

County Bremer
City Waverly

Address 222 4th Ave. SE

Site Number 09-00921
District Number 09-00962

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

Significant Dates

Construction date
1897 check if circa or estimated date
Other dates, including renovation
1964- garage

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

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 Marlys Svendsen, Svendsen Tyler, Inc.
organization for City of Waverly, Historic Preservation Commission
street & number N3834 Deep Lake Road
city or town Sarona state WI date 9/2012
telephone 715/469-3300 zip code 54870

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

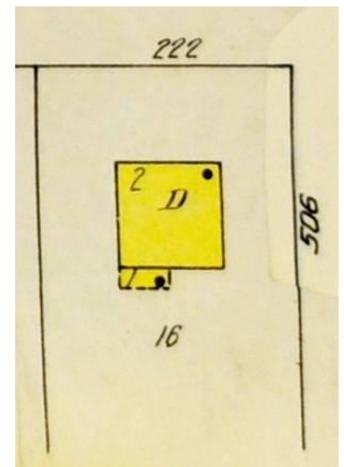
Page 1

Broadie, Herbert H. and Maude F, House	Bremer
Name of Property	County
222 4 th Ave SE	Waverly
Address	City

7. Description

This 2-story single-family house is estimated to have been built in 1901 according to Bremer County Assessor records. However, newspaper accounts from the spring and summer of 1897 establish its construction during that time by Herbert H. Broadie. Contractor for the project was J.J. Shane who completed the project in about four months. The house is listed in city directories at 314 Clay (4th Ave. SE) in 1899 and at 222 Clay St. in 1913. It does not appear on the 1894 *Bremer County Atlas* but does appear on the 1927 Sanborn Map (below, right). Together, this information identifies a construction date of 1897 rather than 1901.

This 2-story frame house is an example of a Queen Anne Style house using a Hipped Roof, 2-Story form. It has a moderate to steeply pitched hipped roof has narrow eaves all around. Three types of gabled dormers are present - a gable attic dormer on the east slope, off-set gable wall dormers on the east end of the north slope and the north end of the west slope, and a gable attic dormer near the peak of the north slope. Identical entrance porches are centered on the east and south facades. Each features a rebuilt five-sided deck with turned posts, fretwork, and scroll-cut brackets along the under edge of the five-sided combination hipped and gable roof. A pediment is located above the entrance steps on the center section of each roof with the tympanum clad in synthetic fish-scale shingles. The porch posts are the most elaborate millwork extant on the house with twelve bulbous turning stacked on top of one another on top of the squared bottom section. No balustrades are present nor appear to have been removed due to the short height of the decks from the ground.



The Broadie House has a stone block foundation with narrow clapboard-style vinyl siding on the walls and with a band of synthetic fish-scale shingles used for the wide band separating the two levels. Shingle siding is also used for the porch tympanums, the front of the gable attic dormers on the north and east facades, and the offset wall dormer peaks on the west and north facades. An exposed brick chimney is on the west façade.

Fenestration includes 1/1 double-hung windows widely spaced on both levels. The attic peaks have one intact rectangular single-light sash and the others have been boarded shut. One small decorative window typical of Queen Anne houses is located on the west façade; it includes a series of small square lights surrounding a center square light. The inclusion of 1/1 windows at the northeast and northwest corners on the first floor which have been angled, is another design feature typical of Queen Anne houses.

The house has a detached 1-story double-bay garage located south of the house and accessed from 3rd Street SE. Built in 1964 according to Bremer County Assessor records, it has a broad front-gable roof, narrow width clapboard-style vinyl siding, and twin overhead doors.

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

Site Number **09-00921**
Related District Number 09-00962

Page 2

Broadie, Herbert H. and Maude F, House	Bremer
Name of Property	County
222 4 th Ave SE	Waverly
Address	City

Alterations: porch deck rebuilding (undated); vinyl siding (undated); dormer window closure (undated); garage built (1964).

8. Significance

The Broadie House is an example of a modified Queen Anne Style house using a Hipped Roof, 2-Story form. The house was part of the main wave of homebuilding in the neighborhood that extended from the 1880s through World War I. Its owner/builders, Herbert and Maude Broadie, completed the house in 1897. Herbert worked as a druggist in Waverly for 65 years. The house qualifies for the National Register of Historic Places as a contributing resource in the historic district under Criteria A and C. The garage is considered noncontributing.

