

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

State Inventory No. 70-01038 **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 Robert Jackson House
 other names/site number Field Site #: WH-103

2. Location

street & number 715 W. 3rd 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) 49 Lot(s) 1, 2, 3

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	<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>06B: Early 20th century revivals / Colonial Revival</u>	foundation <u>10A: Concrete block</u>
_____	walls <u>03: Brick veneer</u>
_____	roof <u>08A: Asphalt shingles</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 Address 715 W. 3rd Street Site Number 70-01038
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 1938 check if circa or estimated date
Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)
Robert Jackson

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 Diane Mayer Day, Commission member (R.L. McCarley, consultant)
organization Muscatine Historic Preservation Commission date 12/28/05
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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7. Narrative Description

This is a two-story, five-bay, Georgian or Colonial Revival house that was built in 1937. The house sits on a concrete block foundation. The walls are clad brick veneer. The house mimics the typical form, with a main hip-roof three-bay center section and one-bay side hip-roof wings, though they are flush with the façade. Brick quoins define the corners of the house and front entry. A narrow frieze with projected courses of brick and one dogtooth course defines the top of the house. The windows were replaced around late summer 2005.

The front (south) elevation of the residence consists of five bays of which the entry is centered on the first story of house. A small concrete stoop with wrought iron railings leads to the entry. The entry is defined by brick quoin-like detailing, and the wood door appears to be original. There are four large nine-over-nine-light double-hung windows on the first story. A "lintel" of dogtooth brick appears three courses above each window. A wood panel is found under each window. The second story has five six-over-six-light double-hung windows. They have brick sills and the lintels are part of the small frieze. Shutters are found on the first and second story windows. Replacement windows have been installed since June 2005. The windows at this time were eight-over-sixteen-light on the first story and eight-over-eight-lights on the second story. These windows are also seen in a 1982 article (Muscatine Journal: January 13, 1982, page 19). The current windows also appear to have simulated divided lights and are aluminum clad replacement windows.

The east side of the residence has a nine-over-nine-light double-hung window on the first story and a six-over-six-light double-hung window on the second story. The frieze is the same as the front of the house. Brick quoins define the rear corner as well, which is adjacent to the one-story frame section, labeled a garage on the 1946 Sanborn map. This one-story section has a round window on the south elevation with nine segments, and a nine-over-nine-light double-hung window on the east side.

The main two-story section of the west side of the residence contains one nine-over-nine-light double-hung window on the first story and one six-over-six-light double-hung window on the second story. Brick quoins also define the rear corner in front of an enclosed side porch shown on the 1946 Sanborn map. This one-story gable-roof porch section on the northwest corner of the house has one casement with two windows on the south elevation and three casements on the west elevation. This window grouping has a single window on either side of a double window. Also facing the west elevation is a door into the garage and one six-over-six-light double-hung window on the second story over top of the addition.

The rear (north) elevation has four window openings on the first story. Two windows are large and are nine-over-nine-light double-hung windows. The other window openings have double six-over-six-light double hung windows. There is also one door on the first story. Five windows are present on the second story. Four of the windows are large and are six-over-six-light double-hung. The other window is placed in the middle of the window arrangement and is narrow as well. This window is a six-over-six-light double-hung window. A two-car garage is attached to the house on the north east corner. A dormer is

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present as well. The addition on the west side of the property has a double and one single casement windows facing the north elevation.

There are two brick columns on either side of the alley. The brick matches the brick used on this house. There is also a two-car garage attached to the house on the north east corner. The garage has wood siding on it. It appears to be the same as the one shown on the 1946 Sanborn map. There is also an older hitching post found along 3rd Street in front of the west end of the house, likely associated with an earlier house on Lots 1 and 2.

