

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

**State Inventory No. 09-01423**  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 Sewell Rental House  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 302 2<sup>nd</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) 4 Lot(s) N 58' 1 & 2 "EX W 10'

**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> 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> 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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A03 Single Dwelling: residence w/attached garage</u>	<u>01A03 Single Dwelling: residence w/attached garage</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>07E01 Bungalow, 1-Story (Clipped Gable)</u>	foundation <u>10A Block</u>
_____	walls (visible material) <u>05E Aluminum</u>
_____	roof <u>08 Asphalt</u>
_____	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 302 2nd Street SW

Site Number 09-01423  
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 1921  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 4/7/2015  
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: \_\_\_\_\_

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Sewell Rental House	Bremer
Name of Property	County
302 2 <sup>nd</sup> Street SW	Waverly
Address	City

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## 7. Description

The Sewell Rental House, 302 2nd Street SW is estimated to have been constructed in 1921 according to the Bremer County Assessor's records. It is likely that this was the second house at this corner lot since the 1915 Sanborn Map shows a building with a different footprint. The 1927 Sanborn Map shows the plan that matches the current house. The date and design for the building are consistent with the date estimated.

The Sewell Rental House is an example of a Craftsman Style Bungalow with a gable-front and wing form. The 1-story house has a concrete block foundation with wide aluminum siding on the walls. It has a broad low-pitched cross-gable roof with flared slopes and clipped gables at each end. The front-gable section projects along the south end of the front facade with an impressive Craftsman Style entrance recessed beneath the right side of the gable end. A three-light door (tall vertical lights) is flanked by two-light side-lights. Fenestration in the balance of the house is the most important design feature of the building with various Craftsman Style windows used in arrangements typical of the design. Four tall and narrow 1/1 double-hung windows are beneath the front gable adjacent to the entrance opening. A second group of 1/1 double-hung units including a wide window flanked by narrow windows is to the right of the entrance in the side-gabled wing. At the north gable end, two horizontal sash with five vertical lights in each are flanked by tall and narrow 1/1 double-hung windows.

A 1-story single-bay, front-gabled garage with flared slopes and a clipped gable peak is attached along the north end of the west façade. The roof flares apparent here are similar to those of the older R.H. Sewell House to the south at 308 2<sup>nd</sup> St SW. The garage has Craftsman Style 4/1 double-hung windows along the north wall.

## 8. Significance

The Sewell Rental House at 302 2nd Street SW is significant as a contributing resource in the Sturdevant SW Historic District under both Criteria A and C as well. The historic district qualifies for the National Register of Historic Places as a well-preserved collection of mid and late 19<sup>th</sup> century and early 20<sup>th</sup> 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-20<sup>th</sup> 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.

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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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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. County 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 county 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 Rental House, 302 2nd Street SW*

The Sewell Rental House is estimated to have been constructed in 1921 according to the Bremer County Assessor's records. It is likely that this was the second house at this corner lot since the 1915 Sanborn Map shows a building with a different footprint. The 1927 Sanborn Map shows a house with the plan that matches the current house. The house appears to have been constructed by members of the Sewell family and used as a rental property. R. Howard Sewell and his wife Angeline, resided next door to the south at 308 2<sup>nd</sup> St SW and Howard's mother, Lydia, lived in the original family home at the south end of the block at 320 2<sup>nd</sup> St SW beginning in ca. 1893. Lydia and her husband, Allen Sewell, were originally from Ohio and Indiana respectively and settled in Bremer County before the Civil War. Allen became known as a successful farmer and stockmen in Bremer County for over 50 years before his death in 1911. It appears that Lydia chose to build the Sewell Rental House at 302 2<sup>nd</sup> St SW house adjacent to her son and daughter-in-law some years after becoming a widow in 1911. Her granddaughter was named after Lydia, and she eventually became the second Lydia "Rae" Sewell to own the house after her grandmother passed away in 1927. It is unclear whether or not Lydia Rae, a Waverly school teacher, ever resided in the house at 302 2<sup>nd</sup> St SW. No other occupants have been identified. In 1963 Lydia Rae's estate sold the house to Bernard and Patricia Mick.

A brief biography of the Sewell family taken from the 1914 history of Bremer County is contained in the excerpt about R. Howard Sewell's life below.

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Sewell Rental House	Bremer
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## 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 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 3<sup>rd</sup> 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.

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## 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.

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 and 2000. Vertical file collection, Waverly Public Library.

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**Additional Information:**

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

**302 2nd St SW**  
**PIN 09-02-160-003**



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**Photographs:** 302 2<sup>nd</sup> Street SW, looking west and southwest, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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**Photographs:** 302 2<sup>nd</sup> Street SW, looking south and southeast, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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Sewell Rental House

Bremer

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302 2<sup>nd</sup> Street SW

Waverly

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**Photograph:** 302 2<sup>nd</sup> Street SW, entrance detail looking west, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.

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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&Q=917508990&KeyVal=0902160003>; accessed **4/7/2015**.

