

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

State Inventory No. 09-01432

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 Houghton, Clarissa, House

other names/site number _____

2. Location

street & number 414 2nd St 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) Half Block 9 Lot(s) N 1/2 Lot 1

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>	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
—	Total	<u>1</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)

01A03 Single Dwelling: residence with garage

Current Functions (Enter categories from instructions)

01A01 Single Dwelling: residence with garage

7. Description

Architectural Classification (Enter categories from instructions)

09A04 Side-Gabled Roof, 2-Story

07E01 Bungalow

Materials (Enter categories from instructions)

foundation 10A Concrete Block

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
- 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 414 2nd St SW

Site Number 09-01432
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

07 COMM.PLANNING & DEVELOPMENT

Significant Dates

Construction date 1915 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 Hursh, Geoge

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 4/11/2015
organization Svendsen Tyler, Inc. for the Waverly HPC telephone 715/469-3300
street & number N3834 Deep Lake Rd. 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: _____

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7. Description

The Clarissa Houghton House at 414 2nd St SW is estimated to have been constructed in 1940 according to the Bremer County Assessor's records. This date is incorrect; it is inconsistent with the building's form and design as well as news accounts of its construction and property transfer records. Property transfer records suggest it was held by Clarissa Houghton from 9/24/1915 through 11/25/1922 when it was sold to E.G. Englebrecht. It is believed the house was built during this seven year period following Clarrisa's husband's death. A newspaper account in the *Bremer County Independent* on 6/10/1915 in the Third Ward, most likely this house giving this building a date of ca. 1915.

The Houghton House is an example of a Bungalow Style, Side-Gabled Roof, 2-Story house form. The house has a rock-faced concrete block foundation with narrow-width clapboard-style vinyl siding on the walls and a broad side-gabled roof with a large shed roofed attic dormer that extends over the extended sloped roof of the enclosed front porch. The roof's wide eaves have geometric stepped brackets at the purlin points in the gable ends and exposed rafters along the sloped edges, all without vinyl cladding. The front porch is now enclosed with 4/1 (vertical lights) double-hung windows on the upper walls with narrow 2/1 windows flanking the centered entrance door opposite the interior entrance. The closed balustrade is now clad in matching vinyl siding. A small 1-story addition on the north wall has a hipped roof and ties into an attached side-gable single bay garage at the northwest corner of the house. The garage was built in 1993 according to Assessor records.

Fenestration includes single and paired 4/1 double-hung windows of various sizes elsewhere in the house. Windows in the north addition have 12/12 double hung windows and windows in the shed dormer have similar multi-light configurations. The feature window is a shed-roofed rectilinear bay window on the south side with 4/1 windows.

8. Significance

The Clarissa Houghton House at 414 2nd St SW derives significance as a contributing resource in the Sturdevant SW Historic District, which qualifies for the National Register under both Criteria A (Community Development) and C (Architecture). The historic district is 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 developed as a middle class and working class residential district from the late 1850s through the mid-20th century.

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

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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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. 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 Clarissa Houghton House at 414 2nd St SW

The Houghton 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 acres 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 Clarissa Houghton House at 414 2nd St SW was constructed in ca. 1915 several years after her husband, Hollis J. Houghton passed away. Hollis had an extensive stock dealing business including trade in Canada. A brief biography appears below identifying Clarissa Millette as his second wife, who he wed on December 5, 1904.

Houghton, Hollis J.

Hollis J. Houghton will long be remembered as one of the leading stock buyers and representative citizens of Waverly, who, starting out in life without capital or personal influence, won his way without the assistance of others, to a place among the substantial men of Bremer county. He was born in Rollin, Michigan, September 10, 1849, and was a son of Harvey and Mary (Gregory) Houghton, also natives of

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Michigan. The parents came to Iowa in 1856 and located in Manchester, this state, later removing to a farm near Aurora. Upon this property the father's death occurred and afterward the mother moved to Waverly, making her home with her daughter, Mrs. Sheldon, until her death.

Hollis J. Houghton acquired his education in the public schools of Manchester but his advantages along this line were limited. He was in all essential respects a self-made man, for he was thrown upon his own resources when he was a mere boy and depended upon no outside aid for the accomplishment of his success. When he was twenty-one years of age he moved to Waverly and engaged in the general mercantile business for a time, after which he turned his attention to buying and selling stock, shipping horses, cattle and hogs to Chicago and New York. He became a dealer on an extensive scale, even going into Canada to buy his animals. His business increased rapidly and in time assumed extensive proportions, for Mr. Houghton understood the stock business in principle and detail, kept his prices reasonable and his business methods above reproach. From time to time he made judicious investments in land, buying and selling farming property and accumulating also valuable real estate. His interests were all carefully and conservatively conducted and brought him a gratifying measure of success. He continued active in the conduct of his stock buying business until his death, which occurred March 25, 1912.

Mr. Houghton was twice married. On April 5, 1876, he wedded Miss Eva Mattison, who was born in New York, October 14, 1857, a daughter of William and Sylvia (Bidler) Mattison, also natives of the Empire state. The parents came to Iowa when Mrs. Houghton was still a child, locating in Waverly, where the father engaged in the grain business for a number of years. He afterward purchased a farm in the vicinity of the city and operated this until he retired from active life. He and his wife passed away in Waverly. Mrs. Eva Houghton died December 9, 1894. She and her husband became the parents of seven children: Neda, the wife of C.H. Billings, a farmer residing in New Mexico; a child who died in infancy; Harvey, a farmer and stock dealer of Sturgis, Saskatchewan, Canada; Ruth at home; Max, who is attending the State University; Myron, living with his brother in Canada; and a twin brother, who died in infancy. On the 5th of December, 1904, Mr. Houghton was again married, his second union being with Miss Clarissa Millette, who was born in Lenawee county, Michigan, June 20, 1851, a daughter of Caleb and Alma (Salsbury) Millette, natives of New York state. In early life the father followed the shoemaker's trade in Michigan and in the fall of 1865 came to Iowa, locating on a farm four miles north of Manchester in Delaware county. He and his wife continued to reside upon that property for a number of years but finally moved into Manchester, where both passed away.

