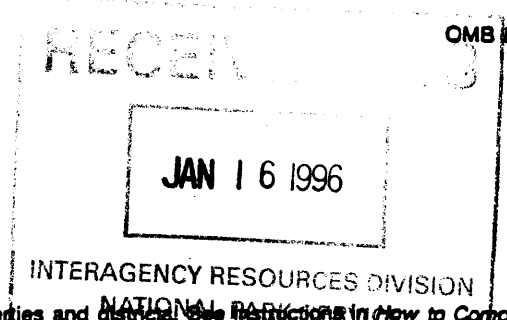


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Zitterell, William J. and Hattie J., House

other names/site number N/A

2. Location

street & number 821 Division N/A not for publication

city or town Webster City N/A vicinity

state Iowa code 079 county Hamilton code IA zip code 50595-2109

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Patricia Churking 12-8-95
Signature of certifying official/Title Date

State Historical Society of Iowa
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Edson R. Beall 2/16/96
Signature of the Keeper Date of Action
Entered in the National Register

Zitterell House
Name of Property

Hamilton Co., IA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
1	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic / Single Dwelling

Commerce / Trade / Professional

Current Functions

(Enter categories from instructions)

Domestic / Single Dwelling

Commerce / Trade / Professional

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN / Queen Anne

Materials

(Enter categories from instructions)

foundation Sandstone

walls WOOD / Weatherboard

roof Asphalt

other Wood Brick Granite

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Zitterell House

Name of Property

Hamilton Co., IA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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)

Architecture

Period of Significance

1901 - 1936

Significant Dates

1901

Significant Person

(Complete if Criterion B is marked above)

Zitterell, William John and Hattie J.

Cultural Affiliation

Architect/Builder

Zitterell, William John

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Kendall Young Library, Webster City, Iowa.

Zitterell House
Name of Property

Hamilton Co., IA
County and State

10. Geographical Data

Acreege of Property Less than one acre.

UTM References
(Place additional UTM references on a continuation sheet.)

1 15 43,22,0 47,018,20
Zone Easting Northing
2

3
Zone Easting Northing
4
 See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Neoma Alt Thomas
organization N/A date July 6, 1994
street & number 821 Division telephone (515) 832-1546
city or town Webster City state Iowa zip code 50595-2109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resurces.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Phillip and Neoma Thomas
street & number 821 Division telephone (515) 832-1546
city or town Webster City state Iowa zip code 50595-2109

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1

Zitterell House

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE
Hamilton Co., IA

RECEIVED

JAN 16 1996

NARRATIVE DESCRIPTION

The Zitterell House is a two-story, frame, Queen Anne style house with a large, third-floor attic. The roof of the main body of the house is a steep hip with four main gables, and is topped with an ornate, cast iron cresting. It has about 3000 square feet of living space, not counting the attic. The large wrap-around porch features a gazebo-like projection, and above that, a turret resembling a "witch's cap". The wooden columns and graceful arches of the porches host fanciful and practical detail of dentils, brackets, and scallops. There are three large bay window areas that run from the basement up through the second floor. The foundation is made up of 22" thick stone blocks. The house is of wood frame construction, and is clad with cedar and redwood clapboard siding. There is a belt course of wood trim that girds the house at the second floor level. The house is located in a middle-class residential neighborhood, on a fairly level, tree-lined street. It is a short walk to shops, church, library and parks. It is in surprisingly good condition, considering the neglect it has endured. Work is in progress to restore the home.

Porches

There are three porches and one balcony. The front and east entries are joined by a wrap-around porch, intersected at the corner with a round gazebo-like extension. All porch roofs are supported with round, wooden columns. The two portico gables have intricate wooden detail. The gazebo porch is trimmed in decorative brackets and dentils. The east porch has been enclosed with wood and glass, but was originally open. Above the front porch is a small balcony, accessible from a second floor bedroom. (An old photo reveals that there had been another small, second-story balcony located on the east side of the house, above the east entry.) Above and behind the gazebo porch is a 5' diameter, turret that protrudes out from the second floor. It is topped by a conical roof. Both the gazebo porch and the conical roof are topped with metal finials, which at one time were gold-leafed. There is a small back porch on the northwest corner of the house that has been closed in. All porches need repair and paint.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

Zitterell House

Hamilton Co., IA

Windows

The majority of windows are single-paned, double casement. There are 3 large, two-paned, fixed windows located in the bays. First floor windows are oak wood frame, while those on the second floor are of a different wood. The oak has not been painted, but all crowns are missing. The windows in the back of the house (kitchen) are painted yellow pine and their crowns are intact. About half of the windows on the second floor have been painted. The windows at the attic level are more varied:

Turret: Five double-sash windows with multi-paned upper sashes.

East and north gables: Each has a fixed, single-paned window with a rounded top.

South gable: Three double-sash with rounded tops in upper sashes.

West gable: Two double-sash windows.

There are also two dormer windows located high on the roof, on the south and east sides. Each has fixed, multiple panes with rounded tops. Current condition: Most windows have had moisture on the sills. Some panes in the attic need replacing. All exterior sides need paint, and some need reglazing.

Doors

Exterior: The main entry doors (front and east) are 8' tall, solid oak, with bevelled glass inserts, and ornate metal plates. The front door has its original handles and pushbutton locking system. The east door has been fitted with a newer lock set and deadbolt. The other two exterior doors to the back porch and addition are solid oak, panelled, and have crowns. The door to the back porch is 8' tall and has original pushbutton hardware. All exterior doors are in excellent condition.

