

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, April 9, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the March 12, 2024 meeting minutes.

III. Communications

IV. Old Business

V. New Business

1. Case COA24-04: Request to modify the ceiling over the northwest entrance at 301 East 2nd Street. The Davenport Bag and Paper Company Building is a locally listed historic landmark in the Davenport Motor Row and Industrial Historic District. Peterson HTC LLC, petitioner. [Ward 3]
2. Case COA24-05: Request to reconstruct an exterior staircase at 1607 West 12th Street. Upham Hall is a contributing structure in the Marycrest College Local Landmark Historic District. Door Creek Construction of Illinois, LLC, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Meeting

1. Next Commission Meeting: May 14, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
4/9/2024

Subject:
Consideration of the March 12, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The March 12, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes: 3-12-2024

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 12, 2024; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: McGivern, Kretz, Miranda, Hustedde, Powers, Franken, Bierman

Staff Present: Werderitch

II. Secretary's Report

A. Consideration of the February 13, 2024 meeting minutes.

Motion by Kretz, second by Miranda, to approve the February 13, 2024 meeting minutes. Minutes were unanimously approved by voice vote (7-0).

III. Communications

IV. Old Business

V. New Business

A. Case COA24-02: Request to reconstruct the front yard retaining wall at 510 West 6th Street. The retaining wall is located within the Hamburg Local Landmark Historic District. Richard Stone, petitioner. [Ward 3]

Werderitch presented an overview of the proposed project. With assistance from Davenport's DREAM Project, the homeowner is hoping to reconstruct the retaining wall along 6th Street. Unlike the retaining wall to the north, this wall is located entirely on private property. The wall supports the historic Lambrite-Iles-Peterson House.

The existing wall is severely deteriorated and collapsing over the public sidewalk. After evaluating the condition of the wall, Klingner & Associates determined the stone was not salvageable. In the interest of public safety, the firm recommended a new wall be constructed to address the underlying causes of damage.

Following the evaluation, the engineering firm designed a new retaining wall that matches the design of the wall at the top of the hill. The approximately 7-foot-tall wall will span the length of the south property line. The surface will be Redi-Rock LedgeStone stained to match the historic color of the limestone. This product has been successful in previous applications due to its texture and resemblance to historic stones.

In addition, the proposed wall design will reestablish a staircase, providing access from the sidewalk up to the home. The existing staircase is unusable and stacked with rubble that has fallen from the wall. Once completed, the public sidewalk will also be replaced.

Richard Stone, applicant, and Alan Conner, City of Davenport, were in attendance to answer questions.

Commissioners agreed the existing wall was not salvageable and posed a threat to public safety. The proposed Redi-Rock product was the preferred choice given its structural integrity and character.

Staff recommended approval of the Certificate of Appropriateness to reconstruct the front yard retaining wall at 510 West 6th Street as presented.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project meets the following standards:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Powers, second by Kretz, to approve Case COA24-02 as submitted. Motion to approve passed by a roll call vote (7-0).

- B. Case COA24-03: Request for exterior alteration at 614 West 7th Street. The Otilie J. Meisner House is a contributing structure in the Hamburg Local Landmark Historic District. Darrell McCormick, petitioner. [Ward 3]

Werderitch reviewed in detail the complete scope of exterior renovations, including demolition, concrete work, siding, windows, painting, front and rear porch reconstruction, and rehabilitating the detached garage.

Darrell McCormick, applicant, was in attendance to answer questions. Alan Conner, City of Davenport, spoke in favor the proposed replacement siding material.

Commissioners discussed the replacement LP Smart Siding product. The consensus was in favor of the material due to its durability and low maintenance. The engineered wood product also conveys the look and warmth of natural wood, which keeps with the character of the neighborhood.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 614 West 7th Street in accordance with the submitted material and subject to the following conditions:

1. To the greatest extent possible, the original wood siding shall be preserved underneath the installation of the new LP Smart Siding.

2. The profile of the horizontal LP Smart Siding shall match the profile of the original wood siding.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
3. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

Motion by Kretz, second by Bierman, to approve Case COA24-03 in accordance with the submitted material and submit to staff conditions. Motion to approve with conditions passed by a roll call vote (7-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by McGivern, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (7-0). The meeting adjourned at 5:28 pm.

IX. Next Commission Meeting: April 9, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
4/9/2024

Subject:

Case COA24-04: Request to modify the ceiling over the northwest entrance at 301 East 2nd Street. The Davenport Bag and Paper Company Building is a locally listed historic landmark in the Davenport Motor Row and Industrial Historic District. Peterson HTC LLC, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a ceiling over the northwest entrance at 301 East 2nd Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060Cof the Davenport Municipal Code. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.

Background:

Situation: Apartment 201, located on the second floor above the northwest entrance, is experiencing issues during cold weather with ice forming on the concrete floor. The property owner believes the ice buildup is caused by the concrete ceiling below the bedroom being exposed to the outside elements in the winter. This has caused both a safety issue for the resident (potential slipping hazard) and a utility issue (the resident is paying higher utility bills than normal due to the bedroom floor being cold/frozen.).

Request: Install a ceiling on the exterior entrance of the northwest corner to reduce thermal transfer of temperature into the residential unit above.

Scope of Work:

1. Install pressure treated lumber to ceiling.
2. Apply foam board insulation.
3. Cover with fiber cement panel siding/soffit material.
4. Paint fiber cement with Sherwin Williams Jogging Path to match the building's exterior.

Staff Response:

The project scope keeps the structure in a good state of repair and protects the safety of the tenants. While the northwest corner of the building is a prominent facade, the alteration will have limited visibility from public view. The applicant is proposing a practical solution to the problem by adding insulation to the exterior ceiling. This will reduce the depth of the recessed ceiling. The insulation will be covered with fiber cement siding and painted a neutral gray color

to compliment the exterior blocks. Despite not being an exact material match, the fiber cement panels can resemble the direction of the scored concrete ceiling. Staff believe these alterations will not impact the historical significance of the building.

The option of applying insulation to the interior of the building was explored. However, this approach presented additional challenges as the finished elevation of the unit would need to be altered. The exterior improvements avoid displacement of residents during construction while addressing the underlying issue. This project has also been reviewed by Davenport's Building Department for compliance with City codes and ordinances.

Property Background:

The Davenport Bag and Paper Company was designed and constructed by the architectural firm of G.A. Hanssen and D.J. Harfst in 1907. It is constructed with reinforced concrete and is considered the first fire-resistant high rise building in Davenport. The building incorporates features from the Chicago School of Architecture and neoclassical period.

Davenport Bag and Paper Company became part of a core of manufacturing and warehouse industries that dominated the east side of downtown through World War I. In 1940, the structure was occupied by the Peterson Paper Company. The City of Davenport designated the structure as a local landmark in 2012 to recognize its architectural and historical significance. The property now features first floor commercial space and residential apartments.

Attachments:

1. Certificate of Appropriateness Application
2. Background Material & Photos
3. Ordinance Designating Landmark Status
4. Historic Nomination Sheet-Davenport Bag and Paper Company-Part1
5. Historic Nomination Sheet-Davenport Bag and Paper Company-Part2
6. Historic Preservation Ordinance Review Standards



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name	Neil Desai
Address	PO Box 4469
City State Zip	Davenport, IA 52808
Phone	(847) 452-4295
Secondary Phone	
E-Mail Address	neil.desai@yash.com
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. ☒ <u>Neil Desai</u> <u>03/13/2024</u> Type Applicant's Name here to serve as a signature Date	
DEVELOPMENT TEAM	
Property Owner Peterson HTC LLC	
Address PO Box 4469 Davenport, IA 52808	
Phone	Secondary Phone
(847) 452-4295	
E-Mail Address neil.desai@yash.com	
Project Manager/Other Tom Piehl	
Address PO Box 4469 Davenport, IA 52808	
Phone	Secondary Phone
(309) 269-6079	
E-Mail Address tpiehl@sbcglobal.net	
RESOURCE TYPE Individual Landmark	
SUBMITTAL DATE 03/15/2024	
MEETING DATE 03/29/2024	
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 301 East 2nd Street - Peterson Paper Lofts	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Install ceiling on exterior porch of Northwest corner to reduce thermal transfer of temperature into the residential unit above. The residential unit above has their bedroom floor freezing when temps fall below 20 degrees making it unsafe and increasing their utility bill.	
APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration	
Demolition of any local or national historic resources shall require a Historic Demolition Request Application	
ALL SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	☒
Photos or renderings of all existing building/sign façades	☒
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	☒
Material specs: type, dimensions, color & manufacturer	☒
MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:	
Dimensioned Site Plan (proposed & existing buildings/site items)	☐
Grading Plan with 2 foot intervals (if needed)	☐
Mechanical Screening shall be shown	☐
Materials Board of sample building materials proposed	☐
* Major Additions & New Buildings may require more extensive information	
Formal Procedure	
Application Fee: NONE	
(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>	
(2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.	
(3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.	
Submit this form with attachments to: planning@davenportiowa.com	



Email Address
Type to enter text

[illegible]



INTEGRITY . RELIABILITY . HONESTY

Invoice Date

Job Name & Address

Phone Number

Email Address

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Authorized Signature

Date

Davenport Bag & Paper Company

DAVENPORT
IOWA | USA

- Built in 1907
- Architects: G.A. Hanssen and D.J. Harfst
- Concrete Construction Technique
- First Fire Resistant High Rise Building in Davenport
- History of Tenants:
 - Davenport Bag & Paper Company
 - 1940: Peterson Paper Company
 - 2019: Peterson Paper Lofts (23 Units)



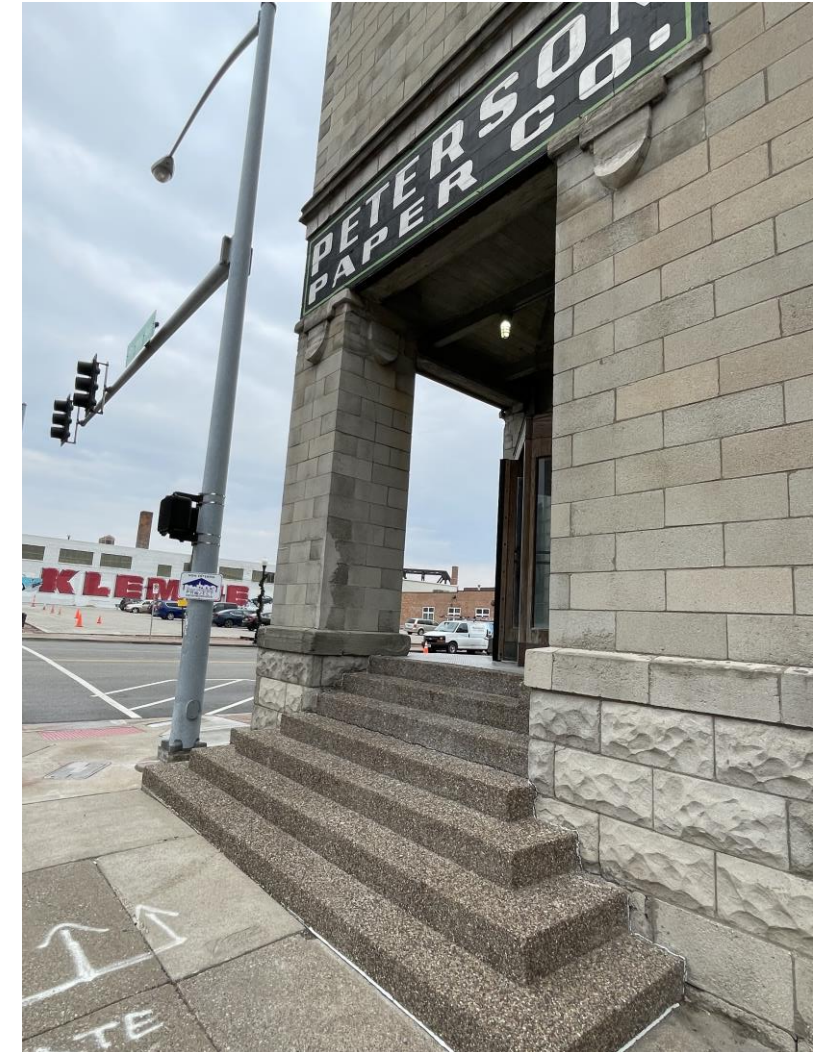
Northwest Entrance

Issue:

- 2nd floor apartment over the northwest entrance experiences cold/frozen floors during winter months.
- Ice buildup is caused by the exposed concrete ceiling below the bedroom.
- Safety concern for the residents (potential slipping hazard).
- Increase in utility bills for the tenant.

Request:

- Install insulation on the exterior entrance ceiling to reduce thermal transfer of temperature to the interior unit.



DAVENPORT
IOWA | USA

Scope of Work

DAVENPORT
IOWA | USA

1. Install pressure treated lumber to ceiling.
2. Apply foam board insulation.
3. Cover with fiber cement panel siding/soffit material.
4. Paint fiber cement to match concrete building exterior.

SW 7638

Jogging Path

FULL DETAILS ▾

This muted gray is infused with a graceful green undertone. Try this light neutral in spaces you want to impart a dose of nature-inspired tranquility.

Sherwin Williams Paint Color



Textured Grooved 8" OC
Fiber Cement Panel Siding

City of Davenport

Committee: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 326-7743; mflynn@ci.davenport.ia.us
Ward: 3rd

2012-428

Action / Date
CD 10/17/12

CC1. OCT 24 2012

CC2. NOV 15 2012

CC3. NOV 15 2012

Subject:

An ORDINANCE for Case No. LL12-02 to designate the Davenport Bag and Paper Company located at 301 West 2nd Street a local landmark (Y and J Properties LLC, petitioner) [*Ward 3*].

Recommendation:

The Historic Preservation Commission recommends that Case No. LL12-02 be approved. The Commission vote was unanimous.

Relationship to Goals:

Added emphasis on economic development.

Background:

Y and J Properties, LLC recently purchased the Davenport Bag and Paper Company located at 301 West 2nd Street and proposes to convert the building to first floor commercial and a total of 20 residential units on floors two through five. The property owner is voluntarily requesting to become a local landmark to recognize and document the property's individual architectural and historical significance.

The Davenport Bag and Paper Company was constructed in 1907. The business produced paper bags, wrapping paper, and flour sacks. Davenport Bag & Paper Company became part of a core of manufacturing and warehouse industries that dominated the east end of the Davenport Central Business District from the late nineteenth century through World War I. By 1940 the building housed the Peterson Paper Company.

The Davenport Bag and Paper Company's reinforced concrete construction technique was influenced by the Chicago Fire of 1871 and a tragic fire that spread from the Village of East Davenport in 1901. It was one the first fire resistant high rise buildings in Davenport. The building incorporated elements from the Chicago School of Architecture and the neoclassical period.

The Davenport Bag and Paper Company was designed by the architectural firm of G.A. Hanssen and D.J. Harfst, of which Hanssen went on to become a Master Architect in San Diego, California. In 1899 Dietrick J. (Deat) Harfst joined Hanssen as a draftsman. Deat worked under Hanssen for many years and they designed large commercial structures, including Sacred Heart's Rectory and the Central Fire Station.

Staff concurs with the Historic Preservation Commission that the Davenport Bag and Paper Company is consistent with Section 17.23.060B of the Davenport City Code for individual designation as a local landmark.

Please refer to the attached Historic Preservation Commission Staff Report for more information.

ORDINANCE NO. 2012- 428

ORDINANCE for the Landmark Designation of the Davenport Bag and Paper Company located at 301 West 2nd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa (Y and J Properties LLC, petitioner) [*Ward 3*].

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property; and

WHEREAS, Enhancing the Existing Built Environment is the First Goal of Davenport 2025, Comprehensive Plan for the City; and

NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate known as the Davenport Bag and Paper Company located at 301 West 2nd Street is hereby granted Landmark Designation. The property has the following legal description:

Part of the Northwest Quarter of Section 36, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows: Block 63, Lot 15 and the West 22.7 feet of Lot 14 LeClaire's 3rd Addition. Said property contains .22 acres, more or less.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration October 24, 2012

Second Consideration November 15, 2012



Approved November 15, 2012

William E. Gluba

William E. Gluba
Mayor

Attest: Jackie C. Holecek

Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on November 27, 2012



“INDIVIDUAL PROPERTY” NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please provide the following information: (Please type or print)

Address of the Property: 301 East 2nd Street, Davenport

Legal Description of the Property: Subdivision Name: LeClaire's 3rd Addition of Davenport

Block: 63 Lot: 15

Historic Name (or proposed historic name): Davenport Bag & Paper Company

Date listed on National Register of Historic Places (if applicable): _____

(If listed, NRHP Site No. #82-10-)

NRHP Historic District (if applicable): _____

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____ (check one)

Owner(s) of Record: Y & J Properties LLC

Owner(s) Address: (Name) Y & J Properties LLC

(Street) 230 West 3rd Street, Suite 216

(City, State & ZIP) Davenport, IA

Owner(s) Telecommunications: Work: 309-292-2777 Home: _____ Mobile: _____

Fax: _____ Email: _____

Current Use of the Property: Vacant

Original Function of the Property: Business that produced paper bags, wrapping paper & flour sacks.

The Petitioner shall submit the following information:

- (1) Four 4" x 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)
- (3) Physical Description of the Property: (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1907 Architectural Style: Chicago School

Building Materials: Foundation: Concrete Walls: Stone, CMU

Roof: Concrete, EPDM Other: _____

Distinctive Features: Chicago School, Neoclassical architecture

Alterations: Cornice has been removed due to degradation.

- (4) A narrative describing why the property satisfies the “Designation Criteria” listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property’s present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030¹.

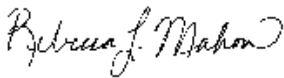
The “Designation Criteria” are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

- (A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or
- (B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
- (C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

- (5) A list of major bibliographical references.

“I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.



Owner(s) of Record or Authorized Agent

8/24/2012

Date

¹ Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

September	11	2012
month	day	year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:

Received by: Ryan Rusnak 8/24/2012

Commission Secretary or Designee Date

Is application complete? ☒ Yes ☐ No

If not, explain: _____

Statement of Significance Summary Paragraph

The Davenport Bag and Paper Company building is a five story showroom, manufacturing and warehouse building, built in 1907. It is located at 301 East Second Street, on the corner of Second and Pershing. The building is constructed of poured-in-place, reinforced concrete structure; concrete masonry unit exterior with limestone base & trim; and a metal coping cap. The original building provided 6,000 gross square feet per floor, for a total of 30,000 square feet. This building incorporated elements from the Chicago School of Architecture and the neoclassical period. This is one of the first fire-resistant high rise buildings in the Davenport area. The building has local historical significance under Criteria A, B and C. It satisfies Criteria A because the building represents the economic growth of the commerce and industrial area of downtown Davenport at the turn of the 20th century. It also represents the achievements of the German-American culture in Davenport. Criteria B is satisfied due to the fire resistant type of construction and architectural style influenced by significant natural events. And Criteria C is satisfied because this was the last building designed by the architectural firm of G.A. Hanssen and D.J. Harfst, of which Hanssen went on to become a Master Architect in San Diego, California.

Narrative Statement of Significance

The property is located in Davenport's East End, which is bounded by Perry on the west, the railroad (5th Street) on the north, and River Drive on the south. This area combines commercial activities with pockets of light to heavy industry.



From the collection of Davenport Public Library

This picture was taken from the Government Bridge looking west around 1912. In the background are some of the factories and prominent businesses that occupied Davenport's East End, including the Davenport Bag and Paper Co.,

Continuation Sheet: 5 | Page

Morton L. Marks Co., Wholesale Grocers, Carnation Pure Food Products, and Diamond Crystal Salt Co. Just out of the picture to the east is a logging company and fabric mill. On July 24, 1901, one of the worst fires in Davenport history occurred in the Village, east of the building site. The fire began at the Rock Island Fuel Company and spread quickly, warping the rails of the railroad track and blanketing this area in a dark, heavy smoke. Flames reached 300 feet in the air, spreading the fire closer to the downtown area. Fortunately this fire was contained at Tremont Avenue hill near St. Katherine's Hall Girls' School was located. In the end, approximately 20 acres of land were burned, nearly 250 people were left homeless and businesses suffered \$1.25 million in losses. Following the fire's destruction, which left shingles, kindling, sawdust and 60-foot tall piles of lumber, a shantytown evolved. This area surrounded the Weyerhaeuser Mill, Lindsay & Phelps Mill, Roberts Wood Yard and the Standard Oil storage tanks. [1] [2] After witnessing the Great Chicago Fire of 1871 and then suffering through a fire of this magnitude, the use of fire resistant structures for higher hazard buildings became greatly desired by the community. Upon rebuilding this heavily damaged area, the Davenport Bag and Paper Company Building became the first high rise building to feature these design options in downtown Davenport.

Circulation on the property consisted of the two main street sidewalks on the north and west sides and a delivery door on the south side. The lot has a slight slope towards the river across the entire site. The main entry was at the northwest corner with a monumental stair to the revolving front door.

The building is a large rectangular structure with a low slope roof created by sloping structural members. The west and north side that were seen by Second and Pershing were treated in the Chicago School of Architecture with prominent Chicago Style Windows.

The influence of the neoclassical period can be seen in the treatment of the exterior fenestration. Coarse cut limestone was used on the lower portion of the structure to emulate the base of a column and was capped by a cut stone band. The shaft of the column is represented with the use of the clean lines of the concrete masonry units capped by a cut stone band. The building then breaks the sky with an arched coping cap creating the column capital. The coping cap follows along the west and south side, returns to the corner, and stops on the north and south sides. As these sides did not face a public way, this was a very typical cost saving approach. This was detailed in the construction drawings from Hanssen and Harfst.

As time passed the fascia was removed due to deteriorating conditions. A loading dock added to the side of the building and in 1940 the building was bought by the Peterson Paper Company. The rest of the exterior has been relatively untouched by time due to the masonry and concrete construction methods used at the turn of the 20th century. The building is currently vacant.

Architects

The Architects for the Davenport Bag and Paper Company were Gustavas Adolphus Hanssen and Dietrick J. (Deat) Harfst. This was one of the last buildings that these Architects completed together.

Gustavas Adolphus Hanssen was born in Davenport, Iowa on November 22, 1869. His father Johann Nicolas Ludwig "Louis" Hanssen, arrived from Itzehoe, Steinburg, Schleswig-Holstein, Germany in 1850. In 1852, Louis Hanssen founded the Davenport Turngemeinde, the German gymnastic society also known as the Turners. Below is a picture of the five original members: Theodor Gülich, Louis Hanssen, Charles Eyser, Matthias Staack, Christian Müller (from left to right). Over time, the Turners created many buildings for its members, including a library, auditorium, and exercise hall.



(Source: <http://webbasics.iowajmc.com/cmmay/life/turners.html> The Most German City, German Life in Davenport, The Davenport Turners.)

The first Germans immigrated to Davenport in 1836 when the City had a population of 100. The Iowa census of 1890 stated that Scott County had a population of 43,164, of which 10,130 (nearly one-fourth) were German natives. If to this large number we added the German immigration of the twenty years following 1890 and the direct descendants of all those coming from Germany, a strong showing is made for the strength of German-Americanism in this county. Many Germans thrived in Davenport through the start of 20th century because of the culture and connections within this City.

Louis Hanssen was among the thriving Germans that immigrated to Davenport. He was a cornerstone of the early city of Davenport, organizing the Turners and creating a strong sense of community among the German immigrants. He started a hardware business and married Maria Sophia "Mary" Hahneman in 1854. They had 10 children and Gustavus was the eighth child. Louis brother, Bernhard Hanssen, was an architect for the city of Hamburg, Germany and Gustavus wanted to become an architect just like his Uncle Bernhard. In 1885, Louis sent Gustavus to Illinois State University where he enrolled in the School of Architecture. He graduated in 1890 with Second Honors and First Medal in Military and Artillery Drill.

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Gustavus Hanssen
(Source: *Iowa Progressive Men*, 1899 Publication)

In the spring of 1891, Gustavus Hanssen took charge of the architectural office of J.W. Taylor, in Middleborough, Kentucky. He remained there until October 1891 and then moved back to Davenport to start a business for himself. He was appointed Plumbing Inspector for the City of Davenport in 1893. The start of his career included the design of many residential houses for prestigious German families. A couple that have been listed on the National Registry are the William Weise House (1895), and the J.C. Schricker House. In 1904, Hanssen married Lilli S. Stibolt and they had 2 children. Lilli was known as one of the best vocalist in the Davenport area.

In 1899 Dietrick J. (Deat) Harfst joined Hanssen as a draftsman. Harfst was born in Germany in 1874 and immigrated to Davenport in 1880. Deat worked under Hanssen for many years and they designed large commercial structures. A couple listed on the National Registry include Sacred Heart's Rectory and Davenport Central Fire Station (1902). During their time together, they had an apprentice named Arthur Ebeling who went on to opened his own practice in Davenport and acted as the supervising architect for Temple and Burrow's Hotel Blackhawk. When the Davenport Bag and Paper Company Building was constructed in 1907, Dietrick was also an Architect and shared the title of the firm with Hanssen.

FIREPROOF WAREHOUSE FOR THE DAVENPORT BAG & PAPER COMPANY.

G.A. HANSSEN
D.J. HARFST.

ARCHITECTS.

MAY.

1907

(Source: Hanssen and Harfst construction drawings, May 1907)

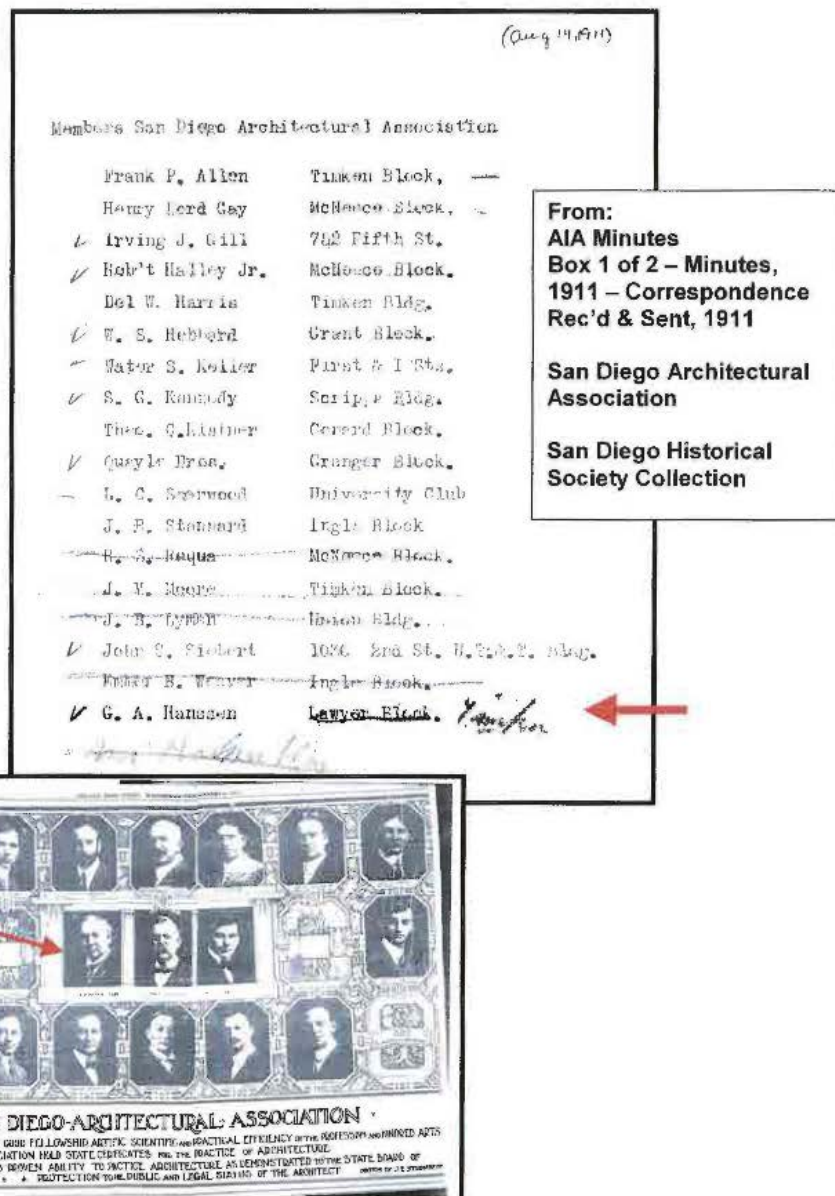
Shortly after the completion of the construction of the Davenport Bag and Paper Company Building, Louis Hanssen passed away on January 22, 1908. His assets were divided among the children and Gustavus decided to move west.

In 1909, Hanssen relocated his family to San Diego, California, where he worked as an apprentice with the US Navy. He eventually opened his own architectural agency, designing both commercial and residential properties. Many of the buildings Hanssen designed were done so featuring Prairie Style architecture, incorporating Midwestern and Chicago influences. He completed his first house, the Otis House, in 1910. The Otis House is listed on the Historic Registry of

Continuation Sheet: 8 | Page

San Diego and is the last remaining residential design by Hanssen. Many of his designs were built in what is now the downtown area of San Diego and have since been demolished as the City grew.

Rather quickly, Hanssen's presence in the architectural community solidified in this area and in 1913 he served as treasurer of the San Diego Architectural Association, a precursor to the American Institute of Architects. The Association was initially a group of seventeen architects who shared the common goal "to unite in fellowship the Architects of San Diego County, California, and to combine their efforts so as to promote the artistic, scientific and practical efficiency of the profession, and to cultivate the study of kindred arts." [10] Hanssen's involvement with the Association began shortly after his apprenticeship with the US Navy and three years into his career as a privately practicing architect. This group of men shared a strong interest in developing buildings that were earthquake and fire resistant; with these likeminded individuals, Hanssen was able to continue with his fire-resistant designs in California that began in Davenport, Iowa.



The importance of fire-proof building materials soon became widely-used and necessary in the industry, making fire-proof, earthquake resistant buildings highly desirable and easier to build.

THE SAN DIEGO SUN.

