

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

State Inventory No. 09-01715 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 200 Block E. Bremer Ave. (north and 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) 2, 5 Lot(s) 1-4, 1-4

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

| <i>If Non-Eligible Property</i> | | <i>If Eligible Property, enter number of:</i> | |
|---------------------------------|------------|---|--------------------|
| Enter number of: | | Contributing | Noncontributing |
| — | buildings | <u>12</u> | <u>4</u> buildings |
| — | sites | — | <u>1</u> sites |
| — | structures | — | — structures |
| — | objects | — | — objects |
| — | Total | <u>12</u> | <u>5</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)

02E COMMERCE/specialty store

02B04 COMMERCE/professional/insurance office

02E11 COMMERCE/specialty store/grocery

02E08 COMMERCE/specialty store/beauty shop

02E05 COMMERCE/hardware store

02E COMMERCE/specialty store

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 OTHER/Commercial/Brick Front

foundation 04 STONE; 10 CONCRETE

07B LATE 19TH & EARLY 20TH CENTURY AMERICAN

walls (visible material) 03 BRICK

MOVEMENTS/Commercial Style

roof 17 OTHER

09F OTHER /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 09-01715
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
1880-1956 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Smith, Geo. B.
Builder
Corey, George; Kerr, Shane; Knight, Will; Shane, J.J

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: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 1

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and 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:

GENERAL NOTE: Modern metal sidewalk overhang

Location: In front of buildings from 210 E. Bremer to 213 E. Bremer, inclusive

Description: This is a modern flat canopy with metal sides and unknown roof material, supported by green metal tubular posts with open mesh panels. The structure extends east from 2nd St. NE in front of six storefronts. The purpose of the canopy is to give shelter to pedestrians but it adds a modern look to the historic storefront facades. While it does not destroy the historic integrity of the storefronts, it is historically inappropriate and integrity of the buildings, as well as the historic district as a whole, would be improved by its replacement with individual store awnings.

Address: 201 E Bremer Ave

Date of Construction: 1934

Historic Name: Stauffer Drug Store

Property Type: Store Building

Evaluation: Contributing

History: This one-story corner commercial building is located on the northeast corner of 2nd Street NE and E. Bremer Avenue. The building has dimensions of 22x132 feet, a concrete foundation, exterior brick walls, a storefront partially clad in solid paneling, and a flat roof with a parapet that steps down along the long west elevation. The storefront maintains a historically appropriate, slightly recessed, central entrance flanked by large display windows, but it is not the original 1934 storefront. It dates to a post-1955 remodeling project. The brick façade above the storefront is intact with a brickwork panel marked at each corner with a square white masonry accent. The panel is framed by a corbelled brick pilaster that does not extend to the ground (it was above the original corner entrance). The east end wall is a similar pilaster that is full height. Large corbelled “brackets” and concrete coping finish the decoration along the roofline. The decorative masonry of this upper façade is repeated around the corner in a slightly smaller area and the rest of the long west wall is stepped lower to the rear end wall.

The building was constructed in 1934 for property owner A.P. Bryan, replacing an older wooden, two-story falsefront building that predated 1885 (see photos at *Waverly, Rich in Iowa Heritage*, 23, 67; and Sanborn fire insurance map, 1885). The first tenant in the new brick corner building was Stauffer Drug Store. The prior building had long housed a drug store at street level so it may have been the same store operator. In 1955, Carver Lumber Co., Brayton Electric, and Waverly Plumbing & Heating remodeled the building, rebuilding the original corner entrance. A gift shop was added to the pharmacy at that time. The building later housed a photo gallery and a grocery.

Significance: The building 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.

Address: 203 E Bremer Ave

Date of Construction: 1880 / 1963

Historic Name: Baker, Sid, Building

Property Type: Store Building

Builder: Will Knight (1880) / unknown (1963)

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 2

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

Evaluation: Contributing

History: This two-story commercial building is located on the north side of E. Bremer Avenue. The building has a 22x60 ft. footprint, a stone foundation, exterior brick walls, and a flat roof with a slight parapet. The entire façade is clad in non-original materials, with the glass storefront likely modern. The façade above the storefront, however, dates to 1963 when the original brick wall was removed and rebuilt, perhaps because the original brick was failing (based on historic photos in the local public library's collection). The current storefront has a glass entry door and plate glass set in metal frames. Next to the west end wall is the door to the upper floor. This storefront arrangement maintains the historic configuration. Above the storefront is a wide signboard area covered in vertical siding. Immediately above the signboard area, the façade is covered with red face-brick laid in stretcher courses. Centered on this upper façade is a single window opening with four single-light casement sashes resting on a brick sill. Higher on the wall is a single low-relief soldier-course band of the red brick just below the white metal parapet cap.

The building was constructed in 1880 by Will Knight, a local mason, for Sid Baker. The building had an Italianate brick front, with three hooded second-floor windows and a decorative cornice. In 1898, a warehouse (22x24 ft.) was added to the rear (nonextant). In 1926 and 1955, the storefront was remodeled. In 1963, the upper front was removed and brick wall replaced and the building more or less assumed its present appearance. Historic photos in the local library's collection indicate the original red brick building façade was already clad by the mid-twentieth century in a new material that approximated the look of ashlar stone. It could have been stamped metal sheeting, or actual stone veneer, but this extensive façade treatment does suggest a problem with the underlying brick. Replacement of the entire brick wall in 1963 is consistent with this theory because these full façade treatments such as this are costly and unusual in Iowa main street commercial districts.

Sanborn fire insurance maps from 1885 indicate a clothing merchant occupied the building. By 1892, a hardware store had moved in, and the building continued to house a hardware store until at least 1915. Subsequent businesses included the Waverly Dress Club, a clothing store, and a dry cleaner.

