appear in his commission/client register book as: "C.P. Neubuer [sic] ...12/10/19, Waverly, Ia." (register in the author's possession with a copy at the State Historical Society of Iowa, Iowa City office; plans for this building are likely available at SHSI, IC). Burr was a Waverly native and son of one of the prominent bankers associated with the First National Bank, which was led by J. Howard Bowman. The naming of Howard Bowman Burr suggests a marriage between the Burr and the Bowman banking families but this was not confirmed for present purposes. Howard Burr also lists in his register the additional Waverly property in the district: Clark's Billiard Parlor and Barber Shop (1921) at 108 E. Bremer Avenue; and not in the historic commercial district: the Waverly High School (1925); and the Mercy Hospital Dormitory (1924).

Address: 123 E Bremer Ave

Date of Construction: 1913

Historic Name: Schlutsmeyer's Dry Goods

Property Type: Store Building

Builder: Stenzel (contractor), J.F. Leitha (architect)

Evaluation: Contributing

History: This two-story commercial building is located on the northwest corner of 2nd Street NE and E. Bremer Avenue. The building's dimensions are 22x132 ft., and it has a concrete foundation, exterior walls of a brown brick, and a flat roof with a tall stepped parapet on the south and east corners. The building's corner location enabled a wrap-around storefront with display windows on both south and east sides. The original storefront was modified in 1976 by reducing the east side display area and opening up the corner to the outside, enabling window shopping within a protected recess. The corner of the building is now supported by a steel upright beam surrounded by a freestanding brick planter. This corner storefront entrance is framed by a stone (or cast stone) trim band that terminates at the sidewalk in a stone plinth. Above the storefront, the transom is clad in horizontal siding with the store's signage.

The prominence of the building's corner is further enhanced at the second floor, where windows are large and paired or tripled. Windows sit on shared sills and have projecting stone lintels. Brickwork is laid with matching mortar and flush joints, and was arranged to form both vertical and horizontal decorative panels trimmed toward the roof with stone squares tipped on the diagonal. At the roofline, more stone trim caps the stepped parapet.

The decorative corner architectural details are balanced at the rear corner (along 2nd St. NE) of the building by brick pilasters and similar stone treatments at the windows and the stepped parapet. In between, the long side

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wall is punctuated by, generally, paired windows at the second floor over small windows (now infilled) positioned high above the sidewalk. A second-floor door is located toward the center of this long side wall and accessed by a new wooden exterior staircase. The expanse of brick wall above the second floor windows is relieved by projecting brick courses.

In 1931, the building was remodeled. More remodeling occurred in 1933, when the 1st floor balcony was removed, the main floor was lengthened, and the rear first floor was set 14 inches higher than the front. In 1976 the current front "cut-away" corner was built and the interior remodeled.

The building was constructed in 1913 as the new Schlutsmeyer's Dry Goods Store, replacing the Schlutsmeyer's previous single-story, wooden falsefront store on the same lot. In fact, Schlutsmeyer moved his old falsefront store into the middle of 2nd Street NE and remained open for business while the new brick building was under construction (*Waverly, Rich in Iowa Heritage*, 90). After Schlutsmeyer's Dry Goods, the building housed a clothing store and later a J.C. Penney's store. Today it is occupied by a women's apparel store.

Significance: Schlutsmeyer's Dry Goods is an especially good example of 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. There is good photo documentation available for this handsome building and the procedure used to replace the first wooden Schlutsmeyer store.

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SOUTH SIDE:

Address: 100 E Bremer Ave

Date of Construction: 1914 (date block) 1915 (construction finished)

Historic Name: Waverly Savings Bank/First National Bank

Property Type: Bank Building

Architect: John. F. Leitha, Waverly

Builder: Twin City Brick Co., St. Paul; Carl Moline, Waterloo (stone); Geo. Clark, Waverly

Evaluation: Contributing

History: This commercial building is located on the southeast corner of 1st Street SE and E. Bremer Avenue. It is a prominent corner commercial block with two facades, located on the most important or main intersection of the East Bremer Avenue commercial district. Its narrow north façade overlooks Bremer Avenue, while its long west façade aligns with 1st Street. The building's footprint is 33 by 132 ft. It has a concrete foundation, exterior walls of dark brown brick, with matching mortar, and stone trim. The roof is flat but both north and west elevations have a prominent parapet suggestive of a classical pediment. Designed for a bank, the building is mildly Beaux Arts in styling. Both the corner location at a main intersection and the Beaux Arts references are typical of many Iowa banks constructed during the first two decades of the twentieth century. The north primary façade is a temple front, enframed by massive two-plus-story-high brick corner piers with stone bases and brick capitals, surmounted by a heavy ornamental stone entablature with large escutcheons (or shields), dentils, and a name block (not original), culminating in a triangular parapet with a date block reading "1914." The original stone columns positioned next to the corner piers have been removed. In between the corner piers is a modern storefront, with a signboard that obscures an original stone cartouche. Between floors on the temple front are three carved stone panels, above each of which is a tall window (with modern glazing). These three evenly spaced windows sit on a common stone sill with decorative bracketing. The long west secondary façade repeats most of these features,

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including the triangular parapet, centered on the long wall. The secondary entrance is boarded over. All windows appear to be replacements.