**NEW STRUCTURAL TILE CONCERN
SOON TO BE RUNNING FACTORY**

Articles of incorporation of the Aggricrete company of San Diego, Cal., capital stock \$60,000, W. B. Page, president and treasurer; L. R. Riley, secretary, have been filed with the secretary of state.

In a quiet way this corporation has gone about the establishment of a new industry in this city. Within a week the erection of a preliminary demonstrating plant has been commenced near the corner of Lytton and Rosecrans streets, on Point Loma, and today it is under roof and nearly ready for work on the installation of the machinery, a good deal of which has already arrived and is in warehouse awaiting delivery. Within 60 days it is hoped to have the factory in full running order with its product ready for the market. One of the officers said today:

The output of this establishment will be structural tile for buildings. The enterprise opens up an entirely new field in this section in the line of business and residence construction. The machinery of the Aggricrete company produces tiles of various sizes that are impervious to moisture, thus rendering the walls, exterior or interior, capable of receiving thick or thin coats of stucco or plaster without the requirement of lath or any form of wire mesh or other reinforcement.

Building contractors will understand the advantages of such a product. While practically fire-proof, minimizing the risk of loss by fire and greatly economizing the cost of insurance, it also permits the construction of houses of either bungalow or mission type with all their attractive features, and at the same time is peculiarly adapted to the requirements of hotels, office buildings and other large structures, where room space is important, where great compressive wall strength is demanded and where economy of construction is important.

The Point Loma plant of the Aggricrete company will have a capacity of several thousand tiles per day. The factory now in process of construction will require a force of some twenty or thirty men for its operation, but it is hoped and believed by promoters of the enterprise, from interest already manifested and orders booked in advance for its output, that its capacity will have to be doubled within the year.

Several new residences, to be erected the coming season on Point Loma, will specify the product of this factory in their construction."

Fire-proof hollow cement tiles soon became widely used in both industrial and residential buildings.

Charming View of Ocean, Bay And Mountains Obtained From Site.

Among the many houses being erected on Point Loma is a handsome residence for Mrs. W. D. Page, which is nearing completion, on Silver Gate avenue, not far from the Tent Village. The structure is a bungalow of the strictly California type, covering a ground area 48 by 54 feet, and having a tower at the northeast corner from which a charming view of ocean, bay, city, mountains, valley and canyon is obtained.

The house has a commodious terraced porch, reception hall, living room, dining room, den, kitchen, three bedrooms, two bathrooms with lavatories, numerous closets and all the conveniences of the modern home of the better class.

This is practically a fireproof structure, the outer and inner walls being built of agglomerate tile, manufactured at the factory near the junction of Lytton and Rosecrans streets, Point Loma, and is the first building of pretense to be constructed of the product of the new San Diego industry, although several other structures to be built of this material have been contracted for and will soon be under way.

Walter S. Keller, the tile company's superintendent of construction, the designer of "Page Manor," and others who have visited the new residence agree that he has produced an ideal home.

All the rooms are large, well lighted and thoroughly ventilated. The kitchen is separated from the dining room by an unusually high and complete buffet. The culinary department is reached from the dining room by way of a conveniently located butler's pantry, which provides a direct means of communication.

The linen closet has a capacious built-in cabinet, with many drawers and other receptacles for the holding of the household linen. An attractive feature is the magnificent old-fashioned fireplace built in a great chimney, with Dutch-clinker brick ornamentation.



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During the 1920's and 1930's, Hanssen worked closely with other area architects, including Sam Hamill, a renowned San Diego area architect. Their collaborative work can be seen at the San Diego County Administration Building. Over the years, several more of Hanssen's properties have been listed on the Historic Registry of San Diego. Hanssen's design mastery greatly impacted the growth of young San Diego, beginning with residential homes early in his California career. As his career progressed, he provided the design of large industrial and commercial buildings, much like the Davenport Bag and Paper Company Building from the very beginning of his work. The impact he had is evident as he is listed on the City of San Diego, Historical Resources Board's "Historical Inventory of Important Architects, Structures, and People in San Diego. Hanssen retired in San Diego at the age of 65, where he spent the rest of his life. He passed away on January 4, 1944 at the age of 74.

Hanssen Gustav A, archt 861, 6th rm 600, h 2030, 29th.

79

Arthur J. Hamilton

It is impossible to speculate on the number of homes built to the design of Arthur J. Hamilton. The magazine *Homebuilder* featured fifty photographs or floor plans of Hamilton's designs in 1925 that could be purchased from Hamilton's office at 425 Spruells Building for a fee of between \$25 and \$50.

Hamilton graduated from the School of Architecture, University of Colorado in 1901 and, prior to taking up residence in San Diego in 1910, designed residences in Colorado and Utah. Shortly before his death in 1930, however, Hamilton began to specialize in commercial architecture. His grandson is William Wheeler, II, California Architect License No. 745, renewed as No. 1241.

673

Orrie W. Hamilton

Orrie W. Hamilton acted as the manager of the Home Builders Service Bureau in San Diego in 1925 and 1926. An article in the *San Diego Union* boasts of his skill as a draftsman. No other pertinent information at no other time in San Diego about Orrie Hamilton has been located.

LYNK

Peter Hansen

Peter Hansen's architectural contribution to San Diego is the Newer-Good Residence built in 1924. This house is located in the Golden Hill section of San Diego. The architecture is indicative of the late Victorian period and is of frame construction. Further documentation of relevant information concerning Hansen's architectural endeavors have not been found.

Building:

Newer-Good Residence, Golden Hill, San Diego

LYLNK

Gustav A. Hanssen

Gustav A. Hanssen was born in Davenport, Iowa in 1871. His down-home country style can be seen in the many residential and commercial structures he produced. In 1908 he came out to San Diego, California and found employment as the Assistant Naval Architect at North Island. Two years later, he decided to open his own practice in the 12 Lawyers Building in downtown San Diego. Over the next several years, Hanssen had several partners—Eugene Hoffman (1924-1925), Ralph Swearington (1926-1927), and Robert Halley, Jr. (1932-1935).

80

Gustav A. Hanssen (Cont'd.)

Together these architects designed and built quite a few residential homes and commercial buildings. In 1935 Hanssen worked with the renowned architect Samuel W. Hamill on the County Administration Building. At the end of that year, Hanssen retired at the age of 65. Hanssen passed away at his home in San Diego on January 4, 1944 at the age of 73.

Buildings:

Arcade Building, San Diego
Barcelona Hotel, San Diego
Otto Residence, San Diego
Phillips Residence, Golden Hills
San Diego Railway Building, Ocean Beach
Whitney Building, San Diego

LYLNK



G. A. HANSEN - TREAS.



Barcelona Hotel, San Diego

HANSSEN—Gustave A., Jan. 4; aged 70; husband of Lilli M. Hanssen; father of Daphne L. Garner; brother of Mrs. Richard Allgoewer and Benjamin Hanssen. Services at the Benbough Funeral Parlor Friday, 10:30 a.m. Cremation, Benbough Crematory.

Historic Preservation Commission
 City of Davenport, Iowa
 Nomination for the Davenport Register of Historic Properties

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After Hanssen left Iowa, Dietrick J. Harfst continued to practice architecture until the end of his life on March 6, 1913. He married LuLu Tammer and had one child. The buildings that Harfst completed after Hanssen left were the Pasadena Flats, Finch Double House, and his own residence in the Hamburg area.

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 sephine)
 Hanssen Louis, pres and treas Louis Hanssen's Sons, r 504
 W 7th (Paula)
HANSSEN'S LOUIS SONS, Louis Hanssen Pres and Treas,
 Bernard C Hanssen V Pres, Charles E Hanssen Sec.
 Wholesale and Retail Hardware, Construction Com-
 panies and Mill Supplies, 213-215 W 2d
 Hanssen Waldo L, bds 504 W 7th
 Hanssen Wm, bkpr C F Hanssen, r 715 W 4th (Minna)
 Hanssen Wm, clk C Wm Hanssen, r 820 W 4th (Vinnie)
 Hanssen Wm H, driver National Biscuit Co, rms 1111 W 3d
 Hapgood Ada Mrs, r 320 S Putnam bldg
 Hapgood Nina M, bds 320 S Putnam bldg
 Hapke Augustus B, r 2409 Carey av (Christina)
 Happ Bessie P, office Dr J V Littig, bds 2420 Fulton av
 Happ Henry C, foreman Dav Loco Wks, r 2420 Fulton av
 (Bertha A)
 Happe George L, clk Palastine Hotel
 Happs Robert L, carp, r 332 W 11th (Hulda)
 Harbeck Adolph E (A Harbeck & Co), r 1118½ W 3d
 (Mary J)
 Harbeck A & Co (Adolph E Harbeck), dry goods 1116-1118
 W 3d and 1615 Washington
 Harbeck Charles, bds 1204 W 2d
 Harbeck Gustav, pipefitter, bds 1204 W 2d
 Harbeck Hans, trav Sickels & Preston Co, r 925 W 7th
 (Hannah F)
 Harbeck Henry, r 2042 W 2d (Elsie)
 Harbeck Henry jr, bds 2042 W 2d
 Harbeck Lena (wid Claus; aged 64), died Dec 24, 1912
 Harbeck Max, r 531½ W 3d (Wilhelmina)
 Harbeck Otto, bartndr, bds 1204 W 2d
 Harbeck Otto F, bds 1026 W 14th (Clara)
 Hard Charles C, v-pres Dav Pearl Button Co, r 2014 Bow-
 ditch (Bertha)
 Hard Henrietta (wid Charles), r 2012 Bowditch
 Harder Emma, bds 1820½ W 3d
 Harder Frederick, carp Arsenal, r 1820½ W 3d (Marie)
 Harder Walter C, bds 1820½ W 3d
 Harderich Henry, bds 1325 Sturdevant
 Harderich Margaretha (wid John N), r 1325 Sturdevant

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DAVENPORT CITY DIRECTORY—1913

Harderich Wm, foreman City Tool House, r 1559 Union
 (Emma A)
 Harders Chris, gdnr, r 2201 Division (Sarah)
 Harders Marguerita, bds 2201 Division
 Hardt Nick, lbr, r 216 Iowa (Helen)
 Hardick Olga, prin Betndi School, rms 2250 Farnam
 Hardin Andrew, clk, rms 330 E 6th
 Harding Carrie (wid Harro), r 1702 Main
HARDING CLARENCE A, General Agent International
 Harvester Co of America, 118-120 W Front, r F. Warner
 Bldg (Anna E)
 Harding Fred T, r 1816 W 7th (Christina C)
 Harding Hattie, bds 1816 W 7th
 Harding John (John Harding & Co), rms 1102 Main
HARDING JOHN & CO (John Harding, Hugo A Emeis),
 Druggists 228 Brady
 Harding Marie Miss, bds F. Warner Bldg
HARDMAN JAMES E, Managing Editor The Times, r 2724
 Farnam (Nettie)

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Hardy Frank, helper Dav Ice & C S Co, bds 1031½ W 2d
HARE MARMADUKE VERY REV, Dean Trinity Episc-
 opal Cathedral, r 1428 Main (Anna F)
 Harard Charles, coll Schmidt Music Co, rms St James Hotel
 Harist Deat J (age 38), died March 6, 1913
 Harist Meta (wid John), bds 1236½ Brady
 Hargens Alma, seamstress Lillenberg & Adelquist, bds 1301
 E River
 Hargens Eugenia, saleslady The Fair, bds 1301 E River
 Hargens Frank, student, bds 1301 E River
 Hargens Hans, r 1301 E River (Johanna)
 Hargens Selma J, sten Lee Broom Co, bds 1301 E River
 Harkert Arthur, cigarmkr Harkert Cigar Co, r 1720 W 2d
 (Dora)
 Harkert Carl, bartndr J A Miller, r 1123 W 3th (Addie)
HARKERT CIGAR CO THE, Hans Harkert Pres, Guy V
 Lichty V-Pres, Henry Witt Sec and Treas, Cigar Mann-
 facturers, 1302-1306 W 4th
 Harkert Hans, Pres The Harkert Cigar Co, r 1336 Chy
 (Hulda)
 Harkert John, tmstr, r 1113 W 4th (Minnie)

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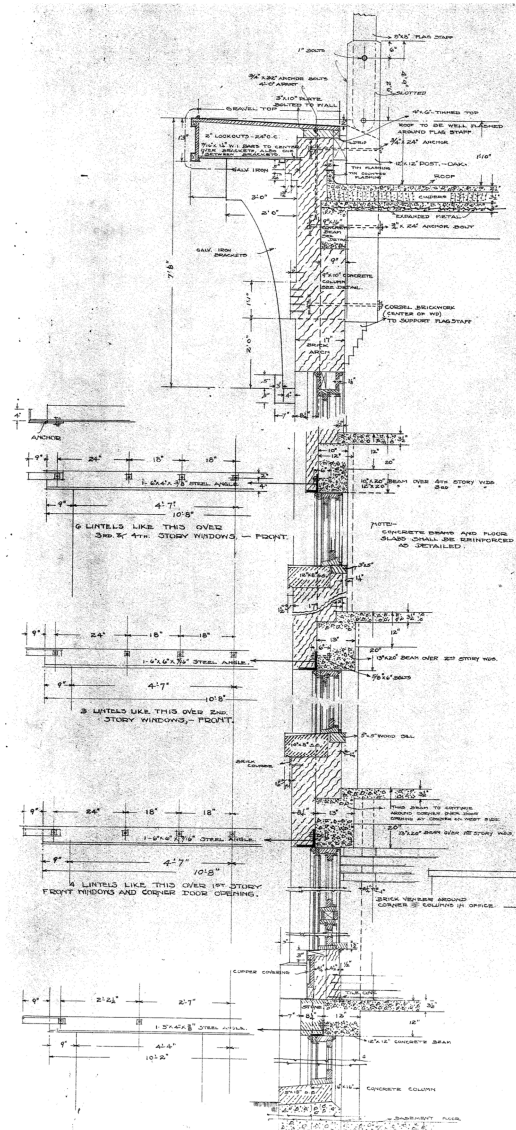
(Source: 1913 Davenport Iowa City Directory)

Architectural Style

Davenport Bag & Paper Company Building - Exterior Façade

Window type configuration style, construction, sills

The "Chicago Window" originated in the Chicago School of Architecture. It is a three-part window consisting of a large fixed center panel flanked by two smaller double-hung sash windows. The arrangement of windows on the façade typically creates a grid pattern, with some projecting out from the façade forming bay windows. The Chicago Window combined the functions of light-gathering and natural ventilation; a single central pane was usually fixed, while the two



surrounding panes were operable.

(Source: Hanssen and Harfst Construction Drawings, May 1907)

Foundation

The building uses a concrete spread footing configuration with a full basement. This insured that the buildings foundations were below the frost line.



Picture taken from 2nd street of the Davenport Bag and Paper Company Building.

(Source: 3D scan 7/3/2012 by Shive-Hattery)



Picture taken from 2nd street of the davenport Bag and Paper Company. (Source: 3D scan 7/3/2012 by Shive-Hattery)



Picture of back of the Davenport Bag and Paper Company Building. (Source: 3D scan 7/3/2012 by Shive-Hattery)

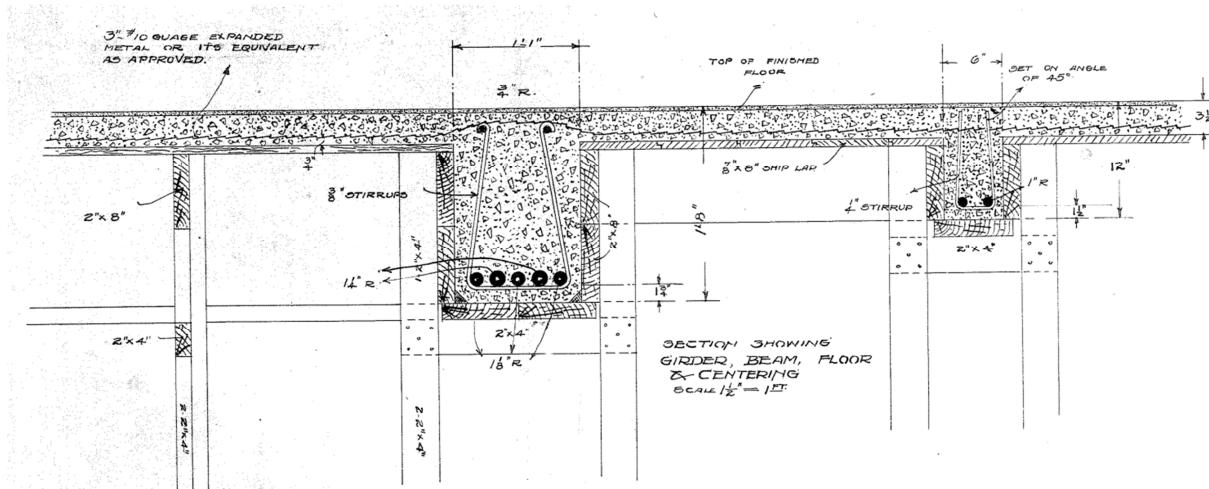


Panoramic picture of the Davenport Bag and Paper Company Building from Pershing Street.

(Source: 3D scan 7/3/2012 by Shive-Hattery)

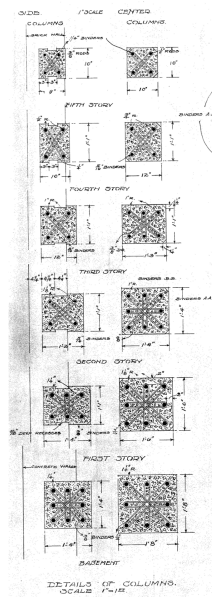
Structure

The structure was placed concrete with steel reinforcement. The image illustrates the detail on the drawings including the wood framing used to pour the concrete. The wood was removed after the concrete cured. The concrete on the underside of the floor shows the wood grain of the removed framing members.



(Source: Hanssen and Harfst Construction Drawings, May 1907)

As the building increases in height, the structure reduces in size. This accomplishes two things: it reduces the overall weight that the footings must carry, and reduces the total amount of concrete needed for the project. This technology helped The Davenport Bag and Paper Company Building increase above the limits of typical concrete construction of three-stories.



(Source: Hanssen and Harfst Construction Drawings, May 1907)

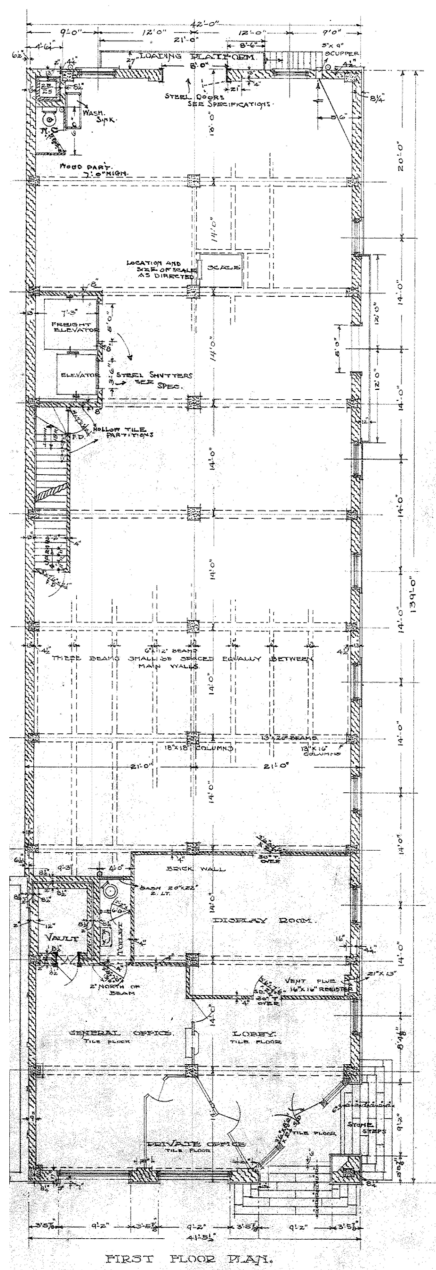
Interior

The first floor was laid out with sales and display spaces in the front of the building, with a delivery area located in the back. After the items were delivered, there was an in-floor scale to weigh the items before being taken to the processing

Historic Preservation Commission
City of Davenport, Iowa
Nomination for the Davenport Register of Historic Properties

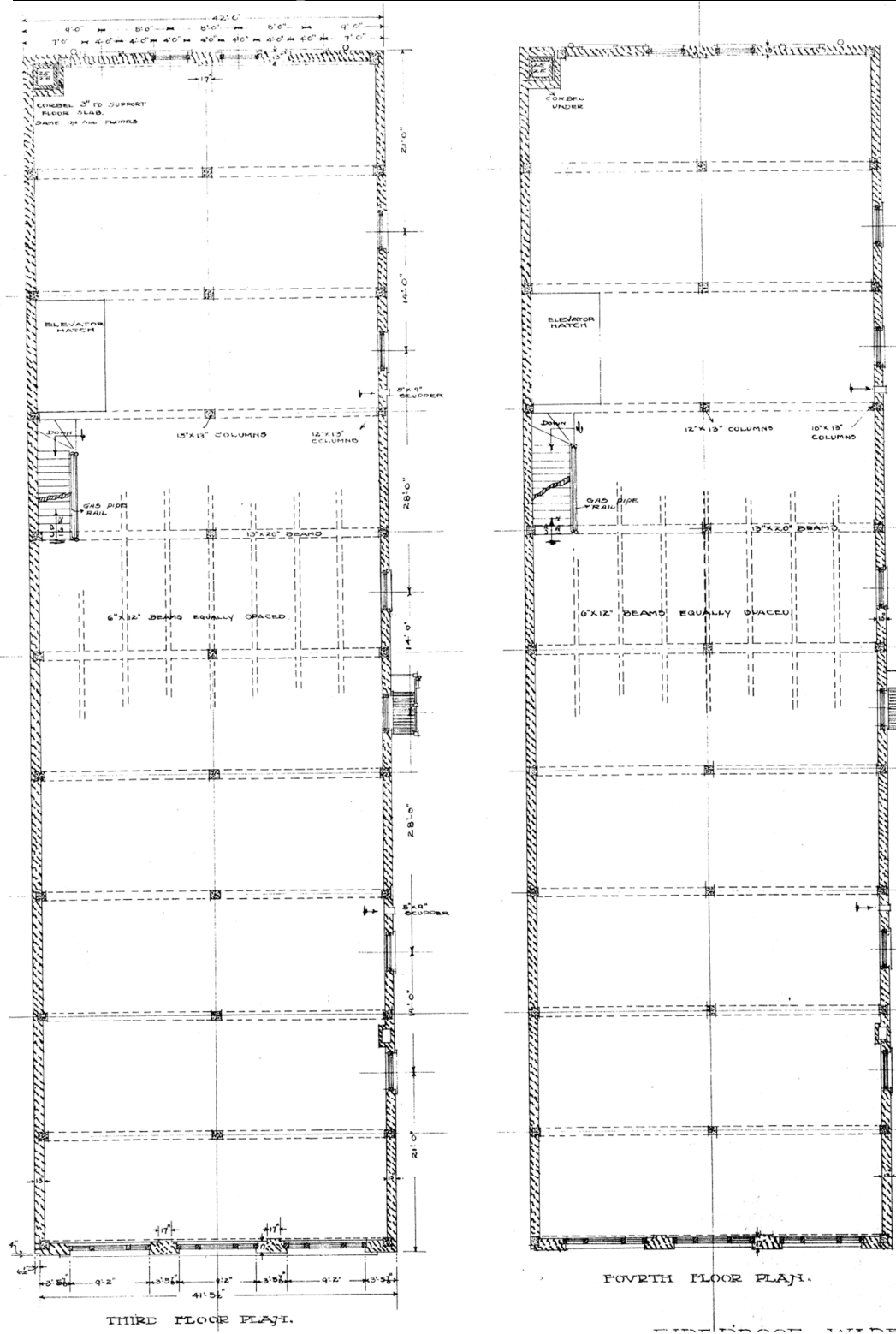
Continuation Sheet: **17** | Page

areas on the upper floors. This building included a freight elevator to help move the quantity of products throughout the building. A skylight was also included above the elevator to help with lighting the elevator.

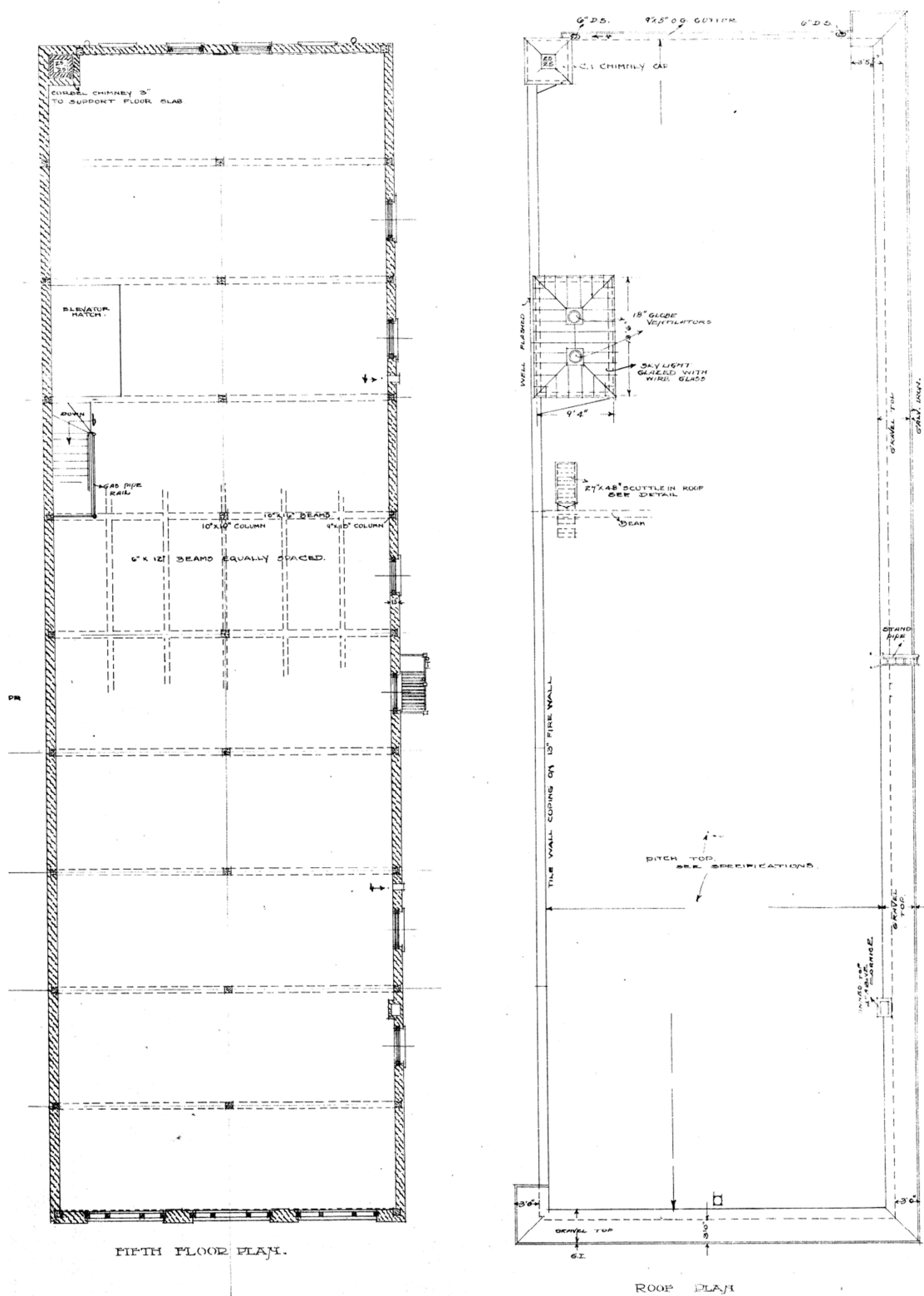


(Source: Hanssen and Harfst Construction Drawings, May 1907)

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(Source: Hanssen and Harfst construction drawings, May 1907)

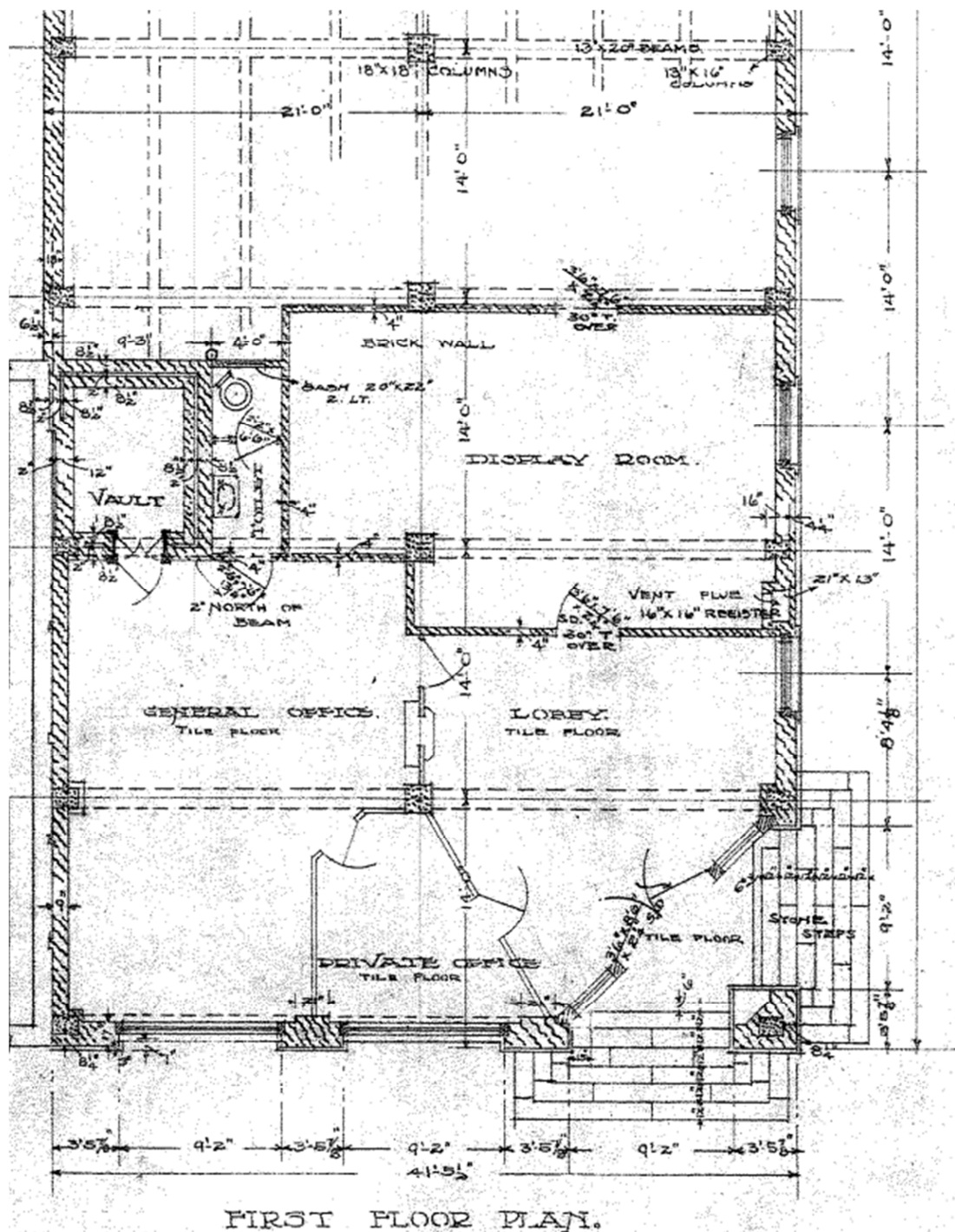


(Source: Hanssen and Harfst construction drawings, May 1907)

Layout

This illustration shows the front layout for lobby, offices, display room, vault and toilet. This illustration also depicts the

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 grand corner front entrance.



