

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Waverly East Bremer Avenue Commercial Historic District

other names/site number _____

2. Location

street & number Roughly E Bremer Ave-Cedar River to Rail Trail + 100 bl 1 St SE, 100 bl 2 St SE, 200 bl 1 Ave SE N/A [] not for publication

city or town Waverly N/A [] vicinity

state Iowa code IA county Bremer code 017 zip code 50677

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. ([] see continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. [] See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register. [] See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____
_____	_____	_____
_____	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
40	12	buildings
0	0	sites
0	0	structures
0	0	objects
40	12	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

Iowa's Main Street Commercial Architecture

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/department store
- COMMERCE/TRADE/financial institution
- GOVERNMENT/post office
- SOCIAL/meeting hall
- HEALTH CARE/pharmacy
- RECREATON AND CULTURE/theater
- COMMERCE/TRADE/professional
- GOVERNMEENT/public works

- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/business
- COMMERCE/TRADE/organizational
- GOVERNMENT/post office
- GOVERNMENT/public works
- HEALTH CARE/pharmacy
- RECREATON AND CULTURE/theater

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

- LATE VICTORIAN/Italianate
- LATE VICTORIAN/Queen Anne
- LATE 19th & 20th CENTURY REVIVALS/Classical Revival
- MODERN MOVEMENT/Art Deco

- foundation STONE
- BRICK
- walls BRICK

- LATE 19th & EARLY 20th CENTURY
- AMERICAN MOVEMENTS/Commercial Style

- roof ASPHALT
- other GLASS
- other METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Waverly East Bremer Avenue Commercial Historic District
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack

individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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.

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

COMMERCE

SOCIAL HISTORY

GOVERNMENT

Period of Significance

1855-1964

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Cleveland, Mortimer B.

Josselyn, Henry S.

Burr, Howard Bowman

U.S. Treasury Department

Shaw, Fred Gordon

Ralston, John G

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

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Name of Property

Bremer County, Iowa
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10. Geographical Data

Acreage of Property 12 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	543422	4730379	2	15	543408	4730285
	Zone	Easting	Northing		Zone	Easting	Northing
3	15	543502	4730121	4	15	543748	4730299

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jan Olive Full/ Historian and Architectural Historian

organization Tallgrass Historians L.C. date October 2013

street & number 2460 S. Riverside Drive telephone 319.354.6722

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name see continuation sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Credit: This project was produced and funded under the terms of a Memorandum of Agreement, pursuant to Section 106 of the National Historic Preservation Act, among the Federal Emergency Management Agency [FEMA] of the U.S. Department of Homeland Security, the State Historical Society of Iowa, Iowa Homeland Security and Emergency Management Division, the City of Waverly, the Waverly Historic Preservation Commission, and Preservation Iowa regarding the demolition of historic properties in Waverly, Bremer County, Iowa. The Memorandum of Agreement relates to the provision of Federal disaster assistance administered through FEMA's Public Assistance and Hazard Mitigation Grant Programs pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the voluntary acquisition and demolition of historic properties substantially damaged as a result of flooding in July 2008 that resulted in declared disaster FEMA-1763-DR-IA.

7. Narrative Description

Summary Paragraph

The Waverly East Bremer Avenue Commercial Historic District represents a vibrant historic commercial district that has long served a county seat town in the heart of the upper Midwest agricultural region. With its history deeply rooted in the regional's dairy industry, the commercial district developed over good times and lean economic years to supply the needs of both town folk and rural residents, from professional offices of doctors, lawyers, and abstractors; to banking operations, clothiers and grocery stores; to social venues that provided recreation and fraternal membership opportunities. The extant buildings present a good visual sense of time and place, grounded in largely second-generation brick edifices that date from the middle of the nineteenth to the middle of the twentieth century. The historic district is located in the heart of Waverly, the county seat of Bremer County, in northeastern Iowa. Bisected from northwest to southeast by the Cedar River, the town experienced the paradox of life along a major Iowa watercourse – early and reliable water power but also frequent and destructive floods. This river marks the west boundary of the town's historic commercial district. Waverly also has been well-served by busy transportation routes, including not only state highway 3, which uses East Bremer Avenue for its urban east/west route, but also the important but nonextant electric Waterloo, Cedar Falls, and Northern interurban (which likewise routed passenger cars down East Bremer Avenue) and the nonextant Chicago, Great Western Railway, whose tracks crossed East Bremer Avenue and now, redeveloped as a paved bike trail, mark the east boundary of the largely linear historic district. The tracks and the CGW passenger depot, which still stands nearby, discouraged much further “main street” growth to the east, just as the Cedar River altered the type of physical expansion beyond it at the opposite end of East Bremer Avenue. With the advent of automobiles and a congested commercial district of developed lots and parcels, after the turn of the twentieth century, businesses began to expand south, taking over land formerly dedicated to stables, sheds, and dwellings, to form a minor extension of the primary business district. Just as they did all over the country, automobiles eventually would have an impact on the historic district, causing a few property owners to convert their buildings into empty lots for parking and infill other spaces with small service stations or auto parts stores. Fortunately for Waverly's eastside shoppers, most of this impact occurred west of the Cedar River, closer to the important intersection of U.S. 218 and IA Hwy 3.

DESCRIPTION

District buildings were influenced by the popular styles of the day including but not limited to Italianate, Queen Anne, Classical and Colonial Revival, and Commercial. A number of principal buildings were designed by architects, and many notable local masons are known, but the designers of most buildings remain unknown. Typically, the attached buildings are brick and two stories in height, but several three-story buildings as well as a few single-story buildings are also present. Ground floor space was and continues to be used mostly for commercial retail purposes, with upper floors vacant or used for offices or residential purposes. Civic or public buildings and structures in the district include a PWA-era U.S. post office, and the municipal hydroelectric powerhouse (NRHP listed, 2013).

Integrity issues involve predictable storefront remodelings, upper floor window replacements, facades hidden behind new fronts, and modern infill buildings. Noncontributing resources are either modern or lack historic integrity. Several of these noncontributing

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buildings should be reevaluated if the modern slipcovers are removed. Tables, a chart, and maps of the district that illustrate and explain different data are located in the Additional Documentation section.

The district contains 53 resources, including 40 contributing buildings (77%), 1 previously listed building, and 12 noncontributing buildings (23%). The Waverly Municipal Hydroelectric Powerhouse at 121 1st Street NE was listed in the National Register in December, 2013.

COUNTING SYSTEM FOR BUILDINGS

Generally, the counting system for buildings within the district is based on the original horizontal configuration of the building, and considers many factors including the building's discrete façade appearance or design, its separation from adjacent buildings by structural walls, the original property owners responsible for the building versus adjacent neighbors, and the building's unique construction date. The current postal address and the existence of a modern "slipcover" are not determinative. Internal store unit divisions are considered as a part of the building's history, but are not the deciding factor in the building count since retail store operators repeatedly open and close doorways in party walls over time as commercial operations come and go over the decades. A building constructed as a structurally identifiable building separate and distinct from adjacent buildings but having any number of internal store unit divisions, would count as only one building even though it might now have two or more storefronts or internal store units. Likewise, a typically larger building block having several internal units separated by structural walls, but constructed at one time by multiple property owners who collaborated to build the block in a compatible or shared style so as to make the overall block more imposing, is also counted as one building. Examples of the former include the Lashbrook Block (205-207 East Bremer Avenue) and the Phoenix Block (209-211 East Bremer Avenue). An example of the typically larger building block by a group of property owners is the Bowman Block (93-99 East Bremer Avenue). If at least 50% of the units in such a multiple-unit building are contributing, then the block is counted as contributing.

PROPERTY TYPES UNDER *IOWA'S MAIN STREET COMMERCIAL ARCHITECTURE* MULTIPLE PROPERTY LISTING

The Waverly East Bremer Avenue Commercial Historic District as a "Property Type I: Commercial Districts" meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* Multiple Property Document (2002) under Criterion A by reflecting the development and growth of the city of Waverly as the county seat and a regional market entrepôt. Within the taxonomy of the MPD, there are no known Type II first-generation wooden store buildings remaining in the district, though historic postcards and photos indicate they were once in the majority. Construction dates as well as the predominance of brick as the preferred building material indicate that the majority of district buildings are Type III (Second Generation) or Type V (Remodeled and Later Additions). While the principal historic commercial district is clearly a linear district of attached commercial buildings along East Bremer Avenue, after 1900 the commercial activity and construction expanded in a minor way to the south by a block to accommodate the growing importance of the automobile and need for parking space. Included in this southern expansion was the U.S. post office, which had formerly leased space along East Bremer Avenue but eventually moved into a free-standing government-owned building that could accommodate motor vehicles/delivery trucks. This specialized function for government use means the post office is a Type IV resource. There are also two modern infill buildings and a modern site present (Type VI).

INTEGRITY OF THE DISTRICT

The integrity considerations stated in the MPD referenced above are relevant to the Waverly East Bremer Avenue Commercial Historic District and help explain the changes that have taken place over time in the district and to the buildings within it. These considerations, taken from page 38-39 of *Iowa's Main Street Commercial Architecture* MPD, are as follows:

When viewing a district of buildings and secondary resources, it is necessary to understand that most commercial districts are composed not of just one building type or another. More likely there will be a mix of building types, construction periods, and

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remodeling face-lifts present, representing an evolution of the district over time. Evolution and change over time are fundamental characteristics of nearly all Iowa commercial districts, especially at the street level.

Judgments about the integrity of the district will take into consideration the expected alterations and typical motivations of Main Street tenants and owners. Change is a constant on Main Street because merchants treated their storefronts as an important way of inviting shoppers—both pedestrian and rolling—to stop in and buy something. Nineteenth and twentieth century merchants have generally linked attracting customers with having an updated and remodeled storefront composed of the latest materials and styles. Storefronts at the street level show more alterations than on the upper floors. Alterations range from stylish updates that reference specific popular architectural influences to piecemeal projects conducted over a longer period of time, perhaps by several tenants or property owners. Large upper floor window sashes are replaced by smaller windows and the excess space bricked in or filled with plywood. Sometimes these windows are simply covered over. Stamped sheet metal cornices are often missing at the roofline.

Since change is the historic factor present from Main Street's inception, a greater degree of alterations can be accommodated in a commercial district before the integrity of the district is seriously compromised. Essential characteristics such as massing, survival of the historic pattern of fenestration and storefront composition, and contribution to the street's overall profile are key components. Where a building's façade is hidden behind new materials, much of the original, historic fabric may still be present underneath since merchants had little motivation to spend more on a remodeling project than was commercially practical or necessary. Still, the application of an overlay material like metal siding or Perma-stone may have necessitated removal of projecting architectural elements. Inspection behind the cladding should be performed where possible in order to gauge the extent and condition of original features intact underneath. If a building is completely hidden behind materials that were applied after the period of significance and no inspection underneath is possible, then that building will be noncontributing to the district. The building should be reevaluated, however, if and when the cladding is removed...

Not all changes and alterations to the buildings within the Waverly East Bremer Avenue Commercial Historic District have been the result of intentional merchant remodeling projects or property owner activities. Several serious fires have damaged facades, causing window replacements and removal of architectural elements such as the pressed-metal cornices favored by nineteenth-century merchants and builders. Despite the changes and alterations however, taken as a whole, the essential physical features of the district's buildings and its historic layout along East Bremer Avenue, from river to railroad, are sufficiently intact to represent the district's significance to the community. Specific aspects of the district's integrity are as follows:

- (1) Location – The district and its buildings remain in their original locations.
- (2) Design – Some district buildings reflect the utilitarian commercial function for which they were built while others involve more aesthetics and a clear design scheme. The overall linear character of the district appears to have been the result of natural, unplanned evolution along a flat stretch of land, starting at the riverbank where the town's earliest industries located, and extending east toward the county seat courthouse four blocks away (just outside the district). The visual rhythm of the streetscape and blocks within the district set up by both the designed and the vernacular resources is historic and intact.
- (3) Setting – With the possible exceptions of sidewalks and streets being paved or repaved, and sidewalk furniture (benches, waste cans, street lights, etc.) and signage changing periodically, the setting of the district is essentially unchanged.
- (4) Materials – Buildings in the district typically maintain most of their historic physical fabric, though there are many confirmed and presumed missing cornices. Also, upper level windows are frequently changed out for smaller, modern replacement sashes. The most significant loss of historic materials is at street level where display windows and entrances have often been modernized, sometimes repeatedly. Several of the buildings have been slipcovered with modern materials, typically in the center of the blocks rather than at the more prominent intersection corners.

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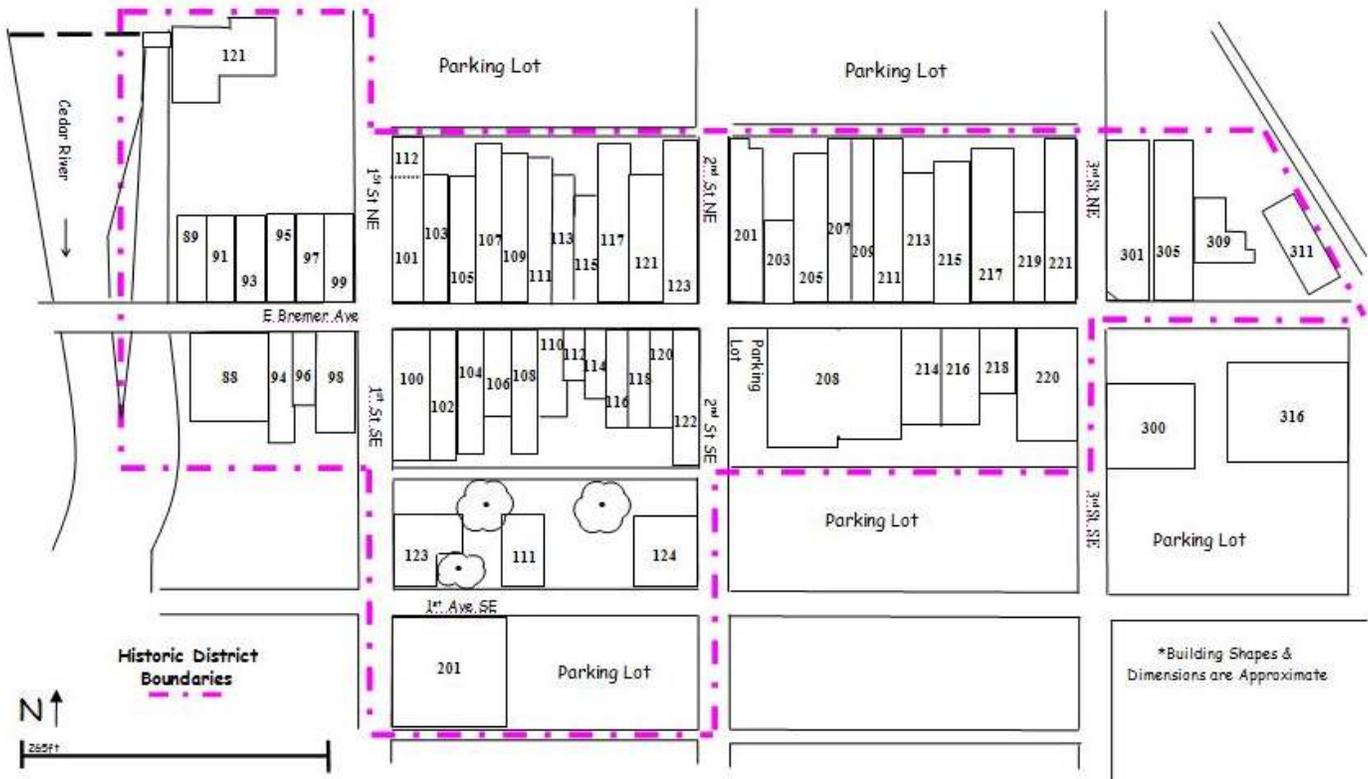
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- (5) Workmanship – Workmanship is best revealed through the skills of the masons who laid up the brick walls, created the fenestration openings, and on occasion trimmed the façade roofline with a brick pattern different from the walls.
- (6) Feeling – Viewed together, the district’s contributing buildings express the nature of a particular place – the small-city Iowa county seat—as well as the long evolution and ongoing history of that place.
- (7) Association – The attached commercial brick buildings reflect the retail pulse of the town, while the post office and municipal powerhouse reflect the various levels of governmental presence in the town and the civic functions of the district. These buildings—all open to the public—reflect the communal nature of this part of town, as opposed to the more private nature of the residential neighborhoods beyond.

NAVIGATION NOTE: Detailed descriptions of the district resources follow. Tables, a chart, and maps of the district that illustrate and explain different data are located in the Additional Documentation section. The map below is for the convenience of the reader as the following building entries are examined. The dashed line indicates historic district boundaries; the numbers denote street addresses.



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7. Narrative Description, continued

NAVIGATION NOTE: Buildings are described within the district from west to east (Cedar River to CGW passenger depot/former tracks) and, within each block, by north side first and then south side. Properties south of East Bremer Avenue are described last. Tables, a chart, and maps of the district that illustrate and explain different data are located in the Additional Documentation section.

00-99 Block - North Side: The north side of this block (Fig. 1) is made up of a group of six attached buildings, locally called the "Big Six."



Figure 1 - L to R: 89, 91, 93, 95, 97, and 99 East Bremer Avenue

Address: 89 E Bremer Ave

Date of Construction: 1908

Historic Name: Clark, Fred, Building

Property Type: Single-front Store Building

Builder: C.H. Russell (contractor); John Leitha (architect)

Evaluation: Contributing

History: This commercial building is on the north side of E. Bremer Avenue just east of the river, and it forms the west end and last-constructed unit of a six-building block of compatible styles but varying construction dates. The buildings are so compatible stylistically that in recent years they have been known locally as the "Big Six." This end building is two stories tall with footprint dimensions of 22x66 ft. It has a stone and concrete foundation, exterior brick walls, and a flat roof with slight parapet. Two brick piers frame the façade, which features a historically-appropriate recessed glass and paneled storefront. Above this storefront are four decorative brick panels and, above those, at the second story, are four tall 1/1 double-hung windows with stone sills and brick segmental arched headers. At the roofline is a decorative frieze and cornice with dentils and corbelled geometric patterns. This decorative brickwork wraps around and extends across the long west side wall (facing the Cedar River). The west wall is pierced by

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more segmental-arched windows appearing in an irregular pattern at both levels. A small second-story metal balcony is centrally located on this elevation also. The window sashes may be replacements, but the 1/1 arrangement is historically appropriate; the storefront arrangement is new (a modern shingled awning and storefront bulkhead were removed); the second-floor balcony is a replacement "landing" for a covered exterior stairway leading from the sidewalk to the balcony's door (historic 1911 postcard, collection of the Waverly Public Library). Access to the second floor now is likely via stairs located at the rear of the building. A tin shop added to the rear of the building in 1915 was removed in 1967.

This building was built for Fred Clark and the first commercial tenants were architect/builder John Leitha upstairs and J.M. Dalley & Co. downstairs. It replaced a detached, single story, frame barber shop operated by Wm. W. "Speck" Black who advertised his shop with the slogan "Drop in U R Next." John Leitha, a carpenter-turned-architect is thought to have designed the new brick building (Iowa Site Inventory [ISI] form, 2000). Dalley & Co. operated a saloon in it from 1909 to 1911. In 1911, a court injunction closed the saloon, and the ground floor interior was fitted with shelving for the Boehmler & Linow (later Linow & Kaiser) hardware store, which remained in business at this location from 1911 to 1935. Miller Leather Shop succeeded the hardware store (1935-1940). Two chiropractors had offices on the second floor from 1915 through 1940. Other businesses at this location include an upholstery shop, a Montgomery Ward department store, and a gym. Today the building is used for offices at the ground level.

Significance: The building is significant as a typical early-20th century single-store commercial storefront with residential or office quarters on the second level. It represents 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: 91 E Bremer Ave

Date of Construction: 1901

Historic Name: Bucknell, J.D., Building

Property Type: Store Building

Builder: Gene Dyer (mason); George Clark (carpenter)

Evaluation: Contributing

History: This commercial building, on the north side of E. Bremer Avenue, is the second building east of the river in an attached six-building block called the "Big Six." (refer to the entry for 89 E. Bremer Ave. above). The building is two stories high with a footprint of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with a slight parapet. The façade features a glass and wood-paneled storefront with an offset entrance at the west end. Access to the second floor is through a recessed entry on the east side of the facade. The storefront, which is a modern reconstruction (historically appropriate) is framed with decorative wood pilasters with a cornice and brackets overhead. This storefront treatment is repeated in the four buildings to the east, presenting a unified appearance for these five buildings (though it is not used in the single building adjacent to the west). Centered above this storefront, on the second story, are three tall 1/1 double hung windows with stone sills and brick segmental-arched headers. Brickwork above the second story is highly decorative with dentils, mouse tooth courses, and corbelled patterns that break the plane of the brick wall at several levels. All windows are replacements since the 1999 flood.

When the building was constructed in 1901, it was attached to the west end of a grouping of four buildings constructed 20 years earlier. It replaced an earlier free-standing, two-story frame building that was serving as a saloon at the time (and had formerly been a hardware store), but was owned by J.D. Bucknell, a harness and wagon maker. The wooden shop was sold and moved from the site according to local newspaper reports (transcribed by local library volunteers, see Section 9). Bricks for Bucknell's new building came from the Henry Cretzmeyer brickyard. (Cretzmeyer's brickyard was still operating as of 1906; see Wm. H. Norton, "Geology of Bremer County," in *Iowa Geological Survey Annual Report*, Vol. 16 [1906], 393). Immediately after completion, J.D. Bucknell moved his growing harness business into the building, intending to use both floors--harness making on the ground floor and "cutter

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and carriage” construction on the upper level. A year later, he installed an elevator large enough for buggies (unknown if extant). Harley Bucknell took over in 1910, adding tires, auto supplies, suitcases, bags, trunks, gloves, and mittens to the store’s merchandise over the years. In 1922, Bucknell sold the building to J.A. Miller, who opened Miller’s Leather Shop. In 1938, Earl Stufflebeam and Hazel C. Beyer opened a barber shop and beauty shop, respectively. The Waverly Dairy Bar operated here from 1941 to 1949. Subsequent businesses included a furnace company, Sears Roebuck department store, barber shop, beauty parlor, realtor, tax preparers, and law office.

In 1941, when the building became home to the Waverly Dairy Bar, its owners gave it a streamlined sidewalk facade of black structural glass. In 1978, the exterior was again remodeled, along with the interior. Sometime after, the building was opened into the building next east (93 E. Bremer). In 2000 or 2001, following the 1999 flood, the building (along with the other five buildings in the Big Six block) was restored to a more historically appropriate appearance by removing stone or Permastone cladding at the sidewalk level, a shingled awning over the storefront, and by reopening second story windows to their original size as well as recreating the historically appropriate storefront.

Significance: The building is significant as a typical early-20th century single-store commercial storefront with light manufacturing on the upper level and craft manufacturing and retail sales on the ground floor. It represents an era when more goods were made locally by skilled craftsmen rather than brought in from distant manufacturers; and, secondarily, it 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: 93 E Bremer Ave

Date of Construction: 1881

Historic Name: Fosselmann, Peter, Building; Bowman Bros. or Bowman Block Building

Property Type: Store Building

Builder: Will Knight, Al Bessmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing (93 through 99 are counted as one contributing resource)

History: This Italianate-influenced commercial building is on the north side of E. Bremer Avenue, the third from the west end of a six-building block just east of the river. The building is two stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with parapet. The façade features a recessed glass and paneled storefront with first floor entry on the west side of the façade and a further recessed second-floor entry on the east end of the façade. The storefront is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. (This storefront framing is repeated in the three building bays to the east, achieving a unified appearance). Centered above this storefront are three second-story windows with a common sill shared by all four bays. These are tall 1/1 double hung windows with segmented polychrome-painted hoods with keystones. Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

The building was constructed in 1881, as the west end bay of a four-unit building block. The original concept for the block, which was erected on speculation by local investors, was a three-bay block; however Peter Fosselmann soon joined the group and the block assumed its four-bay, as-built configuration. Fosselmann was the son of a successful farmer and by age 18 was a clerk in a local dry goods store (according to federal census records). But in 1881, Peter A. Fosselmann was only 19, and land transfer records researched by the local public library volunteers indicated it was actually C.A. or C. Fosselmann’s name on several of the lots on which the new brick block was to be built in 1881. Therefore, it is likely Peter was bankrolled by his father, Charles F. Fosselmann, in the construction project (there does not appear to be a C.A. Fosselmann in the census records or a descendant of Charles with this middle initial).

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Other than Peter Fosselmann, the initial investors who joined together to construct the speculative three-bay brick block included the "Bowman Brothers," representing both a stock-raising venture and a local banking family; S.R. Hunt, vice president of the Bank of Waverly, the successor to a private bank called "Bowman Brothers & Burr" (*The Bankers Magazine*, 31 [1877] 490); and one "Judge Ruddick." According to the 1896 *Semi-Centennial Souvenir of Waverly* (no pagination), Ruddick was a New York native who arrived in Iowa in 1856 already a trained lawyer. He became a judge by the late 1860s and appears to have had little interest in commercial activities in Waverly other than joining the others to construct the handsome brick block as an investment. Information about banker Hunt does not linger in the historical records of the town, but the Bowman and Burr family names figure very prominently in Waverly history of the last quarter of the nineteenth century.

