

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

**State Inventory No. 09-01406**  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) **09-00961**  
 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 Farmer's Exchange Office Building and Garage

other names/site number Farmer's Cooperative Exchange

**2. Location**

street & number 221 1<sup>st</sup> St SW

city or town Waverly  vicinity, county Bremer County

Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Wm. Sturdevant's Addition Block(s) \_\_\_\_\_ Fractional Block 2 Lot(s) 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**

If Non-Eligible Property Enter number of:		If Eligible Property, enter number of:	
		Contributing	Noncontributing
—	buildings	1	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
—	Total	1	—

**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 SW Quadrant Hist. & Arch. Survey

Historical Architectural Data Base Number HADB 09-031

**6. Function or Use**

**Historic Functions** (Enter categories from instructions) **Current Functions** (Enter categories from instructions)

02A02 Livestock/grain exchange

70 Vacant

02A01 Office Building

\_\_\_\_\_

01C05 Garage

\_\_\_\_\_

**7. Description**

**Architectural Classification** (Enter categories from instructions)

**Materials** (Enter categories from instructions)

07E02 Craftsman

foundation

10 Concrete

09E03 Side-gabled Roof, 1-story

walls (visible material) 03 Brick; 16 Clay Tile

\_\_\_\_\_

roof

08A Asphalt

\_\_\_\_\_

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.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer  
City Waverly

Address 221 1st St SW

Site Number 09-01406  
District Number 09-00961

**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)

01 Agriculture; 05 Commerce

02 Architecture

**Significant Dates**

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

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect  
unknown  
Builder  
unknown

**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  
organization Svendsen Tyler, Inc. for the Waverly HPC  
street & number N3834 Deep Lake Rd.  
city or town Sarona state WI  
date 8/14/2015  
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: \_\_\_\_\_

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

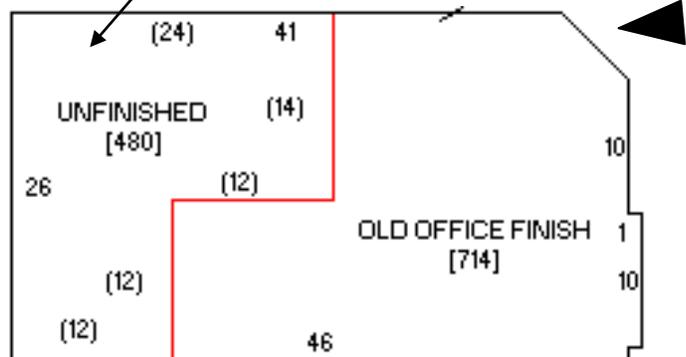
7. Description



The Farmer's Exchange Office Building and Garage at 221 1<sup>st</sup> St SW is estimated to have been constructed in 1920 according to the Bremer County Assessor's records. The current building footprint is not present on the 1927 Sanborn Company Map, however, but is depicted on the 1943 Sanborn Map. Property transfer records show the Colburn & Hicks plant selling this lot as part of a multi-lot property on which this building would be built in May 1930 in the 200-300 block of 1<sup>st</sup> St SW. The Farmer's Exchange Office Building and Garage was erected five years later in 1935 according to a news account on page 1 of the June 12, 1935 edition of the *Bremer County Independent* (at left).

The Office Building and Garage are located at the northeast corner of the intersection of 1<sup>st</sup> St SW and 2<sup>nd</sup> Ave SW. As built, the structure was immediately adjacent to both 1<sup>st</sup> St SW and the main line for the Chicago, Rock Island and Pacific RR track affording off-loading and shipping for both truck and rail. The building is an example of a Craftsman Style Side-Gable, 1-story form with a clipped gable peak at the south end. The building measures 46' by 26' as described in the news account with the long-side paralleling 1<sup>st</sup> St SW. The Assessor's Report's floorplan appears below. Two garage bays are in the north inverted L-shaped section facing the former rail tracks.

The southeast corner of the building has a canted wall and roof line with a single passage door that originally had a single light in the upper half (no boarded) and wood panel in the lower half. The building has a poured concrete foundation and concrete slab construction with a mix of reddish-brown and gray pressed brick exterior walls. The brick was likely manufactured at one of the Mason City brick and tile works and was popular during the 1920s and 1930s in Waverly for commercial, industrial and residential structures. Shipment by rail to this building site would have been highly convenient in 1935. Building trim consists of pre-formed concrete window sills/lintels and door lintels, all painted in 2015. A battered, poured concrete pedestal is placed at the southwest corner of the building to protect the building from a potential traffic accident. A scale was also located along the south side of the building and may have previously had exterior equipment that was protected by the concrete pedestal.