The building, designed by local architect John F. Leitha, was constructed in 1914-1915 and opened as the Waverly Savings Bank on August 16, 1915. Contractors for the exterior included Twin City Brick Co., St. Paul, Minnesota; George Clark, Waverly; and Carl Moline, a stone mason from Waterloo. Interior features included mill work by Waverly Lumber Co.; rose-colored imported Tavernelle marble wainscoting and counters by Drake Marble & Tile, St. Paul; and ornamental plaster by Dow & Dow, Waterloo.

The name block was likely added in 1949, when the Waverly Savings Bank was acquired by the First National Bank (see 98 East Bremer). In 1963, the front was remodeled, along with the building to the east. In 1972, the front columns were removed, and the rear of the building received a new brick wall. In 1989, the building was remodeled into offices and commercial store space.

Significance: This bank building is a good example, as is its neighbor across the street to the east (98 E. Bremer), of the tendency for growing and successful banks in the early twentieth century to choose a corner of the most prominent commercial intersection for their new bank buildings. The rectangular mass and scale are also typical, with ornamentation ranging from classically-inspired Beaux Arts, to the exceedingly original decoration of Louis Sullivan's "jewel box" banks, to more subdued Prairie School styling that emphasized the horizontal line. Here the temple front and classical ornamentation was intended to project financial success, equitable treatment of customers, and physical security for the bank's deposits. In western Iowa, many banks of this era were designed and constructed by the Lytle Company of Sioux City (see for example the two banks in Merville, IA by the company), but lesser known builder-architects repeated the form and styling in many central and eastern Iowa small-town banks.

Address: 102 E Bremer Ave

Date of Construction: ca. 1915

Historic Name: Vic's Shoes

Property Type: Store Building

Evaluation: Contributing

History: This unusual little story-and-a half commercial building is hidden behind a brick falsefront that is intended to help the structure blend in with the block's streetscape. It is located on the south side of E. Bremer Avenue, next to the 1914-15 bank building (see 100 E. Bremer), which was constructed on about 3/4s of the original city block, leaving this little building only 11 feet of width. Historically, however, this 3/4 - 1/4 lot division already existed in 1854 with the construction of a large stone building on the corner (*Waverly, Rich in Iowa Heritage*, 48). The small building extends 132 feet toward the rear and has exterior brick walls and a flat roof with the tall brick falsefront. The building has a modern storefront of metal and plate glass with store signage above. The falsefront is of a brick that is slightly lighter in color than its bank neighbor but displays similar decorative brickwork including a wide panel outlined by recessed bricks. A stone coping terminates the falsefront's top edge. Historic photos from the 1940s show this building with a single second-level window and a roofline even with its neighbor to the west, suggesting the present upper façade is not original.

This building was built around 1915 and replaced a similarly scaled wooden falsefront store building that had variously housed a barber and a tailor in the nineteenth century. In 1919, shoe repairman Vic Vickstrom updated the building and moved in. In 1922, he bought the property, dug a basement under the rear and moved his shoe repair shop to the back of the building, stocking new shoes for sale in the front. In 1935, Vickstrom remodeled both the interior and exterior, and gave his shoe store, known as Vic's, a streamlined storefront of black Vitrolite structural glass. In 1963, the rear was torn down and replaced by Mauser Construction Company (Waterloo), Al's

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Plumbing and Heating (Waterloo), and Wedeking Electric (Waverly). Later occupants of the building included Meyer Shoe Center, a sports shop, a pet shop, and an office.

Significance: This building is unusual in its deviation from the more typical 22-foot storefront width in the district and for its tall brick falsefront, which was a clear attempt to maintain the vertical pattern of buildings on the block even if the horizontal rhythm could not be repeated.

Address: 104 E Bremer Ave

Date of Construction: 1915 (dateblock)

Historic Name: Reith, Carl, Building

Property Type: Store Building

Evaluation: Contributing

History: This story-and-a-half to two-story commercial building is located on the south side of the E. Bremer Avenue. Its footprint dimension is 22x132 ft., and it has a concrete foundation, exterior walls of dark brown face brick (and matching mortar) trimmed in stone or cast stone, and a flat roof with a parapet. The storefront has a recessed entryway toward the west side of the façade. To the east of the entry are modern display windows sitting on a bulkhead clad in ceramic or granite tiles. The rest of the façade is intact and original. Brick end wall piers “sit” on stone plinths and terminate at the roofline above with stone coping and a paneled stone feature reminiscent of guttae and drops in classical architecture. This detail is repeated in the center with a wider stone panel that also bears the date “1915.”

Above the storefront is a brick-framed transom panel with original prism-glass trimmed at the corners with ornamental accents of stone or cast stone. The decorative upper wall has two small windows filled with more prism-glass squares. Each window has a decorated stone sill and is surmounted by a brick panel with a brick basket weave pattern.

The building was constructed in 1915 for Carl Rieth to house his billiard parlor, restaurant, and barber shop business. It replaced “the old Billy Martin” building, “one of the oldest buildings in Waverly” (newspaper research by the local library volunteers). Original plans called for a two-story building, but only the first story was erected, though an upper story, even if not full, does exist. The interior featured concrete floors, marble trim, mahogany woodwork, and a bowling alley in the basement. This building later served as a barber shop, restaurant, and fabric store. More recent commercial tenants include the Marketplace Gift Shop and Freudian Sip Espresso Bar. The interior was remodeled in 2002.

Significance: This building is a good example of 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.

