

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

**State Inventory No. 09-01463**  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 Osincup, Lynn C. and Elsie, House

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

**2. Location**

street & number 214 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) 17 Lot(s) N 51' Lots 7 & 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)	Number of Resources within Property		
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of:	
		Contributing	Noncontributing
<input type="checkbox"/> building(s)	_____ buildings	<u>1</u>	<u>1</u> buildings
<input checked="" type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ 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 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 01A01 Single Dwelling: residence

01C05 Garage 01C05 Garage

**7. Description**

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

09A04 Side-Gabled Roof, 2-Story foundation 10A Concrete Block

07E Bungalow/ Craftsman 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 214 6<sup>th</sup> Street SW

Site Number 09-01463  
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*  
1913  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 date 7/2/2015  
 organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300  
 street & number N3834 Deep Lake Rd. state WI zip code 54870  
 city or town Sarona

**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

Page 1

---

Osincup, Lynn C. and Elsie, House	Bremer
Name of Property	County
214 6 <sup>th</sup> Street SW	Waverly
Address	City

---

## 7. Description

The Lynn C. and Elsie Osincup House at 214 6<sup>th</sup> Street SW is estimated to have been constructed in 1912 according to the Bremer County Assessor's records. This date is consistent with the building's form and design and has also been confirmed by property transfer information but not newspaper accounts. The 1894 Sanborn Map for this parcel, shows an earlier house with a smaller footprint. On 2/14/1913 the property passed from Edith Window to Elsie Osincup who with her husband Lynn C. Osincup, was identified as residing at "her beautiful home at No. 216 [earlier number] South Aspen street [6<sup>th</sup> SW]" in the 1914 *History of Bremer County* (full citation on p. 3 below). These public records confirm the likelihood that 1913 is a more accurate construction date than 1912.

The Osincup House is an example of Side-Gabled Roof, 1½-Story house form rendered in the Bungalow/Craftsman Style. The house has a rock-faced concrete block foundation with narrow clapboard style vinyl siding on the walls. The house has a broad, moderate pitched side-gabled roof with deep eaves, knee-brace brackets in the gabled ends, and an extended slope on the east façade that forms the porch roof. A large, low-pitched shed roofed attic dormer is centered over the front porch. Window details suggest the enclosure with 1/1 double-hung windows unlike those found in the balance of the house and short walls was a later addition. The original open balcony featured battered piers at the outer corners and a closed, clapboard-clad balustrade. The main lower-level porch has matching pairs of tall, ground-to-roof battered piers (square columns) at the corners of the front edge, each resting on a low, cast-concrete pedestal. The porch foundation has matching concrete block and the porch deck is concrete.

Fenestration includes 4/1 Craftsman Style double-hung windows of various sizes, all with vertical lights in the upper sash. The lower level of the front façade has a group of three 3/1 windows on each side of the centered front door. On the south façade (likely the dining room), a single 4/1 double-hung window is flanked by short, single-light vertical windows and. On the north façade, a reddish-brown exposed brick chimney is centered on the gable peak with single 4/1 double-hung windows flanking it on each level. The detached frame garage built in ca. 1944 is located west of the house and sited parallel to the alley with the front gable end with a double-bay overhead door facing east. The garage has matching vinyl clapboard-style siding on the walls. The garage is considered non-contributing due to alteration of the cladding and replacement of the overhead door.

## 8. Significance

The Lynn C. and Elsie Osincup House at 214 6th 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 a 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 considered non-contributing.

# Iowa Site Inventory Form Continuation Sheet

Page 2

---

Osincup, Lynn C. and Elsie, House	Bremer
Name of Property	County
214 6 <sup>th</sup> Street SW	Waverly
Address	City

---

## *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 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 Lynn C. and Elsie Osincup House at 214 6th St SW:*

The 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-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.

---

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

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Osincup, Lynn C. and Elsie, House	Bremer
Name of Property	County
214 6 <sup>th</sup> Street SW	Waverly
Address	City

---

The Lynn C. and Elsie Osincup House at 214 6th St SW is estimated to have been constructed in 1912 according to the Bremer County Assessor's records. The building's materials, design and form are consistent with pattern book house plans from before and after World War I and that were also distributed by plan house and kit house companies, including many located in Iowa, Illinois, Michigan and Minnesota. The garage is considered noncontributing.

Property transfer records show this parcel changing hands on 2/14/1913 from Edith Window to Elsie Osincup, wife of Waverly manufacturing pharmacist, Lynn C. Osincup. The Osincups had been living with their fraternal parents several blocks away since their marriage 18 months earlier in June 1911. Lynn was part of Ca Phenin Chemical Company first organized by his father in 1896. The over-the-counter medications produced by the company are described in the brief biography of Lynn Osincup and his company that appears below. The house built by the Osincups was their first home in Waverly and is noted in the last paragraph of the biography below.