Fenestration includes of a mix of window sizes and configurations. Single-light, square fixed and sliding sashes fill openings at the scale window on the south facade. Double-hung and double single-light sash are along the 1<sup>st</sup> St SW west façade. Four-light square windows are paired in each of the tongue-and-groove overhead garage doors along the west side. Double-hung 1/1 sashes are in the office section of the west

# Iowa Site Inventory Form Continuation Sheet

Page 2

---

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

---

façade along with a matching passage door with a tall single light in the upper half and a panel in the lower section.

The main alteration for this building is the removal of an attached frame side-gabled warehouse that extended to the north. The location of the warehouse is identified by the painted brick wall on the surviving Office Building and Garage. Three additional disconnected, side-gable frame warehouses (nonextant) were located close together immediately west of 1<sup>st</sup> St SW. The attached and disconnected warehouses were present until at least 1953.

## 8. Significance

The Farmer's Exchange Office Building and Garage at 221 1<sup>st</sup> St SW is significant as a contributing resource in the Sturdevant SW Historic District under Criteria A and C. The district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood also contains two important public buildings (both churches) and one commercial/industrial property previously developed by the Farmer's Exchange, an enterprise designed to facilitate business trade between Bremer County farmers and a range of vendors and buyers. The Office Building and Garage along with the Produce Building (301 1<sup>st</sup> St SW) located nearby are the only two historic resources associated with this locally important business that developed during the 1930s and later decades.

### *Historical Background for Waverly<sup>1</sup>*

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War, growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other Iowa county seats in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19<sup>th</sup> century

---

<sup>1</sup> The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

---

establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19<sup>th</sup> and early 20<sup>th</sup> century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. Population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

### *Historical Background for the Farmer's Exchange Office Building and Garage at 221 1st St SW:*

The Farmers Exchange Office Building and Garage at 221 1st St SW is located in the southwest quadrant of Waverly that includes additions platted by early Waverly settlers, Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

One of the more notable organic changes in the Sturdevant SW Historic District during the Great Depression decade came along the eastern edge with the establishment of the Farmer's Exchange buildings in Fractional Block 2 of the William Sturdevant Addition - 200 block of 1<sup>st</sup> St SW. The Farmers Exchange was incorporated on December 20, 1918 and formally opened on January 6, 1919 under the management of Leslie Strotzman. The business provided a wide range of commodity sales and a central location for the sale of farm products and livestock for shipment via rail shipping from Bremer County to various points. It wasn't until May 1930, however, that the Exchange purchased the Colburn & Hicks plant in the 200-300 block of 1<sup>st</sup> St SW. At the time, the plant was bookended at the north and south by the 1912 Chicago, Rock Island and Pacific RR Depot (modified) and Freight Depot (nonextant), respectively. The Colburn & Hicks plant shown on the 1927 Sanborn Fire Insurance map included three coal houses, a feed warehouse, an elevator, saw mill, two flour warehouses, a cement shed, elevator, and an office building – all nonextant.

In 1935 a new Office Building and Garage was constructed on the northeast corner of 1<sup>st</sup> St SW and 2<sup>nd</sup> Ave SW adjacent to four frame warehouses (one attached and three detached, all nonextant). This one-story building was constructed of Mason City brick and tile products. Its cottage-like design made it compatible in its location opposite a residential neighborhood. Both the Exchange's Office Building and a one-story Produce Building erected about the same time but not acquired by the Exchange until 1945 were constructed of the same materials. The latter building stands adjacent to the railroad spur line and southeast of the Office Building and Garage. Both buildings appear on the 1943 Sanborn Fire Insurance map on the following page.