Significance: Despite being substantially rebuilt over time, the building maintains the important historic streetscape profile, the traditional single-store width, and the brick construction materials common to this historic district. It also maintains the traditional door arrangement at the sidewalk level for the storefront and upper floor. These important characteristics and their age combine to enable this building to contribute to the district.

Address: 205 E Bremer Ave

Date of Construction: 1884

Historic Name: Lashbrook Block (west half)

Property Type: Store Building

Builder: George Corey, J.J. Shane, S.E. Kerr

Evaluation: Noncontributing (lacks integrity; hidden under modern cladding)

History: This two-story commercial building is located on the north side of E. Bremer Avenue. It has dimensions of 22x114 feet, a stone foundation, exterior brick walls clad in modern material, and a flat roof with a short parapet. The façade of the building is modern. The storefront has an off-center glass entry door that is flush with the plate glass display windows and framing. Above the storefront, the entire second floor façade is covered by a slipcover clad with what appears to be white vinyl siding.

The building was built in 1884 as the west half of the Lashbrook Block, a double-store brick building constructed on the vacant parcels formerly occupied by smaller frame commercial buildings that were destroyed in a fire in January of that same year. Thomas Lashbrook built the west double-store building (205 and 207 E. Bremer) while at the same time and because of the same fire, John Wagner (furniture business) and Louis Schulze (grocer and saloonkeeper) each built half of another double store brick building next door to the east (209 and 211 E.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 3

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

Bremer). The two double-store buildings were matching at the second-floor level. Each had three tall windows with Italianate hoods and prominent pressed metal cornices. A taller central pediment on each building sported the buildings' names ("Lashbrook" over 205-207 E. Bremer and "Phoenix" over 209-211 E. Bremer). The property owners all contracted with George Corey to do the stone and brickwork, and with S.E. Kerr for the carpentry on both double-store buildings. The historic appearance of both was maintained until sometime after 1963 based on historic photos. After that various remodeling projects ultimately destroyed the historic integrity of the Lashbrook building (205-207) and the west half of the Phoenix building (209). The east half of the Phoenix building has been altered but remains able to contribute to the historic district, for many of the same reasons as 203 E. Bremer.

Sanborn fire insurance maps from 1885 indicate a billiard hall occupied the building at 205 E. Bremer. By 1892, the building housed a dry goods store, which was replaced by a grocery store by 1897, and the building continued to be a grocery until at least 1905. By 1915, a clothing store occupied the building. In 1920, the storefront was converted from a clothing store to a restaurant. Later businesses included Zahn's Paint & Wallpaper and Michael's Men's Wear (1990). The present appearance of the building at 205 E. Bremer has been in place since at least 1990.

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

Address: 207 E Bremer Ave (address no longer used; combined now with 209 E. Bremer)

Date of Construction: 1884

Historic Name: Lashbrook Block (east half)

Evaluation: Noncontributing (lacks integrity; hidden under modern cladding)

History: This two-story commercial building is located on the north side of E. Bremer Avenue. It has footprint dimensions of 22x114 feet, a stone foundation, exterior brick walls clad in modern material, and a flat roof with a short parapet. The façade of the building is modern. The storefront has a central entry door and small display windows surrounded by a siding material similar to the material that covers the entire upper façade (a façade shared with 209 E. Bremer to the east). No upper story windows are exposed.

The building was built in 1884 as the east half of the Lashbrook Block, a double-store brick building constructed on the lots of smaller frame commercial buildings that were destroyed in a fire in January of that same year. Thomas Lashbrook built the double-store building (205 and 207 E. Bremer) while at the same time and because of the same fire, John Wagner (furniture business) and Louis Schulze (grocer and saloonkeeper) each built half of another double store brick building next door to the east (209 and 211 E. Bremer). The two double-store buildings were matching at the second-floor level. Each had three tall windows with Italianate hoods and prominent pressed metal cornices. A taller central pediment on each building sported the buildings' names ("Lashbrook" over 205-207 E. Bremer and "Phoenix" over 209-211 E. Bremer). The property owners all contracted with George Corey to do the stone and brickwork, and with S.E. Kerr for the carpentry on both double-store buildings. The historic appearance of both was maintained until sometime after 1963 based on historic photos. After that various remodeling projects ultimately destroyed the historic integrity of the Lashbrook Block (205-207) and the west half of the Phoenix building (209). The east half of the Phoenix building has been altered but remains able to contribute to the historic district, for many of the same reasons as 203 E. Bremer.

Louis C. Haase, grocer, was one of the merchants who lost his store building in the January 1884 fire. Although his stock was insured, his building was not. Later that year, Haase reopened his grocery business in 207 E. Bremer. The store remained a grocery through at least 1915. Around 1940, the building was occupied by Infelt's Five-and-Dime, a chain variety store.

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

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 4

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

Address: 209 E Bremer Ave

Date of Construction: 1884

Historic Name: Phoenix Block (west half)

Property Type: Store Building

Builder: George Corey, J.J. Shane, S.E. Kerr

Evaluation: Noncontributing (lacks integrity; hidden under modern cladding)

History: This two-story commercial building is located on the north side of E. Bremer Avenue. Its footprint dimension is 44x132 feet, and it has a stone foundation, exterior brick walls, and a flat roof with a short parapet. The façade of the building is modern. The storefront has double glass doors surrounded by small display windows and cladding similar to the siding found above the storefront. Close to the east end wall is a single 1/1 double hung sash window with a narrow transom. This window is virtually the only historic element remaining visible of the once remarkable span of double store blocks built following the 1884 fire.

