

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00428 New Supplemental

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

● **Property Name**

A) Historic name William and Emily Runyon House

B) Other names: West side survey map #WS-150 (13b)

● **Location**

A) Street address: 315 S. Avenue C

B) City or town: Washington (Vicinity) County Washington

C) Legal Description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Addition to Washington Block(s): 5 Lot(s): N 1/2 of Lots 7 & 8

● **Classification**

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of Resources (within property)

| If eligible property, enter number of: | | If non-eligible property, enter number of: | |
|--|-----------------|--|--------------|
| Contributing | Noncontributing | | |
| <u>2</u> | Buildings | — | Buildings |
| — | Sites | — | Sites |
| — | Structures | — | Structures |
| — | Objects | — | Objects |
| <u>2</u> | Total | — | Total |

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: West side residential historic district Historic district site inventory number: 92-00350

Name of related project report or multiple property study, if applicable:

MPD Title

Historical Architectural Data Base #

Architectural and Historical Survey of the "west side" residential neighborhood in Washington 92-013

● **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

B) Current functions

01A01: Domestic / residence

01A01: Domestic / residence

01C05: Domestic / garage

● **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural Classification

B) Materials

05D: Queen Anne

Foundation (visible exterior): 08: Stucco

walls (visible exterior): 03: Brick

Roof: 08A: Asphalt shingles

Other: _____

C) Narrative Description **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended
Criterion C: Property has distinctive architectural characteristics. Yes No More Research Recommended
Criterion D: Property yields significant information in archeology/history. Yes No More Research Recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- A Owned by a religious institution or used for religious purposes. E A reconstructed building, object, or structure.
 B Removed from its original location. F A commemorative property.
 C A birthplace or grave. G Less than 50 years of age or
 D A cemetery achieved significance within the past 50 years.

C) Areas of Significance

Enter categories from instructions

Community planning and development

D) Period(s) of significance

E) Significant dates

Construction date

1895 *check if circa or estimated date*

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Bibliography** *See continuation sheet for the list of research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM references or comments*

UTM References (OPTIONAL)

| Zone | Easting | Northing | NAD | Zone | Easting | Northing | NAD |
|------|---------|----------|-------|------|---------|----------|-------|
| 1 | _____ | _____ | _____ | 2 | _____ | _____ | _____ |
| 3 | _____ | _____ | _____ | 4 | _____ | _____ | _____ |

• **Form Preparation**

Name and Title: Mary Patterson - volunteer Rebecca Lawin McCarley, consultant Date: September 29, 2015

Organization/firm: Washington Historic Preservation Commission E-mail: -

Street address: City Hall, 215 E. Washington St Telephone: 319-653-6584

City or Town: Washington State: Iowa Zip code: 52353

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

- 1. Map** of property's location within the community.
- 2. Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
- 3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
- 4. Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs 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: _____

SHPO authorized signature: _____ Date: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 1

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City

Narrative Description

This is a two-story brick Queen Anne house on the west side of S. Avenue C. It shares similar features to the Swift House to the south, and this lot was historically owned by F.E. Swift as well. The house sits on a stucco-clad stone foundation, and the combination hip and cross gable roof is covered with asphalt shingles. The walls are brick with a course of rusticated brick approximately two-thirds the height of each story. The windows are wood with aluminum storm / screens, and have stone hoods with keystone shaped centers, and stone sills. There is a decorative segmental arch wood frame below the hood and above each upper sash. There is a full front porch with a curved end which extends past the end of the façade to the left, and an enclosed one-story frame porch at the southwest corner of the house. There are four types of wood shingles on each gable, and decorative small wood corbels just below the eaves around the house. There is a two-story bay window on the south side of the house with triangular wood balconies outside the upper windows on the angled sides of the bay. There is a frame garage at the west end of the lot with access from the alley.

