

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

State Inventory No. 70-01009 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 Alexander Jackson Rental House
 other names/site number Field Site #: WH-017

2. Location

street & number 412 W. Second 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) 8 Lot(s) W 1/2 Lot 8 and E 1/3 of Lot 9

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:	
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	<u>1</u> buildings	_____	_____
<input type="checkbox"/> site	_____ sites	_____	_____
<input type="checkbox"/> structure	_____ structures	_____	_____
<input type="checkbox"/> object	_____ objects	_____	_____
	<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 A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 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>09A04: Other House/Side-Gabled Roof, Two-Story (I-house)</u>	foundation <u>03: Brick & 10A: Concrete/Block</u>
_____	walls <u>06: Stucco & 17: Other (Fiber Cement)</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 type="checkbox"/> Yes <input checked="" 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 Address 412 W. Second Street Site Number 70-01009
City Muscatine 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 1850 check if circa or estimated date
Other dates 2000 – New Addition

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 22, 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: _____

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7. Narrative Description

The sloping grade of this lot, coupled with additions and alterations to the original house, creates a combination of levels to this building. The front section of the house is the oldest and is a one-story, two-bay, side gable house. Sanborn maps show a rear addition built on the slope of the lot with a first story and basement story level, creating a two-story rear appearance. Moving back on the lot, the grade drops sharply, and a non-historic, three-story rear addition has been constructed on top of the sloping grade. The roofline is slightly higher than the original one-story house. A carport has also been constructed on the west side of the original house.

The front (north) elevation has been significantly altered, likely in conjunction with the later rear addition. The openings have been resized and relocated, and the wall has been clad in stucco. It is a relatively plain façade that features three openings. A pair of windows is centered in the right half of the wall. Each window contains eight-by-eight-light, fixed sashes. Two similar type windows are centered in the left half of the wall. A shed roof dormer is centered on the roof. Openings in the dormer façade include a centered, single-light, fixed sash horizontal casement window and two flanking windows with single-light, fixed sashes. The driveway to the open carport is located on this elevation. The carport also covers the main entry to the house. The entry is located on the west elevation. The top story of the rear addition also contains one single-light casement window at each end of that section's north elevation.

The west elevation includes the flush-mounted, solid metal door located under the carport. Other openings on this elevation include a pair of single-light, fixed sash casement windows located in one of the middle connecting sections. An entry, which is located on the far left side of the main rear addition, is located to the right of these windows. A small overhang is located over this entry, which includes a flush-mounted door that provides access to the second-story of the rear addition. A one-over-one-light, possibly double-hung window is located above the entry overhang. The remaining opening on the rear addition's west elevation is a one-over-one-light window located to the right of the second-story entry. An elevated deck extends along the west wall of the house and wraps around the back, where it extends out from the back wall and runs the full width of the addition.

The east elevation contains a variety of openings, levels and angles. The top story of the connecting middle section extends past the plane of the lower story, which is flush with the rear addition. However the original front section of the house extends past the middle section, creating a stair-step appearance when viewed from the back of the lot. The east wall of the front side gable contains two one-over-one-light, double-hung windows. One of the windows is centered in the wall, while the second window is located towards the left edge of the building. A matching window is located around the corner on the portion of the side gable that extends past the connecting middle section. Openings in the middle section include a one-over-one-light, double-hung window in the lower story. A single-light casement window is located on the overhanging upper story in the upper left corner. Three openings are located along the left edge of the three-story rear side gable. The first- and second-story openings contain windows with one-over-one-light, double-hung sashes. The third-story opening contains a one-by-one-light, casement window.