The building was built in 1884 as the west half of the Phoenix Block, a double-store brick building constructed on the lots of smaller frame commercial buildings that were destroyed in a fire in January of that same year. Thomas Lashbrook built the double-store building (205 and 207 E. Bremer) while at the same time and because of the same fire, John Wagner (furniture business) and Louis Schulze (grocer and saloonkeeper) each built half of this double store brick building next door to the east (209 and 211 E. Bremer). The two double-store buildings were matching at the second-floor level. Each had three tall windows with Italianate hoods and prominent pressed metal cornices. A taller central pediment on each building sported the buildings' names ("Lashbrook" over 205-207 E. Bremer and "Phoenix" over 209-211 E. Bremer). The property owners all contracted with George Corey to do the stone and brickwork, and with S.E. Kerr for the carpentry on both double-store buildings. The historic appearance of both was maintained until sometime after 1963 based on historic photos. After that various remodeling projects ultimately destroyed the historic integrity of the Lashbrook building (205-207) and the west half of the Phoenix building (209). The east half of the Phoenix building has been altered but remains able to contribute to the historic district, for many of the same reasons as 203 E. Bremer.

After the fire, John Wagner reopened his furniture store in 209 E. Bremer, the store building he built as part of the Phoenix Block. Sanborn fire insurance maps show the building was occupied by a furniture store until at least 1905. By 1915, the building was occupied by a variety store. Around 1940, Gamble's occupied the building. Remodeling of 209 E. Bremer began in 1891 when an extension (apparently at the rear) was built; another extension was built in 1898. In 1964, the wall between the two store buildings of the Phoenix Block was removed and a new storefront built. A year later, a marquee was added. This remodeling was likely done by Infelt's Five-and-Dime, which in the 1960s (according to a historic photo in the collection of the public library) had a double storefront with a store marquee that extended across both 207 and 209 E. Bremer Avenue. By 1990, a dividing wall between the two buildings had been rebuilt, but the two buildings are still used as one store.

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

Address: 211 E Bremer Ave

Date of Construction: 1884

Historic Name: Phoenix Block (east half)

Property Type: Store Building

Builder: George Corey, J.J. Shane, S.E. Kerr

Evaluation: Contributing

History: This two-story commercial building is located on the north side of E. Bremer Avenue. It has a 22x132 ft. footprint, a stone foundation, exterior brick walls, and a flat roof with short parapet. The façade of the building is

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 5

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

not original but is a remodeling older than 50 years. The traditional storefront entrance is off-center to accommodate a west side door to the upper floors. The store entry door is glass with a transom and is flanked by large glass display windows set in thin brick piers. Above the storefront is a green wooden signboard with the current tenant's signage. The second floor façade is clad in brown bricks laid with matching brown mortar. There are three evenly spaced 1/1 double hung sash windows with flat headers (structural steel hidden by the bricks) and stone sills. The parapet has a band of brick dentils beneath a concrete cap.

The building was constructed in 1884 as the east end of the Phoenix Block, a double-store brick building constructed on the lots of smaller frame commercial buildings that were destroyed in a fire in January of that same year. Thomas Lashbrook built the double-store building (205 and 207 E. Bremer) while at the same time and because of the same fire, John Wagner (furniture business) and Louis Schulze (grocer and saloonkeeper) each built half of this double store brick building next door to the east (209 and 211 E. Bremer). The two double-store buildings were matching at the second-floor level. Each had three tall windows with Italianate hoods and prominent pressed metal cornices. A taller central pediment on each building sported the buildings' names ("Lashbrook" over 205-207 E. Bremer and "Phoenix" over 209-211 E. Bremer). The property owners all contracted with George Corey to do the stone and brickwork, and with S.E. Kerr for the carpentry on both double-store buildings. The historic appearance of both was maintained until sometime after 1963 based on historic photos. After that various remodeling projects ultimately destroyed the historic integrity of the Lashbrook building (205-207) and the west half of the Phoenix building (209). This east half of the Phoenix building has been altered but remains able to contribute to the historic district, for many of the same reasons as 203 E. Bremer.

This was the brick building built by Louis Schulze, who lost his business and residence in a January 1884 fire. Schulze apparently never reopened his saloon in this building but an 1884 photo in *Waverly, Rich in Iowa Heritage* (page 100) shows the "L. Schulze Grocery" in this brand new building. In the 1885 fire insurance map, the building was noted as occupied by a cigar factory (perhaps by George Terry & Co., the business in which the 1884 fire had started), but in 1892 it was shown as a grocery store again. In 1897 the store was vacant. In 1905, a restaurant occupied the space. In 1915, the building housed a clothing and dry goods store. Gambles occupied the building by at least the late 1930s and it removed the elaborate original cornice in 1939 (according to research by the public library volunteers). A historic photo from c. 1940 in the public library's collection period confirms the modernized appearance of the building.

Significance: This building best reflects an era when the earlier, more elaborate Victorian architecture was being streamlined and modernized by commercial and residential property owners alike. Despite its alterations, the building maintains the important historic streetscape profile, the traditional single-store width, and the brick construction materials common to this historic district. It also maintains the traditional storefront/upper floor access door arrangement at the sidewalk level. These important characteristics and the façade's age combine to enable this building to contribute to the district.

Address: 213 E Bremer Ave

Date of Construction: 1884

Historic Name: Barber, Dr. William, Building

Property Type: Store Building

Evaluation: Contributing

History: This two-story commercial building is located on the north side of E. Bremer Avenue. Its footprint dimension is 22x101 feet. It has a stone foundation, exterior brick walls, and a flat roof with a short parapet. The upper façade of the building is not original but dates to a remodeling project completed more than 50 years ago. The modern storefront has an off-center recessed entry with glass door and transom flanked by large plate glass display windows sitting on bulkheads of an unknown material. A second paneled door and transom is found near the west end wall (end walls at this level are red brick) to provide access to the second floor. Above the storefront

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 6

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

is a wide signboard with the store's signage at the center. The second floor façade is clad in a red brick and has three evenly spaced 1/1 double hung sash windows with transoms. These are newer windows and replaced much smaller replacement windows that were infilled with wood to reduce the size of the opening. The present windows are definitely improvements. Similar to the building next door to the west (211 E. Bremer), the parapet at the roofline has a decorative band of brick dentils beneath concrete coping. A metal cap covers the concrete.