(Source: Hanssen and Harfst Construction Drawings, May 1907)

Historic Preservation Commission
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Engineering



This postcard image from 1907 documents the “New Fireproof Reinforced Concrete Bldg. of Davenport Bag & Paper Co.” Notice that the building of today looks much as it did when constructed. This image also serves to document the building’s original streetscape.

(SOURCE: AKAY Postcard Collection – Image #08093-010529)



The William H. Wiese Residence, ca 1895
709 Brown St (corner Brown & West Seventh Sts)

William H. Wiese was the descendent of German immigrants to Davenport in the mid-1800s. Both active business and civic leaders in the community, the Wieses founded the "Eagle Steam (Cracker) Bakery, a division of the American Biscuit and Manufacturing Co. In 1900, after apparently selling their first business, the Wieses founded the Independent Baking Co., originally located at 112 Front St (112 River Dr). The Wieses ran the company which had become the largest baking company in the area until William H.'s death in 1943. The last Wiese to reside at 709 Brown was Norma M. Wiese who died in November of 1958. From 1867 when the land was first purchased by the Wieses until that year - a total of nine Wiese families resided at this address.

This home at 709 Brown was designed by the architect, Gustav A. Hanssen, Hanssen lived in the brick mansion standing directly across West Seventh St with his father Louis Hanssen who owned a local hardware store. Although an early structure may have existed at the site of the present Wiese home, it is also possible that an older structure remains part of the current house. The home one sees today displays a distinctive late nineteenth century quality, being built in the style of an Italian Villa with Moorish themes. Around 1930 a new garage was built and the original one was donated and moved to the Mississippi Valley Fairgrounds. Even an elevator, installed in the home for

Norma's invalid mother, Minnie, is still operative today. The mural spanning the walls of the library was hand-painted by an artist by the name of Horne. The home even employed a full-time groundskeeper, Mr. Geiger, who kept the grounds immaculate, including the seven sunken ponds through which water once cascaded down the front lawn and remain partially exposed today.

(Source: The Gold Coast Third Annual Open House & Walking Tour. Davenport; The Gold Coast. 1993)

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
4/9/2024

Subject:

Case COA24-05: Request to reconstruct an exterior staircase at 1607 West 12th Street. Upham Hall is a contributing structure in the Marycrest College Local Landmark Historic District. Door Creek Construction of Illinois, LLC, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to reconstruct the exterior staircase in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060Cof the Davenport Municipal Code. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.

Background:

Structural Evaluation of Upham Hall:

At the request of Davenport's Code Enforcement Division, Klingner & Associates performed a structural evaluation of Upham Hall on July 3, 2023. The report observed the following:

"The West entrance has been modified from the original, leaving bricks and concrete previously intended for interior usage exposed to the elements. There is cracking on the underside of the concrete stairs. Mortar and/or bricks are missing in portions of the wall that remain. The cast-in-place staircase and landing's supporting sidewall and wall underneath the top of the stair at the landing have been removed."

Based on the observations, the Engineer's Report recommended the following repairs to the staircase:

"The cast-in-place stair and landing is no longer supported properly. This is currently not an immediate issue or life-safety concern but may become one if not addressed in the future. It is recommended either the stairs and landing be removed and replaced with a wood or steel alternative, or further investigation can be done to possibly find a solution which salvages the cast-in-place staircase and landing but would likely require additional support to produce a stable stair/landing structure. The brick exposed at the face of the exterior wall below the stair/landing should be filled in with visually matching brick and mortar to create a seamless look along the wall as well as to help create a watertight condition."

Scope of Work:

In response to the engineering report, the property owner submitted a Certificate of Appropriateness to replace and reconstruct the west staircase. The predominant facades of Upham Hall are the north and south elevations. The work consists of removing the concrete

slab that the existing wood deck was built around. The new staircase will be constructed with treated lumber and maintain a similar footprint as the existing.

Staff Response:

The severity of the deterioration was noted by a code enforcement officer during routine inspection and ordered to be reconstructed. The exterior staircase is not a distinguishing architectural feature nor a historic material part of the original construction.

According to the National Register of Historic Places nomination sheet and photographic evidence, the first floor west entrance was accessed by a concrete staircase. This staircase was located above a brick vestibule providing access to the basement doors. It is unknown to staff when the brick vestibule was demolished and the current wood staircase was installed in its place. However, there is evidence of the concrete steps to the first floor door on the underside of the staircase. This concrete is deteriorated and no longer properly supported.

Staff believe the proposed staircase design and materials are consistent with the existing feature and will not detract from the historic character of the Marycrest College Historic District.

Furthermore, this project will resolve an outstanding code violation and keep the property in a good state of repair.

Attachments:

1. Application
2. Background Material & Photos
3. Upham Hall Engineers Report
4. Marycrest College Historic District
5. Historic Preservation Ordinance Review Standards



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

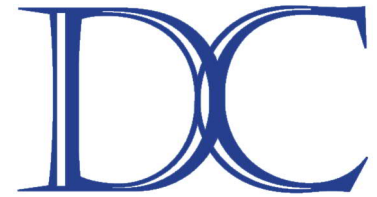
Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name	Door Creek Construction of Illinois, LLC
Address	2205 Kimberly Road - Office
City State Zip	Bettendorf, IA 52722
Phone	(563) 355-0794
Secondary Phone	(715) 891-0484
E-Mail Address	amanda@doorcreekconstruction.com
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. ☒ <u>Kevin Kadlec</u> <u>04/02/2024</u> Type Applicant's Name here to serve as a signature Date	
DEVELOPMENT TEAM	
Property Owner Marycrest MR, LLC - C/O Pioneer Property Mgmt	
Address PO Box 703, Platteville, WI 53818	
Phone	Secondary Phone
(608) 348-7755	
E-Mail Address joe@ppmirentals.com	
Project Manager/Other Kevin Kadlec	
Address 2205 Kimberly Road - Office, Bettendorf, IA 52722	
Phone	Secondary Phone
(715) 891-0484	
E-Mail Address kevin@doorcreekconstruction.com	
RESOURCE TYPE Marycrest District	
SUBMITTAL DATE 04/02/2024	MEETING DATE 04/09/2024
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 1607 W 12th Street H003B-20E Upham Hall	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work)	
APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application	
ALL SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	☐
Photos or renderings of all existing building/sign façades	☐
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	☐
Material specs: type, dimensions, color & manufacturer	☐
MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:	
Dimensioned Site Plan (proposed & existing buildings/site items)	☐
Grading Plan with 2 foot intervals (if needed)	☐
Mechanical Screening shall be shown	☐
Materials Board of sample building materials proposed	☐
* Major Additions & New Buildings may require more extensive information	
Formal Procedure	Application Fee: NONE
(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>	
(2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.	
(3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.	
Submit this form with attachments to: planning@davenportiowa.com	



April 2, 2024

City of Davenport
1200 E 46th Street
Davenport, IA 52807

Re: Marycrest Upham Hall Exterior Stair

To Whom it May Concern,

The work consists of removing a concrete core that the existing wood deck and stair was built around originally. The treated wood components encompass the concrete on all sides except for the very bottom so the only way to see the concrete is to look straight up directly under the deck. The concrete is not ornate in any way and is significantly degraded which is probably why the code official flagged it as a safety problem. Being concrete, it is heavy and there is no visible means of support. Any older treated wood components would be replaced "in kind".

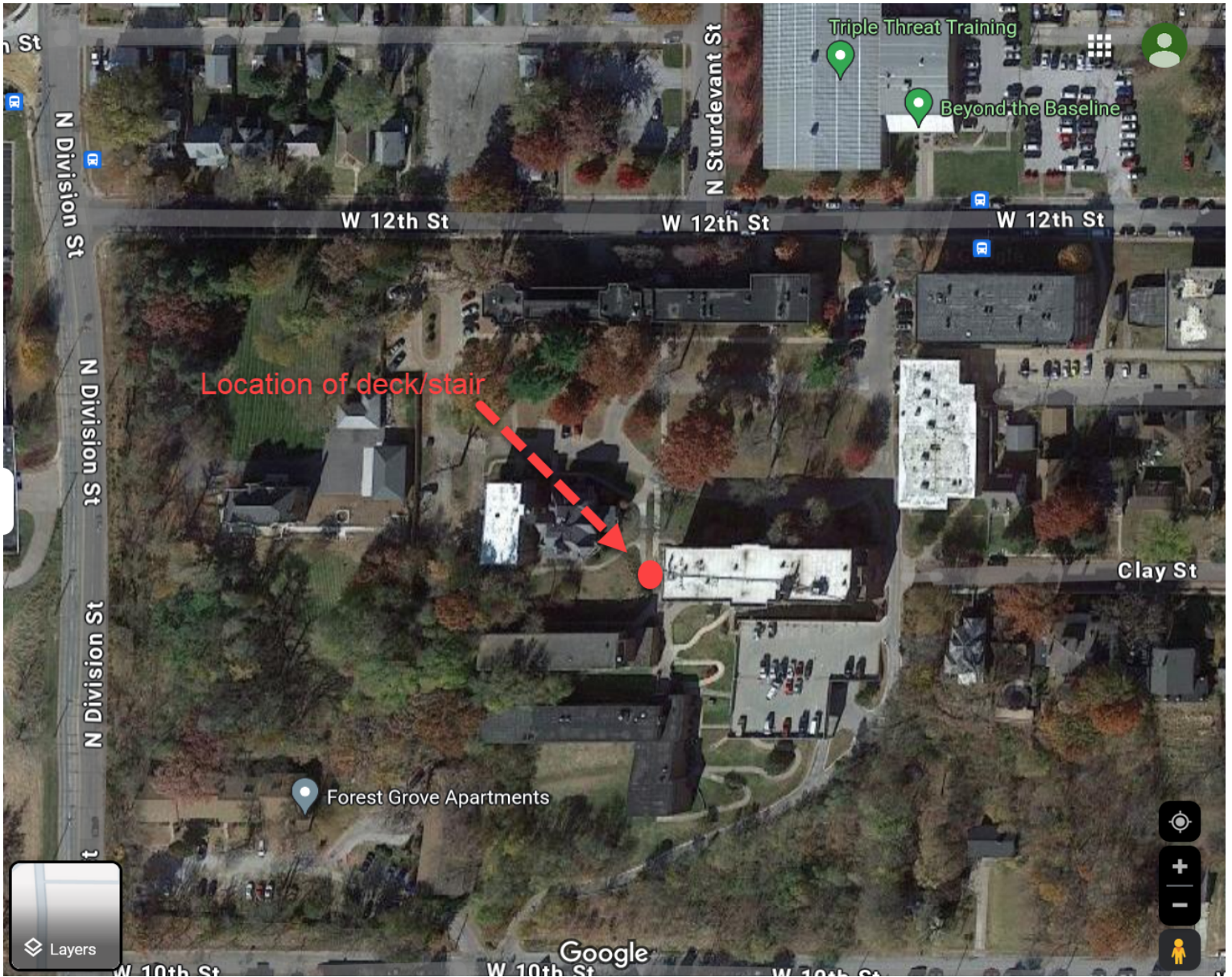
Please feel free to reach out with any questions at (715) 891-0484.

Thank you,

A handwritten signature in blue ink, appearing to read 'Kevin Kadlec'. The signature is fluid and cursive.

Kevin Kadlec—Managing Member
Door Creek Construction of Illinois, LLC







**UPHAM HALL AT MARYCREST
SENIOR CAMPUS
ASSET MANAGEMENT**

**MECO PROJECT NO. 1044.003
FEBRUARY 2023
SCOTT COUNTY, IOWA**



MECO PROJECT NO. 1044.003
CITY OF DAVENPORT
SCOTT COUNTY, IOWA

INDEX OF SHEETS

COVER SHEET	COVER
PLACEMENT PLAN	S101
FRAMING PLAN	S102
DETAILS	S201

MECO ENGINEERING CO., INC.

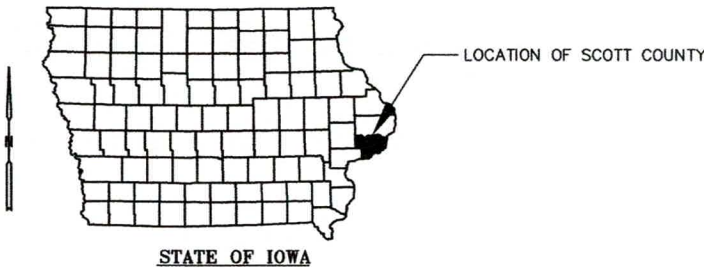
SUBMITTED:

ENGINEER

DATE

P.E. SEAL

"THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS."

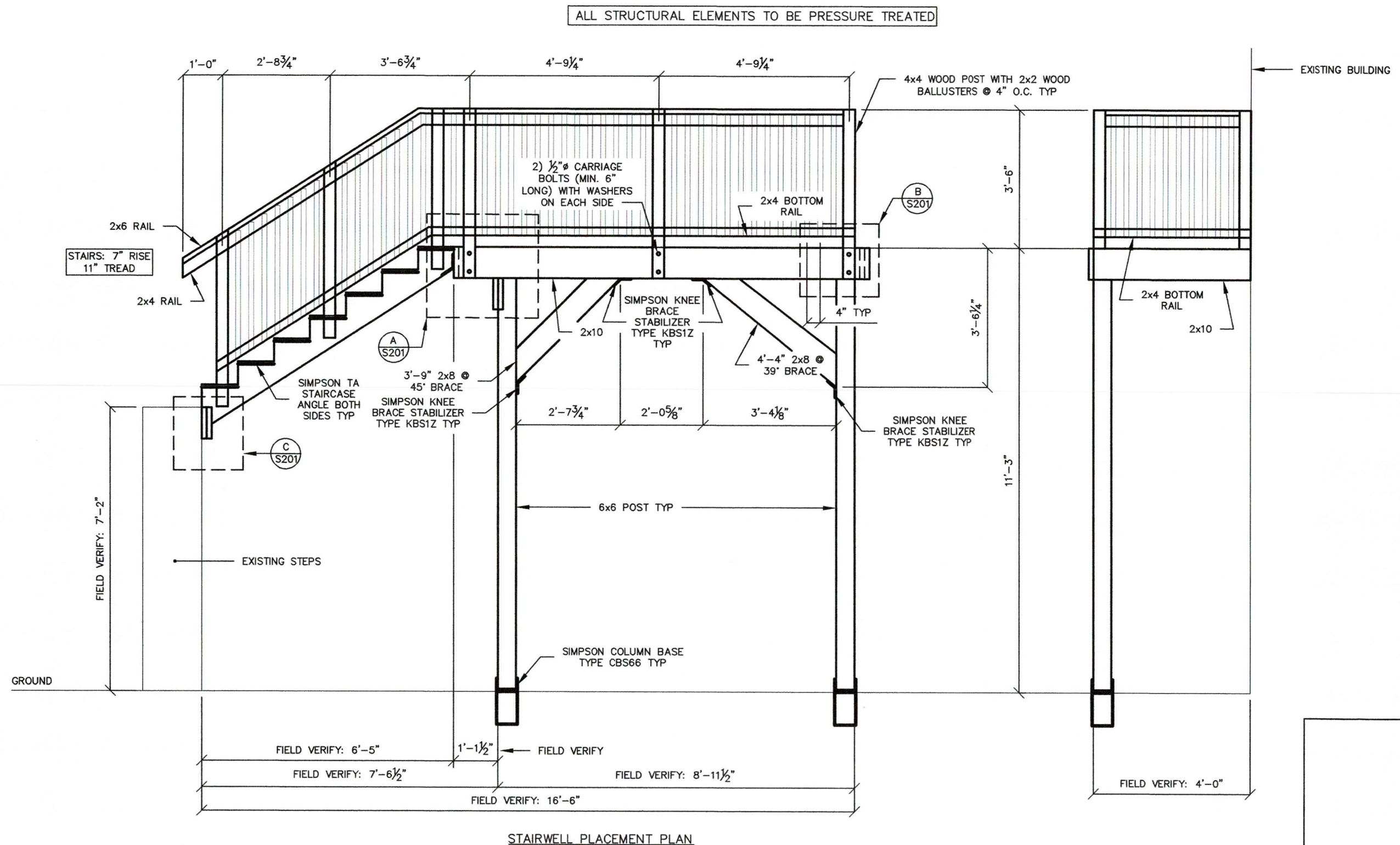


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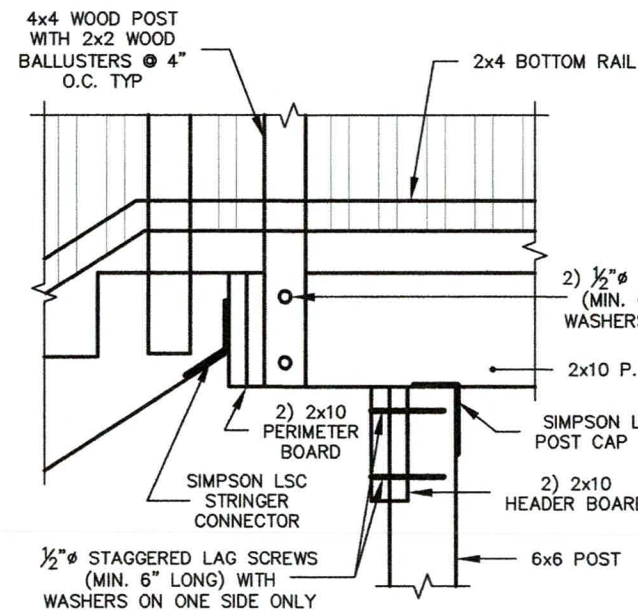
www.mecoengineering.com
MO Engineering Lic. #000898 - IL Design Firm #184-001749



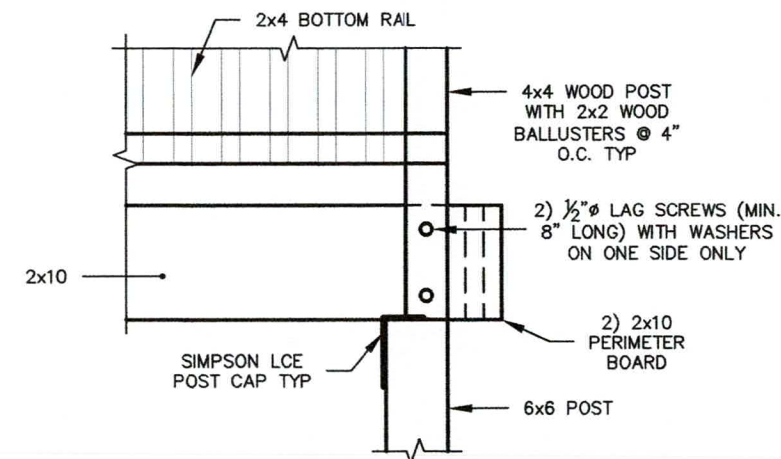
IF THIS DRAWING IS PLOTTED MORE THAN 11x17 IN SIZE, IT IS AN ENLARGED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY	NO.	DATE	REVISION DESCRIPTION	BY	 mecoengineering.com MO Engineering Lic. #000898 - IL Design Firm #184-001749	OFFICE LOCATIONS HANNIBAL, MO JEFFERSON CITY, MO BRANSON, MO BOONVILLE, MO PITTSFIELD, IL	THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) & (PURSUANT TO 225 ILCS 325/PROFESSIONAL ENGINEERING PRACTICE ACT OF 1989) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART, OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.	UPHAM HALL AT MARYCREST SENIOR CAMPUS ASSET MANAGEMENT						STAIRWELL PLACEMENT PLAN			
								SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED	SCALE	FILE NO.	PROJECT NO.	SHEET NO.
										M. HOSKINS	J. SMITH			3/8" = 1'-0"	1044.003 Stairwell	1044.003	S101



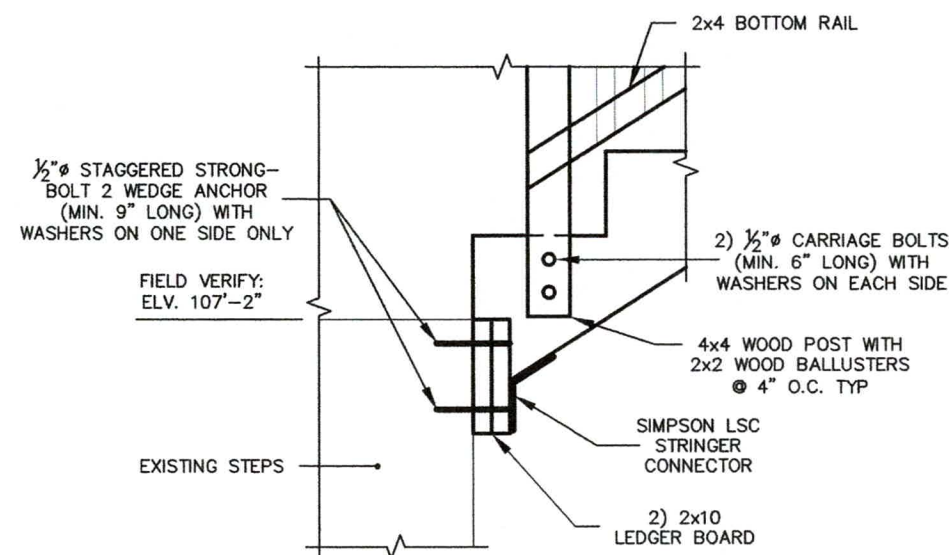
IF THIS DRAWING IS PLOTTED MORE THAN 11x17 IN SIZE, IT IS AN ENLARGED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY	NO.	DATE	REVISION DESCRIPTION	BY	 mecoengineering.com MO Engineering Lic. #000898 - IL Design Firm #184-001749	OFFICE LOCATIONS HANNIBAL, MO JEFFERSON CITY, MO BRANSON, MO BOONVILLE, MO PITTSFIELD, IL	THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS PURSUANT TO SECTION 327.411 RSMo) & PURSUANT TO 225 LCS 325/PROFESSIONAL ENGINEERING PRACTICE ACT OF 1989) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART, OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.	UPHAM HALL AT MARYCREST SENIOR CAMPUS ASSET MANAGEMENT						FRAMING PLAN			
								SURVEYED	DESIGNED	DRAWN M. HOSKINS	CHECKED J. SMITH	APPROVED	RELEASED	SCALE 1/2" = 1'-0"	FILE NO. 1044.003 Stairwell	PROJECT NO. 1044.003	SHEET NO. S102



A
S201
STAIR STRINGER TO DECK CONNECTION



B
S201
CORNER OF DECK CONNECTION



C
S201
CONNECTION TO EXISTING CONCRETE

IF THIS DRAWING IS
PLOTTED MORE THAN
11x17 IN SIZE, IT IS AN
ENLARGED PLOT - SCALE
SHOULD BE ADJUSTED
ACCORDINGLY

NO.	DATE	REVISION DESCRIPTION	BY



OFFICE LOCATIONS
HANNIBAL, MO
JEFFERSON CITY, MO
BRANSON, MO
BOONVILLE, MO
PITTSFIELD, IL

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UPHAM HALL AT MARYCREST SENIOR CAMPUS ASSET MANAGEMENT

SURVEYED	DESIGNED	DRAWN	CHECKED	APPROVED	RELEASED
		M. HOSKINS	J. SMITH		

SCALE	FILE NO.	PROJECT NO.	SHEET NO.
3/4" = 1'-0"	1044.003 Stairwell	1044.003	S201

STAIRWELL DETAILS

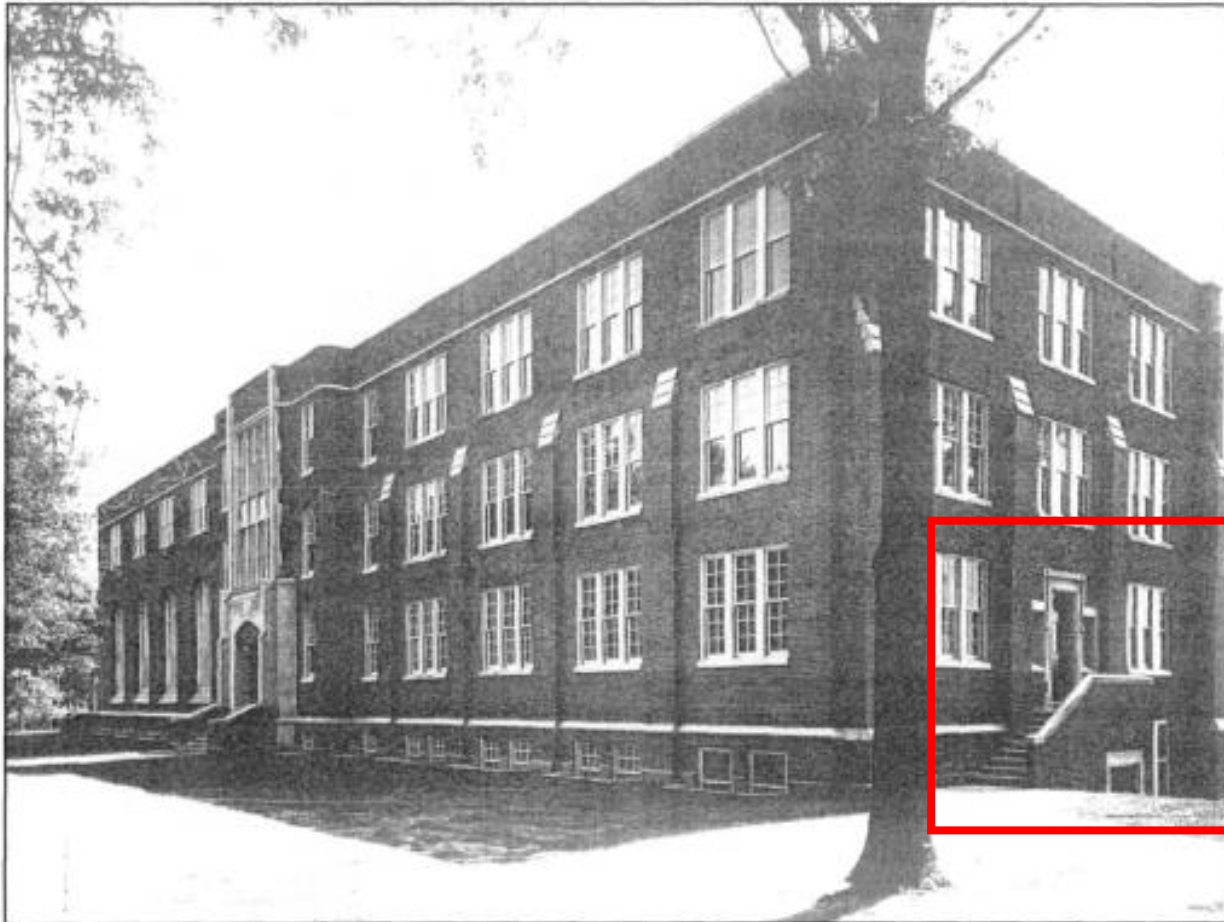
Upham Hall

- Built in 1939 for a cost of \$165,000.
- Architecture: Collegiate Gothic
- Original Use:
 - Administrative Offices
 - Classrooms
 - Temporary Dormitory Rooms
 - Chapel
 - 300-Seat Auditorium
 - Gymnasium.



