

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

State Inventory No. 09-01426 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, Allen and Lydia, House

other names/site number _____

2. Location

street & number 320 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) E 6' Lot 7 & Lot 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)

- 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
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)

09A09 Cross-Gabled Roof, 2-Story

05D Late Victorian Queen Anne Style

Materials (Enter categories from instructions)

foundation 04 Stone

walls (visible material) 05E Aluminum

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)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- 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 320 2nd Street SW

Site Number 09-01426
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
1895 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 4/10/2015
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 Allen and Lydia Sewell House at 320 2nd St SW is estimated to have been constructed in 1920 according to the Bremer County Assessor's records. Property transfer records show the parcel held by Allen Sewell beginning on 1/18/1881. In May 1893, Sewell received a quick claim deed on it from Edward Smalley releasing the property for transfer or development. By 1894, the Sanborn Map published that year shows the footprint for the house occupying the northwest corner of Madison and Elm streets (3rd Ave SW and 2nd St SW). News accounts between April 25, 1895 ("Allen Sewell has begun work on his new residence" *Waverly Republican*) and a short time later (5-2-1895) the *Republican* reported that he was putting his old house on a new foundation in order to build his new house on the old lot. The carpenters had commenced work on the Sewell house by 6/27/1895 and a newspaper account noted it would have all of the modern improvements available. On 8/8/1895, the Sewell House was described in the paper as "a very pleasant home."

—Allen Sewell and wife are now comfortably at home in their fine new house in the Third ward. It is one of the best residences in town, is connected with the water works, has sewer connections, and all the modern improvements. And yet Mr. Sewell says they are not at all proud, not even as proud as he and his good wife were forty-two years ago, when they commenced house keeping in the little log house near the Shell Rock. They are now living in a fine, large house but their hearts will extend a warmer welcome to their friends than ever.

On 11/7/1895, the *Bremer County Independent* reported at length about the modern features of the Sewell House (at left) noting that Allen and his wife of 42 years were now at home in their new home. Together this public information confirms that the house was constructed in 1895,

The Sewell House is an example of a Late Victorian Queen Anne Style, Cross-Gabled Roof 2-story house form. The design incorporates a central hipped roof block from which the cross-gable wings extend, all fitted with pent gables at the attic level. The front wing has an angular end wall with a small wrap-around porch at the northeast corner filling an irregular ell. The porch has a moderately steep hipped roof with a pediment section above the entrance steps. The porch roof posts are turned with square,

closely spaced spindles in the balustrade and a replacement lattice panel for the porch skirting. The house has a stone block foundation typical of all houses built prior to ca. 1905 in Waverly with wide-width clapboard-style aluminum siding on the walls. The roof plan includes a central hipped section with a flat peak and moderately pitched cross gables extending in four directions. There are no dormers on the roof slopes.

Fenestration includes a mix of single and paired 1/1 double-hung windows of various sizes but mostly tall and narrow. The house retains a collection of small rectangular and square feature windows each containing a clear center light with geometric patterned colored glass lights around the perimeter. At least three different designs appear in gable peaks, next to the front door, and on side walls of the front façade. A broad, front-gable roofed garage is located north of the house opening onto 2nd St SW. It was built in 1975 and has vinyl siding and two overhead doors. The garage is considered noncontributing.

8. Significance

The Sewell House at 320 2nd St 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 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The neighborhood

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developed as a middle class and working class residential district from the late 1850s through the mid-20th century. The garage is considered noncontributing.

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.

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. 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 Allen and Lydia Sewell House at 320 2nd St SW

The Allen and Lydia Sewell House is estimated to have been constructed in 1920 according to the Bremer County Assessor's records. This date is incorrect as shown by public records identified above that show the house was completed by November 1895. A brief biography for the couple is located below with the section relating to the two of them highlighted. The couple permanently settled in Bremer County before the Civil War.

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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Allen became known as a successful farmer and stockman in Bremer County for over 50 years before his death in 1911. Lydia continued to reside in their 2nd Street home after her husband's death. Her house was immediately south of the home occupied by her son and daughter-in-law, R. Howard and Angeline Sewell and their daughter Lydia Rae. Lydia Sewell passed away in 1927 and the house eventually passed to Harriet and Edward Mullen, familial relationship to Lydia unknown. A brief biography of the Allen and Lydia Sewell family taken from the 1914 history of Bremer County is contained in the excerpt about R. Howard Sewell's life 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 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

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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.

