

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

**State Inventory No. 09-01460**     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 Ellis, Nathan P. and Cinderella, House

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

**2. Location**

street & number 112 6<sup>th</sup> 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(s) 18    Lot(s) N 66' S 164.5'

**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)	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)

01A01 Single Dwelling: residence    01B02 Multiple Dwelling: four-plex

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

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

09A06 Hipped Roof, 2-Story    foundation    04 Stone

05B Italianate (Tuscan)    walls (visible material) 03 Brick

\_\_\_\_\_    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 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 112 6<sup>th</sup> Street SW

Site Number 09-01460  
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 1873  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

Ellis, Nathan Palmer

**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 6/25/2015  
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: \_\_\_\_\_

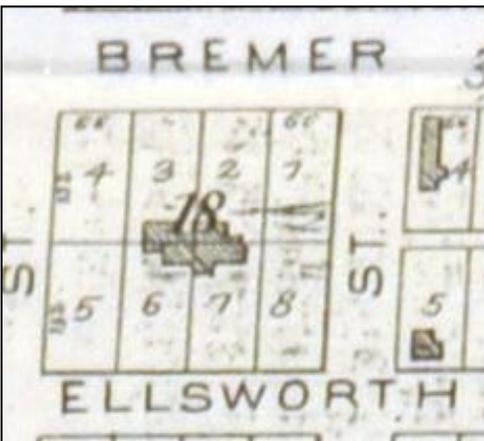
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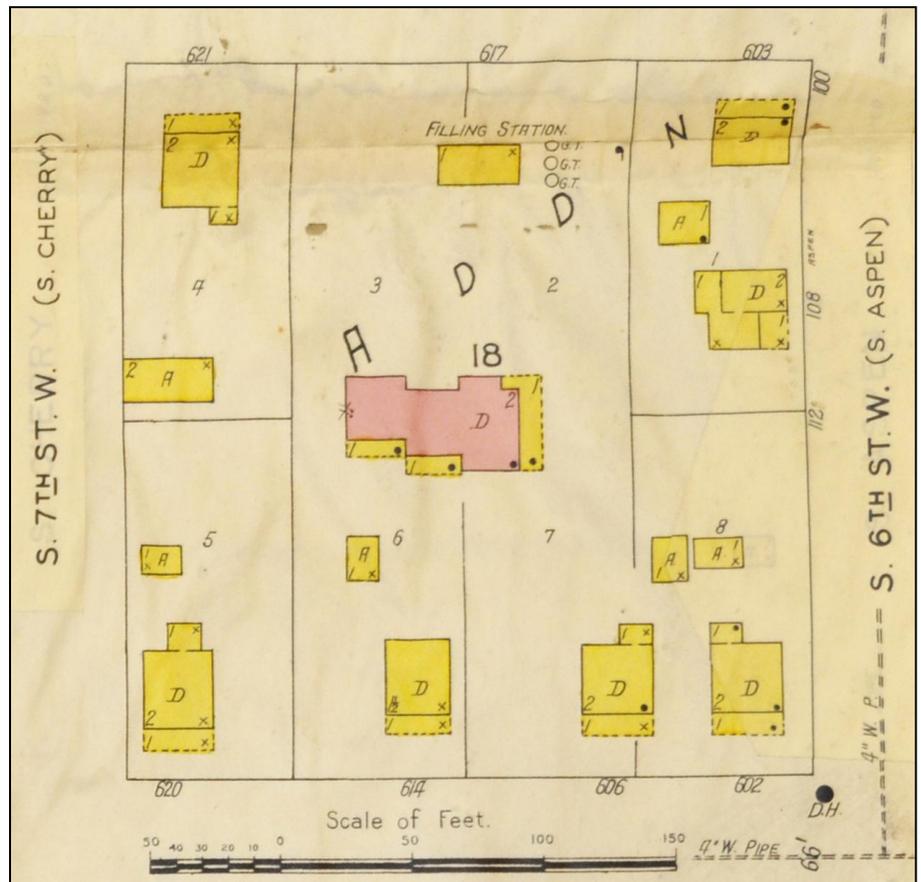
Ellis, Nathan P. and Cinderella, House	Bremer
Name of Property	County
112 6 <sup>th</sup> Street SW	Waverly
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## 7. Description