This building was constructed after a fire in January 1884 that partially destroyed Dr. William Barber's residence on this site. Four frame commercial buildings to the west were also destroyed in the fire and these parcels to the west were rebuilt the same year and called the Lashbrook Block and the Phoenix Block. The two Blocks shared the same façade design. Because his house was not totally destroyed, Barber at first repaired it but then quickly changed his mind and decided to put up a brick block similar to the new ones to the west. At this point, however, it was too late to adopt the common design scheme. Sanborn fire insurance maps from 1885 and 1892 show a small one-story detached "dr.'s office" next to the new Barber building, presumably that of Dr. Barber. Since his residence had been destroyed, it is possible Dr. Barber completed the second floor of his new 213 E. Bremer brick building for his new residence, though fire insurance maps also show a "Dwg" set back some distance behind the doctor's office. The buildings to the east that escaped the 1884 fire remained small, single-story, and probably wood-framed shops, until after the turn of the century when the rest of the block began to be rebuilt in brick and more fire resistance materials.

From 1885 to at least 1897 a grocery store occupied Barber's storefront. In 1905 a furniture store was housed here. By 1915 the business had changed to a confectionary and fruit store. A historic photo in the public library's collection indicates that by the early 1940s, when the building housed the "Independent Food Stores," the upper façade of the building had already assumed its present appearance.

Significance: This building best reflects an era when the earlier, more elaborate Victorian architecture was being streamlined and modernized by commercial and residential property owners alike. Despite its alterations, the building maintains the important historic streetscape profile, the traditional single-store width, and the brick construction materials common to this historic district. It also maintains the traditional storefront/upper floor door arrangement. These important characteristics and age combine to enable this building to contribute to the district.

Address: 215 E Bremer Ave

Date of Construction: 1934

Historic Name: Brandenburg Jewelers

Property Type: Store Building

Architect: Geo. B. Smith, Charles City

Builder: Spahn & Rose Lumber Co.; J.A. Perkins

Evaluation: Contributing

History: This one-story commercial building is located on the north side of E. Bremer Avenue. The building's footprint dimensions are 22x115 feet and it has a concrete foundation, exterior brick walls, and a flat roof with a stepped parapet and crown pediment. The storefront appears to be exceptionally intact. A centered recessed entry has a wood door (not original) with a large glass panel with rectilinear muntins. The door is flanked by sidelights and a transom. Large plate-glass display windows in white-metal frames angle away from this entry and wrap around to face the sidewalk. The bulkheads below the display windows are clad in black structural glass. A modern, rigid canvas canopy with restaurant signage is attached to the wall just above the storefront, covering a wide glass transom that spanned the façade (unknown if extant but likely still present). End walls at the storefront are the same brown brick and brown mortar as seen in the upper façade. Brickwork is laid in a Flemish bond pattern with slightly raked mortar. The brick façade above the storefront has three ornamental stone or cast stone accent squares embedded in the center of the façade and the wall at the roofline is stepped or crenulated with a central crown pediment capped by what appears to be concrete coping.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 7

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

The building was designed by Charles City architect George B. Smith, of whom little is known. It was constructed over the winter of 1933-1934 for Mrs. R.R.E. Brandenburg, whose husband was a jeweler. Contractors included Spahn & Rose Lumber Co. and J.A. Perkins, who performed the brick and concrete work. Gambles Stores, a chain hardware, appliance, and automotive parts store, opened in the building on February 28, 1934. At some point before 1939 Gambles moved to another, larger building a few doors to the west. Brandenburg Jewelers moved into the building and remained there at least through 1956 when the local paper issued its Centennial edition and the jeweler advertised in it showing a picture of this building (*Bremer County Independent and Waverly Republican*, 3/7/1956). Subsequent tenants, including the current one included restaurants. Former buildings on this parcel included a one-story, probably frame, jewelry store (likely also Brandenburg's) and, before that a millinery shop with a dwelling behind it that had once also served as Dr. Barber's office (see 213 E. Bremer).

Significance: This fine little building is historically intact to the 1930s era and reflects an unusual and potentially risky investment in rebuilding on "Main Street" during the Depression. Though nothing was discovered about the architect (named in the local newspapers as reported by library volunteer researchers), the building is an excellent example of an early twentieth century, small town "Main Street" store and is potentially individually eligible as well.

Address: 217 E Bremer Ave

Date of Construction: 1930

Historic Name: Hursh-Ludwig Building

Property Type: Store Building

Builder: H.W. Hursh; Jens Oleson & Sons Construction Co., Waterloo

Evaluation: Contributing

History: This tall, two-story double-wide commercial building is located on the north side of E. Bremer Avenue. The building's footprint measures 44x120 feet and it has a 14-foot concrete basement extension at the rear. The building has a concrete foundation, exterior yellow and brown brick walls that cover a tile block structure, and a flat roof with a short parapet. The storefront contains a central, deeply recessed entryway with modern double glass doors surrounded by plate-glass display windows sitting on short bulkheads. A second entry door at the east end wall appears to access stairs to the upper floors. Yellow brick end wall piers flank the storefront and extend above the storefront to form the bulk of the brick wall of the façade above the storefront. Just above the storefront, the building's signboard and transom area is covered by wide panel of solid material with store signage affixed at the center. A shelf cornice separates the signboard from the brick wall above. To either side of the storefront entrance are smaller rigid canvas canopies over the display windows.

