

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

State Inventory No. 70-00260 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 Zeak House (several variants of last name)
 other names/site number Field Site #: WH-196

2. Location

street & number 705 W. Fourth Street
 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) 84 Lot(s) Lot 5

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	If Eligible Property, enter number of:		
	Enter number of:	Contributing	Noncontributing	
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	_____	buildings
<input type="checkbox"/> district	_____ sites	_____	_____	sites
<input type="checkbox"/> site	_____ structures	_____	_____	structures
<input type="checkbox"/> structure	_____ objects	_____	_____	objects
<input type="checkbox"/> object	_____ Total	<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 _____ 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>01A01: Domestic / Single residence</u>	<u>01A01: Domestic /Single residence</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A01: House/Front-Gabled Roof</u>	foundation <u>03: Brick</u>
_____	walls <u>03: Brick</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 type="checkbox"/> Yes <input checked="" 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 705 W. Fourth Street

Site Number 70-00260
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

Significant Dates

Construction date

1880s

Other dates

check if circa or estimated date

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 December 2, 2005

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: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

Zeak House
Name of Property

Muscatine
County

705 W. Fourth Street
Address

Muscatine
City

7. Narrative Description

This is a two-story, two-bay, gable-front brick house. The house sits on a brick foundation. The roof is clad in asphalt shingles. A small wood-frame addition has been added to the west rear corner of the house. This was apparently constructed after the 1946 Sanborn was printed, but a permit for the work could not be found. An earlier one-story addition does appear on the Sanborn, but was apparently razed to provide room for the more recent frame structure. A roof mark from the original addition is visible on the back wall of the main house. There are no auxiliary buildings. The lot slopes sharply down towards the back. A cement retaining wall has been installed in the front.

The front (south) elevation includes a nearly full-width one-story open porch. Three square columns support the hip roof, which has extended eaves. Three openings are located on the first story. The right opening is an entry that contains a flush-mounted, historic wood door with glass insert. A transom is located above the door. The remaining first-story openings are both four-over-four-light, double-hung windows. The second story also contains three openings, each aligned with the corresponding opening on the first story. Each of these openings contains four-over-four-light, double-hung wood windows. The remaining opening on this elevation is a four-over-four-light, double-hung attic window in the upper gable. A segmental arch brick lintel is over each window

The west elevation contains a row of three windows on both the first and second stories. Each window contains four-over-four-lights, double-hung sashes. All the windows have segmental arch brick lintels.

The east elevation contains only two openings, one on each story and near the back of the house. Each is a four-over-four-lights, double-hung window. Both windows have segmental arch brick lintels.

The rear elevation of the main brick house contains three openings. One is a second-story window on the left side of the building. A first-story window is located below this opening. The third is an attic window located in the back gable. All three windows contain four-over-four-lights, double-hung sashes. The rear elevation also includes a one-story, non-historic, wood-frame addition attached to the original building's southwest corner. The addition's west wall features an entrance near the addition's joint with the main house. The entrance contains a flush-mounted glass, patio door. A pair of small, one-over-one-light, double-hung windows is located in the addition's rear wall.

8. Narrative Statement of Significance

The Zeak House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Zeak House</u>	<u>Muscatine</u>
Name of Property	County
<u>705 W. Fourth Street</u>	<u>Muscatine</u>
Address	City

Christian Zeak immigrated to America from Germany in the late 1840s, as did his wife Mary. He worked as a day laborer. Neither Christian nor Mary appears to have been significant in the history of Muscatine. No significant event is known to have occurred at this location. Although simple in design and features, this house retains much of its original integrity and is one of the neighborhood's best examples of a simple gable-front, brick house. While not as decorative or large as some of the houses built for the socially elite, this building represented the growing economic power and influence of a working middle class. Its simple form and lack of any characteristic features strengthens its working class image and highlights the growing diversity of this neighborhood in the mid-1800s. However, there is nothing that significantly sets this house apart from others of this type in the community. Thus, the Christian Zeak House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C.

The Zeak House however does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The Zeaks obviously planned to settle and raise their family in this neighborhood when they constructed the house. The family belonged to the working class and the generally mixed neighborhood that was developing in the area in the late 19th century would have been a good fit for them. Their house would contribute to the history and architecture of the neighborhood.

