

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

State Inventory No. 09-01459 New Supplemental
 Part of a district with known boundaries (enter inventory no.) **09-00961**
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Epley, Jacob and Mary, House

other names/site number _____

2. Location

street & number 322 5th St SW

city or town Waverly vicinity, county Bremer County

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

(If Urban) Subdivision Wm. Sturdevant's Addition Block(s) 15 Lot(s) Lot 8

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 SW Quadrant Historical & Architectural Survey

Historical Architectural Data Base Number
HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

09A02 Gable-Front-and-Wing, 2-story

Materials (Enter categories from instructions)

foundation 04 Stone (parged)

walls (visible material) 15B Vinyl

roof 08 Asphalt

other _____

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

8. Statement of Significance

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

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

County Bremer
City Waverly

Address 322 5th St SW

Site Number 09-01459
District Number 09-00961

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING & DEVELOPMENT

Significant Dates

Construction date 1900 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect unknown
Builder unknown

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

9. Major Bibliographical References

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

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Marlys Svendsen
organization Svendsen Tyler, Inc. for the Waverly HPC
street & number N3834 Deep Lake Rd.
city or town Sarona state WI
date 6/14/2015
telephone 715/469-3300
zip code 54870

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

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Epley, Jacob and Mary, House	Bremer
Name of Property	County
322 5 th St SW	Waverly
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7. Description

The Jacob and Mary Epley House at 322 5th St SW is estimated to have been constructed in 1900 according to the Bremer County Assessor's records. This date is largely consistent with the building's form, design and window configurations but a bit late for the Queen Anne Style millwork. The house footprint does not appear on the 1894 Sanborn Map but the address is listed in the 1913 city directory. Property transfer records show the lot was originally held by Sidney H. Curtis and passed to J.M. Cass on November 27, 1899. Five years later on 6/3/1904 the property was transferred to Jacob H. Epley. By 1913, Epley was residing here with his wife Mary according to city directory listings. The house was originally numbered as 322 Oak St South and is dated at ca. 1900.

The Epley House is an example of a vernacular Gable-Front-and-Wing 2-story house form. The building has a stone foundation with parged covering and narrow clapboard-style vinyl siding on the walls. The house has a moderate pitched intersecting-gable roof with pent gable ends. A left-hand ell is filled by a small mansard roofed porch that retains the original complex patterned spindled frieze along the porch roof edge and intact turned porch post and half-posts. The deck size has been enlarged and the balustrade replaced with a new widely spaced spindle placement. The south façade has an irregular wall with a canted center section beneath the gable end. A short mansard roof profile similar to that of the surviving front porch appears to the west of the canted section and may once have been part of an open entrance stoop.

Fenestration includes 2/2 double-hung window units of several sizes throughout the house widely spaced; single square sash openings now closed appear in each of the pent gable ends. Both window types are typical of window installations of the period and the extant windows are likely original. The feature window is the larger 1/1 double-hung unit with the bracket-supported shed-roof hood on the south facade. The house has a single-bay detached garage completed in 1967 located north of the house. It has a front-gable roof and is clad in matching vinyl siding; a shed roofed carport extends along the north wall. It is considered a noncontributing resource.

8. Significance

The Jacob and Mary Epley House at 322 5th St SW derives significance as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood developed as a middle class and working class residential district from the late 1850s through the mid-20th century. The garage is noncontributing.

Historical Background for Waverly¹

Waverly was established in 1853 along the Cedar River in Waverly Township located in southeastern Bremer County. It was designated as the county seat for Bremer County the same year that the county was officially organized and was formally incorporated in 1859. Like most Iowa towns established before the Civil War,

¹ The historical background information is largely drawn from the *Waverly, Iowa: An Architectural Heritage*, (Waverly, Iowa: City of Waverly), 1977.

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growth during the early 1860s was deferred until after the war came to a close. Waverly's first railroad, the Cedar Falls and Minnesota Railroad was extended to Waverly in 1864. Eventually track was also laid for other branch lines and an electric interurban. By 1917 track for branch lines was absorbed by the Chicago and Great Western Railroad and the Chicago, Rock Island and Pacific Railroad. Track for the electric interurban – the Waterloo, Cedar Falls, and Northern – was laid in 1910 but usage was never as substantial as predicted.