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The three-bay rear elevation is dominated by the wrap-around elevated deck that is located on the rear addition's second story. Four wood posts support the deck and a wood railing extends around the perimeter. The roof line of the rear side gable shows altering planes, with the center bay's roof line elevated above the two outside bays. A variety of windows and window groups are scattered across the back wall. The first-story openings include a pair of one-over-one-light, double-hung windows on each end of the wall. Centered between each of these pairs is a group of three windows, each containing slightly narrower one-over-one-light, double-hung sashes. The second-story openings feature a centered group that contains an entry that appears to contain a sliding glass door and side window. A pair of windows, each containing one-over-one-light, double-hung sashes, flanks the center entry. The third-story openings include three different window groups. The left bay contains a pair of one-over-one-light, double-hung windows centered in the bay wall. The right bay has a group of three windows across the bay front. Each window contains one-over-one-light, double-hung sashes. The middle bay has the most varied window group. Three one-over-one-light, double-hung windows are centered in the bay wall, while a transom window is located above of the double-hung windows.

A rustic picket-style fence extends down the east lot line. Additional landscaping includes a terrace behind the house.

8. Narrative Statement of Significance

The Alexander Jackson Rental House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. It also does not appear to be a contributing building in a potential "West Hill" neighborhood historic district because of the major alterations and additions that have been completed.

Harness maker Alexander Jackson built this house sometime between 1845 and 1850, most likely as a rental property. He was a well-known and successful businessman, who served as a trustee for the City of Bloomington, city marshal, alderman and was a school board member for 12 years. However, his association with this house is not strong as it was a rental property, and it has been altered significantly since he was associated with it. An account in 1949 notes this was one of a handful of houses appearing in the 1856 city directory that remained standing fairly intact (Carlson 1997: 86). The house itself has since been drastically altered from its original condition, with major new additions, siding and other work completed. This work has altered the original dimensions of the house and would make it difficult for an early resident or owner to recognize the property. Thus, the Alexander Jackson Rental House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The major alterations completed on the building would also prevent it from being a contributing building to this potential historic district. The most recent change has been the construction of a three-story rear addition and installation of new siding on much of the remainder. These changes greatly alter the original appearance and although some features of an earlier design can still be seen, it is unlikely the previous

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owners would recognize the building. The façade has been completely remodeled, with new openings and cladding in stucco. Therefore, this building does not contribute to the historical or architectural significance of this potential historic district.

Land ownership and other documents suggest Scottish immigrant Alexander Jackson built this house between 1847 and 1856. There is a record of his acquiring this parcel (W ½ of Lot 8) on April 19, 1847 from T.S. Battelle (Book G, Page 9). An account in 1949 notes that this was one of a handful of houses appearing in the 1856 city directory that remained standing fairly intact (Carlson 1997: 86). Jackson was born in Keith, Scotland on May 9, 1818. He immigrated to America in 1835 and arrived in Muscatine in 1843. He opened a harness shop immediately after arriving in Muscatine and continued to operate it for 15 years.

This 1949 account by Mary Nietzel identifies the house as the M.M. Berkshire House and the 1856 directory does list an M.M. Berkshire at 59 Second Street, which could be this location, or an adjacent house, based on other addresses on this street. He is identified as a tailor with a shop at 168 Second. Montgomery M. Berkshire acquired Lot 8, Block 8 from Jno. A. Marble and wife on September 11, 1844 for \$350 (Book E, Page 152). Berkshire and his wife sold the E ½ of Lot 8, Block 8 to James Lawlor on January 16, 1857 for \$1700 (Book Q, Page 574). No record could be located of Berkshire selling the W ½ of Lot 8, Block 8, where this house sits, although it later appears in the 1847 transaction involving Alexander Jackson and T.S. Battelle. This suggests Berkshire lived in an adjacent house, which has been demolished. The 1859 directory does not list any Berkshires. However, the 1860 census does record an M.M. Berkshire, but as farmer living in Seventy-Six Township, as does the 1870 census. The census lists a wife and three daughters. Later directories list a John Berkshire, but identify him on the Burlington Road and other areas. M.M Berkshire is approximately 19 years older than John Berkshire, so it is possible they could be father and son. John Berkshire is not listed in the 1860 census. He would have been around 18 at that time, so it is possible he could have moved out of the Berkshire family home by then. However, that is all speculation and basically it is unknown what relationship John Berkshire is to M.M. Berkshire.