The façade, the east elevation, has two sections. A set of three concrete steps with side walls leads up to a wood porch floor. The wood porch floor and wood railing with square balusters extend to the left past the end of the façade to the rounded end. There are turned wood columns with square tops and bottoms, except for two square wood columns flanking the steps. There is wood lattice below the porch floor. Above, the porch roof has decorative wood corbels below the eaves, and a gable pediment above the steps. The left/south two-thirds of the façade, below the east facing gable protrudes somewhat. There are two evenly distributed one-over-one-light double-hung wood windows in this section, with two more one-over-one-light double-hung wood windows on the second story. The second section, to the right/north, has a historic wood entry door with original hardware. There is a window in the upper part of the wood door, a doorbell centered below the window and between two panels, with two wider, taller wood panels below them. The transom above the door is covered. On the second story, there is another one-over-one-light double-hung wood window. The gable is clad with diamond, dog-ear, fishscale, and square wood shingles, and it has a pair of one-over-one-light double-hung wood windows just below a small attic vent.

The south elevation has three sections, with a one story frame porch obscuring the first story at the rear of the house. To the right at the southwest corner of the house is the round portion of the front porch. The front/south/right section of the house has a one-over-one-light double-hung wood window on each story. The center section of this elevation is a two-story bay window. There is a line of decorative brick work extending from the lower edge of the window hoods of the one-over-one-light double-hung wood windows in the angled walls of the bay window. There is a narrow window on both the first and second story of each angled wall, and below the second story window is a triangular decorative wood balcony with turned balusters and corbels. There is a matching scrollwork just below the corners of the eaves of the gable roof. The center window of the bay is wider than typical for this house. The gable above this section of the south elevation has the same four types of wood shingles, and a one-over-one-light double-hung wood window. There are four basement windows, one below each of the first story windows. The rear section is setback somewhat on this side, and it has an enclosed porch on the first story. There is an aluminum storm / screen door on the west elevation of the porch with wood steps leading down to the yard. On the south side, there are two one-over-one-light double-hung wood

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 2

| | |
|---------------------------------------|-------------------|
| <u>William and Emily Runyon House</u> | <u>Washington</u> |
| Name of Property | County |
| <u>315 South Avenue C</u> | <u>Washington</u> |
| Address | City |

windows. The house has a one-over-one-light double-hung wood window on the second story on the south side of this rear section.

The north elevation, facing the alley, is divided into three sections by the slightly protruding center gable-roof north section of the house. The left/front/east section has a one-over-one-light double-hung wood window between the first and second stories. The sill of this window meets the lower courses of rusticated brick, and the hood nearly reaches the matching course on the second story. The center gable-roof section has a wide one-over-one-light double-hung wood window centered below the gable, with a matching wide one-over-one-light double-hung wood window on the second story. The gable above this section again has the same pattern of four types of wood shingles, and three-light wood casement windows and a small attic vent below the peak of the gable. The third/rear/west section has two one-over-one-light double-hung wood windows which have slightly higher sills than typical for this house on the first story. There are two evenly distributed one-over-one-light double-hung wood windows on the second story, which are the same size as others on this story. There are three basement windows on this side of the house, one in each of the sections.

At the rear of the house, the west elevation, there is a small one-over-one-light double-hung wood window with a higher than typical sill. There is brick infill below the window sill. It is located toward the right/south side of the elevation, and it has a typical size one-over-one-light double-hung wood window above it on the second story. The gable here is clad with brick and has two small one-over-one-light double-hung wood windows which has stone hoods and sills. There is a closed basement window below the first story window.

The two car frame garage at the northwest corner of the lot faces South Avenue C, and has access from the alley. It sits on a thin concrete foundation, and it is clad with wood board and batten siding. The front gable roof is covered with asphalt shingles. The east elevation has two different height openings for vehicles, but no garage doors. There are no fenestration on the other three sides of the garage. A garage appears in this location on the 1917, 1931, and 1943 maps.

Narrative Statement of Significance

The William and Emily Runyon House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built around the turn of the century during the period of development of the neighborhood with large homes for successful businessmen. The architecture of the brick house, along with the house to the south, is somewhat unique in the neighborhood, and it remains one of a few brick homes in the neighborhood.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion C as an excellent example of brick Queen Anne architecture. While a number of Queen Anne homes remain in the neighborhood, brick examples are few. This house retains a high level of exterior integrity and original features. Further evaluation of the interior and comparison to other brick Queen Anne and late 19th century brick homes would solidify this determination.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 3

| | |
|---------------------------------------|-------------------|
| <u>William and Emily Runyon House</u> | <u>Washington</u> |
| Name of Property | County |
| <u>315 South Avenue C</u> | <u>Washington</u> |
| Address | City |

