

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

State Inventory No. 09-00863

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, Millard H. and Linda, Cottage

other names/site number _____

2. Location

street & number 215 2nd Ave. 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) 11

Lot(s) Lot 7

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

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

1 1 buildings
 — — sites
 — — structures
 — — objects
1 1 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)

09A05 Hipped Roof, 1-Story

foundation

04 Stone

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 215 2nd Ave. SE

Site Number 09-00863
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
1880 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

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 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: _____

Iowa Site Inventory Form Continuation Sheet

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Curtis, Millard H. and Linda, Cottage	Bremer
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7. Description

This single-family house is estimated to have been built in 1875 according to Bremer County Assessor records. The owner of record of the property by 1879 was J.S. Herman and his wife Esther. It is likely they were responsible for the construction of a house here but occupied it only briefly. In January 1885 the parcel was transferred by Esther, a widow, to M.H. Curtis and by June 1, 1885 when the Iowa Census was recorded, Millard Curtis and his wife Linda occupied this lot. The form and design of the house could be as early as the 1870s but the 2/2 window configuration suggests a later date. Therefore, a ca. 1880 date is likely for this house.

This 1-story frame house is an example of a vernacular Hipped Roof or Pyramidal Roof, 1-story house form. The house has a parged stone foundation with narrow clapboard-style vinyl siding. A low-pitched hipped roof has no dormers and narrow eaves. A flat-roofed, angular bay window is located on the west side and a shed-roofed enclosed porch is centered on the front façade. The porch has matching vinyl clad walls, a brick half-wall across the front, and sliding single-light sash flanking the centered door. Fenestration in the balance of the house includes widely spaced 1/1 double-hung windows. The building's original 2/2 double-hung sash were replaced sometime between 2009 and 2011 (see photos).

A detached frame garage is set back at the northwest corner of the property facing the east-west alley. It has matching vinyl siding and according to Assessor records was built in 1930. Sanborn Maps from 1927 show a different garage at that time.

Alterations: vinyl siding (undated); garage replacement (undated).

8. Significance

The Millard H. and Linda Curtis Cottage at 215 2nd Avenue SE was originally built in ca. 1880 for the J.S. and Esther Herman family but was soon occupied by the Curtis family in early 1885. It is an example of an early vernacular Hipped Roof or Pyramidal Roof, 1-story house form in this neighborhood. The Curtis family eventually grew out of this house and moved their family to a new house next door at 221 2nd Street SE immediately west from the cottage. The house qualifies for the National Register of Historic Places as a contributing resource to the historic district under Criterion C.

Millard H. "Milly" Curtis was the son of Sidney H. and Sarah Curtis who immigrated to Waverly in the 1850s where he opened the first hardware store in town. Two of his sons, Milliard H. and E.H. joined the family business by the 1890s when the firm became known as Curtis and Sons. Millard and Linda moved into this small house in early 1885 after purchasing the property from Esther Herman, widow of J.S. Herman in January 1885. Iowa Census records confirm the Curtis couple, both in their early-20s, were here in June 1885 when the census was conducted. Millard was listed as working in the hardware business, most likely that of his father Sidney H. Curtis, and Linda was listed as keeping house. The couple had no children in 1885. In October 1901, Millard and Linda sold the property and relocated into their new, much larger house next door at 221 2nd Street SE. The twin lot was acquired from Millard's mother, Sarah Curtis, at the time. The cottage was sold to John Oltrogge (Oltrogg) for \$2,700 in 1901 (*Waverly Republic*, 10/10/1901). The house transferred again in 1909 to James Scully

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and in 1913 to Calvin Kingsley. Calvin with his wife Mary and their daughter Grace resided here in 1913 according to city directory listings. Kingsley had no occupation at the time.

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.

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.

Vertical file collection, Waverly Public Library.

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

Waverly city directories, 1899 and 1913.

Waverly Heritage Days historical walking tour brochures for 1995, 1996, 1997, 1998, 1999 and 2000.

Waverly Historic Photo Collection, Waverly Public Library.

Waverly newspaper articles: *Waverly Republican* - 10/10/1901.

