

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

State Inventory No. 09-00858

New Supplemental

Part of a district with known boundaries (enter inventory no.) 09-00962

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 Curtis, Sidney H.and Sarah, House (west half)

other names/site number _____

2. Location

street & number 88 2nd Ave St SE

city or town Waverly vicinity, county Bremer

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

(If Urban) Subdivision Original Town Block(s) FR 5 Lot(s) Lot 1 except E 86'8"

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

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

Historical Architectural Data Base Number

Waverly's NW & SE Neighborhoods Historical & Architectural MPD

09-028

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01A Single Dwelling

01A Single Dwelling

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

05D Queen Anne

foundation 16 Clay Tile

walls (visible material) 15B Vinyl

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)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Bremer
City Waverly

Address 88 2nd Ave St SE

Site Number 09-00858
District Number 09-00962

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 1892 check if circa or estimated date
Other dates, including renovation ca.1979 – garage; house divided & west half moved in ca. 1920

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Corey, George (mason); Norton, Charles and Fahnstock, Gus (carpenters)

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 9/2012
organization for City of Waverly, Historic Preservation Commission telephone 715/469-3300
street & number N3834 Deep Lake Road zip code 54870
city or town Sarona state WI

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: _____

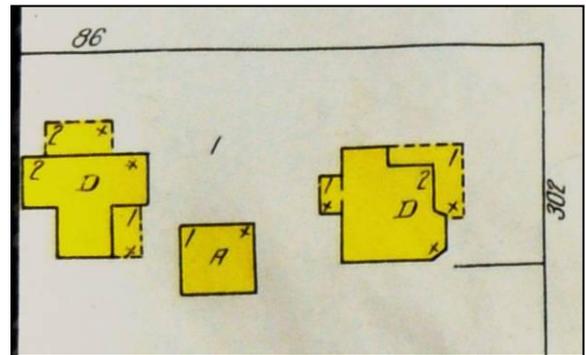
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Curtis, Sidney H. and Sarah, House (west half)	Bremer
Name of Property	County
88 2 nd Ave St SE	Waverly
Address	City

7. Description

This 2-story single-family house is estimated to have been built in 1895 according to Bremer County Assessor records. The building originally comprised the west half of a larger house that was divided at an unknown time with the east half remaining at 302 1st Street SE. Property transfer records show the entire property that eventually contained both halves of the original house acquired by S.H. Curtis prior to ca. 1865 when he purchased Lots 1 and 2 in Fractional Block 5 of the Original Town. Newspaper accounts from April 1891 through January 1892 describe the house under construction on Water Street (1st Street) including one notice on January 21, 1892 describing the house as “finished.” The April 23, 1891 *Waverly Republican* article notes that “Mr. Curtis new residence will be built from plans furnished by modern architects and will be spacious, comfortable and pretty.” The Curtis family grew to have 10 children so it is not clear whether or not the full house was finished in 1892 or had later additions. The historic photos from 1896 and 1906 at the end of this form suggest that the east half was built separately with the west half constructed in one or more phases as the family grew. Ownership of Lots 1 and 2 were separated in 1919 and 1920 suggesting that the larger Curtis House remained as one piece at that time. The entire Lot 1 was transferred to Minnie Anhalt, wife of J. Louis Anahlt, in 1919. By the time the 1927 Sanborn Map (right) was published, the two halves of the original house were separate residences. This information suggests that the west half was moved sometime between ca. 1916 when Sarah Curtis began settling her husband’s estate and 1927. The 1913 city directory does not show a separate address for the west half. Together, this information suggests a move date of ca. 1920 for the west half, which had been originally built in either 1892 as part of the larger Curtis House or as an addition made after the 1906 photo showing the east half of the house as the Curtis residence.



The west half of the Curtis House (west half) is an example of a 2-story Queen Anne Style house with a Cross-Gabled roof form. The moderate pitched roof as pent-gabled wings with narrow eaves along the slopes. Because the house originally comprised the west wing of the house, it does not have a main entrance as might be expected. The 2-story north wing has a sleeping porch on the upper level and the lower level was unenclosed on the 1927 Sanborn Map suggesting that the main entrance was on the north side of the wing. This area is enclosed in 2012. The house has a dark brown colored clay tile block for the foundation with narrow-width clapboard-style vinyl siding for the first and second levels and replacement wood shingles for the flared belt course between the first and second levels. A section of the original square-cut wood shingles appeared in the east gable peak in a 2009 photo.

