

Site Inventory Form
State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. 70-01050 **New** **Supplemental**
 Part of a district with known boundaries (enter inventory no.) 70-01005
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Sander Duplex
 other names/site number Field Site #: WH-128

2. Location

street & number 209 W. Fourth
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

 (If Urban) Subdivision Original Town Block(s) 79 Lot(s) Lot 3 EX E 8-1/2' S 40'

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 checked="" type="checkbox"/> building(s)	_____	_____	buildings
<input type="checkbox"/> district	_____	_____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	objects
<input type="checkbox"/> object	_____	_____	Total
	_____	<u>2</u>	
	_____	<u>2</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 _____ Historical Architectural Data Base Number _____

A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa 70-016

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01B01: Domestic / Duplex</u>	<u>01B01: Domestic / Duplex</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>07E: Late 19th & Early 20th Century American Movement/Bungalow/Craftsman</u>	foundation <u>10A: Concrete/Block</u>
_____	walls <u>06: Stucco</u>
_____	roof <u>08A: Asphalt/Shingle</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 type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine
City Muscatine

Address 209 W. Fourth

Site Number 70-01050
District Number 70-01005

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)

31: Other – neighborhood development

02: Architecture

Significant Dates

Construction date

1922 check if circa or estimated date

Other dates

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

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 Jim Rudisill, Planning & CD Coordinator (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 11/01/05

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

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 non-contributing 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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Sander Duplex
Name of Property

Muscatine
County

209 W. Fourth
Address

Muscatine
City

7. Narrative Description

This is a two and half-story, two-bay, Craftsman duplex. The foundation is rusticated cement block. The walls are stucco. The main house section and the front porch each has a hip roof that is clad in asphalt shingles. The main roof contains a hipped dormer on the south (front) elevation. There are no frieze, eave or other details. The windows all appear to have original, one-over-one-light, double-hung sashes, but the outside storm windows are non-historic, aluminum combination types. The windows all have narrow wood trim surrounding them with simple sills and in most cases, no defined lintels.

A full porch dominates the front (south) elevation. Three, square, battered columns support the hip roof, one at each end and one in the center. The center column and an adjoining kneewall divide the porch into equal halves for each duplex. A set of steps on either side of the center column provides access to the porch and the main entry to each duplex. Each side of the first and second stories is a mirror image of the other. The first story contains the entry to each duplex near the elevation's center. A set of three, closely spaced windows is located towards the outside wall from each door. There are four second-story window openings. Two of the openings are aligned over the first story entries. Each remaining second-story window is aligned over the row of windows on the first story. The remaining feature on this elevation is the roof dormer. Four, single-light window openings are located in the south elevation of this feature. The second opening from the left has been closed up to accommodate an exhaust vent. The remaining openings contain non-historic sashes.

No historic photo of this house has been located.

The west elevation contains three first-story openings and four second-story openings. A side door is located in the center of the first story. It contains a non-historic, aluminum storm door and an unknown interior door. Sidelights are located on both sides of the entrance door. The second-floor openings are all windows. Each is aligned with the first-story openings, with the two center windows paired over the side door entrance. The east elevation is arranged the same as the west elevation.

The north (rear) elevation contains four second-story openings, all windows, equally spaced across the building. The first-story openings include two pairs of windows, each centrally located in each duplex. The house's single chimney is located at the left side of the elevation.

There are no other additions or decorative detailing on the house.

A three-bay, one-story, wood-sided garage is located in the rear of the property. This building has a hipped roof that matches the house's style, with the exception of exposed rafter tails. There is a sliding door for each bay. There are no garage windows.

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<u>Sander Duplex</u> Name of Property	<u>Muscatine</u> County
<u>209 W. Fourth</u> Address	<u>Muscatine</u> City

8. Narrative Statement of Significance

The Sander Duplex appears to be individually eligible for the National Register of Historic Places under Criteria C. It also appears to be a contributing building in a potential "West Hill" neighborhood historic district.

Christopher and Sena Sander apparently constructed the duplex around 1922. Neither appears to have made a significant contribution to the community. No significant events are known to be associated with the house. However, the Craftsman duplex retains nearly all its integrity, including original windows and possibly doors. It is one of the few known Craftsman duplexes in the neighborhood and throughout the community. Another excellent example of a period duplex is found outside the West Hill survey area at 507 Chestnut. Whereas this house is an excellent architectural example, the Sander Duplex retains more formal, simple Craftsman details. Thus, the Christopher & Sena Sander Duplex does appear to be individually eligible for the National Register of Historic Places under Criteria C.

The house also appears to be a contributing building in a potential West Hill neighborhood historic district. It reflects a planned development by an owner to create both an income producing property and a personal residence. What makes this development especially interesting is that a widow, with perhaps a limited source of support, was able to accomplish it. Although little is known about Sena Sander, she apparently had the resources or connections to finance the construction and maintenance of a fairly large building for 20 years. The property has retained much of its Craftsman style, and combined with the entrepreneurial significance of the builder, contributes historically and architecturally to the neighborhood.