8. Narrative Statement of Significance

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

Attorney Robert Jackson appears to have built this house around 1937. Reportedly, house was completed at a cost of more than \$8,500 in 1938. Robert Jackson was a successful businessman and lawyer in the community. He was a member of or served on many different boards for many organizations throughout the community. He and his wife did not have any children, his estate provided for the home to be used by the Wesley United Methodist Church as a parsonage. His trust also provided for maintenance. In addition to the home and maintenance being provided to the church by the trust, Mr. Jackson's trust also provided funding for free public concerts in memory of his wife and parents. The Georgian/Colonial Revival house retains most of its integrity and is a good example of an early 20th century building. This residence has wonderful brick details around all of the windows and corners of the home. Mr. Jackson seems to have paid attention to detail and consistency throughout the placement of windows and their details. Thus, the Robert Jackson House appears to be individually eligible for the National Register of Historic Places under Criteria B and C.

The Robert Jackson House also appears to be a contributing building in a potential "West Hill" neighborhood historic district. This Georgian/Colonial Revival home has been well preserved with little to no change to its exterior for sixty-eight years. It is a contributing property to an historic district because it holds the character and charm of a past era. The decorative dentil work under the eaves, decorative brick work around the windows and entry way, and also the decorative brick work on the corners of the house show how much detail was given to this particular house. Its construction during the first half of the 20th century also helped the neighborhood maintain its position as an attractive location to build a home and raise a family.

The 1928 and 1946 Sanborn maps show a different house was constructed between those years. Raymond and Odetta Grimm are identified as residents of 715 in the 1934 and 1936-37 city directories. Grimm was president of Grimm Drug Company. A 1998 *Muscatine Journal* article described the residence as being completed in 1937 at a cost of more than \$8,500 ("Living in Luxury," *Journal*, June

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17, 1998, 1C). A warranty deed was filed on December 29, 1937 to Robert Jackson for Block 49, Lot 1 (Book 90, pg. 300). Mr. Jackson purchased Lots 2 and 3 on December 29, 1937 (90: 300). Thus, it appears that they built the house in 1938.

Robert S. and Elizabeth B. Jackson are listed as the residents of 715 W. Third beginning in the 1938-39 Muscatine City Directory. Jackson was the son of Judge Douglas V. Jackson. Before being named to the bench in 1902, Judge Jackson had worked as an attorney in the firm of Titus and Jackson. In a 1911 biographical sketch of Judge Jackson, his son Robert Sinclair is identified as a law student at the University of Iowa. Robert Jackson was born on September 8, 1888 in Muscatine to Douglas Viele and Alberta C. Jarvis Jackson. Mr. Jackson attended Muscatine schools, Grinnell College and the University of Iowa. Mr. Jackson graduated from the University of Iowa, College of Liberal Arts in 1911. He proceeded on to the College of Law at the U of I from which he graduated in 1913 (Muscatine Journal, May 17, 1979, page 1). Robert and Elizabeth Jackson were married on October 22, 1913 in Hampton, Iowa. Mr. and Mrs. Jackson met at Grinnell College before continuing their education at the University of Iowa. Elizabeth June Beebe Jackson was born in Hampton, Iowa to State Representative N.W. and Estella Dier Beebe (Muscatine Journal: October 23, 1913, page 8). Mr. and Mrs. Jackson returned to live in Muscatine at 812 W. Third Street. Robert practiced law with his father after graduation until Robert Jackson was appointed as a district court judge. Robert, 31, and Elizabeth, 29, were listed in the 1920 census at 712 W. Third. A servant, Ida Fisher, was the only other resident listed at that address.

By the 1938-39 city directory, Robert and Elizabeth Jackson were listed at 715 W. 3rd Street. Robert would have been about age 49 when he constructed this large house. Mr. Jackson practiced law from 1913 until he retired in 1970. Mr. Jackson is listed in the 1938 through the 1940 Muscatine City Directories as being a lawyer and having an office at 501 Laurel Building. The 1943 through 1952 city directories continue to list him as a lawyer, but his office moved to 404 Laurel Building. The 1954 through 1972 Muscatine City Directories identifies Mr. Jackson as being a lawyer with his office being at 505 Laurel Building and as the vice president of Central State Bank. The 1973 through 1976 lists Mr. Jackson as being a lawyer but there was not an address listed for his office. The 1977 Muscatine City Directory lists Mr. Jackson as being retired. An article from the Muscatine Journal dated March 17, 1975 details Mr. Jackson's career in the field of law. Mr. Jackson discusses how he began his career in 1913 when he graduated and joined his father's law practice in Muscatine. His father, Douglas V. Jackson was a district court judge from 1902 through 1942.