Exterior Staircase

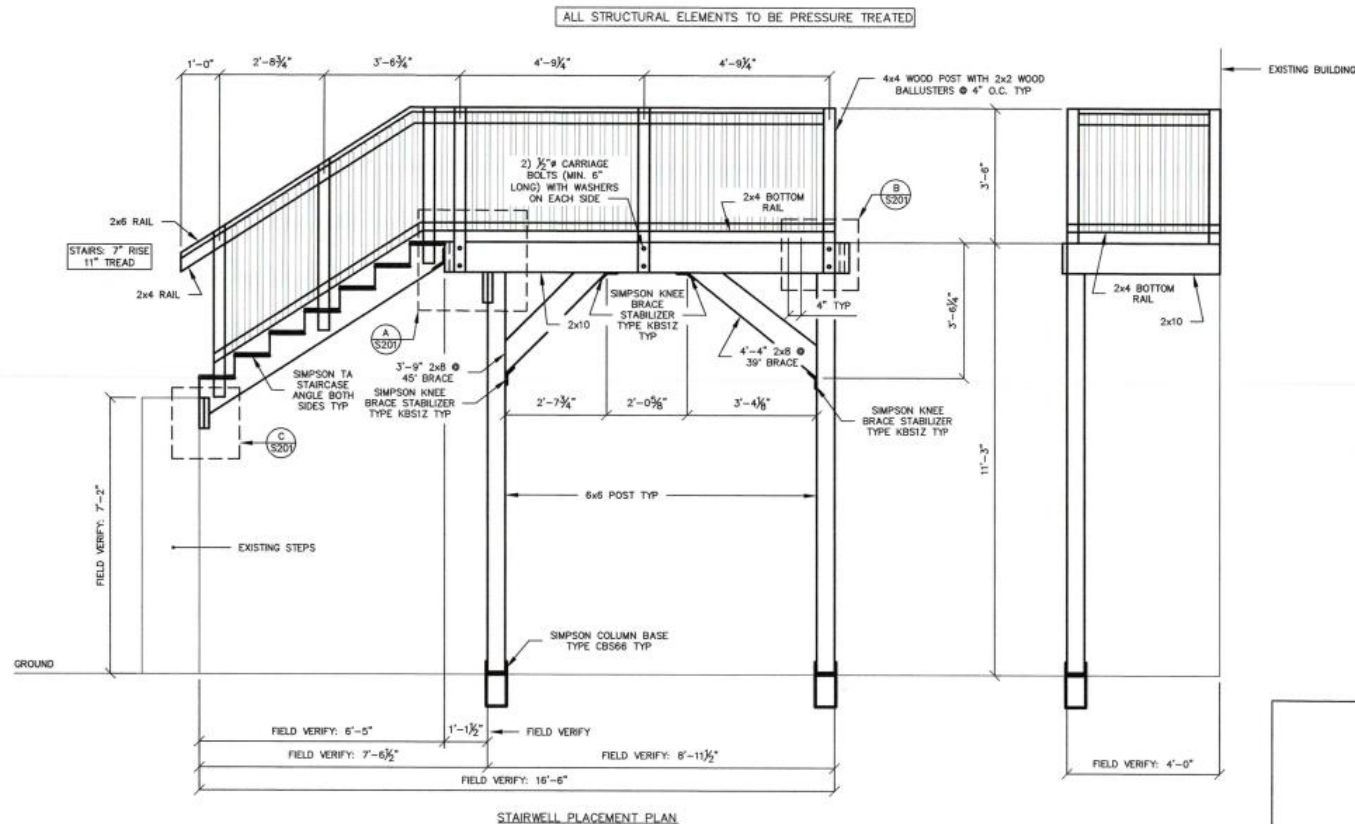
Upham Hall, 1941 (historic view looking southeast; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



Scope of Work

Request: Reconstruct Exterior Staircase

- Remove deteriorated concrete stairs.
- Rebuild staircase with pressure treated wood.
- Project addresses a code enforcement violation.
- Klingner & Associates Structural Report highlights damaged area.



Exterior Staircase

DAVENPORT
IOWA | USA

West Entrance: Evidence of Brick Vestibule



Cracking in Underside of Staircase



August 9, 2023

Mr. Michael Wyant
c/o Pioneer Property Management
Upham Hall at Marycrest Senior Campus
1607 W 12th Street
Davenport, Iowa 52804

RE: Structural Evaluation of Upham Hall at 1607 W 12th Street in Davenport, Iowa

Dear Mr. Wyant:

On July 3, 2023, a visual structural evaluation of the foundation and outer façade was conducted at Upham Hall within the Marycrest Senior Campus at 1607 W 12th Street in Davenport, IA. Upham Hall, built 1939, is a 3 to 4-story building with multi-wythe brick exterior walls and cast-in-place foundation. The front of the building sits on grade at its main level. The grade drops in a steep slope from North to South of the building along the perimeter at the East, and the SouthEast grade-level entrance walks into the basement. The basement extends approximately 1/3 of the building's full E-W length. At the South bump out (outlined in blue below), the basement level stops and the foundation at the bump out is exposed roughly 10' of height between the site grade level and the bottom of the brick wall. Per the maintenance manager, a resident at Upham Hall has expressed concern over the structural integrity of the building's foundation due to a visible crack in the foundation in the South bump out's exposed foundation. There are no known existing building drawings. Upham hall was remodeled roughly 21 years ago for senior living at the Marycrest campus. According to the maintenance manager (who was there during the remodel and repurposing), the crack was there and filled in at that time. No additional maintenance has been performed on the outer structure since the major remodel 2 decades ago, however the roof was recently inspected and deemed satisfactory (by others). Upham Hall is listed on the Davenport Register of Historic Properties and National Register of Historic Places. Enclosed are Photos 1 to 20.



Upham Hall Plan View (via Google Earth)

The following are observations:

1. There are vertical cracks seen periodically on the exterior foundation walls consistent with thermal cracking. (Photo 1)
2. There is a large crack in the foundation wall of the South bump-out which extends through the entire length of the bump out (roughly 37'-6"). The void within the crack is roughly 1" wide. Peering into the crack's void, there is no evidence of reinforcement steel of any kind. There is separation between the outer brick layer and cast-in-place foundation wall as well as cracking and movement of bricks along brick mortar joints. The apartment immediately above the cracked foundation has interior damage associated with the cracking of the foundation wall below. (Photos 2 - 7)
3. Many steel lintels above openings and sills below window openings have developed pack rust which has widened the mortar joints at the site of pack rust, sometimes resulting in brick movement creating cracks, damaged mortar, and/or bowing of the outermost layer of brick above and/or below the affected openings. There are areas not near openings where mortar is loose, damaged, or has fallen. Brick is missing or damaged in several locations. General brick and mortar cracking/damage is applicable to all exterior brick walls as well as brick half-walls acting as guardrails for exterior stairs. Some of the stone façade contains cracks, especially noticeable at the main front entrance. (Photos 8 - 11)
4. The West entrance has been modified from the original, leaving bricks and concrete previously intended for interior usage exposed to the elements. There is cracking on the underside of the concrete stair. Mortar and/or bricks are missing in portions of the wall that remain. The cast-in-place staircase and landing's supporting sidewall and wall underneath the top of the stair at the landing have been removed. (Photos 12 - 14)
5. There is evidence of moisture damage in much of the building's interior walls and ceilings. (Photos 15 - 17)
6. In the basement's utility room (North of the old boiler room), the elevated slab in the North-Westernmost corner contains a large group of small pipes and/or conduit passing through. There doesn't appear to be structural reinforcement of the slab in that area to account for the interruption of slab. There is cardboard box and patching material embedded in the affected slab corner. The structural tile is damaged and/or missing, and portions of supporting rebar is fully exposed. (Photo 18) There are also large cracks along each of the walls adjacent to the same corner. (Photo 19)
7. There appear to be large mortar joints above the arched windows on the North side (front face) of the building. (Photo 20)

The following are recommended repairs related to observed damage:

1. Thermal cracking is typical for a structure of this age and is due to lack of installation of expansion joints at the time of construction. This is not currently a structural concern and no structural repair is recommended at this time.

2. The foundation crack in the South bump-out is a structural concern and should be remediated as soon as possible to mitigate additional movement which could create possible safety concerns. At this time, the crack is not considered a life safety issue. The cracking and movement of the foundation is likely due to the lack of reinforcement within the failing foundation wall and soil pressure behind the wall pushing it out. The recommended repair begins with filling the void in the crack with flowable cementitious material. To stabilize the wall, we recommend Helitech anchors (or similar). After stabilization is complete, reinforcement of the wall should be addressed. To provide reinforcement where there currently is none, carbon fiber strips should be installed. The strips should be oriented vertically and epoxied to the exterior face of the cast-in-place wall. Any brick damage, separation, and mortar joint damage in the brick wall above the South bump-out foundation wall should all be repaired in the same manner as item 3 only after the completion of repairs to the South bump-out foundation wall as specified. Cracking due to movement of interior walls is cosmetic, not structural, and can be repaired after all repairs to the foundation have been completed.
3. Steel lintels and sills around openings which are rusting and causing damage to the surrounding brick should be replaced as required per its condition with galvanized steel to mitigate future weathering and rusting. In areas where there is missing or damaged brick, missing or loose mortar, or cracking along mortar joints: remove and replace with visually similar bricks and mortar. Where cracks along mortar joints have separated enough to create a void, stitch the cracks with pins then tuckpoint. Repair damaged and cracked stone with appropriate compound. These are not currently structural concerns, but the pack rusting of the lintels and sills will create more serious issues over time if not addressed. As well, repair of the lintels, sills, bricks, and mortar will produce a watertight condition of the exterior and will help mitigate interior moisture issues.
4. The cast-in-place stair and landing is no longer supported properly. This is currently not an immediate issue or life-safety concern but may become one if not addressed in the future. It is recommended either the stairs and landing be removed and replaced with a wood or steel alternative, or further investigation can be done to possibly find a solution which salvages the cast-in-place staircase and landing but would likely require additional support to produce a stable stair/landing structure. The brick exposed at the face of the exterior wall below the stair/landing should be filled in with visually matching brick and mortar to create a seamless look along the wall as well as to help create a watertight condition.
5. Most moisture damage that is visible from the interior can be mitigated by performing the recommended repairs in item 3. Moisture damage seen in the basement wall under the window is due to improper water drainage along the site slab adjacent to the damaged cast-in-place foundation wall. It is recommended to have the drainage system along the building perimeter evaluated so water drains away from the building. The basement window may need to be replaced due to water damage. Interior moisture damage is not currently a structural concern however if the recommended repairs are not made to correct water drainage flow, water damage to the foundation wall will become more severe and create structural issues.

6. Damage to the elevated slab at the corner is currently not a structural issue. If desired, repair to the underside of the slab can be performed by removal of non-structural items (other than piping) and exposed rebar and remaining structural elements cleaned, then patching material installed to fill the voids. Cracking in the basement walls is not a structural concern at this time, however the cracks should be monitored for further movement.
7. The large mortar joints are not a structural concern, but it is unknown why they exist. It is recommended they be monitored so damage of or around these joints does not begin to appear.

The observations and recommendations above are limited to what was visible at the time of the evaluation. The possibility exists of other defects or problems, which were not identifiable by visual evaluation.

As always, if you have any questions, please do not hesitate to contact us.

Sincerely,

KLINGNER & ASSOCIATES, P.C.



Alan D. Lukens, P.E., S.E.

KLINGNER & ASSOCIATES, P.C.



Lisa M. Pogue, P.E.

P:\Davenport\2023\23-6050 Pioneer Property Management - MaryCrest Senior Living at Upham Hall\14.Struct\20230809 Upham Hall Fndn Eval - Marycrest Apts_Davenport IA.docx

Enclosures: Photos 1 to 20

		
Description	Vertical Foundation Cracking (South Wall)	1
		
Description	Exterior View of South Wall with Bump-Out (Looking NorthWest)	2



Description	Cracking in South Bump-Out Foundation Wall (Looking West)	3
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Description	Cracking in South Bump-Out Foundation Wall (Looking East)	4
-------------	---	---

 A photograph showing a concrete foundation wall with a vertical crack. Three air conditioning units are mounted on the wall. The wall is adjacent to a brick building with several windows. The foreground shows a grassy area and a metal railing.		
Description	Cracking in South Bump-Out Foundation Wall (Looking NorthEast)	5
 A close-up photograph of the top of a concrete foundation wall. A brick wall is visible above the concrete, showing signs of separation and deterioration. A window is partially visible on the left.		
Description	Separation of Brick Wall at Top of South Bump-Out Foundation Wall	6

		
Description	Interior Damage Associated with South Bump-Out Foundation Crack – South Wall	7
		
Description	Pack Rusted Lintel/Sill, Damaged Brick, Loose/Damaged Mortar, Cracked Mortar Joints	8

		
Description	Pack Rusted Lintel/Sill, Damaged Brick, Loose/Damaged Mortar, Cracked Mortar Joints	9
		
Description	Damaged Brick, Damaged Mortar, Cracking Along Mortar Joints	10

		
Description	Cracked Stone at Front Entrance	11
		
Description	West Entrance	12



Description	West Entrance	13
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Description	West Entrance – Cracking in Underside of Stair	14
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Description	Interior Moisture Damage in Top Floor Apartment	15
		
Description	Interior Moisture Damage – Basement South Wall	16

		
Description	Exterior View of Basement South Wall	17
		
Description	Underside of Elevated Slab in Basement Utility Room, NW Corner	18

		
Description	Foundation Wall in Basement Utility Room, NW Corner	19
		
Description	Large Mortar Joints Above Front Face Arched Windows	20

MAR 08 2004

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form**COPY**

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.

Name of Propertyhistoric name Marycrest College Historic District

other names/site number _____

2. Locationstreet & number portions of the 1500 & 1600 blocks of W. 12th Street N/A ☐ not for publicationcity or town Davenport N/A ☐ vicinitystate Iowa code IA county Scott code 163 zip code 52804**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).

Donnell Lake
Signature of certifying official/TitleMarch 9, 2004
Date**STATE HISTORICAL SOCIETY OF IOWA**

State or 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:) _____

Signature of the Keeper

Date of Action

Marycrest College Historic District
Name of Property

Scott County, IA
County and State

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	5	buildings
		sites
		structures
		objects
6	5	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

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/college

DOMESTIC/single dwelling

RELIGION/Religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

SOCIAL/meeting hall

VACANT/Not in Use

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS/Jacobethan Revival

LATE 19th & 20th CENTURY REVIVALS/Late Gothic Revival

LATE VICTORIAN/Queen Anne

LATE 19th & 20th CENTURY REVIVALS/Collegiate Gothic

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

CONCRETE

roof ASPHALT

other

Narrative Description

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

Marycrest College Historic District
Name of Property

Scott County, 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.

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 # _____

Areas of Significance

(Enter categories from instructions)

EDUCATION

ARCHITECTURE

Period of Significance

1938-1955

Significant Dates

1938

1939

1941

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Temple & Temple

Primary location of additional data:

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

Name of repository: _____

10. Geographical DataAcreage of Property approximately 15 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1	[1][5]	[7][0][0][5][0][0]	[4][6][0][0][3][8][0]	2	[1][5]	[7][0][0][5][0][0]	[4][6][0][0][2][8][0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1][5]	[7][0][0][6][4][0]	[4][6][0][0][2][8][0]	4	[1][5]	[7][0][0][6][4][0]	[4][6][0][0][2][8][0]
	Zone	Easting	Northing		Zone	Easting	Northing

[x] 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 Byname/title Mariys A. Svendsen, Svendsen Tyler, Inc.organization for Signature Development Company, Davenport, IA date October 2003street & number N3834 Deep Lake Road telephone 715/469-3300city or town Sarona state WI zip code 54870**Additional Documentation**

Submit the following items with the complete 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 resources.**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 Signature Development Company Attention: Chris Alesstreet & number 901 Tremont telephone 563/323-5880city or town Davenport state IA zip code 52803

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 Reduction Projects (1024-0018), Washington, DC 20503.

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7. Description

Materials (continued): Foundation: BRICK; CONCRETE
Roof: STONE/SLATE

Narrative Description:

The Marycrest College Historic District (see page 45) occupies an irregularly shaped campus containing 13 collegiate buildings and former residences on a site that overlooks the Mississippi River in Davenport's west end. The site is west of downtown Davenport approximately 16 blocks and north of the Mississippi River approximately 15 blocks.¹ District boundaries extend from Washington Street on the east to Division Street on the west, and from north of West 13th Street on the north to West 10th Street on the south. The District comprises a steeply sloping hillside along the south edge that rises approximately 80 feet to a level campus around which most of the oldest buildings are sited. West 12th Street extends through the campus along the north edge and Clay Street dead ends at the edge of the campus at the southeast corner. A group of newer buildings extends along a section of W. 12th Street.

The neighborhoods surrounding the Marycrest College Historic District include a mix of residential and institutional buildings. The Riverview Terrace Historic District, which is located on the National Register of Historic Places (NRHP), immediately adjoins the southeast corner of the campus. This neighborhood contains medium to large-scale frame and masonry single-family dwellings that overlook Riverview Terrace Park and distant vistas of the Mississippi River. The blocks to the immediate north of the Marycrest District contain mostly frame single-family dwellings from the turn of the late 19th through the early 20th century. Further north along the 1300 to 1500 blocks of Washington Street is a former German-American commercial district. Its buildings are a mix of one and two-story commercial structures, single-family dwellings, and several apartment buildings. Along the south edge, the Marycrest campus slopes steeply to the south with single-family residences from the 1880s through the turn of the 20th century facing 10th Street along the south side. At the southwest corner of the campus, the terrain drops off sharply. A cluster of apartment buildings was built here in the 1970s. These buildings are screened from the campus by a dense stand of deciduous trees. The steep hillside occupied by the campus continues west of the historic district and Division Street. Here the Putnam Museum, the former Davenport Art Museum, and Fejervary Park and Zoo extend along tree-covered slopes with parking occupying the level areas along West 12th Street.

As noted above, most of the Marycrest buildings were developed around an informal rectangular open space at the center of the campus. The first buildings developed for the campus including the Max Petersen House, Upham Hall, and West Hall, are located along the south side of this rectangle

¹The Mississippi River runs east to west through the Quad Cities with Davenport occupying the north (west) bank of the river opposite Rock Island, Illinois.

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with Petersen Hall extending along the north side. The second wave of buildings was erected at the east end of the rectangle (Cone Library) and on top of the sloping hillside (Lawlor Hall) in the 1950s. This pattern was continued when Walsh Hall was added to the northeast corner of the rectangle and Rohlman Hall was built further down the hillside in a third wave of building in the 1960s. The following decade, the campus was expanded to the west, north and east. The Kuno Struck House and garage, already in existence at the west end of the central campus, were acquired by the college in the late 1970s. The last buildings were erected on campus during the same decade north and east of the central campus – the Activities Center and Nursing Building along West 12th Street.

During its six decades of existence, the campus was criss-crossed by a series of paths, sidewalks, and paved drives that connected dormitories with classroom buildings, administrative buildings, the library, and various parking lots. The central campus sometimes referred to as the "Quad," retains its rectangular open space with mature oak and maple trees scattered across the area. Dense shrubs and herbaceous perennials line the building foundations and entrances. Most of the curvilinear walkways are four feet wide and covered in concrete with a few footpaths unpaved. The parking lots are scattered generally around the perimeter of the campus with a few small parking areas adjoining the elliptical drive that passes through the central campus and connects to West 12th Street approximately 100 feet east of Sturdevant Street. Larger parking lots surround the Activities Center and line the south side of the Walsh Building and Nursing Building. A two level parking structure is built along the south side of Upham Hall adjacent to the building's tall raised basement level in the cutaway hillside. A separate driveway connects to the Struck House approximately 50 feet east of Division Street. A wrought iron gate and fence set off this former residential property. Sections of wrought iron fencing with tall, narrowly spaced pickets continue along the north side of Petersen Hall.

As noted above, the terrain of the Marycrest College Historic District is level along the top half and steeply sloping from north to south towards West 10th Street. Building construction for Lawlor Hall, Upham Hall, and especially Rohlman Hall is accommodated by foundation grade changes. In several instances, the building design takes advantage of the slopes. The terrain change is most pronounced from the rear of Upham Hall to West 10th Street where the hillside drops 80 feet over 210 feet or a 1:2½ fall. The hillside is grass covered with no rock outcroppings and only a handful of trees. Campus building occupants are afforded an uninterrupted view of Davenport's west end residences, church spires, and the Centennial Bridge across the Mississippi River.

Buildings in the Marycrest College Historic District include the full range of collegiate building types found on campuses developed during the mid-20th century. Residential buildings include two large-scale *single dwellings* and one detached garage that pre-date establishment of the college. Three multi-story *residential halls* were built for boarding students. *Mixed-use halls* include the largest building on campus that contains dormitory rooms, a cafeteria, and chapel as well as three other buildings that house various combinations of classrooms, laboratories, lecture halls, auditoriums, and offices. *Single-use buildings* include the college library and an indoor sports facility. A discussion of the District's buildings organized by type and categorized as contributing or non-

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contributing resources within the District follows.

Single Dwellings

The oldest buildings in the Marycrest College Historic District are two single dwellings. The **Max Petersen House** (Photo #1, key contributing, NRHP) was constructed in 1888 on a multi-acre bluff top site overlooking Davenport's west end. The 2½-story red brick building has an ashlar limestone foundation and dressed limestone trim for a beltcourse above the second story windows. The house's massive bell-cast hipped roof has hipped attic dormers with a projecting cross-gable wing along the east side and both conical and pyramidal roofed towers on the front (south) façade. Enclosed porches line the east and south walls with a short, angled two-story wing with second floor gallery extending at the southeast corner. Wood ornamentation includes turned posts, scroll-cut fretwork, and brackets on the porches and balcony as well as dentils along the cornice, dormers, and pediment edges. Several of the west and south porches are enclosed with 1/1 double-hung windows topped by stained glass transoms. The south entrance porch and rear service porch retain their turned posts and open balustrades. The Petersen House is an excellent example of the Queen Anne Style and despite its conversion to collegiate use in 1938 retains its domestic scale and appearance. Although no architect has been identified for the building it is possible that it was designed by Davenport architect Frederick Clausen who was frequently favored for other Petersen family commercial and residential commissions. The Petersen House has served various collegiate purposes through the years including a faculty residence, dining hall, and music classrooms.

The second residence on the Marycrest campus is the **Kuno Struck House** (Photo #17, contributing, NRHP), which was given the name "Clifton Manor" following its acquisition by the college in 1978. The Struck House was designed in 1910 by the architectural firm of Clausen and Clausen in the Jacobethan Revival Style. The 2½-story red brick and limestone house has a rectangular footprint and asymmetrical façade. A hipped roof extends the length of the building with the ridge oriented east-west. Parapetted wall gables and shallow projecting bays extend along the front (façade). They are of varying heights and feature brick and ashlar stone finishes, diamond shaped leaded glass windows, and ornamental cut-stone trim. A semi-circular arched opening marks the recessed entrance. The south façade features a semi-circular masonry patio with an ornamental stone balustrade. South vistas look out over the Mississippi River. The house's slate roof was installed in 1972 replacing the original slate roof. In 1927 building permits show that the **Struck House Garage** (Photo #18, contributing) was built a short distance northeast of the house and three years later it was remodeled. The 1-story brick garage has a low-pitched hipped roof with double and single car bays on the south side containing replacement overhead metal doors and an original paneled wood passage door on the south side as well. Two 6/1 double-hung windows are on the west façade. Both the Struck House and garage are considered contributing to the Marycrest College Historic District because of their age and previous National Register listing. The college acquired both in 1978. The Struck House was used by the college as meeting room and banquet space while the garage served as a maintenance building.

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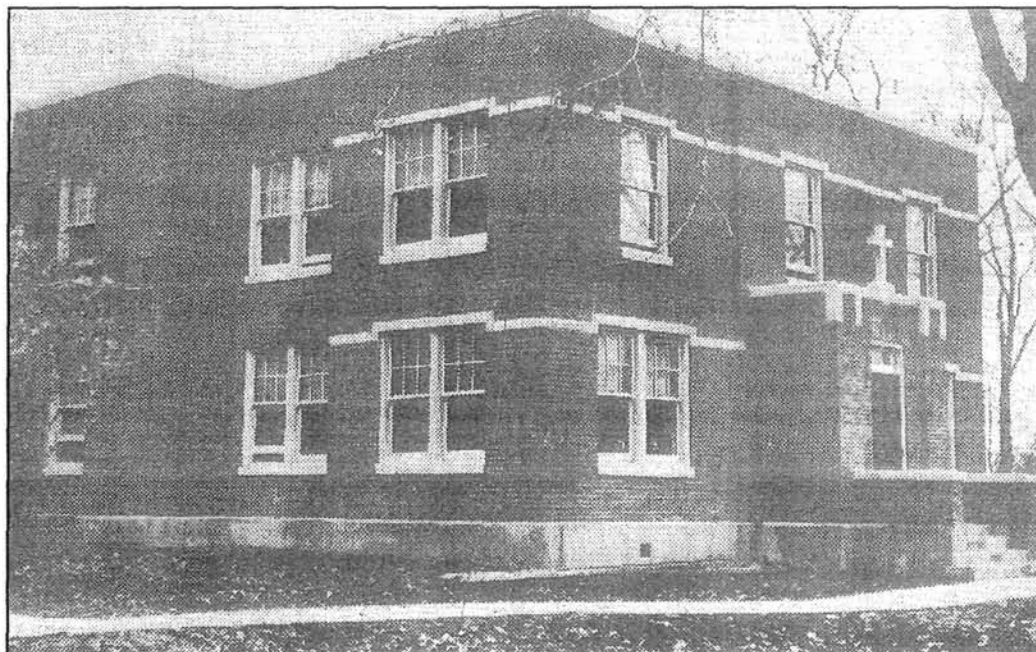
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Residential Halls

Residential halls were among the first buildings constructed at the heart of the Marycrest campus. **West Hall** (Photo #6, contributing) was erected as a two-story dormitory in 1941 for a cost of \$23,950. John C. Tunnick Construction Company served as engineer and contractor for the building. In 1958 a third floor was added to the building with Raymond C. Whitaker serving as architect. West Hall has a rectangular plan measuring 39 by 86 feet overall and was connected to the adjacent Max Petersen House by a narrow one-story corridor midway along the east façade in 1941. West Hall has a structural steel system with a poured concrete foundation, brick faced tile walls, and poured concrete floors and roof deck. The wall brick is the standard Brick Marycrest used on all buildings constructed through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis– and is set on a poured concrete foundation. The front (north) façade is divided into three bays with the center bay projecting slightly. Windows are 6/1 double-hung wood sash with single glazing. On the first floor, paired windows flank the projecting entrance vestibule. Each of the upper bays has a single window with Bedford stone used for the lintel and sill. Bedford stone is also used for beltcourses between floors, the plain coping, and the vestibule trim. Concrete steps set between solid brick balustrades lead to the entrance door, a non-original slab wood door with a small light. A narrow three-light transom is above the door with rectangular stone blocks for trim around the short stepped parapet of the projecting vestibule. Originally a stone cross (non-extant) rested on the center of the vestibule's parapet.

West Hall, 1940 prior to construction of the third floor (historic view looking southwest; from: "Residence Hall Open to Occupants," *The Crest*, Marycrest College, Davenport, Iowa, November 4, 1940)



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The west and east façades have eight bays with beltcourses separating floors in the end bays. The center bays along these façades are recessed slightly. Single and paired 6/1 double-hung wood sash fill the bays. A small three-story bay projects on the east façade adjacent to the one-story connecting corridor. Its walls are constructed of matching brick with windows flanking an entrance on both the north and south sides. The original doors feature three horizontal lights in the upper half and matching wood panels in the lower half. A metal fire escape and walkway connects the upper levels of the Petersen House and West Hall with a common exit stairs. The south façade has three bays with single 6/1 double-hung sash in each bay except for the center entrance bay. Here it retains its original concrete steps set between poured concrete balustrades. Its original wood door configured with three horizontal lights in the upper half and three rectangular wood panels in the lower half survives.

The interior of West Hall's three floors is laid out along double loaded central corridors with 14 rooms, a stairwell, and a central bathroom on each floor. The first floor differs slightly due to the presence of an entrance lounge at the north end just inside the front door. The college's first post office space (non-extant) was located in this area. The building's concrete floors are covered with various combinations of asphalt tile, ceramic tile, and carpet. Walls are either plastered or painted concrete block with mid-rails along the corridors. Trim for openings is various combinations of metal, wood, and rubber. Entrances for each room have textured glass transoms over paneled wood doors, each with a large panel in the upper half over two vertical panels in the lower half. The bathrooms include various combinations of wall-hung lavatories, showers, and bathtub stalls, and toilets. Bathroom walls are plastered on the lower floors and glazed terra cotta tile on the third floor. The main stairwell located along the west side of the corridor has a metal staircase with concrete treads and an oak handrail. The balustrades are moderately spaced square metal posts. West Hall has been vacant for more than a decade.

The second residential hall constructed at Marycrest built exclusively for dormitory purposes was **Freshman Hall-Lawlor Hall** (Photo #11, contributing). Built in two phases from plans drawn by Raymond C. Whitaker, Lawlor Hall was the first campus building that did not front onto the central campus at the top of the hill. It is located down the sloping hillside from the Max Petersen House and West Hall at an elevation approximately 10 to 20 feet lower than the central campus. Lawlor Hall was built as a freshman dormitory with the original two-story and partial basement building erected in 1955 for a cost of \$150,000. John C. Tunncliff Construction Company served as contractor for the original building. In 1959 a third floor was added to the building with Raymond C. Whitaker serving as architect and Tunncliff and MacDonald as general contractors. Lawlor Hall has a rectangular plan measuring 164 by 36 feet overall with four stories including basement exposed on the south and three on the north. It has 12-inch brick and concrete block walls with a pre-cast concrete joist system and lightweight concrete roof deck. The wall brick is the standard Brick Marycrest used on all buildings constructed through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. Brushed aluminum covers the flat coping of the parapet.

