

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

State Inventory No. 09-00934 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 Sewell, R. Howard and Angeline, House

other names/site number _____

2. Location

street & number 308 2nd 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) 4 Lot(s) S 74' LOT 1 & LOT 2 EX W 10'

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

| <i>If Non-Eligible Property</i> | | <i>If Eligible Property, enter number of:</i> | |
|---------------------------------|------------|---|-----------------|
| Enter number of: | | Contributing | Noncontributing |
| — | buildings | <u>2</u> | — |
| — | sites | — | — |
| — | structures | — | — |
| — | objects | — | — |
| — | Total | <u>2</u> | — |

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)

01A01 Single Dwelling: residence

01C05 Garage

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

05D Queen Anne

Materials (Enter categories from instructions)

foundation 04 Stone

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

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 308 2nd Street SW

Site Number 09-00934
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
1900 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
organization Svendsen Tyler, Inc. for the Waverly HPC
street & number N3834 Deep Lake Rd.
city or town Sarona state WI
date 12/24/2014
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: _____

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7. Description

The Sewell House at 308 2nd Street SW is estimated to have been constructed in 1900 according to the Bremer County Assessor's records. Though the property was owned by the Sewells beginning in 1892, the first news account of the house building was in April 1900. It is listed as occupied by the Sewells in the 1913 city directory. Based on these sources, the house construction date is likely 1900.

The Sewell House is a classic example of a Queen Anne Style 2-story residence. Based on form and decoration, the house can be categorized as a Hipped Roof with Lower Cross Gable subtype (form) with Free Classic decorative detailing. The building has a stone block foundation with narrow-width wood clapboard siding and corner board trim on the walls, and cove-cut shingles in the gables, for the dormer, and for the turret balcony's balustrade. The house has a steeply pitched hipped roof with flared lower cross gables and a multi-sided tent roof on the turret balcony located on the upper level of the southeast corner of the house. The eaves are of moderate width throughout the house with wide bargeboards lined by saw-tooth moldings. A single hipped roof attic dormer is located at the apex of the main roof and its eaves are scaled to its small size. Each of the steep cross gable peaks terminates in a small pent gable end.

The asymmetrical plan of the house is emphasized by the arrangement of the front porch and the location of the turret. On the upper level, the turret has a balcony positioned to fill the left-hand ell with walled, interior space below. The balcony balustrade has a mix of turned spindles and shingle-clad sections with four slender tapered columns resting on shingled pedestals and supporting the frieze. A low-pitched hipped roof porch spans the front façade with a low-pitched flared pediment positioned above the entrance steps opposite the front door at the south end. The tympanum has an applied molding with a typical Queen Anne motif. Clustered tapered columns rest on clapboard-clad pedestals with turned spindles in between. The clapboard finish continues in the skirting sections with small louvered vent panels installed. One of the few alterations for the house is the addition of a small entrance deck with square spindled balustrade on the north façade accessed by a door installed in one of the former window openings.

As with most Queen Anne Style houses, fenestration provides an important design feature for this house. On the front façade, lower level the entrance is located to the left of a canted wall containing a 1/1 double-hung unit and a cottage window further to the right. It has a geometric pattern in the leaded lights of the upper sash. Both windows have hoods that feature saw-tooth moldings that terminate in draped ends. This motif is used for window openings throughout the balance of the house as well. The front door has a single light in the upper half and its lintel hood as the same motif. On the south façade, leaded lights appear in three windows or window groups including a horizontal entrance hall window on the east end, a group of three windows (wide cottage window flanked by narrow and shorter versions) each containing leaded lights in the upper sash, and an unusual oval window with leaded light pattern work that tops a narrow single-light vertical sash to the left of the cottage window group. The cottage window group's hood incorporates the saw-tooth and draped molding with a semi-circular lintel over the middle window that has an applied molding with a Queen Anne motif. The south façade also features a canted corner on the lower level with a decorative motif above the 1/1 double-hung window. Gable window treatment is the same for all three sides. The window hoods have sunburst mouldings inset in pediments that are lined by scalloped moldings. The windows are miniature cottage style with leaded light pattern work in the d tops with upper sash. The decorative windows are set against a back drop of cove-cut shingles on the gable wall surfaces and saw-tooth moldings lining the bargeboards.

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The property has a single-bay front-gable roof garage constructed in ca. 1900 according to the Bremer County Assessor's records. It is located at the southwest corner of the property and has a pent gable roof plan with an off-set overhead replacement door, corner board trim, and medium width clapboard siding. The scalloped molding in the pent gable end and wider siding suggest the garage was built somewhat later than the house.

