

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

State Inventory No. 70-00225  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 Peter Jackson House  
 other names/site number Field Site #: WH-080

**2. Location**

street & number 519 W. 3<sup>rd</sup> 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) 51 Lot(s) Lot 1

**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>2</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>2</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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01A01: Domestic / Single residence</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09A01: House / Gable front roof</u>	foundation <u>03: Brick</u>
_____	walls <u>06 Stucco</u>
_____	roof <u>08A: Asphalt / Shingle</u>
_____	other _____

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input 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 519 W. 3rd Street

Site Number 70-00225  
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

1859

check if circa or estimated date

Other dates

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect

Builder

**Narrative Statement of Significance**  SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References (OPTIONAL)**

Zone	Easting	Northing	Zone	Easting	Northing
1			2		
3			4		

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Donald W. Bain, Volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 3, 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

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<u>Peter Jackson House</u>	<u>Muscatine</u>
Name of Property	County
<u>519 W. 3<sup>rd</sup> Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This is a two-story, three-bay, gable front house, perhaps with some Greek Revival elements. It sits on a brick foundation and is constructed of wood frame construction with stucco finish. The front gable roof is clad in asphalt shingles. This home has “ogee” shaped gutters and rectangular downspouts.

The front (south) elevation includes a flat-roofed screened wood porch that includes a circular (in plan) portion on the east end. Three steps approximately 5 feet wide lead to the porch and the front door of the house. The porch is constructed of wood with wood lattice-type skirting around its perimeter at the base and tapered round columns. The front elevation of the house has a side entry with a double wood door with a transom above each door on the first story. The second story has three, equally spaced, one-over-one-light double-hung, wood windows. At the apex of the front gable is a triangular shaped wooden louver.

The west side elevation, along Locust Street, contains three six-over-six-light double-hung windows on the first story. Also on this elevation are three windows at the second story level matching the first floor windows in location and type. The middle second story window is actually a three-sided oriel window with a single-over-single-light double-hung window in each side. The side of the rear section reflects a older single story rear section with stucco covering and a diamond shaped fixed window, and a newer frame and clapboard sided single story rear section with a smaller, single-over-single-light double-hung window.

The east side elevation includes single-over-single light double-hung windows along the first and second story of the house. On the main section of the house is a second story window and a two-story bay window. The bay window has a single-over-single light double-hung window on each of the three sides. The side of the rear section consist of a six-over-six-light double-hung window and a smaller single-over-single light double-hung window set in a the larger window opening with the lower portion closed with a wood panel on the first story. The second story has a three-side oriel window and a two-sided triangular window bay with a single-over-single light double-hung window in each side.

The north elevation is the rear of the house. This is primarily the rear of the rear section, which appears to be original to the house or an early (pre-1883) addition. This rear elevation includes a one-story section added to the two-story section. The one-story section is sided with wood horizontal siding. A single-door entry and a single, one-over-one-light double-hung, window occurs on the first story. Directly above this window is another six-over-six-light double-hung window for the second story.

At the rear of the property, adjacent to the alley is a two-story frame garage with board & batten siding. This structure has a gable roof with asphalt shingles. The sliding garage door appears it could be original to the garage. The Sanborn Maps appear to indicate that the present garage was constructed between 1905 and 1912 replacing an earlier single story structure that dated to before 1888.

# Iowa Site Inventory Form Continuation Sheet

Page 4

---

<u>Peter Jackson House</u>	<u>Muscatine</u>
Name of Property	County
<u>519 W. 3<sup>rd</sup> Street</u>	<u>Muscatine</u>
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## 8. Narrative Statement of Significance

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

The Peter Jackson House was home to Peter Jackson for almost the last 50 years of the 19<sup>th</sup> Century. He was a prominent member of Muscatine society working in the mercantile and pork packing businesses. He organized the Merchants' Exchange Bank, was the first president, and served as cashier for 14 years. Christiana Jackson, Peter's wife, was also a well-respected member of Muscatine and "was among the best known women in this part of the state". Her philanthropies were numerous and she was prominently identified with Iowa W.C.T.U. and the temperance movement. She taught Sunday school class at the Methodist Episcopal church for more than 30 years. Thus the Peter Jackson House appears eligible for National Register of Historic Places under Criterion B. The Peter Jackson House has lost some of its historic integrity due to new stucco c.1910s and addition of window bays. No significant event is associated with this house. Thus it does not appear to be eligible under Criteria A or C.

