

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

State Inventory No. 09-01422 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 Runyard, Edwin J. and Cecelia A., House

other names/site number _____

2. Location

street & number 211 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) 2 Lot(s) S 1/2 Lots 3 & 4

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)	Number of Resources within Property		
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of:	
<input type="checkbox"/> building(s)		Contributing	Noncontributing
<input checked="" type="checkbox"/> district			
<input type="checkbox"/> site	_____ buildings	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> structure	_____ sites	_____	_____ sites
<input type="checkbox"/> object	_____ structures	_____	_____ structures
	_____ objects	_____	_____ objects
	_____ Total	<u>1</u>	<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

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01 Single Dwelling: residence</u>	<u>01A01 Single Dwelling: residence</u>
<u>01C05 Garage</u>	<u>01C05 Garage</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A06 Hipped Roof, 2-Story</u>	foundation <u>04 Stone</u>
_____	walls (visible material) <u>15B Vinyl</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 211 2nd Street SW

Site Number 09-01422
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 1892 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 4/6/2015
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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Runyard, Edwin J. and Cecelia A., House	Bremer
Name of Property	County
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7. Description

The Edwin J. and Cecelia A. Runyard House at 211 2nd Street SW is estimated to have been constructed in 1885 according to the Bremer County Assessor's records. The 1894 Sanborn Map shows a house in place at this site that matches the house footprint and the 1885 Iowa Census shows the Runyard family residing south of the Albert and Ann Barker family on Lots 3 and 4 of Block 2. According to property transfer records E.J. Runyard bought the south half of the two lots 8/31/1892. Newspaper accounts during the summer and fall of 1892 describe E.J. Runyard as building a house in the Third Ward on Elm Street (2nd St. SW) – most likely the present house. In this case, the Runyard family's residence at this location according to the 1885 Census is explained by the presence of an earlier house at this location when the family members were renters. The date confirmed by newspaper accounts for this house is ca. 1892. A summary of news accounts by date and newspaper appears below:

- Runyard, Ed 5/26/1892, *Bremer County Independent*, p8c2 "Ed Runyard has commenced the carpenter work on his new house on Elm St, Third Ward."
- Runyard, Ed 6/30/1892, *Bremer County Independent*, p8c3 "Ed Runyard's new residence on Elm St in the Third Ward is enclosed and will make a commodious and handsome house."
- Runyard, E.J. 7/14/1892, *Bremer County Independent*, p8c5, "E.J. Runyard is finishing a fine residence in the Third Ward."
- Runyard, Ed 1/5/1892, \$1000, *Bremer County Independent*, p1c3
- Runyard, Ed 7/19/1889, south of AH Barker, unknown newspaper

The Runyard House is an example of a vernacular Hipped Roof 2-story house form. The building has a stone block foundation with narrow-width clapboard-style vinyl siding on the walls. It has a moderate-pitched hipped roof with a flat peak and no dormers. A low-pitched hipped roof porch on the south half of the front façade has matching vinyl siding on the walls with a large brick pier at the north outer corner and a 15-light fixed sash to the right of the entrance; the foundation is clad in matching brick. Fenestration includes a mix of single and paired 1/1 double-hung windows of various sizes with widely spaced single windows on each façade and a pair of replacement sash wrapping the northwest corner. The most decorative windows are located on the south façade opening into the dining room. This bay window group has a mansard roof with decorative beveled glass curvilinear pattern work in the short upper lights of the windows. Rear porches fill ell along the north and south sides of the rear one and two-story wing with continuous windows in the enclosed walls of each porch. A separate exterior stairs is centered on the back leading to the door into the upper level.

The 1-story two-bay, front-gabled garage built in ca. 1928 according to the Assess records on the south half has horizontal beveled siding with corner board trim and four-light windows. The attached north wing has a single-bay and a side-gable roof with wide synthetic siding. Both sections have single overhead garage doors. The combined garage building is considered noncontributing.

8. Significance

The Runyard House at 211 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 19th century and early 20th century architectural styles and vernacular house forms located in Waverly's southwest residential neighborhood. The

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

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 Runyard House at 211 2nd Street SW

The Edwin J. and Cecilia A. Runyard House at 211 2nd Street SW is estimated to have been constructed in 1885 according to the Bremer County Assessor's records. Newspaper accounts and property transfer records suggest a later date of 1892. This date is consistent with the architectural style, form and materials of the original appearance of the house and its footprint on the 1894 Sanborn Map for the neighborhood. As noted

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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above, property transfer records show the parcel occupied by E.J. Runyard and his wife Cecilia in the 1885 Iowa Census. However, they did not take ownership until 8/31/1892 with newspaper accounts appearing in 1892 about construction of the house in the Third Ward. This suggests the Runyards occupied an older house on the site in 1885 and built a new one in 1892. After the new house was finished but before the 1895 Iowa Census was taken, the property was sold to James Skillen, a retired farmer, and his wife Fiden. This sale took place on 7/15/1894 according to transfer records.

After his wife's death, James Skillen sold the property to Silas Byram on 11/18/1903 who in turn passed the house to his wife Sarah on 1/28/1904. The 1913 city directory shows Mrs. Sara Byram residing at the house as a widow. In 1919 she sold the property to J.J. Lynes who resided there until the 1930s according to telephone directories.