History / research summary of property

Lots 7 and 8 of Block 5 were sold by H. & W. Scofield to F.E. Swift on November 9, 1891. The 1894 Atlas of Washington map shows a square house on the south half of Lot 8 at the corner (319 S. Avenue C), and nothing on Lot 7. Frank Swift owned a brick yard in the southeast part of town. In 1879, he provided the brick for the county home, and in 1885, was awarded the bid for a million interior bricks for the new court house. A note in the *Washington Press* from December 1891 says, "Mr. Swift showed us a pressed brick made from his clay, ground in St. Louis but burned here, that is a beauty; cherry red, smooth as satin, solid as adamant, as pretty a brick as is made anywhere. He feels sure he can safely say, "Eureka!" An article in the *Washington Daily Hustler* on April 4, 1893, page 2, notes that until a few years ago when Mr. Swift moved to Washington and opened a brick and tiles works, it was impossible to get brick for building purposes closer than Muscatine. He had started with a small business, and he now had the capacity of 500,000 tile and 2,000,000 brick yearly, employing from 10 to 35 men. He had six large kilns and five drying sheds. He also invented and patented a new type of kiln for burning either brick or tile, minimizing the efficiency of fuel used. In addition to the factory, Mr. Swift has built six dwelling houses, including his own home. He had also sold one to Mr. Manatt, and the others were occupied by his employees. His house was a large two story brick dwelling with a slate roof.

In October 1895, the *Evening Journal* reported that Frank Swift is building two of the neatest new brick houses in the southwest part of town that you ever saw. They were two story houses with all the modern conveniences. Additionally, the grounds were terraced and graded, with cement walks and steps. Swift was always buying up lots, improving and beautifying them ("50 Years Ago," *Evening Journal*, October 13, 1945, 4). With the similarities in construction and design between these two houses at 319 S. Avenue C and 315 S. Avenue C, and presence of a pair of brick houses on these lots owned by Swift, it appears likely that this house was one of the two built by Swift in 1895. He apparently moved into the corner house, and then used this house to the north as a rental for several years before selling it in 1901.

Swift sold the north half of Lots 7 & 8 to William C. Runyon on July 2, 1901. The 1902 Sanborn map does not show individual houses on this block, but notes there are two frame dwellings and three brick dwellings on the block, one of which is the Kurtz House at 305 South Avenue C. The two remaining brick houses must be 315 and 319 South Avenue C, both built on property once owned by F.E. Swift. William C. Runyon is listed in the 1903 city directory at 315 S Avenue C, a colporteur (one who distributes religious tracts), living with Mrs. Emily Runyon and Margaret Hood. The 1910 census lists the residents at this address as Emily Runyon, a widow, age 80, home owner with no mortgage, and her son William S. Runyon, age 53. The city directory for 1910-11 lists the family as Mrs. Emily Runyon, widow of C., her son Wm. Runyon, colporteur, and Margaret M. Hood, age 78 and single, sister of the head of the household.

On July 30, 1910, Emily Runyon et al. sold the property to D.H. Wallingford. The first Sanborn map to show this part of this block was published in 1917, and it shows a Queen Anne footprint with a wrap around front porch. The 1917 county directory lists the residents living at 315 South Avenue C as D. Wallingford, retired, his wife Mattie, and Susan Wallingford, no occupation. The 1920 census lists David

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 4

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City

H. Wallingford as head of the household, home owner with no mortgage, age 65 and a retired farmer, his wife Martha, age 61, and his sister Susan Wallingford, single and age 70. The 1926 telephone directory lists him living here, and in the 1930 census, the residents at this address are David H. Wallingford, head of the household, age 75 and a widow, and his sister Susan J. Wallingford, age 80. The house is valued at \$4,000. He is listed in the 1932 telephone directory at 311 S. Avenue C, perhaps an error. The 1935 city directory lists Wallingford's address as 315 S. Avenue C, and his sister Susan has her own line in the directory. He is also listed in the 1938 telephone directory living here. The listing in the 1941 city directory includes David Wallingford, widower, retired, and property owner, with Levi Simmons, a retired farmer and his wife Deborah; Miss Della Little, unemployed; Charles Jackson, a widower and retired farmer; and Miss Sarah Reinhart.