Interior: On the first floor, most are 7', 5-panel, quarter-sawn oak, with quarter-sawn oak molded frame and crown. Most have their original, decorative hardware. The eight second-floor doors are 7', 5-panel, yellow pine, with molded frame and crowns. All have original hardware, except for two that have newer locksets. The doors in the kitchen area have been painted. Most interior doors are in good condition.

Chimneys

The two chimneys are brick with modest trim. The larger one had three flues, while

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Zitterell House Hamilton Co., IA

the smaller has a single flue. Brickwork on both appear to be in good condition, but it's not known at the time of this writing if the flues work.

Other important exterior decorative elements include:

- Metal finials atop the turret and gazebo porch. (At the time photos were taken, both finials had been removed for repair.)
- Cast iron cresting at top of roof.
- Decorative brackets under all eaves.
- Flaired siding at base of first and second floor levels.
- Scalloped trim on gables at front and east entries.
- Dentil trim in several places.
- Wooden relief above front and east entries.

Although the house was turned into four apartments in 1939, it still contains some significant interior features, such as:

Bathroom

The original bath features a marble tile floor, tile walls, marble window sill, foot tub, large tub, and pedestal sink. The toilet has a porcelain flush handle located at the base of the water tank.

Hot Water Heating System

The original, decorative radiators are in most rooms. A highly unique one in the old kitchen area has a food-warming or bread-rising compartment.

Floors

The entry *vestibule* has original multi-colored marble tiles, and is in satisfactory condition. The entry *foyer* has the original parquet floor in three woods (walnut, oak, and maple), and needs repair. The original *dining room* also has parquet flooring with the same woods but a different pattern, and also needs repair. The *music room* and *parlor* both have oak flooring, which has been protected by carpet.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Zitterell House

Hamilton Co., IA

Fireplace and Mantle

There is an oak mantle in the parlor, with a green, molded ceramic tile surround. Some have called this "Italian marble"; more research is needed. There is decorative metal trim around the firebox, and a metal screen. Good condition, except that the detail woodwork and mirror above the mantle have been changed.

Ceiling

There is a coved ceiling in the original dining room. There is molded plaster trim on the ceiling too.

Floor Plan

The original plan was changed in 1939, resulting in four separate apartments. In 1976 it was used as a single-family dwelling again, but most of the 1939 changes remain. Work is in progress to restore much of original plan.

Stairs

The original staircase was torn down. The treads and risers in the present stairs are from the original. We plan on opening up this area and adding ballusters and decorative trim that would be appropriate for a Victorian house. The housekeeper's stairs is still in place but access was cut off in the 1939 remodelling.

Wainscoating and Columns

None survived the 1939 remodelling, but our one historic photo of the interior shows that there was wainscoating in the dining room, and columns between the parlor and music room.

There are no outbuildings of historical significance remaining with the property. The lot to the east was formerly part of the original property, and the house thereon used to be the carriage house for the Zitterell House. It was transformed into a residence and brought

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5

Zitterell House Hamilton Co., IA

toward the front of the lot in 1939 when the larger property was sold and split in two. The driveway on the east side veers to the right toward the back of the property, showing the former position of the carriage house.

Several sections of sidewalk feature a decorative pattern that was pressed into the wet cement. Unfortunately, most sidewalks have settled, and there are several areas with broken cement. One section on the northeast side of the house is in good shape, and is a contributing structure for the house's historical significance.

Early plantings include hydrangia, ferns, bridal wreath, and other flowering shrubs. There are two very prominent evergreen trees, possibly planted around 1940, and an excellent specimen of a male ginko tree.

We believe these were the major alterations:

- In 1910, an addition was put on the north side of the house to allow for a screened-in, three-season porch on the main level and a sleeping porch on the second level. This was done by the Zitterells.
- In 1939, the house was turned into four apartments. Even though the interior was changed, the exterior was not radically altered. The addition was closed in on both levels, and the east porch was screened.
- In November 1993, Phillip and Neoma Thomas bought the house, and are in the process of restoring it.

Although it was not maintained well and needs repairs and a coat of paint, the cedar and redwood *exterior* materials have held up well. Some pieces of siding have been replaced. Most decorative trim pieces are in good condition and simply need painting. We estimate that it's not been painted in 20-30 years. The *electrical* wiring was not up to code; about half of this has been accomplished at this point. The *roof* was leaking, but has now been replaced. Two *ceilings* on the second floor were falling down (just the plaster, not the lath); these have been redone. All the *plumbing* had been neglected, but three-quarters of that work is now done. The *boiler* has been replaced with an energy-efficient model.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6

Zitterell House

Hamilton Co., IA

STATEMENT OF SIGNIFICANCE

The Zitterell House meets National Register Criterion B, because of its association with the lives of William J. Zitterell, a prominent businessman in the community, and his wife, Hattie J. Zitterell. The house, built in 1901, also meets Criterion C in the area of architecture because it embodies the characteristics of a Queen Anne style Victorian. One section of decorative sidewalk is a contributing structure.