The current 2-story porch has been enclosed on the lower level with the main entrance facing east. Tile block are used for the foundation and matching vinyl siding for the walls. The upper level of the porch has a sleeping porch configuration with rows of 1/1 double-hung windows on the three facades and vinyl siding on the walls.

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Fenestration includes 2/2 and 1/1 double-hung windows of various sizes. The east façade has narrow sash and the south façade has larger windows with a 2/2 window on the lower level next to the entrance. Short 1/1 sash are in the enclosed first floor of the 2-story porch.

The house according to oral history accounts was originally connected to a larger house for the Curtis' extended family. The house halves were likely separated sometime after S.H. Curtis' death in 1914 and before the 1927 Sanborn Map depicts them as separate buildings. The modern front-gable roof garage was built in 1979 according to Assessor records.

Alterations: house moving (ca. 1920); porch enclosure (post-1927); siding and modern shingles on belt course (undated); garage (1979).

8. Significance

The Curtis House (west half) is an example of a 1890s era Queen Anne Style house form that was originally part of a larger house that was separated and moved in ca. 1920. The house's original construction was part of the main wave of homebuilding in the neighborhood that extended from the 1880s through World War I. Its move was part of the continuing infilling of vacant lots that increased the density of the neighborhood through the early 1950s. The house qualifies for the National Register of Historic Places as a contributing resource in the historic district under Criterion C. Its move is more than 50 years old making it part of the historic development of the house.

Sidney H. Curtis immigrated to Iowa from Erie County, Pennsylvania in 1855. He opened the first hardware store in Bremer County the same year. He became a civic leader and eventually was associated with the Republican Party. He held the position as a Bremer County Supervisor and was chairman of the Board of Supervisors in 1873. His sons joined him in the hardware business and continued it after his death in 1914. A brief biography taken from *The American Artisan and Hardware Record* in 1915 appears below:

Sidney H. Curtis of Waverly was a pioneer merchant of Northern Iowa, having operated a hardware store on the same site for fifty-nine years, passed away on October 25th.

He had been a member of our association since 1903. Sidney H. Curtis was born in Oneida County, New York, Oct. 19th, 1829; was apprenticed as a tinner at the age of fifteen in Erie County, Pennsylvania. He moved to Waverly in 1855 and opened the first hardware store in Bremer County and the business is still being operated on the same site by his sons.

A pioneer in business and in the civic upbuilding of his town and county, his name is prominently identified with all that goes to the upbuilding of the state. His activities were given to his business in preference to political preferment, although he was closely connected with the social centers of his community in church and Masonic work, being a charter member of his lodge and for fifty years a trustee of the Methodist Church.

In every way Mr. Curtis stood for what is best in the life of the town and county of which he was so eminent a representative.

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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.

Curtis, Sidney H., obituary. *The American Artisan and Hardware Record*, Volume 69, Number 8. February 20, 1915.

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

Gue, Benjamin F. *History of Iowa: From the Earliest Times to the Beginning of the Twentieth Century. Volume 4,* Century History, Co., 1903, p. 225.

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.

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

Waverly city directories, 1899 and 1913.

Waverly Public Library Historic Photograph Collection, bound volumes in reference collection, Waverly Public Library.

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

Waverly newspaper articles: *Waverly Republican* - 4/16/1891, 4/23/1891, 5/21/1891, 7/9/1891, 9/24/1891, 10/22/1891, 12/31/1891, 1/21/1892 and 10/31/1895.

