

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

State Inventory No. 09-00868

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, House

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

**2. Location**

street & number 221 2<sup>nd</sup> 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) 11 Lot(s) S 1/2 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)

- 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>	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	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

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 04 Stone

09A02 Gable-Front-and-Wing

walls (visible material) 02A Weatherboard; 02B Shingle

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 221 2<sup>nd</sup> St SE

Site Number 09-00868  
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*  
1910  check if circa or estimated date  
*Other dates, including renovation*  
ca.1948 - garage

**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.  
organization for City of Waverly, Historic Preservation Commission  
street & number N3834 Deep Lake Road  
city or town Sarona state WI  
date 9/2012  
telephone 715/469-3300  
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, House	Bremer
Name of Property	County
221 2 <sup>nd</sup> St SE	Waverly
Address	City

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## 7. Description

This 2-story single-family house is estimated to have been built in 1925 according to Bremer County Assessor records. However, this date is too late for the design of this house. The house is typical of those built in Waverly between the late 1890s and ca. 1910. Property transfer records show the property acquired by Sarah Curtis in 1891 and transferred to M.H. Curtis, her son five years later in February 1896. In 1899, M.H. Curtis is still listed as residing outside of the 4<sup>th</sup> Ward but by 1913, the city directory lists M.H. and Linda Curtis at 219 State St. S (2<sup>nd</sup> St. SE) – most likely this house. In 1901 Curtis sold Lot 7, an adjacent lot he owned making it possible that he moved his family next door to the new house but this remains speculation. It is also possible but unconfirmed that Millard used some of the same contractors that his father Sidney Curtis used for the home he and his wife Sarah built at 302 1<sup>st</sup> Street SE – George Corey (mason); Charles Norton and Gus Fahnstock (carpenters).

The Curtis House is an example of a Late Queen Anne Style house built using the Gable-Front-and-Wing form. It has four gables of varying widths and pitches formed by an intersecting gable roof plan. A steeply pitched gable roof is on the front wing with broader gables on the south and east facades with a narrow gable on the north façade. A 1-story flat roofed porch is tucked in the right hand ell. The Curtis House has a stone block foundation with narrow-width wood clapboard for the first and second levels, narrow corner board trim, and cove-cut wood shingles in the pent gable ends on all sides.

The front entrance porch is tucked in the right hand ell with its flat roof projecting forward beyond the front wall. The porch has been altered with the removal of the deck and the installation of a concrete pad and preformed concrete steps. Synthetic columns extend from the slab to the roof edge with no balustrade on the ground level. A balustrade with closely spaced square spindles lines each side of the steps and a freestanding span of balustrade is along the south edge of the concrete pad. The presence of a door opening onto the porch roof suggests that there was originally a roof balustrade that has been removed.

Fenestration includes 1/1 double-hung windows in a mix of sizes and proportions. On the front façade large single windows are centered on the first and second floors with a smaller 1/1 double-hung window centered beneath the gable peak. The door that opens onto the porch roof has a window in the upper half with leaded lights forming a Classical design. The front entrance door has a tall, beveled glass panel. Double-hung units are located on each of the other facades with a stained glass panel in the horizontal window on the south façade. This window was salvaged from the Ed and Carrie Hunt Curtis House (nonextant) that formerly stood across the street to the west until the house was demolished in the 1960s. The art glass window was retrieved and installed in the Millard and Linda Curtis House by then current owners Arnold and Tedi Fredrick.

A detached frame garage is located northeast of the house and according to Assessor records was installed in 1948. It has asbestos Transite™ shingle siding, a broad front-gable roof, twin overhead garage doors with differing heights, and 6-light fixed sash along the side walls, and a passage door on the east side.

Alterations: porch changes (undated).

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## 8. Significance

The Curtis House is an example of a post-1900 Queen Anne Style house using the Gable-Front and Wing form. The house was part of the main wave of homebuilding in the neighborhood that extended from the 1880s through World War I. Its owners, Millard H. Curtis and his wife Linda, built the house sometime between 1899 and 1913. The house qualifies for the National Register of Historic Places as a contributing resource in the historic district under Criteria A and C. The garage is considered contributing.

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, Millard H. and E.H. joined the family business by the 1890s when the firm became known as Curtis and Sons. Millard and Linda built this house shortly after 1900 having resided next door at 215 2<sup>nd</sup> Ave since 1885 in their first house. Milly and Linda continued in the second house until sometime after 1931. This house passed to Milly and Linda's son Frank who resided here with his family by the 1950s until the late 20<sup>th</sup> century when it passed to the Arnold Fredrick family.

Local historian and Waverly Historic Preservation Commission member, Mary Meyer, reports the following about the Curtis House and the stained glass window on the south façade on the landing of the staircase.

"The stained glass window ... is not original to the house. It actually came from the home of Ed and Carrie Hunt Curtis. Ed was Millard's younger brother and lived across the street, on the south half of lots 1 and 2 in block 12 of the Old Fourth Ward. Ed and Carrie built their huge and beautiful home in 1895. Carrie died suddenly in Chicago in 1903 when she was only about 40. Ed and his children sold the house about 1908 to a Mr. Morey ... and his wife Dorintha. They had no children and eventually left the house and furnishings to their housekeeper Carolyn Rose. She sold it to Lutheran Mutual (CUNA) and it was demolished in the 1960s to make way for ... a parking lot. It was at that time that Arnold and Tedi Fredrick rescued the stained glass window and had it installed in their home [the Millard and Linda Curtis House].