The Nathan and Cinderella Price House at 112 6<sup>th</sup> St SW is estimated to have been constructed in 1873 according to the Bremer County Assessor's records. The building does not appear on the 1868 bird's-eye view map but does appear on the Waverly city map contained in the 1875 *Bremer County Atlas*. Block 18 is also labeled as the residence of N.P. Price. Property transfer records show the Ellis family owning Block 18 in the Wm. Sturdevant Add. prior to 1903 when it was held by Lillie Ellis Clark. Together these sources identify the house was built between 1868 and 1875 confirming the 1873 date assigned to the house. The house remained the sole building on Block 18 on the 1894 Sanborn Map (below, left). Lots were sold off for individual development after N.P. Price's death in 1897 with Block 18 fully developed by the 1920s (below, right).



The Price House is an example of the Tuscan variation of the Italianate Style. This style uses a hipped roof, 2-story house form, usually with a belvedere or cupola at the center of its low-pitched roof along with distinctive brackets along a wide cornice and deep eaves. The Price House does not have a cupola in 2015 and may have been built without one. It has an irregular stone block foundation with the original unpainted dark reddish-brown brick walls intact. A corbeled course of saw-tooth brick divides the two levels of the main block but does not extend between levels the shorter-height, 2-story hipped-roof rear service wing. The east facade of the house has a flat-roofed porch that remains in place wrapping the northeast corner but the original front façade facing north appears to no longer have its matching porch as shown on the 1894 Sanborn map. One of two additional porches along the south side of the service wing remains in place with a shed roof in use. Both this porch and the east porch retain tall fluted columns with simple capitals, no balustrade, and matching smaller-scale paired brackets evenly spaced along their cornice lines.



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Fenestration includes segmental arched brick openings (a double course of rowlock bricks) with shortened 1/1 double-hung infilled replacement units, all retaining the original taller openings. An exception for replacement windows are the tall and narrow double-hung units on the south side of the main block facing west. The angular bay window along the south façade has a flat roof, brackets, and shortened 1/1 double-hung infilled replacement windows. There is no garage or carriage house for this property.

## 8. Significance

The Nathan P. and Cinderella Ellis House at 112 6<sup>th</sup> St SW derives significance under Criterion B for its association with Nathan P. Ellis, a Waverly merchant and founder/vice-president of the Bremer Co. Bank of Waverly. 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 to 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.

### *Historical Background for Waverly<sup>1</sup>*

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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> century becoming a retail and professional services center for Bremer County and sections of adjacent Butler County. The

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

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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 Ellis House at 112 6<sup>th</sup> St SW*

**N. P. Ellis, a native of Fairfield county, Connecticut, was born October 4, 1847. He was reared on a farm and received his education in subscription schools of that day. When four years old his parents moved to Seneca Co., New York. When 21 years old, he entered a mercantile establishment, where he remained ten years. In 1831, he married Esther Bailey, by whom he had one child—George P., now of Waverly. After living with her for about twenty years, she died, and he afterward married Cinderella Bailey, by whom there was one child—Lillie. Mr. Ellis has retired from the mercantile business, leaving that in the hands of his son, George P. Ellis, now one of the leading merchants in the city. He has 200 acres of Bremer county land, valued at \$35 per acre. Mr. Ellis is a temperance man in all which the name implies. He has never used any intoxicating liquors or tobacco in any form. He was one of the prime movers in organizing the temperance movement in the county.**

The Nathan P. and Cinderella Ellis House at 112 6th Street SW is estimated to have been constructed in 1873 according to the Bremer County Assessor's records. An undated newspaper reference dates the house as having been built during the summer of 1873.

Nathan P. Ellis relocated from Seneca Falls, New York with his second wife, Cinderella Bailey Ellis in ca. 1860. He established a general store in Waverly along with his son George. Nathan was later praised as the best known merchant in this section of Iowa. During his career he also became a founder and vice-president of the Bremer Co. Bank. He retired from his dry goods business in 1876, just three years after building his house in Block 18 facing West Bremer Ave. Nathan was a noted temperance organizer in Bremer County. Cinderella Ellis died before her husband with Nathan surviving until in 1897.

Property transfer records show that Block 18 passed to Nathan and Cinderella's daughter, Lillie Ellis Clark in 1903. She and her husband, Allan Clark, transferred the house to Albert Stenzel in November 1909. The 1913 city directory shows Albert Stenzel and his wife Rose residing at this address, listed as 112 Aspen St at the time. Albert was a retired farmer from Fremont Township; he and his wife had seven children, including his sons Paul and Leo who had a contracting business, and son Paul who worked as a carpenter in 1913. Transfer records after ca. 1920 show various owners including several commercial property owners.