William John Zitterell was widely known in his field as a builder/general contractor, and served as president of the Iowa Master Builders Association in 1914 and again in 1927. Zitterell/Mills Company was a founding member of the Iowa Master Builders Association. Locally, Mr. Zitterell was the builder of the Hamilton County State Bank in Webster City in 1896-1897, the Kendall Young Library in 1904-1905, as well as his personal residence and many other projects in the area. In 1905 Zitterell was awarded the contract for the erection of the field officers quarters at the army post in Des Moines. In 1912 he formed a partnership with Guy C. Mills, and their company (Zitterell/Mills) became the official contractors for the Illinois Central Railroad Lines in a seven-state area that spanned from Chicago to Omaha, and from Minneapolis to New Orleans. They built railroad stations, terminals, warehouses, railroad yards, and other buildings. The company name remained in effect until the 1980's, even though Mr. Zitterell died in 1932.

Mrs. Zitterell was also well-respected in the community, and her appointment to the Library Board of Trustees was the unanimous choice of the members of the original board, who had been personally appointed by Kendall Young. She served for 39 years, from 1915 through 1954. She personally supervised the structural improvements of the Library and Jane Young House. It was due to her influence that the Jane Young House was made available to the women of Webster City for educational and social purposes.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 7

Zitterell House

Hamilton Co., IA

The people of Webster City have been very friendly. We can't go to church or downtown without at least four or five people enquiring about the progress on the house. Since the day we arrived in town, our "claim to fame" has been THE HOUSE. It seems like everyone in town either lived in it when it was apartments, or knew someone, or had a relative who lived here or owned it at one time or another. When we meet new people, we're always introduced as .."The Thomas's -- the ones who bought the old Zitterell house." This is usually met with great excitement and professions of love for the house, and dismay that it had been neglected for so long...in addition to another testimonial regarding the relative who'd lived there. Some days it's difficult to work on the outside, especially in the front yard, because people will stop and visit. The house has even been known to cause its share of traffic jams out front, when people slow down and often stop in the middle of the street to have a look. Local residents have brought their visiting grown children and grandchildren to see the progress. But the house has brought us new friendships in a new town, and this has helped us "settle in". We can't help but feel that this is something of a community project (even though few volunteer), because so many people are cheering us on in our efforts. One day while I was painting the porch columns, a junior high-aged youth flew by on his bike. When he saw me he screeched to a stop, and said, "This is going to be AWESOME when you get it done!". Maybe someday when we're gone, that same young man will want to preserve this or another old house... So if you have to move to a new town, and you want to "settle in", just buy an old house that everyone loves and start fixing it up...they'll love you for it. Or maybe this is just a very, very friendly town...?

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 9 Page 8

Zitterell House

Hamilton Co., IA

Bibliography (All interviews and references are located in Webster City, unless noted otherwise.)

Interviews with Harriet Rhodes Isaacson, granddaughter of W. J. and Hattie J. Zitterell, on January 19, 1994 and several other occasions.

Abstract of Title, located in the Thomas safe deposit box at the Farmers National Bank.

W. J. Zitterell, Contractor and Builder. City Directory of Webster City, 1898 - 1899. Booklet located at the Kendall Young Library.

Webster City Tax Records for the years 1897-98, 1899, 1900, 1901, 1902, 1903. Books are located at the Bonebright Museum.

Zitterell Residence Sleeping Porch addition. Entry in business ledger from the Zitterell Company, 1910, located at the Bonebright Museum.

Webster City Men Get Big Contract. Webster City Tribune, February 10, 1905. Copy of article at the Kendall Young Library.

Svenson, John F. B. Souvenir of Webster City, Iowa. 1908. Booklet of photographs located at the Kendall Young Library.

Gebhard, David and Mansheim, Gerald. Buildings of Iowa. Oxford University Press, 1993.

We have with us this evening... Webster City Observer, April 29, 1930. Newspaper article about W. J. Zitterell's 70th birthday. Clipping on file at the Kendall Young Library.

W. J. Zitterell Dies at Home. Obituary from local newspaper, August, 1932. Copy of newspaper article at the Kendall Young Library.

Zitterell-Mills Is Doing Construction Work All Over the Midwest. Webster City Observer, September 25, 1941, page 15. Copy of article at the Kendall Young Library.

A Common Beginning. Midas Council of Governments, 1975. Zitterell house listed and shown in drawing on page 112.

Phone conversation with Eleanor Murray at the Master Builders of Iowa Association in Des Moines, July 1994.

Kendall Young and the Kendall Young Library. A commemorative book located at the library.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 9

Zitterell House

Hamilton Co., IA

Legal Description

All of Lot 15 and the West 18 feet of Lot 14 in Block 108 of
Dubuque & Pacific Railroad Addition to Webster City, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 10

Zitterell House

Hamilton Co., IA

Boundary Justification

The property seeking nomination includes the entire parcel historically associated with William J. and Hattie J. Zitterell.