Elizabeth Jackson died in April 1967. According to her obituary, Mrs. Jackson was highly involved in the Muscatine community. She was member of the First Methodist Church; served on the board of the YWCA when the existing building was constructed, was a member and past president of the Fortnightly Club; a charter member F.C. of the P.E.O. Sisterhood, which was organized at her home in 1917; she was member of the Order of Eastern Star; member of the Delta Gamma Sorority; member of the Geneva Golf and Country Club; and a trustee of the Laura Musser Art Gallery and Museum. Her funeral took place at their home (Muscatine Journal: April 11, 1967, page 13). They had no children.

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Robert S. Jackson lived in the house after his wife died on April 10, 1967 and within a few months of his death on May 16, 1979 (Muscatine Journal: January 13, 1982, page 19). According to his obituary, Mr. Jackson was an active member of the community belonging to several organizations. He was a board member of the First Methodist Church; director of the YMCA; a member of Iowa Lodge No. 2 and the Davenport Consistory of the Scottish Rite Masons; a director of the old First National Bank, the First Trust and Savings Bank; an organizer, director, and vice-president of the Central State Bank; president of the Geneva Golf and Country Club; a director of the P.M. Musser Public Library for 21 years; a director of the Muscatine Hotel Company; and a member of the Board of Law Examiners of the State of Iowa from 1939-47 (Muscatine Journal: May 17, 1979, page 1).

Upon his death, Jackson willed this house to the Wesley United Methodist Church to be used as a parsonage. Central State Bank administers the Robert Jackson Trust. Jackson also provided funding in his will for the church to provide free public concerts in memory of his wife and parents. Information on the Jackson Concert series is available online at <http://www.wesleymethodist.org/jackson.htm>

An article was published in 1982 about the home. The reporter interviewed the minister and his wife. The reporter also discusses the furnishings and room features of the home. The 1998 article is an interview with the current minister and his family about living in this home that was built by Jackson. The house is the parsonage for Wesley United Methodist Church. The windows were replaced around late summer 2005.

9. Major Bibliographical References

Census Records, United States Census Bureau, 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.

"Home is large and impressive but full of warmth," *Muscatine Journal*, January 13, 1982, 19

"Living in Luxury," *Muscatine Journal*, June 17, 1998, 1C

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911, Page 17

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.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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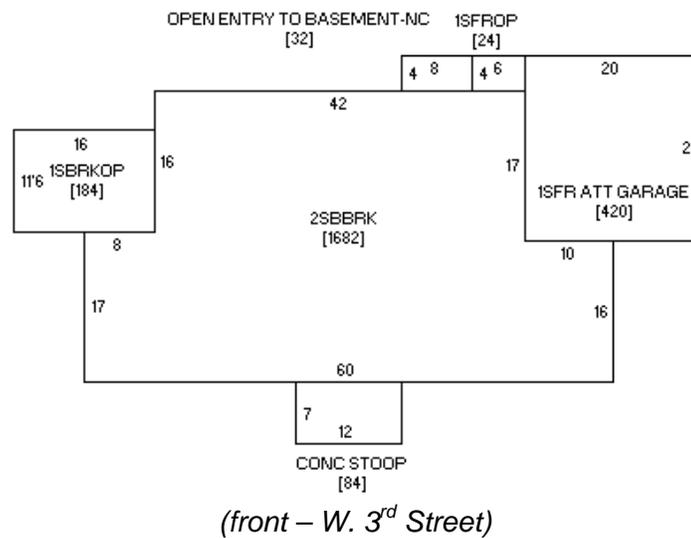
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Location Map



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



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Photograph of building (digital image)



June 2005



June 2006