Christopher Sander purchased 209 W. Fourth in 1897 from D. John and Mary Rensink (Muscatine County Recorders Office, Book 23 Lots, Page 707). Sanborn maps through 1919 show the building on the lot at that time was a one-story dwelling with an open porch and a back addition. The building was located along the property's west boundary line. The 1928 Sanborn map shows the current duplex, and the 1923-24 directory first lists both 209 and 209-1/2 addresses. He was born in Germany in 1849 and immigrated to the United States in 1863. Around 1878, he married Sena Reesink, who was born in Iowa in 1857. The couple eventually settled in Lake Township where they farmed. The 1910 census showed Sena and Christopher had five children, all of whom were living in 1910, but no longer in their household. However, Sena and Christopher did not appear in earlier census records, so not all of their children's names are known. An obituary for Arthur Sander did identify him as a son (Obituary, 1957, 2). That obituary also identified two living sisters of Arthur's, Mrs. Robert Funck, Muscatine, and Mrs. Arthur Elicker, Olathe, Colorado. The obituary also mentioned two brothers had preceded him in death, but did not identify them. The 1910 and 1920 census shows them next door to their son Arthur and his family in Lake Township. Christopher appears to have died between 1922 and 1924, the approximate date of the building's construction. The 1921 city directory shows only a 209 address, but the 1923-24 directory lists both 209 and 209-1/2 addresses, suggesting the house was constructed sometime between 1921 and 1923. This confirms the building change shown on the Sanborn maps between 1919 and 1928. Sena Sander is recorded as a resident of 209 from at least 1929 to 1941, likely moving into town with the

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<u>Sander Duplex</u>	<u>Muscatine</u>
Name of Property	County
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Address	City

recent death of her husband. Prior to this time directories indicate that both sides were used as rental units.

The first time a duplex was definitely determined to be on the property was in the 1923-24 directory when E.W. and Cora Zeidler were recorded at 209-1/2. A.Z. Zeidler boarded with them, but their relationship is unknown. Since both were contractors, it is possible they were involved with the building's construction. J.F. and Emma Mosher were listed as the tenants in 209. Emma was a daughter of Sena and Christopher. Neither Sena nor any Sander was listed in the 1923-24 directory. Mosher was a button cutter at the Pennant Button Company. The Moshers continued to be listed as residents of 209 in the 1927 and 1929 directories, but Karl and Elizabeth Kraft were living in 209-1/2. Kraft was a chauffeur. The Krafts were still living at 209-1/2 in 1929, according to that year's directory edition, but Sena Sander had moved into 209. Sander continued to live there through the 1940-41 city directory. The 1930 census confirmed Sena living with the Moshers at 209 W. Fourth. The tenants in 209-1/2 were more transitory. The 1931 directory listed Floyd and Beulah Downey as the residents. He worked as a mortician at the Hoffman Funeral Home. Howard Eutsler and his wife Elsie were recorded as the residents in the 1934 and 1936-37 directories. He worked for the Motor Service Company. The 1938-39 directory listed Clarence and Pearl Hawk as the tenants. He was a salesman for the Merle Aye Filling Station. Catherine Wittman, widow of Henry, was the tenant recorded in the 1940-41 and 1941-42 city directories. She worked as a machine operator.

The 1941-42 directory is the last directory in which Sena Sander was listed as a tenant. On April 24, 1941, Arthur Sander, acting as executor for the Sena Sander Estate, sold the property to her daughter Emma Mosher (Book 98 Lots, Page 395). The 1943 through the 1952 city directory listed Mosher as a resident in 209 W. Fourth. It is possible that the Moshers and Sena Sander had lived together in 209 since the construction. The Moshers could have been listed as primary residents from 1923-1928, Sena from 1929-1941, and then Moshers as owners/residents from 1941 to 1952. The tenants in 209-1/2 continued to change. Leo and Lois Kolpack were listed as the residents of that duplex in the 1943 directory. He worked as a salesman for the Kolpack Storage Company. Helen Kemp, a clerk for the U.S. Bakery, was listed as the resident of 209-1/2 in both the 1946 and 1949 directories.

Mosher and Robert Funck are listed as the residents of 209 in the 1952 directory. However, she had married Funck earlier and had sold the property to Lysle and Martha Frutig on September 20, 1951 (Book 168 Lots, Page 441). Lysle Frutig was a son of Emma Mosher from an earlier marriage (Muscatine Journal, 1940, 1). According to the 1952 directory, the residents of 209-1/2 were Thomas and Mona Curtuis. He was a barber. Those couples continued to live in each duplex through the 1958 directory.

On April 10, 1967, Martha Frutig sold the property to Howard and Ruth Sander (Book 230 Lots, Page 290). It is unknown what, if any, family relationship existed between Frutig and Sander. The names suggest that they were cousins.

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Sander Duplex
Name of Property

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9. Major Bibliographical References

Census Records, United States Census Bureau, 1910 & 1920.

"A.W. Sander, 78, Life Resident of County, Dies," Obituary, *Muscatine Journal*, May 16, 1957, Page 2.

City Directories, Muscatine. Various publishers, 1856-1959. Available as the Musser Public Library.

Deed/Abstract Records, Recorder's Office, Muscatine County Courthouse, Muscatine, Iowa.

"Mosher Funeral Rites Will Be Held Saturday," *Muscatine Journal*, July 5, 1940, page 1.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

Location Map



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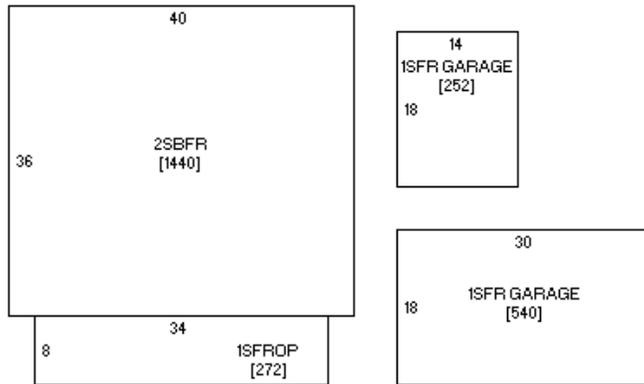
Sander Duplex
Name of Property

Muscatine
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Plans of buildings on site (from assessor's office)



(front – 4th Street)

Photograph of building (digital image)