The façade above the sidewalk is tall and impressively if somewhat awkwardly decorated and vaguely Art Deco styled. Walls are yellow brick with end wall piers that stand slightly proud of the wall. Three large windows are clustered in the central area of the façade. They are filled with glass block (likely original) with small sash-window inserts (not original but in place by the 1960s). The yellow brick is laid largely using only stretcher sides but which are set vertically and horizontally to create the effect of panels and rectangular shapes. Brown brick is sparingly used to accent the yellow brick in rectangular panels between and beside the windows and in a full-width panel above the windows. It also is used in the brick windows and at the top of the wall where it alternates with yellow brick. The brown bricks within the panels are laid in a basket weave pattern. Stone, cast stone, or concrete details complete the upper façade decorative program, with squares and keystones at the windows headers, squares at the corners of the brown panels, and in the date/name block near the roof in the center of the façade (reads "19 Hursh-Ludwig 30." Pyramid shaped masonry caps also terminate the end wall piers at the roofline, which has a slightly raised central pediment. This small pediment has a metal finial.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 8

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

According to local library researchers, construction of the building was begun in 1930 by contractor H.E. Hursh for Marie Ludwig Hursh (presumably related but the relationship unknown). Jens Oleson & Sons Construction Company, a Waterloo contractor, appears to have finished the construction of the building for the prospective tenant, the J.C. Penney Company. The original storefront was completed in Penney's black and yellow colors. The façade also featured a glass block transom, now covered by the existing signboard (condition of transom unknown). Inside, the building had two floors and a balcony. In 1945, Penney's briefly closed for remodeling the interior, laying down new asphalt tile on the balcony, installing new fixtures, and painting extensively. J.C. Penney Company occupied the building as the sole tenant until 1989. After installing a drop ceiling and adapting the building to their needs, Sears moved into the building in 1990 but is no longer the tenant.

Significance: This building was constructed to replace one or more of the small frame buildings that had survived the devastating fire this block suffered in 1884, a fire that destroyed the entire west half of the block. As such, the building 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.

Address: 219 E Bremer Ave

Date of Construction: 1951

Historic Name: Tenenbaum's Jewelry

Property Type: Store Building

Builder: Kehe Construction Co.

Evaluation: Contributing

History: This one-story commercial building is located on the north side of E. Bremer Avenue. The building's footprint measures 22x70 feet and it has a concrete foundation, exterior walls of rock-face yellowish brick (called "Roman" brick in 1951) veneered on concrete blocks, and a flat roof with a short parapet. The 1951 storefront has been remodeled by the original and only store tenant (Tennebaum's Jewelry) with modern materials. The entry is centered and recessed on the façade and flanked by angled (west) or rounded (east) glass display windows that sit on high bulkheads clad in an unknown, but smooth, material. The end wall on the west is the same Roman brick as above the façade but the east end wall is clad in a stuccoed material that extends across the face of the storefront also. A retractable canvas awning is mounted on a frame affixed to the wall just above the storefront. The façade above the storefront is flat and unadorned "Roman" brick, terminating with a concrete parapet cap. Large lettering spelling "TENENBAUM'S JEWELRY" is affixed at the center of this upper wall.

The building was constructed in 1951 for Tenenbaum's Jewelry. The jewelry store held its grand opening on September 14, 1951. The building continues as Tenenbaum's Jewelry to the present day.

Significance: This small building was constructed to replace an even smaller frame building that had survived the devastating fire this block suffered in 1884, a fire that destroyed the entire west half of the block. A circa 1940 historic photo in the public library's collection indicates at that time the little wooden false front building formerly at this location had been clad in sheet metal with a pressed, stone (or brick)-imprint sheet siding. This treatment was a common early twentieth century remodeling effort in small Iowa town commercial districts with aging wooden nineteenth century buildings. As such, the 1951 extant building 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 reflects the lack of motivation by the middle of the twentieth century to build vertically. Tenants in offices and residential quarters traditionally located on second levels of "Main Street" buildings were relocating by this time to the outskirts of central commercial districts, a relocation made possible and necessary by the advent of the automobile and the desire for close parking facilities.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 9

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

Address: 221 E Bremer Ave

Date of Construction: 1914

Historic Name: Luhring & Pape Building

Property Type: Store Building

Evaluation: Contributing

History: This two-story corner commercial building is located on the northwest corner of 3rd Street NE and E. Bremer Avenue. The building's footprint measures 22x132 feet and it has a concrete foundation, exterior brown-brick walls over either concrete or tile block, and a flat roof with a short parapet. Mortar is light gray and is flush with the face of the brick. Contrasting trim details, including a beltcourse near the roofline and the windows sills, are done in a gray masonry and, considering the construction year, probably are cast stone rather than cut natural stone or poured/molded concrete.

The south-facing storefront of this corner commercial block wraps around the corner to the long east side. The storefront has been modernized but appears to be the historic configuration, with newer plate glass windows in metal clad framing and a recessed and angled store entry with a glass door at the west façade. A rigid fabric canopy with store signage overhangs the storefront and obscures the transom area, which had prism glass when built. The awning wraps around the corner to overhang the east side store window also.

Above the storefront are two window bays framed by three cropped, brick pilasters that do not extend to the ground. Windows here have been replaced and the openings reduced and infilled to accommodate paired 1/1 double hung sashes. Based on a c. 1940 photo in the collection of the local library, the upper "infill" area may actually be transoms that have been covered over, making the actual infill material a very minor alteration. Above each window opening are brick panels and, above those, a row of robust corbels (suggesting dentils). Next above is a masonry beltcourse that spans the entire façade and wraps around to run the length of the long east elevation. The brick parapet above this beltcourse has a masonry cap.