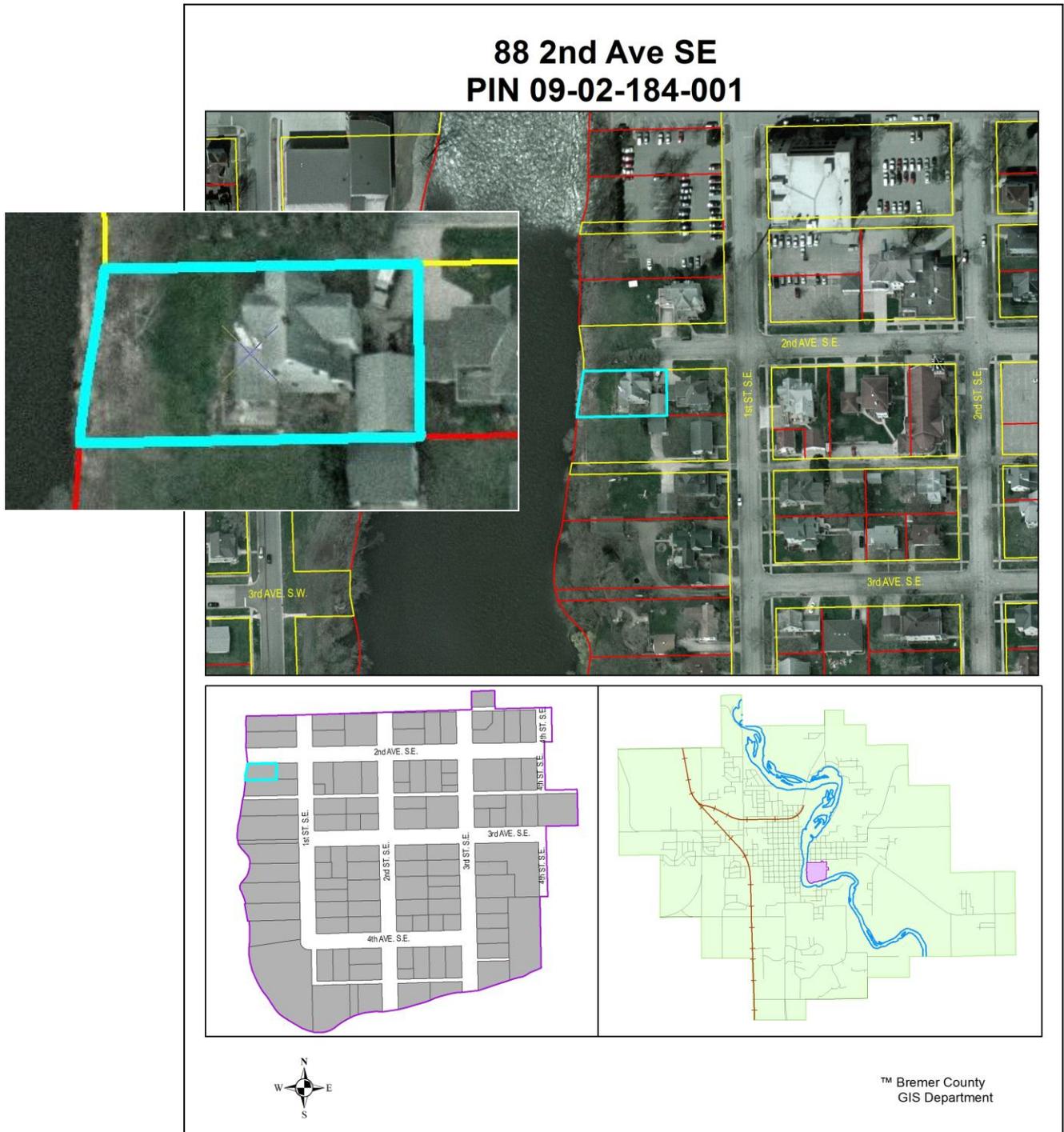
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Site Map: Bremer County GIS Department, 12/2011.



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Bremer

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County

88 2nd Ave St SE

Waverly

Address

City

Photographs: 88 2nd Ave. SE, looking southwest, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 302 1st St. SE and in background, 88 2nd Ave SE, winter streetscape, looking west (top);
88 2nd Ave SE, looking southwest (below), Justine Zimmer, IHSEMD, photographer, 1/24/2009.



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Photographs: 88 2nd Ave. SE, looking southwest, Justine Zimmer, IHSEMD, 4/23/2009.