Address: 106 E Bremer Ave

Date of Construction: ca.1856 (1860, assessor)

Historic Name: P.B. Foster Dry Goods

Property Type: Store Building

Builder: George Corey

Evaluation: Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This one-story commercial building is located on the south side of E. Bremer Avenue. The building is 22x70 ft., with a stone foundation, exterior brick walls clad in vinyl siding, and parapet that hides either a flat or a gabled roof. The storefront is modern with a recessed front entry and plate glass and metal window panels framed by vinyl-clad side walls. The upper façade from just above the storefront to the parapet is vinyl clad with no

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windows (historic photos show two windows in the historic brick wall under this cladding. Store signage hangs from the lower part of this vinyl-clad wall toward the center.

Believed by local researchers to be the oldest brick store in Waverly, the building was constructed with local brick by mason George Corey in the fall of 1856 for P.B. Foster as a dry goods store. In 1885, fire insurance maps indicate the building housed a hardware store; in 1892 a restaurant, and from at least 1897 until 1915, a grocery store. It has since served as realty offices and a beauty shop. The building has been remodeled multiple times. In 1894, a thirty foot, two-story, brick addition was built at the rear. In 1941 the building was divided in half (perhaps with two stores). In 1977, the building was remodeled as offices, and in 1989 it was converted to a beauty shop. The present front configuration (storefront and upper exterior wall) has been in place since at least 1990.

Significance: In its current condition, the building lacks significance, however the building's suspected construction date makes it one of the oldest, if not the oldest, survivors of the eastside commercial district and a good rehabilitation candidate, for which there is good photo documentation. The building should be reevaluated if the vinyl cladding is removed.

Address: 108 E Bremer Ave

Date of Construction: 1925

Historic Name: Clark's Billiard Parlor and Barber Shop

Property Type: Store Building

Architect: Howard B. Burr, Waterloo

Builder: Jens Oleson [and Sons] Construction Co., Waterloo

Evaluation: Contributing

History: This one-story commercial building is located on the south side of E. Bremer Avenue. The building is 22x130 ft. in dimension, has a concrete foundation, exterior walls of tile veneered on the façade with face brick (now painted), and a flat roof with a short parapet. The storefront is plate glass and metal, with the recessed store entry on the west side. Above the storefront is a rigid, shingled shed-roof canopy. The façade brickwork is decorative, with stretcher-only sidewall piers bonded with deeply raked mortar. Brickwork over the storefront is arranged to form long rectangular panels within larger panels. Modern signage for the current tenant is affixed within these panels.

The building was designed by noted Waterloo architect Howard Bowman Burr for W.W. Clark's use as a billiard hall. It was built by the Jens Oleson [and Sons] Construction Company of Waterloo in the fall of 1925. This construction company was a prominent regional builder, with many buildings constructed for both The Rath Packing Company and John Deere Tractor Company in Waterloo (*Historical Review of the Waterloo Rotary Club*, 1966; accessed at www.clubrunner.ca/Data on 7/18/2013). Clark's billiard hall opened for business in the new building on January 7, 1926, using only the rear 90 feet. The front 40 feet housed a barber shop. In 1983, the building was converted to house a Sears catalog store, which may account for its current appearance. Careful removal of the blue paint, to reveal and enhance the decorative brickwork, would greatly improve this building's historic appearance.

This building replaced a nineteenth century, low two-story wood-frame store building. The height of the lower roof edge of this former building can still be noted by the patch on the brick of the sidewall of its neighbor to the east (110 E. Bremer). That former building also housed a billiards room, a barber shop, and also a lunch counter. Earlier, it had housed a saloon and, before that, a drug store.

Significance: This building as constructed 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. It also suggest that

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by the 1920s, the motivation to build upward – building structures of two stories—had declined. This was a modest commission for architect Burr, but does appear in his commission/client register book as: “Clark Bros and Bruns...3-21-21, Waverly.” He also had a commission for a “Clark Bros. & Bruns Garage in 1921 (register in the author’s possession with a copy at the State Historical Society of Iowa, Iowa City office; plans for this building are likely available at SHSI, IC). Burr was a Waverly native and son of one of the prominent bankers associated with the First National Bank, the bank led by J. Howard Bowman. The naming of Howard Bowman Burr suggests a marriage between the Burr and the Bowman banking families but this was not confirmed for present purposes. Howard Burr also lists in his register the following Waverly projects: Charles P. Neubauer Store (1919), see 121 E. Bremer Avenue; and outside the historic district, the Waverly High School (1925); and the Mercy Hospital Dormitory (1924).

Address: 110 E Bremer Ave

Date of Construction: 1908

Historic Name: State Bank of Waverly

Property Type: Bank Building

Builder: Charles Russell (Russell Bros.)

Evaluation: Contributing

History: This two-story commercial building is located on the south side of E. Bremer Avenue. The building’s footprint measures 22x90 ft. The front 58 ft. of the building has two stories and the rear 32 ft. is one story. A 16x28-ft. vault and enclosed stairs are located on the west side near the rear of the building. The storefront consists of modern plate glass and aluminum windows and doors framed by sections of wall clad in dark brown brick veneer. Between the top metal frame of the storefront and the second-story windows is a wide panel of the same dark brown brick veneer. This modern veneer extends and expands east across the next two buildings, suggesting a common owner at the time the brick was applied (1878). Above this modern facebrick the building façade is historic and Neo-Renaissance in styling. Clad in Bedford limestone, the façade at the second level exhibits an arcaded fenestration pattern of three windows with round-arched transoms with keystone/brackets separated by column pilasters with Ionic-like capitals.

The frieze above the windows is a wide, smooth band with four regularly spaced patera (or disk shaped ornaments). Large dentils are found above the frieze, supporting a projecting cornice. Looking much like a classical railing system, the parapet is made of long solid stone panels broken by taller pedestals.