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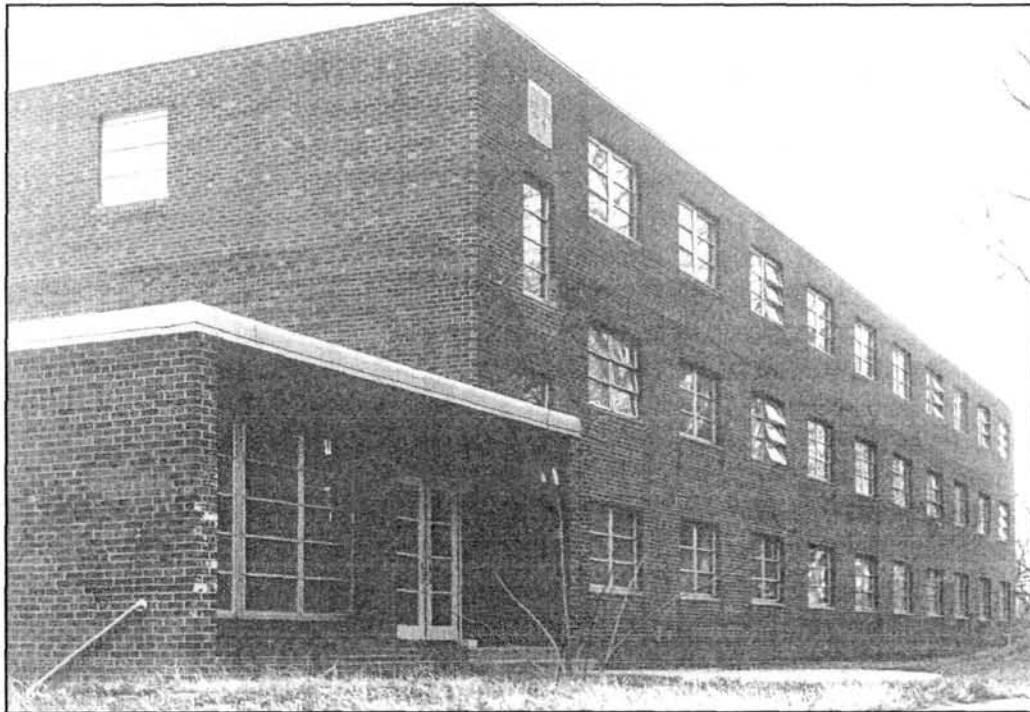
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The unusual site configurations do not grant the building a prominent front façade though the primary entrance is the one-story section at the east end along the north side. The north façade of the one-story entrance wing has a recessed bay with four grouped windows, each configured with

Lawlor Hall, 1959 (historic view looking southwest; from: Marycrest College Collection.
Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



five horizontal lights in a vertical stack. A pair of plate glass and metal doors is located between the window bay, adjacent to the multi-story dormitory wing. Walkways and steps descend along the east end of the lounge wing with widely spaced windows and an entrance located on the first floor and basement levels of this end. Windows found here and elsewhere throughout the building are aluminum-clad sash with three horizontal single-glazed lights including an operable lower pivot light with screen panel. The north and south façades of the dormitory wing have 10 and 13 bays respectively, with paired three-light window groups in most bays and single windows in a few long the south façade. Three levels are exposed on the north and four on the south. The west façade has three full floors and the partial basement levels exposed. Three closely spaced three-light windows are centered on the upper levels with entrance doors (wood with four horizontal glass lights) set between windows on the first floor and at the basement level. A concrete block staircase connects this entrance to the ground level.

The interior of Lawlor Hall's dormitory wing is laid out along double loaded central corridors with 10 student rooms on the north side and from 4 to 8 student rooms on the south side. The balance of

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the south side contains central bathrooms, storage rooms, janitor rooms, recreation rooms, and rooms for the residence hall sisters. Walls and ceilings are painted concrete block and prefabricated concrete joists. Window and door openings are defined by curved concrete block edges. Painted metal trim surround door openings with rubber baseboard. Flush metal doors access each student room with wire glass in single-light metal doors used elsewhere. All interior finishes for windows are brushed aluminum with no additional metal trim. The lounge on the main floor of the entrance wing has different finishes than the balance of the building. Its walls are faced with unpainted cream colored brick with groups of four brushed aluminum windows, each configured with five horizontal lights in a vertical stack, located along the north and south walls and three widely spaced three-light windows on the east wall. Brick walls separate the lounge from the foyer and central corridor. The lounge floor is carpeted while the corridors are terrazzo.

Rohlman Hall (Photo #14, non-contributing) was built in 1966 from plans drawn by Raymond C. Whitaker and Ken Wagner. It is located down the sloping hillside from Lawlor Hall at an elevation approximately 30 feet lower than Lawlor and 50 feet lower than the central campus. Rohlman Hall was built as an upper classman dormitory. O. Jorgensen & Sons of Clinton served as contractor. Rohlman Hall has an L-shaped plan measuring 197 by 123 feet overall. Three stories are above grade in the west dormitory wing with a partial ground floor exposed on the south side of this wing. The east wing of the L includes two levels plus the ground floor on the east façade and a lower level and basement floor below the ground floor on the south and west façades bringing the number of full or partial occupied levels to six. The building has a poured concrete foundation with 12-inch brick and concrete block walls and a pre-cast concrete joist system and lightweight concrete roof deck similar to that employed in Lawlor Hall. The wall brick is the standard Brick Marycrest used on all buildings constructed through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. Brushed aluminum coping extends along the parapet.

As with Lawlor Hall, the Rohlman Hall's sloping site does not provide the building with a standard front facade. The primary entrance is into the entry and foyer located on the second floor level of the east end along the north side of the building's west wing. Two flights of concrete steps along the east edge of Lawlor Hall lead to a 10-foot wide suspended concrete bridge that in turn connects to a pair of plate glass and metal doors of Rohlman Hall. The bridge's balustrade has matching brick and stone clad piers set between recessed wood benches. Window groups along the north and east façades of the east end of Rohlman Hall contain three windows, each configured with four horizontal lights in a vertical stack. Multiple flights of concrete steps and sidewalk sections descend along the east façade with widely spaced single windows. Windows found here and elsewhere throughout the building are aluminum-clad sash with three horizontal single-glazed lights including an operable lower pivot light with screen panel. The dormitory wings have single or paired three-light windows evenly spaced along each façade. Secondary entrances are located at the ground floor level of the west end of the west wing and at the basement level of the south end of the east wing. Additional student and service entrances for the east wing open along the east facade. Entrance doors along the west, south, and east façades are a combination of original horizontal light wood doors and flush metal doors.

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Rohlman Hall, 1971 (historic view looking southwest; from: Marycrest College Collection.
Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



The interiors arrangement of Rohlman Hall's dormitory wings are laid out along double loaded central corridors with 4 to 12 student rooms on each side. The balance of each corridor contains central bathrooms, storerooms, janitor rooms, recreation rooms, and rooms for the residence hall sisters and housemother. Three stairwells are located in the northwest corner of the west wing, near the main entrance, and near the southwest corner of the east wing. Walls and ceilings are painted concrete block and prefabricated concrete joists. Window and door openings are defined by curved concrete block edges. Painted metal trim surround door openings with rubber baseboard. Flush metal doors access each student room. All interior finishes for windows are brushed aluminum with no additional metal trim. Flooring is a mix of tile, carpeting, and terrazzo.

Mixed-Use Halls

On a small college campus such as that of Marycrest College, buildings are frequently required to serve more than one purpose, hence the presence of a series of mixed-use halls. **Upham Hall** (Photos #2-4, key contributing) was the first building newly erected for the Marycrest campus in 1939. Known during its early years as the "Administration Building" and "Liberal Arts Hall," it took the name Upham Hall in 1963. It is not surprising that as the college's initial building, it contained

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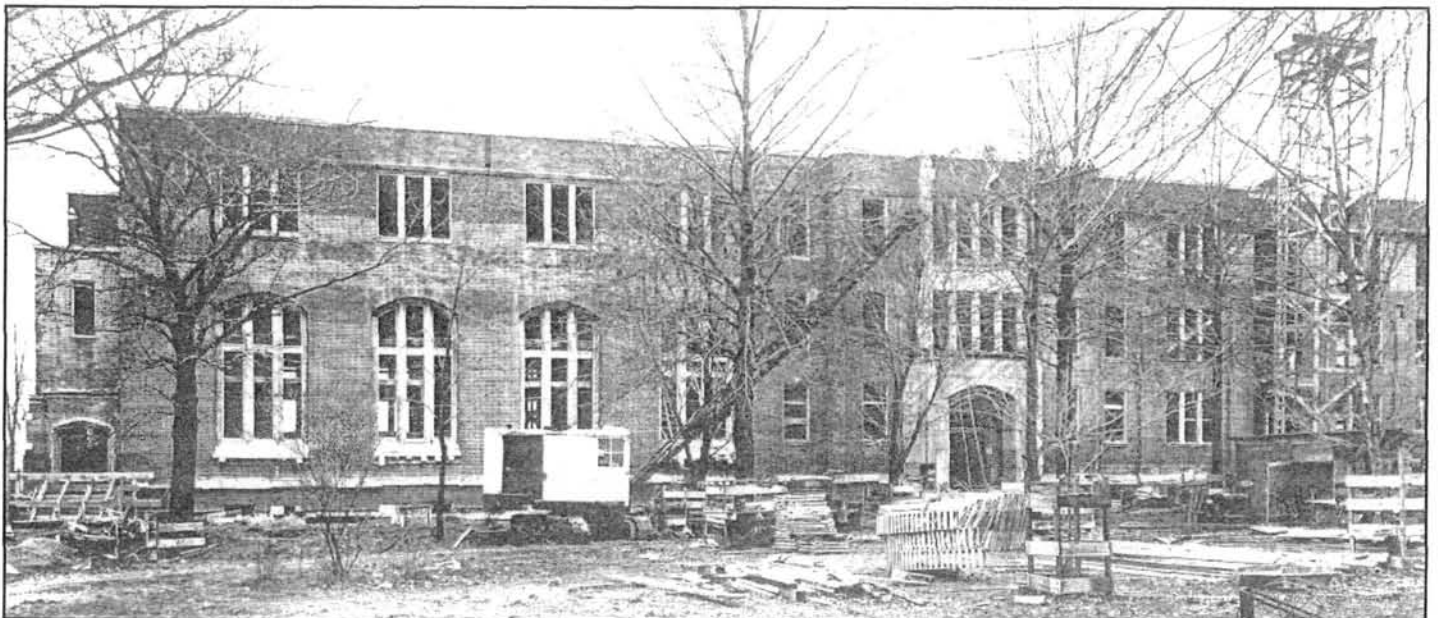
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areas designed for distinctly different uses. These included temporary administrative offices, classrooms with some used as temporary dormitory rooms, faculty offices, the college's first chapel, a 300-seat auditorium, and a gymnasium.

Located at the southeast corner of the campus at the crest of the hillside overlooking the Mississippi River valley, Upham Hall's design is a mix of the Late Gothic Revival and Jacobethan Revival styles proudly described by contemporary college officials as an example of the Collegiate Gothic Style. The Collegiate Gothic, a subcategory of the Late Gothic Revival Style, had been popularized for college and university campuses developed at the turn of the 20th century such as Bryn Mawr (1896), Princeton (1909-1931), the Harkness Quadrangle at Yale (1917), and the University of Florida (1905-1925). Upham Hall was a stripped down version of this style, sharing only a handful of the Gothic elements found in its earlier, more prestigious counterparts.

Built in 1938-1939 for a cost of \$165,000, Upham Hall has a rectangular plan measuring 202 by 56 feet overall. Three stories are exposed on the north façade facing the central campus and four stories plus a tall foundation level on the south façade. Davenport architects Seth Temple and his son Arthur Temple, who operated as Temple and Temple, prepared plans for the building. John C. Tunnicliff Construction Company served as general contractor. The building has a poured concrete foundation with brick faced tile walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis red brick. For Upham Hall, brick

Upham Hall under construction, 1938 (historic view looking south; from: Marycrest College Collection).
Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



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is laid in English cross bond with alternating courses of headers and stretchers for added strength. Brick ornamentation includes simple buttresses on the west wing to separate the bays and widely spaced, recessed vertical insets along the entire perimeter of the parapet. Stone ornamentation includes the sloping water table, windowsills, the entrance pavilion's stonework, window frames, and mullions for the two-story window sash in the east wing, beltcourses, and coping.

The front (north) façade has a horizontal composition with the primary entrance in the central three-bay pavilion section. The front is oriented towards the north facing the central campus. East and west wings extend in either direction, each containing five bays. The central pavilion section is faced with Bedford stone on the first through third floors and brick on the attic or parapet level. Simple stone buttresses with vertical ornamentation flank the Tudor arched recessed entrance. Stone steps set between a brick and stone balustrade lead to the original oak double doors. A large, multi-light transom is located above the doors, which retain their natural finish and 12-light upper sash. A Tudor Style pendant light is suspended above the doorway. The outer bays of the central pavilion section have single 6/1 double-hung window on each of three floors.

The west wing of Upham Hall has simple brick buttresses separating the bays. Each buttress is capped with stone at the top of the second floor. The four outer bays each have groups of three narrow 6/1 double-hung windows set beneath flat brick arches. The inner bay has a single 6/1 double-hung window on each floor. This wall and window pattern is repeated on the south side with a change in terrain exposing four instead of three levels. Basement level windows on the front façade include single 6/6 double-hung sash set inside concrete window wells in each bay. The west façade is divided into three bays with brick and stone piers dividing the bays and at the outer corners. Groups of three 6/1 double-hung windows are set in the outer bays with entrance doors centered in the basement and first floor levels. The entrance opening on the first floor has a stepped stone surround with 8-light sidelights and a raised 4-light transom. A 9-light sash is in the upper half of the natural finished, channel-cut oak door. The basement level has paired channel-cut doors, each with 4-light sash. This level is reached by a down-flight of concrete stairs leading to a brick vestibule on the lower level.

The floor plan for the west wing includes a wide double-loaded central corridor with stairs leading to the upper floors immediately west of the main entrance. The west wing housed three levels of meeting rooms, classrooms, and administrative offices at the time that Marycrest College closed in 2002. The basement served as storage space. The college's first chapel was originally located on the north side of the first floor. Surviving plans indicate that it was designed in March 1939 by C.I. Krajewski who had offices in Dubuque and Chicago at the time. The only surviving elements of the chapel are the stenciled ceiling beams. Other surviving original interior elements in Upham Hall include black and gray terrazzo floors; oak doors, windows, and trim with multi-light transoms and sidelights around some openings; and slate blackboards in some classrooms.

Like the west wing, the exterior of the east wing of Upham Hall has five bays but no buttresses. The third floor on both the north and south façades contains groups of three narrow 6/1 double-hung

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windows set beneath flat brick arches in each bay. The inner bay has a single 6/1 double-hung window on each floor. Four windows two stories in height fill the outer bays of the first and second floors. Each window opening has a segmental brick arch, stone frame and mullions, three tall 8/8 double-hung sash filling the lower two-thirds of the openings and three fixed, multi-light sash filling the remainder of the openings. This window design is repeated on both the north and south façades. Because of the change in terrain, four instead of three levels are exposed on the south side and another floor of windows appears beneath the tall openings. Paired window groups contain 6/1 sash at this level. Basement level windows on the front façade include single 6/6 double-hung sash set inside concrete window wells in each bay. A tall poured concrete foundation of varying heights extends along the south side of the east wing. The east façade of the building contains a one-story projecting bay centered on the wall. This three-sided bay contains five 4/1 double-hung windows on the first floor with a single service entrance at the basement level. The third floor contains paired 6/1 and 4/1 double-hung sash. The configuration of the end wall has the center bay extending nearly to the full height of the building but the outer bays stopping above the second floor. A low-pitched pediment ornamented with stone tops the center bay.

The interior uses of the east wing are reflected by the exterior design elements. The third floor contains classrooms similar to those found elsewhere in the building. A 300-seat auditorium occupies all of the first and second floors. The stage is set at the west end of the room with its back opening onto the central corridor of the first floor. Sliding channel-cut doors along this wall make the stage accessible for special events. The auditorium has a rectangular arched opening for the stage with a vertical tongue-and-groove wall along the front. A shallow, three-sided entrance vestibule at the rear projects into the auditorium space and provides for a small balcony above. Seating is arranged with a center section and side aisles between two outer seating sections. The auditorium retains its original seats that are constructed with cast-iron frames, wood arms and upholstered seats. The original maple tongue-and-groove floor slopes down towards the stage with carpeting installed on the aisles. Schoolhouse style pendant lights have suspended white-glass globes. A lobby and public restrooms are located at the rear of the auditorium in the two-story extension of the building. The primary entrance for the auditorium faces north. This opening has paired channel-cut doors, each with 4-light sash, inset in a Tudor arched stone surround. The entrance steps have brick balustrades with stone caps, a design that matches that of the main entrance. The balance of the east wing's interior contains a two-story gymnasium that is located beneath the auditorium. A series of paired 9/1 windows line the south wall with 6/6 sash along the north wall. Walls are plastered with a wood mid-rail extending around the perimeter of the room. The floor is a mix of concrete and asphalt tile. A wide terrazzo staircase at the west end of the gym leads to the classrooms and offices located in the upper basement level of the west wing.

A driveway extends along the east side of Upham Hall connecting the central campus to parking lots and service roads located along the south side of the building and near both Lawlor and Rohlman residence halls. A small brick utility shed (Photo #5, contributing) is located along the south side of Upham Hall. It measures approximately 8 by 6 feet and has a low-pitched, side-gable roof with exposed rafter tails. The single entrance on the north side has a paneled wood door.

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North Hall – Petersen Hall (Photos #7-10, key contributing) is a mixed-use hall of a different sort. The building was planned and erected in three phases with the overall concept established by architects Temple and Temple. Their firm completed drawings for the first phase in 1948 and the second phase in 1951. Raymond C. Whitaker completed drawings for the third and final phase of the building in 1962. Known originally as "North Hall" it took the name Petersen Hall in ca. 1964.

Like the other early buildings of the college, Petersen Hall was oriented with its front facing the central campus. The building extends along the north edge of the tree-covered open-space with its rear facing the 1600 block of West 12th Street. The first phase of the building comprised the center section of the present building including an asymmetrical two and three-story building with a four-story tower. The building contained dormitory rooms on the west end; a lounge and business offices in the center with the main kitchen in the basement; and a cafeteria and a chapel in the east end. The center section built during 1946-1948 measures 186 by 40 feet and was constructed for a cost of \$250,000. John C. Tunnichiff was the general contractor for the first phase.

The second phase was completed three years later in 1951 and included a three and four-story wing that extended the dormitory space on the west end. This section measured 90 by 40 feet and cost \$160,000. It was also constructed by Tunnichiff. The last phase was added a decade later in 1962 and included an addition on the east end that contained expanded cafeteria and chapel space on the first two floors. This addition measured 50 by 70 feet and also included a single floor extension over more than half of the original building containing dormitory rooms. Priester Construction Company completed the final building phase for \$280,000. Like Upham Hall, Petersen Hall was designed as a variation of the Late Gothic Revival and Jacobethan Revival styles. The building's varied uses, asymmetrical facade, and phased construction presented challenges for its designers and builders. Execution of the concept was remarkably successful with junctures between the three phases that were constructed over 14 years nearly invisible the casual observer.

The building as it appears in 2003 has overall dimensions of 346 by 50 feet. The level lot exposes three stories on each façade with four-story towers in the center of the south side and at the west end. The building has a poured concrete foundation with brick facing, brick faced tile walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the mid-1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For Petersen Hall, brick is laid in English cross bond. Brick ornamentation on the 1948 center section and 1962 east wing includes paired buttresses that extend to the third floor designed to break the horizontal massing of the building and separate the bays. Gothic or Jacobethan stone ornamentation includes various decorated entrance surrounds, ecclesiastical symbols, and the buttress trim. Other stone trim includes the sloping water table, beltcourses at the upper levels of the building, windowsills and lintels, window frames and mullions,

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North Hall-Petersen Hall after construction of west wing, ca. 1955 (historic view looking north; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



and coping. Windows throughout the building are metal with true divided lights. Sash include operable casements (in dorm rooms) and variously configured multiple fixed lights.

The asymmetrical front façade is dominated by three principal elements: a four-story tower, a projecting entrance bays, and the fenestration, principally the multi-story windows of the east wing. The first of these elements is understated by most Jacobethan or Collegiate Gothic standards. The tower projects forward from the front façade with brick piers and paired, stone trimmed buttresses set at the corners. The first floor has a shallow bay window with narrow, multi-light casement windows and transoms divided by stone mullions. Upper levels of the tower have four casement windows, each with four lights set in stone frames and divided by stone mullions. The tower extends a full story above the flanking wings.

Two entrance bays are spaced along the front façade of Petersen Hall. The primary entrance is through an opening set in the projecting one-story bay immediately east of the tower. It has a pointed, arched head with recessed reveals, all made of stone, centered beneath carved quatrefoils, a cross, and other Gothic designs. Brick and stone buttresses flank the opening and a stepped stone parapet tops the wall. The double doors have small single windows with an applied batten finish. Four lights fill the pointed transom. A second entrance is located in a projecting bay in the

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east wing at the point where the original building and the 1962 addition join. This brick entrance bay is more modest in scale with a simple rectangular stone surround without reveals framing a pair of channel-cut natural finished oak doors with small windows. A stone watertable, sloping edged beltcourse above the surround, and coping provide the only decoration.

Fenestration comprises the third important element of the building's front façade. Dormitory room windows in the west wing are metal casements, each with four lights. They appear in singles, pairs, and groups of three set in stone frames with quoined surrounds and mullions. In the east wing, windows on the first two levels appear as vertical units. Stone surrounds have random quoined edges with stone mullions separating three columns of windows and a decorative stone panel with cut-stone trefoils dividing the first floor cafeteria windows from the second floor chapel windows. The six first floor windows have five stacked lights in the lower half and three lights in the upper half. The six second floor windows have four lights in the lower half and two in the upper. The difference in window size is a reflection of the relative ceiling heights of the two congregate spaces.

Designs for the side and rear faces of the west and east wings continue the masonry treatments and fenestration patterns of their respective front façades. The west façade entrance has a pointed arched opening similar to the main entrance with a single channel-cut door with a leaded, multi-light window. The more prominent east façade entrance has a pair of curved top, channel-cut doors, each with twin lights, inset in a rectangular stone surround. A Christian cross appears in the shield of the decorative stone medallion mounted over the opening. The east wing of the rear (north) façade of Petersen Hall has a one-story section built with paired piers regularly spaced along the windowless wall. Adjacent to this area, a wide deck with a metal balustrade extends along the center section of the building. The principal entrance on this side of the building opens onto this deck. It has a quoined surround with a single multi-light door and four-light sidelights. A series of service doors are located further west along the exposed basement level.

The floor plan for Petersen Hall reflects its varied uses and phased construction. The center section of the building contains entrances that lead to a split-level entry lobby with access to both the west dormitory wing via a double loaded central corridor, and the cafeteria and dining hall in the east wing. A central staircase connecting the basement and four floors is located midway along the north wall. On the first floor of the west wing just off the split level entry area, the original reception desk with a bank of post office boxes is located. Business offices and the resident housemother's apartment are located adjacent to the reception desk along the north side. A lounge accessed through multi-light metal French doors is opposite the reception desk along the south side. It has a bay window, carpeted floor, plain plaster walls and ceilings, and a fireplace with a Bedford stone surround on the west wall. The balance of the west corridor has plastered ceilings and walls with an oak mid-rail, diagonal patterned asphalt tile floors, and multiple closely spaced openings leading to dorm rooms, storage rooms, and a communal bathroom. The original section of dorm rooms has metal doors and framing with a grained finish while the rooms further to the west in the 1948 addition have mix of original wood doors and replacement wood doors and oak trim. Individual dorm rooms are sized for single and double occupancy with closets and lavatories in each room and

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shared shower stalls set between adjoining rooms. The west corridor terminates in a stairwell leading to the other levels and an exit door. The staircase design matches that of other staircases in the building with painted metal balustrades composed of groups of three closely spaced square posts set beneath a natural finished oak handrail. The second and third floors of the west wing contain a similar arrangement of dormitory rooms double-loading off a central corridor. The fourth floor towers at the west end of the building and the center section have a series of larger, irregular shaped dormitory rooms and a communal bathroom. The basement contains a series of small storage rooms and one large activity room as well as various mechanical rooms.

The east wing of Petersen Hall and adjoining sections of the center section contain service areas for the entire student population. The cafeteria and dining hall are located on the first floor of the east wing, which is set a split level lower than the first floor in the west wing. This arrangement gives the dining hall a 16-foot ceiling height. The walls and ceiling are finished in plaster with a high oak mid-rail. Large decorative plaster modillions are set at the ends of the plastered ceiling beams. Two-story window openings along the south wall of the cafeteria face the central campus with a single row of high windows along the north wall. Separate private dining rooms for faculty and staff line a newer portion of the room along the north wall with various aspects of the food service operation housed in the one-story section of the building that projects along the north wall. These include the cafeteria line itself, the scullery, dish storage areas, and dishwashing functions. Floors in the dining hall and service areas are a combination of carpet, asphalt tile, and quarry tile. The main kitchen, several offices, restrooms, cold storage areas, pantry areas, and delivery areas are located in the basement of the center section. A dumb waiter and half flight of stairs connect the basement level to the cafeteria level in the east wing. The cafeteria originally was designed to seat 300 persons when built in 1948 but was expanded to accommodate 400 persons in 1962.

The second floor of Petersen Hall's east wing contains the original and expanded sections of Sacred Heart Chapel. As originally built, the chapel had seating for approximately 250 people but with the 1962 addition accommodated up to 500 persons. The single, large rectangular room measures approximately 175 by 40 feet with a 12-foot ceiling height. The room is divided into eight bays from east to west with widely spaced plastered ceiling beams dividing the room and a wide cove molding extending around the perimeter of the ceiling. A section along the north side of the east end of the room contains sacrament and linen storage areas and several confessionals. A staircase is located in the northeast corner connects to the other floors. The chapel has multi-colored, patterned asphalt tile floors, oak trim, and plastered walls with flush paneled oak wainscoting along the north and south sides. The east and west end walls as well as a section of wall surrounding the confessionals are covered in channel-cut oak paneling with horizontal and vertical molding bands containing carved grape clusters and leaf designs. The double doors at the west end of the chapel and other single doors in the confessional wall have cruciform patterned panels. The original design of the chapel had the altar in the east end but with construction of the east addition in 1962, seating was positioned to flank a central raised altar. Oak pews have a plain oak design and survive only on the west side of the altar.

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The third floor of the east wing was newly added in 1962 and contains dormitory rooms. A central corridor extends the full length of the third floor. Walls are painted concrete block with flush birch doors set in metal frames. Floors are tiled. Stairwells are located in the northeast corner of the 1962 addition and along the north wall of the original center section. This staircase also leads to the fourth level of tower dormitory rooms.

Single-Use Buildings

As Marycrest College grew during its second decade, larger buildings constructed for a single purpose appeared. The first of these was the **Cone Library** (Photo #12, non-contributing) along the east end of the central campus in 1957-1958. Designed by architect Raymond C. Whitaker, the library was built and furnished for a cost of \$250,000. General contractor was H. George Schloemer.

Cone Library has an irregular rectangular plan measuring 150 by 70 feet overall. One and a half levels are exposed on all sides with the front (west façade) facing the central campus. The building has a poured concrete foundation with brick faced concrete walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For the library, brick is laid in American bond with a header course every sixth course. Deep eaves overhang walls with a wide band of stone along the upper edge of the wall also serving as the window lintels. The building design described by contemporaries as “modern,” has its horizontal front façade divided into eight bays separated by projecting brick piers that extend from the ground level to the eaves. The entrance bay is set off center in the north half with stone wall panels, a planter and stairs leading to three plate glass and oak doors on the lower of three tiers. Rectangular fixed sash set in matching natural finished oak frames fill the upper tiers. The window bays to either side of the entrance bay (three to the north and four to the south) have stone sill with brown metal sash configured in three tiers. Operable pivot lights are on the short lower tiers and fixed sash in the progressively taller upper sash. The basement level has three square windows closely spaced in each bay. Each opening is filled with a single black glass, replacement panel with the concrete foundation serving as a continuous sill.

On the north and south façades of the library, the front half of the building contains window bays of a similar design to the front façade. Basement windows, however, retain their original aluminum finished sash, each configured with two horizontal lights. The rear portion of the north façade as well as the entire east façade contains paired windows in each bay with short, operable pivot lights along the bottom and tall fixed lights above. Basement windows here also retain their original aluminum finished sash configured with two horizontal lights. The south façade's east end is a solid brick wall with no openings. A decorative cut stone design in the shape of the Marycrest insignia is imbedded high on this blank wall. A cross in the center of the shield-shaped stone contains the

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inscription "Bonitas, Veritas, Pulchritas," meaning "the good, the true, the beautiful." Religious symbols are placed in three quadrants of the shield with Marycrest's symbol – an "M" inset inside a crown set above three waving lines – placed in the lower right quadrant. The latter element was designed to symbolize Marycrest overlooking the Mississippi River according to the insignia's creator, Sr. Clarice Ebert of the college's art department.

Cone Library with Walsh Hall in background, ca. 1970 (historic view looking northeast; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



The interior spaces of Cone Library are accessed via a split-level entrance foyer located inside the glass entrance bay facing the central campus. The upper or main level of the library has tall ceilings with the front section half of the building divided into three large rooms separated by wood panel and glass panel walls that reflected the window bay configurations. The original periodical reading room was in the north room, the charging desk and card catalog files in the center bay, and the reference reading room in the south bay. The stack area extending across the rear of the building has three levels in the combined main and lower level vertical space. A second set of internal circulation stairs is located in the northeast corner of the building along with offices and a study room. The lower level of the library originally contained the student union or social center in the south half of the building and an audio-visual room and alumnae office, and receiving room in the north half. Interior spaces have painted concrete block and plaster walls, plaster ceilings, and asphalt floor.

A further sign of the maturation of Marycrest's campus was the construction of two single-use classroom buildings along the south side of the 1500 block of West 12th Street. The older of the two is **Walsh Hall** (Photo #13, non-contributing) completed in 1964 opposite the northeast corner of the central campus. Architect Raymond C. Whitaker came out of retirement to design Walsh Hall, and

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he was assisted by Kenneth Wagner. Walsh Hall was built and furnished for a cost of \$650,000. General contractor was O. Jorgensen & Sons of Clinton.

Walsh Hall has a rectangular plan measuring 162 by 72 feet overall with the long side extending along west 12th Street. A series of single family residences acquired by the college through the years to serve various housing functions were razed to make room for the new science classroom building. Walsh Hall comprises four levels of classrooms and laboratories on the ground floor and three upper levels. The north and south façades are divided into eight bays with the east and west ends configured in three bays. The building has a poured concrete foundation with brick faced concrete walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For Walsh Hall, brick is laid in American bond with a header course set between every five header courses. Stone capped parapet walls extend above the flat roof with brick piers separating the bays. Clustered window groups have continuous stone sills with matching stone frames and mullions. Stone beltcourses at each level also serve window lintels. Single, paired, and triple window groups have aluminum sash configured with pivot panels on the bottom and taller sash above. The ground level has twin horizontal lights.