By the time Herbert and Maude Broadie had this house built in 1897, Herbert had been a part of the family drug store business for 14 years. Herbert was a graduate of the Chicago College of Pharmacy, and in 1883 became a partner in the new business his brother was setting up in Waverly – “A. A. Broadie & Brother.” The business was originally located at 201 E. Bremer but in 1900 moved to 120 E. Bremer Ave. The drug store’s slogan was “Get It at Broadie’s.” Herbert’s brother Alfred died in 1912 and in 1914, Herbert became the sole proprietor of the Broadie’s Drug Company and he bought the building in 1924 from his brother’s widow. A news account from the April 7, 1943, *Bremer County Independent*, celebrates Broadie’s 60th anniversary as a druggist. It appears on the following page. Herbert died in 1948 but the family kept the business going until 1963.

According to newspaper accounts, the Broadie House saw construction begin in June and the family moved in by mid-August. J.J. Shane of Waverly was the contractor.

9. Sources

Atlas of Bremer County, Iowa. Waverly, Iowa: Waverly Publishing Company, 1917.

Atlases of Bremer County. microfilm copies of atlases for 1875, 1894 and 1927, Waverly Public Library.

Bremer County History Book Committee. *Bremer County History, 1985.* Dallas, Texas: Taylor Publishing, 1985.

Grawe, Joseph F. *History of Bremer County, Iowa, Volumes I and II.* Chicago: S.J. Clarke Company, 1914.

History of Butler and Bremer Counties, Iowa. Springfield, Illinois: Union Publishing, 1883.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

Vertical file collection, Waverly Public Library.

Waverly building histories, miscellaneous bound volumes in reference collection, Waverly Public Library.

Waverly city directories, 1899 and 1913.

Broadie, Herbert H. and Maude F, House	Bremer
Name of Property	County
222 4 th Ave SE	Waverly
Address	City

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers: *Bremer County Independent* – 7/22 & 7/29/1897; 8/7/1924; 4/7/1943.

Concludes Sixty Years as Local Druggist



—Independent Staff Photo.

<p>H. H. Broadie, left, was celebrating his sixtieth anniversary in the drug business in Waverly last Wednesday when his long-time business neighbor, Millie Curtis, right, dropped in at the Broadie drug store to smell the anniversary posies and to extend his congratulations. A sixtieth anniversary is rare enough but Herb and Millie together probably have a business record longer than any two business men in this part of the country. Both have sort of grown up in their stores, Herb as a druggist and Millie as a hardware man.</p> <p>Herb started his drug career as a lad of 16 and Millie can't quite put his finger on the year when he started in his dad's hardware store . . . but the business was founded in 1855 and he's been in it more or less ever since</p>	<p>he was born 83 years ago. The two men have been in the same block since 1903 when the Broadie building was erected on the corner where it now stands.</p> <p>Herb's brother Al founded the Broadie business and hired Herb at the age of 16; that was back in 1883 and the store was where the A and P store now stands.</p> <p>One of Herb's jobs was to pump water at a pump behind the Fortner hotel, lug it to the back of his brother's store building, and then carbonate it by using a good deal of elbow grease. "Clerking in a drug store in those days meant hard work, and lots of it," he says.</p> <p>Al and Herb became partners in 1900 and built their new store three years later. When Al died in 1912 Herb became sole owner of the business and later also pur-</p>	<p>chased Al's interest in the building. Al's three sons, Roy, Perry and George, all clerked in the store (Perry now lives in Denver and the other two have died). Herb's two sons, Wesley and Robert, are both working with their father in the store now and have since they were youths.</p> <p>A number of druggists started their career in the Broadie drug store. Among them are Louie Hauth of Hawkeye, John Schoof of Denver, Roland Schulze of Des Moines, Roy Babcock who now is in California, Henry Bolton, also of California, Emil Nissen of Reinbeck, Ed Meyer and George Spalding of Waverly.</p> <p>Bouquets for the sixtieth anniversary came from the McKesson drug company and from the two other local drug stores, Meyer's and Stauffer's.</p>
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Source: "Concludes Sixty Years as Local Druggist," *Bremer County Independent*, April 7, 1943.