On the long east elevation, the corner nearest E. Bremer Avenue is a storefront bay and is distinguished from the rest of the elevation by a full-height brick pilaster. North of the pilaster, to the rear wall at the alley, the wall is divided by full pilasters into three large bays. Each bay is similarly treated, from a design standpoint, as the front bays, with brick panels above window openings, corbels above that, then the masonry beltcourse, and a brick parapet capped by masonry. Most of the fenestration openings on the second level are windows, some of which may have been replaced. One door opening and one window toward the rear of the building have been infilled. The staircase that reached this second floor doorway is nonextant. Several openings at the ground level, including several windows, have been infilled. A staircase toward the south or front end of this long side wall extends up to a second-floor door way close to the south bay of this elevation.

The building was planned and built in 1914 by Luhring & Pape, the Waverly hardware firm. The basement and ground floor housed their hardware store; the upper floor was built to be the office and printing rooms of the *Waverly Democrat* newspaper and the *Rhode Island Red Journal*. In a local newspaper article (public library's collection), the hardware company claimed it used as much "home" materials and laborers as possible. As constructed, the building featured a glass block transom, a tin shop, and a freight elevator. Subsequent businesses to occupy the building include an appliance store, a telephone office, and an aerobics center.

Significance: While the details are dissimilar, this corner building bears many form, scale and overall design similarities to the corner building a block to the west at 123 E. Bremer. That building was erected just the year before and was known to have some type of involvement by local architect John Leitha. Additional research might uncover Leitha's involvement here too, especially in light of the hardware company's desire to use local talent as much as possible. Generally, this building represents the rebuilding in brick of a block formerly composed mostly

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

of small detached, single-story false fronts. This corner parcel escaped the 1884 fire that destroyed the west half of the block, and based on Sanborn fire insurance maps, the corner was occupied by a small shoe store or cobbler's shop in 1885. It was vacant in 1892 and thereafter the little building was used as a second-hand store. Of all the small shops on the surviving east half of this block, this commercially attractive corner lot was the first to be rebuilt in more permanent materials.

+++++

SOUTH SIDE:

Site: Parking lot at southeast corner of E Bremer Ave and 2nd St SE

Property Type: Parking lot

Evaluation: Noncontributing

History: Constructed in 1970 and owned by the owners of 208 E. Bremer Avenue

Address: 208 E Bremer Ave

Date of Construction: 1955-56 (west approx. half); 1972 (east approx. half)

Historic Name: Fareway Stores

Property Type: Store Building (Grocery)

Builder: Spencer Construction Co.

Evaluation: Noncontributing

History: This one-story commercial building is located on the southeast corner of 2nd Street SE and E. Bremer Avenue. The older main building on the west side has dimensions of 60x127 feet. A modern one-story addition on the east side (47x122 ft.) nearly doubled the overall size and gave the building 107 ft. of sidewalk frontage on E. Bremer. This frontage is considerably wider than the historically typical 22-ft. wide single-store and the occasional 44-ft. wide double-storefront seen in the historic commercial district. The foundation is concrete, exterior walls are concrete block clad in yellow brick, and the roof is flat. The storefront is located on the 60-foot façade of the original building and is modern plate glass, with a recessed store entrance with glass double doors near the west end wall. A blue metal canopy overhangs the full-width of the storefront and projects forward as a pedimented porch roof over the entrance that carries store signage. A matching signboard extends across the upper wall of the west side.

The building was built as a Fareway Store in 1955-1956 by Spencer Construction Co. The building originally had a pressed metal ceiling and a marquee over the door on the northwest corner. The east addition was built on a parking lot in 1972 by Ramker Construction for Harrison's Variety Store, which closed in 1985. Later, the building was/is occupied by a furniture store.

Significance: This building and its parking lot on the corner lot occupy the site of the Fortner Hotel, a three-story brick veneered "landmark" that was torn down in 1955. Constructed in 1883, the Fortner had long been the town's premier hotel, conveniently located midway between the CNW passenger depot and the Bremer County courthouse to the east and the town's main commercial district to the west. Its loss in favor of a new "supermarket" type grocery store with convenient parking for autos marked both a transition in transportation modes, from horse and rail to motor vehicles, as well as a change in Main Street marketing, from small grocers and specialty shops to one-stop shopping. Because the building was nearly doubled in size and extensively remodeled in recent years, the entire complex lacks the necessary historic integrity.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 11

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

Address: 214 E Bremer Ave

Date of Construction: 1921

Historic Name: J. M. Taylor Building

Property Type: Store Building

Builder: Attributable to C.H. Russell? (mason)

Evaluation: Contributing

History: This one-story commercial building is located on the south side of E. Bremer Avenue. The building is 22x68 ft. in dimension, has a concrete foundation, exterior reddish-brown brick walls with the storefront infilled with a board-and-batten vertical siding, and a flat roof with a parapet. Two small slider windows are positioned toward the west side of the façade and a slightly recessed entry door is located toward the east end of the façade. Narrow reddish-brown brick end walls terminate at the sidewalk on masonry bases (stone, cast stone, or cast concrete). Above the storefront, the façade is the same reddish brick with red mortar. A decorative brick panel is centered on the upper façade and marked at the corners with square masonry accents. Above that is a crenulated parapet capped with the same light-colored masonry trim.

After removal of an older building on this site, this building was constructed in the summer of 1921 for J.M. Taylor as a tailor shop. The brickwork above the store is very similar to that on 121 E. Bremer built the previous year by mason C.H. Russell for C.P. Neubauer. Later, the building housed an auto parts store. In 1957 remodeling was done to convert the building to office units. Today there is a labor union office in the building.

Significance: The little building maintains the 22-foot width typical of many if not most of the storefronts in the historic district and that, together with the decorative parapet and upper façade enable it to contribute to the historic appearance of the district.