A biography of Nathan P. Price taken from the *History of Butler and Bremer Counties, Iowa* (1883) appears at left, and a more lengthy biography of Nathan, his son George

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and grandson Nat P. Ellis taken from *History of Bremer County, Iowa Vol. II* (1914) appears below and on the following page.

### Ellis, N.P.

The name of Ellis has ever figured prominently in connection with the commercial development and material upbuilding of Bremer county and its representatives in three generations have been prominent business men of the district. The ancestry can be traced back to one of the old Quaker families of New England. N.P. Ellis, one of sixteen children, was born in Fairfield county, Connecticut, October 4, 1807, and acquired his early education in the subscription schools near his father's home. He was but four years of age when the parents removed to Seneca county, New York, where his boyhood and youth were passed. He was about twenty-one years of age when he embarked in general merchandising, establishing a store which he conducted in the east until about 1860. That year witnessed his arrival in Waverly, Bremer county, after which he established a second general store in the town, conducting the business with his son until his retirement in 1876. He was the best known merchant of the city in his day and assisted in the progress and upbuilding of the town in many ways, especially contributing to its development and progress in pioneer times.

N.P. Ellis was married in Seneca county, New York, in 1831, to Miss Esther Bailey, and to them was born a son, George Palmer Ellis, whose birth occurred March 10, 1834. After the death of the wife and mother N.P. Ellis married again, his second union being with Cinderella Bailey, a cousin of his first wife. They had a daughter, Lillian Maude, who became the wife of Allan H. Clark and died leaving two children; Mary Palmer, now the wife of Roy M. Henderson of Winthrop, Massachusetts; and Jessie Frances, now the wife of Herman L. Haase of Iowa Falls. The death of N.P. Ellis occurred in Waverly, April 8, 1897.

George P. Ellis spent his youthful days in Seneca county, New York, acquired a public-school education and received his business training in his father's store. Eventually he was admitted to a partnership in the business which he took over at his father's retirement in 1876, managing it successfully for twenty-nine years, when the store was discontinued.

The store was probably one of the best known mercantile establishments in this section of Iowa. Mr. Ellis had a reputation equaled by few, for selling the right kind of merchandise and regardless of competition he maintained his reputation unsullied. The business steadily increased and the name of Ellis became a synonym for integrity and fair dealing. While a most careful and conservative business man, Mr. Ellis ever stood ready and willing to aid in an unostentatious but effective way in promoting public progress and supporting any measure for the general good. He also gave freely and generously to those in need of assistance and he never forsook a friend. In fact he held friendship inviolable and there were many evidences of his friendly regard in his timely assistance to those who needed aid. He never spoke of his good deeds and many were never known until after his death, when they were mentioned by the recipients. He always refused public office, yet there were few men in private life whose influence was so strongly and beneficially felt. He was always on the side of right, progress, reform and improvements, yet he never courted public notoriety, content in the consciousness of having done his duty.

One of the first brick buildings of Waverly was erected by N.P. Ellis and is still standing on the west side of the river. In order to bring his goods to the city it was necessary to haul his stock from Independence, forty miles away. It is surprising what three generations have seen in the way of improvement in transportation and now there are, in Bremer county, three railroads, a trolley line and more than one thousand automobiles.

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N.P. Ellis was the principal organizer of the old Bremer County Bank and remained for years its vice president and one of its directors. His son, George P. Ellis, was for more than twenty years president of the State Bank of Waverly, in fact was the only incumbent in that position during his life time, save for a very brief period when another held the office. George P. Ellis was also instrumental in securing the sugar factory. As stated, he was always interested in everything that pertained to the welfare of Waverly and this interest was manifested in many tangible ways. Many farmers owe their present prosperity largely to the fact that he gave them material help at critical times. At length when Mr. Ellis closed out the business he received a most complimentary letter from the firm of J.V. Farwell & Company, wholesale dealers of Chicago, with whom he had traded for more than forty years, a letter which spoke in high terms of his business integrity and high standing. His death occurred January 22, 1909.