The "Bowman Brothers" were John Howard Bowman and his brother William Robert Bowman. They owned the "Willow Lane Stock Farm," which consisted of 3,000 acres (not necessarily contiguous) "devoted to Short-Horns, draft and trotting horses" (*Annual Report of the Iowa State Agricultural Society*, 1882). At least one parcel of this large operation was located at the west edge of Waverly, just beyond the Illinois Central Railroad tracks (*Atlas of Bremer County*, 1917). A second farm called Lone Tree Farm was operated north of town but somewhat farther away. The Bowman Bros. & Burr banking firm (aka Bowman & Burr) may have included more than the two Bowman brothers at some point as there were three (James Lowry Bowman was the third), however the historical records suggests that John Howard Bowman was the principal banking brother. Bowman & Burr, the private bank, operated from 1870 until 1876 when a stock company, Bank of Waverly, was organized (*History of Butler and Bremer Counties* [1883], 1267). In 1884, it was reorganized again as the First National Bank. John Howard Bowman, sometimes referred to as J. Howard Bowman, was a founding Bowman brother and continued as bank president through at least 1896. The First National Bank still stands across the street from the four-bay brick block constructed in 1881 (see 98 E. Bremer below) and is clearly individually eligible for the National Register.

Construction of the 4-unit brick block involved several prominent men from the local construction industries as well. Stone for the foundation of the entire brick block came from "Fosselmann's and Dean's quarries" according to local library volunteer research. A check of the 1906 *Iowa Geological Annual Report* (Vol. 16, 1906) indicates that Peter Fosselmann did not open a quarry until 1905 on the city's southeast side, so perhaps the Fosselmann quarry was on land owned by his father Charles, a farmer. The "Dean" quarry on the other hand, is easier to identify. It was the quarry of George R. Dean on the city's southwest side, next to the first big bend of the Cedar River south of the dam, about six blocks south of Bremer Avenue. Dean was a New York native who arrived in Waverly in the 1850s. He had held a number of elected offices by the time his quarry stone was used for the 1881 brick block, including mayor and superintendent of schools. The author of the 1906 *Iowa Geological Survey Annual Report* said the following of Dean's quarry: "One of the most important of Waverly quarries is that of G.R. Dean, situated in the southern part of town on the southwest side of the river...A stone house adjacent to the quarry, built from its surface stone, thirty years ago [1876], shows no signs of weathering...It is from this quarry that the sills and caps of the high school building were taken" (page 354; status of the house and the school unknown).

The mason/bricklayer/contractor for the brick block, William Knight, was also quite prominent by 1881, and quite a busy contractor. At the same time this large brick block was under construction, the First National Bank across the street was also being built and Knight was responsible for that brickwork also. Knight was an Englishman who learned the trade of bricklaying while still in England. He emigrated in the early 1860s and was in Waverly by the end of that decade. In 1896 Knight, who by then had served as board of education president and president of the Waverly Building and Loan, was described as the "leading contractor and builder of this section of the country." Further, "most of the brick business blocks, schools and dwelling houses of Waverly were erected by him. Many cities in a radius of 100 miles of Waverly can show handsome and symmetrical buildings that were of his creation" (*Semi-Centennial Souvenir of Waverly* [1896], n.p.).

In addition to the above builders, the identified carpenters who worked on the brick block were Al Bessmer and Gus Fahnstock, among others (local library volunteer research). A firm called Hoffman and Foster was responsible for the "tin head" across the top of

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the block according to the *Waverly Republican* on October 6, 1881. Completion of the block was expected before the end of the year (*Waverly Republican*, 11/17/1881).

Tenants and Uses over Time: Once constructed, the histories of the four bays of the new brick block diverge and become unique. The first floor of the Fosselmann bay, at 93 E. Bremer was occupied by Koebel & Struble's saloon until 1900. The *Waverly Democrat* had its printing press upstairs until 1901. The building was occupied by several more saloons until 1911, when most of Waverly's taverns closed. The *Waverly Phoenix* moved into the upstairs quarters in 1904, the same year Blumenthal's billiard hall and barber shop opened downstairs. Subsequent businesses included a meat market, dance hall, sweet shop, café, and realty office. In 1939, the building received a new front. In 1952, it was remodeled into a café. In 2001, following the 1999 flood, the building was rehabbed with a more historically-appropriate appearance by removing cladding, awning, and other material from previous remodels.

Significance: Same for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank's architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggests there may have been more professional design skills involved in the brick block than just William Knight's excellent brick laying. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape.

Address: 95 E Bremer Ave

Date of Construction: 1881

Historic Name: Bowman Bros. or Bowman Block Building

Property Type: Store Building

Builder: Will Knight, Al Bessmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing (93 through 99 are counted as one contributing resource)

History: This Italianate-influenced commercial building bay is on the north side of E. Bremer Avenue, the third bay from the east end of the four-bay, speculative brick block built in 1881 at the intersection of E. Bremer Avenue and 1st Street NE (formerly N. Water). The building is two-stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with parapet. The façade features a recessed glass and wood-paneled storefront with a first floor entry just off-center (but centered in the storefront) and a doorway to the second-floor stairs on the west end of the storefront façade. The street level facade is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. This bay and its neighbor to the east (97 E. Bremer) differ from the other two 1881 bays (95 and 99 E. Bremer) by having extant and intact their cast-iron columns on either side of the store entrance. Centered above the storefront are three second-story windows on the common sill that runs the length of the four bays of the 1881 brick block. These windows, which are identical to the other three bays', are taller and narrower than the two later buildings at the west end of the block, nearer the Cedar River. They are 1/1 double hung windows with polychrome-painted hoods with drops and keystones. Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

This building bay has a common construction history with its neighbors. See 93 E. Bremer's entry for this information.

Tenants and Uses over Time: J. Howard Bowman bought the lot on which this bay is located (Lot 3) in 1881 and with completion of the space, the first tenant, J.B. Barber, opened a grocery in it in 1882. Maggie Casper assumed the business the next year and ran the grocery until 1885. Corwin's Art Studio, a photography studio, occupied the second floor until 1895. J.D. Bucknell had his harness shop in part this building from 1887-1901, before constructing his own building two doors west (see 91 E. Bremer). In 1897, Frank

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Woodring and his wife made part of the building into Waverly Hospital for Drs. Osincup and Galloway, with Mrs. Woodring as nurse. The hospital closed in 1900, making way for the Cedar Valley Telephone Company and R.R.E. Brandenburg, a jeweler. These were followed by Page's bicycle and gun shop, the Luesenhop & Co. Saloon, Will Liebau's cigar factory, and Hullman Bros. billiard hall and barber shop. Known as Hullman's Place, the business occupied both 95 and 97 E. Bremer Avenue, and offered lunches, cigars, and billiards. Hullman's moved out in 1919. Later occupants included a meat market, furniture store, dry goods store, a bakery, Iowa Public Service, the Chamber of Commerce, and a beauty salon.

In 1947, the old front was torn off and replaced. The Chamber of Commerce gave the building yet another front remodel in 1961. In 2000, following the 1999 flood, the building was rehabbed to a historically appropriate appearance by removing cladding, awnings, and other material from previous remodels.

Significance: Same for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank's architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggests there may have been more professional design skills involved in the brick block than just William Knight's excellent brick laying. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape.

Address: 97 E Bremer Ave

Date of Construction: 1881

Historic Name: Bowman Bros. or Bowman Block Building ; Ruddick, Judge G.W., Building

Property Type: Store Building

Builder: Will Knight, Al Bessmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing (93 through 99 are counted as one contributing resource)

History: This Italianate-influenced commercial building bay is on the north side of E. Bremer Avenue, the second bay from the east end of the four-bay, speculative brick block built in 1881 at the intersection of E. Bremer Avenue and 1st Street NE (formerly N. Water). The building is two stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with a parapet. The façade features a recessed glass and wood-paneled storefront with a first floor entry just off-center (but centered in the storefront) and a doorway to the second-floor stairs on the west end of the storefront façade. The street level facade is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. This bay and its neighbor to the east (97 E. Bremer) differ from the other two 1881 bays (95 and 99 E. Bremer) by having extant and intact their cast-iron columns on either side of the store entrance. Centered above the storefront are three second-story windows on the common sill that runs the length of the four bays of the 1881 brick block. These windows, which are identical to the other three bays', are taller and narrower than the two later buildings at the west end of the block, nearer the Cedar River. They are 1/1 double hung windows with polychrome-painted hoods with drops and keystones. Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

This building bay has a common construction history with its neighbors. See 93 E. Bremer's entry for this information.

Tenants and Uses over Time: The lot was purchased in 1881 by Judge G. W. Ruddick, who joined with other investors to construct the 4-bay building block the same year. When complete, Judge Ruddick moved into the second floor, which he used as his residence. The first commercial tenant was Spencer & Cooke Dry Goods, which went bankrupt just six months later. The business was purchased

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by L.S. Hanchett & Co., who in 1883 enlarged the store into the building next east (99 E. Bremer) by opening an arched doorway in the party wall. This space was then shared with tailor J.R. Smith.

In 1887, Hanchett shrunk the space back to a single store in this building, closed the archway, and left tailor Smith with the entire store in the building next door. A clothing store and a harness store came and went. In 1896, the Chicago Great Western Ticket Office and Telegraph Office moved into the quarters. In 1898, the Waverly Hospital extended their rooms from next door west into this building. Several saloons occupied the building from 1901 to 1911, when Hullman Bros. billiard hall and barber shop moved in. Known as Hullman's Place, the business occupied both 95 and 97 Bremer E. Avenue, and offered lunches, cigars, and billiards. Hullman's moved out in 1919. Later occupants included the Waverly Democrat, a funeral home/furniture store, a jewelry store, liquor store, and Waverly Cab. In 2000, following the 1999 flood, the building was rehabbed to a historically appropriate appearance by removing cladding, awnings, and other material from previous remodels.

Significance: Same for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank's architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggests there may have been more professional design skills involved in the brick block than just William Knight's excellent brick laying. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape.

Address: 99 E Bremer Ave

Date of Construction: 1881

Historic Name: Bowman Bros. or Bowman Block Building

Property Type: Store Building

Builder: Will Knight, Al Bessmer, Gus Fahnstock, et al. masons and carpenters

Evaluation: Contributing (93 through 99 are counted as one contributing resource)

History: This Italianate-influenced commercial building bay is on the north side of E. Bremer Avenue, the east end, corner bay of the four-bay, speculative brick block built in 1881 at the intersection of E. Bremer Avenue and 1st Street NE (formerly N. Water). The building is two stories with dimensions of 22x66 ft. It has a stone foundation, exterior brick walls, and a flat roof with parapet. The façade features a glass and wood-paneled storefront with a first floor entry to the right side of the facade and a doorway to the second-floor stairs on the west end. The street level facade is framed with one-story pilasters and a cornice, joined at the corners by a decorative bracket. The storefront takes advantage of its corner location by wrapping around the long east side, providing extra store windows. Centered above the storefront are three second-story windows on the common sill that runs the length of the four bays of the 1881 brick block. These windows, which are identical to the other three bays', are taller and narrower than the two later buildings at the west end of the block. They are 1/1 double hung windows with polychrome-painted hoods with drops and keystones. Above the windows is a stamped-metal cornice with an entablature of architrave, frieze, and cornice, heavy paired brackets at the corners, and two single brackets spaced evenly between. All windows are replacements.

This building bay has a common construction history with its neighbors. See 93 E. Bremer's entry for this information.

Tenants and Uses over Time: In 1881, J.H. Bowman purchased this corner lot and, together with his group of investors, constructed the four-bay brick commercial block. When this bay was ready for occupancy, R.A. Busby moved his grocery and dry goods store from Shell Rock to the building, where he remained in business for only a year. Tailor J.R. Smith and Hanchett & Co. clothing store shared this bay and the adjacent bay by opening a doorway between them, from 1883 to 1887, when Smith took over the quarters until 1890. From 1893 to 1894, Waverly Palace Meat Market was operated by Charles Rathe. Also in 1893, the *Phoenix* newspaper moved

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into second-floor quarters, joined in 1895 by the *Independent* newspaper. Herman Schultz filled the space vacated by Rathe’s meat market with his liquor store and saloon in 1895. In 1901 Dr. Stephenson moved in until 1911, when the building became the ticket office and waiting room of the Waterloo Cedar Falls & Northern (WCF&N) Railway. Later occupants included a barber shop, sporting goods store, music store, and a branch Montgomery Ward store. In 1959, the front was remodeled. In 2000, following the 1999 flood, the building was rehabilitated to a historically appropriate appearance by removing cladding, awnings, and other material from previous remodels.

Significance: Shares the significance common for all four bays of the 1881 brick block: This building is significant as a reflection of the speculative efforts of a small group of prominent businessmen who viewed it as an investment. One of these men, J. Howard Bowman, was also president of the largest local bank and was also building a fine new bank building across the street. President Bowman probably was responsible for the selection of the bank’s architects. Proximity in time and place of the bank building with the four-bay brick block across the street suggests there may have been more professional design skills involved in the brick block than just William Knight’s excellent brick laying. The building has additional significance for its association with the important northeastern-Iowa interurban, the WCF&N, a transportation link that connected Waverly with the region’s entrepôt, Waterloo, and other nearby towns and cities at a time when horse-and-wagon travel across poor country roads was the norm. J. Howard Bowman, C.J.[F.?] Fosselmann and other local investors had purchased the WCF&N in 1895, reflecting both the local men’s continued financial success and their understanding of regional commerce (Barbara Beving Long, “Waterloo: Factory City of Iowa” [1986], 23). Finally, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town’s earliest streetscape.

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00-99 Block - South Side



Figure 2 - L to R: 98, 96, 94, 92-88 East Bremer Avenue (92 is a current postal address for a small office within the larger theater building)

Address: 88-92 E Bremer Ave

Date of Construction: 1925 construction commenced, date block reads 1926

Historic Name: Waverly Community Building / Palace Theater

Property Type: Multi-purpose commercial building (movie theater, store building, fraternal halls)

Architect: Louis H. Rust, Waverly; Mortimer B. Cleveland, Waterloo (1937 remodel)

Builder: A.E. Smith, Waterloo

Evaluation: Contributing

History: This large two-story commercial building is located on the south side of E. Bremer Avenue, just east of the Bremer Avenue Bridge over the Cedar River. Its footprint dimensions are 84x100 ft. It has a concrete foundation, exterior walls of dark red brick, and a flat roof with a stepped parapet. The face bricks are mottled in color and laid horizontally as all stretchers with dark matching mortar. Vertical stretcher bricks are used to create rectangular panels just under the rooftop. These decorative panels have white masonry squares at each corner. A masonry date block is located at the roofline of the narrow (or minor) central bay. It bears the date "1926" inside a pennant or triangular shape that points downward. Light color coping trims the roofline as well but it is unclear if this is masonry too.

The façade is horizontally divided into two levels and vertically divided into four major bays flanking a small central (5th) bay. The sidewalk level has seen remodeling since 1990. It has two glass double or triple-door entries near the center of the façade. The east doorway has "Box Office" signage, while the west doorway has "Will Call" signage. Beyond each large doorway is a single door. The one to the east is marked with the address "92 East Bremer", while the single door to the west is "blank" or "blind," apparently

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nonfunctional, and present simply to visually balance things. Sidewalk-level walls between this fenestration have glass display cases for movie promotion or other information. A large hanging marquee projects from the front of the building and extends across the three central bays. The word "PALACE" appears across the top of the marquee and, in smaller letters, on its sides. Under the large central "PALACE" are spaces to display the names of the three movies being shown. The marquee appears to be illuminated by both neon and colored light bulbs. This marquee is new since a historic photo taken at an unknown date but perhaps in the 1970s shows a smaller marquee under just the two east bays with the words "WAVERLY" in Streamline Moderne letters.

At the second story, the brick wall is framed and partitioned by six thick brick piers. Each vertical pier begins at the marquee level and extends to just above the stepped parapet where it is capped with white or gray masonry. With two outer piers anchoring the edges, the four inner piers create four wide bays flanking the narrow central bay. The parapet above this central bay is higher than the rest. Each outer bay contains a triple window with transoms resting on a common masonry sill. The narrow central bay contains a narrow double window with transoms, also resting on a common stone sill. All windows are 1/1 double hung sash types.

The long west side overlooks the Cedar River, and is treated similarly to the façade, with face brick and irregular bays divided by thick brick piers. Window openings on this side are filled with glass block, a feature of a major 1937 remodeling project.

The Waverly Community Building was constructed in 1925-26 through the combined efforts of the Waverly American Legion, local Masonic orders, and a civic group called the Community Club (*Bremer County History* [1985], 64). It was promoted as a "community effort" and was noted for its "unified front" (library volunteer research). The building was designed in 1925 by Louis H. Rust, a Waverly architect and American Legion member. A.E. Smith of Waterloo was the general contractor, with plumbing and heating by E.C. Richards of Waverly, and electrical wiring by Waverly Electric Co.

The basement was to feature a dining room with a kitchen but has been repeatedly flooded since its construction.

The first floor was divided into three unequal spaces. The west bay housed the post office until the late 1930s when the present facility was built (see 124 2nd St. SE). The next bay to the east was reserved as store space. The two east bays, which were open and undivided by a wall, housed the movie theater (called the Palace in 1925 newspaper articles). Access to the movie theater was via a 20-foot foyer where two archways with double doors led patrons to the theatre proper. The seating was on a slanted cement floor which led down to a 22x24-ft. stage (suggesting live performances were anticipated).

The second floor was divided into two large meeting halls, each two bays wide. Extra wide stairs, illuminated by the second floor's narrow central bay windows, led to a landing and then branched off right and left to the separate meeting halls for the American Legion and the Masons.

The first remodeling took place in 1930, when John Perkins & Sons laid new reinforced floors. In 1937 the building underwent remodeling, with the noted Waterloo architect Mortimer B. Cleveland as the designer. The post office had moved out and its space and the store bay were remodeled to lease to a furniture store (Geo. J. Kaiser's). A small office block and a balcony were added to the rear of the building. Glass block replaced the original sashes on the west elevation overlooking the river. Cleveland designed a new front and "canopy" for the building, probably all sidewalk level features. The present marquee, which now accommodates a movie theater expanded to show three films in three narrow bays (rather than the original single auditorium in two bays) likely replaced the Cleveland marquee. In 1972, the theatre was again remodeled. A new sidewalk exterior was created and the lobby enlarged. The front section of the stage was removed for better viewing and the seats realigned, however, bowing to the suburban trend of offering patrons more movies in smaller theaters. Following the furniture store, the Waverly Community Building also housed a café, a second-hand shop, a video store, and a dance studio. The Palace Theatre continues in the building today.

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Significance: This building is significant as a representative of community collaborative effort, which made it a venue for both public entertainment and member-only organizations. Its long tenure as a movie theater is also notable in light of the many changes that have occurred since 1926 in the movie industry. When this building was erected, “talkies” were on the horizon and silent films and vaudevillian troupes would soon be obsolete. This building, then, was designed during a period of great transition in the industry. Since then, movie theaters have moved from single-theater auditoriums in central city locations to suburban “tri-plexes” and more. In between, drive-in theaters came and went. The Palace Theater, then, is a true survivor.

Address: 94 E Bremer Ave

Date of Construction: 1907

Historic Name: Nix Drug Store

Property Type: Office Building

Architect: John G. Ralston, Waterloo / **Contractor:** “Mr. Netcott” of Independence

Evaluation: Contributing

History: This one-story commercial building is located on the south side of E. Bremer Avenue. Its footprint dimensions are 22x100 ft. It has a stone foundation, exterior walls of brownish brick, and a flat roof. The storefront at sidewalk level is mostly glass, with a large plate glass window on the west side and glass entry door on the east. The wide transom area is covered with an unknown material. The façade is framed at both side walls by brick piers and above the transom is a decorative brick frieze that features corbelling, dentils, and geometric patterns. This area was covered by previous remodeling projects, but these were removed sometime after 1990.

Built in 1907, the building was designed by John G. Ralston, a Waterloo architect with a growing list of regional commissions and an increasingly successful career. It was designed for John Nix, an Ackley, Iowa druggist, who moved to Waverly to open a drugstore in the new building. The main floor featured shelves and counters containing “regular drug lines;” at the rear was “the prescription case and an office;” and “off a nicely finished balcony in the rear are a store room and Mr. Nix’s optical parlors” according newspaper research conducted by local public library volunteers. These features are unlikely to be extant considering the several tenants that followed Mr. Nix over the years.

In 1936, the building was given a new store front of black and red structural glass with chromium trim. In 1949 a 22x30-ft. concrete block addition was built at the rear. In 1956, the storefront was again remodeled to accommodate Meyer’s Rexall Drugs. In 1966, the Perpetual Savings and Loan of Waterloo occupied the building as a branch office. Sometime after 1990, the upper façade was returned to something closer its original appearance and the decorative brick was again revealed.

Significance: The building is significant as a typical early-20th century single-store commercial storefront completely executed in brick, including the decorative cornice area. As such, its materials and design represent the proclivity of Midwestern shopkeepers 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. Unlike its neighbors directly across the street, which were constructed largely in the 1880s, the need to incur the additional expense of adding a second level (for offices or residential quarters) was not great. In fact, the availability of second-floor office space directly across the street may have been the reason that two buildings on this south side were built with just a single level. Previous buildings on this site had been occupied by a harness maker, a fruit dealer, a bicycle shop, and a barber shop.

Address: 96 E Bremer Ave

Date of Construction: 1924 or 1926

Historic Name: Waverly Electrical Company

Property Type: Store Building

Architect: Louis H. Rust, Waverly

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Evaluation: Noncontributing (alterations leave it with poor integrity)

History: This one-story commercial building is located on the south side of E. Bremer Avenue. Its footprint dimensions are 22x70 ft. The foundation is concrete, exterior walls are brick and the roof is flat with a curved parapet on the facade. The parapet has a semicircular pediment with medallion and is capped with light-color stone trim. The entire façade is framed by two endwall piers with stone bases. The storefront is slightly recessed and contains three tall arched openings trimmed in stone. The two outer arches contain modern four-part windows with arched transoms. The central arch contains the glass entry door with sidelight and arched transom. The business sign is affixed above the storefront. The building was remodeling in 1978 when it was clad with a metal front. Since 1990, this metal storefront has been removed and the building given a new front. A comparison of the rooflines in 1978 and today indicates the curved pediment is new. The other materials appear new as well.

The building filled a lot that had been vacant for at least a decade and was formerly occupied by a single story meat market with a rendering operation at its rear. The extant building was designed by Waverly architect Louis H. Rust and built in 1924 or 1926 (sources differ) for the Waverly Electrical Company, a local contracting firm. Subsequent businesses have included C & L Radio; Sandy Hill, Inc.; and Domino's Pizza. Louis H. Rust was not a trained architect as federal census records in 1940 state his highest level of education was the 8th grade. At that time, he was listed as a "federal housing architect." In 1930 he had been a bookkeeper for a casket company according to the census of that year, but during the 1920s he designed both this building and the nearby neighbor, the "Waverly Community Building" just two doors closer to the river.

Significance: This building is heavily altered and has poor historic integrity.

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Figure 3 – First National Bank (98 East Bremer Avenue)

Address: 98 E Bremer Ave.

Date of Construction: 1881-1883

Historic Name: First National Bank (north portion); Post Office (south portion); (informally known in the local press as the Bremer County Bank while under construction)

Property Type: Bank Building and Post Office with rear office addition

Architect: George Josselyn & Son (Independence office, established, 1880; Cedar Rapids office opened in April 1881); but claimed by Josselyn & Taylor (Cedar Rapids firm formed in January, 1882 *after* this building was underway); terra cotta façade by St. Louis contractor, c. 1900-1916, name unknown

Builder: Will Knight, contractor/mason; J.D. Woodruff, carpenter

Evaluation: Contributing and potentially individually eligible

Architectural Influence: This commercial bank building is located on the southwest corner of 1st Street SE and E. Bremer Avenue. Its style is transitional -- vaguely Italianate with its roofline brackets and white stone details, hinting a little bit at the Second Empire in its mansard-roofed tower and segmental arched headers, while at the same time suggesting the growing authority of the Queen Anne movement for important and opulent buildings. The first two styles were in their last days and fading from popularity in 1881, while the Queen Anne style was just beginning. The influence of the Queen Anne aesthetic, as it came from England, can best seen in the overall complexity of the building's ornate brickwork and complex double facades and includes the changing sizes and shapes of windows, but most especially in the use of polychromatic masonry. Original polychrome masonry from 1881 includes the kidney-red bricks for the front bank portion, the lighter red bricks for the rear post office, a third, nearly black brick used to outline certain features and details, and the white stone sill and beltcourse details. The ornate glazed terra cotta applied to the narrow bank facade on

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both elevations is in two shades of gray (both with black flecks) and is thought to date to an early twentieth century remodeling project, but it clearly adds to the polychromatic exuberance of the overall design.

While the most common renditions of the Queen Anne style in this country ultimately would be executed in wood and used for residential dwellings, the original Queen Anne buildings seen in London and other larger English towns were visually busy, polychromatic-masonry commercial, ecclesiastical, and government edifices. The original design for the First National Bank was mostly likely by Henry S. Josselyn, the son in the George Josselyn & Son firm, despite a September 7, 1886 ad in the *Cedar Rapids Evening Gazette* claiming it for Josselyn & Taylor, a partnership which did not form until after the building was already well underway. Relevant to the issue of whose design this was is the fact that in late 1880, Henry S. Josselyn had just returned from an 18 month grand tour of Europe where he studied and sketched buildings in many countries. Because of that tour, in 1881 when J. Howard Bowman proposed a new building for his Waverly banking operation, Henry Josselyn would have been well-versed and much more current on the field of architecture than his father, George, who had learned the profession as a builder-architect (Wesley I. Shank, *Iowa's Historic Architects* [1999], 90). The arcaded terra cotta façade is thought to have been installed around 1916-1917 by a St. Louis contractor (Waverly public library volunteer research), though its style could just as easily be vintage 1900.