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

Site Number **09-01406**

Related District Number **09-00961**

Page 4

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

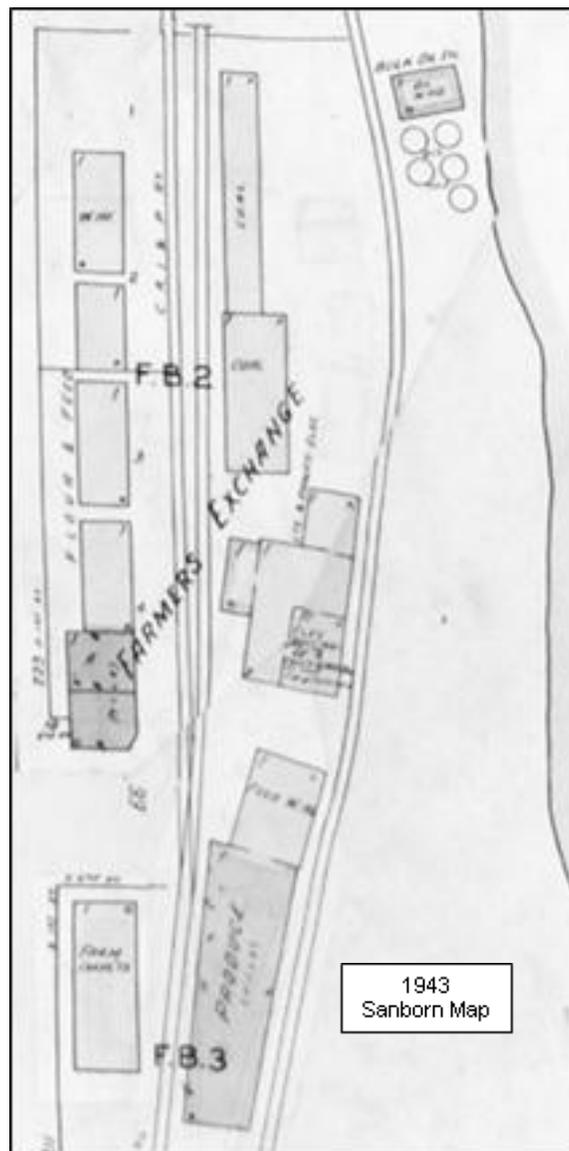


A photograph of the nearly completed Office Building to the left, appeared on page one of the 10/4/1935 *Waverly Democrat*. The photo caption identifies Waverly contractor Fred C. Pape as the builder.

Of note, Wilbert Oberheu, manager of the Farmers Exchange at the end of the 1930s, built a house nearby at 108 3<sup>rd</sup> Ave SW.

A summary of important business dates for the Farmer's Exchange from news stories recorded in the Waverly Public Library's "Business Index" appears in the table below:

Year	Headline/Newspaper Story
1918	Dec 20 Incorporated
1919	Opened Jan 6. Leslie Strottman, mgr.
1919	opened for business <i>Waverly Democrat</i> Jan 8 p6c4
1924	Attempted safe cracking <i>Bremer Co. Independent</i> July 3 p1
1930	Bought Colburn & Hicks plant on SW 1st <i>Bremer Co. Independent</i> May 15 p1
1930	Built new warehouse (24X48) N of old Colburn & Hicks office on 1st St SW. Completed ca Aug 1. Also purchased the Colburn & Hicks elevator and office in May - 223 1st St SW <i>Bremer Co. Independent</i> May 29 p1
1935	new office building, photo <i>Waverly Democrat</i> 10/4 p8c2
1935	To construct new building on 1st St SW <i>Bremer Co. Independent</i> June 12 p1
1936	Photo of new sheds near RI tracks <i>Bremer Co. Independent</i> Spe 2p6
1940	to build new warehouse <i>Waverly Democrat</i> 8/20 p1c6
1941	addition and equipment <i>Waverly Democrat</i> 11/28 p6c2
1943	Wilbert Oberheu resigned as mgr <i>Waverly Democrat</i> July 30
1945	Bought Waverly Produce bldgs near RI tracks <i>Waverly Democrat</i> 9-28
1946	Vote debt limit for elevator; To build <i>Waverly Democrat</i> May 17 & 31
1946	Delay <i>Waverly Democrat</i> July 5
1946	Considered bldg an elevator <i>Bremer Co. Independent</i> Jan 23, Vote <i>Waverly Democrat</i> 4-26 Sect B
1963	Leg"103ft <i>Bremer Co. Independent</i> Nov 27 p2



# Iowa Site Inventory Form Continuation Sheet

Page 5

---

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

---

## 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 Auditor's Office, Property Transfer Records.

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

"Business Index," Waverly Pubic Library, Microsoft Access® Database.

City directories, 1899 and 1913.

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.

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I.* Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

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

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

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999, 2000 and 2009. Vertical file collection, Waverly Public Library.