George P. Ellis was married March 12, 1876, to Miss Helen M. Harriman, a daughter of H.B. and Hannah B. (Bailey) Harriman of Concord, New Hampshire, who came to Bremer county in August, 1868. Mrs. Ellis was born in Concord, March 25, 1850. The only child of Mr. and Mrs. George P. Ellis is Nat P. Ellis, whose birth occurred in Waverly on the 27th of January, 1877. Nat P. Ellis began his education in his native city and after graduating from the Waverly high school entered Grinnell College at Grinnell, Iowa, completing the course in that institution with the class of 1901. Since that time he has become the treasurer of the Hampton-Kelly Canning Company at Hampton, Iowa, is president of the Iowa Sugar Company, vice president of the State Bank of Waverly, secretary and treasurer of the Waverly Gas Company and secretary and treasurer of the Willow Lawn Farm, Incorporated. He has earned for himself the same reputation as a careful man of business as his father and grandfather and in his dealings is known for his prompt and honorable methods, which have won him the confidence of his fellowmen.

On the 19th of April, 1911, Mr. Ellis was united in marriage to Miss Grace Ryan, a native of Fairbank, Buchanan county, Iowa and one of the twelve children of John and Sarah (Conway) Ryan, who reside on a farm at Fairbank. John Ryan devoted his attention to general agricultural pursuits throughout his active business career, but is now living practically retired.

In his political views Mr. Ellis is a republican and for eight years he served his fellow townsmen as a member of the city council. His religious faith is indicated by his membership in the Congregational church. He is a strong believer in Waverly and its future and feels that none of the representatives of the younger generation need leave this section in search of opportunities, recognizing the fact that advantages here are many.

## 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.

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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.

*Semi-Centennial Souvenir of Waverly, Iowa*. 1896.

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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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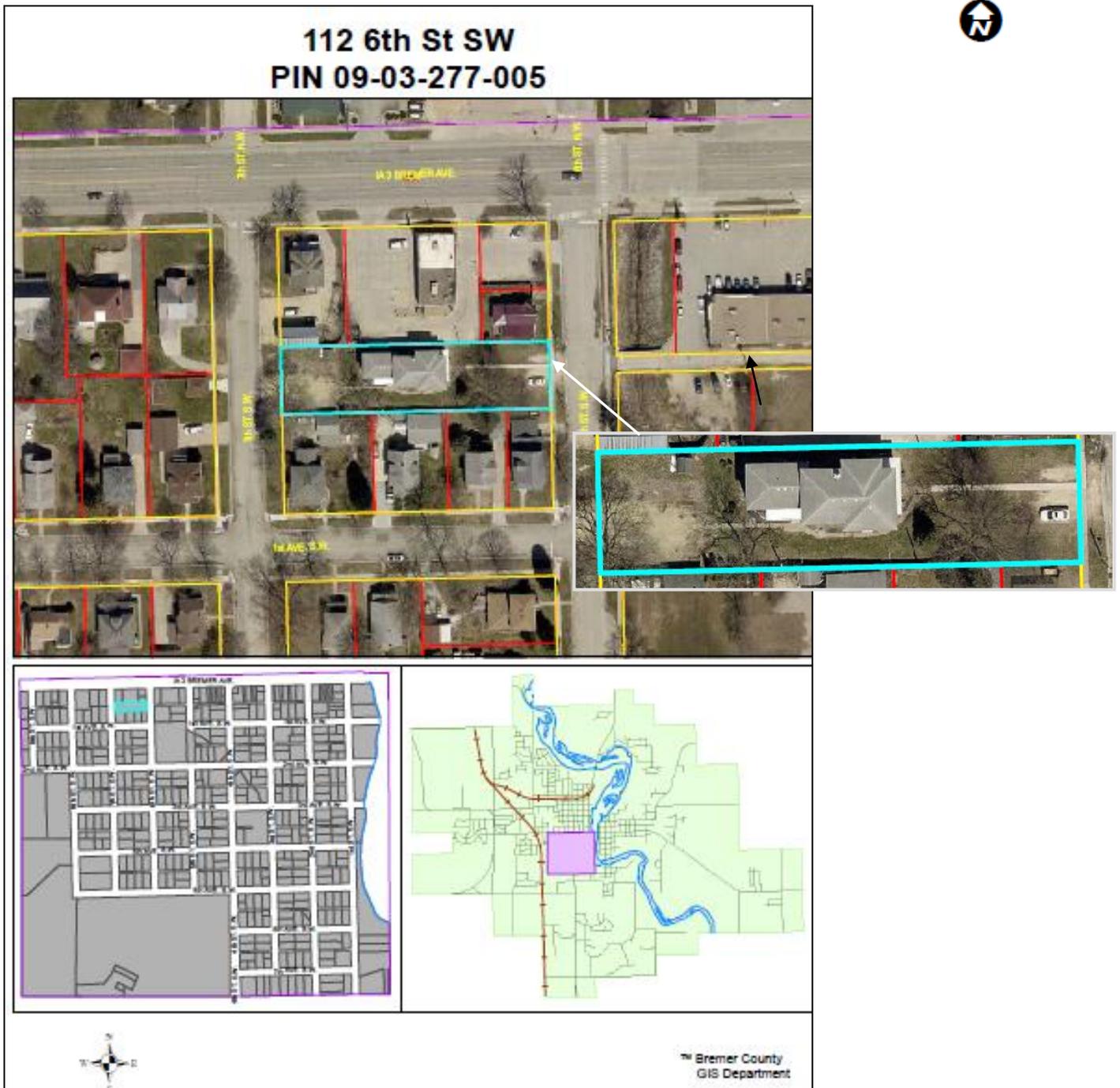
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**Additional Information:**