Ed Curtis worked in the family hardware business in Waverly until he remarried and moved to Paonia Colorado where he opened a hardware business with another brother.

A sister, Lucy Curtis Ruddick, who married Bo Ruddick, a son of Judge Ruddick [Ruddick House at 321 1st St SE], also lived in Paonia. Their father, Sid Curtis [Curtis House at 302 1st St SE], built the hardware store in Colorado. It's a very elaborate building and has new life as an art gallery." (Meyer email 4/15/2013)

## 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.

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Bremer County History Book Committee. *Bremer County History, 1985*. Dallas, Texas: Taylor Publishing, 1985.

Email interview re: Curtis House with Mary Meyer, volunteer historical researcher and Waverly Historic Preservation Commission member, 4/15/2013

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 newspapers: *Waverly Republican* -12/26/1901, 4/26/1902; *Bremer County Independent* - 5/28/1908, p9c4; unidentified newspaper - 4/3/1902 and 10/10/1901.

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

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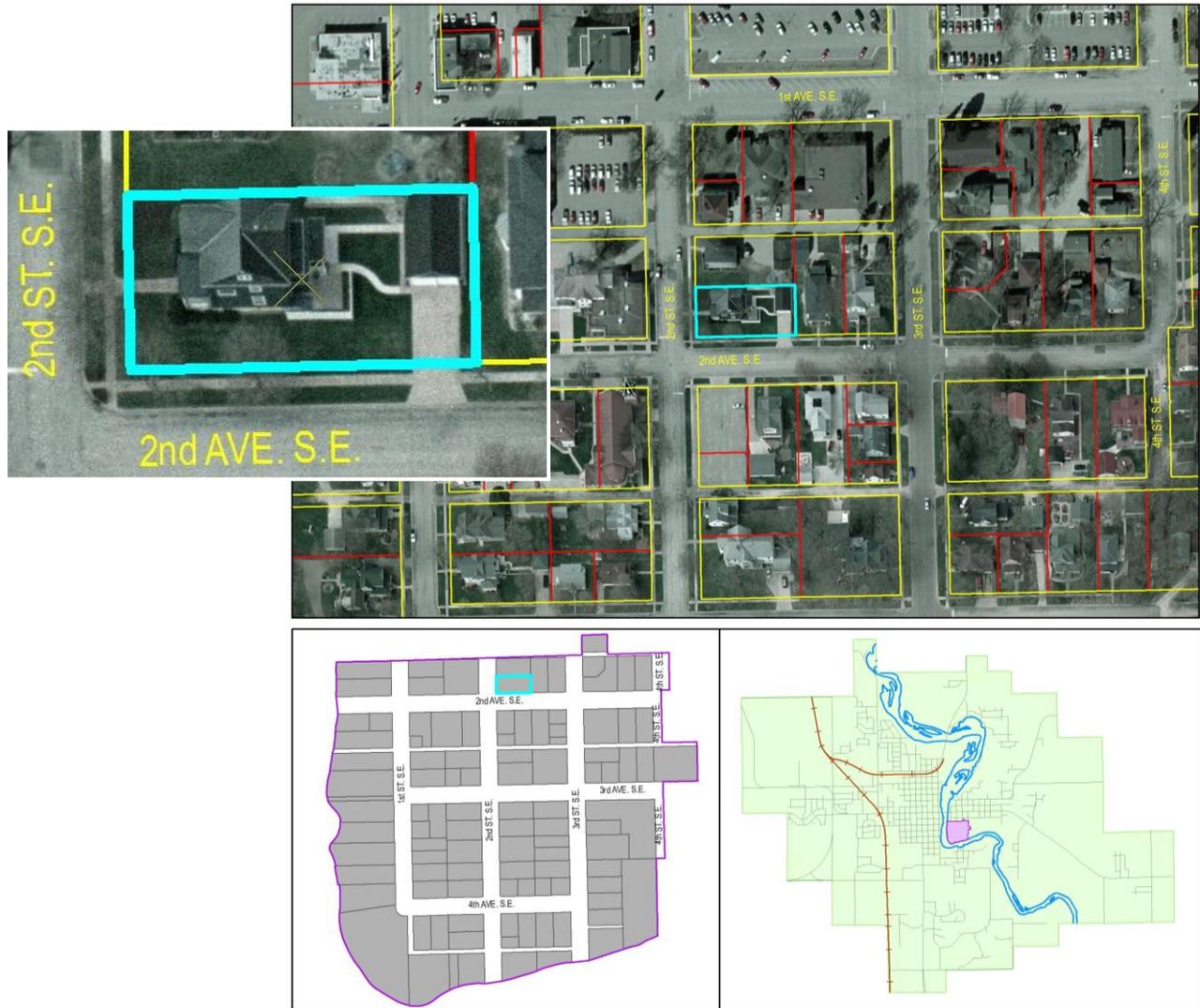
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County  
Waverly  
City

**221 2nd St SE  
PIN 09-02-182-004**



™ Bremer County  
GIS Department

Iowa Department of Cultural Affairs  
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Photographs: 221 2<sup>nd</sup> St. SE, looking east, Marlys Svendsen, photographer, 11/3/2011.



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Photographs: 221 2<sup>nd</sup> St. SE, looking northeast and southeast, Justine Zimmer, IHSEMD, photographer, 4/23/2009.



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