The building was constructed in the summer of 1908 as the State Bank of Waverly. The bank formally opened on October 23, 1908. Charles Russell, a mason responsible for number of district buildings, was the contractor and Phoenix Furniture Co. from Eau Claire, Wisconsin, installed a mosaic tile floor on the interior. A historic photo from around 1950 (Waverly Public Library collection) reveals the composition of the original first level façade: the entrance was near the west end wall, where it remains, however the bank’s entrance was a stone “temple front” arrangement of portico and columns. The rest of the façade was filled with a large arched window divided by strong muntins into three parts. Under this window, a raised basement level featured arched windows as well.

In 1932 footings were added to the vault. In 1959, the stone work was removed from some part of the building (public library research is not clear on location). In 1970, the building was remodeled into offices. In 1976, the second floor was remodeled by Oberheu Construction, and in 1978 the new dark brown brick veneer was added to the lower façade.

The building remained a bank through at least 1943. After the bank moved out, the building housed the gas company, and after that business offices with commercial space on the ground floor.

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Significance: At the time of its construction, the State Bank of Waverly was competing with a number of financial institutions in the commercial district, including the First National Bank, the Waverly Savings Bank, and perhaps a savings and loan bank. This bank at 110 E. Bremer, State Bank of Waverly, chose to remain in its old location in the center of the block, taking quarters in the “Knott building” to the east (112 E. Bremer) while masons constructed the new bank building. Fire insurance maps indicate there was the bank business was at this location at least by 1892, when it was using a single-story building. This building as constructed reflects the proclivity of Midwestern commercial builders to rebuild in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town’s earliest streetscape.

Address: 112 E Bremer Ave

Date of Construction: 1873

Historic Name: J. Barber Grocery

Property Type: Store Building

Builder: W.R. Knight (mason)

Evaluation: Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This two-story commercial building is located on the south side of E. Bremer Avenue. The 22x50-ft. building shares a unified, modern front with its neighbor to the east (114 E. Bremer), which was constructed seven years after this building. The foundation is of stone, exterior walls are common brick clad with a modern dark-brown brick veneer, and the flat roof has a short parapet. The storefront is modern, consisting of metal-framed plate glass display windows with a entry on the east end of the façade (probably to the 2nd floor). Above the storefront, a metal canopy frame extends across the front. The upper wall is completely clad in dark brown brick veneer, with two thin beltcourses (one below the second floor windows and one above). Some store signage is above the lower beltcourse. Three round-arched windows are evenly spaced across the upper wall, each one a 6/6 double hung sash window with a round-arched transom. The upper wall culminates in a projecting cornice that spans this and the neighbor’s facade to the east. In 1978, the upper fronts were remodeled with a brick veneer front; it is unknown when the storefronts were modernized.

The building was constructed by mason W.R. Knight in 1873 for J. Barber, a local grocer, and the building first housed Barber Grocery. Historic photos show the structure as built to have tall windows (probably 2 over 2 sashes) with decorative window hoods and a bracketed cornice. The building at the sidewalk level was supported by rope-twist iron columns on either side the storefront’s recessed double-door. The store’s entrance was flanked by very tall display windows divided into four lights by muntins. The doorway to the 2nd floor stairway was to the west of the storefront (*Waverly, Rich in Iowa Heritage*, 69). By 1885, a billiard hall had replaced the grocery, and by 1892, a jewelry and book store had moved in and remained at the location until at least 1915.

Significance: This building lacks significance because of its very poor historic integrity.

Address: 114 E Bremer Ave

Date of Construction: 1880

Historic Name: Woodring Bros. Furniture

Property Type: Store Building

Builder: George Corey (mason)

Evaluation: Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This two-story commercial building is located on the south side of E. Bremer Avenue. The building has a footprint of 22x90 ft. and shares a unified façade with its neighbor to the west (112 E. Bremer), which was built seven years earlier. The foundation is stone, and walls are of common brick clad on the façade with dark brown brick veneer. Its flat roof has a short parapet. The storefront level is mostly modern metal-framed, plate glass display windows with a more or less centered recessed entry. Above the storefront, a metal canopy frame extends across the front. The upper wall is completely clad in dark brown brick veneer, with two thin beltcourses

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(one below the second floor windows and one above). Some store signage is above the lower beltcourse. Three round-arched windows are evenly spaced across the upper wall, each one a 6/6 double hung sash window with a round-arched transom. The upper wall culminates in a projecting cornice that spans this and the neighbor's facade to the east. In 1978, the upper fronts were remodeled with a brick veneer front; it is unknown when the storefronts were modernized.

The building was constructed in 1880 by George Corey for Charles Hagen. Russell's Foundry supplied the iron columns. Historic photos indicate the original façade appeared very similar to its slightly earlier neighbor on the west with tall upper floor windows and decorative pressed-metal window hoods and roofline bracketed cornice. Windows on this building were not quite as tall, however, as its neighbor. Sills on both buildings appear to have been stone. Woodring Bros. Furniture was the first tenant and the company remained at this location until at least 1897. It then became a hardware store through at least 1915. A Woodring family also operated a dairy supply company, across the street and a block and a half block to the east (301 E. Bremer).

Significance: This building lacks significance because of its very poor historic integrity.