The Peter Jackson House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It reflects the neighborhood development of this area in the late 19<sup>th</sup> century. The Jackson's were prominent local residents. The house contributes historically and architecturally to this potential historic district.

Peter Jackson bought Lot 1 from Rhoda Smalley on April 20, 1856 (Q: 256). Local tradition states that this house was built in 1857 (*A Stroll Through Muscatine*), but the obituary of Peter's wife, Christiana Jackson, indicates the house was built in 1859, two years after their marriage in 1857. The 1859 City Directory indicates that Peter Jackson, an Insurance Agent lived at the northeast corner of 3<sup>rd</sup> and Locust. Peter was one of the first settlers in Muscatine, born in Scotland in 1816. He moved here via New York in 1839, after buying a lot in 1838. He was as a clerk in Adam Ogilvie's store, and became a partner with him in pork packing. He continued on his own from 1845 to 1856. He married Christina Sinclair, a native of Canada, in 1857. They had three children--Douglas V., Charles P. and Anna M. Peter Jackson also had one son, George B., by a former wife. In 1865, Jackson, with several others, organized the Merchants' Exchange Bank, and Mr. Jackson was elected the first President. He was elected cashier, and held that position for fourteen years until January 1879, when he retired from the active management of the bank (*History of Muscatine County Iowa, 1879, 607*). The 1870 census lists Peter Jackson as a 54-year-old cashier in a bank, with \$20,000 in real estate and \$15,000 in personal property. His household included his wife Christina (36), son George B (19, clerk in dry goods store), D.V. (11), and Charles (7). He was Secretary of the Old Settlers' Association in 1879. (*History of Muscatine County Iowa, 1879, P. 607*).

Peter Jackson lived in this house from 1859 through his death in 1901 (city directories). His was an insurance agent in 1859 and then listed as a cashier for Merchant Exchange National Bank from 1866 to 1878. He appears to have retired by 1879 as there is no occupation listed in that directory. The 1889-92

# Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Peter Jackson House</u>	<u>Muscatine</u>
Name of Property	County
<u>519 W. 3<sup>rd</sup> Street</u>	<u>Muscatine</u>
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directory lists Miss Mabel Jackson at this address also. The 1893-94 directory lists C.P. Jackson, jeweler as boarding. The 1897-98 directory lists Charles P. Jackson, bookkeeper at Cook, Musser & Company, as boarding with Miss Mable and Peter Jackson. The 1900 directory lists Peters Jackson with wife Christiana S. and Miss Mabel. The 1900 census lists Peter (84) with his wife Christina (66), son Charles (37, bank teller), and daughter, A. Mabel (27). Peter Jackson died on January 31, 1901. His obituary notes that he was born in Keith Bamffshire, Scotland on April 30, 1815 and moved to Muscatine in March 1839. He clerked in the Adam Ogilvie store and then went into partnership with Mr. Ogilvie in the mercantile business. They also were the first to conduct pork packing business in the area. In the spring of 1841, the two built the first open front store built in the city. Mr. Jackson sold out to Mr. Ogilvie. Peter Jackson then formed with others the Merchants Exchange Bank in 1865, with Peter Jackson as president. Mr. Jackson became cashier in 1855 and held the position for many years. He was a longtime member of the First Methodist Episcopal church and a prominent member of the Old Settler's Association. He married in 1845 to Nancy Cox and again in 1857 to Christiana Sinclair. Christiana, and three sons – George R., Douglas V., and Charles P. - and one daughter Mabel survived him (Obituary, Muscatine Journal, 1901, P. 5).