Physical Description: The building is two stories high and has an overall footprint of 22x133 ft. The approximately 22x113-ft. front section was constructed for the First National Bank and the town's post office in 1881-83. The rear 20x22 feet segment was added in 1902, executed in the same style and by the original bricklayer. Construction began in 1881 and the south part was completed and occupied by the post office by the first of the year, 1882; however the bank's portion was delayed until sometime in 1883. The building has a visible foundation consisting of glazed terra cotta panels applied over brick on the bank portion and tooled limestone on the rear post office portion. In 1902 the 20-foot segment of the building was constructed by Will R. Knight to fill the space between the back wall of the 1881 post office space and the alley to the south. Knight closely followed the design and materials of the post office portion of the original 1881 building. The rear of the building (post office and last 20 feet) have a slightly lower roofline than the front bank portion; the main door way to the rear space is marked by the secondary roof tower on 1st St. SW.

Originally, the bank's exterior above its foundation appeared very similar to its second floor with solid brick walls, windows with stone sills and brick segmental-arched headers, joined by a running stone beltcourse. At the roofline is a very elaborate architectural detail of brick corbelling capped by a pressed-metal or wooden cornice. Brick pilasters were used to separate some of the bays, but the roof-top towers are supported by cantilevered brick piers that do not extend down past the second level. The original bank entrance was in a canted corner, under the largest tower. This type of building corner entrance was a common feature for nineteenth century banks that managed to build at a town's main commercial intersection and it acknowledged the importance of commercial traffic—foot and horse drawn--approaching from all directions. Local research indicates that this front entrance was moved from the corner to the west end of the façade around 1916 or 1917. That would be the logical time to have applied the ornate terra cotta surfaces on the ground floor of the bank though this is not confirmed and its styling could easily be from the turn of the century. A shed roof entrance porch under the secondary entrance tower on the long elevation is covered by red "Mission" tile and supported by heavy wooden brackets. This entrance, which replaced a higher doorway reached by a short flight of stairs, is clearly from the 1916-1917 era (historic photo of the original building in *Waverly, Rich in Iowa Heritage* [1996], 14).

After the remarkable brickwork of this building, the terra cotta bank facade is one of the building's most notable features and includes panels of low-relief carvings, pilasters topped with scrolled brackets, and a heavy arched pediment over the main entrance with a prominent ornamental keystone. Arched windows are positioned to the west of the front door and along the east long side to form an arcade pattern. The windows have rounded multi-light transoms with dark green muntins. Each window is outlined in a decorative floral garland. Terra cotta panels with the name of the bank, "FIRST NATIONAL BANK," appear on both north and east walls. Historic photos of the bank indicate the name had previously been painted on the brick wall to the left (southeast) of the canted main entrance. The tall, long blank west wall was also used as signage canvas, with the bank's name spelled out near the roof and, below,

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the rest of the wall was at various times painted with the image of a large muscular steer (perhaps advertising the butcher's shop just below it) and the familiar "Coca Cola" logo (*Waverly, Rich in Iowa Heritage* [1996] 14, 96).

The bank building was described in 1896 as "the handsomest business structure in Waverly. It is built of red brick and trimmed liberally and artistically with sculpted white sandstone." The original entrance on the canted corner was flanked by "gray granite columns supporting the heavy front door cap, and a suitable iron cresting [above] the whole" (*Semi-Centennial Souvenir of Waverly*, [1896]). Black's Barber Shop was located in the raised basement level. In 1892, the post office received a new ceiling. In 1902, Will R. Knight, the original contractor, built the twenty foot, two-story south addition. Local library volunteer researchers indicated that in 1916-1917 the bank's entrance was moved to west side of the Bremer Avenue façade and the terra cotta cladding was installed. The 1916-17 project also involved a significant interior remodeling of the lobby interior. Since the Waverly Savings Bank, a competitor, had been constructed just across the street to the east in 1914, the First National Bank's significant investment in remodeling its building was probably prompted by a perception that its building had become old fashioned or out of date. The terra cotta cladding, with its classical details, is no less fussy or elaborate than Josselyn's original design, and it certainly lacks the cleaner classical lines of the new bank next door, but commercial competition often produces "who-can-shout-the-loudest" remodeling projects rather than the best or most compatible design. Ultimately, the First National Bank acquired its competitor across the street in the 1940s and the newer building (100 E. Bremer) became First National's home.

In 1926, the post office relocated to the newly built Waverly Community Building, which would house a movie theater among other things (88 E. Bremer Ave), and the vacated space became doctor's offices (and was later used by the Waverly Police Department). About this time, the empty lot to the west of the bank was rebuilt with the current building. This next-door lot had been occupied at the time the bank was built by a small, single-story, no doubt wooden, meat market and rendering operation (removed around 1910). The bank officials had clearly anticipated in 1881 that additional brick storefronts would be constructed along the west side of their elegant new bank building, similar to what was then under construction across the street (four of the "Big Six" units). These anticipated neighbors would improve the entire block and eliminate the first generation of village shops, including the objectionable rendering works next door. Unfortunately, the bank would have to wait several decades for the old meat market shop to be pulled down and then over another decade before the lot would be filled with a new brick building (96 E. Bremer). At that point, the demand for second floor residential and office space did not justify a two-story commercial building and the bank would remain an awkward-looking, if highly decorative, jewel on the corner of the town's historic main intersection.

In the 1940s, the bank space became vacant when First National moved across the street to 100 E. Bremer Ave. In 1962, the basement windows were blocked in. After the building served for a while as temporary office space, the City of Waverly purchased the bank building to use as its city hall, which it did until 1978.

Significance: The First National Bank is significant for its remarkable architecture and as a survivor of the prosperity the town experienced in the 1870s and 80s. It may also have significance for its connection with J. Howard Bowman, a successful banker responsible for significant development in the commercial district.

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Figure 4 – Waverly Municipal Hydroelectric Powerhouse

Address: 121 1st Street NE

Date of Construction: 1909

Historic Name: Waverly Municipal Hydroelectric Powerhouse

Property Type: Hydroelectric Powerhouse

Architect: John Glenn Ralston; Fargo Engineering Company

Evaluation: Individually Listed on the National Register (2013), and Contributing

History: Constructed by the city following destruction of the prior powerhouse by fire. See National Register nomination for full history.

Significance: Previously listed individually under Criteria A and C. As the oldest municipally owned hydroelectric facility still operating in the state, the Waverly Municipal Hydroelectric Powerhouse is significant under Criterion A because it uniquely represents the earliest era of Iowa's municipal hydroelectric utility development. Designed through a collaboration of a prominent regional architect, John G. Ralston of Waterloo, Iowa, and an important engineering firm specializing in hydroelectric projects, Fargo Engineering Company of Jackson, Michigan, the Powerhouse has significance under Criterion C also as the work of masters and, most especially, as a now rare property type in Iowa. The 1909 Powerhouse, with its 1938 diesel and office wings, is of local significance and its period of significance runs from 1909 when it was built and put in service to the 50-year arbitrary cut off of the National Register guidelines. See National Register nomination for details.

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7. Narrative Description, continued

NAVIGATION NOTE: Buildings are described within the district from west to east (Cedar River to CGW passenger depot/former tracks) and, within each block, by north side first and then south side. Properties south of East Bremer Avenue are described last. Tables, a chart, and maps of the district that illustrate and explain different data are located in the Additional Documentation section.

100 Block - North Side:



Figure 5 – L to R: 101 to 123 East Bremer Avenue

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

Date of Construction: 1866

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

Property Type: Store Building

Builder: George Corey (mason)

Evaluation: Contributing

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

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floor and seven tall 1/1 windows with segmental-arched headers on the second floor. All windows appear to have masonry, probably stone, sills. The one-story clay tile addition at the rear has an entry door on the west side.

Research by local library volunteers suggests the building was built around 1866 by local bricklayer George Corey. In 1880, a cornice, window hoods, and “French plate-glass windows” were added to the building. Sanborn fire insurance maps indicate a rear addition was added to the building between 1885 and 1892. In 1899, Corey remodeled the storefront. In 1910, when the building was occupied by Tegtmeier & Methers Clothing, the building was damaged by a fire in the basement (*Waverly, Rich in Iowa Heritage* [1996], 64). The stucco cladding appears to have been applied on or before the 1940s, and in 1950 contractor Charles Gier built a 22x52-foot, one-story rear addition of brick on tile-block for an automatic laundry. This 1950 addition has been given the street address of 112 1st St. NE. In 1973, Gulick Construction cut an opening in the wall between the rear laundry addition and the older building.

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

Significance: This building has diminished integrity and is borderline in its ability to contribute to the district. It is, however, one of the oldest buildings in the district and the stucco that obscures its brick walls was applied well more than 50 years ago. The ornamentation that was added in the 1880s was removed, probably before or at the time of the application of the stucco, which was already present by the 1940s (*Waverly, Rich in Iowa Heritage* [1996], 115). The building’s prominent corner location, its size, scale, footprint, and continuation of the two-story streetscape profile are important characteristics of this building that enable it to contribute to the district. It is significant as one of the earliest extant buildings in the district, representing a decade of construction and business activities that has few remaining survivors.

Address: 103 E Bremer Ave

Date of Construction: 1880

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

Property Type: Store Building

Builder: Mr. Bach

Evaluation: Contributing

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

Sanborn fire insurance maps indicate this building was a grocery and jewelry store with a printing operation on the second floor in 1885; a printing operation over a grocery store in 1892; and a boot and shoe shop in 1897 and 1905 (however Grassfield did not move

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to Waverly until 1911). By 1915, the building was *probably* hosting Grassfield's, and upon Edward's death in 1922, the sons took over. In 1930, the building was remodeled for the shoe store (the storefront arrangement and windows may date to this project). In 1942, by which time the upper level was clad in stucco like its neighbor to the west (see historic photo in *Waverly, Rich in Iowa Heritage* [1996], 115), the storefront was given a facelift of Vitrolite structural glass and California redwood. In 1948, the front was remodeled, and again in 1963, 1984, and 1985 (the local public library volunteer research does not specify whether these were interior or exterior projects). Clearly, however, one of the more recent remodeling projects involved removing the exterior stucco on the upper level.

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

Significance: Same for all three bays of the 1880 brick block: This building is significant as a reflection of the investment and town-booster efforts of a small group of prominent local businessmen. One of these men, J. Howard Bowman, was president of the largest local bank. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape.

Address: 105 E Bremer Ave

Date of Construction: 1880

Historic Name: Beebe, William, Building / Hiller's Clothing

Property Type: Store Building

Builder: Mr. Bach

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

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

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

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

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

Significance: Same for all three bays of the 1880 brick block except this one lacks integrity. This building was potentially significant as a reflection of the investment and town-booster efforts of a small group of prominent local businessmen. One of these men, J. Howard Bowman, was president of the largest local bank. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town’s earliest streetscape. The building should be reevaluated if the modern cladding is removed.

Address: 107 E Bremer Ave

Date of Construction: 1880

Historic Name: Bank of Waverly

Property Type: Store Building

Builder: Mr. Bach

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

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

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

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

Significance: Same for all three bays of the 1880 brick block except this one lacks integrity. This building was potentially significant as a reflection of the investment and town-booster efforts of a small group of prominent local businessmen. One of these men, J. Howard Bowman, was president of the largest local bank. Secondly, the building also reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—

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when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape. The building should be reevaluated if the modern cladding is removed.

Address: 109 E Bremer Ave

Date of Construction: 1955

Historic Name: Brayton Electric

Property Type: Store Building

Builder: Brayton Electric

Evaluation: Contributing

History: This two-story commercial building is located on the north side of E. Bremer Avenue. The building has overall dimensions of 22x124 feet. The front (south) 56 feet of the building facing Bremer Avenue is two stories high and the rear 68 ft. section has just one story. The flat-roofed building has a concrete foundation, exterior walls of concrete ("cinder") block, and the façade is clad entirely with narrow Roman face brick. The storefront below this Roman brick is largely composed of modern dark plate-glass with a main entry on the east side of the façade. Over the glass windows and entry is a full-width rigid canopy printed with a company name (public accountants). The second story exterior windows consist of three 1/1 double-hung replacement windows on brick sills.

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

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

Address: 111 E Bremer Ave

Date of Construction: 1878

Historic Name: Burke, John, Building

Property Type: Store Building

Evaluation: Contributing

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

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

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

Address: 113 E Bremer Ave

Date of Construction: 1925

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

Property Type: Commercial Building

Builder: Charles and Ralph Russell (masons)

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

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

In 1925, one of the town’s original wooden, single-story falsefront shops, dating to c. 1856, was demolished to construct the present brick store building, also a single story (*Waverly, Rich in Iowa Heritage* [1996], 75). The contractors for the new brick building were Charles H. and Ralph Russell (masonry), and J.H. Poorman & Son (carpentry), working for lot owner T.C. Hullman, a Waverly restaurateur. Hullman’s first tenant was to be the Atlantic & Pacific Tea Company (A&P) Independent Grocers. The original brick-front commercial building had a central recessed entrance flanked by two display windows and a stepped parapet (*Ibid.*, 120). In 1929, E.F. Meyer moved his drugstore into the building. Diamond Bros. Grocery occupied the building in the late 1930s. In 1941, a brick addition was built at the rear.

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

Significance: This building as constructed reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town’s earliest streetscape. It also suggest that by the 1920s, the motivation to building upward – building structures of two stories—had declined, although this lot always hosted just a single-story building.

Address: 115 E Bremer Ave

Date of Construction: 1872

Historic Name: Swett Building

Property Type: Store Building

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

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

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History: This commercial building is located on the north side of E. Bremer Avenue. It is a two-story brick building constructed in 1872 but clad in recent years behind a unified front with its neighbor to the west (113 E. Bremer). The foundation is stone and the roof is flat with a parapet. The unified storefront extends across both and is composed of plate glass and brick veneer. A shared sidewalk canopy extends the width of both buildings. Above the canopy, the parapet of the one-story building next door, now clad with vertical siding, has been extended across the front. Centered in this metal parapet band is the shared store signage. The three evenly spaced upper windows of the two-story building are 1/1 double hung windows flanked by decorative shutters. The surrounding upper wall of the façade and visible west side are clad in vinyl siding. A permit issued in December 1983 started the remodeling project that apparently unified the two building fronts and remodeled interior walls, giving the buildings much of their present appearance. R.P. Oberheu was the contractor for the project. The vinyl siding was applied in 2007.

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

Significance: While no record or historic photo was located that indicates this lot was previously occupied by an earlier building, this extant building reflects the proclivity of Midwestern shopkeepers and commercial builders to build (or rebuild) commercial stores in brick—more prestigious, more permanent, less combustible—when they could. Typically, these brick fronts replaced earlier, smaller wooden buildings in Waverly, as well as other Iowa towns (see for example, *Waverly, Rich in Iowa Heritage* [1996], 82, showing the north side of 300 block of E. Bremer in the 1860s; and front inside cover photo of the 80-90 block of the same street).

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

Date of Construction: 1969

Historic Name: Coast-to-Coast Store

Property Type: Store Building

Evaluation: Noncontributing (modern)

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

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

Address: 121 E Bremer Ave

Date of Construction: 1920

Historic Name: Charles P. Neubauer Clothing

Property Type: Store Building

Architect: Howard B. Burr

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

Evaluation: Contributing

History: This one-story commercial building is located on the north side of E. Bremer Avenue. The building has dimensions of 22x118 ft., a concrete foundation, exterior brick walls, and a flat roof with a parapet. The deeply recessed storefront has many original

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features, including a mosaic tiled entryway floor, and large plate-glass display windows and marble (or faux marble) bulkheads. Above the storefront is a three-part transom. Narrow header-only brick pilasters frame the façade. Over the transom and above the storefront is a decorative brick panel composed of stretcher and header courses of reddish brown face brick. Each panel is marked at the corners with a square stone accent. Brickwork is bound with red mortar, which is deeply raked.

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

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

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

Address: 123 E Bremer Ave

Date of Construction: 1913

Historic Name: Schlutsmeyer's Dry Goods

Property Type: Store Building

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

Evaluation: Contributing

History: This two-story commercial building is located on the northwest corner of 2nd Street NE and E. Bremer Avenue. The building's dimensions are 22x132 ft., and it has a concrete foundation, exterior walls of a brown brick, and a flat roof with a tall stepped parapet on the south and east corners. The building's corner location enabled a wrap-around storefront with display windows on both south and east sides. The original storefront was modified in 1976 by reducing the east side display area and opening up the corner to the outside, enabling window shopping within a protected recess. The corner of the building is now supported by a steel upright beam surrounded by a freestanding brick planter. This corner storefront entrance is framed by a stone (or cast stone) trim band that terminates at the sidewalk in a stone plinth. Above the storefront, the transom is clad in horizontal siding with the store's signage. The prominence of the building's corner is further enhanced at the second floor, where windows are large and paired or tripled. Windows sit on shared sills and have projecting stone lintels. Brickwork is laid with matching mortar and flush joints, and was arranged to form both vertical and horizontal decorative panels trimmed toward the roof with stone squares tipped on the diagonal. At the roofline, more stone trim caps the stepped parapet.

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The decorative corner architectural details are balanced at the rear corner (along 2nd St. NE) of the building by brick pilasters and similar stone treatments at the windows and the stepped parapet. In between, the long side wall is punctuated by, generally, paired windows at the second floor over small windows (now infilled) positioned high above the sidewalk. A second-floor door is located toward the center of this long side wall and accessed by a new wooden exterior staircase. The expanse of brick wall above the second floor windows is relieved by projecting brick courses.

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

The building was constructed in 1913 as the new Schlutsmeier’s Dry Goods Store, replacing the Schlutsmeier’s previous single-story, wooden falsefront store on the same lot. In fact, Schlutsmeier moved his old falsefront store into the middle of 2nd Street NE and remained open for business while the new brick building was under construction (*Waverly, Rich in Iowa Heritage* [1996], 90). After Schlutsmeier’s Dry Goods, the building housed a clothing store and later a J.C. Penney’s store. Today it is occupied by a women’s apparel store.

Significance: Schlutsmeier’s Dry Goods is an especially good example of the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town’s earliest streetscape. There is good photo documentation available for this handsome building and the procedure used to replace the first wooden Schlutsmeier store.



Figure 6 -- Circa 1905 view of East Main Street, looking east. The “Big Six” block is at the far left edge of the photograph.

From www.ebay.com on July 7, 2013.

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100 Block – South Side:



Figure 7 – R to L: 100-122 East Bremer Avenue

Address: 100 E Bremer Ave

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

Historic Name: Waverly Savings Bank/First National Bank

Property Type: Bank Building

Architect: John. F. Leitha, Waverly

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

Evaluation: Contributing

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

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

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

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



Figure 8 -- View of Waverly Savings Bank, c. 1915.
From www.ebay.com on July 17, 2013.

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Address: 102 E Bremer Ave

Date of Construction: ca. 1915

Historic Name: Vic's Shoes

Property Type: Store Building

Evaluation: Contributing

History: This unusual little story-and-a-half commercial building is hidden behind a brick falsefront that is intended to help the structure blend in with the block's streetscape. It is located on the south side of E. Bremer Avenue, next to the 1914-15 bank building (see 100 E. Bremer), which was constructed on about 3/4s of the original city block, leaving this little building only 11 feet of width. Historically, however, this 3/4 - 1/4 lot division already existed in 1854 with the construction of a large stone building on the corner (*Waverly, Rich in Iowa Heritage* [1996], 48). The small building extends 132 feet toward the rear and has exterior brick walls and a flat roof with the tall brick falsefront. The building has a modern storefront of metal and plate glass with store signage above. The falsefront is of a brick that is slightly lighter in color than its bank neighbor but displays similar decorative brickwork including a wide panel outlined by recessed bricks. A stone coping terminates the falsefront's top edge. Historic photos from the 1940s show this building with a single second-level window and a roofline even with its neighbor to the west, suggesting the present upper façade is not original.

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

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

Address: 104 E Bremer Ave

Date of Construction: 1915 (date block)

Historic Name: Reith, Carl, Building

Property Type: Store Building

Evaluation: Contributing

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

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

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

Significance: This building is a good example of the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town’s earliest streetscape.

Address: 106 E Bremer Ave**Date of Construction:** ca.1856 (1860, assessor)**Historic Name:** P.B. Foster Dry Goods**Property Type:** Store Building**Builder:** George Corey**Evaluation:** Noncontributing (lacks integrity – façade is hidden behind modern cladding)

History: This one-story commercial building is located on the south side of E. Bremer Avenue. The building is 22x70 ft., with a stone foundation, exterior brick walls clad in vinyl siding, and parapet that hides either a flat or a gabled roof. The storefront is modern with a recessed front entry and plate glass and metal window panels framed by vinyl-clad side walls. The upper façade from just above the storefront to the parapet is vinyl clad with no windows (historic photos show two windows in the historic brick wall under this cladding. Store signage hangs from the lower part of this vinyl-clad wall toward the center.

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

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

Address: 108 E Bremer Ave**Date of Construction:** 1925**Historic Name:** Clark’s Billiard Parlor and Barber Shop**Property Type:** Store Building**Architect:** Howard B. Burr, Waterloo**Builder:** Jens Oleson [and Sons] Construction Co., Waterloo**Evaluation:** Contributing

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

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Brickwork over the storefront is arranged to form long rectangular panels within larger panels. Modern signage for the current tenant is affixed within these panels.

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

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

Significance: This building as constructed reflects the proclivity of Midwestern shopkeepers and commercial builders to rebuild commercial stores in brick—more prestigious, more permanent, less combustible—when they were replacing the original and, typically, wooden buildings of the town's earliest streetscape. It also suggest that by the 1920s, the motivation to build upward – building structures of two stories—had declined. This was a modest commission for architect Burr, but does appear in his commission/client register book as: “Clark Bros and Bruns...3-21-21, Waverly.” He also had a commission for a “Clark Bros. & Bruns Garage in 1921 (register in the author's possession with a copy at the State Historical Society of Iowa, Iowa City office; plans for this building are likely available at SHSI, IC). Burr was a Waverly native and son of one of the prominent bankers associated with the First National Bank, the bank led by J. Howard Bowman. The naming of Howard Bowman Burr suggests a marriage between the Burr and the Bowman banking families but this was not confirmed for present purposes. Howard Burr also lists in his register the following Waverly projects: Charles P. Neubauer Store (1919), see 121 E. Bremer Avenue; and outside the historic district, the Waverly High School (1925); and the Mercy Hospital Dormitory (1924).

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Figure 9 – L to R: 122, 120, 118, 116, 112-14, 110 East Bremer Avenue

Address: 110 E Bremer Ave

Date of Construction: 1908

Historic Name: State Bank of Waverly

Property Type: Bank Building

Builder: Charles Russell (Russell Bros.)

Evaluation: Contributing

History: This two-story commercial building is located on the south side of E. Bremer Avenue. The building's footprint measures 22x90 ft. The front 58 ft. of the building has two stories and the rear 32 ft. is one story. A 16x28-ft. vault and enclosed stairs are located on the west side near the rear of the building. The storefront consists of modern plate glass and aluminum windows and doors framed by sections of wall clad in dark brown brick veneer. Between the top metal frame of the storefront and the second-story windows is a wide panel of the same dark brown brick veneer. This modern veneer extends and expands east across the next two buildings, suggesting a common owner at the time the brick was applied (1978). Above this modern face brick the building façade is historic and Neo-Renaissance in styling. Clad in Bedford limestone, the façade at the second level exhibits an arcaded fenestration pattern of three windows with round-arched transoms with keystone/brackets separated by column pilasters with Ionic-like capitals.

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

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

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

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

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

Address: 112 E Bremer Ave

Date of Construction: 1873

Historic Name: J. Barber Grocery

Property Type: Store Building

Builder: W.R. Knight (mason)

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

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

The building was constructed by mason W.R. Knight in 1873 for J. Barber, a local grocer, and the building first housed Barber Grocery. Historic photos show the structure as built to have tall windows (probably 2 over 2 sashes) with decorative window hoods and a bracketed cornice. The building at the sidewalk level was supported by rope-twist iron columns on either side the storefront's recessed double-door. The store's entrance was flanked by very tall display windows divided into four lights by muntins. The doorway to the 2nd floor stairway was to the west of the storefront (*Waverly, Rich in Iowa Heritage* [1996], 69). By 1885, a billiard hall had replaced the grocery, and by 1892, a jewelry and book store had moved in and remained at the location until at least 1915.

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Waverly East Bremer Avenue Commercial Historic District

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

Address: 114 E Bremer Ave

Date of Construction: 1880

Historic Name: Woodring Bros. Furniture

Property Type: Store Building

Builder: George Corey (mason)

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

History: This two-story commercial building is located on the south side of E. Bremer Avenue. The building has a footprint of 22x90 ft. and shares a unified façade with its neighbor to the west (112 E. Bremer), which was built seven years earlier. The foundation is stone, and walls are of common brick clad on the façade with dark brown brick veneer. Its flat roof has a short parapet. The storefront level is mostly modern metal-framed, plate glass display windows with a more or less centered recessed entry. Above the storefront, a metal canopy frame extends across the front. The upper wall is completely clad in dark brown brick veneer, with two thin beltcourses (one below the second floor windows and one above). Some store signage is above the lower beltcourse. Three round-arched windows are evenly spaced across the upper wall, each one a 6/6 double hung sash window with a round-arched transom. The upper wall culminates in a projecting cornice that spans this and the neighbor's facade to the east. In 1978, the upper fronts were remodeled with a brick veneer front; it is unknown when the storefronts were modernized.

