

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

**State Inventory No. 09-00691**  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 Wright, John H. and Bess, House

other names/site number \_\_\_\_\_

**2. Location**

street & number 420 3<sup>rd</sup> Ave 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 Harmon & LeValley Add. Block(s) 44 Lots W 57' S 76' Lot 5

**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**

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

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

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

**6. Function or Use**

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

01A Single Dwelling

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

01A03 Single Dwelling w/ attached garage

**7. Description**

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

09A01 Front-Gabled Roof (2-story)

07E02 Craftsman

**Materials** (Enter categories from instructions)

foundation 04 Stone

walls (visible material) 06 Stucco

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 420 3<sup>rd</sup> Ave NW

Site Number 09-00691  
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  
1916  check if circa or estimated date  
Other dates, including renovation  
1987 – Garage

**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.  
organization for City of Waverly, Historic Preservation Commission  
street & number N3834 Deep Lake Road  
city or town Sarona state WI  
date 10/2013  
telephone 715/469-3300  
zip code 54870

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

**FOR ALL PROPERTIES**

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

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

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

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

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

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

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

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Related District Number 09-001

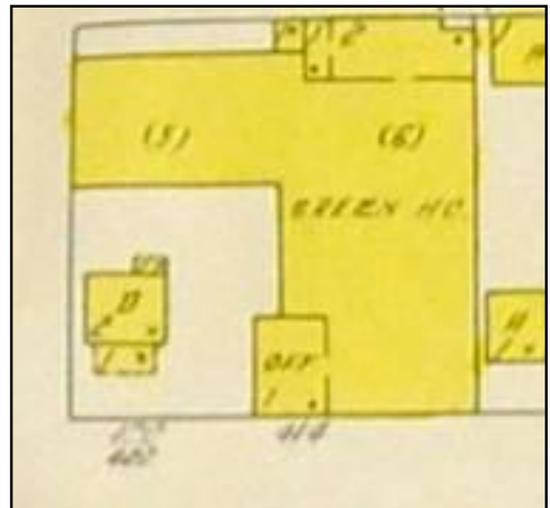
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Wright, John H. and Bess, House	Bremer
Name of Property	County
420 3 <sup>rd</sup> Ave NW	Waverly
Address	City

## 7. Description

This single-family house is estimated to have been built in 1916 according to Bremer County Assessor records. The house form and style are consistent with houses in Waverly built before World War I through the 1930s. The property was transferred from Mary Garner to J.H. Wright on April 1, 1913. An article in the *Bremer County Independent* on June 29, 1916 states that Wright will begin to build a house soon in the Second Ward. A construction date of ca. 1916 is consistent with public records for this property.

This 2-story house is an example of a Craftsman Style Front-Gabled Roof house form. The house has a stone foundation with stucco clad wood frame walls as shown on the 1927 Sanborn Map, updated to 1952 (at right). It is less likely that the frame building received the addition of stucco at a later date. The moderate-pitched front-gable roof has wide eaves with exposed purlins along the gables and shed-roof wall dormers on the east and west slopes. A lower-pitched hipped roof porch is centered on the south façade. The porch was built as an enclosed space and retains its original narrow 4/1 and 8/1 Craftsman Style double-hung windows that have a short upper sash and tall lower sash.



This window concept is also used in the main house with vertical lights in the upper sashes. Groups of three and pairs appear on both side facades with an unusual group in the shed dormers. Here 4/1 double-hung units with a short 2/1 sash in the middle separated by vertical bands of stucco and stickwork from the taller windows.

A single-bay frame garage is located at the rear where it is attached via a breezeway. It has a front gable roof, single overhead door, and narrow vinyl clapboard-style siding. According to Assessor records it was built in 1987.

Alterations: attached garage (1987).

## 8. Significance

The John H. and Bess Wright House at 420 3rd Ave NW was built in 1916 and is an example of a Craftsman Style Front-Gabled Roof house form. The house was built as a private residence in conjunction with the owners' greenhouse and floral business in adjacent buildings on the quarter-block. By the 1920s the Harmon and LeValley Addition and the adjacent J.J. Smith Addition to the north along the Cedar River were largely developed. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criteria A and C.