Address: 116 E Bremer Ave

Date of Construction: c.1855 (2 stories), 1865 (3rd story)

Historic Name: Curtis Hardware / S[ydney].H. Curtis & Sons Hardware Store

Property Type: Store Building

Evaluation: Contributing

History: This three-story commercial building is located on the south side of E. Bremer Avenue. The building has footprint dimensions of 22x78 ft., with a 28-ft. one-story concrete block extension (1950) to the rear. The foundation is stone, exterior walls are common red brick, and the roof is gabled with a short parapet. The parapet originally had a decorative arched "crown" or pediment detail centered on the roofline, just above the extant date block, but the feature was removed sometime after the 1940s. The extant date block reads "S. H. Curtis" and "1865." Corbelling (suggesting the appearance of brick dentils) at the roofline has been damaged by the removal of the crown pediment but remains intact to either side.

Below the parapet, the second and third floors are organized into three bays and four engaged pilasters. A round arch, with a stone keystone, springs from the top of each pilaster to form the upper terminus of each inset brick bay. Windows on the second and third floors are located within these inset bays. Each window has a stone lintel and stone sill. Third floor windows have original 6x6 double-hung sashes with very thin muntins. The second floor windows are either original also or at least have been more recently painted. These windows, which are appropriate for an 1865 building, may have served as the model for the reproduction (but not necessarily historically appropriate) 6x6 replacement windows found on buildings next door to the west and on a scattering of other buildings in the district. Anchor rods with "S" shaped anchor plates are found at the interior floor level between the second and third stories and at the roofline, positioned in the two pilasters in the center of the façade. Ghost signage, oval in shape but generally unintelligible, is found under each third story window. The word "music" can just barely be discerned in the center sign.

With the exception of an iron or steel header that spans the façade, end wall to end wall, the storefront at sidewalk level is modern with two adjoining plate-glass store windows and a recessed entrance with glass door at the west façade. The storefront window bulkheads and transom area, where the store's signage is located, are clad in a paneled solid wood-like material, painted white. Fluted, decorative wood (*probably* wood) pilasters cover the brick end walls at this level.

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The building was constructed for Sydney H. Curtis to house his “pioneer hardware store,” which he established in Waverly in 1855. It is unclear whether he immediately constructed a store on this lot or occupied another site for some period. It is possible, however, that he began construction of the first two stories of the extant brick building soon after arriving in town. A good historical record, written while Curtis was still alive and the hardware store still occupied the building, states that the initial building was just two stories and Curtis “later added a third story” (*Semi-Centennial Souvenir of Waverly, Iowa* [1896], n. p.). Based on the 1865 date block appearing high on the top of the third floor, Curtis probably added a third story around that year. The third floor clearly was completed by 1870, when the two three-story buildings immediately to the east were built. An undated historic photo shows the three-story Curtis building’s tall presence looming over the three small, free-standing single-story falsefront shops next to it (*Waverly: Rich in Iowa Heritage*, 59). In 1896, S.H. Curtis & Sons was said to be “the oldest business house in Waverly,” and after the elder Curtis’ death, the business continued in the same location as Curtis Hardware at least into the 1940s. Later the building housed a clothing shop. In 1883 an elevator was installed. In 1886, a tin roof was put on the building. The building was remodeled in 1960, and again in 1968.

Significance: This building is the oldest, intact commercial building in the district. Its integrity, while not perfect, is still very good and the building’s appearance definitely suggests great age and historic importance. Its three stories are unusual in this commercial district, where two-story buildings are in the majority, followed by single-story stores. Construction of the third story on top of the original two also set the pattern for the rest of the buildings to the east corner of this block, which are three stories. This is one of the most important buildings in the district because it is a rare survivor in Waverly (as well as in other Iowa towns) of a Civil War-era attached commercial building. It not only contributes to the district, it would likely qualify for individual listing in the National Register under both Criteria A and C.

Address: 118 E Bremer Ave

Date of Construction: 1870

Historic Name: Lashbrook Building/Kohlman Clothing Store

Property Type: Store Building

Evaluation: Contributing

History: This three-story commercial building is located on the south side of E. Bremer Avenue. The building’s footprint measures 22x78 ft., with a 40 ft. single-story concrete block addition at the rear. The foundation is stone, exterior walls are brick, and the roof is flat with a short parapet. The neighboring building to the east, at 120 E. Bremer, was constructed for a different owner at the same time.

The sidewalk level storefront on the building dates to 1931 and the occupancy of the Kohlmann Clothing Store. Though some alterations have occurred to this now-historic storefront, many elements of the stylish Art Deco remodeling project survive. The centrally-located store entry is recessed back from the sidewalk and held under a wide, arched frame of what appears to be black structural glass. Above and beside this archway is a metal cladding that dates to the same remodeling project. This cladding consists of a wide signboard panel across the top of the storefront and end wall coverings that approximate the look of stone blocks. Located on either side of the recessed store entryway are display windows. The glass panels of these large windows are joined by only thin corner muntins and they rest on top of short bulkheads clad with the same black structural glass as the archway overhead. A more recent wooden and glass door and two wide wood and glass side panels, with an arched transom over all three, are located inside the arched recess and lead into the store proper. This doorway arrangement appears to have been installed to capture some of the display window space and convert it to interior floor space because the original, 1931 door was a single door flanked by glass display cases, which is now gone (see photo of storefront at *Waverly: Rich in Iowa Heritage*, 108). A second door leading to stairs to the upper floors is located in a separate recessed entryway at the west end of the building’s façade.