Address: 216 E Bremer Ave

Date of Construction: 1890

Historic Name: Lashbrook Bros. Building

Property Type: Store Building

Builder: George Corey (mason), Chris Brown (carpenter)

Evaluation: Contributing

History: This two-story commercial building is located on the south side of E. Bremer Avenue. The building has a footprint of 22x68 feet, a stone foundation, exterior brick walls, and a flat roof with a tall parapet. The storefront is modern, with a recessed glass-door entrance positioned off-center, surrounded by large plate-glass display windows, and brick veneered walls. Overhanging the storefront is a shingled shed-roof canopy affixed to the building transom, which is covered by a wood signboard. Above the storefront, the building retains its historic appearance of light red brick with contrasting tan brickwork trim. Three tall evenly spaced 1/1 double hung sash windows with fixed transoms each have a stone sill and masonry segmental-arch headers in contrasting light beige brick. Windows are replacements. Above the windows is highly decorative corbelled brickwork at the parapet level with a repeating flat "arch" in red brick, trimmed with beige brick drops and medallions. Above this corbelled pattern is a single beltcourse of beige brick across the façade just below the metal cornice.

In 1969, the front was remodeled and a garage was built at the rear.

The building was constructed in 1890 by bricklayer George Corey and carpenter Chris Brown for the Lashbrook Bros. to house their farm implement dealership. Sanborn fire insurance maps label the building a meat market in 1905 and 1915. It housed the Zoller Meat Market in 1926 when the building next door to the east was built. Later businesses included Kettner's Clothing, a dry cleaner, and a craft shop.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 12

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

Significance: This is one of only two buildings in the district that date to the 1890s (the other, at 301 E. Bremer, is a creamery supply and manufacturing building). It replaced a single-story, probably frame, shop and follows the district trend of building replacement buildings in fire resistant materials. Many of the first generation single-story false front shops along East Bremer were replaced in the 1880s with such larger brick buildings. This is the only surviving *store* building in the district and represents an economically gloomy time for the town, if one judges by the lack of construction in the commercial district during that decade.

Address: 218 E Bremer Ave

Date of Construction: 1926

Historic Name: I. H. McDaniel Building (abstractor office)

Property Type: Office Building

Builder: J.A. Perkins (contractor); Fred C. Pape (carpenter)

Evaluation: Contributing

History: This two-story commercial building is located on the south side of E. Bremer Avenue. The building is 22x37 feet, has a concrete foundation, exterior walls of concrete block or tile clad with face brick, and a flat roof with a parapet. The façade is dark brown brick with a dark mortar. The sidewalk level features an arched entryway on the east end of the façade with an arched transom that has been paneled over. Under that is a modern glass entry door with sidelight. These replaced double doors and a glass transom. The doorway surround and window headers are laid with stretcher-only courses of bricks and constitute the major decorative features other than the crenulated parapet that is capped with masonry trim. Two large fixed plate-glass windows are positioned side-by-side at the center and west end of the façade. Above the sidewalk are three evenly spaced 1/1 double hung sash windows. Original sidewalk-level windows, based on a c. 1940 photograph in the collection of the local public library, were 12-light Colonial Revival windows.

This building was constructed in 1926 by contractor J.A. Perkins and carpenter Fred C. Pape for I. H. McDaniel, long-time Waverly abstractor, to house his new offices. Plans called for a "spacious vault," the *Waverly Democrat* reported, which "will provide safe and ample accommodation for all the valuable documents which are necessarily an important feature in the office of an abstractor." "The new structure will be a splendid improvement in the business section of our city," the newspaper continued. "Mr. McDaniel has been in the abstract business in Waverly for many years, and has conducted the affairs of his office in a painstaking and satisfactory manner. He has made a success in his line, and his friends hope that in his fine new quarters he will be more successful than ever" (*Waverly Democrat*, 4/11/1926). In 1964, a metal garage was built at the rear of the building. The building serves today as the offices of the Bremer County Abstract Co., Inc.

Significance: Constructed as an office building, rather than a store, this building reflects the transition of building functions from retail shopping, characteristic of the district to the west, to a focus on government and legal services related to the presence of the courthouse less than two blocks to the east.

Address: 220 E Bremer Ave

Date of Construction: 1910

Historic Name: Wile & Maaser Furniture Store

Property Type: Double Store Building

Architect: Unattributed but bears similarities to J.F. Leitha designs (see 123 and 221 E. Bremer)

Builder: W.H. Woodring, C.H. Russell

Evaluation: Contributing

History: This two-story commercial building is located on the southwest corner of 3rd Street SE and E. Bremer Avenue. The building has a footprint of 44x100 feet, a concrete foundation, exterior brick walls clad with reddish-brown face brick bonded with dark mortar, and a flat roof with a short parapet. The masonry around the windows as well as other masonry details adorning the building are either stone, cast stone, or concrete. Located on a

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 13

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

corner lot, the building has a primary short façade overlooking E. Bremer and a secondary eastern long elevation along 3rd Street NE. The design and details on both stories of the primary façade wrap around to the first bay (16 feet) of the secondary façade. The rest of the long elevation on 3rd St. is broken into three wider and simpler bays separated by pilasters.

While the storefront has many modern features (plate glass display windows separated by brick-veneered piers; transom covered by framed wood signboard), the building else wise is largely intact. The front of the building and first side bay have paired windows with transoms overhead. Each pair shares a wide masonry flat header and a narrower common masonry sill supported by masonry brackets. The second story of these bays, which is above wide expanses of glass at the sidewalk level, have pilasters that do not extend to the ground (a feature similar to the buildings at 123 and 221 E. Bremer). These truncated pilasters terminate at the lower end in a masonry bracket and at the upper level in a repeating pattern of brick and masonry corbelling. Over the windows and corbelling is a masonry beltcourse and above that, following several more courses of brick, is a masonry parapet cap.