# Iowa Site Inventory Form Continuation Sheet

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In April 1913 J.H. Wright acquired Lots 5 and 6 in Block 44 of the Harmon and LeValley Addition from Mary Garner, a widow, who lived a block to the south. The property apparently contained an existing house at the time since the 1913 city directory shows Wright and his wife Bess residing at 420 Webster Street (3<sup>rd</sup> Ave NW) adjacent to the family business, the Waverly Greenhouse. On June 29, 1916, the *Bremer Co. Independent* announced that "J.H. Wright, the greenhouse man, is going to build a nice modern home on his lots in the Second ward. Work will begin soon." Just three days after the house was completed, John died leaving his wife and two children, Helen and John Jr. (Jack), to run the family business

A summary of the Wright Greenhouse business that John H. Wright and later, Robert Ecker, operated from this location appears below. The summary is based on listings in the Business News Index Database maintained by the Waverly Public Library:

- 1909 Bought business of Mrs. P. A. Case Dec 1 *Bremer County Independent*, Nov 25 p5c5
- 1913 will move greenhouses to N. Oak St. *Waverly Democrat*, Feb 13 p6c7
- 1913 Moved greenhouses to N. Oak & Webster Sept 11 *Waverly Democrat*, Sup p3c4
- 1913 Moved to Oak & Webster July 31 (moved 1; built more)
- 1913 new location at Webster and Oak NW *Waverly Democrat*, Jul 31 p5c3
- 1915 60 by 76 add - Entrance on Oak St. *Bremer County Independent*, June 24 p7c4
- 1920 Fair book listing
- 1927 Addition 30 by 100 - July 28 B: *Bremer County Independent* Nov 10 p 1
- 1931 20 by 70 ft. greenhouses addition *Bremer County Independent* Sept. 2 pg 2
- 1931 Ad *Waverly Democrat*, Feb 26 p 4 col 5 & *Waverly Democrat*, March 19 p 5
- 1935 Mini business bio *Waverly Journal*, May 2 pg 9 at 420 3rd Ave N.W.
- 1936 Built warehouse/apt north of greenhouse photo *Bremer County Independent* July 8 p4
- 1938 Article *Waverly Journal*, May 5 pg 6
- 1940 Remodeled *Bremer County Independent*, Oct 30 p8 col 1
- 1941 Opened downtown store in former Zoller Meat Mkt (216 E. Bremer) *Waverly Journal*, March 27
- 1943 Used as hatchery *Bremer County Independent*, April 21
- 1944 Sold to Bob Ecker June 10th - will use same name
- 1946 Wright sold orchid stock (had kept that portion of bus) to Chicago firm *Waverly Democrat*, June 7
- 1960 Feb. 19: Built new office and showroom 5th St. N.W.

In 1944, the Wrights sold the greenhouse business to Robert and Winifred Ecker. The house continued to be occupied by Bess until her death and then by Helen Wright, an art instructor at Wartburg College. Helen sold the house in 1964 to Ted and Bobbie Ecker. In 1978, their daughter Cyndi and Lyman Campbell moved into the house. The business continues to be run by a member of the Ecker family in 2013 – Cynthia Ecker, and the Wright House is still occupied by Cynthia Ecker and Lyman Campbell. The business remains a landmark in the neighborhood. A business summary continues from the Business News Index Database maintained by the Waverly Public Library:

- 1944 Bought out Wright greenhouses on June 10. To continue using same name
- 1960 Listed as Ecker's in phone book; present day flower shop built and name formally changed to "Ecker's Flowers and Gifts."
- 1961 Article on Bobbi Ecker *Bremer County Independent*, Oct 4 p4
- 1964 Cindy Ecker delivered Easter flowers dressed as a bunny - photo- *Bremer County Independent*, April 1 p1
- 1984 3 generation enterprise March 13
- 1984 Greenhouses on 6th St. NW torn down in spring
- 1990 Business reviews *Bremer County Independent*, June 5 p2
- 1991 Kids' Club *Waverly Democrat* Feb 7 p5

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- 1995 Ecker's Flowers & Greenhouses, Inc. with Cyndi Ecker, manager, per Chamber directory
- 2004 History of *Waverly Democrat/Bremer County Independent* May 5 p17
- 2004 Owner's carry on family tradition *Waverly Democrat/Bremer County Independent* April 28 p6

During the late 1940s, the Ecker family expanded the business property with the construction of nine additional greenhouses north of 6<sup>th</sup> Avenue. During the 1970s and 1980s when energy costs of operations rose dramatically, these greenhouses were razed.