United States Department of the Interior
National Park Service

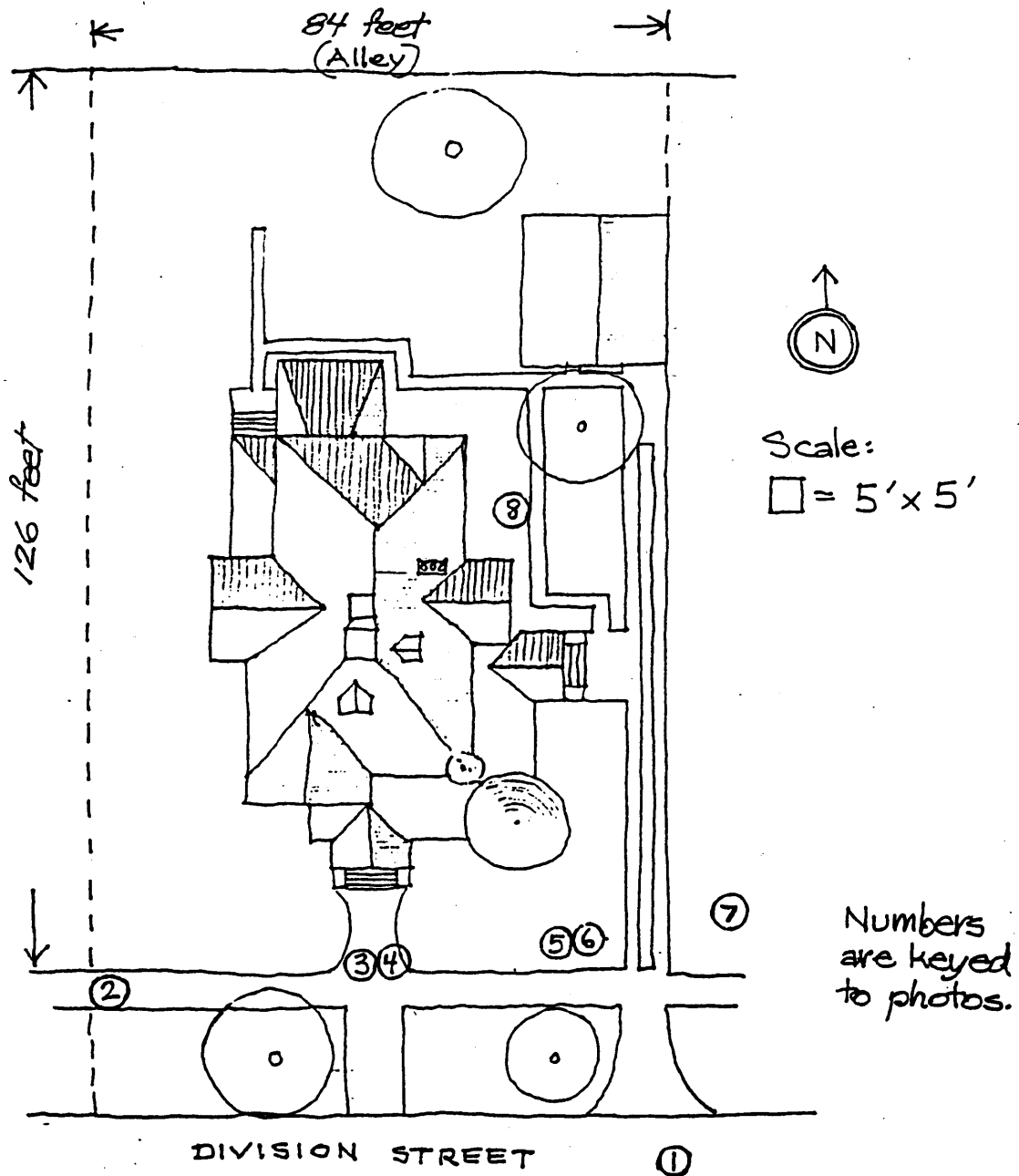
National Register of Historic Places
Continuation Sheet

Section number Add'l Page 11

Zitterell House

Hamilton Co., IA

Site Plan



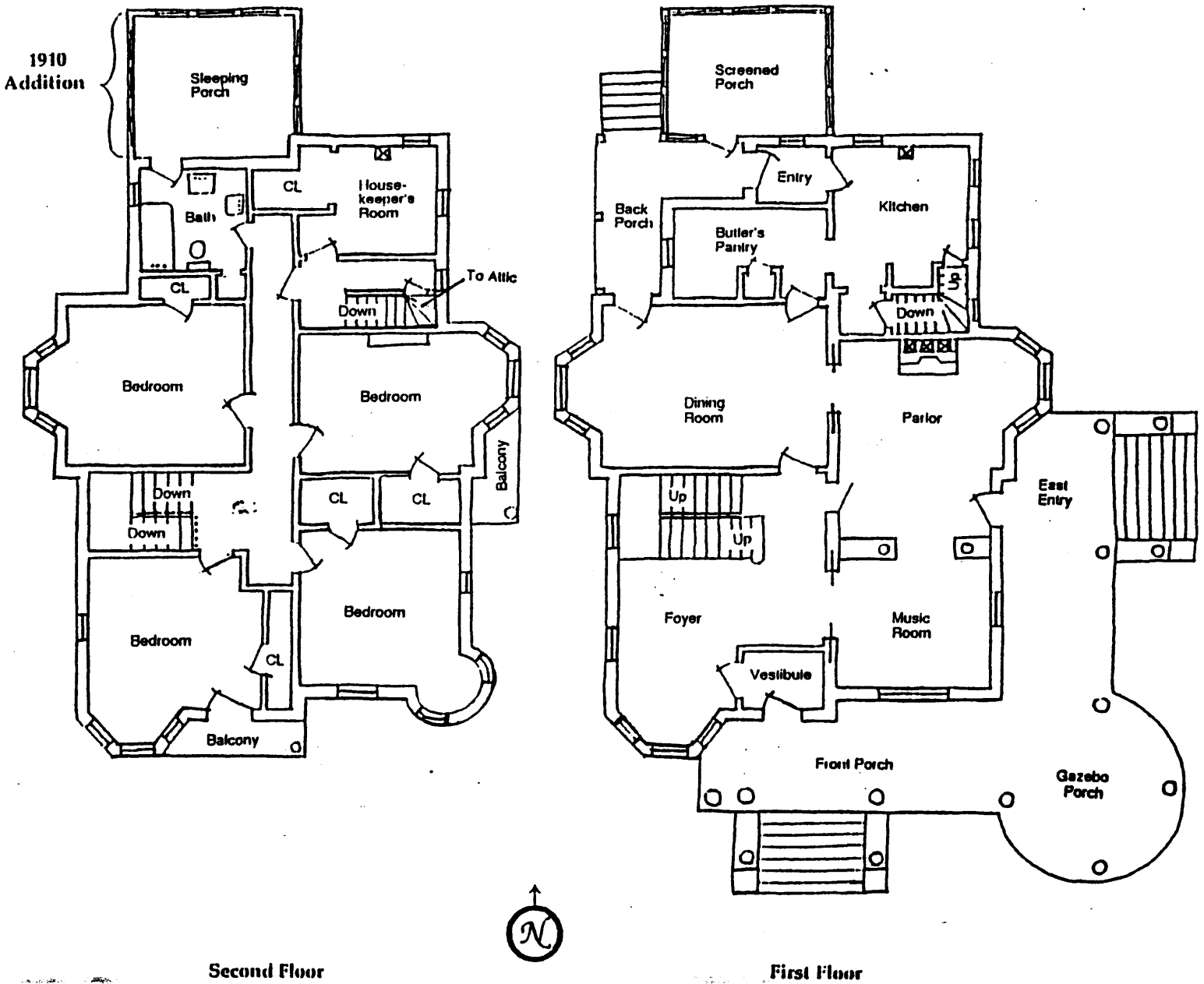
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add'l Page 12