Wallingford, single, transferred the property to Margaret W. Catlett on December 15, 1941, and Catlett sold the property to Margaret E. Munster on February 5, 1943. No directories exist for the remainder of the 1940s. The 1954 city directory identifies the residents of 315 South Avenue C as Harold Young, with Colleen Phelps and Rev. H.W. Munster living at 315 ½ South Avenue C. Margaret E. Munster Zach and husband transferred the property to W. Munster on July 31, 1954, for life interest only. Henri W. Munster, by certificate of death, transferred the property back to Margaret E. Munster Zach on January 22, 1968. Harold Young maintains a telephone listing in local telephone directories from 1952 through 1963. He also appears in the 1964 city directory with his wife Bertha, and is employed as a bridge foreman at the Washington County Yards. This information continues to be listed through the 1972 city directory. By 1976, the directory lists only Bertha Young at this address.

Margaret E. Zach, formerly Munster, sold the property to Gerald F. and Frances K. DeMers on November 14, 1980.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 5

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City

Bibliography

Atlas of Washington County, Iowa. Clinton, IA, and Philadelphia, PA: Harrison and Warner, 1874.

Atlas of Washington County, Iowa. No publisher noted, 1894. In collection of Washington Public Library.

Burrell, Howard A. *History of Washington County, Iowa.* Chicago, IL: S.J. Clarke Publishing Company, 1909. 2 volumes.

City/telephone directories. Washington Public Library. Various years, including 1894, 1903, 1908, 1910-11, 1917, 1932, 1934, 1935, 1938, 1941, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1967, 1969, 1972, and 1976.

Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa.* Washington, Iowa: Washington County Historical Society, 1978.

Newspapers, including anniversary/celebration editions on microfilm and/or bound at Washington Public Library:

Washington Gazette, January 6, 1893

Twentieth Anniversary Edition, *Evening Journal*, April 26, 1913

Twenty-Fifth Anniversary Edition, *Evening Journal*, April 3, 1926

Washington County Centennial Edition, *Evening Journal*, July 1936

Souvenir Edition of Washington Centennial, *The Evening Journal*, August 1939

Sixtieth Anniversary Edition, *The Washington Evening Journal*, February 27, 1953

Bicentennial edition, *The Washington Evening Journal*, July 1, 1976

Sesquicentennial edition, *The Washington Evening Journal*, April 13, 1989

Patterson, Mary. Collection of historic postcards, images, and city/telephone directories. Washington, Iowa. Accessed 2014-2015.

Portrait and Biographical Album of Washington County, Iowa. Chicago, Acme Publishing Company, 1887.

Sanborn Map Company. *Washington, Iowa.* Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Souvenir History of Washington, Iowa. Washington, IA: Washington Evening Journal, June 23, 1989.

Washington County Historical Society. Collection of historic postcards and photographs.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 6

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City

Location map



2009 aerial photograph (Washington County) – line indicates survey/research area boundary

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 7

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City

Building plan (from assessor's website)

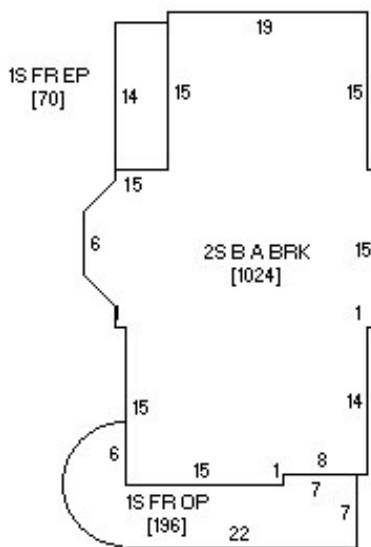


Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 8

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City

Digital photographs



Photograph 92-00428-001 - House, looking northwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 9

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City



Photograph 92-00428-002 - House, looking southwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 10

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City



Photograph 92-00428-003 - House, looking northeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00428
Related District Number: 92-00350

Page 11

William and Emily Runyon House
Name of Property

Washington
County

315 South Avenue C
Address

Washington
City



Photograph 92-00428-004 - Garage, looking southwest (December 2014)