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

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

Address: 116 E Bremer Ave

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

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

Property Type: Store Building

Evaluation: Contributing

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

Below the parapet, the second and third floors are organized into three bays and four engaged pilasters. A round arch, with a stone keystone, springs from the top of each pilaster to form the upper terminus of each inset brick bay. Windows on the second and third floors are located within these inset bays. Each window has a stone lintel and stone sill. Third floor windows have original 6x6 double-hung sashes with very thin muntins. The second floor windows are either original also or at least have been more recently painted. These windows, which are appropriate for an 1865 building, may have served as the model for the reproduction (but not necessarily historically appropriate) 6x6 replacement windows found on buildings next door to the west and on a scattering of other

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buildings in the district. Anchor rods with “S” shaped anchor plates are found at the interior floor level between the second and third stories and at the roofline, positioned in the two pilasters in the center of the façade. Ghost signage, oval in shape but generally unintelligible, is found under each third story window. The word “music” can just barely be discerned in the center sign.

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

The building was constructed for Sidney H. Curtis to house his “pioneer hardware store,” which he established in Waverly in 1855. It is unclear whether he immediately constructed a store on this lot or occupied another site for some period. It is possible, however, that he began construction of the first two stories of the extant brick building soon after arriving in town. A good historical record, written while Curtis was still alive and the hardware store still occupied the building, states that the initial building was just two stories and Curtis “later added a third story” (*Semi-Centennial Souvenir of Waverly, Iowa* [1896], n. p.). Based on the 1865 date block appearing high on the top of the third floor, Curtis probably added a third story around that year. The third floor clearly was completed by 1870, when the two three-story buildings immediately to the east were built. An undated historic photo shows the three-story Curtis building’s tall presence looming over the three small, free-standing single-story falsefront shops next to it (*Waverly, Rich in Iowa Heritage* [1996], 59). In 1896, S.H. Curtis & Sons was said to be “the oldest business house in Waverly,” and after the elder Curtis’ death, the business continued in the same location as Curtis Hardware until 1960. Later the building housed a clothing shop. In 1883 an elevator was installed. In 1886, a tin roof was put on the building. The building was remodeled in 1960, and again in 1968.

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

Address: 118 E Bremer Ave

Date of Construction: 1870

Historic Name: Lashbrook Building/Kohlmann Clothing Store

Property Type: Store Building

Evaluation: Contributing

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

The sidewalk level storefront on the building dates to 1931 and the occupancy of the Kohlmann Clothing Store. Though some alterations have occurred to this now-historic storefront, many elements of the stylish Art Deco remodeling project survive. The centrally-located store entry is recessed back from the sidewalk and held under a wide, arched frame of what appears to be black structural glass. Above and beside this archway is a metal cladding that dates to the same remodeling project. This cladding consists of a wide signboard panel across the top of the storefront and end wall coverings that approximate the look of stone blocks. Located on either side of the recessed store entryway are display windows. The glass panels of these large windows are joined by only thin corner

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muntings and they rest on top of short bulkheads clad with the same black structural glass as the archway overhead. A more recent wooden and glass door and two wide wood and glass side panels, with an arched transom over all three, are located inside the arched recess and lead into the store proper. This doorway arrangement appears to have been installed to capture some of the display window space and convert it to interior floor space because the original, 1931 door was a single door flanked by glass display cases, which is now gone (see photo of storefront at *Waverly, Rich in Iowa Heritage* [1996], 108). A second door leading to stairs to the upper floors is located in a separate recessed entryway at the west end of the building's façade.

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

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

Significance: This building replaced a small-scale two-story wood-frame falsefront building that housed a "harness and leather" shop (*Waverly, Rich in Iowa Heritage* [1996], 59) and was built as an investment by a speculator who heeded the local town newspaper's advice to construct not only a store building, but a public entertainment venue as well. As such it reflects a very early investment venture that coincides with or predates the establishment and operation of modern banks in Waverly. It predates J. Howard Bowman's investment group which was responsible for the 1880s brick blocks across the street and next to the Cedar River. The building, generally, also reflects the proclivity of Midwestern shopkeepers and commercial builders to replace the original wooden commercial stores in brick—more prestigious, more permanent, less combustible. The Lashbrook building is remarkably intact for its age though it and its twin neighbor to the east do show some structural issues, as evidenced by the upper story cracks in the brickwork and at the roofline. This building needs to be stabilized and its structural issues corrected. The Flood of 2008 filled the basements of buildings on this block and the possibility should be considered that the flood might accelerate the deteriorating conditions.

Address: 120 E Bremer Ave**Date of Construction:** 1870**Historic Name:** Goes & Aldrich Grocery Building**Property Type:** Store Building**Evaluation:** Contributing

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

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

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

Ghost signage is still visible on the brick between floors, between windows, and just above the third floor windows.

This building was constructed for the Gees & Aldrich firm with John Gees providing the capital and Thomas C. Aldrich providing the grocery business experience. The local newspaper publisher, having encouraged the construction of a block that could house a public venue, congratulated owners of both planned buildings, at 120 and 118 E. Bremer, saying "...we are glad to learn that there is a good prospect of the parties uniting in the construction of a large and commodious hall. First rate, gentlemen—you talk sense—go on in the work. You will never regret it." (*Waverly Republican*, 3/24/1870). As built, however, the hall seems to have remained in only the upper floor of the neighbor. This building appears to have been occupied by the grocers, dry goods and clothing store, and a printing business until sometime between 1905 and 1915, when the third floor finally became a "lodge hall" according to fire insurance maps. This lodge hall also occupied the third floor of the newer building next door to the east, at 122 E. Bremer (built in 1900 to house a drug store).

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

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

Address: 122 E Bremer Ave

Date of Construction: 1900

Historic Name: Broadie Building

Property Type: Store Building

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

Builder: B. Gierens & John Kertz, Dubuque

Evaluation: Contributing

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

The upper two floors retain most of the original architectural features of the building's Classical Revival style, including overall symmetry, contrasting stone belt courses, and arched windows. Windows on both upper floors sit on a common stone sill. Headers at the second floor are likely flat steel but are hidden behind face brick. Over these windows is a running geometric stone beltcourse (suggesting a Greek key design). Windows on the third floor have a thick wooden upper frame over which is round arched transom with a header made of three courses of bricks set to their narrow header ends. Over these third story windows is a running beltcourse of stone that follows the line of the round-arched headers. The Bremer Avenue façade has three tall evenly spaced window openings on both upper floors; those on the second floor are either infilled with solid material or reduced to a small 1/1 double hung sash replacement window. Windows on this narrow facade at the third floor are intact and original 1/1 double-hung sashes. Around the corner on the long, 2nd Street side, window placement is less symmetrical and more unbalanced vertically, but they are generally arranged in pairs on both floors. Second floor sashes here appear to be replacements, but the third floor fenestration is, again, original and intact.

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

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

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

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

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



Figure 10 – View of south side of 100 block of East Bremer Avenue, before 1914. From www.ebay.com on July 17, 2013.

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7. Narrative Description, continued

NAVIGATION NOTE: Buildings are described within the district from west to east (Cedar River to CGW passenger depot/former tracks) and, within each block, by north side first and then south side. Properties south of East Bremer Avenue are described last. Tables, a chart, and maps of the district that illustrate and explain different data are located in the Additional Documentation section.

200 Block: North Side:



Figure 11 - L to R: 215, 217, 219, 221 East Bremer Avenue

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

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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* [1996], 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)

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

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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. 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.

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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.

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

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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 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 1890s photo in *Waverly, Rich in Iowa Heritage* [1996], 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

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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 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.

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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.

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

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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.

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 (Tenenbaum'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.

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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.

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 build. 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.

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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 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.

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South side: 200 Block



Figure 12 – L – R: 220, 218, 216 East Bremer Avenue

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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 CGW 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.

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.

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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 a dry cleaner and a craft shop.

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 much larger brick buildings. This is the only surviving *store* building (as opposed to the manufacturing building mentioned above) from the 1890s 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.

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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 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 been previously employed by the Woodring brothers' furniture sales and manufacturing business. In 1890, Wile and Maaser formed a partnership, bought a small inventory of furniture from John Wagner, and

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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 Butler and Bremer Counties*, 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.



Figure 13 – 220 East Bremer Avenue, c. 1910-1915.
From www.ebay.com on July 17, 2013.

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7. Narrative Description, continued

NAVIGATION NOTE: Buildings are described within the district from west to east (Cedar River to CGW passenger depot/former tracks) and, within each block, by north side first and then south side. Properties south of East Bremer Avenue are described last. Tables, a chart, and maps of the district that illustrate and explain different data are located in the Additional Documentation section.

300 Block – North Side:



Figure 14 – L to R: 301, 305 East Bremer Avenue (with part of CGW depot at right edge)

Address: 301 E Bremer Ave

Date of Construction: 1890

Historic Name: Iowa Creamery Supply Company / Isaac Woodring Creamery Supply & Machinery

Property Type: Store Building

Builder: George Corey (stone and brick masonry)

Evaluation: Contributing

History: This commercial/manufacturing building is two stories tall and has a slightly raised basement. It is located on the northeast corner of 3rd Street NE and E. Bremer Avenue. Overall, the building lacks any sort of decorative details, which suggests its original function as a manufacturing building of supplies and machinery used in Iowa's early creamery industry.

The flat-roofed corner building has a footprint dimension of 43x130 ft., a stone foundation and exterior brick walls, both clad in rough stucco applied by the middle of the last century. The building's entrance is located at the canted corner of the building nearest the intersection; overhead is a window opening now filled with 6x6 sashes that date to at least the 1950s. The main entrance threshold has

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been lowered to grade and the original short flight of stairs eliminated, leaving a tall transom area above the modern glass door that is now infilled.

The narrow Bremer Avenue façade has irregular fenestration, including three original window openings on the ground level as well as a wide, lower multi-part window that formerly was a wagon door. Overhead, there are five second story windows that are more or less evenly spaced except for one wider interstitial brick area that likely reflects where an interior wall meets the façade wall. All these openings have segmental arched headers and masonry sills of either concrete or stone. Lower story windows are replacements that are smaller than the originals and the extra space at the top of the openings is infilled. The upper story windows are infilled with a solid material.

On the long west side lying along 3rd Street, small, arched basement windows are visible at the sidewalk level. Eleven window or door openings are positioned on each level of the two-story building, most of which are infilled with solid material. Similar the Bremer Avenue side, fenestration has segmental arched headers, flat masonry sills, and the elevation lacks any architectural embellishment. Midway on the lower story was one wider wagon doorway, now infilled but still maintaining its size and shape. The raised basement provided a wagon-level threshold to the building.

The creamery supply and manufacturing building was constructed 1890 by local masonry contractor George Corey for the Iowa Creamery Supply Company. Long time hardware business S.H. Curtis Hardware installed the original metal roof. The building's original plan had the office, warehouse, and machine shop on the first floor, and the tin and wood workshops on the second floor. In 1896, Isaac Woodring, who had been manager of the Iowa Creamery Supply Company, took over the business and the factory, which made "vats, churns, . . . , boiler feed pumps, feed water heaters, all kinds of tinware used in creameries and a complete butter tub factory." Woodring's factory supplied "every piece of machinery and every article necessary to furnish a creamery or cheese factory complete" (*Semi-Centennial Souvenir of Waverly, Iowa* [1896] no p.). Woodring was a brother of Jacob and Henry Woodring, who operated the Woodring Brothers furniture store (see 114 E. Bremer) and, in fact, had worked with them for a while before associating with the creamery business. Born in Pennsylvania in 1851, Woodring was in Waverly by 1869. One of 12 children, Isaac "Ike" Woodring died in Waverly at age 86 in 1937 (*Waterloo Courier*, Woodring obituary located at <http://iagenweb.org/bremer/churches/CournBible/IkeWoodring2.jpg>, accessed on 8/1/2013).

By 1905, the creamery supply factory was out of business and city boosters were casting about for a new tenant. A woolen mill in nearby Nashua, Iowa, was a prospect (*The Nashua Reporter*, 7/13/1905). By at least 1923, the Waverly Publishing Company had moved into the building (*Waverly Democrat*, 4/19/1923). Later businesses included a garage and farm implement business, a retail store, and a skirt factory. In 1975, the basement was remodeled into a youth center.

Significance: This building is a reminder of the proximity, in small towns, of commercial shops to manufacturing activities, especially in the transition blocks where attached store buildings gave way to freestanding dwellings, which were then often replaced by buildings such as this one. Located on the former site of a stable, storage shed, and coal shed, this large brick building predates the nearby CGW tracks and passenger depot by more than a decade. When built in 1890, it directly faced the Hotel Centennial, later called the Acken Hotel (nonextant; Sanborn fire insurance maps, 1885, 1892). The early application of stucco over such a large brick building suggests the underlying local brick may have been too soft and deteriorating.

Address: 305 E Bremer Ave

Date of Construction: 1923/1947

Historic Name: Herman Propp Garage

Property Type: Commercial Building

Builder: John Perkins (concrete mason), Elmer Simmons (carpenter)

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Evaluation: Contributing

History: This one-story, free-standing commercial building is located on the north side of E. Bremer Avenue. The building has a footprint of 42x128 feet, with a concrete block foundation, concrete block walls clad on the façade with a dark yellow brick veneer, and a gabled roof with a short parapet or brick “false front.” Visible from the north alley, the rear wall reveals both the gable roof and the rock-face cast concrete blocks used in at least part of the building. The storefront has an off-center modern glass door and a wide, glass store window with a concrete sill. The door and window are flanked and divided by three slightly projecting brick piers. Near the east end, the garage door bay has been infilled with vertical weatherboard. Near the west end is a tall window infilled with glass block. This window also has a concrete sill. A metal awning overhangs the storefront. The parapet is unadorned except for a single row of brick dentils between the end walls just below the concrete cap. Brickwork under the glass-block window and above the entrance door is laid with headers only, while the rest of the brick veneer is laid in stretcher courses.

The building was constructed in early 1923 for Mr. and Mrs. E.A. Dawson. Herman Propp leased the building while it was still under construction. On June 18, 1923, Propp opened his motor vehicle storage and repair garage, to which he intended adding a sales department. In the 1940s, the building was home to Yarcho Motor. In 1947, a major remodeling was undertaken according to local public library volunteer researchers. While the details of this remodeling are unclear, the yellow brick and glass block on the façade appear to date more to this time period than the original construction date of 1923. In 1983 the building was converted from a garage to a retail shop.

Significance: This building contributes the sense of change to the walking commercial district brought about by the arrival of the automobile. Several auto garages were underway or contemplated in 1923 while at the same time, no doubt, horse stables were being demolished and blacksmiths were becoming increasingly nervous. The building is located in a transition block and reflects the mixed functions of such blocks.



Figure 15—L to R: 309, 311 East Bremer Avenue

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Address: 309 E Bremer Ave

Date of Construction: 1941

Historic Name: Lonnie Ellis DX Station

Property Type: Gas Station

Evaluation: Contributing

History: This one-story commercial building is located on the north side of E. Bremer Avenue. The building is set back from the street to accommodate automobile drives and has an irregular shape, roughly 48x63 ft., in order to fit the historic diagonal property line to the east. This unusually oriented property line was necessitated by the presence of the diagonal railroad right-of-way. Currently the building and the historic passenger depot to the east are combined under one property parcel.

The gas station's foundation is concrete block, exterior walls are light beige or tan brick on concrete block, and the roof is flat with a low parapet. The entrance and public space is located at the southeast corner, which is rounded, giving the building an unmistakable Streamline Moderne style. This rounded corner has panels of display windows with a common curving brick sill. The display window is comprised of five narrow tall fixed windows flanked by two wider windows (one facing south, the other east). The wide window that faces south toward E. Bremer Avenue displays store signage. Around the corner are a bricked-in door and an extant wood door, both with glass block transoms, both presumably accessing restrooms. West of the curving display window is the entry door, which is glass with a transom. The west end of the façade bumps slightly forward of the east station office wall, to accommodate two service bays, each with a new 6-light overhead door. The building included an enclosed grease and wash rack in the central bay, but the outside service bay was added in 1958. Overhead, the low parapet is unadorned, but it is slightly stepped back from the wall plane on the east side.

This building was constructed in the fall of 1941 as a DX station and opened November 8, 1941. Original brickwork included some red coloration, though that is not visible now and may have been painted out or otherwise bricked over (DX Oil's corporate colors were red and blue on a white background). The Waverly station appears to follow a corporate plan and design, as a quick Internet search found at least one nearly identical (though reverse plan) station at Baxter Sprints, Kansas, a town on the historic "Route 66" (see http://www.flickr.com/photos/mark_potter_2000/2637032262/ accessed on 8/1/2013). Remodeling occurred in 1950, and again in 1958 when the second service bay was added. In 1985 a 30x32-ft. addition was built at the back of the garage area.

Significance: This gas station is significant as a reflection of how important the automobile and the auto culture had become by the World War II-era. It is also a good example of a corporate "look" adopted by a national company, and as a sign of the increasing traffic on state highway 3, which was routed down Bremer Avenue through the center of town. Sanborn fire insurance maps from 1927 indicate this building replaced an earlier "filling station," which had complemented the business next door at 305 E. Bremer (Herman Propp Garage, built in 1923). That earlier filling station itself had been located on the site of a tiny lunch stand that no doubt served the passengers at the CGW depot next door to the east (311 E. Bremer).

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Address: 311 E Bremer Ave

Date of Construction: 1904

Historic Name: Chicago Great Western Railway Depot

Property Type: Rail Passenger Depot

Builder: W. J. Zitterell, Webster City

Evaluation: Contributing (and potentially individually eligible)

History: This one-story building, today used as a restaurant, was constructed in 1904 as a passenger depot for the Chicago Great Western Railway (CGW). It is located on the north side of E. Bremer Avenue, oriented at a northwest/southeast angle to align with the railroad tracks (since abandoned and replaced by a paved bike lane). The building is 24x80 ft. with the long east side aligned parallel to the tracks/bike lane. It has a stone foundation, solid red brick walls bonded with matching mortar, and a gabled roof with a central chimney stack. The roof is covered today by a standing seam metal roof. A brick beltcourse marks the division between foundation and walls. Each long side of the building has wide overhanging eaves with large, supporting knee braces. These overhangs are re-creations of the original CGW overhangs, which were removed during the 1950s by the railroad when the depot was reroofed. The current overhangs have been added since 1985 (Jamie Beranek, railroad historian, to author, email correspondence, 2/1/2012. Mr. Beranek interviewed the owner in 1985). The gable ends once had wide overhangs also, but these were gone by the 1960s based on historic photos in the public library's collection.



Figure 16 Chicago Great Western (and WCF&N) passenger depot

Windows are a combination of small, fixed 4-light sashes located high on the walls and larger, tall double hung, single light sashes, all presumably replacements but historically appropriate. Flat headers are formed by multiple courses of vertical brick; sills are painted masonry, likely concrete. All windows and doors are set in, with deep reveals, necessitated by the width of the solid brick walls.

The long western side, the “town side” which faces the historic commercial district, has a wide paneled freight and baggage door at the southern end with paired 6-light windows. Moving northerly from this door, there are three tall windows and a pass door located midway along the elevation. To their north, at the end of the depot are two small windows placed high on the wall. The opposite, “track side,” is similar except that the central area is devoted to a three-sided bay window marking the interior agent and ticket office and fenestration to the north of the bay consists of two pass doors flanked by tall windows. Functionally, it is clear the south end of the building was for freight and baggage storage, the central space held the agent and ticket office, and the north end held the waiting room or sex-specific waiting rooms with restrooms on the “town side” under the high small windows.

The narrow, southeast gable end has two centered 4-light casement windows, between which is a sign reading “Chicago GREAT WESTERN Railway.” Evenly spaced above are the remnants of four knee braces that formerly supported the overhanging gable end eaves.

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This building was constructed in 1904 by Webster City contractor W.J. Zitterell for the Chicago Great Western Railway. Charles Nichols of Maquoketa was construction foreman. The new brick depot was built closer to the business district following a fire that destroyed the original CGW depot on the northwest side of Waverly.

CGW History: The CGW Railway system was built and operated by Alpheus Beede Stickney, a former school teacher and lawyer born in Maine in 1840. Between about 1870 and the early 1880s, Stickney lived in St. Paul, Minnesota, and worked for various railroad companies. He learned the business and definitely saw the opportunities. By 1884, Stickney had bought the charter of a “paper” railroad and was constructing a line south toward Iowa. Over the next decade, Stickney’s system grew through construction and acquisition, but remained largely an upper Midwest railway system closely aligned with Stickney’s interests in the cattle business (Stickney and his associates organized the St. Paul Union Stockyards in 1882). The early 1890s saw Stickney’s railway system in trouble along with other smaller systems, virtually insolvent and facing receivership. A. B. Stickney’s business acumen and legal training once again was helpful and, in 1892, he reorganized the business as the Chicago Great Western Railway (Frank P. Donovan, Jr., “The Chicago Great Western Railway,” *The Palimpsest* 34 [June 1953] 6: 257-288).

About half of the CGW “Maple Leaf” rail system was in Iowa, though the line eventually stretched from the Twin Cities south to Kansas City and from Chicago west to Omaha. The Waverly to Oelwein tracks were completed in 1904, when the brick combination depot was built in Waverly. Oelwein was in the hub location of the CGW system since 1899 and had been the site of the Great Western’s shops (an industry that increased the town’s population from about 800 to 7800 by the mid-twentieth century). During Stickney’s time, the CGW operated in conjunction with the interurban known as the Waterloo, Cedar Falls & Northern (WCF&N). Louis Cass, head of the WCF&N, was named vice-president of the CGW and each company had rights to operate over at least a portion of the others’ rails. “The interurban operated over CGW tracks from Waverly to Sumner” (Ibid., 271). CGW’s Waverly depot, built in 1904 at the east edge of the commercial district, also served as the interurban passenger depot from 1910 through at least 1941, as noted in “Official Railway Guides” published during this period (Beranek to author, email, 2/1/2012).

Significance: The depot has both local and potential state significance as a good example of A.B. Stickney’s Chicago Great Western Railway system and as a property type (the simple-plan, cost effective small station), a property type quickly declining in numbers in Iowa. In its location at the edge of the town’s main shopping district, it fulfilled one of Stickney’s central philosophies: “The depot should be built in as close to the business center of the city as possible... That way the public will remember you” (H. Roger Grant and Charles W. Bohi, *The Country Railroad Station in America* (Sioux Falls, SD: Center for Western Studies, 1988).

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Navigation Note: The south side of the 300 block of East Bremer Avenue is not within the historic district boundaries.

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7. Narrative Description, continued

NAVIGATION NOTE: The following described buildings are immediately south of East Bremer Avenue. Tables, a chart, and maps of the district that illustrate and explain different data are located in the Additional Documentation section.

Address: 201 1st St. SE

Date of Construction: 1932, 1948, 1957

Historic Name: Lutheran Mutual Aid Society Home Office Building

Property Types: Office Building

Architect: Mortimer B. Cleveland, Waterloo

Builder: Max Mildenstein, Cedar Rapids

Evaluation: Contributing (and Potentially Individually Eligible)

History: This large, free-standing building, primarily executed in the Art Deco style, occupies the southeast corner of 1st St. SE and 1st Ave. SE and faces west toward the Cedar River a half block away. The building is three stories tall above a raised basement level. Its exterior walls are clad in smooth limestone panels, with thin grout lines in a matching color to enhance its monolithic appearance. Viewed from a distance, the stone panels give the building a yellowish color but with strong pink undertones. The raised basement and main entry surrounds (west and north sides) are covered with dark gray panels of polished granite streaked with pink veining. According to the construction article, which appeared in the *Waterloo Daily Courier* on January 1, 1933, these materials are "Kasota pink stone" and "rainbow granite." The former was quarried in the Mankato, Minnesota area where the small town of Kasota is found; the latter was taken from quarries in Cold Spring, Minnesota. Kasota is located in the southeast part of the state; Cold Spring is northwest of Minneapolis. Structurally, the building under all this veneered stone is made of reinforced concrete and steel (Ibid.).



Figure 17 Lutheran Mutual Aid Society Home Office

The roof is flat with a prominent raised block centered on the façade roofline above the front entry. This form hints at the familiar profile of archetypal Art Deco buildings of the 1920s, with their strong central bay flanked by smaller shoulders (and also suggests the stepped-back skyscrapers built in big cities in the 1920s), but does not replicate them. The focal point of the façade is the central, projecting entry bay that extends from the building base to just under the third story's windows. Wide stone steps lead up to the front door, which is slightly recessed within the projecting bay. The door and its immediate surround are bronze with glass insets. Art Deco details in bronze include zig-zag door handles, fluted doorframe stiles, and a header on the door frame consisting of an ornamental band with a relaxed running flower-and-vine pattern (rinseau pattern), topped by a crenulated band of cut-out designs. The designs appear to be spires with crockets alternating with a ziggurat form (though these forms are subject to interpretation). Above the bronze doorway, the space is filled with a pinkish reflective glass transom. The "rainbow granite" frame around the doorway consists of fluted columns supporting a flat lintel with notched ends. The rest of the projecting bay beyond this granite framework is clad in the Kasota stone. Two original wall sconces with bronze scroll brackets and glass shades flank the entryway.

The rest of the façade, also in Kasota limestone, is framed by two endwall piers extending from the base to the parapet. These piers form the southwest and northwest corners of the façade and are fluted from the base to just under the second floor. Above this point,

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the stone panels of the piers and the wall overall become slightly paler in color. Fenestration in the raised basement includes smaller windows than are seen on upper stories, filled with dark glazing. First-story windows are single panes of dark glass, replacements for the original 2 by 2 vertical-light glazing. Above the first-story windows are dark bronze panels bearing alternating designs: either a palmette with scrolled fronds emanating from it or a zigurat with similar scrolled fronds. On each side of the central entrance bay, fenestration at the ground level is divided by and held within three piers that extend from grade to just under the second story. Second- and third-story windows are similar but both these floors' windows are different than the windows of the first floor. Appearing in bands, window sashes are filled with dark replacement glass and separated either by mullions or wider stone interstitial walls. Sills are of the same limestone as the walls on the first story windows, but higher windows are framed by narrow granite ledges that project proud of the wall surface.