After Peter's death, the property transferred to his wife Christina Jackson on February 3, 1902 (Lots Book 35: 427). The 1902-03 directory lists Christiana S. (widow of Peter) with Charles P, Elizabeth, and Mabel boarding (no occupations). The 1904-1911 directories lists Christian S. (widow of Peter) with Charles P. boarding (no occupations). 1910 Census lists Christiana, 75, as widow, head of household and owning home. Charles P., 47, son, retired is listed with her at 519 W. 3<sup>rd</sup>. The 1913 directory lists Christiana S. (widow of Peter) with Charles P. retired. Christiana died on October 30, 1915. Her obituary indicates that she married Peter Jackson in 1857 when he came to Canada and brought back his smiling bride Miss Christiana Sinclair. Two years later in 1859, the couple erected the home at 519 W. Third Street. Mrs. Jackson took an active interest in the affairs of Muscatine and was among the best-known women in this part of the state. Her philanthropies were numerous and she was prominently identified with Iowa W.C.T.U. and the temperance movement. She taught Sunday school class at the Methodist Episcopal church for more than 30 years. (Obituary, *Muscatine Journal*, 1915, P. 2).

Douglass and Charles Jackson bought the property from Christina S. Jackson on November 28, 1914 (Lots Book 48: 162). They were the sons of Peter and Christina Jackson. Local tradition says that the stucco was added to the house in the early 1910s, and this was likely done after Christina's death. The 1916 directory lists Charles P. Jackson, retired. Douglas V. Jackson was living next door at his home, 513 W. 3<sup>rd</sup>. The 1920 Census lists Charles P., 56, single and retired, with a housekeeper, Nettie J. Preston, 40, and servant, Maude A. Brei, 20 living with him. Doug Jackson died on July 11, 1947. Charles Jackson would continue to occupy this home alone until his death on August 9, 1950. His obituary notes that he graduated from the UI College of Medicine in March of 1887. He was a first lieutenant of Company C, Iowa National Guard in the 1880s. He served on the Muscatine Cemetery Commission from its organization in 1922 for about 25 years. He never married. (Obituary, *Muscatine Journal*, 1950)

After Charles died, his heirs – nephew Robert S. Jackson, et. ux – sold the property to Florence Beebe on March 30, 1951 (Lots Book 138: 383). In 1952 Florence D. Beebe is listed with no occupation.

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-00225

Related District Number 70-01005

Page 6

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<u>Peter Jackson House</u>	<u>Muscatine</u>
Name of Property	County
<u>519 W. 3<sup>rd</sup> Street</u>	<u>Muscatine</u>
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Elmer and Betty Breckenfelder bought the property from Florence Beebe on July 26, 1954 (148:576). From 1954 through 1959, Elmer H. Breckenfelder, Engineer at Stanley Engineering, is listed with wife Betty.

## 9. Major Bibliographical References

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

City Directories, Muscatine. Various publishers, 1894-1959. Available as the Musser Public Library.

"C.P. Jackson Lifelong Local Resident, Dies" Obituary, Muscatine Journal, August 9, 1950, P. 11.

"Death of Peter Jackson" Obituary, Muscatine Journal, January 31, 1901, P. 5.

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

*History of Muscatine County Iowa*, Biographical Section, 1879, page 607

"Prominent Woman Succumbs to Age – Mrs. Christiana Jackson Passes Away Saturday" Obituary, *Muscatine Journal*, November 1, 1915, P. 2.

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  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 70-00225  
 Related District Number 70-01005

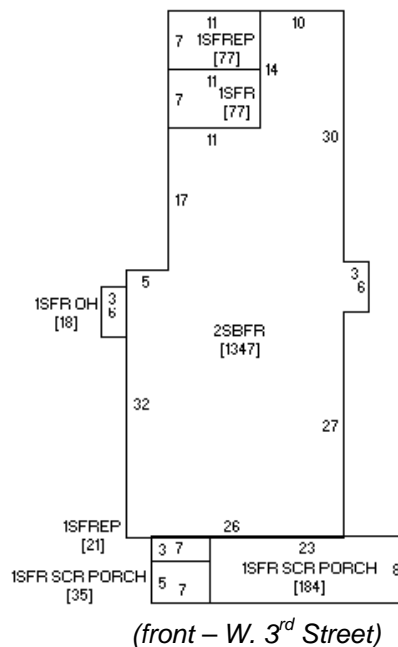
Page 7

Name of Property	Muscatine
Address	Muscatine
	County
	City

**Location Map**



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



# Iowa Site Inventory Form Continuation Sheet

Site Number 70-00225

Related District Number 70-01005

Page 8

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Peter Jackson House  
Name of Property

Muscatine  
County

519 W. 3<sup>rd</sup> Street  
Address

Muscatine  
City

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## Photograph of building (digital image)