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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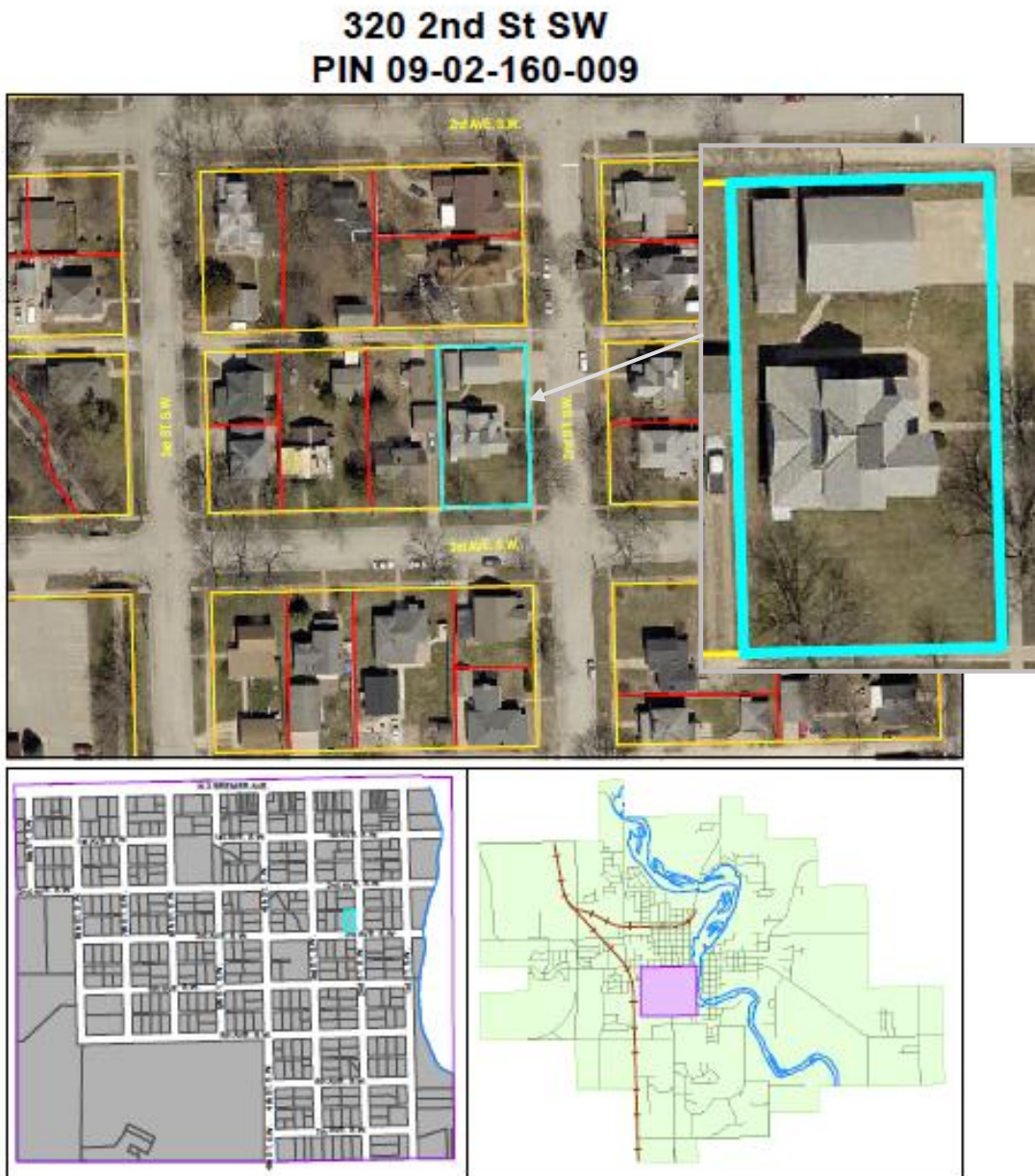
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Additional Information:

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



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Photographs: 320 2nd St SW, house and porch detail, looking southwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 320 2nd St SW, looking west and northwest, 4/7/2014, Andrew Bell, Svendsen Tyler, photographer.



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Bremer

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Photographs: 320 2nd St SW,
looking west and north, 12/5/2013,
Andrew Bell, Svendsen Tyler,
photographer.



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Photographs: 320 2nd St SW, house and garage looking southwest, 12/5/2013, 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=159008928&KeyVal=0902160009>; accessed 4/11/2015.