Zitterell House Hamilton Co., IA

ORIGINAL FLOOR PLAN (1901)



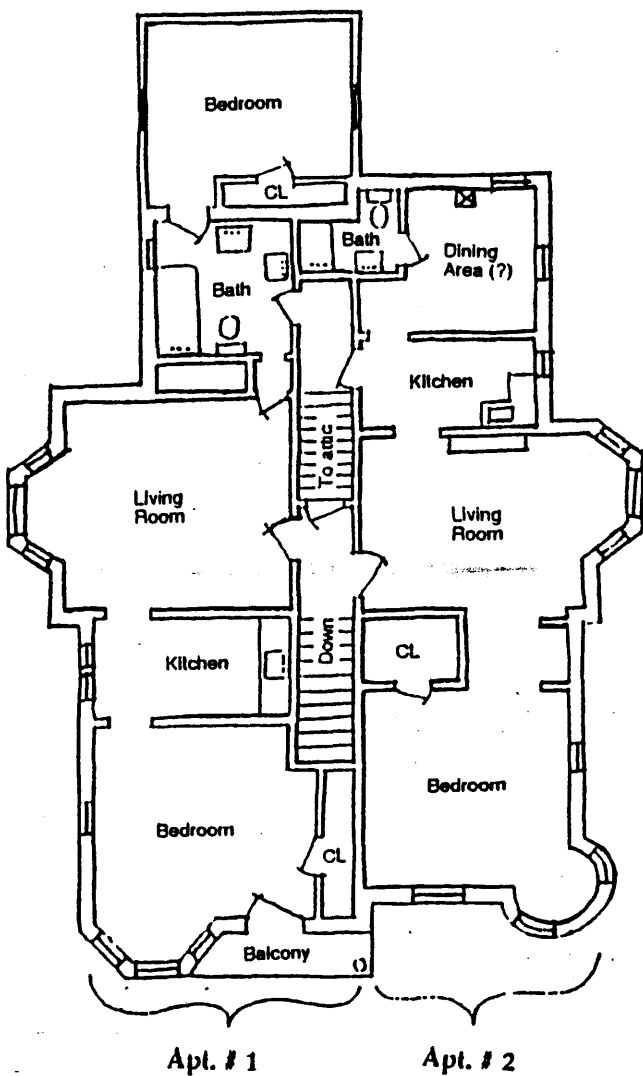
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