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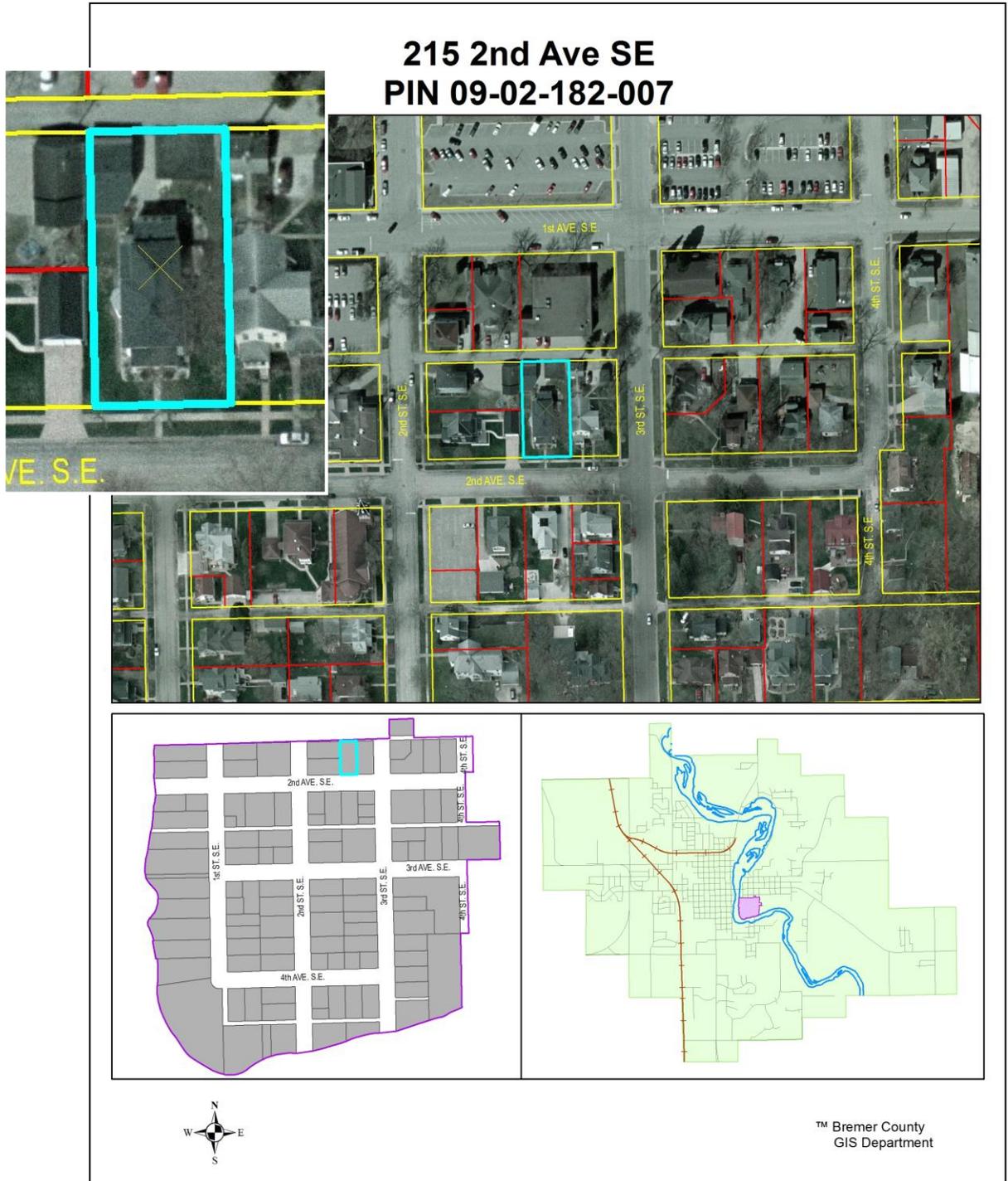
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County
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Site Map: Bremer County GIS Department, 12/2011.



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Photographs: 215 2nd Ave SE, looking northwest and north, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 215
2nd Ave SE, looking
north, northeast and
northwest, Justine
Zimmer, IHSEMD,
photographer,
11/3/2011.



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Additional Information:

Floor plan, 215 2nd Ave. SE, Bremer County Assessor website; available at <http://beacon.schneidercorp.com/PhotoEngine/Sketch.aspx?appid=330&keyvalue=0902182007&index=0&size=0>; accessed 2/1/2012.