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Above the first story, the building and its neighbor at 120 E. Bremer are essentially identical as originally constructed. The three windows on the second floor are reduced-size replacements, but the third floor windows are original -- tall and narrow, with 2/2 wood-sashes. Headers and sills are flat limestone, probably native to the several quarries opened at the town's outskirts by 1870. Above the third floor windows, a highly decorative brickwork pattern, executed using only brick headers, consists of a springing line of arches superimposed over a second springing line of arches. At the roof line, brick corbelling completes the decoration.

This building was constructed in 1870 for Thomas Lashbrook who built it as an investment and apparently did not live in town at the time (*Waverly Republican*, 1/18/1870). About the same time, the neighboring building to the east (120 E. Bremer) was in the planning stage for grocers Goes & Aldrich, who had only a very small wood-frame falsefront on their lot at the time. The grocers were open about their intention to build a two-story (not three) brick building, but evidently Lashbrook was not so forthcoming about his plans. The local newspaper publisher chided Lashbrook about this and suggested the community needed a good "public hall." This open plea appears to have not only convinced Lashbrook to build a structure that could accommodate such a public hall, but the grocers increased their plan from two stories to three as well. Whether or not the third floor of these two buildings were ever opened to each other for common purposes is unknown. The 1885 Sanborn fire insurance maps show no such opening in the party wall, though Lashbrook's third floor was a designated "hall." In 1956, a centennial newspaper article about early Waverly businesses commented that Lashbrook's third floor was a "public gathering place for the town . . . fitted out with a stage for theaters" (*Bremer County Independent and Waverly Republican*, 3/7/1956). The lower floor/s housed a dry goods and clothing shop from at least 1885 through 1905. By 1915, "moving pictures" were being shown on the lower floor/s. Third floor history included the initial public hall, through at least 1885, but by 1892, this hall was being used by the Knights of Pythias fraternal group. This lasted through at least 1905, and maybe longer. In 1925, the second floor was remodeled into apartments and in 1931 the George Kohlmann clothing store remodeled the front.

Significance: This building replaced a small-scale two-story wood-frame falsefront building that housed a "harness and leather" shop (*Waverly: Rich in Iowa Heritage*, 59) and was built as an investment by a speculator who heeded the local town newspaper's advice to construct not only a store building, but a public entertainment venue as well. As such it reflects a very early investment venture that coincides with or predates the establishment and operation of modern banks in Waverly. It predates J. Howard Bowman's investment group which was responsible for the 1880s brick blocks across the street and next to the Cedar River. The building, generally, also reflects the proclivity of Midwestern shopkeepers and commercial builders to replace the original wooden commercial stores in brick—more prestigious, more permanent, less combustible. The Lashbrook building is remarkably intact for its age though it and its twin neighbor to the east do show some structural issues, as evidenced by the upper story cracks in the brickwork and at the roofline. This building needs to be stabilized and its structural issues corrected. The Flood of 2008 filled the basements of buildings on this block and the possibility should be considered that the flood might accelerate the deteriorating conditions.

Address: 120 E Bremer Ave

Date of Construction: 1870

Historic Name: Goes [or Gees] & Aldrich Grocery Building

Property Type: Store Building

Evaluation: Contributing

History: This three-story commercial building is located on the south side of E. Bremer Avenue. The building's footprint measures 22x78 ft., with a 48 ft. single-story addition at the rear. The foundation is stone, exterior walls are brick, and the roof is flat with a short parapet. The neighboring building to the west, at 118 E. Bremer, was constructed for a different owner at the same time.

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The storefront is modern and has been unified with the storefront of the building next east (122 E. Bremer). The storefront features plate-glass windows but no store doorway as that is located in the building next door. There is a five-panel wood door at the west end of the façade to provide access to the stairway to the upper floors. A wide black signboard over storefront extends across both this building and the neighbor to the east.

The three windows on each of the second and third floors, like its twin neighbor at 118 E. Bremer, are tall and narrow, and originally had 2/2 sashes. Of the six windows on this building, two on the second floor are smaller replacements. The other four are original. Headers and sills are flat limestone, like its twin next door, and probably native to the several quarries opened at the town's outskirts by this time. Above the third floor windows, a highly decorative brickwork pattern, executed using only brick headers, consists of a springing line of arches superimposed over a second springing line of arches. At the roof line, brick corbelling completes the decoration. Ghost signage is still visible on the brick between floors, between windows, and just above the third floor windows.

This building was constructed for the Gees [or Goes] & Aldrich firm with John Gees [Goes] providing the capital and Thomas C. Aldrich providing the grocery business experience. The local newspaper publisher, having encouraged the construction of a block that could house a public venue, congratulated owners of both planned buildings, at 120 and 188 E. Bremer, saying "...we are glad to learn that there is a good prospect of the parties uniting in the construction of a large and commodious hall. First rate, gentlemen—you talk sense—go on in the work. You will never regret it." (*Waverly Republican*, 3/24/1870). As built, however, the hall seems to have remained in only the upper floor of the neighbor. This building appears to have been occupied by the grocers, dry goods and clothing store, and a printing business until sometime between 1905 and 1915, when the third floor finally became a "lodge hall" according to fire insurance maps. This lodge hall also occupied the third floor of the newer building next door to the east, at 122 E. Bremer (built in 1900 to house a drug store).

In 1874, a warehouse addition was built on the back of the building and in 1921 the second floor was remodeled into apartments. In 1926 a new steel ceiling was added, and three years later in 1929 a tile floor was installed at the entrance of the building. In 1957 the wall on the east side was opened and the business there expanded into the next building east (122 E. Bremer). That same year, steel trusses were installed for a new front. This building has served as a dry goods store, clothing store, variety store, and drugstore-pharmacy. Today, it is part of an auction house still housed in both 120 and 122 E. Bremer.