The north side elevation lies along 1st Ave. SE. The west end and the east end of this elevation project outward slightly, leaving the wide central section inset. Fenestration, partial pilasters, and the mix of granite and limestone treatments are similar on this elevation as on the façade except that the bronze panels seen over first story windows are found on this side only above the window on the projecting west end and above the secondary entrance at the east end. This secondary entry is framed by the gray granite similar to the main entry.

The rear (east) elevation of the building overlooking the company parking lot is severely plain, consisting of nine regular bays with small foundation windows, large first story windows, and slightly smaller second and third story windows. The final (south) elevation aligns with the alley running east and west through the block and displays more footprint irregularities. The front (west) end of this south elevation is bumped out from a central recessed section. Behind this (to the east) is a larger office block with a windowless elevator shaft or stairwell. At the base of this feature is a loading dock and alcoves for trash containers and, perhaps, a generator for emergency electrical service. Wall surface and windows are similar on this side elevation to the rear (east elevation).

The first stage of the building was constructed in 1932 as the new home office (the third or fourth physical office) of the growing and prosperous Lutheran Mutual Aid Society, an insurance organization established in Waverly in 1879. It was designed by Mortimer Burnham Cleveland, a well known Waterloo architect with a wide regional practice. Cleveland was an academically trained architect. He attended Cornell College in Mt. Vernon in 1902 and 1903 (see connections to this college by the owner of 123 1st St. SE next door); took a B.S. (1908) and an M. Arch. (1915) from the University of Illinois and by the 1910-1913 period was designing commercial buildings, often for Waterloo residents for whom he had already designed a residence. Cleveland clearly understood the popular architectural styles of the day, designing Prairie School and Dutch Colonial homes for rising Waterloo business families (see for example the homes in Highland Park Historic District, and the residence at 206 Iowa Street, respectively) and associating with another prominent architect in 1915 to design the classical Iowa Building for the Panama-Pacific Exposition in California. With the Lutheran Mutual building, he displayed his familiarity with Art Deco, though it was a streamlined and less ebullient Art Deco than had been popular in the 1920s. The Great Depression had settled in by 1932 and subtler displays of prosperity and stability were the order of the day. Just four years later, Bremer County would hire Cleveland to design its new courthouse in Waverly (just outside the Waverly East Bremer Ave. Historic District, to the east). This building is similar in many stylistic ways to the Lutheran Mutual building and has been dubbed a "PWA Moderne" building by architectural historian David Gebhard (David Gebhard & Gerald Mansheim *Buildings of Iowa* [New York: Oxford University Press, 1993], 447). Biographical information on Cleveland is from Wesley I. Shank, *Iowa's Historic Architects* (Iowa City: University of Iowa Press, 1999), 42-44.

When Cleveland designed the Lutheran Mutual building, the initial phase was a single-story building (the west first story and raised basement) but he also planned for expansions as the need arose. Thus, in 1948-49 the rear addition was constructed and in 1957 the top two floors were added. Cleveland's architectural practice was active throughout these expansions and a local consultant for the building's owner in 1985 stated that all three stages of the building were done under Cleveland's direction (ISI form number 09-00076 [1985]; *Bremer County Independent and Waverly Republican*, Centennial Edition, 3/7/1956). The building served as the national

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home office for the Lutheran Mutual Aid Society and its later incarnations from 1932 until 1977 when the company relocated its main office elsewhere (ISI form number 09-00076 [1985]).

The Lutheran Mutual Aid Society began in 1879 as a fraternal benevolent society (under the bulky moniker “Mutual Aid Society of the Evangelical Lutheran Synod of Iowa and other States”), an outgrowth of three Lutheran pastors meeting in Maxfield Township, four or five miles southeast of Waverly. With growth reaching beyond members of the German Lutheran Synod, in 1882 the organization formerly incorporated. “During those early years, the society’s ‘home office’ was wherever the secretary of the society happened to live, and when G.A. Grossmann was elected secretary in 1899, all the society’s books and records... were sent to his hometown of Waverly, Iowa, where he ran the organization out of the backroom of an old print shop [probably the Wartburg Publishing House, formerly in the 400 block of West Bremer Ave.] (David A. Whitsett and Irving R. Burling, *Achieving Successful Organizational Transformation* [Westport, CT: Quorum Books, 1996], 23-24. This book contains numerous minor factual inaccuracies in the historical narrative on Lutheran Mutual; “CUNA Mutual Life Insurance Company, et al., Notice of Application,” published in the *Federal Register*, vol. 68, issue 67 [Tuesday April 8, 2003]; Edgar Rubey Harlan, G.A. Grossmann biographical entry, *A Narrative History of the People of Iowa*, vol. 4 [Chicago: The American Historical Society, 1931], accessed at <http://genforum.genealogy.com> on 2/8/2012).

In 1911, the organization changed its name to the Lutheran Mutual Aid Society and a year later built an office building, “the one now [in 1956] occupied by the Waverly Office Supply” (*Bremer County Independent and Waverly Republican*, Centennial Edition, 3/7/1956). The location of this first true home office is not clear but the Whitsett and Burling description of it as a two-story, 22 by 60 ft., downtown building suggest it was along Bremer Avenue, probably east of the Cedar River (page 24). The late 1910s were troubled years for the organization as it outgrew the initial method of generating revenue and, in some years, there were more deaths and lapses among members than new members joining the group (Whitsett and Burling, 24). In 1922, therefore, the organization began structural changes that would generate more revenue and ensure its survival. It remained, however, a mutual society, specifically a “fraternal beneficiary association,” in which members were both the insureds and the organization’s owners (Report on the CUNA Mutual Life Insurance Company, by Jeffery S. Payne, Examiner in charge, Iowa Insurance Division, 2003, accessed online at <http://www.iid.state.ia.us> on 1/10/2011). Seven years later, in 1928, the organization celebrated 50 years in existence, with \$24 million insurance in force and assets of \$2.2 million (*Bremer County Independent and Waverly Republican*, Centennial Edition, 3/7/1956).

Whitsett and Burling claim that the Great Depression began to affect the organization by 1931, the year before the Cleveland-designed building was constructed, and “its growth rate slowed dramatically” (page 24). The pairing of a dramatically declining growth rate – and presumably a reduced revenue stream -- with the investment in an expensive new “showcase” edifice is a paradox to be further examined, but in 1938 the group reorganized as a modern mutual life insurance company and assumed the name Lutheran Mutual Life Insurance Company (“CUNA Mutual Life Insurance Company, et. al., Notice of Application [2003]). Whitsett and Burling, on the other hand, claim 1938 was the same year the company moved into its new building constructed in 1932, clearly a factual error).

By 1932, the company was “licensed to do business in 20 states and five Canadian provinces” and was building itself the “most costly building project of many years in Waverly” (*Waterloo Daily Courier*, 1/1/1933). It had \$33 million in insurance in force, \$3.5 million in assets, and 21 full time employees plus the medical director (see 123 1st St. SE next door, where the medical director had his office) (*Waterloo Daily Courier*, 1/3/1932).

In 1951, the *American Business Magazine* designated the company as “One of the 100 Best Offices in America” (not as the original 1985 ISI form states “one of the best office *buildings* in 1954.” This magazine no longer exists and the organization that currently publishes a magazine by the same name is new and *not* the successor to the 1950s organization). The designation was public recognition that the company had surpassed its modest beginnings and had grown to become a modern life insurance business (*Bremer County Independent and Waverly Republican*, Centennial Edition, 3/7/1956). By 1955, the company had just celebrated its 75th

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anniversary with over \$300 million in insurance in force and \$70 million in assets (*Bremer County Independent and Waverly Republican*, Centennial Edition, 3/7/1956). That growth and success pushed the company to add the final two floors to its building, already expanded with an addition, and consider the building complete. It then occupied the building as its home office until 1977 (1985 ISI form).

Following a series of name changes, corporate shuffles, and reorganizations, which included a time period when it was known as the Century Companies of America, the company last changed its name to CUNA Mutual Life Insurance Company, a member of the CUNA Mutual Group, of Madison, Wisconsin. The Waverly office is now located a few miles to the southwest and sprawls over many more acres than the 1932 downtown building could. Employment at that Waverly office complex was at 540 in 2012 (“CUNA Mutual Life Insurance Company, et al., Notice of Application,” 2003; Payne, Report on the CUNA Mutual Life Insurance Company, 2003; “Industries/Major Employers” by the Waverly Chamber of Commerce, accessed at <http://wadg.waverlyia.com> on 2/6/2012).

Significance: The building is locally important as an example of the work of a master and as an Art Deco edifice. As a contributing building to the potential East Bremer Avenue Commercial Historic District, this building’s size and location just south of East Bremer Avenue represents the expansion of commercial activity to the south, necessitated at least in part because of the growing importance of the automobile as a mode of transportation and method of getting to work. This choice of locations also suggests that in the early 1930s, the focus of business activity in Waverly was still concentrated in the central core of the town, with the adjustment to the automobile made by simply removing a block of older dwellings in order to build the Lutheran Mutual building. By the late 1970s, when the successor company moved to a newer facility at the western outskirts of Waverly, the impulse was clearly to leave the downtown for even more land and larger parking lot space. This building is also important as the best remaining building associated with a historic home-town industry that wildly succeeded and now operates in a business realm well beyond the bounds of Waverly.

Address: 123 1st St. SE

Date of Construction: 1903

Historic Name: Dr. Charles T. Brown Building

Property Types: Professional Office Building

Architect: Harry G. Hays, Civil Engineer

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

Evaluation: Contributing

History: This two-story commercial building is located one-half block south of E. Bremer Avenue on the northeast corner of 1st St. SE and 1st Ave. SE. The building has two stories and a dimension footprint of 28x45 ft. with a one-story “L” wing of 42x22 ft. off the north end. The building was designed for its corner lot, with the long 1st St. elevation (façade) and narrow 1st Ave. elevation displaying the extensive architectural details that give it a Colonial Revival style. The foundation is stone with a stone watertable. Exterior walls are brown “paver” brick with cut stone trim; the roof is flat with a slight parapet. Prominent rock-face stone quoins are found at the northwest, southwest, and southeast corners. A narrow stone beltcourse lies between the second floor windows and the classical denticulated cornice (appears to be pressed metal). The capped brick parapet extends above the cornice on both the west and south sides. Fenestration on the main, two-story building is regular but not necessarily classically balanced. Upper-story single windows are separated by varying wall widths. Lower story windows are more elaborate and are paired like the upper floor or are double windows held within a larger wall opening, separated by mullions rather



Figure 18 Dr. Charles T. Brown Building

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than brick courses. The second story windows are 12x1 double hung sash; while the first story windows are 8x1 double hung sashes with a 4-light vertically divided transom overhead. All windows sit on cut stone sills with stone keystone headers on the second level and segmental arched brick headers on the ground floor. Decorative shutters are found on the ground floor windows.

The slightly recessed front entrance is on the long west façade, sheltered under a classical portico with a wide entablature and a flat roof. The “Corinthian” columns referenced by the *Waverly Republican’s* construction article in 1903 (Dec. 17) are not present today. Instead, the portico is supported by fluted columns with essentially no capital (at most simplified Doric capitals). A lantern-shaped light fixture hangs beneath the portico roof to illuminate the entrance.

While the west and south elevations are treated to the extensive use of Colonial Revival details, the north wall and wing are much simpler. Rather than the brown paver brick, these walls are of common red brick sitting on a slightly raised foundation covered by a cement parging. The parapet is capped by tile coping. Fenestration is simple also, consisting of segmental-arched brick headers and smooth stone sills. The reveals on the north wall are remarkable deep. On the east wall of the wing is a modern pass door covered by a canvas awning with “LAW OFFICE” painted signage. Beside the door are two tall windows filled with replacement windows.

The rear wall of the Colonial Revival two-story block has the same common red brick walls as the wing. Its windows have single-light double hung sashes, but some are infilled with solid material.

The building was designed by Harry G. Hays, who at the time was with the “civil engineering department at Cornell College” according to the *Waverly Republican* (12/17/1903). Hays was Harry George Hays, an Ohio farm boy born in 1868 or 1870 (and died around 1940). Census records are a bit ambiguous, but it appears Hays and his wife, Emma C., were living in Danville, Indiana in 1900, where Hays was working as a “master mechanic.” By 1920, they were in Davenport, Iowa, and Hays was working as a contractor building homes. In 1930, the couple lived in East Orange, New Jersey, where Harry was working as a structural engineer; and after a few years in the 1930s in Grand Junction, Colorado, where Hays was a “construction engineer” engaged in bridge building (perhaps a Depression-era government program?), Hays and Emma returned to New Jersey, where Harry died sometime after 1940 but by 1942 (federal census, 1900, 1920, 1930, 1940; Iowa state census, 1945; Grand Junction, CO city directory, 1937; New Brunswick, NJ city directory, 1942, available on Ancestry.com). Census records indicate that Hays had two years of college, presumably at Cornell College in Mt. Vernon, Iowa, not Cornell University in New York.

Hays designed the building for his old college chum from Cornell, Dr. Charles T. Brown. Brown, a homeopathic physician (graduate of Chicago Homeopathic Medical College, 1896), kept his offices in the building and leased additional offices to other doctors, including Adele Kimball Graening (State University of Iowa College of Homeopathic Medicine, 1894); Orlyn Lee Chaffee (Chicago Homeopathic Medical College, 1902); and Charles H. Graening (M.D., University of Iowa, 1893). According to the local newspaper’s construction article, Drs. Brown and Chaffee occupied the ground floor, south half (with Chaffee’s residence above this on the second floor); while the Drs. Graening, a married couple, had offices in the north half of the second floor. Brown leased the rest of the building – the entire one-story wing and the ground floor north end of the main block – to the *Waverly Republican* for printing the newspaper and, perhaps, job printing (*Waverly Republican*, 12/17/1903).

Brown and his family moved from Waverly in 1908 or 1909, relocating to Cedar Rapids, Iowa; Chaffee died in 1916; and Adele Kimball Graening died in 1928. However, Charles Graening continued to practice in Waverly for nearly 40 years. During that time, he served as Waverly’s city health officer and medical director of the Lutheran Mutual Aid Society. It may not be coincidental that the latter organization would build its remarkable streamlined Art Deco edifice across the street to the south in 1932 (201 1st Street SE).

In 1903, Brown hired local contractors for his new commercial building, including: Charles H. Russell (masonry); W.H. Woodring (wood work); and S. Curtis & Sons (plumbing). “Frescoing and fine finishing in water colors” was done by A. Van Nordstraud and

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Charles Schoonmaker. In 1935, loose brick and a bulging wall were repaired. In 1943, the former printing shop was converted to apartment space. More remodeling was done in 1973, although what work was done is unknown. In 2002, the interior and exterior were remodeled. The building has served as a funeral home, apartments, and as offices for the Iowa Gas Co. Today it is occupied by a private law firm.

Significance: The building contributes to the potential East Bremer Avenue Commercial Historic District through both its history and architecture, the latter of which is a good example of Colonial Revival executed in a small commercial and professional office building.

Address: 124 2nd St. SE

Date of Construction: 1936

Historic Name: United States Post Office - Waverly

Property Types: Post office

Architect: Louis A. Simon, Office of the Supervising Architect, U.S. Treasury Depart.

Builder: James I (S) Barns, Concrete Engineering Co.

Evaluation: Contributing

History: This post office building is located one-half block south of E. Bremer Avenue on the northwest corner of 2nd Street SE and 1st Ave SE. The building, which faces east, is one-story in height and has a raised basement. Its footprint dimensions are 64x54 ft. with a 50x21 foot dock addition at the rear. Construction commenced in May, 1936, and the building was put into service in early 1937. In keeping with its Colonial Revival styling, the building's form suggests a central mass with attached, smaller "dependencies" on either side. The central mass is raised above the dependencies and has a gabled-end roof with pediment returns and fanlight windows that overlooks the flat roofs of the dependencies below. The foundation is concrete and the exterior walls are red brick with white masonry (stone, cast stone, or concrete) trim. Bricks are laid in a 5 to 1 common bond pattern, except under windows and in the brick arches where only headers are used. Also, a row of upright stretchers form the course immediately above the stone waterable. Window sills are masonry and window headers for the largest windows are formed by rows of vertical bricks alternating with a masonry keystone and two masonry voussoirs. Smaller windows have flat lintels of stretcher bricks.



Figure 19 United States Post Office - Waverly

With respect to the main mass, the east elevation is the primary façade and is divided into three bays by three recessed semicircular brickwork arches that hold the main entrance in the center and large windows on either side. Wide original granite steps (with modern metal banisters and a concrete wheelchair ramp) lead up to the modern glass door with a sidelight and transom. This door set is framed by a broken-pediment surround that appears to be wood. A modern canvas canopy overhangs the entrance. Each side archway contains 12/12 double hung sash windows. Above the façade arches, a wide frieze displays the building name: "UNITED STATES POST OFFICE WAVERLY IOWA 50677" (the zip code was added later).

The side dependencies are stepped back very slightly from the main mass. Each has a tall 9/9 double hung sash window on the east façade and two windows of this size on the end walls, plus three larger 12/12 windows. Near the roof on the dependencies is a

The side dependencies are stepped back very slightly from the main mass. Each has a tall 9/9 double hung sash window on the east façade and two windows of this size on the end walls, plus three larger 12/12 windows. Near the roof on the dependencies is a

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masonry beltcourse and, above that, the parapet has a metal cap. A smokestack is located on the west side between the south dependency and the westside loading dock, which dock was added in 1950.

The post office was designed in-house by the Office of the Supervising Architect of the U.S. Treasury Department when Louis A. Simon was Supervising Architect. Under Simon's leadership, "the design of federal buildings... was described as a 'suitable bromide' to the exuberance of the French Renaissance promulgated by his predecessors. 'In its place, under Mr. Simon's guiding hand, came the more subdued, more sentimental architecture of the Italian Renaissance and the Colonial.'" The Post Office buildings in Philadelphia, Ohio (1927-1928) and Arlington, Virginia (Clarendon Branch, 1937) and, especially, the U.S. federal building in Amsterdam, New York (1935-1936) draw on the same design palette as the Post Office in Waverly (Antoinette J. Lee, *Architects to the Nation* [New York: Oxford University Press, 2000], 26-261).

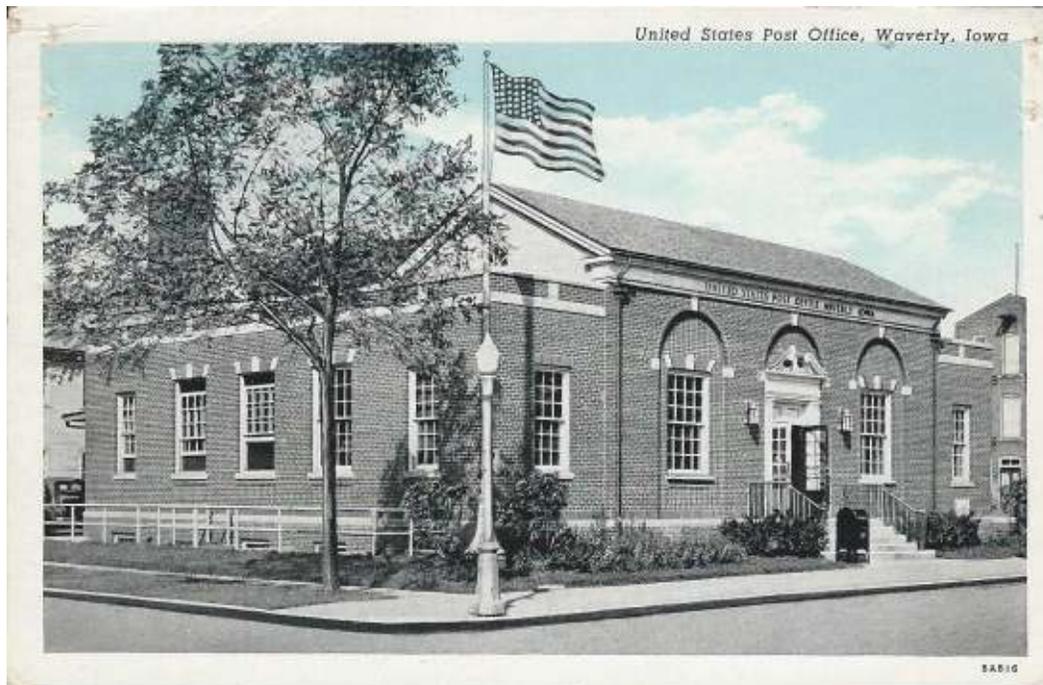


Figure 20 Undated postcard view of the Waverly post office. *From Author's collection.*

The contractor was James S. Barnes (*Waverly Democrat*, 5/15/1936) or James I. Barnes (Jeff S. Hagen, U.S. Postal Service, letter to Iowa State Historical Department, 5/3/1982). The Postal Service's 1982 information indicates Barnes was with the Concrete Engineering Company of Des Moines. Indeed, there was a Des Moines office of this larger, Kansas City-based company. (There was also a James I. Barnes construction company owner from Logansport, Indiana, who engaged in post office building about the time the Waverly building was constructed [based on a Google search], however, the records of the Postal Service are deemed the most reliable in this case.)

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Construction began in 1936 and the building was formally dedicated March 16, 1937. Later that year, Iowa City artist Mildred Pelzer, a former student of Grant Wood, was paid \$500 to paint a mural for the new post office. Titled “A Letter from Home in 1856,” the mural is extant and has been recognized in both art-book publications on murals and a personal and professional biography of Mildred Pelzer.

Her mural (image below) depicts a figure of a young mother centered in the painting, flanked on her right by a tiny child reaching up toward her mother’s hands. The child appears to be asking to be picked up but the smiling mother is looking down and concentrating on reading a letter she is holding in both hands. To the woman’s left is a man who has barely stopped a team of horses pulling a single-row plow. The rolling hills of the Iowa prairie form the background beyond the three figures. The mural is lively and suggests movement via the child’s reaching posture, the uplifted corner of the woman’s apron caught in a breeze, the billowing of the woman’s cape, and the straining legs of her husband as he holds the team steady.



Figure 20 Mildred Pelzer’s mural, *A Letter from Home in 1856*, within the Waverly post office.
From Hibbs, Historic Scenes by Mildred Pelzer, 1934.

Pelzer (1889-1985) was born and raised in Montana. She met her future husband, long time University of Iowa history professor Louis Pelzer, when he was her history teacher at Montana State Teachers College (Bob Hibbs, *Historic Scenes by Mildred Pelzer, 1934* [self published in association with the Johnson County Historical Society, 2009], 24). Pelzer and her husband relocated to Iowa City when Louis became affiliated with the university. Mildred became a “student and publicist” for Grant Wood and also took lessons from Marvin Cone. Eventually she would create over 400 paintings during her professional career. Among her best documented work is a series of eight murals for Iowa City’s Hotel Jefferson. Little had been published about Mildred Pelzer or Iowa muralists of the New

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Deal era in 1982 when the Postal Service requested and received a determination of National Register *ineligibility* for the post office from the Iowa SHPO (see ISIF form 09-00500 [1982]). Today, however, there is good secondary literature to place Pelzer and her work, including her Waverly mural, in a larger context, and there is growing appreciation for these murals' significance in history and art (see Hibbs, *Historic Scenes*, and also Gregg R. Narber, *Murals of Iowa, 1886-2006* [Des Moines: The Iowan Books, 2012]).

Significance: The Waverly United State Post Office building is significant for its historical associations with the federal New Deal programs of the Great Depression and its Mildred Pelzer mural, which remains *in situ* high on the wall of the lobby. The building contributes to the historic eastside commercial district by reflecting the long-standing importance of the postal service to the town of Waverly. The post office in Waverly has occupied space in several East Bremer commercial buildings but this building marks the high water point of the postal service in this community. It is a very good example of the small-town, federally designed post office.

Address: 111 1st Ave SE

Date of Construction: 1958

Historic Name: Bremer County Mutual Building

Property Types: Office Building

Architect:

Builder:

Evaluation: Noncontributing

History: This small two-story office building was constructed in 1958. It is square to rectangular in shape, clad in light brown brick on the lower floor and wide blue siding on the upper. The west and north walls are brick and extend beyond the plane of the building, proper, suggesting the builder anticipated additional party-wall buildings to be constructed on these sides. Windows are dark glass with white-metal sashes and frames on the ground floor façade, with a dark glass single entry door offset to the east side. Above the south façade and wrapping around to the east side is a fixed solid awning shingled in modern asphalt shingles. The second story has horizontal slider windows on the front and east side. The building has enough odd features for a 1958 construction that many of these features might be the result of remodeling projects. The projecting wing walls are unusual. The wide blue siding covering the second floor appears new as do the slider windows. The front door, with its dark glass, appears new also.

Significance: This building within the borders of the East Bremer Avenue Commercial Historic District only because of its location between three very historic non-residential buildings. Because of alterations and its relatively recent construction age, this building contributes little to the sense of history evidenced by the district as a whole. It is not eligible for the National Register either individually or as a contributing resource.

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8. Architect/Builder

The follow are the names of persons/firms in the building trades who are identified with the historic district:

Knight, Will; Bessmer, Al; Russell, Charles H.; Dyer, Gene; Clark, George; Fahstock, Gus; Smith, A.E.; Netcott, first name unknown; Woodruff, J.D.; Corey, George; Bach, first name unknown; Russell, Ralph; Brown & Connell; Poorman & Son; Miller, Harold; Stenzel, first name unknown; Moline, Carl; Jens Oleson & Sons Construction Co.; B. Gierens & John Kertz; Shane, J.J.; Kerr, S.E.; Smith, George B.; Hursh, H.W.; Kehe Construction Co.; Spencer Construction Co.; Brown, Chris; Perkins J.A.; Pape, Fred C.; Woodring; W.H.; Zitterell, W.J.; Mildenstein, Max; Barnes, James (I. or S).