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



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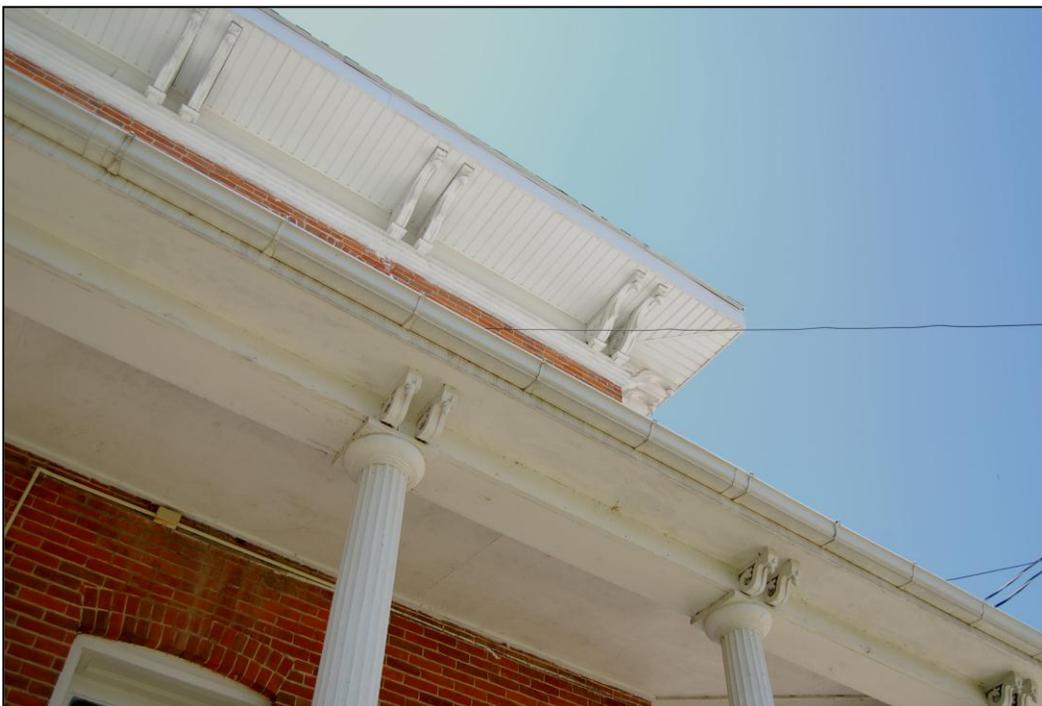
112 6<sup>th</sup> Street SW

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**Photographs:** 112 6<sup>th</sup> St SW, looking west and cornice details, looking northwest and up, **4/7/2014**, Andrew Bell, photographer, Svendsen Tyler.



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**Photographs:** 112 6<sup>th</sup> St SW, rear looking northeast and cornice details, looking northeast and up, **4/7/2014**, Andrew Bell, photographer, Svendsen Tyler.



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**Photograph and Sketch Plan:** Bremer County Assessor website photograph and map available at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&KeyValue=0903277005>; accessed 6/26/2015.