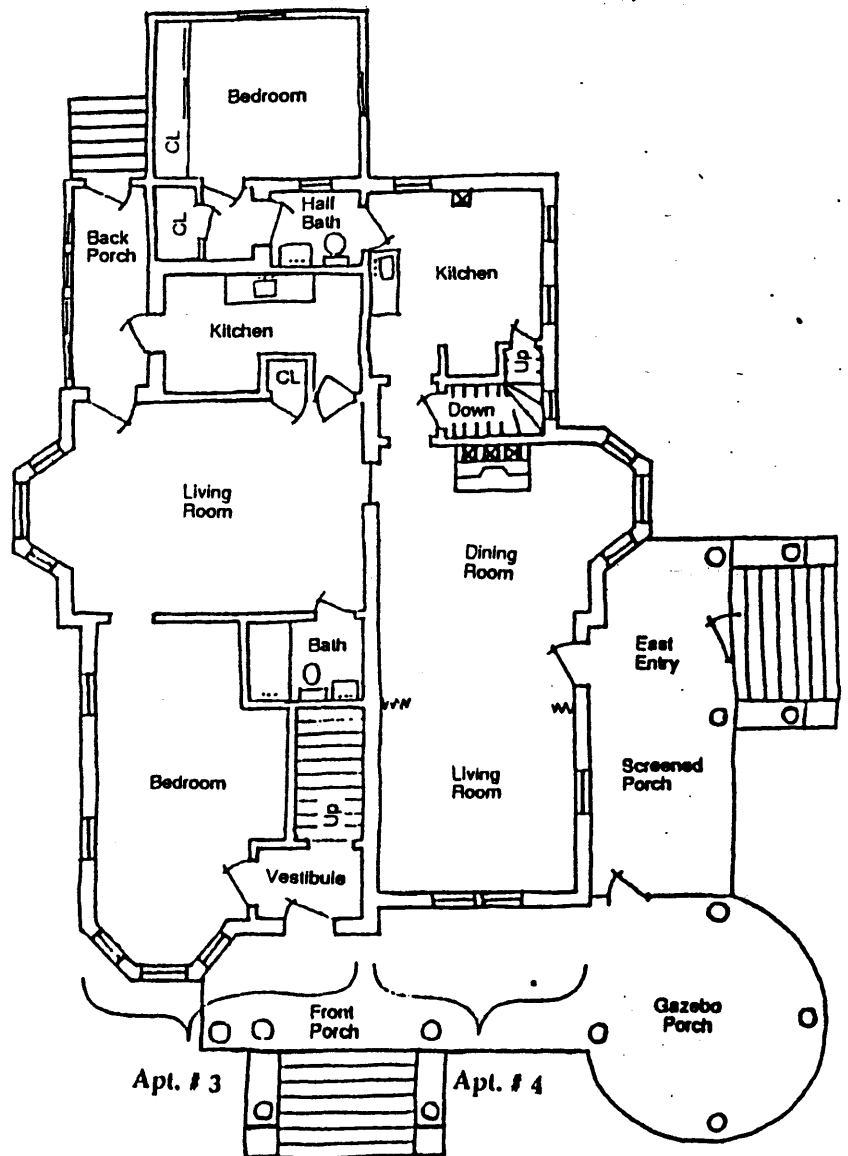
Section number Add'l Page 13

Zitterell House Hamilton Co., IA

1939 PLAN FOR APARTMENTS



Second Floor



First Floor



United States Department of the Interior
National Park Service

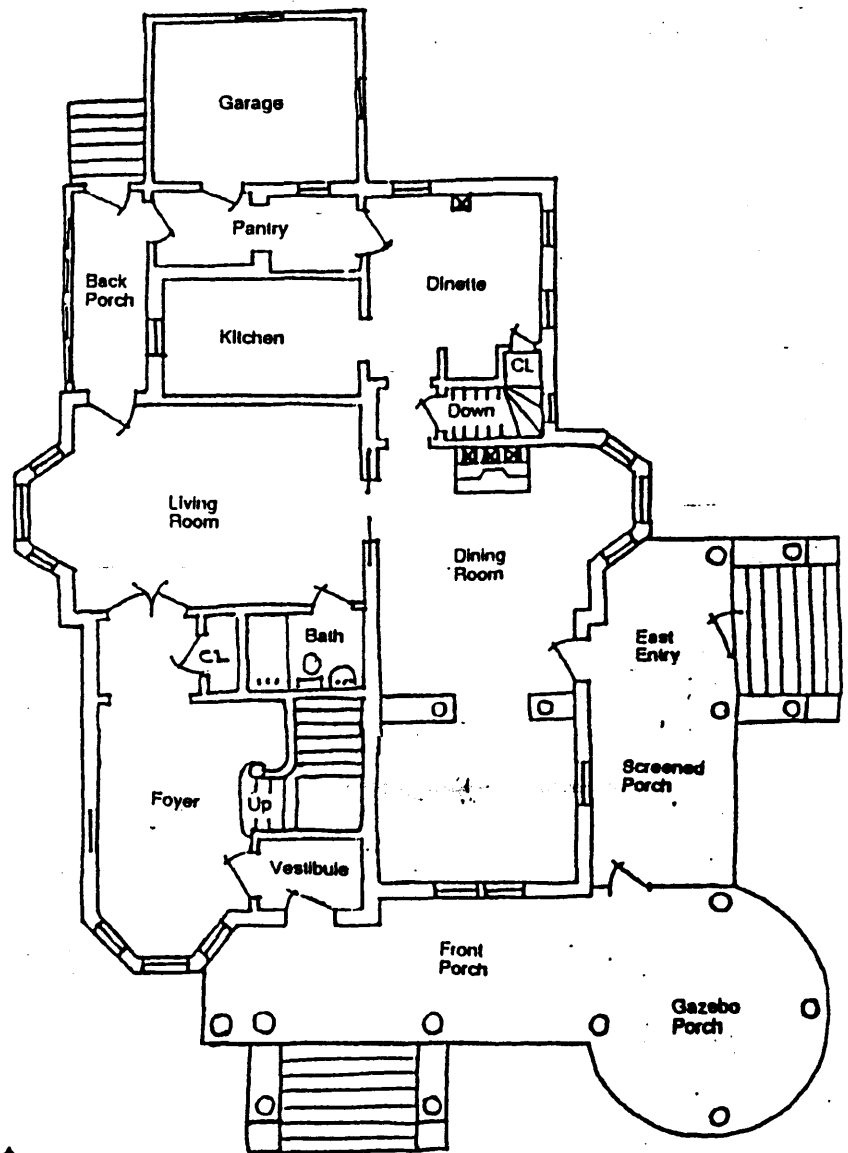
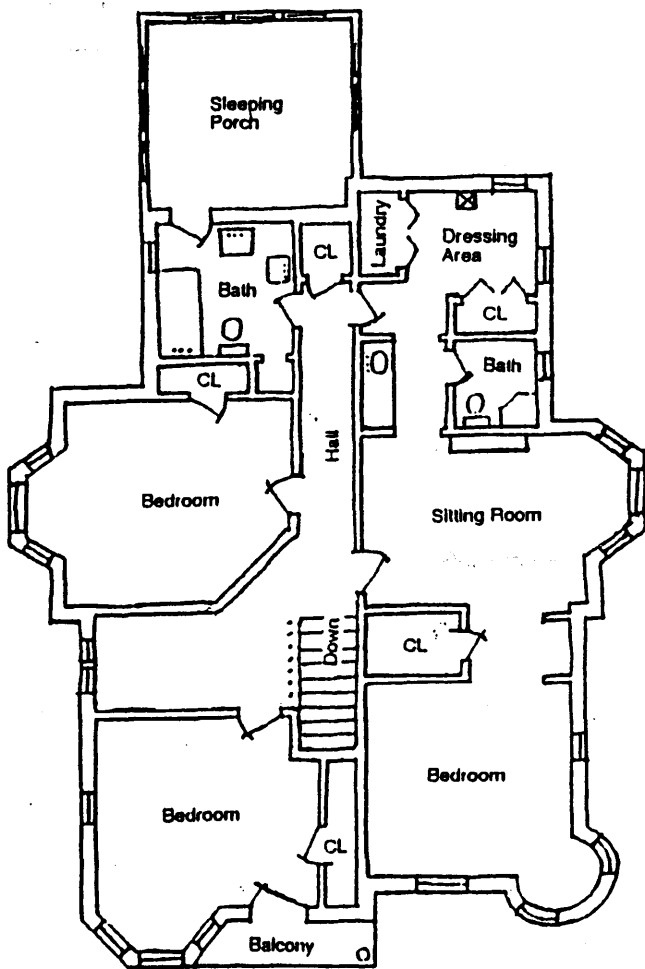
National Register of Historic Places
Continuation Sheet