8. Statement of Significance

The Waverly East Bremer Avenue Commercial Historic District is significant under Criterion A as the commercial heart of this community and Bremer County, from 1855 when the first store building still extant was constructed on the east bank of the Cedar River, to 1964, the arbitrary 50-year date within the National Register rules.¹ Throughout this period, the district has offered area residents a convenient central place in which to buy and sell goods, engage in banking and deal-making, provide legal and medical services, and mingle with each other for social, recreational, and civic and patriotic purposes. The district reflects the patterns of commerce over 159 years as merchants, craftspeople, and professionals adjusted how they offered their services and marketed their goods and wares. The district's buildings reflect the continual accommodations to evolving customer preferences and the economic dynamics of the surrounding agricultural region, as well as the improving transportation modes during the period of significance. The district also reflects the persistence of civic life in a small, Midwestern county-seat city, where the sidewalks under covered storefront windows invited conversation and window shopping and the wide main street accommodated traditional celebratory parades. The town's commercial district remains a living, vital embodiment of the small-city Iowa main street district. The Waverly Commercial Historic District also qualifies as a "Property Type I: Commercial District" and meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* Multiple Property Document (2002) under Criterion A by reflecting the development and growth of the city of Waverly as the county seat and a regional market entrepôt. The statewide historic context within that MPD is relevant to Waverly's historic downtown.

Small Towns and Retail Patterns

During the nineteenth century, Iowa saw hundreds of towns created to serve as market towns for an agricultural countryside being aggressively settled by easterners and immigrants. These towns were collection points for shipping raw produce out to larger cities and distribution hubs for the manufactured goods that were shipped back. In addition, they offered both rural and community residents services that could not be provided, or were not traditionally provided, within the family. A healthy vibrant Iowa town from the mid-nineteenth to the mid-twentieth century, fueled by agriculture and small industry but separated by hundreds of miles from a large metropolis like Chicago, or even Des Moines, meant most Iowa towns were relatively self-contained. Communities were capable of supporting a diversity of small retail stores run by merchants, shops operated by skilled craftsman, and even a few businesses run by women who could sew clothes, create hats, or run a lodging house. To this commercial mix were added the professional services of apprenticed or academically trained men and women dentists, doctors, and lawyers. Job skills in these small towns tended not to be specialized or defined by educational training, but more by opportunity, luck, and capital. Many if not most people tried their hand at

¹ Criterion C significance was considered, however because of the integrity issues that one typically encounters in commercial neighborhoods, including storefront changes and loss of façade decoration as a building ages, Criterion C was not pursued.

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several jobs over the course of the years, shifting from one to another as the opportunity presented itself.² A woman working in a steam laundry might marry and later work in a seasonal cannery; a laborer might become a builder, and a builder might become an architect; and a successful dry goods merchant might move into banking. Within these nineteenth century traits, Waverly and its downtown activities were typical and fit the pattern. And like other towns, after the turn of the twentieth century Waverly's business district modernized as stores became more specialized, and progressive academically-trained men and women opened professional offices.

Bremer County in the Heart of Dairy Country

Bremer County is located in the center of the state's landform region known as the Iowan Surface (Fig. 21). This landform is a region of "topographic restraint and subtle land shapes." From slightly inclined to gently rolling, the landscape here consists of long slopes, low relief, and open vistas.³ Glacial erratics range from very large boulders to small field stones that seem to spontaneously appear each spring in farmers' fields. Large erratics were often dynamited to provide building stone as well as to remove them from agricultural fields.⁴ Rivers through the Iowan Surface, like the Cedar River that courses through Waverly, are fed by groundwater aquifers and flow with water even during dry conditions.⁵ This characteristic attracted early pioneers and made desirable locations for early settlements and milling activities.

Situated in the heart of the state's "northeast dairy" region, many Bremer County farmers historically kept herds of dairy cows for the production of milk, cheese, and butter. Their farms were developed with large barns to shelter the cows and tall silos to store the herd's winter feed. Dairy farms typically included many acres of rolling pasture on which the herds could graze as well as some land devoted to growing corn for silage.⁶ Perhaps more than in other types of Iowa farms, dairy farm women played an important role in

² See generally, Jan R. Olive Full, "Hinterland or Heartland: Survival of Small-Town Lake Mills, Iowa, 1850-1950" (Ph.D. diss., Loyola University Chicago, 2006); especially Chapter 5 "The Importance of Main Street and Its Merchants."

³ Jean C. Prior, *Landforms of Iowa* (Iowa City: University of Iowa Press, 1991), 68.

⁴ *Ibid.*, 71.

⁵ *Ibid.*, 75.

⁶ Lowell Soike, "Viewing Iowa's Farmsteads," in *Take This Exit: Rediscovering the Iowa Landscape*, ed. Robert F. Sayre, 153-172 (Ames: State University of Iowa Press, 1989), 156.

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Figure 21 Landform Regions of Iowa with Bremer County circled. From *Landforms of Iowa*, 31.

processing the output of the herd, especially in the production of butter. This role diminished in the late nineteenth century as the commercial butter industry grew with the arrival of the “creamery system” –an industrial approach to processing milk that also prompted dairy farmers to increase the size of dairy herds.⁷

By the end of the nineteenth century, Iowa had more milking cows than any other state and the northeast counties had come to dominate the state’s butter-making industry.⁸ While these counties were within the “nation’s hay-dairy belt” and well suited to milking herds, the main dairying region eventually migrated northeast into Wisconsin. “By 1915, Wisconsin had become the leading dairy state in the nation, producing more butter and cheese than any other state,” according to the Wisconsin Historical Society.⁹ Within Iowa, however, Bremer and the other northeast Iowa counties still produce a respectable quantity of milk from large dairy herds, as evidenced today by the active cooperative dairy marketing associations and the shiny milk trucks seen driving their regular daily routes from dairy farm to dairy farm.

⁷ Patrick Nunnally, “From Churns to ‘Butter Factories’: The Industrialization of Iowa’s Dairying, 1860-1900” *The Annals of Iowa* 49(Winter 1989)7: 555-569. See also generally, Vernon C.D. Pinkham, “A Historical Study of Dairy Manufacturing and Marketing in Iowa” (M.S. thesis, Iowa State College, 1923).

⁸ Earle D. Ross, *Iowa Agriculture: An Historical Survey* (Iowa City: State Historical Society of Iowa, 1951), 83-83.

⁹ “The Rise of Dairy Farming,” Wisconsin Historical Society website. Accessed at <http://www.wisconsinhistory.org/> on February 3, 2012.

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Towns in northeastern Iowa profited by their location in the state's dairy region. Beginning in 1910, Waterloo, not far to the south of Waverly, annually hosted dairy farmers at its "Dairy Cattle Congress" and Waterloo's many manufacturers produced much of the equipment necessary to operate Iowa's dairy farms.

Waverly had at least two factories producing creamery supplies in the late 1890s.¹⁰ One of these operations was located within the historic commercial district. Beginning in 1910, the town also had an ice cream plant, which eventually was acquired by Borden's Ice Cream Company. In 1923 the Carnation Milk Products Company began producing condensed milk at a plant in town later owned by Nestle USA.¹¹ Waverly celebrated its dairy history and honored its Bremer County dairy farmers with a large triumphant arch that proclaimed the town to be the "dairy spot of Iowa" (Fig. 22). Though long gone, some version of this arch stood for many years midway on the Bremer Avenue bridge, at the west end of the town's eastside commercial downtown.



Figure 22 This c. 1940 view of Waverly's last dairy arch looks east toward the East Bremer Avenue Commercial Historic District. The "Big Six" block of attached, largely 1880s, store buildings is seen here on the left, while the Waverly Community Building/Palace Theater is the first building beyond the bridge on the right. Replacement of the bridge in the middle of the twentieth century brought an end to the dairy arch. Waverly Public Library

¹⁰ *Semi-Centennial Souvenir of Waverly, Iowa* (Taber & Miller, 1896), n.p.

¹¹ *History of Bremer County, Iowa* (Dallas: Taylor Publishing Company, 1985), 56; City of Waverly, "The Fosselman Brewery and Ice Cream Plant" (http://city.waverlyia.com/rail_guide.asp on February 6, 2012); and Waverly Chamber of Commerce, *Nestle USA* (<http://wadg.waverlyia.com/relocation.asp> on February 6, 2012).

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Town Founding and Growth of the Commercial District

Prior to 1845, the land now organized as Bremer County was still a part of the Winnebago lands, though white settlers from the east were already beginning to stake their claims. By 1851, the last of the Native Americans were gone from the county and the federal government had opened the land for sale and settlement. The future Waverly town site lands had been claimed the year before, however, by Jacob Hess on the west side of the Cedar River and later that same year by Frederick Cretzmeyer on the east side.¹² Attracted by the steady water flow and milling potential of the Cedar River, as well as the timbered land on the east banks of the river, William Harmon settled near the river's east side in 1853. He quickly platted his new purchase as the original town site the same year and Waverly was designated immediately as county seat. By the end of the next year, 1854, the town's rapidly increasing population stood at around 700. For the rest of the decade, the town continued to physically expand and show great promise. A log dam was constructed across the river, and both a sawmill and a gristmill were soon erected. A log hotel was built and merchants were arriving steadily. Most of this activity occurred on the east side of the river, but the west side was soon made more attractive by the construction of the first bridge in the late 1850s. A serious flood in 1858 badly damaged the town's riverbank industries, washed out the new bridge, and presented a setback to growth. Still, a year later, in 1859, the town was able to incorporate.¹³

A second bridge was erected in 1860 across the Cedar River and in 1861 the town's first Union volunteers headed off to the Civil War. The war stalled growth in Waverly as it did in towns across the state (see Chart 1), but prospects picked up following the arrival of the Cedar Falls & Minnesota Railroad's first trains in December 1864. The bird's eye image below from 1868 (Fig. 23) suggests a well-developed commercial district along Bremer Avenue by this time, as well as several riverbank milling industries. Waverly was the CF&M's terminus for two years and its depot location on the far western edge of town would have given Waverly's west side a development boost.¹⁴

¹² W.V. Lucas, *Pioneer Days of Bremer County, Iowa* (Waverly, Iowa: Waverly Democrat, 1918), 168-170; Benjamin F. Gue, *History of Iowa: From the Earliest Times to the Beginning of the Twentieth Century* (New York: The Century History Company, 1903); A.T. Andreas, *Illustrated Historical Atlas of the State of Iowa* (1875 reprinted Iowa City: State Historical Society of Iowa, 1970), 443; H.S. Hoover, *Atlas of Bremer County, Iowa* (Waverly: H.S. Hoover & William P. Reeves, 1875), 47-48.

¹³ Andreas, 443; Hoover, 48.

¹⁴ Andreas, 443.

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Figure 23 Bird's Eye map of Waverly, 1868, with East Bremer Avenue circled. Landmarks include the courthouse square at the top right, just beyond the eastside commercial district. It is clear from this image that a west side commercial district was forming along Bremer Avenue as well, however, this commercial area never developed to the same extent and lacks historic integrity today. From <http://good-times.webshots.com> on February 8, 2012.

In 1871 the existing bridge over the Cedar in the center of town again was washed away by a flood but an elegant bow-arch iron bridge was soon installed as its replacement. Though a number of impressive brick stores and bank buildings were constructed on East Bremer Avenue during the early 1870s, one local historian writing in 1875 indicated that overall town growth had slowed during these years. This was certainly caused by the nationwide banking panic and financial depression that followed the collapse of Jay Cooke's banking establishment.¹⁵ Nevertheless, that same local historian described a Waverly in 1875 that had grown in just two decades with an impressive and diverse array of businesses and commercial establishments (125 in total):

¹⁵ Hoover, 48. Jay Cooke and Company had overextended itself in railroad securities, especially of the Northern Pacific Railroad. Since the Civil War, the railroad industry had overdeveloped in an unsustainable building boom. When Cooke's bank collapsed in

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The business of the town is represented in two banks, three hotels, a board of trade, seven dry goods and twelve grocery stores, six millinery and two books stores, five drug stores, one eye infirmary, one book and shoe store, four harness shops, two jewelry and two music stores, three tailor shops, one foundry, three bakeries, three restaurants, three newspapers, three barber shops, one gun and nine blacksmith shops, four wagon shops, one confectionery manufactory, two photograph galleries, two livery stables, three meat markets, three cooper shops, one pork and four butter and egg packing houses, one steam saw and planing mill, one resawing and planing mill, two cabinet shops, one cabinet manufactory and wholesale establishment, two lumber yards, one marble shop, two flouring mills, one woolen factory, four elevators and two warehouses for handling grain and farm produce, five sewing machine and four real estate agencies, [and] five establishments for selling farm machines...¹⁶

The physical layout of the town by 1875 (Fig. 24) confirms the rapid growth with 12 platted additions filed between 1853 and 1870.¹⁷ One railroad line bordered the town on the west side and second was under construction through the northern part of town. The area west of the river had seen the most growth in terms of plats filed. While the east side may have initially attracted the settlers because of its timber (the west side was largely open prairie when the settlers arrived¹⁸), the west side of town appears to have opened up to flatter land and easier development.¹⁹ Bremer Avenue—the town’s long main street—was firmly fixed by this time as a commercial district that straddled the river. And though Frederick Cretzmeyer, the earliest east side settler, was from Germany, A.T. Andreas’s patron directory from 1875 suggests the majority of Waverly’s successful businessmen at that time were Yankees from New York, Vermont, Connecticut and other New England states, with a respectable showing from Ohio and Illinois.²⁰ Like many Iowa towns, however, the initial Yankee and native-born settlers in Waverly soon were joined by immigrants, especially Germans and others from Northern Europe. Waverly’s German associations grew strong and enduring with the establishment, in 1879, of the Wartburg Teachers’ Seminary, a German Lutheran educational institution now known as Wartburg College.²¹

1873, a nationwide depression followed that lasted until 1878. Emory Johnson, *American Railway Transportation* (New York: D. Appleton & Co., 1906), 27; Albro Martin, *Railroads Triumphant* (New York: Oxford University Press, 1992), 289; *New York Public Library American History Desk Reference* (New York: Macmillan, 1997), 295.

¹⁶ Hoover, 48.

¹⁷ Joseph F. Grawe, *History of Bremer County, Iowa: A Record of Settlement, Organization, Progress and Achievement*, vol. I

(Chicago: S.J. Clarke Publishing Company, 1914), 281. No plats were filed during the Civil War years of 1861, 1862, 1863 or 1864.

¹⁸ For a view of the historic landscape as the original government surveyors found it, see <http://ortho.gis.iastate.edu/>.

¹⁹ Wartburg Teachers’ Seminary (which became Wartburg College), a German Lutheran educational institution was founded on the west side of the Cedar River in 1879 and surely has contributed to the settlement of this side of town. “History of Wartburg College,” www.wartburg.edu on February 8, 2012; “Wartburg Teachers’ Seminary” National Register of Historic Places Nomination Form, 1977 (listed 1978).

²⁰ Andreas, 553.

²¹ “Wartburg Teachers’ Seminary National Register of Historic Places Nomination Form,” 1977 (listed 1978).

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Figure 24 Map of Waverly in 1875, with the East Bremer Avenue Commercial Historic District circled. Andreas, 1875.

East Side Development along Bremer Avenue

The Sanborn fire insurance maps of Waverly provide some of the best evidence for understanding commercial development along Bremer Avenue. The first maps available were from 1885 and cover the first four blocks of Bremer on either side of the Cedar River (Figs. 19-20).²² While the west side of Bremer Avenue showed non-residential development, it was of a mixed nature that included liverys, a skating rink, a church, and an opera house. At the same time, the east side of Bremer Avenue already was densely built with attached and nearly attached commercial store buildings for the first three blocks east of the river. Indeed, the local investors associated with the Bowman brothers, J. Howard Bowman and William Bowman, had recently completed their handsome Italianate four-part brick block in 1881 on the north side of the irregular riverbank block closest to the Bremer Avenue bridge (see building entries for 93 through 99 East Bremer Avenue; part of the “Big Six”). This was a block early dominated by milling buildings, the

²² These maps cover essentially the same area on both sides of the river that were the subject of an intensive survey (see Jan Olive Full, “Waverly Historic Commercial District – West” [prepared for the City of Waverly Historic Preservation Commission, 2012]). This survey found insufficient historic integrity west of the river for consideration as a historic commercial district.

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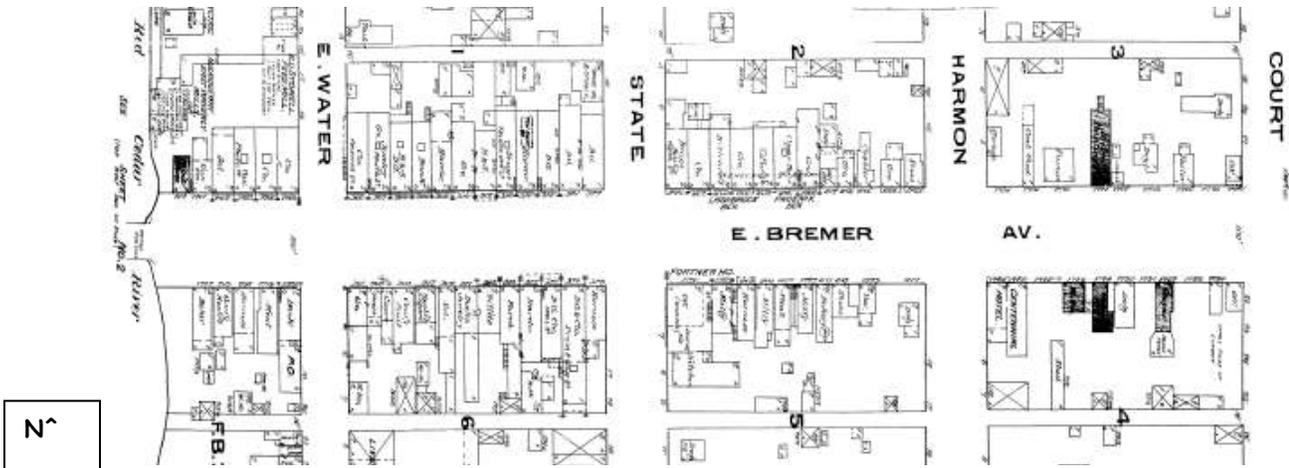


Figure 25 East Bremer Avenue in 1885, when Waverly's population was 3,000. The block between Harmon and Court (named for the proximity of the court house just to the east) is still only lightly developed in this year. Today the streets have been renumbered to 1st St. (Water), 2nd St. (State), 3rd St. (Harmon), and 4th St. (Court), with the addition of NE or SE depending on location vis-à-vis Bremer Avenue. Sanborn Map & Publishing Co. , Nov. 1885.

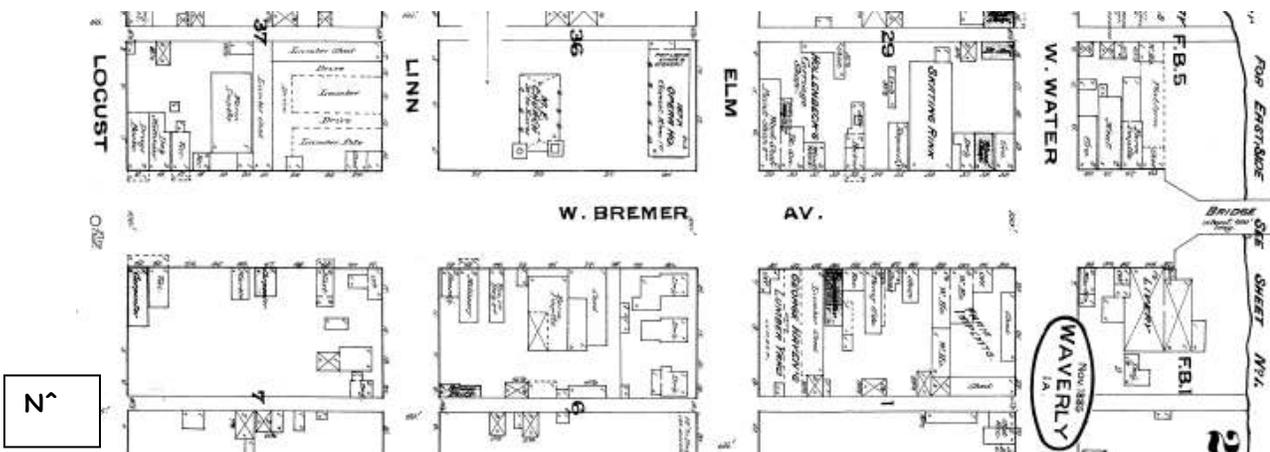


Figure 26 West Bremer Avenue in 1885. This side of Bremer Avenue is much less congested with buildings than the east side. Instead of attached retail stores that facilitate door-to-door pedestrian shopping, the west side businesses are of mixed function and include liverys, warehouses, a carriage shop, and a lumber yard. Interspersed among these grittier commercial establishments are recreational or cultural venues (a skating rink and an opera house), a large brick church, and a few dwellings. Small, detached frame shops accommodate craftsmen such as carpenters and marble cutters. The streets today have been renumbered to 1st St. (Water), 2nd St. (Elm), 3rd St. (Linn), and 4th St. (Locust), with the addition of NW or SW. Sanborn Map & Publishing Co. , Nov. 1885.

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precursor to the town's electricity generating facility, and small detached shops that fronted East Bremer Avenue. This north block was well on its way in 1885 to becoming a prominent corner of the town's main commercial intersection.²³ Two blocks east, a massive fire in 1884 had required rebuilding of much of the north side of the 200 block (see 205 through 213 East Bremer Avenue), which rebuilding was wholly done in brick. The fourth block (300 block) from the river along East Bremer Avenue in 1885 was a transitional block, still hosting a mix of small free-standing shops, sheds, and a few dwellings. The Chicago Great Western railroad had yet to be built, and it was the courthouse (just off the map's east edge) that was drawing development toward it. Further, this transitional block already contained a strong indicator, in the form of the two-story wood-frame Centennial Hotel (nonextant), that the commercial district was expanding to the east.²⁴

The physical development along Bremer Avenue appears to have remained relatively stable from 1885 until the Sanborn map makers again came to town in 1892. While Bremer Avenue clearly began as and continues to be the town's main street, the riverbanks just north of the avenue hosted the early mills that relied on water power to function. The east side mill area also developed with the city's municipal light and electric plant and a variety of other municipal buildings and structures. In 1892, the city's wells were being drilled just north of the electric plant and the fire department, pump house, and wood house were located here too (the old City Hall became a part of this civic complex by 1915). The Sanborn maps drawn in 1892 showed some increased development only at the far east end block near the courthouse where the Centennial Hotel was located (called Acken House in 1892). Among the new buildings in this block was the Iowa Creamery Supply Company (built 1890, see 301 East Bremer Avenue), which had located directly across the street from the hotel.²⁵

The 1897 fire maps again show relatively few significant changes in the long Bremer Avenue commercial district, though the map maker marked several buildings along the south side of the 100 block as "very old buildings." One of these "very old buildings" was an 1854 stone building on the corner opposite the Bowman "Big Six." The stone building (Fig. 27) was replaced by the Waverly Savings Bank/First National Bank (built 1914-15 at 100 East Bremer). More "old buildings" were noted on the 1897 Sanborn map in the next block east (200 block). These are all gone now, but appear to have been detached one-, one and a half-, and two-story shop buildings. They were probably also of wood-frame construction (Fig. 28). The arrival of the railroad through downtown eastside Waverly certainly made for some abrupt changes to the commercial landscape. The 1905 Sanborn fire insurance maps reveal that between 1897 and that year, two railroad lines had managed to build lines to Bremer Avenue in central Waverly. On the west side of the river, the Burlington, Cedar Rapids & North Railroad, later taken over by the Chicago, Rock Island & Pacific, extended its tracks north along the riverbank nearly to West Bremer Avenue. On the east side, the Chicago Great Western completed double tracks on a diagonal trajectory (northwest/southeast) between the Bremer County courthouse square and the congested East Bremer Avenue retail district and built its new brick passenger depot (311 East Bremer Avenue). This routing necessitated the removal of several dwellings and a large livery barn, as well as the last of the older small shops. It also prompted the Hohnsbehn & Son Butter Tub and Creamery Supply business to relocate slightly to the east.

²³ *History of Butler and Bremer Counties, Iowa* [1883], collection of the Waverly Public Library). The existence of small detached shop buildings on this block is confirmed by an undated historic photograph reprinted in *Waverly: Rich in Iowa Heritage*, vol. 1 (Marceline, MO: Heritage House Publishing, 1996), frontispiece.

²⁴ The hotel's name suggests it was built in 1876, the nation's centennial year. It was torn down in the late 1920s and replaced by a filling station and, later still, by a modern bank.

²⁵ The nonextant Hohnsbehn & Son "butter tub" factory, a dairy related enterprise, was also located a block away and across the street from the Iowa Creamery Supply Co. in 1892.

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Figure 27 The “Old Stone Corner,” the 1854 stone building seen here, and its wood-frame neighbors were called “very old buildings” on the 1897 Sanborn fire insurance map. They were all replaced by 1915. *Waverly, Rich in Iowa Heritage*, 48.



Figure 28 Small wooden false-front store buildings like those seen here on the south side of the 100 block of East Bremer Avenue are typical of the first generation commercial structures built in new Iowa towns. This photo is undated but was taken between 1865 and 1869, based on the construction dates for the buildings that replaced them. Eventually, these wood-frame stores gave way to larger and more fireproof buildings in growing, economically robust towns. The tall building on the right is the extant S.H. Curtis Hardware store (begun in 1855 at 116 East Bremer Avenue). *Waverly, Rich in Iowa Heritage* [1996], 59.