Behind the front (north) bay, which is modeled after the Bremer Street façade, the rest of the 3rd Street elevation is divided by full-height brick pilasters into three bays. The first story has no fenestration in the northern bay, a doorway and two small windows in the central bay, and another door with two tall windows on the back (southern) bay. Above, on the second story, each of these 3rd Street bays has two widely spaced tall windows. Headers on all fenestration are flat and covered by face brick; sills are masonry.

This building was constructed in 1910 by William Henry Woodring and C.H. Russell for A. J. Wile & William F. Maaser's large furniture and undertaking business. Both partners had had been previously employed by the Woodring brothers' furniture sales and manufacturing business. In 1890, Wiles and Maaser formed a partnership, bought a small inventory of furniture from John Wagner, and set up business for themselves. The interior plan divided the main floor between a front salesroom and the rear workshop and morgue. The second floor was also divided between the salesroom in front and the undertaking and casket display area at the rear. An elevator shaft with an open hoist allowed easy movement of caskets between floors (*History of Bremer County*, Vol. II, 1914). On November 8, 1921 a fire started in the basement and spread to the upper two stories through the elevator shaft. Firefighters cut a hole in the west wall to insert a fire hose that could reach the basement fire. Although the elevator and shaft were greatly damaged by fire, the rest of the building suffered more from water damage. The building later served as a paint store and then a wedding, party, and gift store.

Significance: This large, double-front furniture store replaced a two-story, nineteenth century dwelling, the home of William O. Smith at one point (W. V. Lucas, *Pioneer Days of Bremer County* 1918], 171) and, by 1897, a boarding house (Sanborn fire insurance map, 1897). This change in function of a desirable corner property, from residential to commercial, marked one of the last demolitions of dwellings in what would solidly become the town's main commercial district. (Two or three other dwellings within the district boundaries would survive into the next decade in the block to the east according to Sanborn fire insurance maps.) Constructed in brick by successful entrepreneurs, Wile and Maaser built their new furniture and undertaking business building in brick to project their success and protect their investment by using fire resistant materials.

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).

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 14

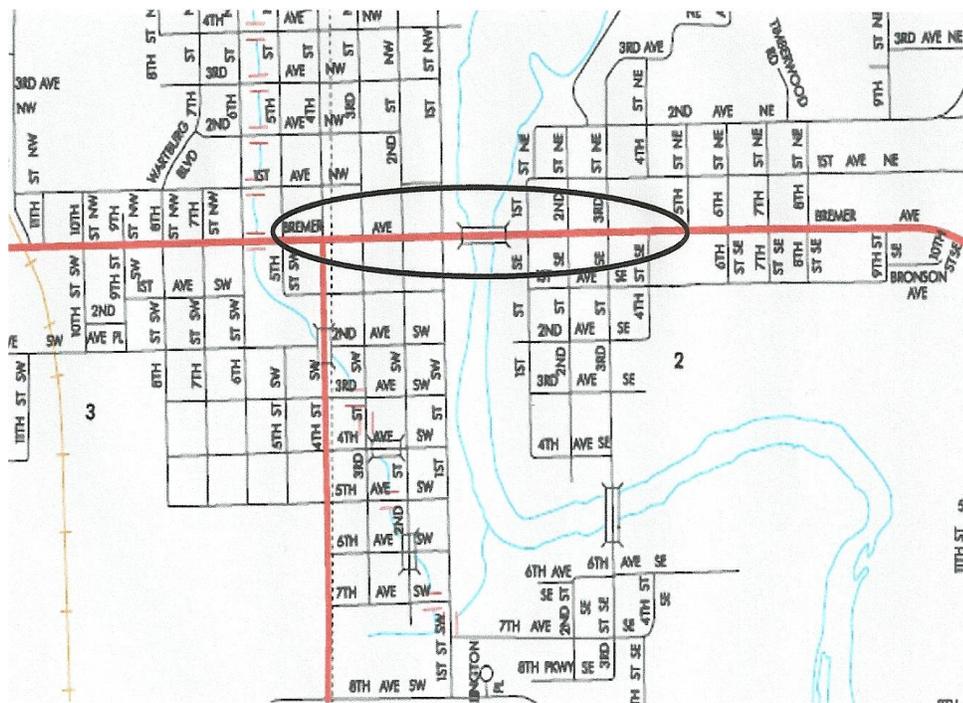
| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |

“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.

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.

Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 15

| | |
|---|---------|
| 200 Block E. Bremer Ave. (north and south blocks) | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |



* 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 **09-01715**

Related District Number

Page 16

| | |
|--|---------|
| <u>200 Block E. Bremer Ave. (north and south blocks)</u> | Bremer |
| Name of Property | County |
| E. Bremer Ave. | Waverly |
| Address | City |



201 E Bremer Ave



203 E Bremer Ave



205 E Bremer Ave



207-209 E Bremer Ave



211 E Bremer Ave



213 E Bremer Ave



215 E Bremer Ave



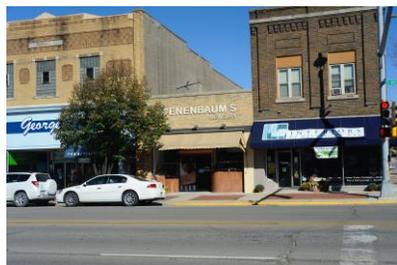
217 E Bremer Ave

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

Site Number **09-01715**
 Related District Number

Page 17

| | |
|--|---------|
| <u>200 Block E. Bremer Ave. (north and south blocks)</u> | Bremer |
| Name of Property | County |
| <u>E. Bremer Ave.</u> | Waverly |
| Address | City |



219 E Bremer Ave



221 E Bremer Ave



208 E Bremer Ave (l); parking lot (r)



214 E Bremer Ave



216 E Bremer Ave



218 E Bremer Ave



220 E Bremer Ave