Lot 5, Block 84 was purchased on July 23, 1849 by Christian "Seg" from Samuel Breeze, et al (Book I, Page 173). It is believed Christian "Seg" was actually German immigrant Christian Zeak, a laborer, who most likely emigrated from Germany around this time. A number of different spellings of Zeak (Zeik, Zeuk, Zeike, Seek, Sick, Sich) are found in various references, so it is not surprising to find a phonic spelling of the name on the deed and transfer book. Zeak's wife Mary also emigrated from Germany, probably either with Christian, or close to the same time. It is likely a small house was initially erected on this lot, while the couple established themselves. The 1859 city directory lists Chris "Sick" on the north side of the Public Square, west of Broadway." The 1866 city directory lists a "Gustave" Zeak as a laborer living on the "alley north of 4th Street, 2 west of Broadway." According to the 1860 census, they were living next to Henry Madden in 1860, who owned lot 6 at the corner, and Christian owned \$1,000 in real estate. Others listed in the Zeik household in addition to Christian, 50, laborer, and Mary, 30, were their children: August, 11; Augusta, 9; Conrad, 6; and Willie, 3. All the children are listed as being born in Iowa, which means Christian and Mary were apparently married around the time they bought this lot. The 1870 census lists Christian Zeik (65, laborer), Mary (40), Augusta (19, seamstress), Conrad (15, tinner apprentice), William (12), and John (9). Interestingly, it is Conrad listed with \$800 in real estate. On October 17, 1871, Mary is recorded buying Lot 5, Block 84 at a tax sale for \$12.30. An explanation is not known for this purchase, but they may have just fallen behind on taxes. The 1874 birds-eye view of Muscatine shows a small house, one-story with a side-gable roof, at this location. Assuming this depiction is correctly, the current two-story gable-front brick house was not built by this time. In the 1877-78 city directory, Christian Zeak was listed as living on the north side of Fourth Street, 2 west of Broadway.

Assuming this house was built after 1874, it is possible it was not built until after Christian's death. A similar two-story gable-front brick house was constructed nearby at Fourth and Locust (601 W. Fourth

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Zeak House</u>	<u>Muscatine</u>
Name of Property	County
<u>705 W. Fourth Street</u>	<u>Muscatine</u>
Address	City

Street) in 1883, and it is possible this house also dates to this period. The detailing is relatively ordinary, and it could also date to an earlier house. The first Sanborn map of this area dates to 1928, providing little assistance. No obituary or record of Christian's death could be found, but he appears to have died between 1877 and 1883. The earliest modern address is found in the 1883-86 city directory. It lists Mrs. M. Seak (widow) at 703 W. Fourth (now 705). In addition, John Seak, no occupation listed; and Wm. Seak, no occupation listed, are both listed as boarding at 703 W. Fourth. John and William were both listed as laborers in the 1886-87 directory. The 1889-92 directory did not list any occupations for the men. The 1891-93 directory listed Willie's job as a worker at the Electric Light Company and John as a worker at Hershey'. Henry Zeik also appeared in the 1891-93 directory. Although his occupation was not identified in the 1891-93 directory, he was listed as a metal worker in the 1893-94 issue. That directory also continued to list Mary and William at 703 W. Fourth, but John was absent. William had also changed occupations and was now working as a caulker at the water works. A Mary Zeak was buried in Greenwood Cemetery at age 63. Assuming she is the Fourth Street Zeak, she would have died around 1893. (William, John, and Henry Zeak are also buried here). Although the family continued to own the property, no resident was listed for the property in the 1895-96 directory. The house apparently passed down to her children.

The 1897-98 directory identified Augusta Mitlander, a widow, as the resident. She was the daughter of Mary and Christian Zeik. No occupation was listed for her. She continued to be listed in the 1899-1900 directory. In the 1900 directory, W. Zeik, assumed to be William, was listed back in the house. The 1900 census lists William Zeak as head (age 39, plumber), with his sister Augusta Mitlander (47, widow), and her sons Paul (18) and Edward (11). Both W. Zeik and Mrs. A. Mitlander were listed as residents in the 1904 directory. Zeik was also identified as a laborer for the water works. The 1907 directory listed only Mrs. A. Mitlander, while the 1908-09 directory only listed William Zeik. The 1910 census listed her as Augusta Zeik, likely an enumerator's error. The 1910 index also lists Augusta as August, but the actual record shows it is Augusta. She is listed as a 57-year-old widow. Four others lived in the house: son Edward Mitlander (21, theater attendant), daughter Dorotha (16), daughter Cora Hissner (Heussner) (27) and her husband George Hissner (Heussner) (26). William had been struck and killed by a streetcar in 1908 (Muscatine Journal, October 23, 1908, p. 2). The 1911 city directory listed only George and Cora Heussner as the residents. His occupation was not provided. However, it is assumed Augusta was still living there because she reappears in the 1913 city directory. In the 1916 directory, Mitlander was finally identified as the widow of John, and Heussner and his wife also were listed as residents. He was identified as working at Roach and Musser. George Heussner and Cora were not listed in the 1919 directory and also did not show up in the 1920 census. No death records could be found at the library or the courthouse.