The nominal front (west) façade is divided into five bays with broad steps leading to the main entrance, which includes a metal and plate glass doors to either sides of a fixed plate glass and metal panel. The upper levels of the center bay include stone horizontal panels separating aluminum window sash matching those found throughout the building. Bays to either side of the entrance bay have single window columns centered in the bay. The east façade is also divided into three bays with an exterior metal staircase at the northeast corner and various combinations of single, double and triple windows in all but the center bays of the second and third floors. The south façade has six windows in each of the five west bays with an unusual arrangement of windows and Bedford stone panels delineating a cross shape in the façade's center bay. The projecting one-story ground floor vestibule in the bay beneath the cross has a rectilinear stone entrance surround. A second multi-story metal fire escape accessed by doors at each level is located at the east corner of the south façade. The upper levels of the bay located between the cruciform window and the fire escape bay is windowless. A bank of parking spaces extends along the full length of the alley along the south side of Walsh Hall.

The interior of Walsh Hall originally housed the art department, radio and television studios, the theater workshop, the bookstore, a journalism laboratory, offices, and conference rooms, large classrooms and science laboratories. When originally constructed, the building was also wired with coaxial cable for transmission of television and sound to various classrooms and laboratories.

The **Nursing Education Building**, more commonly referred to as simply the **Nursing Building** (Photo #15, non-contributing) is the second single-use classroom building on the Marycrest campus. Completed in 1972-1973, it is located immediately east of Walsh Hall at the southwest corner of Washington Street and West 12th Street. The architectural firm Charles Richardson Associates of

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Davenport designed the Nursing Building, which was built and furnished for a cost of nearly \$1.9 million. General contractor was Priester Construction.

The three-story Nursing Building has a rectangular plan measuring 103 by 71 feet with a one-story lecture hall-auditorium attached at the basement level at the west end of the building. The building has reinforced concrete walls partially faced with reddish-brown brick laid in running bond with the balance finished with exposed concrete in a rectilinear pattern. The north and south façades are divided into seven bays with the east and west ends configured in three bays. Reflecting the influence of both the Miesian and New Formalism styles, the Nursing Building's third floor cantilevers around the entire building perimeter, supported by widely spaced square pre-cast concrete columns. Fenestration includes fixed tinted glass rectangular panels arranged in vertical columns on the first and second floors and in shorter vertical pairs separated by brick mullions on the projecting third floor. Window columns converge at the outer corners. The wide soffit of the cantilevered roof is built of pre-cast concrete and has a grid pattern that reflects the structural system of the floor decking. Matching entrances are centered on the north and south façades. Multiple glass panels extending to the full height of the second floor surround the plate glass and metal doors. Window columns converge at the outer corners of the entrance bays extending the dimensions of a window wall.

When built, the interior of the Nursing Building contained a television studio and control room as well as mechanical rooms on ground floor with a lecture hall in the adjoining one-story wing; offices, classrooms, and a student lounge on the first floor; large and small classrooms and lecture halls on the second floor; and faculty offices, study rooms, a laboratory, faculty lounge, media workroom and conference rooms on the fourth floor. The building was praised as containing advanced educational technology systems when completed. A bank of parking spaces extends along the full length of the alley along the south side of the Nursing Building.

The last building constructed on the Marycrest campus was the **Activities Center** (Photo #16, non-contributing) completed in 1978. The building was designed by Des Moines architects Frevent, Ramsey & Dray with Priester Construction Company serving as general contractor. This one-story building has a T-shaped plan with overall dimensions of 225 by 192 feet. The building has a steel structural system with corrugated steel walls with a brown finish. A broad corrugated metal gable roof with the gable end facing West 12th Street extends over the gymnasium section. The adjoining office wing on the east side has a nearly flat roof with brick faced concrete block on the lower walls and corrugated steel above. This brick is a mottled tan and brown and does not match the balance of the Marycrest buildings. The office wing has a shed roof extending along the south side with the façade divided into three bays. The front entrance is centered in this wing and, along with the flanking window bays, is recessed. Paved parking lots surround the east and north sides of the building.

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8. Statement of Significance

Significant Dates (continued) 1948, 1955

Architect/Builder (continued)

Clausen, Frederic
Clausen and Clausen
Whitaker, Raymond C.
Wagner, Kenneth A.
Krajewski, C.I.
Richardson, Charles & Associates
Frequent, Ramsey & Dray

Tunnicliff, John C. (builder)
Tunnicliff & MacDonald (builder)
Schloemer H., George (builder)
O. Jorgensen & Sons (builder)
Priester Construction Company (builder)

General

The Marycrest College Historic District is locally significant under Criteria A and C. Though once owned by a religious organization, the Marycrest College Historic District derives primary significance under the National Register themes of "Education" and "Architecture." Under Criteria A, the District's historic significance derives from its association with an important Roman Catholic women's college that was founded immediately prior to World War II and flourished in the following decades. The District contains an important collection of historic resources associated with the founding and growth of Marycrest College, the Roman Catholic liberal arts college established by the Sisters of the Congregation of Humility of Mary for women students in 1938-39. The Marycrest District was not cited as a potential historic district in the "Historical and Architectural Resources of Davenport, Iowa (Part I and Part II) MRA" prepared in 1979-1983 when the campuses oldest buildings were just obtaining 50 years of age. The passage of time and the completion of additional historical research regarding Davenport's collegiate history have resulted in the development of additional contextual background for the theme of Catholic education on the local level and the identification of this new historic district. This historic context is explained in greater detail below.

The District derives additional significance under Criterion C for the theme "Architecture." The District contains several good examples buildings that blend the Late Gothic Revival and Jacobethan Revival architectural styles. The campus' buildings also share a common building material (mottled red brick with Bedford stone trim), modest scale (three-story maximum height), and clustering around the central campus with extraordinary Mississippi River vistas. The works of several prominent Davenport architects and architectural firms including Frederick Clausen, Clausen and Clausen, Temple and Temple, and Raymond C. Whitaker are present here. Taken

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together, the District's buildings serve as a significant collection of collegiate buildings whose importance derives from their style, their construction, and their designers.

One individual resource within the Marycrest College Historic District was previously identified as part of the MRA – the Dr. Kuno Struck House (1645 West 12th Street). Another building previously individually listed on the National Register is also located within the District – the Max Petersen House (Marycrest College Campus, 1607 West 12th Street). No significance is asserted under Criterion D or Criterion B for the District.

The period of significance for the District is 1938 - 1955. These dates mark the date for the establishment of Marycrest College in the former Max D. Petersen House and an approximate 50-year cut off period established by the National Register for buildings to be considered significant. Because of the important growth of the college during the decade of the 1950s and the fact that the same architect was involved in designing nearly all of the buildings during this decade, the decision was made in consultation with the State Historic Preservation Office to include campus buildings completed through 1955.

The Historical Development of the Marycrest College Historic District:

Though Marycrest College was not founded until 1938-39, the history of Catholic educational institutions in Davenport extended back nearly a century. The city of Davenport was founded in 1836 and by the Civil War had a well-established Catholic community with four churches associated with large German and Irish ethnic groups residing in the city. St. Anthony's Church, St. Marguerite's Church, and St. Mary's Church served English-speaking parishioners while St. Kunigunda's Church (later renamed St. Joseph's Church) served German-speaking Catholics. Catholic elementary schools were operated by each of these churches. A citywide Catholic girl's school, the Academy of Immaculate Conception (NRHP), also began operation before the Civil War and was formally chartered and operated by the Sisters of the Blessed Virgin Mary after the war.

Davenport became the see city of the Davenport Diocese of the Roman Catholic Church when the Dubuque Diocese was divided in 1881. Within a year of the diocese's founding, Bishop John McMullen established St. Ambrose Seminary and Academy in Davenport. The academy served as a high school and commercial school for young men while the seminary prepared students for the priesthood. In 1885 the central section of Ambrose Hall (NRHP) was constructed on a 10-acre campus located on the edge of town. The building was expanded in subsequent years and in 1908 the name for the seminary was changed to "St. Ambrose College," a reflection of the growing importance of the college for lay students. Both the college and the academy continued to provide instruction for only male students.

Beginning in 1929 for reasons of economic necessity, St. Ambrose began offering women students late afternoon and evening classes for the first time. This practice continued for a decade. During this time, Davenport Bishop Henry Rohlfman grew concerned about the ability of a coeducational

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college to provide training for young men entering the priesthood.² Rohlman's concerns coincided with growing local interest for the establishment of a Roman Catholic women's college that would eventually become Marycrest College.

The history of Catholic women's colleges in the United States prior to the founding of Marycrest had several distinct movements. Before the Civil War, a handful of pioneering Catholic women's academies and colleges were established in the country including a few in frontier locations. Among these early schools was Clarke College in Dubuque, Iowa. Originally established in 1843 by the Sisters of Charity of the Blessed Virgin Mary as a women's boarding school, it was renamed Mount St. Joseph Academy and College in 1881. Twenty years later the school became a liberal arts college and by 1918 it was fully accredited by the North Central Association of Colleges and Secondary Schools. In 1928, the Academy portion of the school closed and the college was renamed Clarke College in honor of foundress Mary Frances Clarke.

The decades leading up to the turn of the 20th century saw a number of Catholic schools established around the country aimed at addressing the need for teachers in parish schools in the wake of the Third Plenary Council of Baltimore in 1884 that directed the establishment of parish schools wherever they did not already exist. Some of these schools eventually provided both high school and normal school training programs for the female students. A few institutions would go on to become four-year colleges in later decades while others remained junior colleges, merged with Catholic men's schools, or simply disappeared. Mount St. Clare College (now Franciscan University) in Clinton was originally established in 1893 by the Sisters of St. Francis of the Immaculate Conception. The school, Mount St. Clare Academy, was formed after a local priest invited the sisters to staff a parish school. By 1918 the academy had grown to include a two-year normal school program. The college's teacher training program was so successful that between 1932 and 1954, Mount St. Clare graduated 62 per cent of Clinton County's teachers.³

The most flourishing period for the establishment of Catholic women's colleges both nationally and in Iowa came during the 1920s and 1930s. Nearly 80 new Catholic women's colleges were founded nationally between World Wars I and II. Total attendance at these colleges reached 40,000 women by the end of World War II. Enrollment of women would not pick up dramatically until the post war period topping 100,000 by the mid-1960s and reaching a peak of 200,000 women in the mid 1980s before declining with the advent of co-educational institutions in the 1970s.

A range of factors identified by historian Thomas Landy and other scholars affected the growth trend in the founding of Catholic women's colleges between World War I and World War II.⁴ The

²"Mother Mary Geraldine Upham, the Pioneer of Marycrest," *The Crest, Davenport, Iowa: Marycrest College*, September 14, 1979.

³"The Franciscan University – History," Available at <http://www.tfu.edu/index.cfm?pageid=23>. Accessed September 25, 2003.

⁴Schier, Tracy and Cynthia Eagle Russett, editors, *Catholic Women's Colleges in America* (Baltimore: Johns Hopkins University Press), 2002.

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desire by the Catholic community to see their daughters educated in Catholic institutions of higher education rather than Protestant schools was a major reason given for the establishment of many women's schools during this period. A second factor was the increasing capacity of Catholic women religious to administer schools – parochial schools, normal schools, nursing schools, and institutions of higher education. As Landy writes in an essay titled "The Colleges in Context," "by the start of World War I, the Catholic women's college had been established as a social institution. 'Running colleges' had entered into the relatively circumscribed repertoire of ministries for Catholic women religious and, in the years that followed, college administration would become an almost standard undertaking for women's communities."⁵

Other factors that tended to encourage the establishment of women's colleges included the general professionalization of American life – in particular for teachers and nurses, the improving economic position of Catholic women as successive generations of the largely immigrant Roman Catholic community in the United States experienced the effects of social mobility, greater vocational opportunity in the wake of women's suffrage, and the growing desire of women religious to establish separate colleges affiliated with their communities.⁶

Marycrest College was one of five Catholic women's colleges established in Iowa during the 1920s and 1930s, their founding reflecting various combinations of the factors cited above. The first was St. Joseph Junior College, later named Ottumwa Heights Junior College, established in Ottumwa in 1925. It was the first private junior college established in Iowa and was sponsored by the Congregation of the Humility of Mary. Three years later the Sisters of Mercy established Mount Mercy College, a four-year liberal arts college, in Cedar Rapids. Two years later in 1930, the Sisters of St. Francis opened Briar Cliff College in Sioux City. Originally a two-year women's college, Briar Cliff expanded to a four-year program in 1936. A second two-year women's college, Cherokee Junior College, opened in 1938 in Cherokee, Iowa. It was operated by the Servants of Mary Sisters for only a brief period.

The last Catholic women's college to organize in the state was Marycrest College. Its founding was representative of the general growth and expansion of Catholic women's colleges nationally during this period. Local efforts to establish the college began in the late 1930s with Bishop Rohlman's search to find a group of women religious to sponsor the effort. After making requests to two Catholic orders and being turned down, Rohlman turned to Mother Mary Geraldine Upham of the Congregation of the Humility of Mary headquartered in Ottumwa. In 1938 Mother Mary Geraldine agreed to serve as founder and first president. She came with the requisite experience for the job of founding a college. She was the first sister in the Congregation of the Humility of Mary to earn a

⁵*Ibid.*, p. 63.

⁶*Ibid.*, pp. 55-97; Edward J. Power, *Catholic Higher Education in America*, (New York: Appleton-Century Crofts), 1972; Roy J. Deferrari, editor, *Essays on Catholic Education in the United States*, (Washington, D.C.: Catholic University of America Press), 1942.

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college degree and had already had the successful experience of founding St. Joseph's Junior College/Ottumwa Heights Junior College in 1925.

In 1938 the site for the future college was acquired from descendants of the Max D. Petersen family. The future site of the Marycrest College Historic District was contained within sections of Sturdevant's First Addition and the Clifton Hill Third Addition, both originally laid out in the late 19th century west of the Original Town of Davenport. The main parcel that was eventually acquired for the campus housed the former residence of Petersen, a prosperous Davenport merchant and son of pioneer J.H.C. Petersen. Max Petersen's daughter, Norma Petersen Struck, lived in the house next door to the west at the time. Built in 1888 on a prominent site in the city's German-American west end, the Max Petersen House had an extraordinary view of the Mississippi River and the settled area between this bluff top house and the water's edge.

When originally organized the new women's college was a division of St. Ambrose College. Acquisition of the Petersen House provided a place for Marycrest's first 12 faculty members to reside and for congregate activities such as meals to take place. The building would later be used for music classes. The first class enrolled the fall of 1939 with a number of students transferring from Ottumwa Heights Junior College. Some boarding students resided in private homes until construction of Liberal Arts Hall, later renamed Upham Hall, was completed in 1939. It provided room for a full range of college needs including the chapel, administrative offices, an auditorium, a gymnasium, temporary dormitory rooms, and classrooms. Approximately 100 students attended the first year. Two years later, Freshman Hall or West Hall was completed freeing space temporarily used as dormitory rooms in Upham Hall for their intended use as classrooms. Other students were housed in residences that were acquired by the college to serve housing needs.

Construction for more campus facilities was held off until after World War II. By the fall of 1946, enrollment reached 470 including 26 female war veterans. Marycrest College offered majors in teaching, the fine arts, and a range of professional courses popular with female students. This later group included library science, social welfare, medical technology, nursing, dietetics, home economics, and journalism. Teaching remained the most common major in the early years followed by social work and nursing in later years.

In 1946 with the demand for a college education growing, Marycrest began construction on its fourth building to the central campus – North Hall. Completed two years later, the building contained an expanded dining hall and chapel as well as housing for upperclassmen. Three years later in 1951, the west wing of North Hall was completed further expanding the capacity of the college to attract students from outside the community. The final addition was completed for North Hall in 1962 when the east wing expanded both the dining hall and chapel and added a third floor of dormitory rooms.

Other construction efforts indicate that the most pressing need at Marycrest during the 1950s was housing. In addition to the expansion of North Hall, Lawlor Hall was completed in 1955, West Hall had its third floor added in 1958, and Lawlor Hall had its third floor added in 1959. By the mid-

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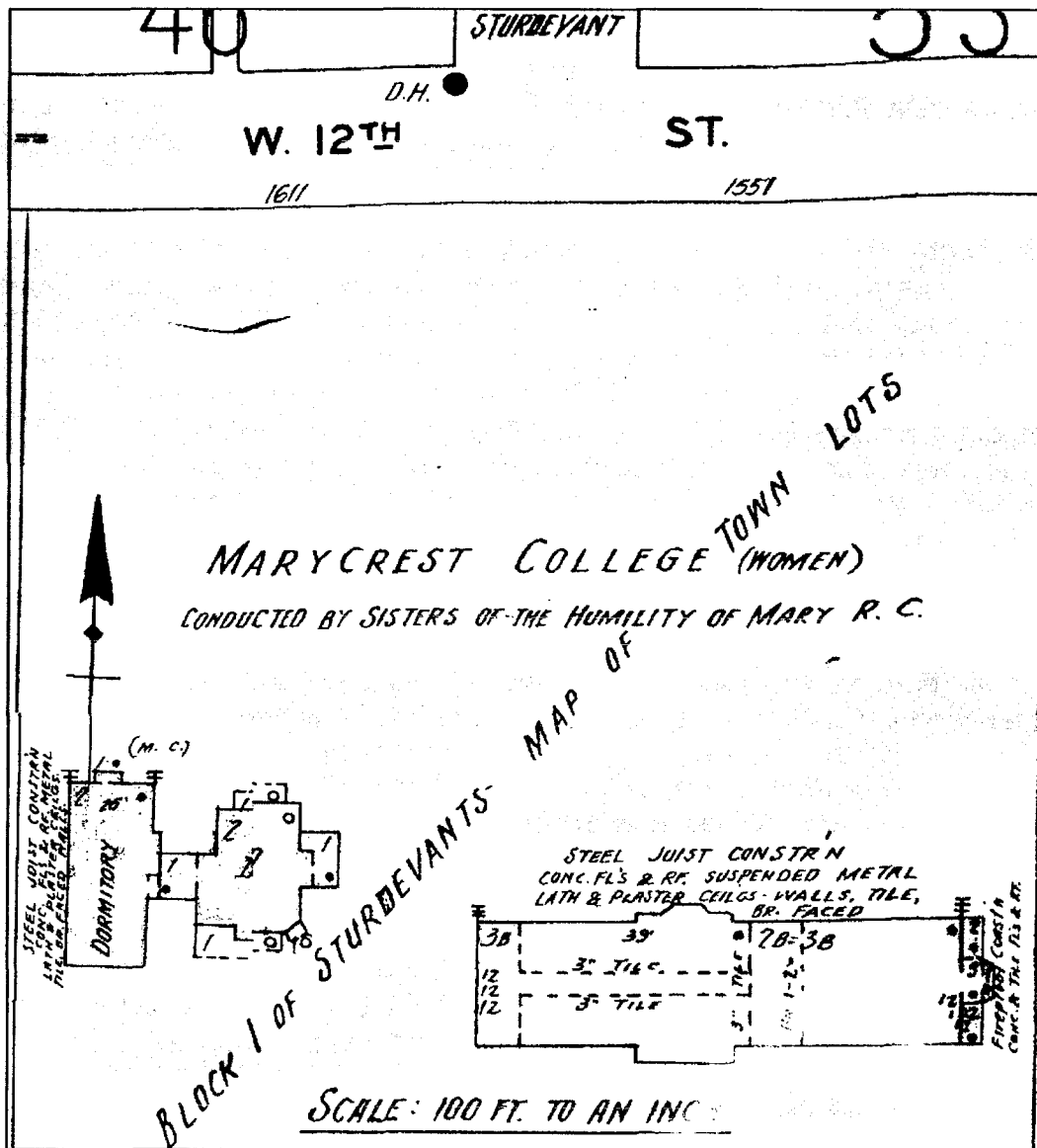
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Historic View – Sanborn Map, 1910 updated to 1941 The map shows the core of Marycrest's central campus with its first three buildings, from west to east: West Hall with two stories connected to the Max Petersen House, and Upham Hall. (Map Collection, State Historical Society of Iowa Library, Des Moines)

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1950s enrollment topped 600. The other principal building completed during this decade was the Cone Library in 1958. Its construction marked the addition of the final building to the perimeter of the central campus. Another important milestone of the decade came in 1954 when Marycrest was incorporated as a separate college from St. Ambrose College. The following year the North Central Association of Colleges and Secondary Schools gave Marycrest independent accreditation praising the college in its report by stating that "Marycrest has the potential to be the Vassar of Catholic colleges."⁷

From its beginning, Marycrest included foreign students among its enrollees. At the end of World War II, Taiwanese women were among the first foreign students at Marycrest. Contacts that Mother Mary Geraldine Upham had with a religious community in Formosa prompted their enrollment. Similar relationships were subsequently developed with religious communities in Central and South America. The result was a growing number of student enrollments from Mexico, Panama, and Columbia.⁸

By the end of the 1950s, Marycrest was strategizing for its future growth through the adoption of a ten-year growth plan. Construction of Cone Library along the east edge of the central campus in 1958 was the first step to implement this plan. Mother Mary Geraldine Upham continued to serve as president until her death in 1961 when her former assistant, Sister Sabina Mary, replaced her. Enrollment stood at 1105 in 1961 with a faculty of 55. The ensuing decade saw construction on campus expand North Hall a second time in 1962 with additional dining hall and chapel space as well as another floor of dormitory rooms. Two of the largest buildings were erected on the edges of the campus – Walsh Hall in 1964 to house classrooms, lecture halls, and laboratories, and Rohlman Hall in 1966, to house the expanding student population. In the midst of the construction boom, Sister Mary Helen Rappenecker became Marycrest's third president in 1965.

In 1969 Marycrest joined a growing number of both men's and women's Catholic colleges in Iowa and around the country to be co-educational. The decision was part of a national and statewide trend begun in the wake of the Second Vatican Council. The transition began with Briar Cliff College in 1966 and was followed by Mount St. Clare College in 1967, St. Ambrose College in 1968, Mount Mercy College and Marycrest College in 1969, Loras College (men's college, Dubuque) in 1971, and Clarke College in 1979.

The 1970-71 school term saw Sister Mary Helen step down to be replaced by Marycrest's first lay president, Dr. Louis Vaccaro. Marycrest became fully coeducational during the same school year. The spring of 1972 saw Marycrest launch discussions with St. Ambrose College for a merger. After

⁷Ibid.

⁸Email correspondence with Sr. Joan Shiel, Sisters of Humility of Mary Center Archives, Davenport, Iowa, September 2003.

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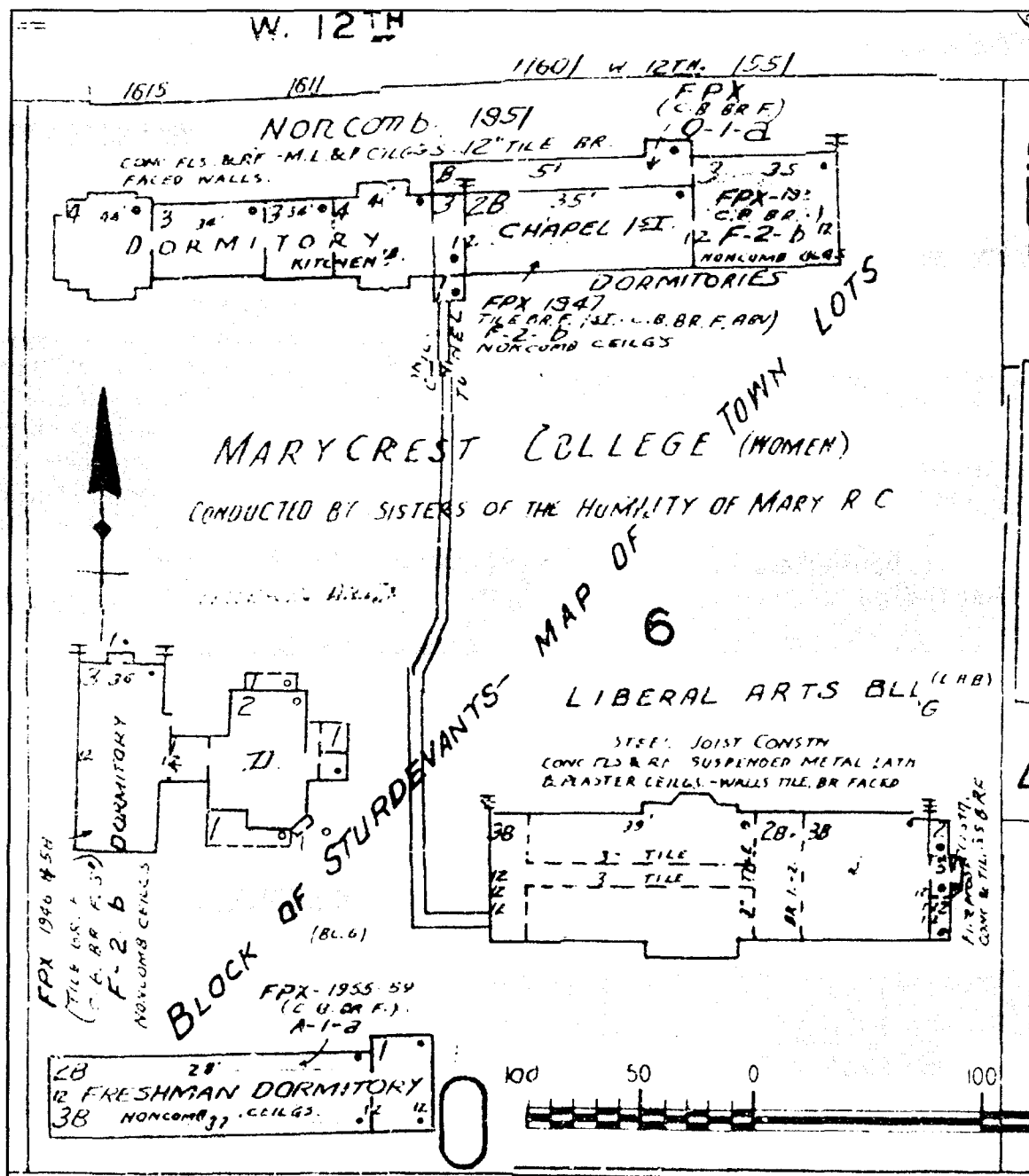
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Historic View – Sanborn Map, 1956 The map correctly describes the buildings with the exception of North Hall-Petersen Hall where it lists the chapel on the 1st floor; Sacred Heart Chapel was always on the second floor. Other portions of the District not shown here contain vacant lots and residences in 1956. (Map Collection, State Historical Society of Iowa Library, Des Moines)

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lengthy debate the decision was reached in March for the two colleges to merge the following year and jointly operate as "Newman College." This decision was eventually set aside when merger talks failed. In the wake of the merger plan, however, students at both colleges were allowed to freely take courses on the both campuses. Building expansion at Marycrest continued with completion of the Nursing Education Building in 1973, a building that was designed to sustain a major expansion of the school's nursing program.

The years following the convening of the Second Vatican Council between 1963 and 1965 had ushered in a period of rapid decline in the number of priests and women religious, a trend that would dramatically affect the economic health of colleges such as Marycrest that had been dependent on the support of their sponsoring religious community. With merger plans with St. Ambrose set aside, Marycrest saw the need in the late 1970s to shift from religious to lay instructors. The switch by Marycrest to a co-educational enrollment policy in 1969 had prompted an increase in the number of business majors representing another area of faculty shift. As the decade of the 1970s proceeded, additional instructors for computer science were needed as well. In both cases, the availability of trained staff could not be satisfied solely within the Humility of Mary community due to the declining numbers of adequately trained instructors, and lay instructors were hired to fill the void. Financial resources of the college began to be stretched as a result.

The last building erected on the campus came five years later in 1978 when the Activities Center was constructed north of Petersen Hall. It contained four combination basketball/volleyball/tennis courts, an 1/8-mile jogging track, a fitness center, and the student center. The same year that the Activities Center was completed, the college acquired an adjoining property along the west side of the campus – the Dr. Kuno Struck House. This former private residence was converted to use as a community center with various offices located here in subsequent years.

The decade of the 1980s was a period of growth for Marycrest under the leadership of President Wanda Bingham. A weekend college program designed for part-time, working adult students was added. Enrollment peaked at the end of the decade with 2,239 students in 1989-90. Marycrest operated without benefit of a major endowment, however, a fact that provided continuing financial challenges for the college. As a result, in 1990 Marycrest became the second Iowa college to affiliate with Teikyo Yamanashi Education and Welfare Foundation of Japan and changed its name to "Teikyo Marycrest University."⁹ Teikyo University began as a school of commerce in Japan in 1931 and eventually operated approximately 20 colleges in Japan and around the world. The Congregation of the Humility of Mary formally sold the college campus to Teikyo in 1990 and it operated as Teikyo Marycrest University until 1996 when the name was changed to "Marycrest International University to reflect its goal for an international program of study for students.

⁹Westmar College in LeMars, Iowa was the first to be acquired by the Teikyo Foundation in 1989 and operated as Teikyo Westmar University from 1990 until it closed in 1997.

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Financial problems persisted for Teikyo Marycrest throughout the decade 1990s. These were compounded by a decade-long decline in the Japanese economy. As enrollments declined, plans for an expanded international student body were never realized and tuition income failed to keep up with ever increasing operating costs for the college. The spring of 2002 saw Marycrest International University graduate its last class. The campus was acquired for reuse as an elderly housing complex by the Signature Development Company, a housing development and management company headquartered in Davenport. The former Marycrest College buildings are now being developed with a range of housing options and support services scattered across the tree-covered campus.

The Architecture of the Marycrest College Historic District

The Marycrest College Historic District contains several key buildings that are architecturally important for their style and their association with important local architects. Collectively the buildings represent the only local collection of structures that attempts to develop a Jacobethan Revival or Collegiate Gothic theme.

Two of the architecturally significant buildings on the Marycrest College campus were constructed before the college was founded. The oldest building was the Petersen House (NRHP) built by Davenport merchant Max D. Petersen in 1888. Frederick G. Clausen has been identified as architect for the house, which is an excellent example of the Queen Anne Style. Features of this style found in the Petersen House include its polychromatic masonry design that includes reddish colored brick walls with dressed limestone trim. The massive hipped roof has picturesque turrets with angled and circular walls, also Queen Anne features. Decorative millwork includes scroll-cut friezes, turned porch posts, spindled balustrades, and dentiled cornices. This millwork together with elaborate stained glass windows in the house's two solariums further define the house as a Queen Anne design. The Max D. Petersen House is one of only a handful of masonry Queen Anne Style houses identified in Davenport by previous survey work.