8. Significance

The Sewell House at 308 2nd Street SW derives significances under Criteria A and C as the residence of R. Howard. and Angeline Sewell, typical of the upper middle class residents that populated the neighborhood during this period and also as an example of a late Queen Anne Style residence from the turn of the 20th century. This well-preserved example is based on the Hipped Roof with Lower Cross Gable and Free Classic decorative detailing subtypes. The building's high level of integrity, rich ornamentation and fine collection of window types and configurations (including cottage windows on three levels in five sizes) adds to the house's picturesque architectural qualities. The garage is also considered contributing.

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 located in Waverly's southwest residential neighborhood.

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.

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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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 Sewell House at 308 2nd Street Avenue SW

The 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 ac res 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.

The house at 308 2nd Street SW was erected for R. Howard Sewell and his wife Angeline in 1900. The *Waverly Republican* announced on April 19, 1900 that "Howard Sewell is building a new residence in the 3rd ward" and it was mentioned again on November 29th as it neared completion. Sewell originally joined his father in the stock buying business. He eventually served as vice-president of the First National Bank of Waverly at the time this house was built, and according to local sources, later served as president. "Rae" Sewell, the couple's daughter, was also listed as residing here in 1913 while she worked as a teacher. The house eventually passed to Lydia Rae, and then to B.E. Mick who in turn sold it to his son Jeffrey and his wife Lore in 1994. In 2001 the Micks sold the house to Brian and Jolene Sullivan. The couple continues to own and occupy the house in 2015.

R. Howard's mother, Lydia E. (Mullens) Sewell, widow of Allen Sewell, occupied the large house to the south at 320 2nd St SW from ca. 1895 until her death in 1927. The bungalow to the north appears to have also been held by the Sewell family and eventually was owned by Lydia Rae Sewell, the daughter of R. Howard and Angeline Sewell. A brief biography of R. Howard Sewell and other members of the family appears below.

Sewell, R.H.

R.H. Sewell, a prominent and successful citizen of Waverly, has served as vice president of the First National Bank since 1905 and acted as the chief executive officer of the institution for five years previous to that time. Before taking up his abode at Waverly, in 1900, he was actively identified with farming and livestock interests, buying stock in association with his father for about thirty-five years. His birth occurred in Jackson township, Bremer county, on the 14th of July, 1853, his parents being Allen and Lydia (Mullens) Sewell, the former born in Ohio on the 9th of May, 1831, and the latter in Indiana in October, 1833. Allen Sewell, who devoted his attention to farming and stock dealing throughout his active business career, came

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direct to Bremer county, Iowa, in 1852. Six years later he removed to Kansas but at the time of the outbreak of the Civil war returned to this county and here spent the remainder of his life, passing away in October, 1911. The period of his residence in Bremer county covered more than a half century and he was widely recognized as one of its successful farmers and stockmen. He held various local offices, including that of township assessor. In the early days he also followed the profession of teaching, acting as an instructor for several terms. His widow survives and makes her home in Waverly.

R.H. Sewell, the only child of his parents, attended school in Jackson township and at Waverly and for a time pursued his studies in Cornell College. When eighteen years of age he began buying stock in association with his father, continuing this business for about thirty-five years with excellent success. He also devoted considerable attention to farming, becoming a landowner when twenty-three years of age and superintending the operation of his father's property as well as his own. In 1900 he came to Waverly and erected his present residence - one of the most commodious and attractive in the city. The same year he became president of the First National Bank here and held the position for five years. He has served to the present time in an official capacity and his labors have been an effective element in the continued growth and success of the bank.

On the 3rd of April, 1879, Mr. Sewell was united in marriage to Miss Angeline Cunningham, a native of Jefferson county, Ohio, and a daughter of Robert and Eliza (Watt) Cunningham, both of whom were born in Ohio. The father, an agriculturist by occupations, brought his family to Iowa in 1856, locating in Jackson township, Bremer county, where he continued to reside until called to his final rest in 1895. The demise of the mother occurred in 1901. Their children were as follows: Martha, deceased, who gave her hand in marriage to William Hoel, also deceased; Elizabeth, who is the wife of Charles Marking, a retired farmer residing at Fort Dodge, Iowa; and Mrs. Angeline Sewell, who, like her husband, acquired her education in this county. Our subject and his wife have one child, Lydia Rae, at home.