Mr. Houghton was a member of the blue lodge in Masonry and was a republican in his political beliefs, although he never sought public office. His upright and honorable life won him the respect and esteem of those with whom he came in contact and his death was sincerely mourned by all who knew him. (History of Bremer County, Iowa Vol. II 1914)

Clarissa Houghton resided on 2nd St SW until she sold the property to Edwin G. Engelbrecht and his wife Hilda in 1922. They held and occupied the residence until they sold it in 1925 to Minnie Thiemann. She held the property until 1933 shortly before her death the following year. The house passed to Louis Thiemann who owned the property and resided there into the 1960s.

9. Sources

Atlas of Bremer County, Iowa. Waverly, Iowa: Waverly Publishing Company, 1917.

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Atlases of Bremer County. Microfilm copies of atlases for 1875, 1894 and 1927, Waverly Public Library.

Bremer County Auditor's Office, Property Transfer Records.

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, 2000 and 2009. Vertical file collection, Waverly Public Library.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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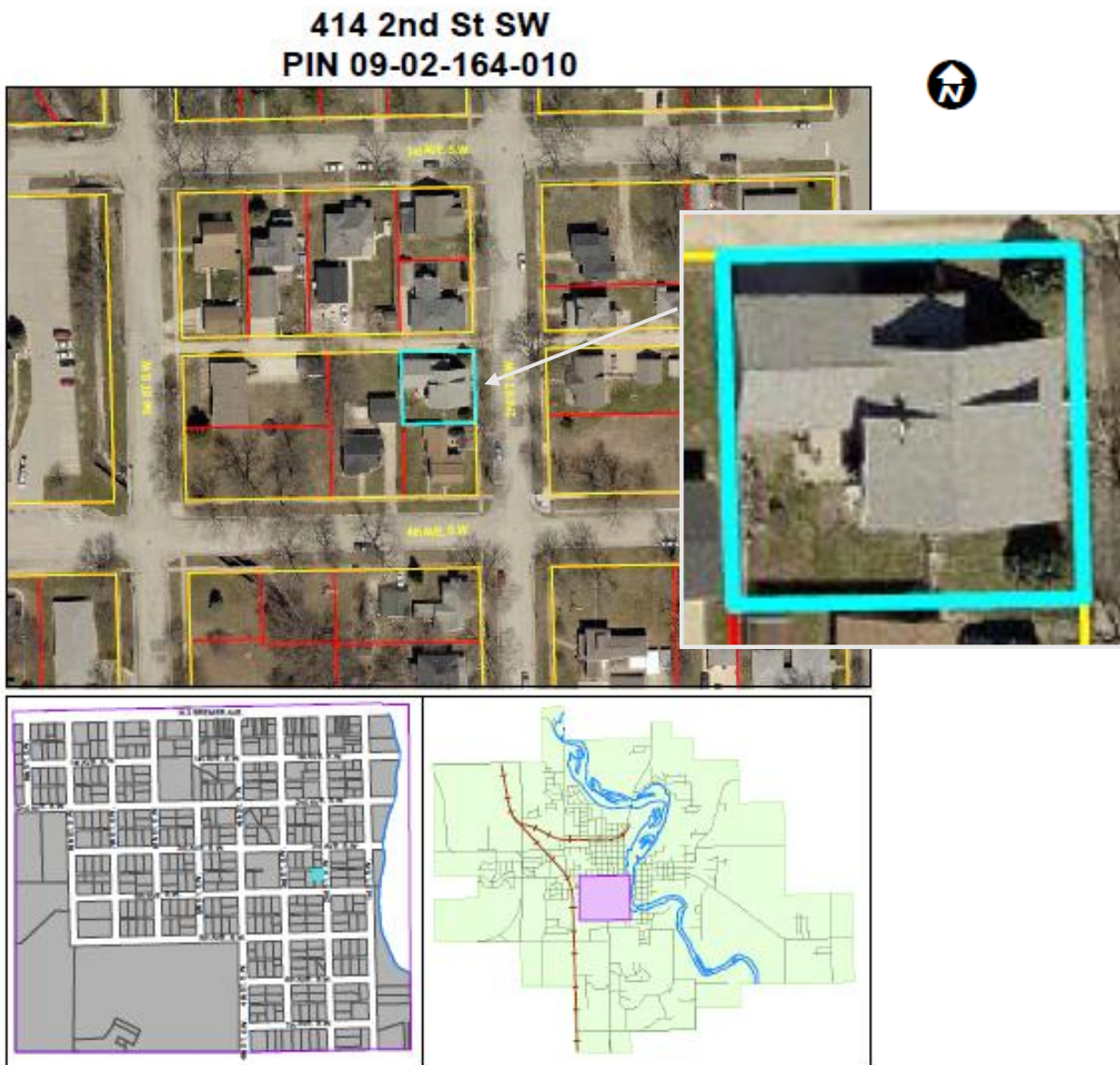
Site Number **09-01432**
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Additional Information:

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



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Photographs: 414
2nd St SW, looking
west and northwest,
4/7/2014, Andrew Bell,
Svendsen Tyler,
photographer.



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Photographs: 414 2nd St SW, looking southwest and garage wing, looking south southwest along alley, **4/7/2014**, Andrew Bell, Svendsen Tyler, photographer.



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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=892906623&KeyValue=0902164010>; accessed 4/20/2015.