Architect of the Petersen House, Frederick G. Clausen (1848-1940), was born in Schleswig, Germany and studied architecture there prior to immigrating to Davenport in 1869. He worked for a local contractor, T.W. McClelland, upon arrival and established his own architectural practice in 1871. When the Architectural Association of Iowa was founded in 1885, Clausen became one of its founders. He was elected to the American Institute of Architects (AIA) the same year. When the Iowa Chapter of the AIA formed in 1903, Clausen was a founding member. Clausen's practice extended for more than 40 years and included a wide range of building types in Davenport as well as other eastern Iowa communities. Clausen served as the preeminent architect of Davenport's German-American community.

Among Clausen's works were a number of domestic and commercial commissions for the Petersen family. These included: the J.H.C. Petersen and Son's Department Store (131 W. 2nd Street, NRHP), the Petersen-Hanssen House (629 Brown Street, NRHP), the Henry F. Petersen House

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(1012 Marquette St., NRHP), W. Petersen House (address unknown), W.D. Petersen Estate Gates (address unknown, Altadena, California), Max D. Petersen Estate Building (3rd and Main streets, non-extant), W.D. Petersen Building (222 Main Street, non-extant), and the W.D. Petersen Music Pavilion (LeClaire Park, NRHP). In addition to the Queen Anne Style employed in the Max Petersen House, Clausen's designs included important local examples of the French Second Empire Style, the Romanesque Revival Style, and the Classical Revival Style.

From 1895 until 1904, Clausen had Park T. Burrows as his partner. After Burrows' departure, Frederick was joined by his son Rudolph J. Clausen and the firm operated as Clausen and Clausen. It was during this partnership that the firm completed the second former residence in the Marycrest College Historic District, the Struck House (NRHP) for Davenport physician Dr. Kuno Struck and his wife Norma Petersen Struck. Located west of the Max Petersen House, Norma's childhood home,

Kuno Struck House, ca. 1912 (historic view looking northwest; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



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the Struck House has been identified as Davenport's sole example of large-scale domestic architecture in the early 20th century Jacobethan Revival Style. Elements of the house that characterize it as Jacobethan Revival include its steep hipped roof and parapetted wall gables, its heavy stone moldings for window and entrance openings, and its distinctive round-arched recessed entrance. "Whereas most of the city's English revival houses of the period favored the more decorative, informal, half-timbered styles [and were constructed of brick and stucco], the Struck House presents a formality and massiveness more characteristic of late Tudor country houses that surely inspired its design."¹⁰ Clausen and Clausen designed several Tudor Revival Style residences in the Vander Veer Park Historic District (NRHP), the Prospect Terrace Historic District (NRHP), and the McClelland Heights Historic District (NRHP) in central and eastern Davenport neighborhoods, but the Struck House was the only Jacobethan Revival Style example of domestic architecture built in the city.

The first building erected solely for Marycrest College in 1938-39 was located at the southeast corner of the campus at the crest of the hillside overlooking the Mississippi River valley. Originally named Liberal Arts Hall and later renamed for Marycrest's founder, Upham Hall's design is a mix of the Late Gothic Revival Style and Jacobethan Revival Style. Contemporary descriptions claimed that the building was an example of the Collegiate Gothic Style, a style considered a subcategory of the Late Gothic Revival by architectural historian Marcus Whiffen.¹¹ The Collegiate Gothic had been popularized for college and university campuses developed at the turn of the 20th century such as Bryn Mawr (1896), Princeton (1909-1931), the Harkness Quadrangle at Yale (1917), and the University of Florida (1905-1925).

Upham Hall was designed by the Davenport firm of Temple and Temple. Architectural historian Wesley Shank has described Seth Temple, the senior member of the firm, as "one of the most respected Iowa architects of his time and the first American institute of Architects Fellow from Iowa nationally recognized."¹² Seth Temple (1867-1949) was a graduate of Columbia University and studied at both the American Academy in Rome and the Ecole des Beaux-Arts in Paris. From 1897 until 1904 he taught architecture at the University of Illinois, moving to Davenport to open his practice the following year. Along with several local partners, Temple designed some of Davenport's most important Classical Revival Style buildings before and after World War I. From 1925 to 1939, Seth Temple practiced independently with his son Arthur joining him in 1940 to form the firm of Temple and Temple. The firm would eventually design both Upham Hall (1939) and the first two phases of North or Petersen Hall. It is also likely that they designed West Hall although this has not been confirmed. Other important designs by Seth Temple included Davenport Central High School (NRHP), the Davenport Commercial Club (NRHP), the Union Savings Bank (NRHP), the Hotel Davenport (NRHP), and the Blackhawk Hotel (NRHP).

¹⁰"Site #82-10-12-W1645, Dr. Kuno Struck House," Davenport Survey, 1982.

¹¹Marcus Whiffen, *American Architecture Since 1780 A Guide to Styles*, (Cambridge, MA: The M.I.T. Press), 1981, pp. 173-182.

¹²Wesley I. Shank, *Iowa's Historic Architects, a Biographical Dictionary* (Iowa City, Iowa: University of Iowa Press), 1999, p 161.

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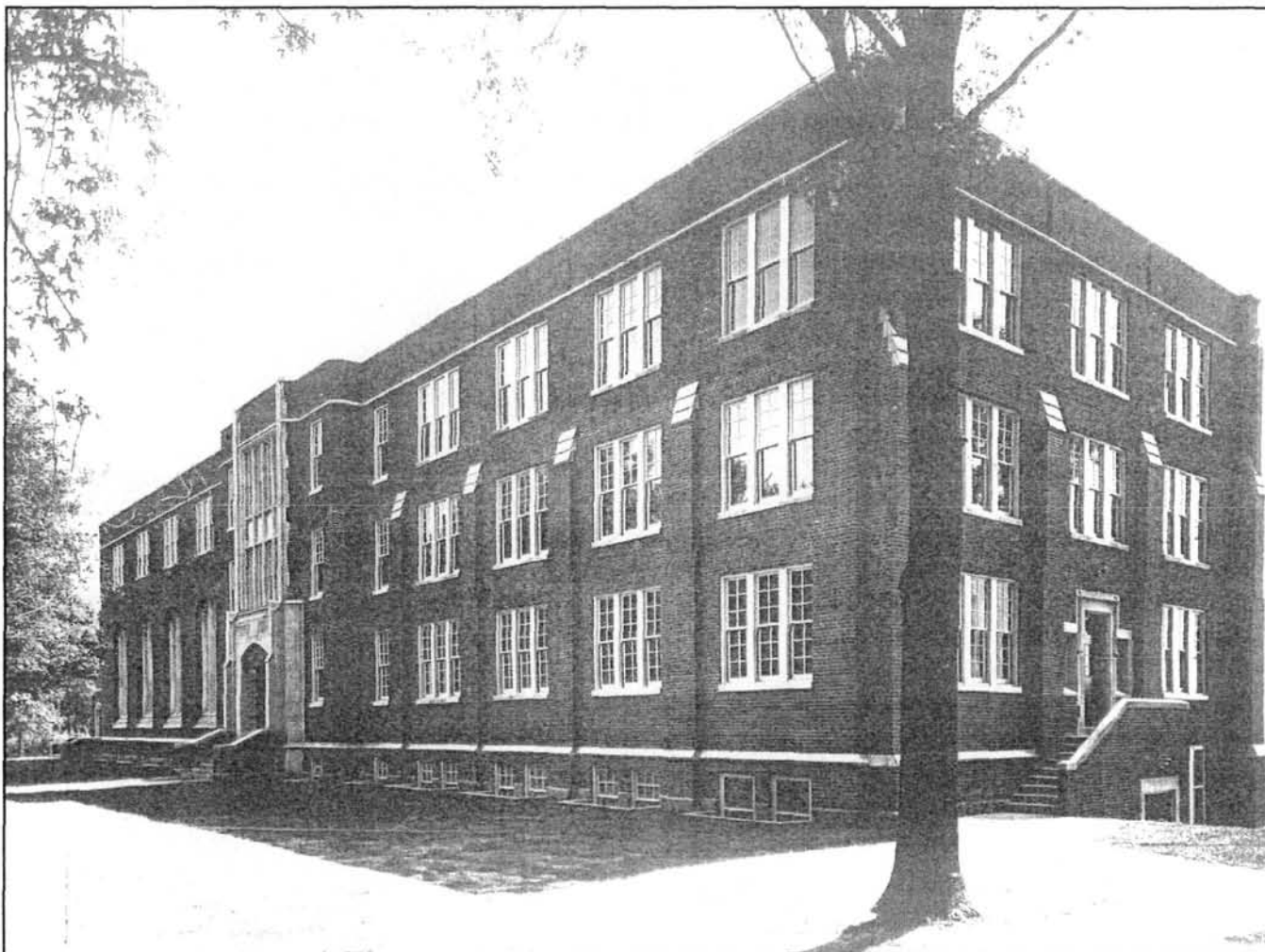
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Upham Hall is a simplified version of the Late Gothic Revival Style and Jacobethan Revival Style, sharing only a handful of the Gothic elements found in its earlier, more prestigious counterparts. Despite being built during a period of austerity, the building incorporates the most important elements found in both styles – an ornate Gothic-styled entrance bay, stone beltcourses, multi-light and stone mullioned windows, handsome multi-light doors, decorative stone-trimmed buttresses, and well-proportioned walls and openings.

Upham Hall, 1941 (historic view looking southeast; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



West Hall dormitory was the next building constructed on campus. It was a simple masonry structure reflecting the utilitarian demands of the building rather than strong architectural design.

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The use of the brick and stone established in Upham Hall established an important pattern that would be repeated for building construction in subsequent decades, however.

Construction of North or Petersen Hall, Marycrest's second building featuring elements of the Late Gothic Revival and Jacobethan Revival styles, took place over three phases beginning in 1948 with both Temples participating in the first two phases. A third architect practicing with the firm, Raymond C. Whitaker (1892-1972), had joined Seth Temple's firm by the late 1930s. After the deaths of Seth and Arthur, the firm was sold to an out of state firm. Whitaker took up the role of architect for Marycrest College and was responsible for the third phase of Petersen Hall completed in 1962. By the time this building was completed it would be the most architecturally elaborate design on the Marycrest College campus with a rich pallet of surface treatments, window forms, stone ornamentation, Gothic entrance shapes, and interior Gothic elements. The completed building has a strong horizontal form but features several jutting towers that when combined with the campus's tree covered vistas, gives the building a picturesque appearance.

North Hall-Petersen Hall shortly after construction of west wing; note wall joint, 1951 (Looking northwest; from: "Marycrest College, 1939-1959," Davenport, Iowa: Marycrest College, 1959)



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Raymond C. Whitaker was the descendent of two prominent Davenport carpenter-contractors, Charles W. Whitaker, and John W. Whitaker whose work included a number of important local factories and residences in the late 19th century. Their financial success allowed Raymond the opportunity to study architecture at the University of Illinois where he obtained a degree in architectural studies from the School of Fine and Applied Arts in 1915. He traveled extensively and completed architectural designs sporadically after graduating. In ca. 1938 Whitaker finally put his architectural degree to use full-time when he joined Seth Temple's firm. Notable local commissions later in his career included the Highland Potato Chip Factory in Davenport and a number of buildings for Frank Foundries in Moline, Davenport, and Muncie, Indiana.¹³

Whitaker's work on the third phase Petersen Hall addition was not his first work completed at Marycrest. This project came in 1955 and involved construction of Freshmen Dormitory later named Lawlor Hall. Built at the crest of the hillside, this contemporarily designed dormitory had a basic rectilinear plan and horizontal form that incorporated the same brick and stone of earlier Marycrest buildings. The building was designed for future expansion, which Marycrest commissioned Whitaker to complete in 1959 as enrollment continued to increase.

In 1958 another Whitaker building was erected at Marycrest – the Cone Library at the east edge of the central campus. This was the first building in a ten-year building plan for the college. Here again, Whitaker employed the standard Marycrest - a mottled red, face brick manufactured by the Hydraulic Press Brick Company of St. Louis. The building was designed with considerable consultation with staff advisors and ample space left for expansion needs of the library. The building's one-story scale was made to fit the scale of other campus buildings by raising the entrance and exaggerating the height of the main floor.

Pleased with Whitaker's work, Marycrest retained his services for expansion of West Hall the same year that the library was under construction. Whitaker's task was to add a third floor to the existing two-story building. To make the new level fit, he used the standard Brick Marycrest and converted the former stone coping into a stone beltcourse. The result worked extremely well for West Hall. The next year, Whitaker was commissioned to do the same thing for Lawlor Hall. In this case, however, the addition of a third floor for the building had been from the beginning. Lawlor Hall's expansion was completed in a manner similar to West Hall's in 1959.

Whitaker's design work for Marycrest, his only Roman Catholic client, continued during the 1960s, first with Petersen Hall and later with another classroom building and dormitory. Walsh Hall completed in 1964 was the most substantial classroom completed since the college had been established. Second only to Petersen Hall in size, Walsh Hall contained science classrooms and laboratories as well as administrative offices. The building used the same Marycrest building elements, mottled red brick and limestone trim in a building form and scale that reflected the nearby

¹³Email correspondence with Kenneth A. Wagner, Westmont, Illinois, August 5, 2003. Wagner was Raymond C. Whitaker's architectural partner from 1963 through 1967.

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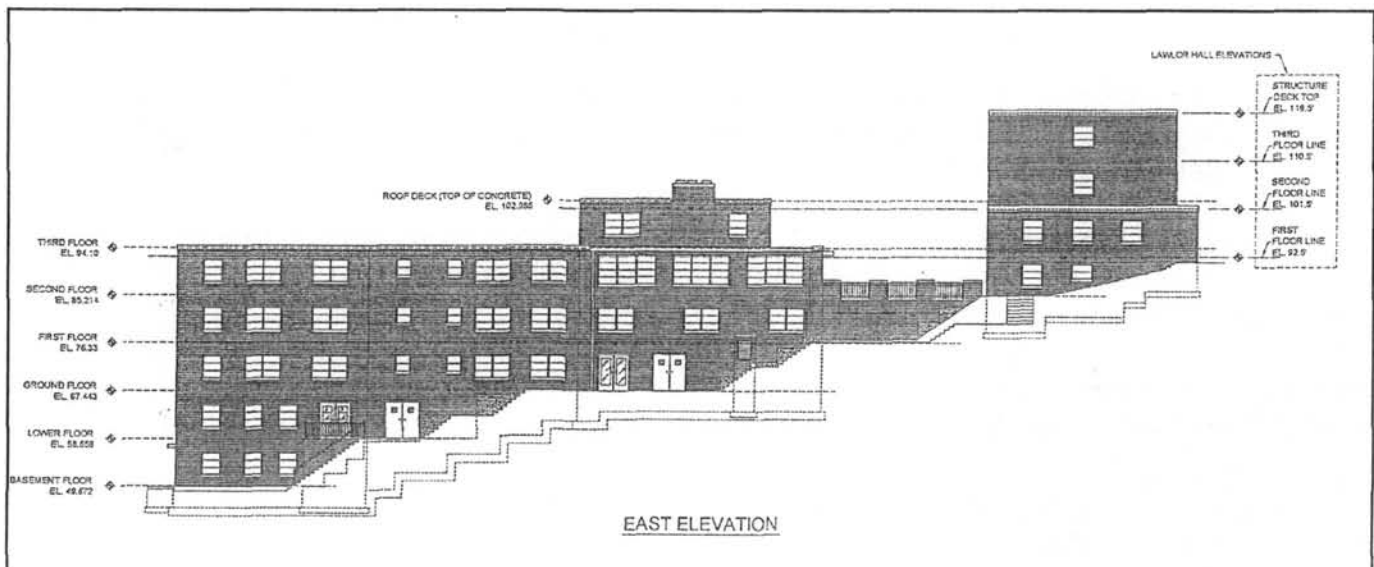
Petersen Hall. The result was a compatibly designed pair of buildings anchoring the college's major entrance off West 12th Street. Whitaker's work was acknowledged with an honorary degree from the college in 1964.

The last building designed by Whitaker for the Marycrest campus was Rohlman Hall. This L-shaped dormitory was constructed into the hillside south of the central campus adjacent to Lawlor Hall. Its shape took advantage of the site providing dramatic river vistas for the majority of the dormitory's rooms. Like Lawlor Hall to the north, it incorporated the same brick and stone finish. For both Rohlman Hall and Walsh Hall, Whitaker came out of retirement and was assisted by another young architect, Kenneth Wagner. Wagner was also a graduate of the University of Illinois and continued in practice with Whitaker from 1963 through 1967.

Taken together, the buildings and additions designed by Whitaker represent considerable architectural talent. Those projects that involved additions to buildings designed principally by others show Whitaker's ability to adapt his designs to the aesthetic demands of an earlier architect. His work on original designs such as that for the Cone Library demonstrated his skill to work closely with the users of a building to accomplish the desired result. His work on Lawlor Hall demonstrated his skill to plan and then implement a phased building program. His design for Walsh Hall demonstrated his ability to design a compatible building for a high-profile entrance location. Through more than a decade's worth of designs, Whitaker was able to maintain use of the same building materials to create a set of buildings that fit the scale of predecessor structures and at the same time solved the programming needs of the growing college.

East Elevation of Rohlman Hall (left) and Lawlor Hall (far right). Both buildings designed by Raymond C. Whitaker. View shows seven levels of building height due to steep slope of hillside.
(Elevation drawing prepared by Cable Design Group, Sioux City, Iowa, 2003)

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Contributing and Non-Contributing Properties

By definition, a historic district is a collection of buildings, that when considered as a group rather than individually, possesses a sense of time and place. They may share a common building type, style, form, and/or material. They have a common period of significance that may extend through a few years or several decades. They may have a common architect or building. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings, as well as their setting, should be high.

Buildings within historic districts are divided into two categories: non-contributing and contributing resources. Contributing buildings in the Marycrest College Historic District are defined as structures that were acquired for college use or built for college purposes during the period 1938 through 1955. Built during two decades that included World War II and continued into the 1950s, these buildings share a common scale and building material. Several have a similar architectural style and a number were designed by the same architect.

Non-contributing resources in historic districts are generally those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. In the case of the Marycrest College Historic District, non-contributing buildings are defined as those buildings that were not in use for college purposes or were built outside of the 21-year period of significance from 1938 to 1959. Over time, it is expected that at least three of these buildings (Cone Library, Walsh Hall, and Rohlman Hall) are likely to become eligible for contributing status as they reach the 50-year age limit. Both share building material and scale found in earlier campus buildings and are associated with the work of the architect who is responsible for designing a number of the campus' buildings, Raymond C. Whitaker. At least one building, the Activities Center, is likely to remain non-contributing due to its non-conforming building design and material. It is likely to be considered intrusive in nature and would not be missed if removed from the district.

The Marycrest College Historic District contains 13 resources including two buildings previously determined eligible for the National Register. The Max Petersen House was built in 1888 and served as a private residence until it was acquired for use in conjunction with Marycrest College in 1938. The house was listed on the NRHP in 1988. The second resource on the former campus listed on the NRHP, is the Kuno Struck House or Clifton Manor. It originally served as a residence and along with its garage, was acquired for campus use in 1978, twenty years after the end of the period of significance. The building was individually listed on the NRHP in 1983 and though it is not significant for its association with Marycrest College's period of significance, it was in place during the college's early years. Together with its individual listing, this makes it a contributing structure in the Marycrest College Historic District. Although the garage was not specifically mentioned in the nomination materials at the time that the house was designated in 1983, its construction date of 1927 and the fact that it retains its physical integrity, also make it a contributing resource. The evaluation of contributing and non-contributing status of buildings within the Marycrest College

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Historic District was done using a set of standards that were consistent with National Register requirements and, at the same time, reflected the organic development experienced by several of the campus buildings. The fact that the Marycrest College Historic District has been continually used as a college with a growing student population during most of its life has meant that alteration has been a regular practice.

Within the District it is expected that all contributing buildings retain either their *original* appearance in terms of basic shape, proportions, rooflines and important architectural features, or the appearance acquired during a subsequent *historic alteration* (one that is approximately 50 years old). In either case, original entrance and window openings were expected to remain relatively unchanged, masonry detailing such as cut-stone trim was to be relatively unaltered, and modifications or additions were expected to reflect the general design of the original building. Easily reversible alterations, such as the addition of fire escape ladders or the temporary closure of windows with shutters or boards, were not considered significant.

A list of buildings and structures within the Marycrest College Historic District appears on the following page with their designation as contributing or non-contributing noted. As mentioned above, it is possible in the future that several of the non-contributing buildings – Cone Library, Walsh Hall, Rohlman Hall, and the Nursing Education Building – might become contributing once they reach the 50-year age limit. The Cone Library, Walsh Hall, and Rohlman Hall continue to demonstrate the architectural design skills of Raymond Whitaker while the Nursing Education Building shows a marked shift in building design in the hands of a new generation of architects.

Contributing and Non-Contributing Properties Associated with District's Period of Significance – 1938-1955

Photo #	Building Number	Original Name/Current Name	Date Built/ Addition(s)	BUILDING STATUS		
				Contributing	Key	Non-Contributing
#1	#1	Petersen, Max D. House	1888		X (NRHP)	
#2-4	#2	Liberal Arts Hall/Upham Hall	1939		X	
#5	#3	Upham Hall Shed	ca. 1940	X		
#6	#4	West Hall	1941/1958	X		
#7-10	#5	North Hall/Petersen Hall	1948/1951/1962		X	
#11	#6	Freshman Hall/Lawlor Hall	1955/1959	X		
#12	#7	Cone Library	1958			X
#13	#8	Walsh Hall	1964			X
#14	#9	Rohlman Hall	1966			X
#15	#10	Nursing Education Building	1973			X
#16	#11	Activities Center	1978			X
#17	#12	Struck, Kuno House/Clifton Manor	1910		X (NRHP)	
#18	#13	Struck House Garage	1927	X		

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Summary

In summary, the Marycrest College Historic District derives local significance under Criteria A and C during the period 1938 – 1955. Under Criterion A the District is significant under the National Register theme of "Education" for its association with an important Roman Catholic liberal arts college established by the Sisters of the Congregation of Humility of Mary for women students in 1938-39. The college flourished in the decades following World War II. The District derives additional significance under Criterion C for the theme "Architecture." The District contains good examples of collegiate buildings that blend the Late Gothic Revival and Jacobethan Revival architectural styles. The campus' buildings also share a common building material (mottled red brick with Bedford stone trim), modest scale (three-story maximum height), and clustering around the central campus with extraordinary Mississippi River vistas. Prominent Davenport architects and architectural firms represented in the campus's building stock include Frederick Clausen, Clausen and Clausen, Temple and Temple, and Raymond C. Whitaker. Taken together, the District's buildings serve as a significant collection of collegiate buildings whose importance derives from their historical associations, their architectural style, their shared material and scale, and their designers. Though originally owned and operated by a religious organization, the District is primarily significant under the National Register themes of "Education" and "Architecture" rather than "Religion." No significance is asserted under Criterion D or Criterion B for the District.

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10. Geographical Data

UTM Reference (continued)

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14 [1][5] [7][0][0][4][2][0] [4][6][0][0][3][8][0]
Zone Easting Northing

Verbal Boundary Description:

The following description is not a legal description but generally defines the perimeter boundary of the District.

Within the City of Davenport, Scott County, Iowa: Beginning at the intersection of the east side of Division Street and the south side of West 12th Street proceeding clockwise along a line that follows the south side of West 12th Street to the east side of Sturdevant Street; then north along the east side of Sturdevant street to West 13th Street; then east along a line along the south side of West 13th Street to the east edge of the parking lot for the Activities Center (#11); then south along the edge of the parking lot extended to the south side of West 12th Street; then east along the south side of West 12th Street to Washington Street; then south along the west side of Washington Street

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to the alley between West 12th Street and Clay Street; then west along the north edge of the alley until the rear (east) property line behind the Cone Library (the line between lots 6 and 7, Clifton Hill Third Addition, extended); then west along the south line of the alley and the north lot line of Lot 7, Clifton Hill Third Addition; then south along the rear property line behind the Cone Library (a line between lots 7 and 8, Clifton Hill Third Addition) to the north edge of Clay Street; then west along the north edge of Clay Street to the end of the street; then south along the west edge of Lot 8 extended to the north edge of West 10th Street; then west approximately 375 feet; then north approximately 210 feet to the south edge of the former Kuno Struck property; then west approximately 360 feet to the east edge of Division Street; and then north along the east edge of Division Street to the point of beginning.

Boundary Justification:

This boundary represents the campus as originally developed and expanded by Marycrest College from 1938 through 1978. Several non-contiguous parking lots are not included in the District.

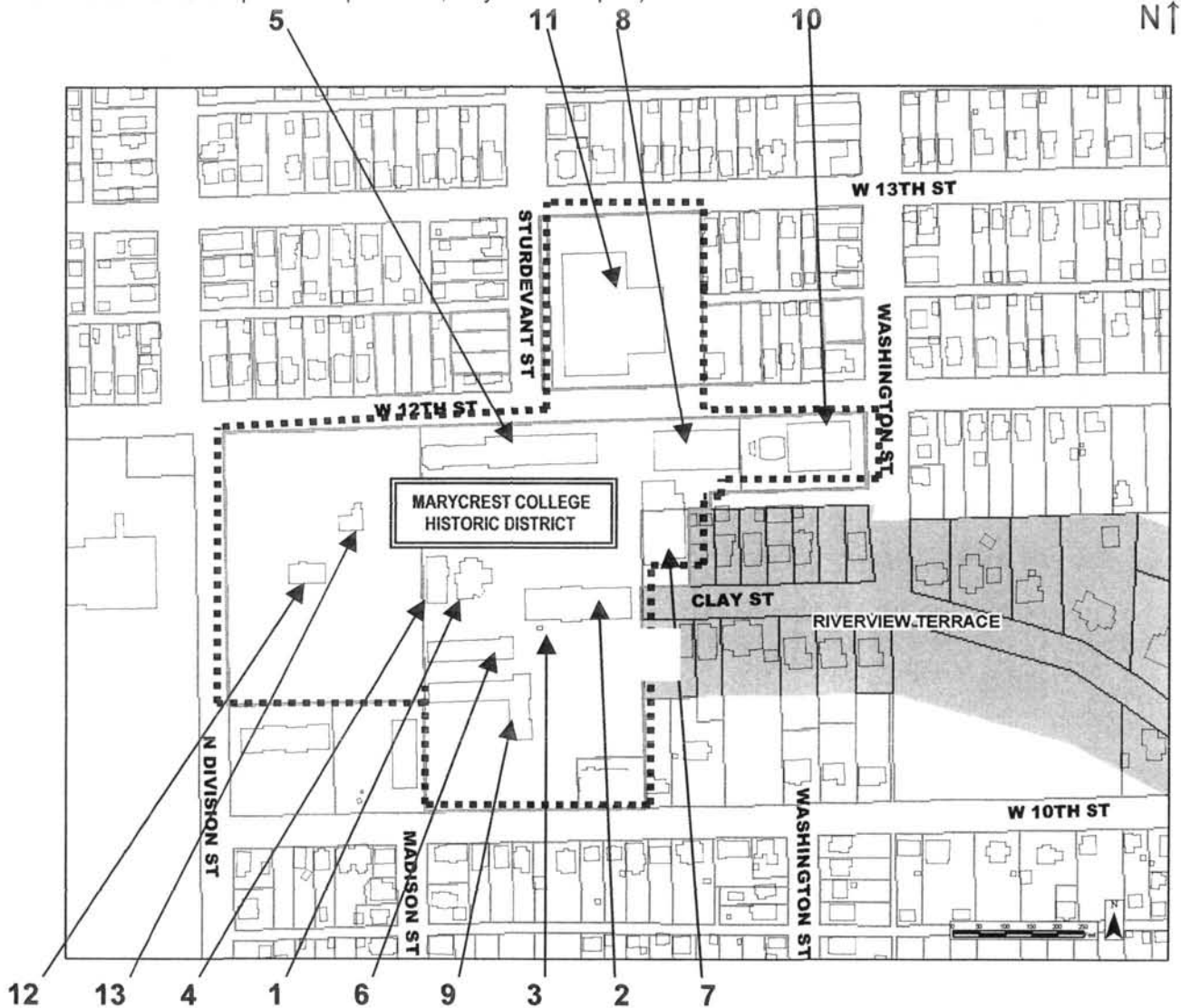
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Marycrest College Historic District Boundaries. Riverview Terrace Historic District (NRHP) appears in gray area. Building numbers identify District resources listed in the key below and on page 31. (Map provided by Community and Economic Development Department, City of Davenport)



#1 Petersen, Max D. House	#6 Freshman Hall/Lawlor Hall	#10 Nursing Education Building
#2 Liberal Arts Hall/Upham Hall	#7 Cone Library	#11 Activities Center
#3 Upham Hall Shed	#8 Walsh Hall	#12 Struck, Kuno House/Clifton Manor
#4 West Hall	#9 Rohlman Hall	#13 Struck House Garage
#5 North Hall/Petersen Hall		

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Photograph Key for Marycrest College Historic District:

Marlys Svendsen, photographer

Date taken: June and October 2003

Photo #	Building Number	Building Name	Photograph Description
#1	#1	Petersen, Max D. House	South façade, looking northeast
#2	#2	Liberal Arts Hall/Upham Hall	North façade, center and west end, looking southwest
#3	#2	Liberal Arts Hall/Upham Hall	North façade, center and east end, looking south
#4	#2	Liberal Arts Hall/Upham Hall	Rear or south façade, looking north
#5	#3	Upham Hall Shed	East façade, looking west
#6	#4	West Hall	North façade, looking south at main entrance
#7	#5	North Hall/Petersen Hall	South façade, main entrance, looking north
#8	#5	North Hall/Petersen Hall	South façade, looking northeast
#9	#5	North Hall/Petersen Hall	West façade, looking east
#10	#5	North Hall/Petersen Hall	North façade, east wing, looking southwest
#11	#6	Freshman Hall/Lawlor Hall	North façade, looking southwest
#12	#7	Cone Library	West façade, looking southeast
#13	#8	Walsh Hall	North façade, looking southeast along W. 12 th St. in foreground
#14	#9	Rohlman Hall	East façade, looking west
#15	#10	Nursing Education Building	South façade, looking northeast
#16	#11	Activities Center	Looking northwest at entrance area with gymnasium at rear
#17	#12	Struck, Kuno House/Clifton Manor	North façade, looking south at main entrance
#18	#13	Struck House Garage	Looking northeast at overhead doors

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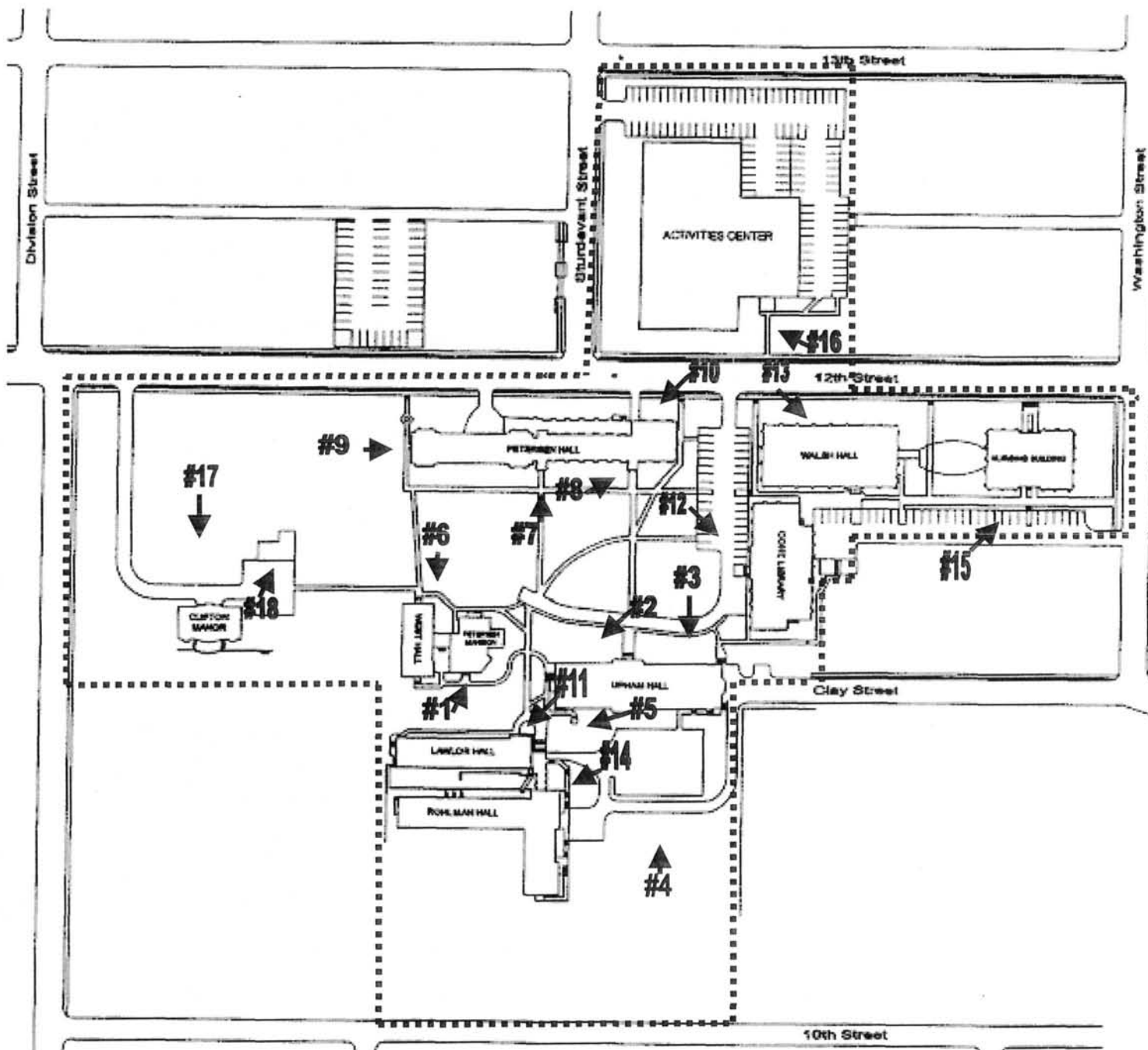
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Photograph Map Key

N ↑



COPY

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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).