### 9. Sources

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

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

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

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.

Property Reports, Bremer County Assessor's Office

Property Transfer Records, Bremer County Auditor's Office.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1952.

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 1999.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly Newspapers, see list of articles included above.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
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Site Number 09-00691  
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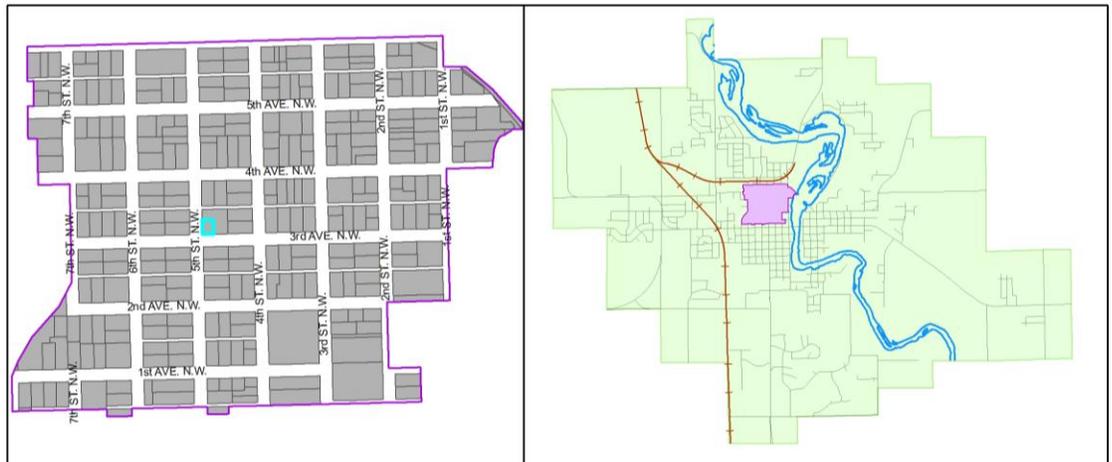
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Wright, John H. and Bess, House  
Name of Property  
420 3<sup>rd</sup> Ave NW  
Address

Bremer  
County  
Waverly  
City

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

**420 3rd Ave NW  
PIN 09-03-234-004**



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Wright, John H. and Bess, House