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The absence of east side liveryes along East Bremer Avenue and a slowly shrinking number of alleyway stables behind the commercial buildings, foreshadow the next impending agent of change—the arrival of the motor vehicle.²⁶ Because the first gas pumps were simply installed curbside in front of existing stores, the first indication that changes were coming was often subtle. Small stables disappeared and were replaced by business owners' private garages for example. More obvious was the appearance of new commercial garages along a town's main shopping streets. By 1915, Waverly fits this picture of a changing landscape along Bremer Avenue, especially west of the Cedar River outside the main commercial district where land could be redeveloped more easily and probably more profitably. The truly vast changes to small towns wrought by the automobile and truck, sometimes obvious, sometimes imperceptible, are still underway today.²⁷

By 1927, when the next Sanborn maps were generated, the impact of the motor vehicle on Bremer Avenue—again, especially west of the river—was very clear.²⁸ And on the east side, a small new filling station and a large new garage had been constructed next to the CGW passenger depot. The owner of a large new feed building a block south of East Bremer Avenue had quickly converted the building to a commercial garage for auto storage by 1927. And another such garage (perhaps a converted stable) was operating across the street from the feed barn-turned auto garage. These two garages, just off East Bremer Avenue, likely were used by travelers, shoppers, court house visitors, and business owners along Bremer rather than the residents of the private dwellings nearby. Also by 1927, a notable east side addition to the commercial district, proper, was the construction next to the river of a new community building that provided upstairs space for several fraternal organizations and a ground-level movie theater (88-92 East Bremer Avenue). The city's post office, which for years had been located in the rear section of a prominent and ornate bank building (see 98 East Bremer) also moved into the new community building. This would change in the 1930s when the federal government constructed a modern new free-standing post office (124 2nd Street SE) just south of East Bremer, the same post office in use today.

All in all, the influx of auto and truck-related businesses on Waverly's main business street in just twenty years seems rather remarkable and suggests the rapid abandonment of the horse and buggy or wagon for personal transportation. Though it would also take another few decades, the rise of the automobile also brought about the decline and eventual demise of rail-based passenger transit, whether it was the steam railroad companies that built their tracks on either side of the river, or the WCF&N, the electric interurban that had traveled several times a day down the center of Bremer Avenue since at least 1910.

The final picture of East Bremer Avenue's commercial district to be drawn from Sanborn maps is taken from the 1943 updated maps. This was the period, from 1927 to 1943, during which many city street names were changed to the present numeric system. It encompasses the nation's "Great Depression," when few local businesses might be expected to start up or expand. It also takes in the years of the federal government's "alphabet programs," which resulted in many new construction projects across the country, from parks to post offices. Notable building changes along East Bremer Avenue between these years included construction of the new

²⁶ A large feed barn (nonextant) built a full block south of the commercial district between 1905 and 1915 seems anomalous, but the CGW railroad had recently eliminated a similar facility and the era was one of transition, from horse and wagon and railroad to motor vehicles. The feed barn owner may have felt it was a good business opportunity, without recognizing the transportation change underway.

²⁷ According to urban historian Kenneth T. Jackson, "Indeed, the automobile had a greater spatial and social impact on cities than any technological innovation since the development of the wheel...No other invention has altered urban form more than the internal combustion engine." *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 188.

²⁸ West Bremer Avenue in 1927 boasted no fewer than nine automobile-related businesses and garages within the intensive study area including three new stand-alone corner filling stations and two new commercial garages with capacities of 12 and 25 cars. Three other similar garages were operating near the intersection of West Bremer and 2nd Street, and an auto repair shop occupied one of the small frame buildings on the north side of West Bremer next to the bridge.

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Bremer County courthouse in 1936-37 (extant, NRHP-listed), built just outside the commercial district's east end. Just west of the CGW railroad depot a stylish new Streamline Modern DX gas station (309 East Bremer) replaced the small filling station present in 1927, reflecting both the increasing services supplied by such oil company facilities and the rise of stations with national corporate identities. Across the street, the old, c. 1876 Centennial Hotel, long operated as the Acken Hotel, had been demolished and replaced by, predictably, a corner filling station. Nearby in this block, a small auto repair business was operated out of the back of a Bremer Avenue store. And the city's new Colonial Revival post office had been built just off East Bremer, on 2nd Street SE in 1936-37 on the quarter-block formerly occupied by a dwelling and a small commercial garage. Across the street to the south of the post office was the very stylish Art Deco "Lutheran Mutual Aid Society" building (below) constructed in 1931 (201 1st Street SE). While these last two impressive edifices are near but not on the town's main street, both represent important additions to Waverly's non-residential and commercial central-place landscape. They were located adjacent the East Bremer stores in order to accommodate a community that long had considered (and still considers) Bremer Avenue to be the heart of town.

During the 1950s, a large, low-profile grocery marking the arrival of "supermarkets"—a new marketing approach within the food industry reflecting changes both at the retail and wholesale levels—was built in the 200 block of East Bremer. This "Fareway" chain store replaced close to a half block of older narrow traditional store buildings, as well as the Fortner House hotel. Supermarkets such as this one at midcentury began to nudge out the smaller locally-owned "counter service" groceries as well as various main street



Figure 29 The Lutheran Mutual Aid Society building, under construction in 1931, was later enlarged under the original architect's supervision. In 1977 the company moved its home office to a new, more suburban campus at the west edge of town. From www.community.webshots.com on January 23, 2012.

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specialty shops like meat markets and florists, replacing them with self-serve cash and carry operations.²⁹ The new supermarkets offered one-stop shopping to the detriment of smaller groceries, much the way today's "Superstore Wal-Marts" threaten to put smaller supermarkets out of business. Yet another building was pulled down in this block, adjacent to the Fareway building's west side, in order to put in a parking lot in 1970. A variety store replaced the Fareway and expanded the former grocery store in 1972, nearly doubling its size. These two changes to East Bremer Avenue, along with a new Coast-to-Coast store constructed in the 100 block following a fire that year, are the only modern intrusions in the East Bremer Avenue Commercial Historic District.

Summary tables of construction years and evaluation status, along with district maps that illustrate these data in a more visual way, follow in the Additional Documentation section.

Conclusions

Waverly's main business district emanated from its earliest power source, the Cedar River, where riverbank mills were in place within months of the town's founding by William Harmon in 1853. Harmon's activities not only spurred the new settlement's riverbank industries, but the man also had the speculative foresight to quickly plat his east side land into blocks and marketable lots along the river's east bank. The arrival of merchants to Harmon's town and the influx of new farmers onto the surrounding countryside, plus the siting of Bremer County's governmental offices on the east side, ensured that this side of the river would develop as Waverly's main commercial district. The west side was relegated to more mixed uses and, while commercial stores and neighborhood shops did appear along Bremer Avenue west of the river, so too did dwellings, liverys, agricultural implements warehouses, a horse importing business, an opera house, and a large brick church. By the 1880s, the east side shopping district had basically assumed the form it has today—adjacent and attached 1- and 2-story commercial buildings, with retail space on the first floor and office or halls on the upper floors. Many of these buildings were brick or brick veneered to make them fire resistant and the number of brick-faced buildings increased over the years.

Future Plans in the District

Waverly has been a designated Main Street Iowa community since 1989 when the group, Main Street Waverly, was organized.³⁰ The local effort evolved from the Waverly Economic Development Co., which had as its purpose "to promote and increase economic development in the Waverly area." Waverly and the Main Street Waverly organization are fortunate to have had a growing population in recent years, rising from 8,539 in 1991, to 9,874 in 2010, and 10,035 (estimate) in 2012, making retail commercial ventures attractive.³¹ Currently, eight buildings are undergoing rehabilitation using Community Development Block Grant funds to create 26 new rental residential units,³² with the work being guided by a regional architectural firm. The current historic district nomination is an outgrowth of mitigation efforts following the Flood of 2008.

²⁹ The chain store phenomena in the grocery industry developed in Iowa principally after 1929. Louis D. Volpp, "The Changing Functions of the Grocery Wholesaler in Des Moines, Iowa, 1929-1954" (M.A. thesis, State University of Iowa, 1956), 19.

³⁰ *Main Street Iowa: Five Year Report, July 1986 through June 1991* (Des Moines: Iowa Department of Economic Development, 1991), 39-40.

³¹ The latter two population counts are from <http://quickfacts.census.gov/qfd/states/19/1982875.html>, accessed on September 23, 2013.

³² Cindy Knox, INRCOG (regional planning organization), email to author on 7/30/2013.

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9. Major Bibliographical References

Acknowledgements: Waverly Public Library staff and volunteers, former and current, contributed a great deal of research and effort to this nomination. Library Director Sarah Meyer-Ryerson supplied administrative direction, answered or found answers to innumerable questions, and loaned local history library materials for extended periods. Staff librarian Beth Paulsen kept her eyes open for relevant material about downtown businesses and operators. Former librarian Mary Cheville's extensive historical research on Waverly's business community was invaluable, as was her eagle-eye copy editing.

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Geographical Data

Verbal Boundary Description

The boundary of the Waverly East Bremer Avenue Commercial Historic District is shown as a dashed line on the map below (Fig. 30) and includes both sides of the 0-99, 100, and 200 blocks of East Bremer Avenue; the north side of the 300 block of East Bremer Avenue; and the hydroelectric powerhouse on 1st St. NE (occupying Original Town block F.B.2). Also included in the boundaries are portions of the Original Town blocks 6 and 12 as follows: the north half of block 12 and the south half of block 6, such half blocks being bounded on the east by 2nd Street SE, on the south by the center alley through block 12, and on the west by 1st Street SE.

Boundary Justification

These boundaries represent the historic commercial and civic blocks that developed along East Bremer Avenue as early as the mid-1850s, with a short extension north to the now-municipal hydroelectric powerhouse (successor to private commercial electricity suppliers) and a block extension to the south where the post office and two office buildings located early in the twentieth century in order to remain centrally located in the commercial hub of the city.

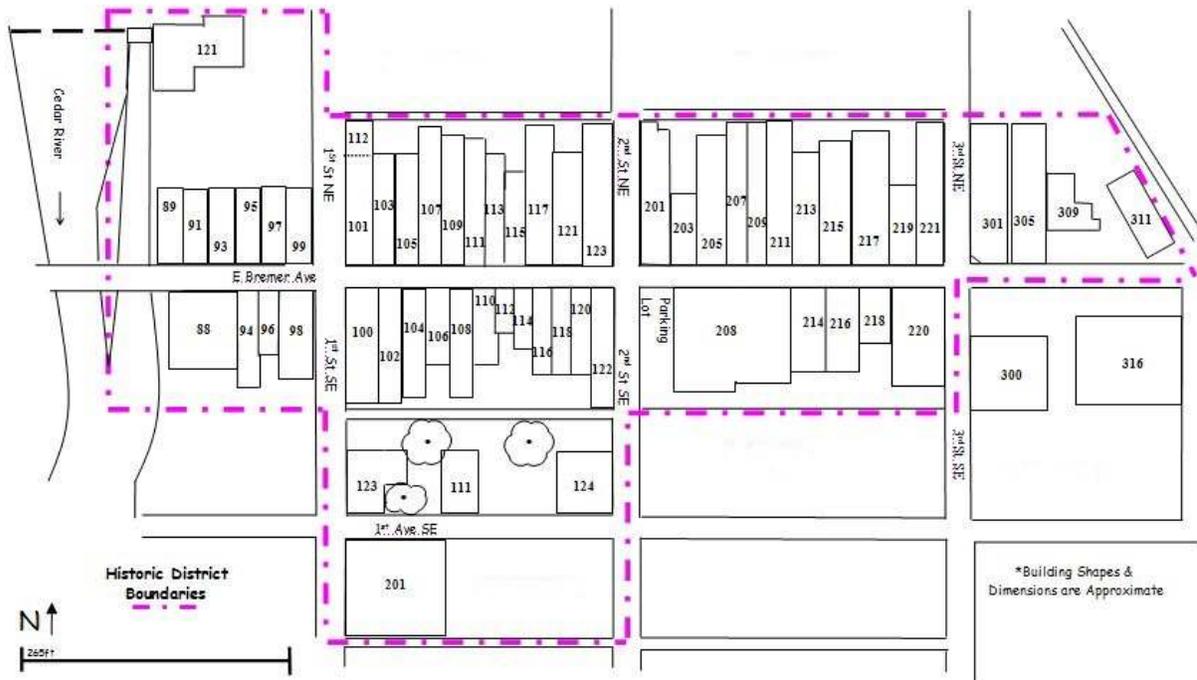


Figure 30 Map of commercial historic district with boundaries. Numbers on the buildings are street addresses.

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TABLE 1. INDEX TO ALL HISTORIC DISTRICT RESOURCES

Current Street Address (ordered west to east)	Contributing or Noncontributing Resource	Historic Name	Construction Year
121 1st St. NE	Y (listed in NRHP)	Waverly Municipal Hydroelectric Powerhouse	1909
88-92 E Bremer Ave	y	Waverly Community Building/ Palace Theater	1925
94 E Bremer Ave	y	Nix Drug Store	1907
96 E Bremer Ave	n	Waverly Electrical Company	1924 or 1926
89 E Bremer Ave	y	Fred Clark Building	1908
91 E Bremer Ave	y	J.D. Bucknell Building	1901
93 E. Bremer Ave	y	Fosselmann /Bowman Block Building	1881
95 E. Bremer Ave		Bowman Block Building	1881
97 E. Bremer Ave		Bowman Bock / Ruddick Building	1881
99 E Bremer Ave		Bowman Block Building	1881
98 E Bremer Ave	y	First National Bank/ Post Office	1881-83
100 E Bremer Ave	y	Waverly Savings Bank/ First National Bank	1914
101 E Bremer Ave	y	George Corey Building/ L. Levy Clothing	1866
102 E Bremer Ave	y	Vic's Shoes	1915
103 E Bremer Ave	y	Fletcher's Books/Grassman's Shoe Store	1880
104 E Bremer Ave	y	Carl Reith Building	1915
105 E Bremer Ave	n	William Beebe Building	1880
106 E Bremer Ave	n	P.B. Foster Dry Goods	1856
107 E Bremer Ave	n	Bank of Waverly	1880
108 E Bremer Ave	y	Clark's Billiard Parlor & Barber Shop	1925
109 E Bremer Ave	y	Brayton Electric	1955
110 E Bremer Ave	y	State Bank of Waverly	1908
111 E Bremer Ave	y	two-story store building	1878
112 E Bremer Ave	n	J. Barber Grocery	1873
113 E Bremer Ave	n	Hullman Building	1925
114 E Bremer Ave	n	Woodring Bros. Furniture	1880
115 E Bremer Ave	n	Swett Building	1872
116 E Bremer Ave	y	S.H. Curtis Hardware Store	1855/1865
117 E Bremer Ave	n	Coast-to-Coast Store	1969
118 E Bremer Ave	y	Thomas Lashbrook Building	1870
120 E Bremer Ave	y	Goes & Aldrich Grocery Building	1870
121 E Bremer Ave	y	Neubauer Clothing	1920
122 E Bremer Ave	y	Broadie Building	1900
123 E Bremer Ave	y	Schlutsmeyer's Dry Goods	1912
201 E Bremer Ave	y	Stauffer Drug Store	1933
203 E Bremer Ave	y	Sid Baker Building	1880/1963
205 E Bremer Ave	n	Lashbrook Block <i>west half</i>	1884
(207 E Bremer Ave)		Lashbrook Block <i>east half</i>	1884
208 E Bremer Ave	n	Fareway Grocery Store	1956/1972
209 E Bremer Ave	y	Phoenix Block <i>west half</i>	1884
211 E Bremer Ave		Phoenix Block <i>east half</i>	1884
213 E Bremer Ave		Dr. William Barber Building	1884

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214 E Bremer Ave	y	J.M. Taylor Building	1921
215 E Bremer Ave	y	Brandenburg Jewelers	1934
216 E Bremer Ave	y	Lashbrook Bros. Building	1890
217 E Bremer Ave	y	Hursh-Ludwig Building	1930
218 E Bremer Ave	y	I.H. McDaniel Building	1926
219 E Bremer Ave	y	Tenenbaum's Jewelry	1951
220 E Bremer Ave	y	Wile and Maaser Furniture Store	1910
221 E Bremer Ave	y	Luhring & Pape Hardware	1914
301 E Bremer Ave	y	Iowa Creamery Supply Company/ Isaac Woodring Creamery Supply & Manufacturing	1890
305 E Bremer Ave	y	Herman Propp Garage	1923
309 E Bremer Ave	y	Lonnie Ellis DX Station	1941
311 E Bremer Ave	y	Chicago Great Western Combination Depot	1904
123 1st. St. SE	y	Dr. Charles T. Brown Building	1903
111 1st Ave. SE	n	Bremer County Mutual Building	1958
201 1st St. SE	y	Lutheran Mutual Aid Society Home Office Building	1932,1948,1957
124 2nd St. SE	y	Waverly U.S. Post Office	1936-37

TABLE 2. DISTRICT BY CONTRIBUTING/NONCONTRIBUTING COUNT
(Refer to the map on a later page for a visual representation of these data.)

BLOCK ADDRESSES	TOTAL RESOURCES BY BLOCK	NUMBER CONTRIBUTING THIS BLOCK*	NUMBER NONCONTRIBUTING THIS BLOCK	PERCENTAGE CONTRIBUTING
0-99 E. Bremer Ave. (includes hydroelectric powerhouse)	8	7	1	88%
100 E. Bremer Ave.	23	15	8	65%
200 E. Bremer Ave.	14	12	2	86%
300 E. Bremer Ave.	4	4	0	100%
South of E. Bremer Avenue	4	3	1	75%
Column Totals	53	41	12	X
* includes 1 previously listed resource		77% of Total Resources	23% of Total Resources	

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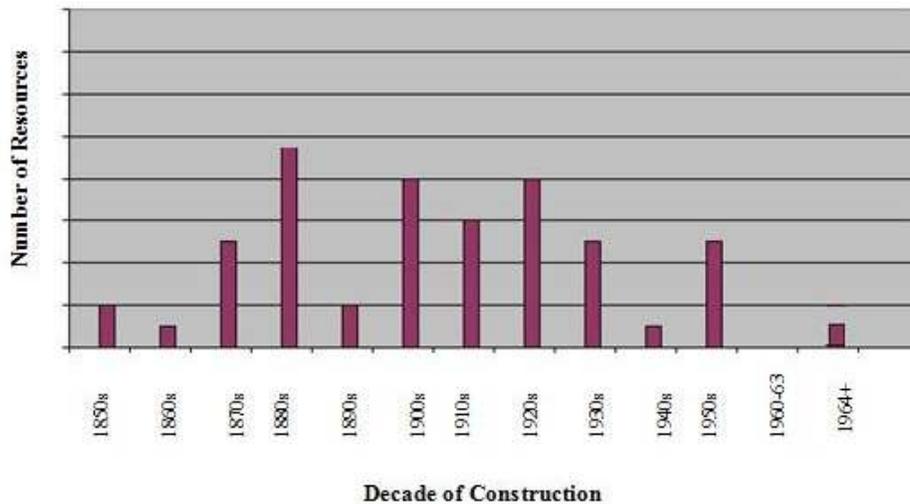
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TABLE 3. DISTRIBUTION OF RESOURCES BY AGE

(Refer to the chart below and the map on a later page for visual representations of these data.)

DECADE OF CONSTRUCTION	TOTAL BY CONSTRUCTION DECADE	PERCENTAGE OF TOTAL	RANK
1850s	2	4%	5 (tie)
1860s	1	2%	6 (tie)
1870s	5	10%	4 (tie)
1880s	9	17%	1
1890s	2	4%	5 (tie)
1900s	8	15%	2 (tie)
1910s	6	11%	3
1920s	8	15%	2 (tie)
1930s	5	10%	4 (tie)
1940s	1	2%	6 (tie)
1950s	5	10%	4 (tie)
1960-63	0	-	-
1964-2013	1	2%	6 (tie)
Total		53	

CHART 1. DISTRIBUTION OF RESOURCES BY AGE



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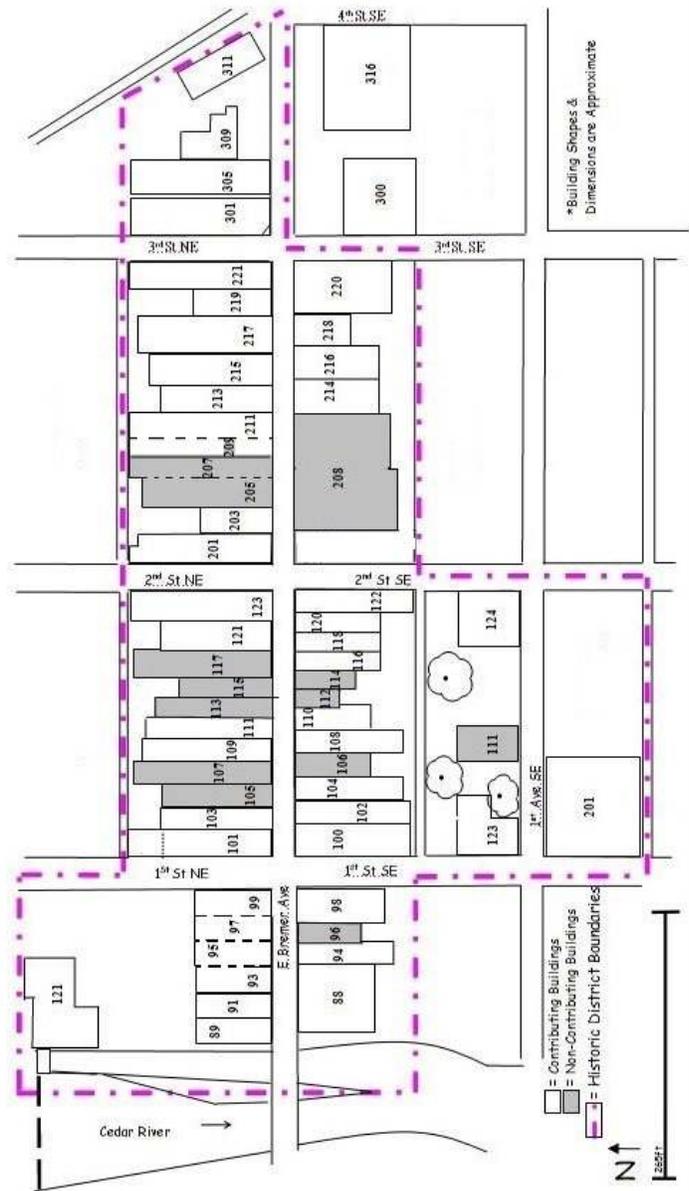
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Site Plan 1

Map of Historic District showing
Boundary and Distribution of
Contributing and Noncontributing
Resources

NOT TO SCALE



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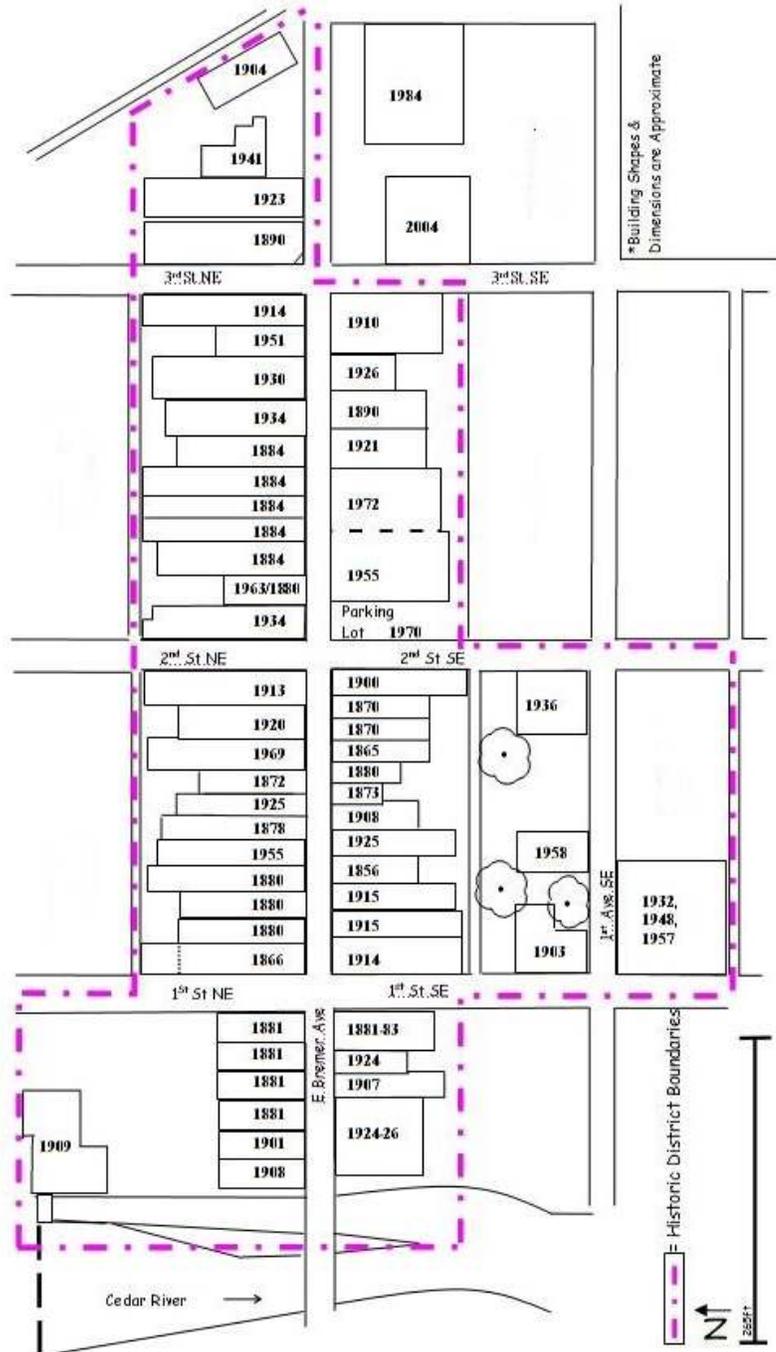
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Site Plan 2

