

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

State Inventory No. 09-01407 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 Produce Building
 other names/site number Waverly Produce Co. Produce Building; Farmer's Cooperative Exchange Produce Building

2. Location

street & number 301 1st 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 3 Lot(s) 1 and 2

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)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
<input type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> district	— buildings	<u>1</u>	— buildings
<input type="checkbox"/> site	— sites	—	— sites
<input type="checkbox"/> structure	— structures	—	— structures
<input type="checkbox"/> object	— objects	—	— objects
	— Total	<u>1</u>	— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Waverly 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 02H Warehouse (municipal repair shop)
02H Warehouse (produce building) _____
01C05 Garage _____

7. Description

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

09E03 Side-gabled Roof, 1-story foundation 10 Concrete
 _____ 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)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 301 1st St SW

Site Number 09-01407
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 8/13/2015
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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Farmer's Exchange Produce Building

Bremer

Name of Property

County

301 1st St SW

Waverly

Address

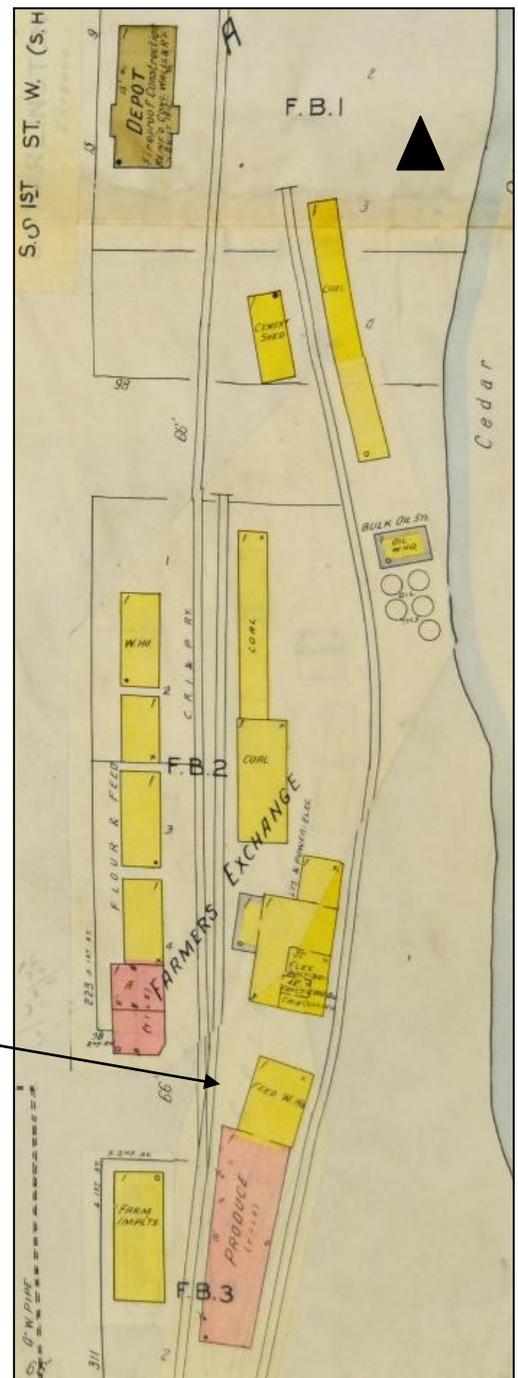
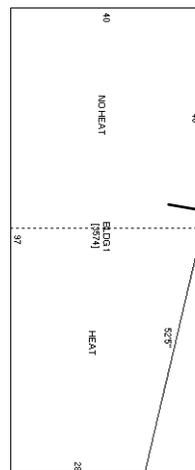
City

7. Description

The Farmer's Exchange Produce Building at 301 1st 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 update of the 1927 Sanborn Map (at right). Property transfer records show the Colburn & Hicks plant selling this lot in May 1930 to the Farmer's Exchange, then located on the east side of town. The new location on the west side of town was part of a multi-lot parcel on which the Produce Building would be built in the 200-300 block of 1st St SW. The Farmer's Exchange Produce Building was acquired from the Waverly Produce Co. in 1945. It is estimated that the building was completed in ca. 1935.

The Produce Building is located along the east side of the multi-block parcel southeast of the Farmer's Exchange Office Building and Garage at 221 1st St SW. As built, the Produce Building was situated between the main line for the Chicago, Rock Island and Pacific RR track and a separate spur line affording off-loading and shipping on both sides of the building. Oil tanks, a grain elevator and coal sheds were both located north of the Produce Building on the east spur line immediately adjacent to the Cedar River by 1943 (at right). This former rail line is a paved recreational trail in 2015.

The building is an example of a vernacular Side-Gable Roof, 1-story form. The building measures 40' by 97' with the long-side paralleling 1st St SW. The Assessor's Report's floorplan appears at right suggesting a five-sided figure but this is incorrect the east wall has a straight side. The building has a rock-faced concrete-block foundation with the foundation wall more exposed on the east side. The walls are constructed of mottled brown and red colored pressed brick on the west and south facades, hollow clay tile on the east façade, and painted concrete block on the north end. Single over-head garage doors are in the north and south ends with a pair of tongue-and-groove doors set at rail car-height midway along the east side. Given their appearance and proximity, the brick and tile were likely manufactured at one of the Mason City brick and tile works companies about 75 miles northwest of Waverly. A frame 1-story addition (nonextant) was located on the north end and served as feed storage, but it was removed at an unknown date and the brick façade was replaced in flat-finished concrete block.



