

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

State Inventory No. 09-00948 New Supplemental: photos & map
 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 Curtis-Osincup House
 other names/site number Curtis, Edward and Carrie (Hunt), House; Osincup, Dr. Frank and Alma, House

2. Location

street & number 204 4th Street 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 11 Lot(s) N 1/2 Lots 1 & 2 and N 50' LOTS 5 & 6

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)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
<input type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> district	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ 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 Waverly SW Quadrant Hist.&Arch Survey Historical Architectural Data Base Number HADB 09-031

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B Italianate</u>	foundation <u>06 Stone</u>
<u>04C Italian Villa</u>	walls (visible material) <u>02A Weatherboard</u>
_____	roof <u>08 Asphalt</u>
_____	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 checked="" type="checkbox"/> Yes <input 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 204 4th Street SW

Site Number 09-00948
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

Significant Dates

Construction date 1888 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)
Osincup, Dr. Frank

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 date 2/21/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. 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: _____

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7. Description

The Curtis-Osincup House at 204 4th Street SW is estimated to have been constructed in 1888 according to the Bremer County Assessor's records. The house is an example of a Late Victorian Italianate Style House using a variation of the Italian Villa form. The 2-story house with 3-story tower has a gabled-ell plan with a stone foundation, medium-width wood clapboard siding on the walls, and corner board trim. The house has a low-pitched cross-gabled roof with a square tower set in the right-hand ell and 2-story wrap around porch surrounding the tower. The tower also has a cross-gabled roof but with a steeper pitch for the gables. The current configuration of the 2-story porch is a modification made sometime after the original construction. An historic photo of the original house shows a 1-story wrap around porch with a low-pitched hipped roof surrounding the tower which had a shallow hipped roof set between the second and third levels. The porch's original turned posts, spindled frieze, low pediment above the entrance steps, and low balustrade composed of turned spindles has been replaced by the current porch. The design and individual features may have been installed as early as the turn of the 20th century with changes made to porch columns and the balustrade at a later date. The 1927 Sanborn map, the first to depict the intersection of 2nd Avenue and 4th Street, shows the 2-story porch in place.

The main roof of the house has deep eaves with no brackets typical of Italianate Villa forms. However, smaller brackets with scroll-cut designs do appear on the eaves of each of the house's three rectilinear bay window groups located on the lower level of the east, north and south gable ends. Each of the bays has a low-pitched shed roof lined by a dentil molding with curved brackets at the corners and along the long edge. The north and south bays have the original narrow 1/1 double-hung windows in the side panels and a pair in the center panel. The east bay's center panel has been replaced with a large single light in place of the pair of 1/1 windows. Elsewhere, double-hung windows retain 1/1 configurations with the proportions of the windows tall and narrow and usually in pairs. When the second level porch was added one of two closely spaced windows on the east side of the tower was converted to an entrance for the screen porch. This level has a closed balustrade clad in matching clapboard siding with a continuous row of vertical screen panels – six on each side of the wrap around porch.

The house is set well back from 4th Street and has no garage. A small parking area opens onto 2nd Avenue SW.

8. Significance

The Curtis-Osincup House at 204 4th Street SW derives significance under Criterion C as a well-preserved example of a Late Victorian Italianate Style residence built using the Italian Villa form. The building's well-executed design as well as its overall high level of integrity add to its architectural significance. The house is also significant under Criterion B for its association with the career of Dr. Frank Osincup whose long medical practice and work in establishing the CaPhenin Chemical Co., a manufacturer of over-the-counter medicines, marked him as an important figure in Waverly's history.

The house is also significant 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

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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.

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, 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 Curtis-Osincup House at 204 4th Street SW

The Curtis-Osincup House is located in the southwest quadrant of Waverly that includes additions platted by early Waverly settlers, 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-

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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acre parcel. In 1857 the William Sturdevant's Addition was laid out and in 1860 the Ira Sturdevant Addition was platted. Growth remained relatively slow in these subdivisions until after the Civil War.

The Curtis-Osincup House at 204 4th Street SW is estimated to have been constructed in 1888 according to the Bremer County Assessor's records. Sanborn maps do not provide dating assistance as the parcel is not depicted until the 1927 map. The style of the house suggests that it was a late example of the Italianate Villa form (1870 -1890) and the use of 1/1 double-hung windows rather than 2/2 windows suggests that it was near the end of this period.