Map of Historic District showing
Boundary and Construction Years

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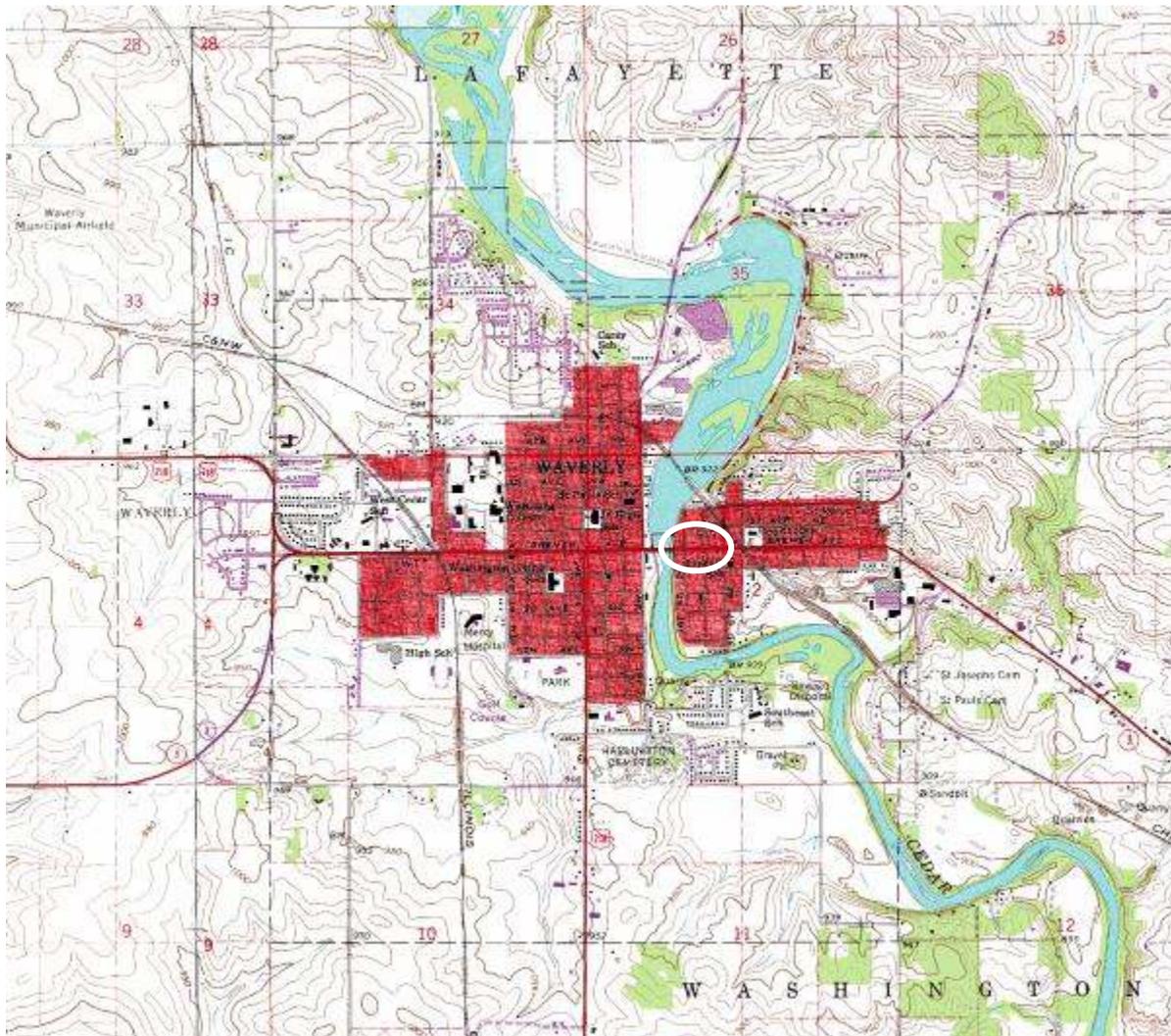
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City of Waverly, Bremer County, Iowa with general location of the district circled.
(Source: Map obtained from <http://ortho.gis.iastate.edu/> on September 19, 2013)



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Photograph Label Information

Name of Property: Waverly East Bremer Avenue Commercial Historic District
City or Vicinity: Waverly
County: Bremer County
State: IA
Name of Photographers: Jan Olive Full, Peter Sidwell
Date of Photographs: 2013, 2012, 2011
Location of Original Digital Files: 2460 S. Riverside Drive, Iowa City, IA 52246
Photo # - Description of View:

1. Landscape, Bremer Avenue Bridge and E. Bremer Ave., looking SE
2. Landscape, E. Bremer Ave., looking W
3. 0-99 Block, N side, E. Bremer Ave., looking NW
4. 0-99 Block, S side, E. Bremer Ave., looking SW
5. 100 Block, N side, E. Bremer Ave., looking NE
6. 100 Block, N side, E. Bremer Ave., looking NW
7. Exterior, 123 E. Bremer Ave., looking NW
8. 100 Block, S side, E. Bremer Ave., looking SE
9. 100 Block, S side, E. Bremer Ave., looking SW
10. 200 Block, N side, E. Bremer Ave., looking NE
11. 200 Block, N side, E. Bremer Ave., looking NW
12. Exterior, 221 E. Bremer Ave., looking NW
13. 200 Block, S side, E. Bremer Ave., looking SE
14. 200 Block, S side, E. Bremer Ave., looking SW
15. 300 Block, N side, E. Bremer Ave., looking NE
16. Exterior, 88 E. Bremer Ave., looking SW
17. Exterior, 98 E. Bremer Ave., looking SW
18. Exterior, 98 E. Bremer Ave., looking NW
19. Exterior, 100 E. Bremer Ave., looking SE
20. Exterior, 122 E. Bremer Ave., looking SW
21. Exterior, 217 E. Bremer Ave., looking N
22. 200 Block, E. Bremer Ave., looking NW
23. Exterior, 220 E. Bremer Ave., looking SW
24. Exterior, 301 E. Bremer Ave., looking NE
25. Exterior, 309 E. Bremer Ave., looking NW
26. Exterior, 311 E. Bremer Ave., looking NW
27. Detail, upper floor exterior brickwork, 116 E. Bremer Ave., looking S
28. Detail, exterior storefront, 103 E. Bremer Ave., looking NW
29. Detail, exterior storefront, 121 E. Bremer Ave., looking NW
30. Detail, exterior storefront, 215 E. Bremer Ave., looking NW
31. Detail, exterior storefront, 219 E. Bremer Ave., looking NE
32. 100 E. Bremer Ave. & 123 1st St. SE, looking NE
33. 123 1st St. SE & 201 1st Ave. SE, looking SE
34. Exterior, 201 1st Ave. SE, looking SE
35. Exterior, 124 2nd St. SE, looking NW
36. Exterior, Waverly Municipal Hydroelectric Powerhouse, 121 1st St. NE, looking NW

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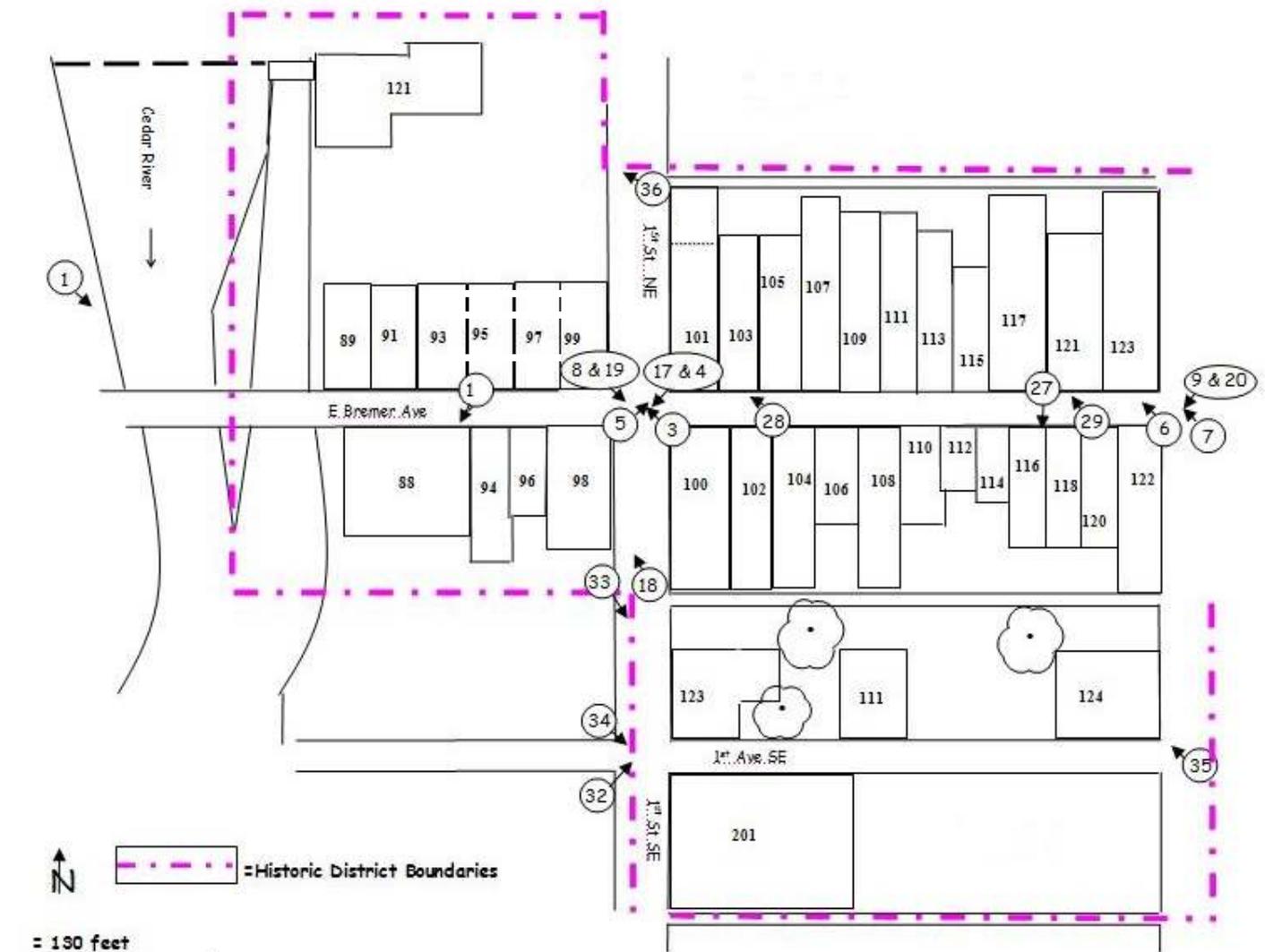
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Photograph Locations & Enlarged Site Plan – West Half



West Half of District

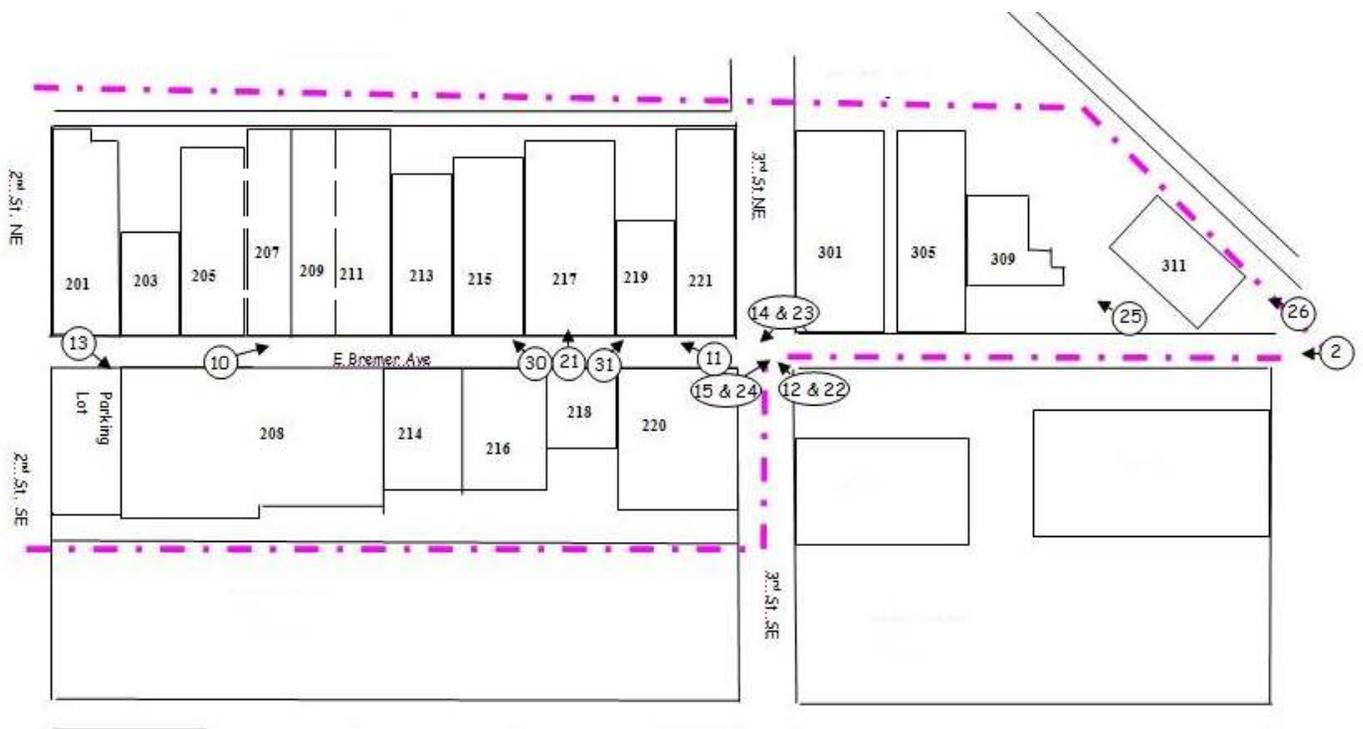
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Photograph Locations & Enlarged Site Plan – East Half



East Half of District

190 feet

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List of Property Owners

Building Address	Property Owner	Mailing Address
88-90 E. Bremer Ave.	Rada-Aleff, Sandra L	Sandra L Rada-Aleff 736 Greenfield Ave Waverly, IA 50677
89 E. Bremer Ave.	Jones Community Property Tr.; Jones, Lindley H. & Joanne S.-Trustees	Jones Community Property Tr.; Jones, Lindley H. & Joanne S. P.O. Box 264 Waverly, IA 50677
89 E. Bremer Ave. 2A	Suter, Kendrick W. & Suter, Gina L.	Kendrick W. Suter & Gina L. Suter 89 E. Bremer, Unit 2A Waverly, IA 50647
91 E. Bremer Ave.	Price, Richard H. (Trustee) Price Trust, Robert B. Sr. & Jr.	Richard H. Price(Trustee) Robert B. Sr. & Jr. Price Trust, 10221 Winslow Rd Janesville, IA 50647
91 E. Bremer Ave. 2A & 2B	Mary Anne Dietz, Rev. Tr.	Mary Anne Dietz, Rev. Tr. 8011 267 th St. W Farmington, WI 55024
93 E. Bremer Ave.	Price, Richard H. (Trustee) Price Trust, Robert B. Sr. & Jr.	Richard H. Price(Trustee) Robert B. Sr. & Jr. Price Trust, 10221 Winslow Rd Janesville, IA 50647
93 E. Bremer Ave. 2A	Traetow, Adam E.	Adam E. Traetow 93 E. Bremer Ave 2A Waverly, IA 50677
93 E. Bremer Ave. 2B	Johnson, Dennis	Dennis Johnson 93 E. Bremer Ave. Unit 93-2B Waverly, IA 50677
94 E. Bremer Ave.	Lynn & Riggs Investments LC C/O Kenneth P. Riggs Jr.	Lynn & Riggs Investments LC C/O Kenneth P. Riggs Jr. 101 St. Andrews Pl. Waverly, IA 50677

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Building Address	Property Owner	Mailing Address
95 E. Bremer Ave.	Price, Richard H (Trustee) Price Trust, Robert B. Sr. & Jr.	Richard H. Price (Trustee) Robert B. Sr. & Jr. Price Trust, 10221 Winslow Rd Janesville, IA 50647
95 E. Bremer Ave. 2A And 93 E. Bremer Ave. 2A	Lageschulte, David Lynn* *93 E. Bremer 2A may be a timeshare with Adam E. Tractow	David Lynn Lageschulte 4411 Cleveland Ave Fort Myers, FL 33901
95 E. Bremer Ave. 2B	Lageschulte, David Lynn	David Lynn Lageschulte 4411 Cleveland Ave Fort Myers, FL 33901
96 E. Bremer Ave.	Aleff, Jerry	Jerry Aleff 736 Greenfield Ave. Waverly, IA 50677
97 E. Bremer Ave.	Tindall Grinnell Prop. LLC	Tindall Grinnell Prop. LLC 1807 4th Ave. Grinnell, IA 50112
97 E. Bremer Ave. 2A	Dorrance, Jo Lynn	Jo Lynn Dorrance 97 E. Bremer Ave. 2A Waverly, IA 50677
97 E. Bremer Ave. 2B	Lindgren, Erika L.	Erika L. Lindgren 97 E. Bremer Ave. 2B Waverly, IA 50677
98 E. Bremer Ave.	Best Ventures LLC	Best Ventures LLC 808 Dearborn Waterloo, IA 50703
99 E. Bremer Ave.	Lynn & Riggs Investments LC	Lynn & Riggs Investments LC 99 E. Bremer Ave. Waverly, IA 50677
100 E. Bremer Ave.	Spinvestments, LLC	Spinvestments, LLC 201 Washington St. Cedar Falls, IA 50613

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Building Address	Property Owner	Mailing Address
101 E. Bremer Ave.	Shoultz, Andrew & Shoultz, Denise	Andrew Shoultz & Denise Shoultz 1027 Triangle Dr. Shell Rock, IA 50670
103 E. Bremer Ave.	Gors, Bill	Bill Gors 316 6th St. NW Waverly, IA 50677
104 E. Bremer Ave.	Ann's Liquidation Service, LLC	Ann's Liquidation Service, LLC 1201 Country Meadow Dr. Waverly, IA 50677
105 E. Bremer Ave.	Kenealy Properties, LLC	Kenealy Properties, LLC 1503 Rainbow Dr. Cedar Falls, IA 50613
106 E. Bremer Ave.	Jenison, Susan M. & Jones, Minetta L.	Susan M. Jenison & Minetta L. Jones 106 E. Bremer Ave. Waverly, IA 50677
107 E. Bremer Ave.	Beenken Properties LLC	Beenken Properties LLC 108 Country Hills Ln. Denver, IA 50622
108 E. Bremer Ave.	Simmer, Kenneth R. & Simmer, Karol A.	Kenneth R. Simmer & Karol A. Simmer 108 E. Bremer Ave. Waverly, IA 50677
109 E. Bremer Ave.	Drake, Ltd	Drake, Ltd 217 N. Franklin Manchester, IA 52057
110 E. Bremer Ave.	Behne, Michael O. & Behne, Carol J.	Michael O. Behne & Carol J. Behne 1348 Cameo Ave. Nora Springs, IA 50458
111 E. Bremer Ave.	Helmets, Larry D. & Helmets, Cynthia L.	Larry D. Helmets & Cynthia L. Helmets, PO Box 610 Waverly, IA 50677

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Building Address	Property Owner	Mailing Address
112 E. Bremer Ave.	Beschorner, Zachary J.	Zachary J. Beschomer 723 Easton Ave. Waterloo, IA 50702
113 E. Bremer Ave.	Mc Mahan, Steven R.	Steven R. Mc Mahan 1708 Parkview Heights Keokuk, IA 52632
114 E. Bremer Ave.	Beschomer, Zachary J.	Zachary J. Beschomer 723 Easton Ave. Waterloo, IA 50702
115 E. Bremer Ave.	Mc Mahan, Steven R.	Steven R. Mc Mahan 1708 Parkview Heights Keokuk, IA 52632
116 E. Bremer Ave.	Sysavath, Sandy	Sandy Sysavath PO Box 153 Waverly, IA 50677
117 E. Bremer Ave.	East Bremer Diner Inc.	East Bremer Diner Inc. 117 E. Bremer Ave. Waverly, IA 50677
118 E. Bremer Ave.	Ann's Liquidation Service, LLC	Ann's Liquidation Service, LLC 1201 Country Meadow Dr. Waverly, IA 50677
120 E. Bremer Ave.	Lindner, James D.	James D. Lindner 102 9th Ave. NW Waverly, IA 50677
121 E. Bremer Ave.	Ellison, Bo & Hendrickson, Cynthia Renee	Bo Ellison & Cynthia Renee Hendrickson 121 E. Bremer Ave. Waverly, IA 50677
122 E. Bremer Ave.	Lindner, James D.	James D. Lindner 102 9th Ave. NW Waverly, IA 50677

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Building Address	Property Owner	Mailing Address
123 E. Bremer Ave.	R & R Mick, LLC	R & R Mick, LLC 123 E. Bremer Ave. Waverly, IA 50677
201 E. Bremer Ave.	Yuup, LLC	Yuup, LLC 236 National Dr. Waterloo, IA 50701
203 E. Bremer Ave.	Woodin, Gerald R.	Gerald R. Woodin, 203 E. Bremer Ave. Waverly, IA 50677
205 E. Bremer Ave.	Freeseemann, Craig & Freeseemann, Debra	Craig Freeseemann & Debra Freeseemann 913 Ashbury Dr. Waverly, IA 50677
208 E. Bremer Ave.	Keller, Jerry & Keller, Jean	Jerry Keller & Jean Keller 208 E. Bremer Ave. Waverly, IA 50677
209 E. Bremer Ave.	Crawdad Burrow, LLC	Crawdad Burrow, LLC 207 E. Bremer Ave. Waverly, IA 50677
211 E. Bremer Ave.	J.A. Property, LLC	J.A. Property, LLC 2421 Willow Ln. Cedar Falls, IA 50613
213 E. Bremer Ave.	Stevenson, David H. & Stevenson, Paula K.	David H. Stevenson & Paula K. Stevenson 506 3rd Ave. NE Waverly, IA 50677
214 E. Bremer Ave.	U.A.W. Local 411	U.A.W. Local 411 PO Box 73 Waverly, IA 50677
215 E. Bremer Ave.	Rada, Sandra L.	Sandra L. Rada 736 Greenfield Ave. Waverly, IA 50677

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Building Address	Property Owner	Mailing Address
216 E. Bremer Ave.	Nuss Properties LLC	Nuss Properties LLC 1169 190th St. Waverly, IA 50677
217 E. Bremer Ave.	Schuldt, Keith & Schuldt, Joy	Keith Schuldt & Joy Schuldt PO Box 840 Waverly, IA 50677
218 E. Bremer Ave.	Bremer County Abstract Co. Inc.	Bremer County Abstract Co. Inc. PO Box 824 Waverly, IA 50677
219 E. Bremer Ave.	Rasmussen, Thomas G. & Rasmussen, Jean A.	Thomas G. Rasmussen & Jean A. Rasmussen, 141 Augusta Ln. Waverly, IA 50677
220 E. Bremer Ave.	Dutcher, John A. & Dutcher, Suzanne C.	John A. Dutcher & Suzanne C. Dutcher 1238 Clark Dr. Cedar Falls, IA 50613
221 E. Bremer Ave.	Inwave, LLC	Inwave, LLC PO Box 1048 Cedar Falls, IA 50613
300 E. Bremer Ave.	First National Bank of Waverly	First National Bank of Waverly PO Box 837 Waverly, IA 50677
301 E. Bremer Ave.	Martin, Ronald L. & Martin, Cheryl A.	Ronald L. Martine & Cheryl A. Martin 217 Pine St. Waverly, IA 50677
305 E. Bremer Ave.	Hunemuller, Lavern C. & Hunemuller, Carol B.	Lavern C. Hunemuller & Carol B. Hunemuller 320 1st St. SE PO Box 208 Tripoli, IA 50676
309-311 E. Bremer Ave.	Westendorf, Edward C.	Edward C. Westendorf 501 10th Ave. NW Waverly, IA 50677

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Building Address	Property Owner	Mailing Address
316 E. Bremer Ave.	First National Bank of Waverly	First National Bank of Waverly PO Box 837 Waverly, IA 50677
117 1st St. NE	Waverly, Iowa City of	City of Waverly, Iowa 200 1st St. NE PO Box 616 Waverly, IA 50677
123 1st St. SE	123 E. Water Street Bldg, LLC	123 E. Water Street Bldg, LLC PO Box 59 Waverly, IA 50677
201 1st St. SE	Wiener, Norma Living Trust	Norma Living Trust Wiener 100 Atlantic Ave. Suite 1 Lynbrook, NY 11563
124 2 nd St. SE	United States of America	Post Master United States Post Office 124 2nd St. SE Waverly, IA 50677
124 2 nd St. SE	United States of America	Dallan C. Wordekemper CCIM Federal Preservation Officer Real Estate Specialist United States Postal Service 475 L'Enfant Plaza, SW Suite 6670 Washington, D.C. 20260-1862
111 1st Ave. SE	Bremer County Mutual Ins. Co.	Bremer County Mutual Ins. Co. 111 1st Ave. SE Waverly, IA 50677