Significance: This building is interesting for the collaboration of two separate land owners, with different goals, on a unified façade, though the collaborative effort may not have extended to the interior. The building, generally, also reflects the proclivity of Midwestern shopkeepers and commercial builders to replace the original wooden commercial stores in brick—more prestigious, more permanent, less combustible. The building is remarkably intact for its age though it and its twin neighbor to the west do show some structural issues, as evidenced by the upper story cracks in the brickwork (filled with newer mortar) and at the roofline. This building needs to be stabilized and its structural issues corrected. The Flood of 2008 filled the basements of buildings on this block and the possibility should be considered that the flood might accelerate the deteriorating conditions.

Address: 122 E Bremer Ave

Date of Construction: 1900

Historic Name: Brodie Building

Property Type: Store Building

Architect: Fred Gordon Shaw, Waterloo (*Waterloo Daily Reporter*, 4/21/1900)

Builder: B. Gierens & John Kertz, Dubuque

Evaluation: Contributing

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100 Block E. Bremer Ave. (north & south blocks)	Bremer
Name of Property	County
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History: This three-story corner commercial building is located on the southwest corner of 2nd Street SE and E. Bremer Avenue. The building has overall dimensions of 22x132 ft. The foundation is stone, exterior walls are brick, and the roof is flat with a parapet that steps down toward the south along its 2nd Street elevation. This building shares a modern storefront with its Bremer Avenue neighbor to the west. The storefront level on both the short E. Bremer Avenue façade and the long 2nd Street SE façade is modern. The Bremer Avenue storefront is composed of modern plate-glass windows and a centered, recessed, double glass-door entrance. A black signboard extends east from the west end wall of the building next door across the short façade of this building and wraps around to include the first bay of the long 2nd Street elevation. The long 2nd Street elevation has a narrow, enclosed, shed-roof structure that provides a sheltered walkway and extends nearly the length of this elevation. A two-story section of this structure is reached by an enclosed stairwell.

The upper two floors retain most of the original architectural features of the building's Classical Revival style, including overall symmetry, contrasting stone belt courses, and arched windows. Windows on both upper floors sit on a common stone sill. Headers at the second floor are likely flat steel but are hidden behind face brick. Over these windows is a running geometric stone beltcourse (suggesting a Greek key design). Windows on the third floor have a thick wooden upper frame over which is round arched transom with a header made of three courses of bricks set to their narrow header ends. Over these third story windows is a running beltcourse of stone that follows the line of the round-arched headers. The Bremer Avenue façade has three tall evenly spaced window openings on both upper floors; those on the second floor are either infilled with solid material or reduced to a small 1/1 double hung sash replacement window. Windows on this narrow facade at the third floor are intact and original 1/1 double-hung sashes.

Around the corner on the long, 2nd Street side, window placement is less symmetrical and more unbalanced vertically, but they are generally arranged in pairs on both floors. Second floor sashes here appear to be replacements, but the third floor fenestration is, again, original and intact.

Above the third floor on both facades is a narrow band of brick panels. The cornice of the building was removed in 1939, and the unadorned parapet of the building is capped with concrete or stone. On the long façade, the parapet steps back toward the rear three times.

This building was designed in 1900 by architect Fred Gordon Shaw of the firm Shaw & Shaw in Waterloo for Waverly druggist A.A. Broadie to be the new drugstore of Broadie Bros. Contractors included B. Gierens and John Kertz of Dubuque, W.J. Zitterell, and Waverly Brick and Tile. Broadie Bros. held its store grand opening on December 20, 1900. The building was built with office space on the second floor and a meeting hall on the third floor. A historic photo from circa 1910 shows the original building adorned with a prominent cornice resembling a classical entablature. The third floor hall space is intact yet today.

In 1904, a fire escape was added. In 1955 the storefront was remodeled. Two years later, in 1957, a unified front with the building next west was built, the interior wall between the two buildings was removed, and posts and steel girders were installed. In 1970, Vern Oberheu installed brick siding on the stairway. In 1973, Ramker Construction Company partitioned and raised the interior level (pharmacy space) of the building.

After Broadie Bros., subsequent businesses in the building included a dress shop, a barber shop, offices, and Stauffer's Pharmacy (1970s to at least 1990). The main storefront is currently occupied by an auction house; a barber shop is located in one of the east side stores.

Significance: Construction of this building completed the brick make-over of this north-facing block and replacement of the smaller wood-frame, detached storefronts that once populated it. The building is also significant for its architecture, designed relatively early in the career of Fred Gordon Shaw, an Iowa-born native