The first occupants of the house were Edward H. Curtis and his wife Carrie (Hunt) Curtis. Oral history associated with the couple notes that on July 23, 1881 they affianced couple met with their parents, Mr. and Mrs. S.H. Curtis and Mr. and Mrs. S.R. Hunt, both prominent business families, to share their plans to marry that day. As the parents discussed the news, Edward and Carrie eloped. The *Waverly Republican* reported after the fact that "On being appraised of their intention the pater families of both the young people raised a stiff breeze and vowed the children were too young, etc. etc. Both fathers got together at the bride's residence and argued all the points in case while Ed and Carrie adjourned to another part of the house...The bridegroom and bride took advantage of the deep consultation of the parents and ... drove to our sister city [Shell Rock], and were married." A month later, property transfer records show that the parcel on which this house stands was conveyed to Carrie by her family. It is not known if the house was present or not at the time. A news account in 1891 is the first reference to the house noting that an addition was being constructed suggesting that the house had likely been in place for some time.

In 1894, the house was sold to Dr. Frank Osincup and his wife Alma. Frank was a medical doctor in Waverly, at the time and by 1913 was one of seven physicians and surgeons practicing in the county seat town. In addition to his medical practice, Dr. Osincup helped to organize CaPhenin Chemical Co., a manufacturer of medicines in the early 20th century. During his more than 50 years of residency in Waverly, Dr. Osincup was mayor for 18 years from 1915-1933. The family business brand name continued into the 1950s. In 1952 the Osincups sold the house to Arben Young, an attorney. A brief biography² of Osincup follows:

FRANK A. OSINCUP, M.D., has a fine record of service as a physician and surgeon at Waverly, but his chief distinction in that community rests upon his sixteen consecutive years of service in the office of mayor. Only in his first election was there any active opposition to his candidacy. The community has been more than satisfied with the progressive administration he has given to municipal affairs. Doctor Osincup has the real interest of the town at heart, has his own home and property investments there, and people recognize that his acts are regulated by his public spirit, a conservative policy and by complete unselfishness, and during these years he has set a progressive record in the matter of constructive improvements. During this time a complete sewer system has been built, dam and water works constructed and an extensive program of street paving carried out.

Doctor Osincup was born at Vestal Center, New York, August 1, 1862, son of Rev. Asbury and Hester (Fairbrother) Osincup. Both his parents were born in New York State. His grandfather came from Germany. Asbury Osincup gave many years to the ministry of the Gospel, but depended on his farm for the support and rearing of his family. He lived to be sixty-seven years of age, and his wife died at the age of sixty-eight. They reared two sons and three daughters, one daughter having died

²Harlan, Edgar Rubey, *A Narrative History of the People of Iowa. Vol IV*, Chicago: American Historical Society, 1931; available online at: <http://iagenweb.org/history/peopleofiowa/vol4/o.htm>, accessed 2/21/2015.

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in infancy. One of the sons, Wesley H., was a contractor at Binghamton, New York, but died about 1920.

Frank A. Osincup attended public schools in New York, took a business course in the Lowell Business College at Binghamton, and spent two years with his pre-medical studies in Cornell University. In 1894 he was graduated M. D. from the College of Physicians and Surgeons at Chicago and had one year of interne experience and training in Saint Mary's Hospital. He paid all his expenses while in medical school, working during summer vacations at the carpenter's trade. A friend of his was a Baptist minister who has been a pastor at Waverly, Iowa. It was at his suggestion that Doctor Osincup came to this Iowa Community. For a number of years he specialized in surgery, and his reputation as a skillful surgeon extended far beyond the borders of Bremer County. Soon after coming to Waverly he was called upon to perform a major operation in surgery. It was the first successful operation of the kind in this section of the state. Doctor Osincup was unsparing of his energy and strength in his devotion to his work, and finally his health failed and for five years he completely retired from practice. When he resumed his professional work it was as a general practitioner.

Doctor Osincup some years ago founded the Caphemin Chemical Company, for the manufacture of tablets and other preparations recognized as standard by the medical profession. This business is now conducted by his two sons, Lynn C. and F. Wilard, who grew up in that line of work.

Doctor Osincup received first political honor at the age of twenty-one, when he was elected justice of the peace at Vestal Center, New York. In addition to his long continued labors as mayor he served two terms on the Waverly School Board, part of the time as chairman. He is a member of the Bremer County Medical Society, Austin Flint Society, the Iowa State and American Medical Association. He has been a sincere student of Masonry and is affiliated with the Lodge, Royal Rach Chapter, Knights Templar Commandery, thirty-second degree of the Scottish Rite and the Mystic Shrine and Eastern Star. He is also a member of the Independent Order of Odd Fellows, Modern Woodmen of America and Knights of the Maccabees, is a member of the Rotary Club, Community Club, a Republican and a Methodist.

Doctor Osincup married, in New York, Alma M. Chamberlin, daughter of Samuel and Caroline Chamberlin. She died in 1911, leaving two sons, Lynn and Willard. Willard during the World war was at the Great Lakes Naval Training Station near Chicago. After the death of his first wife Doctor Osincup married Mrs. Mary Burlington Woodring, whose father was a Baptist minister. By her first marriage she has a daughter, Carol, now the wife of A. M. Stoeber, of Sioux City.