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

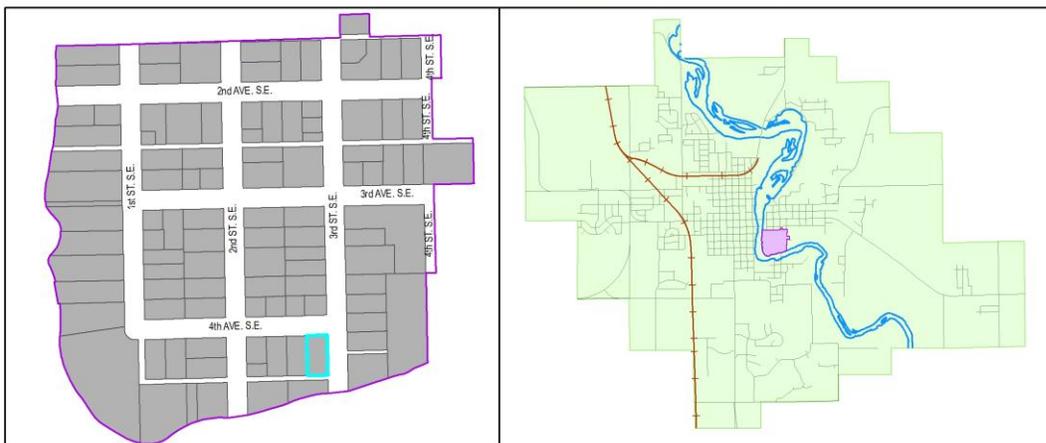
Site Number **09-00921**
Related District Number 09-00962

Page 4

Name of Property	Bremer
Address	County Waverly City

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

**222 4th Ave SE
PIN 09-02-330-005**



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

Site Number **09-00921**
Related District Number **09-00962**

Page 5

Broadie, Herbert H. and Maude F, House
Name of Property
222 4th Ave SE
Address

Bremer
County
Waverly
City

Photographs: 222 4th Ave. SE, looking southeast and porch detail, looking south, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number **09-00921**
Related District Number **09-00962**

Page 6

Broadie, Herbert H. and Maude F, House
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222 4th Ave SE
Address

Bremer
County
Waverly
City



Photographs: 222 4th Ave. SE, looking southwest and porch detail, looking west, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number **09-00921**
Related District Number **09-00962**

Page 7

Broadie, Herbert H. and Maude F, House
Name of Property
222 4th Ave SE
Address

Bremer
County
Waverly
City

Photographs: 222 4th Ave. SE, looking west and northwest, Marlys Svendsen, photographer, 11/3/2011.



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

Site Number 09-00921
Related District Number 09-00962

Page 8

Broadie, Herbert H. and Maude F, House
Name of Property
222 4th Ave SE
Address

Bremer
County
Waverly
City

Photographs: 222 4th Ave. SE, looking southeast and south, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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

Site Number **09-00921**
Related District Number 09-00962

Page 9

Broadie, Herbert H. and Maude F, House
Name of Property
222 4th Ave SE
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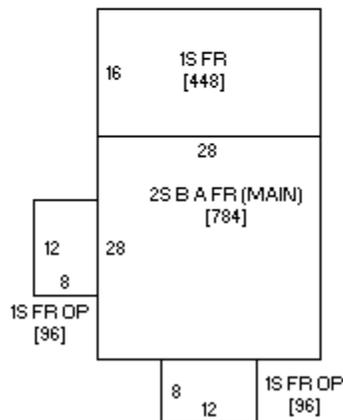
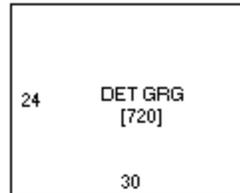
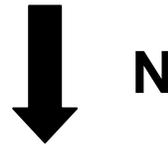
Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-00921**
 Related District Number 09-00962

Page 10

Broadie, Herbert H. and Maude F, House	Bremer
Name of Property	County
222 4 th Ave SE	Waverly
Address	City

Floor Plan: Bremer County Assessor's website; available at: <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902330005&index=0&size=0>; accessed 3/23/2012.



Sketch by www.camavision.com