Mr. Sewell gives his political allegiance to the republican party, while his religious faith is indicated by his membership in the Methodist Episcopal church. He is a member of the Independent Order of Odd Fellows and also a worthy exemplar of the Masonic fraternity, belonging to the blue lodge at Waverly. He is recognized as a leader in business circles of Waverly and he well merits the success which has come to him, for it has been gained through business methods which neither seek or require disguise. A native son of Bremer county, he is widely known within its borders and the substantial qualities which he has displayed in all the relations of life have gained him a high place in the regard and good-will of his fellow townsmen.

History of Bremer County, Iowa Vol. II, 1914

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.

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.

Property Transfer Records, Bremer County Auditor's Office, 2015.

Sanborn Company Maps. New York: Sanborn Map Company, 1885, 1892, 1897, 1905, 1915, 1927, and 1927 updated to 1943.

Sewell house construction, *Waverly Republican*, April 19, 1900 and *Waverly Democrat*, November 29, 1900.
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 and 2000. Vertical file collection, Waverly Public Library.

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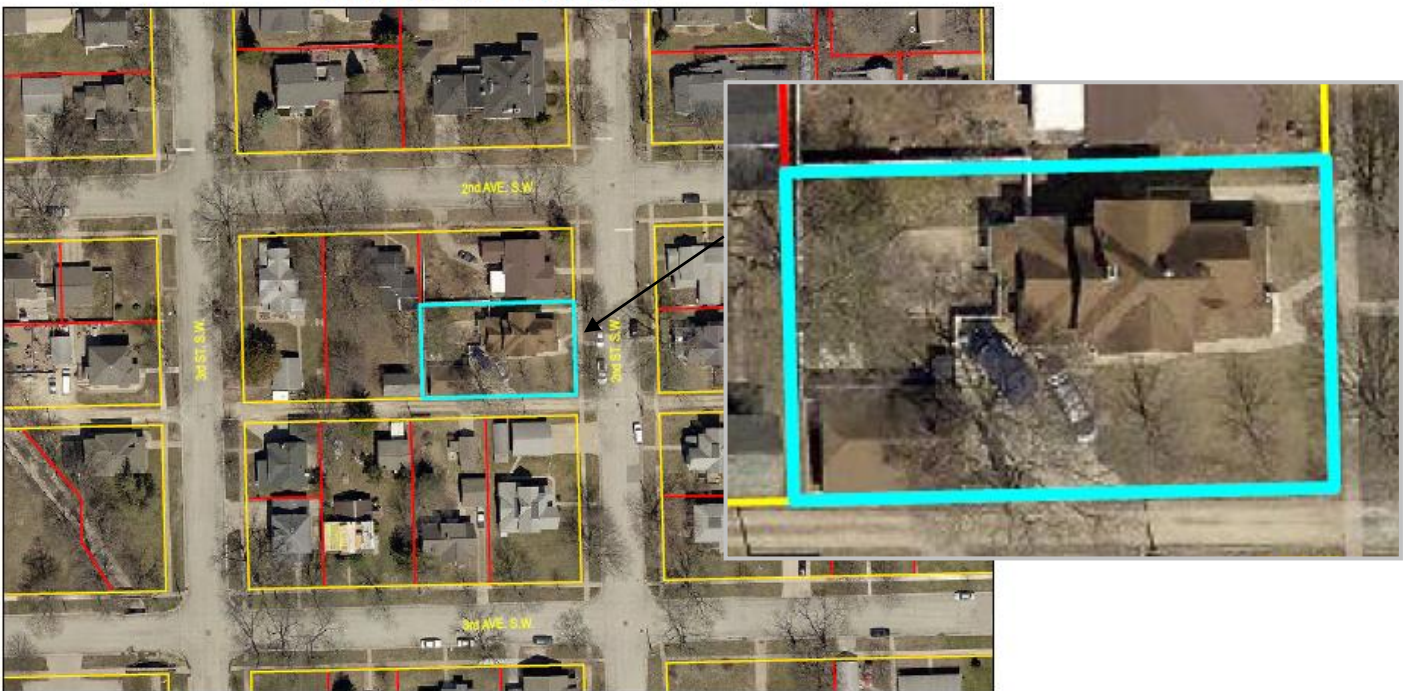
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Additional Information:

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

308 2nd St SW
PIN 09-02-160-004

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Full Legal Description: WM. STURDEVANT'S ADDITION S 74' LOT 1 & LOT 2 EX W 10' BLOCK 4.

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=84313367&KeyValue=0902160004>; accessed 11/29/2010. Historic resource is designated by the red star.



