

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

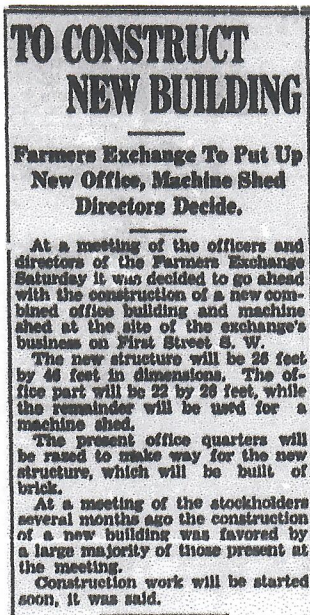
Site Number 09-01406

Related District Number 09-00961

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

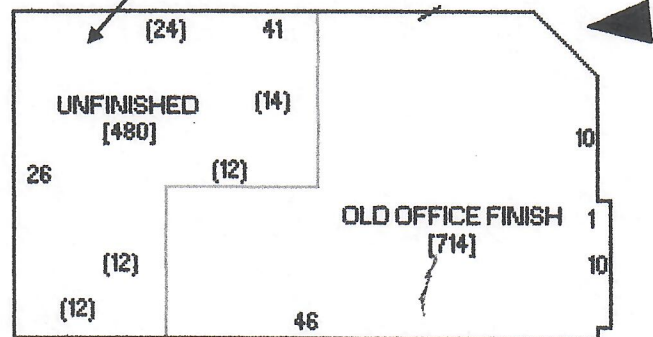
7. Description



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

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

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



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

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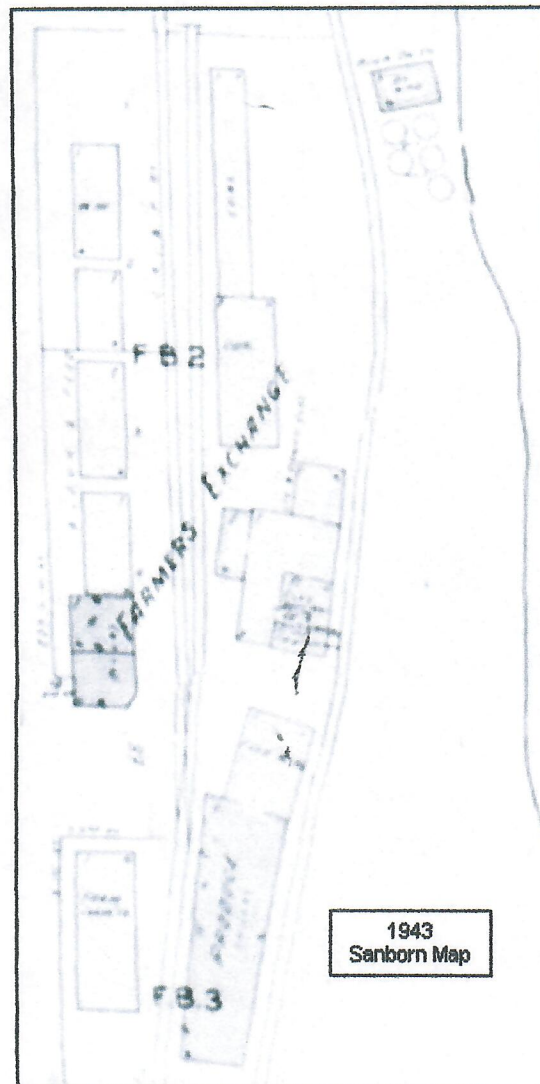


A photograph of the nearly completed Office Building to the left, appeared on page one of the 10/4/1935 *Waverly Democrat*. The photo caption identifies Waverly contractor Fred C. Pape as the builder.

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

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

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



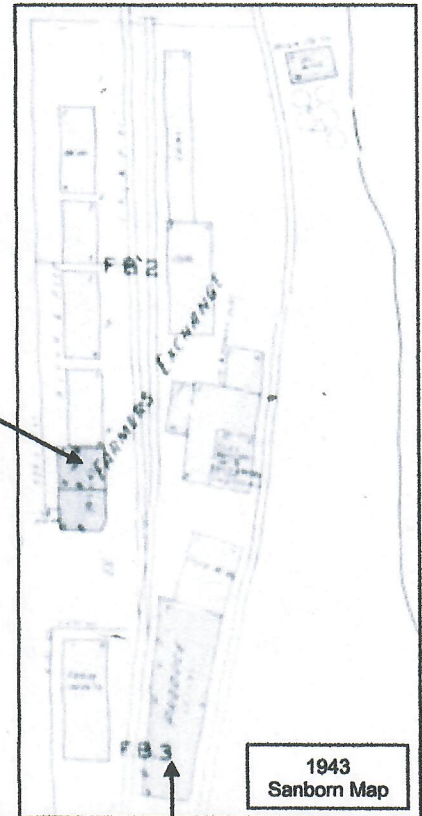
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Nat'l Register of Historic Places - Sturdevant SW Historic District