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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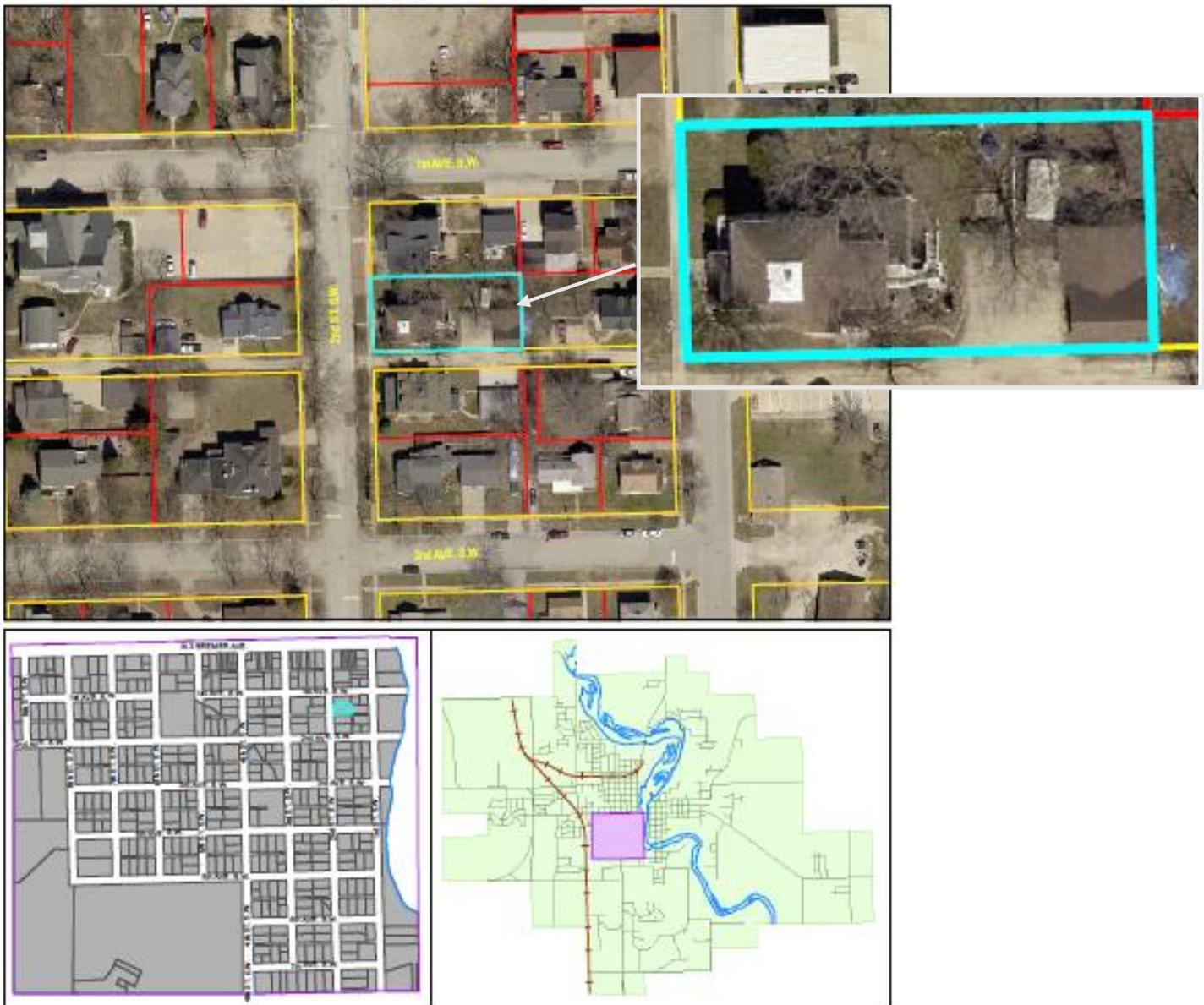
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Additional Information:

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

**211 2nd St SW
PIN 09-02-157-002**



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Photographs: 211 2nd Street SW, looking east and southeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 211 2nd Street SW, looking northeast and north, 12/5/2013, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 211 2nd Street SW, looking northwest and bay window & foundation details, looking north and northeast, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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Photographs: 211 2nd Street SW, looking northeast, north and northwest, **12/5/2013**, Andrew Bell, Svendsen Tyler, photographer.



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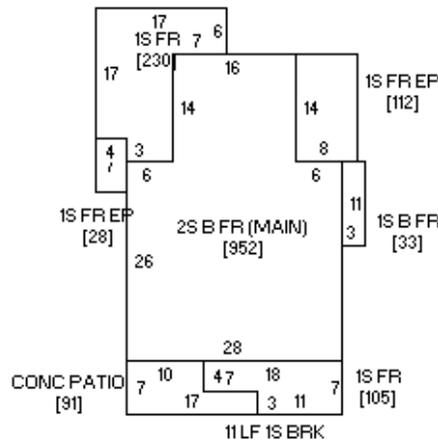
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Photograph and Sketch Plan: Bremer County Assessor website photograph and map available at: <https://beaconbeta.schneidercorp.com/Application.aspx?AppID=330&LayerID=3621&PageTypeID=4&PageID=2342&Q=293022125&KeyVal ue=0902157002>; accessed 4/6/2015.



DET GRG [400]	DET GRG [300]
20	20
	15



Sketch by www.camavision.com