Given their appearance and proximity, the brick and tile were likely manufactured at one of the Mason City brick and tile works companies about 75 miles northwest of Waverly. A frame 1-story addition (nonextant) was located on the north end and served as feed storage, but it was removed at an unknown date and the brick façade was replaced in flat-finished concrete block.

Iowa Site Inventory Form Continuation Sheet

Page 2

Farmer's Exchange Produce Building	Bremer
Name of Property	County
301 1 st St SW	Waverly
Address	City

Fenestration includes square metal fixed-sash windows with six lights each. On the east and west facades, 11 windows are evenly spaced. On the east wall, tile block piers separate each bay. On the south wall the overhead door is set in one half and two windows in the other half. On the modified concrete block north façade, the gable end is finished in tongue-and-groove boards, the lower level in painted, smooth-finished concrete block, an overhead door is centered beneath the peak, and a passage door is placed on the right side.

The main alteration for this building is the removal of an attached frame warehouse that extended to the north. The location of the warehouse is identified by the painted replacement wall on the surviving building. The attached feed warehouse was present until ca. 1965.

8. Significance

The Farmer's Exchange Produce Building at 301 1st 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 Produce Building along with the Office Building and Garage (221 1st St SW) located nearby are the only two historic resources associated with this locally important business that developed at this location during the 1930s and later decades.

Historical Background for Waverly¹

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 19th and early 20th 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

¹ 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 Produce Building	Bremer
Name of Property	County
301 1 st St SW	Waverly
Address	City

stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century 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 19th and early 20th 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 Produce Building at 301 1st St SW:

The Farmers Exchange Produce Building at 301 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 Blocks 2 and 3 of the William Sturdevant Addition – 200 and 300 blocks of 1st St SW. The Farmers Exchange was incorporated on December 20, 1918 and formally opened on January 6, 1919 under the management of Leslie Strottman from an east side location. The business provided a wide range of imported commodities 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 1st St SW. At the time, the plant was bookended by the 1912 Chicago, Rock Island and Pacific RR Depot (modified) and the Freight Depot (nonextant). 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, and an office building – all nonextant.

By ca. 1935 a new produce warehouse owned by the Waverly Produce Company was in place southeast of the other Farmer's Exchange buildings that included by that time a new office building and garage at 221 1st St SW. In the *Waverly Democrat* on 9/28/1945 (article on right), the Farmer's Exchange announced its



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

Site Number **09-01407**

Related District Number **09-00961**

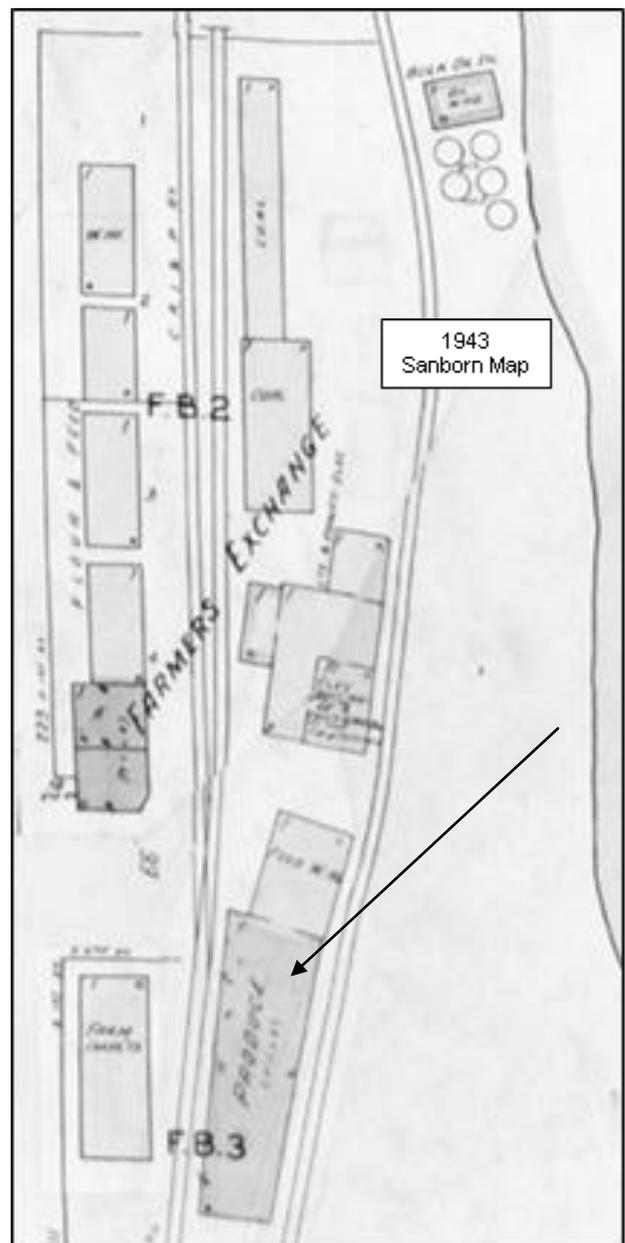
Page 4

Farmer's Exchange Produce Building	Bremer
Name of Property	County
301 1 st St SW	Waverly
Address	City