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Bremer

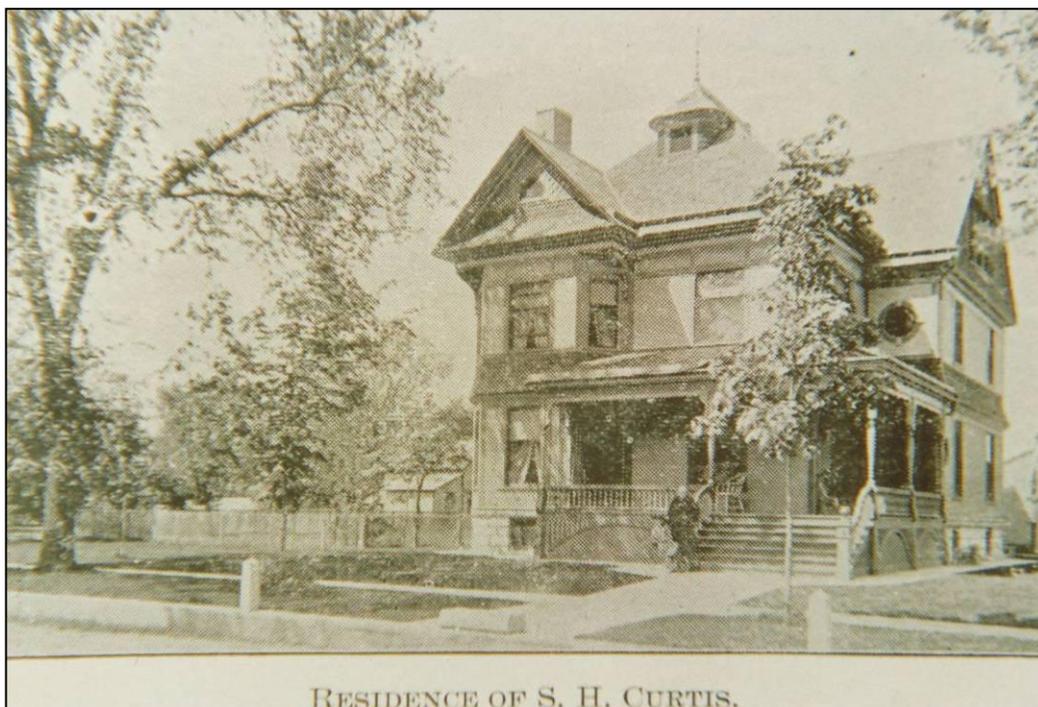
Name of Property
88 2nd Ave St SE

County
Waverly

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Historic Photographs: East half of original Curtis House at 302 1st St. SE, looking southwest, early winter 1906; from *Semi Centennial Souvenir of Waverly*, 1896 (Waverly Public Library Historic Photograph Collection); west half does not appear on either photo.



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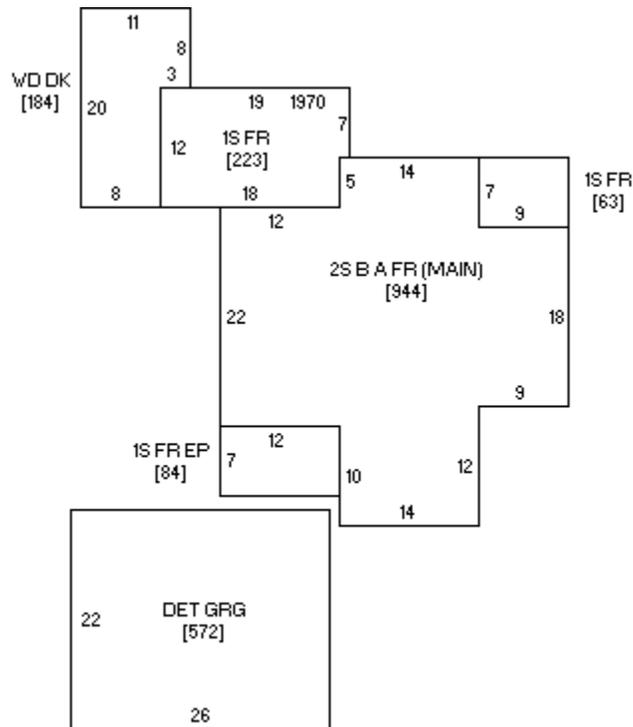
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Additional Information:

Floor plan, 88 2nd Ave. SE, <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=1142534293&KeyValue=0902184001>; accessed 1/19/2012.



Sketch by www.camavision.com