The 1856 directory also lists Alexander Jackson at 52 Second, which would be on the opposite of the street from this house. Property transfer records show Jackson continued own the W ½ of Lot 8, Block 8 in 1866. No record could be found for Battelle's acquisition of the land. He also does not appear in the 1856 city directory. Jackson also acquired the E 20' (1/3) of Lot 9 from William Butler on July 6, 1866 (Book 2, Page 307). It appears Jackson rented this property and continued to own it until his death in 1903. Family members or the estate apparently maintained ownership however until 1920. That combination makes it nearly impossible to determine the residents for much of the mid-19th century. Oliver Crandoll was established as a resident in the 1870s. As 410 W. Second and occasionally as 408 W. Second, both Oliver and Thomas Crandoll were listed as the residents from the 1877-78 directory to the 1900 directory. Clara Crandoll was also listed several times scattered throughout those years. Oliver Crandoll worked in a metal shop and later as a foreman in the oatmeal factory. Crandoll was married to the former Belle Vance of Keokuk. Prior to 1899, the address for this property was 410 W. Second, as is seen on the early Sanborn maps. In 1899 it was switched to 412 W. Second when 414 W. Second was constructed to the west. Oliver Crandoll died on December 28, 1901 and his brother passed away two

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months later. Thomas Crandoll had not married, while Oliver Crandoll's wife had died earlier. His children had already moved out of the house when he died.

The 1904 to 1911 directories listed George W. and Clara Downer as the residents. Oliver Crandoll had a daughter named Clara, but it is unknown if she and Clara Downer are the same person. George Downer was a laborer.

Earnest and Eva Snider were listed as the residents in the 1919 directory. He was a clerk in Thompson's Hardware Store.

The W ½ of Lot 8 and the E 1/3 of Lot 9 was sold to Roy and Nellie Johnson on July 12, 1920, apparently by the Jackson estate. The 1921 directory showed F.R. Johnson, a railroad mail clerk, as the resident. This probably is a typographical error and is the same person as Roy F. Johnson. The Johnsons continue to be listed in the 1923-24 to 1931 directory. No occupation was listed for him in those years. Nellie Johnson continued to live there after her husband apparently died. She is listed as Mrs. Nellie Johnson, a music teacher, from the 1934 to the 1940-41 directories.

The house was listed as vacant in the 1943 directory.

Etta and George Jehring apparently acquired the property from Nellie Johnson or her estate between 1941 and 1946, but there is no record of them living there. On March 28, 1946 they transferred the W ½ of Lot 8 and the E 1/3 of Lot 9, Block 8 to Robert B. Jehring, relationship unknown (Book 115, Page 222). He also does not appear to have lived there. The 1946 to 1952 directories listed Celia Berntheisel as the resident. No occupation was provided. Jas. A. and Gertrude Sankson were listed as the residents in the 1954 directory. He was an anodizer for McCormick-Craig Company.

The current owners, David and Janet Ales, acquired the property from Jehring on May 5, 1953. They also initially rented the property. The 1956 directory listed Jerome C. and Marianna Bishop as the residents. No occupation was provided. That listing is believed to be in error since the Bishops actually lived nearby in another house. The 1958 and 1959 directories both listed Earl and Thelma Foster as living at 412 W. Second. He operated Earl's Tap.

9. Major Bibliographical References

Carlson, Joann, ed. *Muscatine History Notes, Vol. 3*. Muscatine: Musser Public Library, 1997. Bound collection of documents, including history written in 1949 by Mary Nietzel, p. 79-87.

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

"Crandoll," Obituary of Thomas Crandoll, *Muscatine Journal*, February 27, 1902, page 4

"Goes To His Reward," Obituary for Alexander Jackson, *Muscatine Journal*, August 14, 1903, page 1.

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Site Number 70-01009

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“Oliver G. Crandoll Dead,” Obituary, *Muscatine Journal*, December 28, 1901, page 5

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