### **Osincup, Lynn C.**

Lynn C. Osincup, a manufacturing pharmacist of Waverly, who since 1913 has had charge of the plant owned by the Ca Phenin Chemical Company and organized by his father in 1896, was born in Vestal Center, New York, March 22, 1888. He is a son of Dr. Frank A. and Alma M. (Chamberlin) Osincup, both natives of that community, the former born August 1, 1862 and the latter June 14, 1863. The father received his medical degree from the College of Physicians and Surgeons and in 1894 came to Waverly, where he took up the practice of his profession. He was very successful at it but his health became impaired after a few years and he turned his attention to the manufacture of remedies in which he had become interested. He formed the Ca Phenin Chemical Company in 1896, establishing his business in a brick hotel building on West Bremer Street and he continued active in the management of this enterprise until 1912, when he resumed the practice of medicine.

Lynn C. Osincup was still a child when his parents came to Waverly and he acquired his education in the public schools of this city. He has been engaged in the pharmaceutical manufacturing business since he was ten years of age, at which time he became associated with his father, and his energy and activity have been a helpful factor in the development of the business controlled by the Ca Phenin Chemical Company. This concern manufactures a complete line of medicines in tablet form, a number of which were originated by the father of the subject of this review. Ca Phenin was originated by Dr. Osincup during his practice. During the illness in order to occupy his mind he gave his time to perfecting other remedies and his company now manufactures many different varieties. Ca Phenin is for use in fevers and for all kinds of pain and has proved a most efficacious medicine. Its sale has steadily increased in the course of years and the company now manufactures large quantities, having a four-story plant equipped to produce about ten million tablets a year. In the beginning Dr. Osincup ran one machine and this was installed in a small room. The company now occupies an entire building and uses electric power and modern machinery. Lynn C. Osincup has had entire charge of the business since 1913 and has conducted it successfully along modern and progressive lines, proving himself an energetic, resourceful and capable business man. He makes cleanliness in his plant his special aim and not only conforms to all the provisions of the Food and Drugs Act but guarantees his medicines to be made of the purest and finest drugs obtainable. His medicines have a wide sale, for their excellence is easily recognized, and the business has grown through the seventeen years of its existence, having reached gratifying proportions at the present time.

# Iowa Site Inventory Form Continuation Sheet

Page 4

---

Osincup, Lynn C. and Elsie, House	Bremer
Name of Property	County
214 6 <sup>th</sup> Street SW	Waverly
Address	City

---

On the 29th June, 1911, Mr. Osincup married Miss Elsie M. Conklin, of Sac City, Iowa, a daughter of John R. Conklin. Mr. and Mrs. Osincup are members of the Baptist church and both are very fond of music, Mr. Osincup being organist and his wife a member of the choir. She was also for some time a member of a quartette with her three sisters and they filled a number of engagements in Chautauquas and gained an enviable reputation. Mrs. Osincup is well known in social circles of Waverly and has made her beautiful home at No. 216 South Aspen street an attractive meeting place for her many friends. Her husband is one of the representative and progressive business men of Waverly although he is still a young man, and will undoubtedly be carried forward by the force of his ability and energy into still more important relations with commercial interest of the city. (from *History of Bremer County, Iowa Vol. II*, 1914; available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=255344>).

In 1919 the house was transferred to Mrs. Rebecca Shannon and Ethel Shannon. Ethel became the sole owner in 1932. Seven years later in 1939, Ethel Shannon sold the house to C.R. and Hilda Baker who resold it after just two months to Durk and Ruth Offringa. Near the end of World War II, the Offringas sold the house and property in its present configuration to August and Louise Prottegeier. August died in 1965 and Louise continued to reside here until Marjorie and Robert Reinhardt acquired the house in September 1970.

## 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.

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.

"Osincup, Lynn C.," *History of Bremer County, Iowa Vol. II*, 1914; available online at: <http://iagenweb.org/boards/bremer/biographies/index.cgi?read=255344>.

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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number **09-01463**  
Related District Number **09-00961**