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

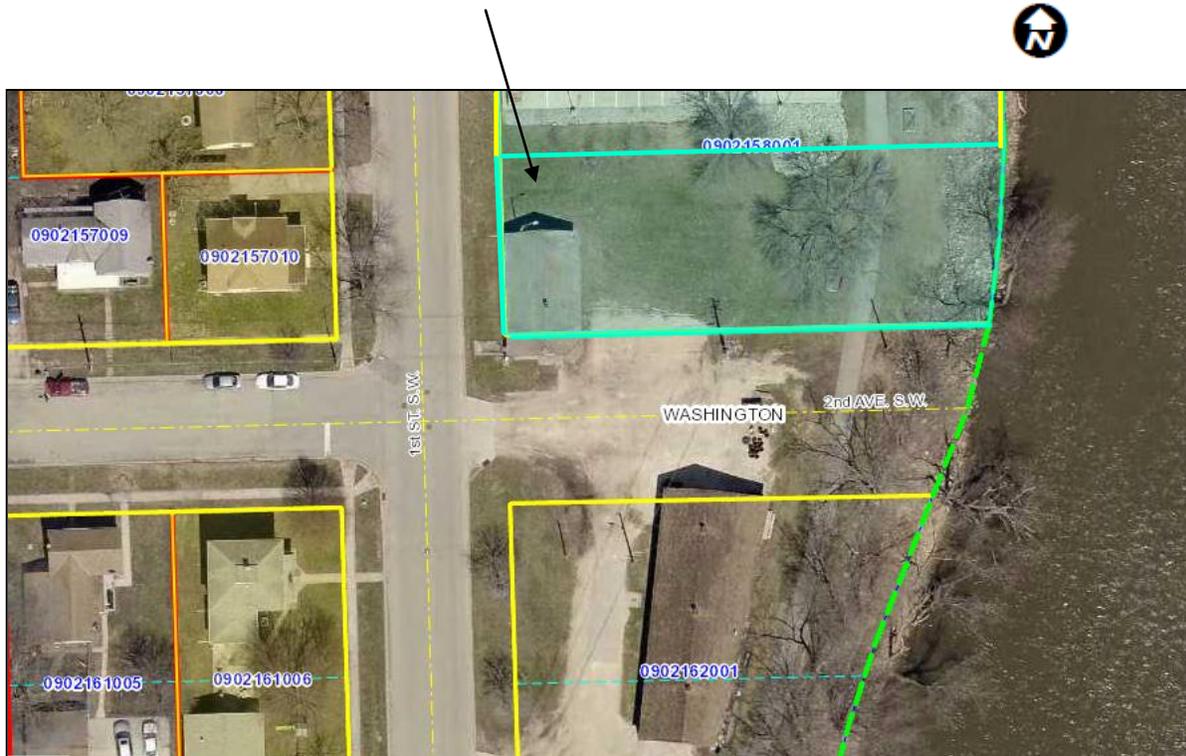
Site Number **09-01406**  
Related District Number **09-00961**

Page 6

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

**Additional Information:**

Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County Assessor's Department).



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

Site Number **09-01406**  
Related District Number **09-00961**

Page 7

---

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

---

Photograph: 221 1<sup>st</sup> St SW, Pictometry Image®, Bremer County Assessor's Website; available online at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=3347&KeyValue=0902158001>; accessed 8/13/2015.



**Iowa Site Inventory Form  
Continuation Sheet**

Site Number **09-01406**

Related District Number **09-00961**

Page 8

Farmer's Exchange Office Building and Garage

Bremer

Name of Property

County

221 1<sup>st</sup> St SW

Waverly

Address

City

**Photographs:** 221 1<sup>st</sup> St SW, looking east and northeast, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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

Site Number **09-01406**

Related District Number **09-00961**

Page 9

Farmer's Exchange Office Building and Garage

Bremer

Name of Property

County

221 1<sup>st</sup> St SW

Waverly

Address

City

**Photographs:** 221 1<sup>st</sup> St SW, looking northwest and west, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01406**

Related District Number **09-00961**

Page 10

Farmer's Exchange Office Building and Garage

Bremer

Name of Property

County

221 1<sup>st</sup> St SW

Waverly

Address

City

**Photographs:** 221 1<sup>st</sup> St SW, looking southwest and southeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Site Number **09-01406**

Related District Number **09-00961**

Page 11

---

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

---

**Photograph:** 221 1<sup>st</sup> St SW, looking south along 1<sup>st</sup> St SW, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



# Iowa Site Inventory Form Continuation Sheet

Page 12

Farmer's Exchange Office Building and Garage	Bremer
Name of Property	County
221 1 <sup>st</sup> St SW	Waverly
Address	City

**Plan:** Bremer County Assessor website photograph and map available at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=670086626&KeyValue=0902158001>; accessed 8/13/2015.