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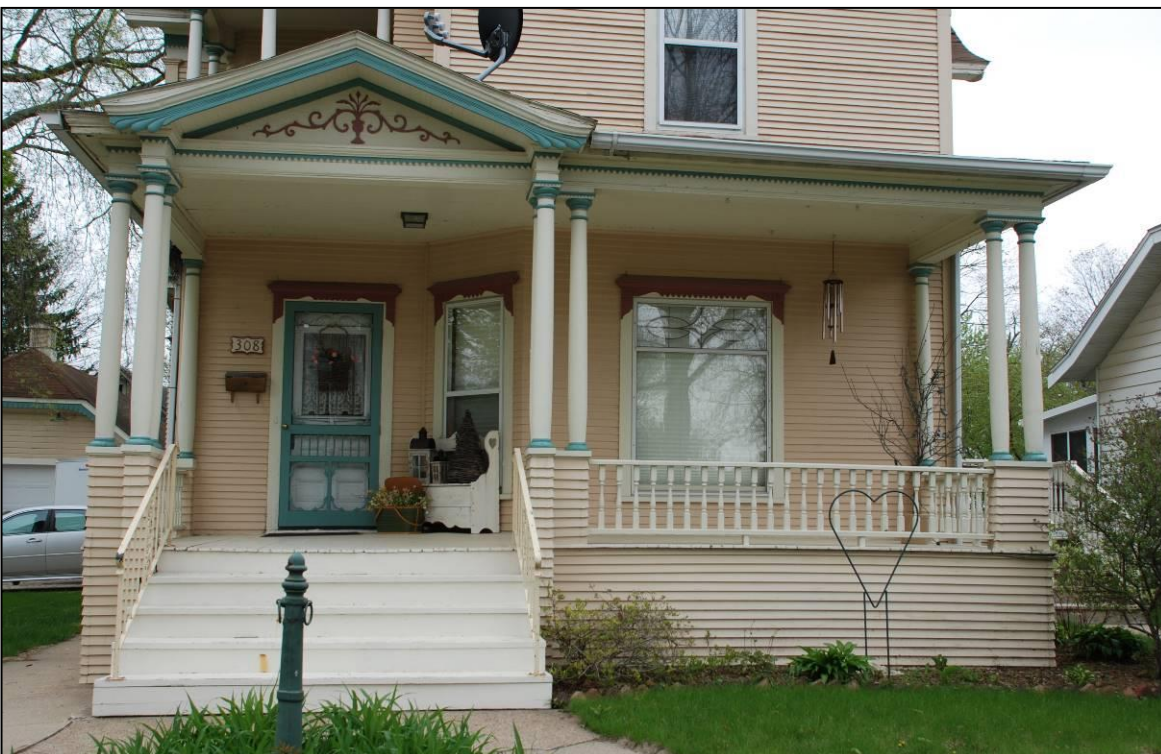
Waverly

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Photographs: 308 2nd Street SW, looking southwest and porch detail, looking west, 5/14/2014, Marlys Svendsen, photographer.



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Photographs: 308 2nd Street SW, front façade details, looking west, 5/14/2014, Marlys Svendsen, photographer



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Photographs:
308 2nd Street
SW, front
façade and
gable details,
looking
southwest and
west,
5/14/2014,
Marlys
Svendsen,
photographer



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Photographs: 308 2nd Street SW, second floor turret-balcony detail with hipped peak attic dormer, looking northwest and west, 5/14/2014, Marlys Svendsen, photographer



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Photographs: 308 2nd Street SW, looking north with window details, 5/14/20147, Marlys Svendsen, photographer



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Photographs: 308 2nd Street SW, garage, looking west and northwest, 11/30/013 - Andrew Bell, photographer and 5/14/20147, Marlys Svendsen, photographer.



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Photographs: 308 2nd Street SW, stone block foundation section, looking northwest, 5/14/20147, Marlys Svendsen, photographer.



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Photographs: 308 2nd Street SW, looking west and northwest, 12/06/2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 308 2nd Street SW, garage looking northwest, 12/06/2010, Marlys Svendsen, IHSEMD, photographer



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Photographs: 308 2nd Street SW, looking northwest, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 308 2nd Street SW, looking west and southwest, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 308 2nd Street SW, upper level and dormer/gable window details, looking northwest, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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Photographs: 308 2nd Street SW, gable and porch details, looking west, 1/24/2009, Justine Zimmer, IHSEMD, photographer



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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=84313367&KeyValue=0902160004>; accessed 12/01/2010.

