

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

State Inventory No. 09-00835 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 09-00621
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Peck, Franklin and Eliza, House

other names/site number _____

2. Location

street & number 525 7th St. NW

city or town Waverly vicinity, county Bremer

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

(If Urban) Subdivision Knott's Addition Block(s) 66 Lot(s) Lots 1,2, & 3

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

2 — buildings
 — — sites
 — — structures
 — — objects
2 — Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title Waverly's NW & SE Neighborhoods Historical & Architectural Survey Historical Architectural Data Base Number 09-028

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C08 Carriage House (barn)

01C08 Carriage House (barn)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09A05 Hipped Roof, 1½-story

foundation 04 Stone

05D Queen Anne

walls (visible material) 09 Asbestos

roof 08A Asphalt/Shingle

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

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

County Bremer
City Waverly

Address 525 7th St NW

Site Number 09-00835
District Number 09-00621

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

Significant Dates

Construction date 1894 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Marlys Svendsen, Svendsen Tyler, Inc. date 9/2013
 organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300
 street & number N3834 Deep Lake Road city or town Sarona state WI zip code 54870

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

Iowa Site Inventory Form Continuation Sheet

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Peck, Franklin and Eliza, House	Bremer
Name of Property	County
525 7 th St NW	Waverly
Address	City

7. Description

This single-family house is estimated to have been built in 1901 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built at the turn of the 20th century. The property was transferred from Vacina Chesley in May 1893 to Franklin Peck. Peck was listed as building a house in the 5th ward in the *Bremer County Independent* on 11/15/1893. The 1913 city directory shows the house at 525 Cherry St (7th St NW) occupied by A.C. Epley. These public records suggest the house was constructed in ca. 1893 rather than 1901.

This frame house is an example of a Queen Anne Style Hipped Roof, 1½-story house form that was popular in the 1890s in Waverly. This example has a parged stone and concrete block foundation with asbestos shingle siding on the walls. The house has a steeply-pitched pyramidal roof with steeply pitched gabled wall-dormers on the east, south and north sides. A low-pitched side-gable 1-story wing extends on the south façade with a closed gabled end and an exposed reddish brown brick chimney. The house has a shallow shed-roofed front porch on the main block with a pediment extending out to the centered entrance steps. The tympanum features a sunburst panel. The porch foundation has been replaced with smooth finished concrete block and the balustrade is covered with matching asbestos shingles. Turned porch supports are at the outer and inner corners with a spindled frieze extending along the porch roof cornice. A second, small porch is tucked in the left-hand ell formed by the south wing. It has matching balustrade, porch post and frieze trim. Fenestration includes 1/1 double-hung windows of various sizes. There are no feature windows. The property has a frame barn located along the west property line. It has weatherboard siding with a side-gable roof and a small shed-roofed lean-to along the south side. The building accesses onto 5th Avenue NW.

Alterations: Transite (asbestos) siding, undated; porch concrete block foundation, undated; stone foundation parging, undated.

8. Significance

The Franklin and Eliza Peck House at 525 7th St NW was built in ca. 1893 and is an example of a Queen Anne Style Hipped Roof 1½-story house form that became popular in the decade prior to the turn of the 20th century with several similar examples found in Waverly from this period. Franklin Peck opened a downtown jewelry store in 1879. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C. The city barn is considered contributing because of the rarity of intact examples of this building form in the neighborhood.

According to property transfer records, the parcel was transferred from Vacina Chesley in May 1893 to Franklin Peck. Peck was listed as building a house in the 5th ward in the *Bremer County Independent* on November 15, 1893 with a follow-up article on January 4, 1894. The house remained in the Peck family eventually being used as a rental property. In 1913 city directory shows the house at 525 Cherry St (7th St NW) occupied by Lydia and A.C. Epley who worked at Coddington & Laird, dealers in coal, ice, grain, wood and implements on W. Bremer Ave. The house remained in the Peck family with Frank and Eliza residing next door at 721 5th Ave NW during the 1920s. In 1939 the property passed from the Peck family heirs to Fred Hess who resold the property in 1942 to Amanda Westenberger. She and her husband sold the property to Henry and Loreen Grube in 1947.

9. Sources

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

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

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

Bremer County Assessor's Office, property records.

Bremer County Auditor's Office, property transfer records.

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

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

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

Vertical file collection, Waverly Public Library.

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

Waverly Business News Index (database), Waverly Public Library.

Waverly city directories, 1899 and 1913.

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

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspapers: *Bremer County Independent*, 11/15/1893 and 1/4/1894, p1.

Waverly telephone directories, 1924-1954.

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Waverly
City

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

525 7th St NW
Parcel ID 0534489002



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Photographs: 525 7th St NW, looking southwest and northwest, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Bremer

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Photographs: 525 7th St NW, front porch detail, looking northwest and tympanum detail, looking west, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/15/2011.



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Address

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Photographs: 525 7th St NW, looking west and northwest, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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Bremer

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County

525 7th St NW

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Address

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Photograph: 525 7th St NW, Front porch detail, looking west, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



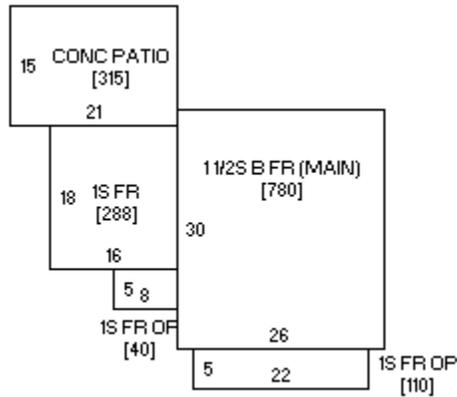
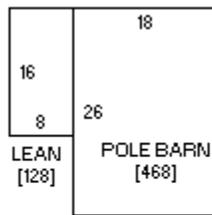
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Floor plan, 525 7th St. NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0534489002&index=0&size=0>; accessed 6/29/2013.



Sketch by www.camavision.com