Bremer

Name of Property

County

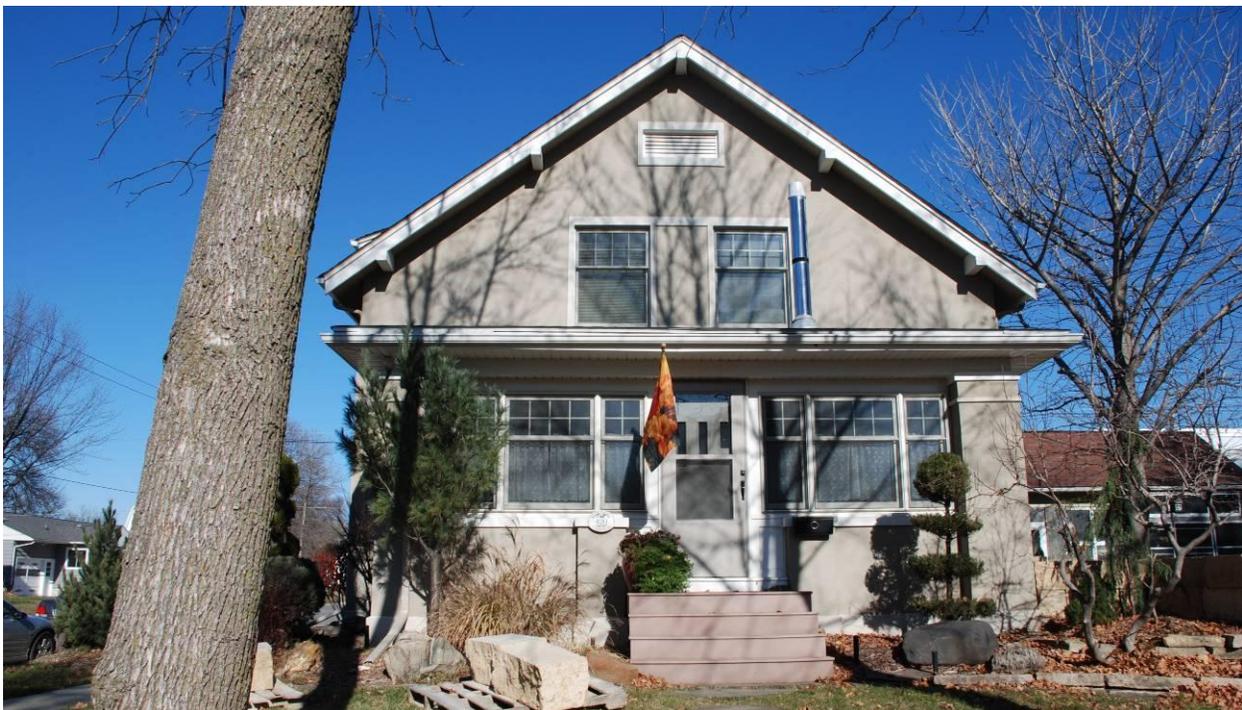
420 3<sup>rd</sup> Ave NW

Waverly

Address

City

**Photographs:** 420 3rd Ave NW, looking northeast and north, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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Wright, John H. and Bess, House

Bremer

Name of Property

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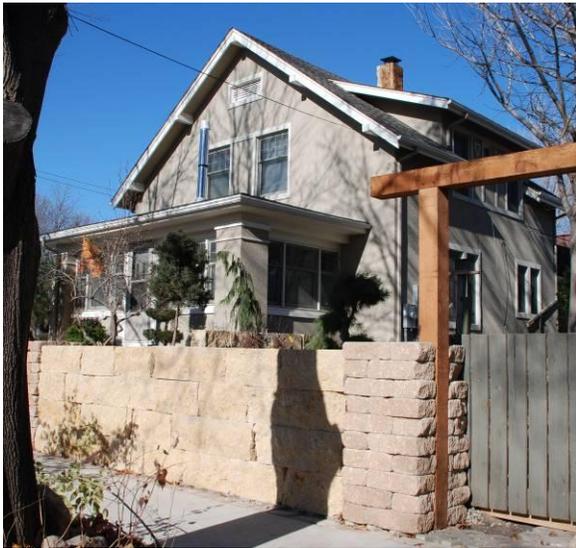
420 3<sup>rd</sup> Ave NW

Waverly

Address

City

**Photographs:** 420 3rd Ave NW, house, looking northwest, and garage, looking west; long view of house and greenhouse complex, looking northeast, Marlys Svendsen, Svendsen Tyler, Inc., photographer, 11/3/2011.



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Wright, John H. and Bess, House

Bremer

Name of Property

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420 3<sup>rd</sup> Ave NW

Waverly

Address

City

**Photographs:** 420 3rd Ave NW, looking northeast and southeast, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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Wright, John H. and Bess, House

Bremer

Name of Property

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420 3<sup>rd</sup> Ave NW

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**Photographs:** 420 3rd Ave NW, looking north and long view, looking northeast, Justine Zimmer, IHSEMD, photographer, 4/24/2009.



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**Continuation Sheet**

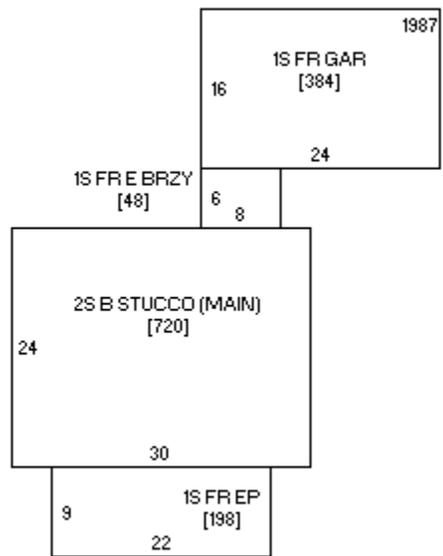
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Additional Information:

Floor plan, 420 3<sup>rd</sup> Ave NW, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0903234004&index=0&size=0>; 12/27/2012.



Sketch by [www.camavision.com](http://www.camavision.com)