planned purchase of the Waverly Produce Company's produce warehouse adjacent to the Exchange's 1st St SW site. Both Exchange buildings appear on the 1943 Sanborn Fire Insurance map below with the Produce Building indicated by the arrow. Wilbert Oberheu, manager of the Farmers Exchange at the end of the 1930s, built a house nearby at 108 3rd Ave SW.

A summary of important business dates for the Farmer's Exchange based on newspaper headlines and stories recorded in the Waverly Pubic 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 [coal] 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 WD May 17; To build <i>Waverly Democrat</i> 5-31
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 Produce Building	Bremer
Name of Property	County
301 1 st 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 **09-01407**
Related District Number **09-00961**

Page 6

Farmer's Exchange Produce Building	Bremer
Name of Property	County
301 1 st 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 **09-01407**
Related District Number **09-00961**

Page 7

Farmer's Exchange Produce Building	Bremer
Name of Property	County
301 1 st St SW	Waverly
Address	City

Photograph: 301 1st 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 Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **09-01407**
Related District Number **09-00961**

Page 8

Farmer's Exchange Produce Building
Name of Property
301 1st St SW
Address

Bremer
County
Waverly
City

Photographs: 301 1st St SW, looking 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 **09-01407**
Related District Number **09-00961**

Page 9

Farmer's Exchange Produce Building
Name of Property
301 1st St SW
Address

Bremer
County
Waverly
City



Photographs: 301
1st St SW, looking
northwest and rail line
double-door detail,
looking northwest,
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 **09-01407**
Related District Number **09-00961**

Page 10

Farmer's Exchange Produce Building

Bremer

Name of Property

County

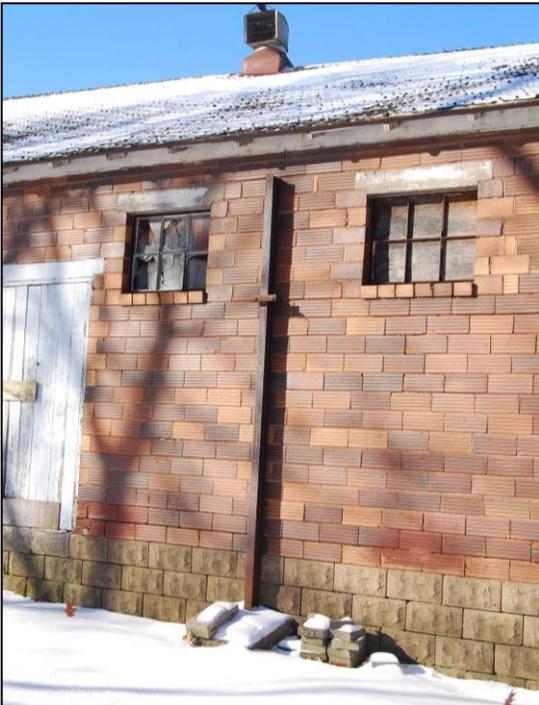
301 1st St SW

Waverly

Address

City

Photographs: 301 1st St SW, looking southwest and window detail, looking west, **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 **09-01407**
Related District Number **09-00961**

Page 11

Farmer's Exchange Produce Building

Bremer

Name of Property

County

301 1st St SW

Waverly

Address

City

Photographs: 301 1st St SW, looking south southwest and southeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



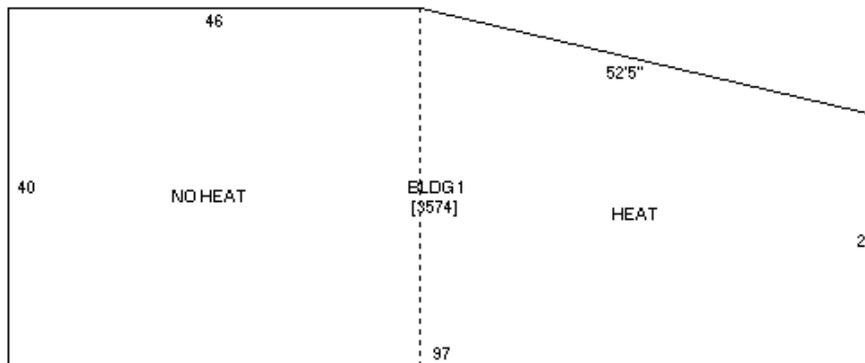
Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number **09-01407**
Related District Number **09-00961**

Page 12

Farmer's Exchange Produce Building	Bremer
Name of Property	County
301 1 st 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=1&PageID=2344&KeyValue=0902162001>; accessed 8/17/2015.



Sketch by www.camavision.com