Section number Add'l Page 14

Zitterell House

Hamilton Co., IA

1993 PLAN FOR REHAB



Second Floor

First Floor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add'l Page 15 Zitterell House Hamilton Co., IA

(From August 1931 copy of the Webster City newspaper. Note use of "breakdown" and "aggressive".)

**W. J. ZITTERELL
DIES AT HOME
OF BREAKDOWN**

Prominent and Widely
Known Contractor
Sinks to Death.

ILL TWO YEARS

Had Been Big Factor in
Webster City More
Than 30 Years.

W. J. Zitterell, 72, sank quietly to his death this afternoon at 1:05 o'clock at the family home, 821 Division Street, from a general breakdown in health. He was the senior member of the widely known Zitterell-Mills company, general contractors.

No funeral arrangements have been made.

Mr. Zitterell had been in poor health for some two years, dating from an auto accident in which he received severe internal injuries. He never fully recovered from this, although he was later able to be up and about his business. For the past year, in particular, he had failed rapidly.

Nerve Kept Him Up.

He was a man of iron nerve, however, and only for the past six weeks had he been confined constantly to his home and only two weeks ago did he take to his bed. During the past six months, however, he had had spells when he was obliged to remain home for intervals. But his restless spirit and indomitable nerve kept him up and going as long as his rapidly waning strength would permit he was a frequent visitor down town. Within the past three months, he had even made business trips of the city.

He and Mrs. Zitterell spent the latter part of last winter in Florida, a vacation trip Mr. Zitterell enjoyed to the full. There for the first time in his

busy life he learned to rest and to enjoy fishing. It was one of the happiest and most enjoyable periods of his life.

Public Spirited Man.

No more widely known nor universally beloved citizen lived in Webster City than Mr. Zitterell. Nor was there in this community a more public spirited man. For more than a third of a century he had been part and parcel of every public movement in the city. He contributed freely and generously to every cause of whatever nature until ill health overtook him was always the moving spirit in all activities for the public good. His name, or the name of his firm, had headed practically every subscription paper circulated in Webster City for more than 35 years.

And during all the years that he had resided here, no man was more active aggressive than he in seeking new industries. He had probably owned more stock in more local enterprises than any other man. Many were losing ventures and many were otherwise. And, naturally, he had probably lost more money in local ventures of one kind and another than any other man in the city. But he was a good loser. If a venture turned out bad, he never lost his sense of good humor. He took his losses "standing up" smiling, and at once began looking about for other things for the good of the community.

Loved Webster City.

All Webster City loved Mr. Zitterell because of his unflinching good humor, his outstanding generosity and his unstinted loyalty to his home town. To him no town was the equal of Webster City. It was his home town—the place where his heart and his affections ever were. He had spent winters in California, Florida and elsewhere, but he was never happier than when in Webster City.

He was a big and generous contributor not only to things of a public nature, but to charity as well and no solicitor for alms ever left him empty handed. His big heart and his generous nature were outstanding in his personality.

Mr. Zitterell held membership in the Masonic orders, Benevolent

and Protective Order of Elks, the Outing club and in his national and state builders' associations. He personally laid the corner stone of the Masonic temple in this city and constructed all the paving in Webster City. He was widely prominent in his profession and had served as president of the Iowa Master Builders.

Was Community Builder.

The death of Mr. Zitterell is a hard blow to Webster City. Men of his type are community builders — personalities whose passing leaves a void that cannot be filled. His generosity and deep loyalty to his home town were his two outstanding characteristics. Everyone knew him and everyone loved him. He was always easily accessible to all who sought to see him. He had an unflinching faith in the home folks and the home town. He showed this faith always in his generosity, his stock in local ventures and his investments in Webster business and residence properties.