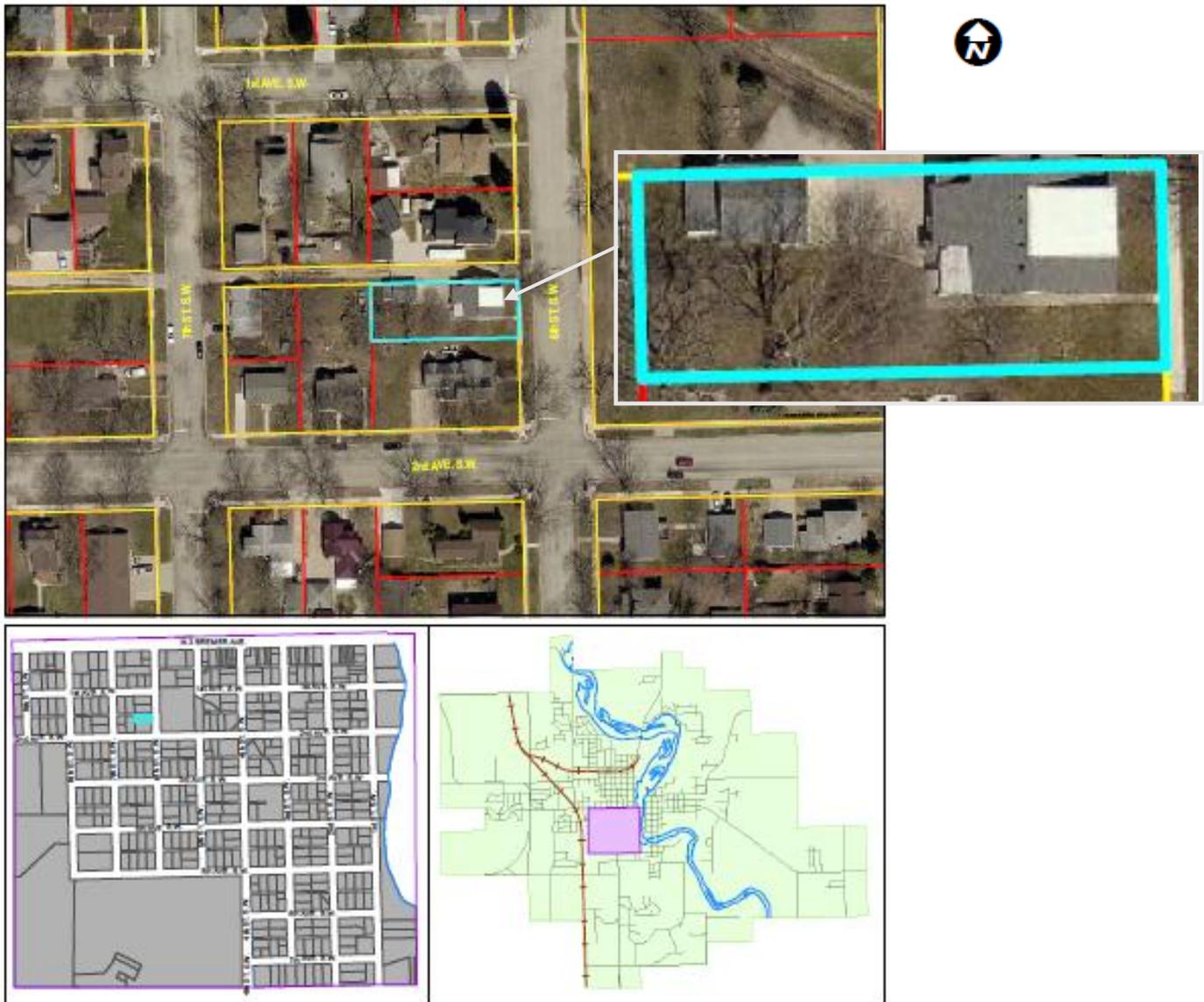
Page 5

Osincup, Lynn C. and Elsie, House	Bremer
Name of Property	County
214 6 <sup>th</sup> Street SW	Waverly
Address	City

**Additional Information:**

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

**214 6th St SW**  
**PIN 09-03-282-008**



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number **09-01463**

Related District Number **09-00961**

Page 6

Osincup, Lynn C. and Elsie, House

Bremer

Name of Property

County

214 6<sup>th</sup> Street SW

Waverly

Address

City

**Photographs:** 214 6th St SW, looking northwest and west, **4/7/2014**, Andrew Bell, photographer, Svendsen Tyler.



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number **09-01463**

Related District Number **09-00961**

Page 7

Osincup, Lynn C. and Elsie, House

Bremer

Name of Property

County

214 6<sup>th</sup> Street SW

Waverly

Address

City

**Photographs:** 214 6th St SW, looking southwest, **4/7/2014**, Andrew Bell, photographer, Svendsen Tyler.



Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

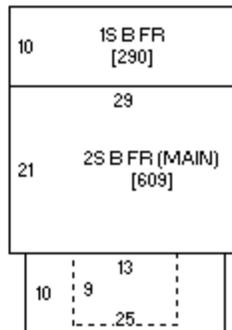
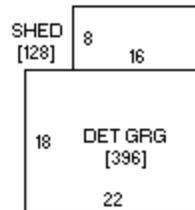
Site Number **09-01463**

Related District Number **09-00961**

Page 8

Osincup, Lynn C. and Elsie, House	Bremer
Name of Property	County
214 6 <sup>th</sup> Street SW	Waverly
Address	City

**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&KeyVal ue=0903282008>; accessed **7/2/2015**.



1S FR EP  
[117]  
1S FR OP  
[250]