On June 22, 1915, Augusta Mitlander, widow, and John and Rose Zeik (all heirs of Mary) sold the property to D.H. Heezen (Book 49 Lots, Page 501). H.C. Madden, guardian for Henry C. Zeik (insane - deceased) also provide Heezen with a guardian deed for his clients interest in the property (Guardian Deed Record 1, page 276). It is unknown why Madden was appointed guardian, but no evidence could be found the two families were related. However, they were long time neighbors dating back to their early settlement in Muscatine.

Iowa Site Inventory Form Continuation Sheet

Site Number 70-00260

Related District Number 70-01005

Page 6

<u>Zeak House</u>	<u>Muscatine</u>
Name of Property	County
<u>705 W. Fourth Street</u>	<u>Muscatine</u>
Address	City

The 1919 directory lists D.H. Heezen, retired, as the resident. The 1920 census listed a Henry J. Heezen at this address as a 62-year-old widower. D.H. Heezen continued to be listed there through the 1927 directory. The house was identified as vacant in the 1929 through the 1934 city directories. Heezen was recorded at 703 W. Fifth, living with Hannah Heezen, relationship unknown. Hannah Heezen continued to be listed at 703 W. Fifth through the 1959 city directory. D.H. Heezen was last listed in the 1940-41 city directory at that address. A Derrick H. Heezen was buried in Greenwood Cemetery on April 3, 1939 in the section of a Henry D. Heezen. No obituary could be found for him.

There are no listings for 703 W. Fourth or 705 W. Fourth from the 1936 through the 1941 directory. No alternative address for either 703 Cherry Lane or 711 W. Fourth could be located during the missing years. During the time the Zeak family had lived at this house, the address had not changed from the original 703 W. Fourth. That address remained from 1883 to 1940-41. After 1941 the address switched to 705 W. Fourth.

On March 20, 1941, Charles Heezen and Muscatine Bank and Trust, as executors of the D.H. Heezen estate, had sold the property to Alfred Meyer (Book 98 Lots, Page 346). There was a series of transfers between Meyer and Raymond Titus, but the property remained in Meyer's hands. The 1943 directory lists Fred and Thora Jackson as the residents of 705 W. 4th Street, indicating the property was perhaps rented during this time. His occupation was not listed, but she worked as a button cutter.

Meyer and his wife Mary sold it on October 12, 1943 to Mathias and Martha Schmarje (Book 107 Lots, Page 180). The Schmarjes were listed as the residents in the 1946 directory. He was a button worker for the Muscatine Pearl Works. In 1947 the couple was divorced and Martha Schmarje received the property in the settlement. She is listed as living there in the 1949 directory and working as a button cutter.

Schmarje sold the property on May 2, 1951 to J.J. and Winifred J. Blake (Book 138 Lots, Page 444). The city directories from 1952 to 1956 show the Blakes living there. He was an office manager at Swift's.

On May 4, 1957, the Blakes sold the property to Wendell and Lucille Keith. They are identified as the residents in the 1958 directory. They later sold the property on June 4, 1959 to Harold R. and Shirley O. Bridges (Book 188 Lots, Page 313). They then sold it to John and Janett Vander Maas on June 19, 1967 (Book 230 Lots, Page 735).

9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910, 1920.

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

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

Iowa Site Inventory Form Continuation Sheet

Site Number 70-00260

Related District Number 70-01005

Page 8

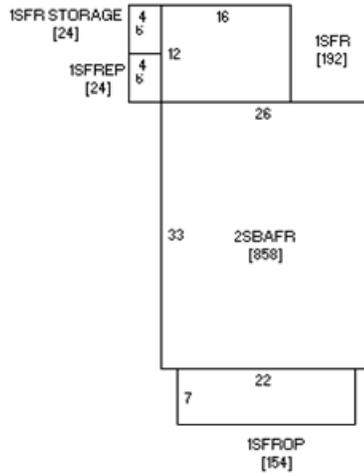
Zeak House
Name of Property

Muscatine
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705 W. Fourth Street
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Plans of buildings on site (from assessor's office)



(front – W. 4th Street)

Photograph of building (digital image)