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.

City directories, 1899 and 1913.

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

Harlan, Edgar Rubey. *A Narrative History of the People of Iowa. Vol IV*. Chicago: American Historical Society, 1931; available online at: <http://iagenweb.org/history/peopleofiowa/vol4/o.htm>, accessed 2/21/2015.

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.

"Edward H. Curtis House, 204 4th St. SW." 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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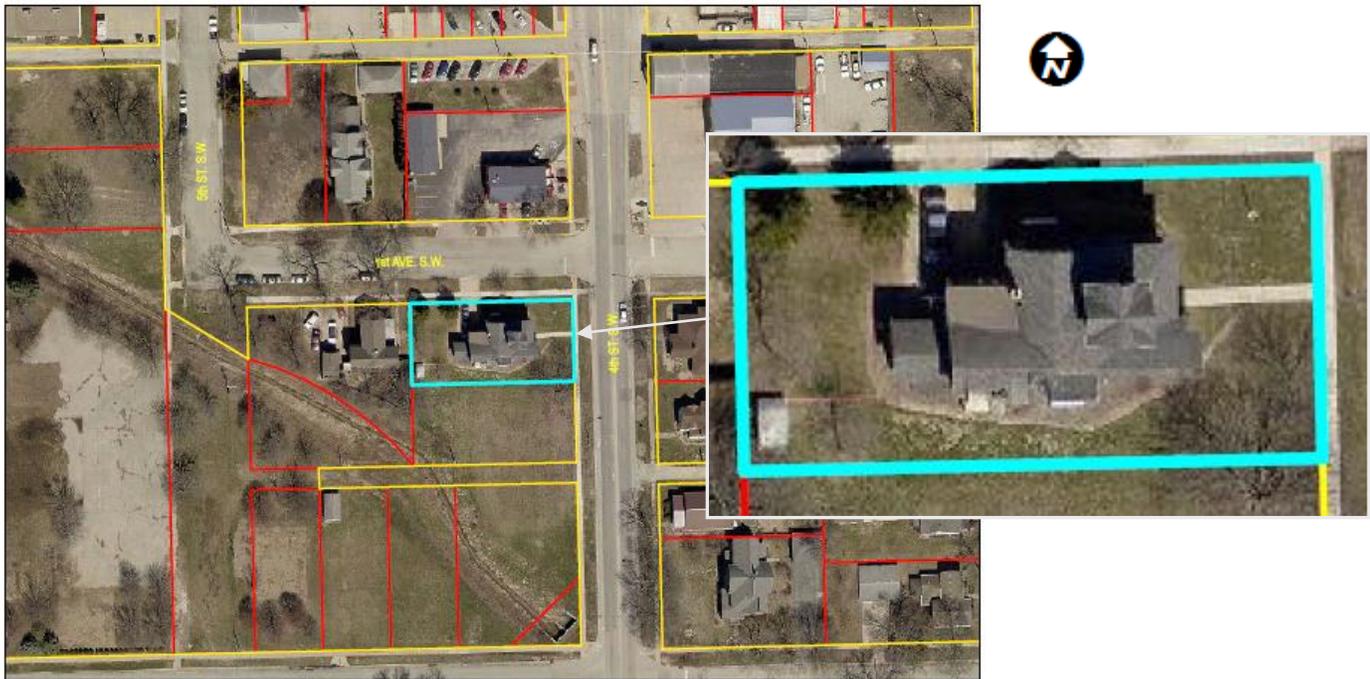
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Additional Information:

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

**204 4th St SW
PIN 09-03-284-003**



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Full Legal Description: WM STURDEVANT'S ADDITION N 1/2 LOTS 1 & 2 BLOCK 11.

Site Map Aerial map available at Bremer County Assessor's website at: <http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=326198073&KeyValue=0903284003>; accessed **12/22/2010**. Historic resource is designated by the red star.



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Historic Photograph: Osincup House, looking southwest, ca. 1896, available online at: <http://good-times.webshots.com/photo/2603398930013961990xwWmUF>; accessed 12/22/2010.



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Photographs: 204 4th Street SW, looking southwest and west, **11/28/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 204 4th Street SW, looking northwest and south, 11/28/2013, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 204 4th Street SW, looking south and southwest, **11/28/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 204 4th Street SW, looking west, 5/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 204 4th Street SW, looking southwest, 5/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 204 4th Street SW, looking southeast and north, **5/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 204 4th Street SW, looking west and northwest, 12/06/2010, Marlys Svendsen, IHSEMD, photographer.



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Photographs:
204 4th Street SW,
looking southwest
and south,
12/06/2010 and
1/24/2009, Marlys
Svendsen and
Justine Zimmer,
IHSEMD,
photographers



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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at:
<http://beacon.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=326198073&KeyValue=0903284003>; accessed 12/22/2010.