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son who would move south and gain professional success largely in Texas. Details similar to the Broadie building can also be seen in nearby Waterloo, in the 1901 Fowler-Bratnobar building, a store and hotel located at 615 Sycamore Street (listed in NRHP). Shaw (1875-1959) was born (perhaps) and raised in Davenport where he was recorded by the 1885 Iowa State census takers. In 1898, he moved to Waterloo to set up an office as one of the town's newest architects (*Waterloo Semi Weekly Courier*, 9/9/1898). In between he had graduated from the Massachusetts School of Technology and studied with various established architects, apparently in both Chicago and St. Louis (*A History of Central & Western Texas*, vol. I [1911], 287; *Waterloo Semi Weekly Courier*, 9/9/1898). The year before he designed the Broadie building, he traveled to New York City to take a post graduate course in architecture (*Waterloo Daily Courier*, 9/13/1899). In 1900, Shaw was a single man living in a boarding house in Waterloo, but by 1904 he had married Nina May [Glenn?] and moved to Augusta, Georgia (city directories available on Ancestry.com). By 1910 the couple had moved to Fort Worth, Texas, where Shaw became a partner in the firm of Waller, Shaw & Field, specializing in church architecture. By 1920, however, Shaw had become employed as an architect for the Texas & Pacific Railway in Dallas, Texas, a position he appears to have maintained until his retirement. His wife died in 1949; Shaw in 1959. (federal census, 1920; city directories, 1924, 1927, 1929, 1931, 1932; 2000 *Terry Winner-Texas and Pacific Railway Depot, Marshall, TX*, restoration story of a depot remodeled by Shaw in 1939, published by the East Texas Historical Association and accessed at <http://www.easttexashistorical.org/> on 7/22/13).

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

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

Bremer County Assessor (online records).

"History of the Buildings in the Main Street Area of Waverly, Iowa - East Side." Vol. 1. Information compiled in part for Main Street-Waverly survey, 1990. Waverly Public Library Collection, Waverly, Iowa. [These volumes were compiled using city directories, newspapers, fire insurance maps, and historic photograph collections. Referred to in the text as the local library volunteers' research.]

Sanborn Map Co., fire insurance maps of Waverly, 1885, 1892, 1897, 1905, 1915, 1927, 1927 updated to 1943. *Semi-Centennial Souvenir of Waverly* (1896). Available at the State Historical Society of Iowa (Iowa City office). *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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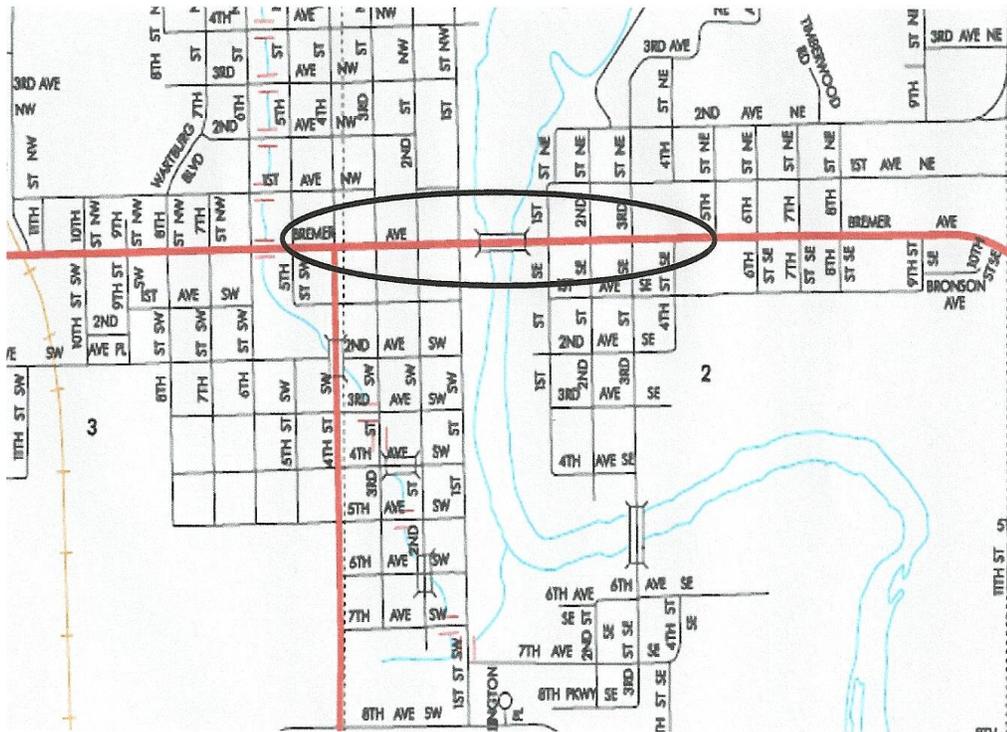
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100 Block E. Bremer Ave. (north & south blocks)	Bremer
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10. Additional Documents

(City map and Sketch map)

N↑



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

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100 Block E. Bremer Ave. (north & south blocks)

Bremer

Name of Property

County

E. Bremer Ave.

Waverly

Address

City



* Building Shapes & Dimensions are Approximate

Shaded area denotes properties evaluated herein.

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Bremer

Name of Property

County

E. Bremer Ave.

Waverly

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101 E Bremer Ave



103 E Bremer Ave



105-107 E Bremer Ave



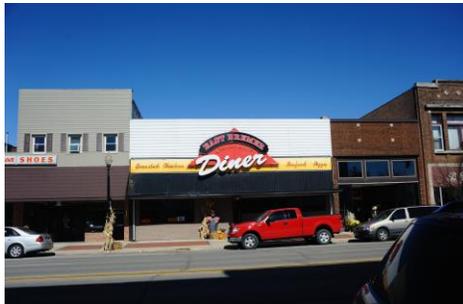
109 E Bremer Ave



111 E Bremer Ave



113-115 E Bremer Ave



117 E Bremer Ave



121 E Bremer Ave

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Bremer

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City



123 E Bremer Ave



100 E Bremer Ave



102 E Bremer Ave



104 E Bremer Ave



106 E Bremer Ave



108 E Bremer Ave



110 E Bremer Ave



112-114 E Bremer Ave

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116 E Bremer Ave



118-120 E Bremer Ave



122 E Bremer Ave