The decades of the 1920s and 1930s saw the Sturdevant SW Historic District become nearly fully developed with instances of smaller houses occasionally being moved or razed to make way for larger homes. The trend of sub-dividing corner lots also continued. Nearly two dozen houses from these two decades remain extant in 2016.



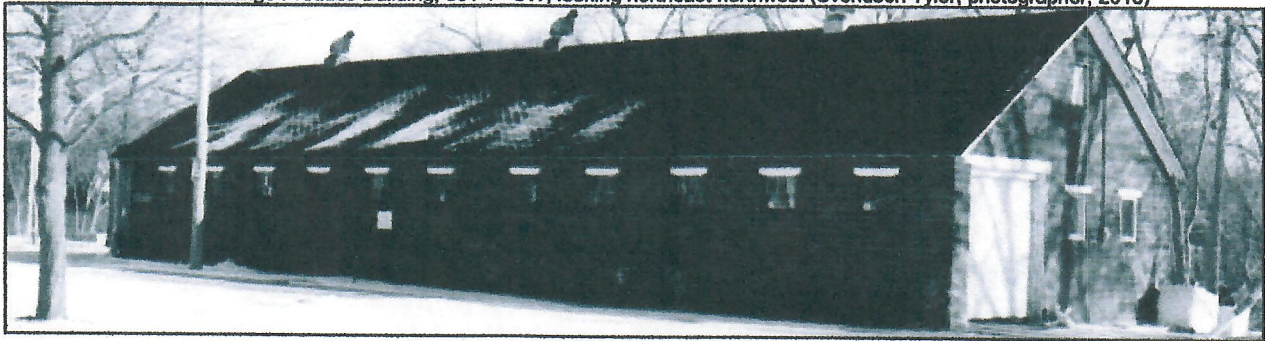
Farmers Exchange Office Building, 221 1st SW, looking northwest (Svendsen Tyler, photographer, 2013)



One of the more notable organic changes in the historic district during these same decades came along the eastern edge with the establishment of the Farmer's Exchange buildings in Fractional Block 2 of the William Sturdevant Addition - 200 block of 1st St SW. The Farmers Exchange was incorporated on December 20, 1918 and formally opened on January 6, 1919 under the management of Leslie Strotzman. The business provided a wide range of commodity sales and a central location for the sale of farm products and shipment via rail shipping. It wasn't until May 1930, however, that the Exchange purchased the Colburn & Hicks plant in the 200-300 block of 1st St SW. At the time, the plant was bookended at the north and south ends by the 1912 Chicago, Rock Island and Pacific RR Depot (extant but with a major laundromat addition in 2016) and Freight Depot (nonextant), respectively. The Colburn & Hicks plant shown on the 1927 Sanborn Fire Insurance map included three coal houses, a feed warehouse, an elevator, saw mill, two flour warehouses, a cement shed, and an office building - all nonextant.

In 1935 a new office building (extant, photo above) was constructed by Fred C. Pape for the Farmers Exchange at the northeast corner of 1st St SW and 2nd Ave SW adjacent to four frame warehouses (nonextant). This one-story Clipped Gable building was constructed of Mason City brick and tile products. Its cottage-like design made it compatible in its location opposite a residential neighborhood. The Produce Building (photo below) was constructed of the same materials by the Waverly Produce Company adjacent to the railroad spur line southeast of the Exchange Office Building and acquired by the Exchange in ca. 1935. Both buildings appear on the 1943 Sanborn Fire Insurance map (above, right). Wilbert Oberheu, manager of the Farmers Exchange at the end of the 1930s, built a house nearby at 108 3rd Ave SW.

Farmers Exchange Produce Building, 301 1st SW, looking northeast northwest (Svendsen Tyler, photographer, 2013)



Midway through these decades on April 15, 1930, the Waverly City Council officially changed city street and avenue names for the last time to numbered streets and avenues and divided the city into directional quadrants. Bremer Avenue - the only non-numbered avenue to survive - divided the north and south halves of the community and the Cedar River split