Mr. Zitterell had known poverty as well as success. Born in Jackson county, Iowa, April 28, 1860, he was compelled by necessity of helping his family, to leave school at the age of 14 years. He went to work as a bricklayer's apprentice. Through years of hard work he learned this business thoroughly and in Lake View began contracting work on his own account.

Always Aggressive.

He was always aggressive and always forward looking. And in 1896 he secured the contract for the erection of the Hamilton County State bank building in this city. He and Mrs. Zitterell and their daughter, Winnie, now Mrs. R. M. Rhodes, moved to Webster City that year, since which time this city had been their home.

Mrs. Zitterell, the daughter and five grandchildren, survive.

Shortly after the erection of the Hamilton County State bank building, he entered into partnership with the late C. E. Atkinson, forming the firm of Zitterell & Atkinson. In the year 1917 he took Guy C. Mills, who had been with him for years, into full partnership, the firm then becoming the Zitterell-Mills company.

Both Mr. Zitterell and Mr. Mills

were unusually aggressive. There are few of the larger cities in Iowa in which this firm has not done some outstanding construction work. Soon after the partnership with Mr. Mills, the firm became the official contractors for the Illinois Central lines, their work being the erection of buildings, railroad yards, railroad stations, warehouses, terminals, etc. And there is hardly a division point along this entire system where this firm had not done construction work of some kind.

Happiest When Busy.

In consequence of the far flung activities of the Zitterell-Mills company, Mr. Zitterell was widely known. With the success and spreading activities of the company, an office was established in Chicago, but the headquarters of the company were always maintained in Webster City and both Mr. Zitterell and Mr. Mills continued their homes here — for both loved the city and its people and were possessed of a keen loyalty to the home community.

Mr. Zitterell retained his aggressive spirit until the very last. His health had been none too good for several years, but his iron nerve and indomitable courage kept him always on the move. He was never happy if he wasn't busy. He knew no regular hours. Early or late, it was all the same to him. If work were to be done, he did it. There seemed no limit to his capacity for action, though physicians for several years past had advised him to "ease up" on his activities. But "easing up" was not in his nature.

He died "in the harness" just as he himself had often wished it.

But he left in this community a mark that will remain a bright spot for many years to come. His life, his work, his success, his aggressive spirit, his early fight against poverty, his unceasing toil, his public spirit and his loyalty to his friends and his community will always remain an inspiration to all who knew him — and especially to the younger generation who viewed him rightly as a most remarkable man. And his monument in this community will ever be these same characteristics — characteristics that would have made him an outstanding man in any community.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Add'l Page 17

Zitterell House

Hamilton Co., IA



These two postcards trace the porch changes. The photo at left shows the southeast corner of the house with east portico, looking NNW, and must have been taken fairly soon after construction. Note the lack of shrubbery. The photo left below was taken later and shows the same general angle but with a clearer view of the front entry, with the addition of porch screens and shrubbery.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Add'l Page 18

Zitterell House

Hamilton Co., IA

This shows half of the front facade (looking north) of the Zitterell House. It shows detail of the balusters, screened-in porch and more shrubbery. It also shows the carriage house to the right and farther back on the lot. The Zitterell property was divided in half when it sold in 1939, and the carriage house was moved forward on the lot and transformed into a home.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add'l Page 19

Zitterell House Hamilton Co., IA

William John Zitterell, believed to be about forty years old when these pictures were taken. He was thirty-seven years old when he first arrived in Webster City to start his first commission in this area, the Hamilton County State Bank. We think both photos were taken at the same sitting, because the suit, tie, and jewelry are the same; also, both pictures have the same cardboard matting. The watch fob had the emblem of the Masons, and was recently passed down to a great grandson. The lapel pin was from the Elks Club, and also is with the Zitterell descendants.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Add'l Page 20

Zitterell House Hamilton Co., IA



W. J. Zitterell

W. J. Zitterell

William John Zitterell in his later years. This is a copy of a photo that is at the Kendall Young Library, which Mr. Zitterell built in 1904. There is a plaque on the front sidewalk attesting to that fact. Limestone from Bedford, Indiana for sills and trim was chiseled into shape by hand by stone masons under the direction of Mr. Zitterell, who had learned the skill in Germany before coming to America. As the building progressed changes were made. Terrazo and mosaic floors instead of concrete were laid. Double the amount first contemplated was expended for decoration. Mr. Zitterell absorbed some of the extra cost himself. By the time of the formal dedication on September 9, 1905 the total cost came close to \$50,000. During that same time, Carnegie Libraries were costing about \$10,000.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Add'l Page 21

Zitterell House

Hamilton Co., IA

Harriet "Hattie" Zitterell in her younger days. Hattie graduated from Cedar Falls College, and taught eight years in Black Hawk County. She married Dr. Charles Childs in 1890, and was widowed in 1893. She met William John Zitterell while she was working at a bank in the Waterloo area. They were married in 1898. Mr. Zitterell was a widower at that time and had a daughter, Wynnie Grace.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Add'l Page 22

Zitterell House

Hamilton Co., IA



Hattie Zitterell in later years. Hattie's stepdaughter Wynnie met and married a man named Richard Rhodes, who was in the Canadian Cavalry. They had five children: four boys and a girl. Hattie's granddaughter (and namesake), Harriet Isaacson, lives in Webster City and has been very generous with old photos as well as remembrances of her grandmother and the Zitterell family and home.