Waverly grew in the manner typical of other Iowa county seats in the late 19th and early 20th century. Its commercial center extended along the east-west route of Bremer Avenue on both sides of the Bremer Avenue Bridge that crossed the L-shaped course of the Cedar River as it passed through the center of town. The county courthouse was located outside of the commercial area on a slight prominence at the east end of Bremer Avenue. Residential districts grew up in the four quadrants formed by the intersecting main street and river. The broad, generally flat profile of both the business district and early residential neighborhoods saw the regular occurrence of flooding resulting in the gradual replacement of most first generation frame building stock. German immigrants were among the largest ethnic group to populate Waverly during the 19th century establishing religious institutions with ethnic affiliations such as St. Paul's Lutheran Church in the northwest quadrant, St. Mary's Roman Catholic Church in southeast quadrant, and the German Methodist Church.

Bremer County and its county seat of Waverly prospered during the late 19th and early 20th century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The county's standing as the "Dairy Spot of Iowa," gave rise to a number of dairy industries including a manufacturing plant operated by the Carnation Milk Products Company for the production of condensed milk in the 1920s. Population stood at 16,300 people in 1900 before the growth rate slowed before World War I. By 1930 population topped 17,000. Expansion of a Lutheran seminary in Waverly first located in the community in 1879 through the relocation of Wartburg College to the community in 1939 was a cultural and economic stimulus for the community. Waverly continued to add a 1,000 people per decade until 1950 when the post-War boom saw growth accelerate to more than 21,000 by 1960. During the past 50 years population has slowed somewhat topping out at 23,325 in 2000.

Historical Background for the Jacob and Mary Epley House at 322 5th St SW:

The Jacob and Mary Epley House at 322 5th St SW is located in the southwest quadrant of Waverly that includes additions platted by Ira Sturdevant and his son William Sturdevant. The Sturdevant family moved to the unsettled area along the Cedar River in the mid-1850s. Ira received a 40-acre federal land grant based on his military service in the War of 1812. William acquired 80 acres of adjoining land to the north of his father's 40-acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Settlement remained sparse in the additions until after the Civil War.

The Epley House is estimated to have been constructed in 1900 according to the Bremer County Assessor's records. This date is consistent with the vernacular architectural form of the building and window designs but slightly late for the millwork design. As previous information stated, the house is not documented in the 1894 Sanborn Map or the 1899 city directory. The property transfer records suggest that Jacob H. Epley, owner from 1904 to 1925 was the likely builder sometime before the 1913 city directory listing included a listing for him and his wife Mary. No occupation was listed so it is possible this house was built or occupied as a retirement home for the couple. Mary died in 1918 and Jacob in 1931 at the age of 86.

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Sometime prior to his death, Epley sold the property on April 4, 1925 to Herman F. Thiemann who occupied the house with his wife Anna. Telephone directories show the couple at this address in 1926 and 1931. After Herman's death in the mid-1950s, Anna continued to reside here until she passed away about ten years later. The house passed to her heirs including daughters Esther Tiedt, Margaret Noel and Avis McGinn. In 1981 the house was sold out of the family to Larry and Margaret Hirsch.

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.

Page, William C. *Reconnaissance Historical and Architectural Survey of Black Hawk and Bremer Counties, Iowa, Volume I.* Black Hawk and Bremer Counties Preservation Partnership and State Historical Society of Iowa, August 21, 1992.

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

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

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999, 2000 and 2009. Vertical file collection, Waverly Public Library.

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Additional Information:

Waverly Southwest Quadrant Historical and Architectural Survey Map (Bremer County GIS Department, 3/26/2014).



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Photographs: 322 5th St SW, house looking northwest and north, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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322 5th St SW

Address

Bremer

County

Waverly

City



Photographs: 322 5th St SW, looking west (front) and southwest; garage looking northwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