Donell G. Sotke, Deputy STPO
Signature of certifying official/Title
STATE HISTORICAL SOCIETY OF IOWA

October 31, 2007
Date

State or 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:
Action

Signature of the Keeper

Date of

☐ 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:)

Period of significance amended; 1 contributing resource added

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EXPLANATION OF THE AMENDMENT

This amendment to a previously listed National Register Registration Form is being filed under "Section VI. Amending National Register Forms" of *National Register Bulletin 16-A*, using alternative #1 described on page 71. Alternative #1 requires submission of "continuation sheets with the new information and an explanation of the amendment."

The purpose of this amendment is to extend the period of significance for the Marycrest College Historic District from 1938-1955 to 1938-1958 and to change the status of the Cone Library from noncontributing to contributing.

8. STATEMENT OF SIGNIFICANCE

As Marycrest College approached the end of its second decade in the mid-1950s, enrollment topped 600 students. The growth of buildings on the campus paralleled this increase in students including completion of new dormitories as well as expansions of several existing dormitories. The other principal building completed during this decade was **Cone Library** (Photo #12 in original NRHP nomination) in 1957-1958. Its construction along the east edge of the central campus' open-space quadrangle marked the final building project in this important section of the campus. When the nomination was originally submitted in 2005, the building was designated as noncontributing but is now evaluated as contributing.

Historical Background: Construction of the Library came in the wake of Marycrest's incorporation as a separate college from St. Ambrose College in 1954 and its independent accreditation the following year by the North Central Association of Colleges and Secondary Schools, which praised the college in its report by stating that "Marycrest has the potential to be the Vassar of Catholic colleges."¹

By the end of the 1950s, Marycrest was formally strategizing for its future growth as an independent Catholic women's college. A first step involved adoption of a ten-year growth plan. Construction of Cone Library along the east edge of the central campus in 1957-1958 was the first action to implement this plan and affirm the college's status as an independent Catholic women's college. The construction of Cone Library was also the first large, single-purpose building – other than dormitories – to be erected for the college. Designed by local architect Raymond C. Whitaker, the library was built and furnished for a cost of \$250,000. General contractor was H. George Schloemer.

Building Appearance: As stated in the original NRHP nomination, Cone Library has an irregular rectangular plan measuring 150 by 70 feet overall. One and a half levels are exposed on all

¹Ibid.

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sides with the front (west façade) facing the central campus. The building has a poured concrete foundation with brick faced concrete walls, and Bedford stone trim. The wall brick is the standard brick that Marycrest used for all buildings constructed on campus through the 1960s – a mottled-red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For the library, brick is laid in American bond with a header course every sixth course. Deep eaves overhang walls with a wide band of stone along the upper edge of the wall also serving as the window lintels. The building design described by contemporaries as “modern,” has its horizontal front façade divided into eight bays separated by projecting brick piers that extend from the ground level to the eaves. The entrance bay is set off center in the north half with stone wall panels, a planter and stairs leading to three plate glass and oak doors on the lower of three tiers. Rectangular fixed sash set in matching natural finished oak frames fill the upper tiers. The window bays to either side of the entrance bay (three to the north and four to the south) have stone sill with brown metal sash configured in three tiers. Operable pivot lights are on the short lower tiers and fixed sash in the progressively taller upper sash. The basement level has three square windows closely spaced in each bay. Each opening is filled with a single black glass, replacement panel with the concrete foundation serving as a continuous sill.

On the north and south façades of the library, the front half of the building contains window bays of a similar design to the front façade. Basement windows, however, retain their original aluminum finished sash, each configured with two horizontal lights. The rear portion of the north façade as well as the entire east façade contains paired windows in each bay with short, operable pivot lights along the bottom and tall fixed lights above. Basement windows here also retain their original aluminum finished sash configured with two horizontal lights. The south façade's east end is a solid brick wall with no openings. A decorative cut stone design in the shape of the Marycrest insignia is imbedded high on this blank wall. A cross in the center of the shield-shaped stone contains the inscription “Bonitas, Veritas, Pulchritas,” meaning “the good, the true, the beautiful.” Religious symbols are placed in three quadrants of the shield with Marycrest's symbol – an “M” inset inside a crown set above three waving lines – placed in the lower right quadrant. The latter element was designed to symbolize Marycrest overlooking the Mississippi River according to the insignia's creator, Sr. Clarice Ebert of the college's art department.

The interior spaces of Cone Library are accessed via a split-level entrance foyer located inside the glass entrance bay facing the central campus. The upper or main level of the library has tall ceilings with the front section half of the building divided into three large rooms separated by wood panel and glass panel walls that reflected the window bay configurations. The original periodical reading room was in the north room, the charging desk and card catalog files in the center bay, and the reference reading room in the south bay. The stack area extending across the rear of the building has three levels in the combined main and lower level vertical space. A second set of internal circulation stairs is located in the northeast corner of the building along with offices and a study room. The lower level of the library originally contained the student

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union or social center in the south half of the building and an audio-visual room and alumnae office, and receiving room in the north half. Interior spaces have painted concrete block and plaster walls, plaster ceilings, and asphalt floor.

The only changes to the Cone Library since the Marycrest College Historic District was originally nominated in 2005 are a result of the commencement of work on the building's interior for its reuse as apartments and meeting room space. The exterior has been maintained but some sections of wood trim are showing deterioration. The current work is being undertaken under the guidance of the staff of the State Historical Society of Iowa and the National Park Service. Its completion will make it the 5th contributing resource in the district to be reused as senior housing and activity space since the current owner commenced work on the former college campus in 2005. Historic Preservation Certification Applications, Part I and Part II for the Cone Library have been filed with the State Historical Society and review is pending.

Cone Library with Walsh Hall in background, ca. 1970 (historic view looking northeast; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



Architect for Cone Library: Architect for Cone Library, Raymond C. Whitaker, was the descendent of two prominent Davenport carpenter-contractors, Charles W. Whitaker and John W. Whitaker, whose work included a number of important local factories and residences in the late 19th century. Their financial success allowed Raymond the opportunity to study architecture at the University of Illinois where he obtained a degree in architectural studies from the School of Fine and Applied Arts in 1915. Raymond traveled extensively and completed architectural designs sporadically after graduating. In ca. 1938 Whitaker finally put his architectural degree to use full-time when he returned to Davenport and joined Seth Temple's firm. Notable local

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commissions later in his career included the Highland Potato Chip Factory in Davenport and a number of buildings for Frank Foundries in Moline, Davenport, and Muncie, Indiana.²

Other work completed at Marycrest by Whitaker included the design in 1955 for "Freshmen Dormitory" later named Lawlor Hall. Built at the crest of the hillside, this contemporarily designed dormitory had a basic rectilinear plan and horizontal form that incorporated the same brick and stone of earlier Marycrest buildings. The building was designed for future expansion, which Marycrest commissioned Whitaker to complete in 1959 as enrollment continued to increase.

As was noted above, 1958 saw completion of Whitaker's design for Cone Library at the east edge of the central campus. The building was designed with considerable consultation with staff advisors and ample space left for expansion needs of the library. The building's one-story scale was made to fit the scale of other campus buildings by raising the entrance and exaggerating the height of the main floor.

Pleased with Whitaker's work, Marycrest retained his services for expansion of another dormitory, West Hall, the same year that the library was under construction. Whitaker's task was to add a third floor to the existing two-story building. To make the new level fit, he used the standard brick used by Marycrest and converted the former stone coping into a stone beltcourse. The result worked extremely well for West Hall. The next year, Whitaker was commissioned to do the same thing for Lawlor Hall. In this case, however, the addition of a third floor for the building had been anticipated from the beginning. Lawlor Hall's expansion was completed in a manner similar to West Hall's in 1959.

Whitaker's design work for Marycrest, his only Roman Catholic client, continued during the 1960s, first with the third and final phase of Petersen Hall in 1962 and later with another classroom building and dormitory. Walsh Hall completed in 1964 was the most substantial classroom completed since the college had been established. Second only to Petersen Hall in size, Walsh Hall contained science classrooms and laboratories as well as administrative offices. The building used the same Marycrest building elements, mottled red brick and limestone trim in a building form and scale that reflected the nearby Petersen Hall. The result was a compatibly designed pair of buildings anchoring the college's major entrance off West 12th Street. Whitaker's work was acknowledged with an honorary degree from the college in 1964.

The last building designed by Whitaker for the Marycrest campus was Rohlman Hall. This L-shaped dormitory was constructed into the hillside south of the central campus adjacent to Lawlor Hall. Its shape took advantage of the site providing dramatic river vistas for the majority

²Email correspondence with Kenneth A. Wagner, Westmont, Illinois, August 5, 2003. Wagner was Raymond C. Whitaker's architectural partner from 1963 through 1967.

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of the dormitory's rooms. Like Lawlor Hall to the north, it incorporated the same brick and stone finish. For both Rohlman Hall and Walsh Hall, Whitaker came out of retirement and was assisted by another young architect, Kenneth Wagner. Wagner was also a graduate of the University of Illinois and continued in practice with Whitaker from 1963 through 1967.

Taken together, the buildings and additions designed by Whitaker represent considerable architectural talent. Those projects that involved additions to buildings designed principally by others show Whitaker's ability to adapt his designs to the aesthetic demands of an earlier architect. His work on original designs such as that for the Cone Library demonstrated his skill to work closely with the users of a building to accomplish the desired result. His work on Lawlor Hall demonstrated his skill to plan and then implement a phased building program. His design for Walsh Hall demonstrated his ability to design a compatible building for a high-profile entrance location. Through more than a decade's worth of designs, Whitaker was able to maintain use of the same building materials to create a set of buildings that fit the scale of predecessor structures and at the same time solved the programming needs of the growing college.

Contributing and Noncontributing Resources: When the Marycrest College Historic District was first nominated and approved in 2005, eight of the 13 resources were identified as contributing because they fell within the period of significance identified for the District, 1938-1955, and they met the requirements for architectural integrity and/or historic association with the development of the college. With this amendment extending the period of significance to the years 1938-1958, nine of the 13 resources are identified as contributing. The Cone Library is the only resource changed from noncontributing to contributing.

As was noted in the original nomination, noncontributing resources in historic districts are generally those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. In the case of the Marycrest College Historic District, however, several noncontributing buildings are defined as those buildings that were not in use for college purposes or were built outside of the period of significance. Over time, the nomination stated, "at least three of the noncontributing buildings (Cone Library, Walsh Hall, and Rohlman Hall) are likely to become eligible for contributing status as they reach the 50-year age limit." Like the earlier college buildings, the nomination goes on to state that they "share building material and scale found in earlier campus buildings and are associated with the work of the architect who is responsible for designing a number of the campus' buildings, Raymond C. Whitaker." (Marycrest College Historic District, NRHP nomination, p. 36)

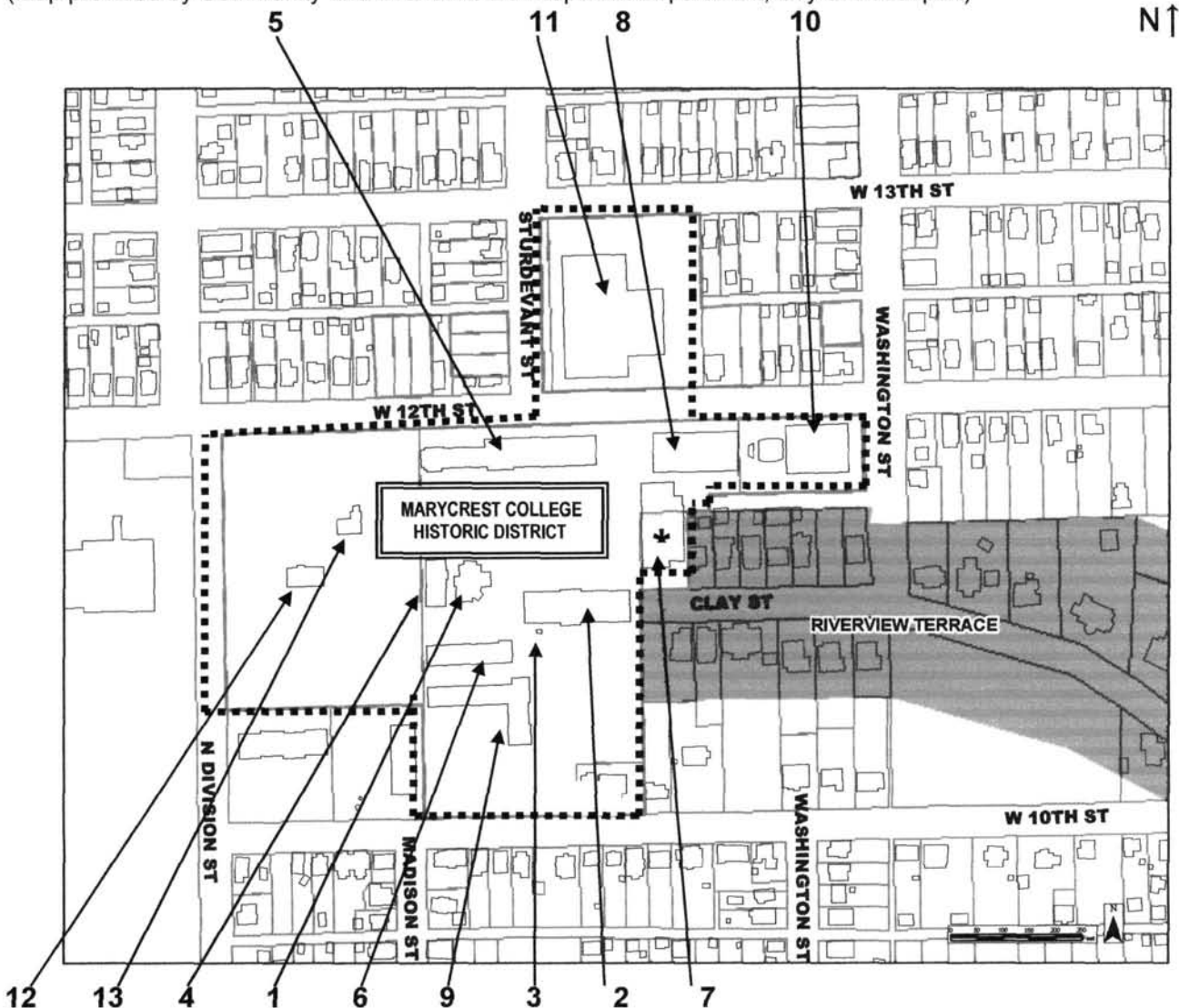
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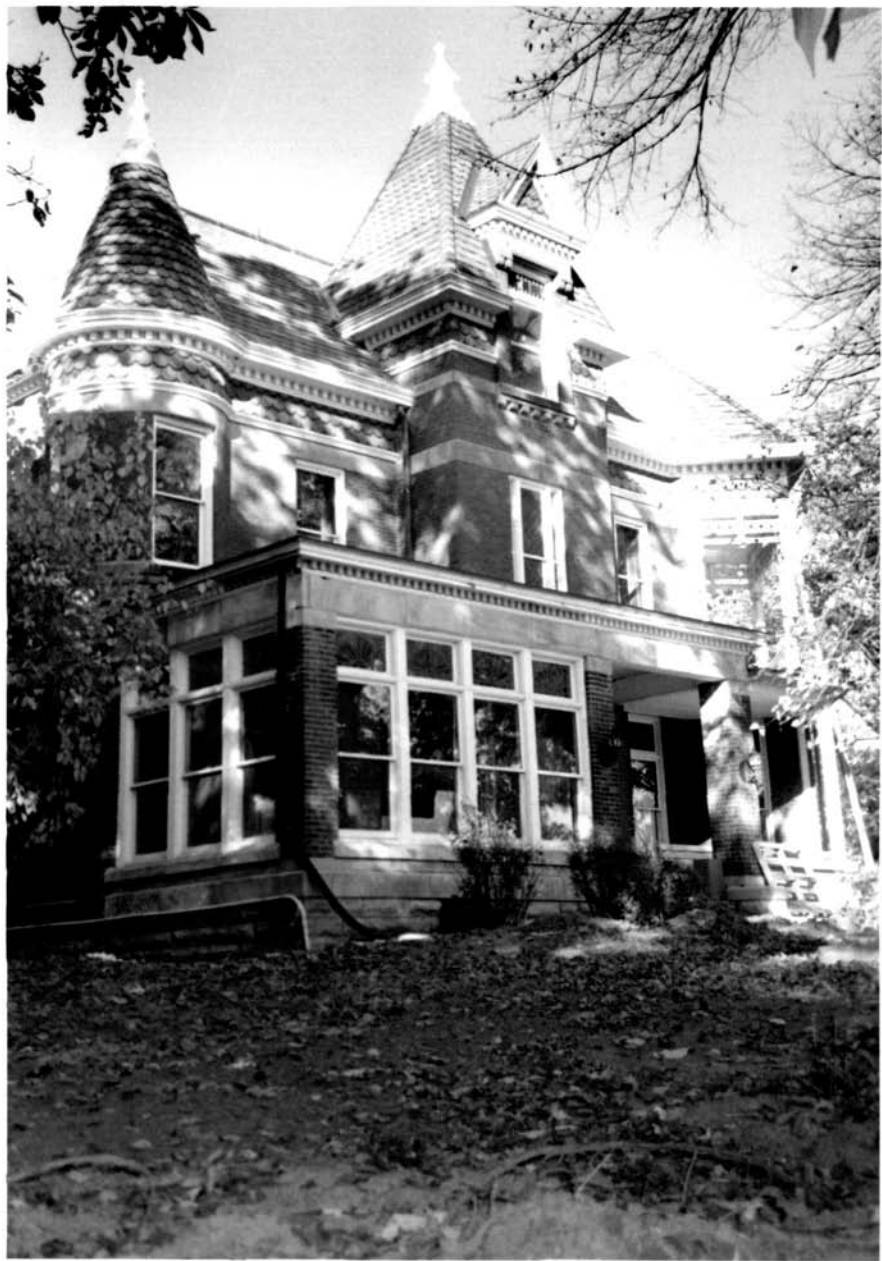
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Marycrest College Historic District. Riverview Terrace Historic District (NRHP) appears in gray area. Building numbers identify District resources listed in the key below; **Cone Library (now, contributing) is Building #7.**
(Map provided by Community and Economic Development Department, City of Davenport)



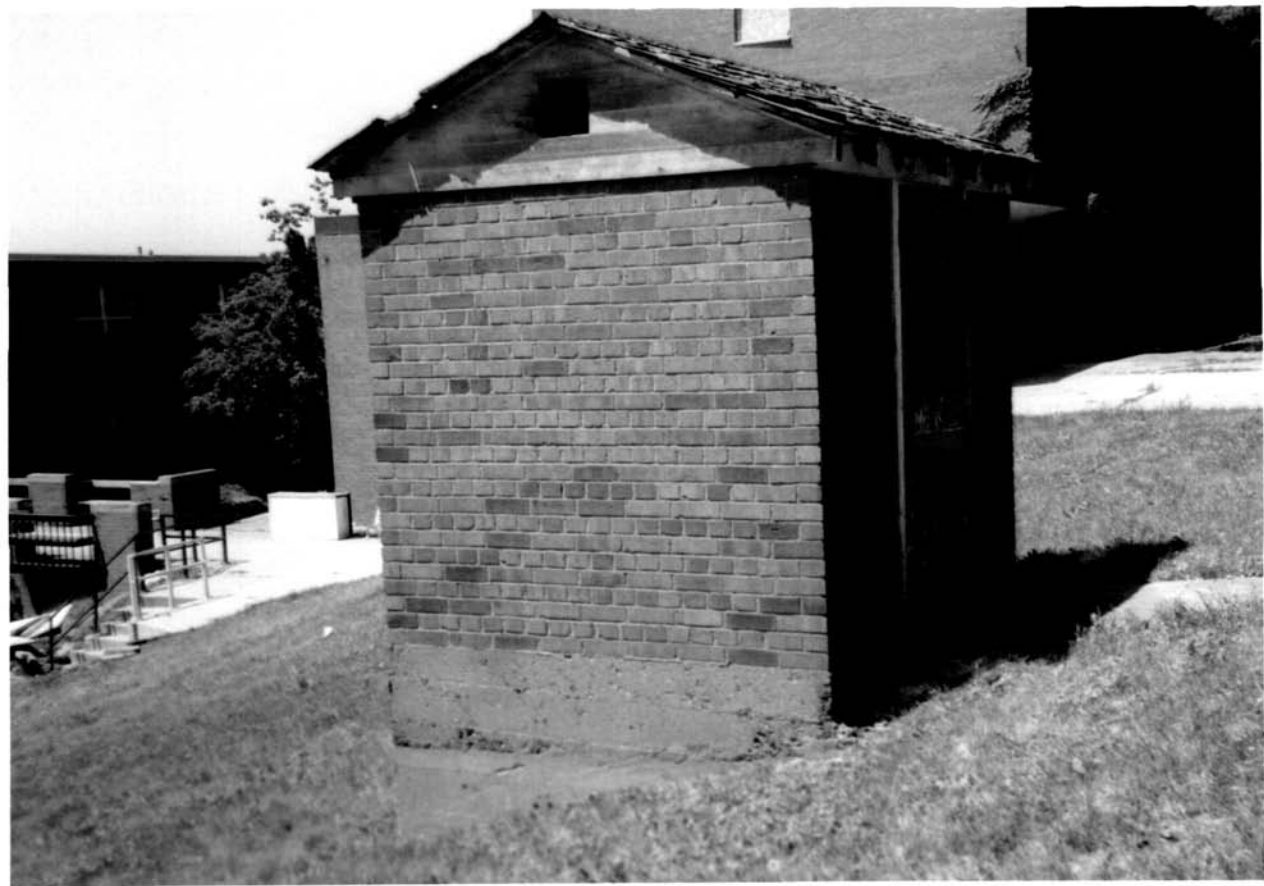
#1 Petersen, Max D. House - C	#6 Freshman Hall/Lawlor Hall - C	#10 Nursing Education Building - NC
#2 Liberal Arts Hall/Upham Hall - C	#7 Cone Library - C	#11 Activities Center - NC
#3 Upham Hall Shed - C	#8 Walsh Hall - NC	#12 Struck, Kuno House/Clifton Manor-C
#4 West Hall - C	#9 Rohlman Hall - NC	#13 Struck House Garage - C
#5 North Hall/Petersen Hall - C		







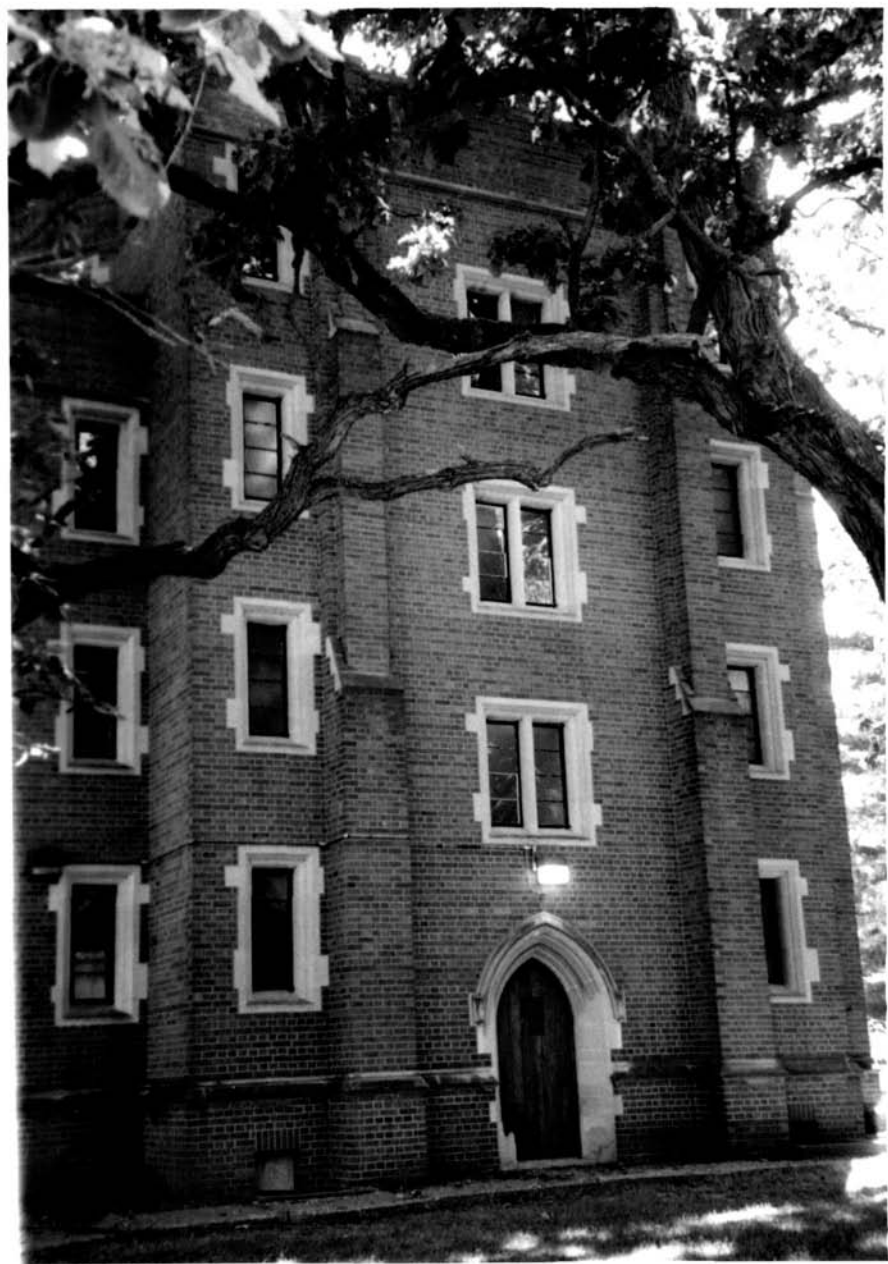


















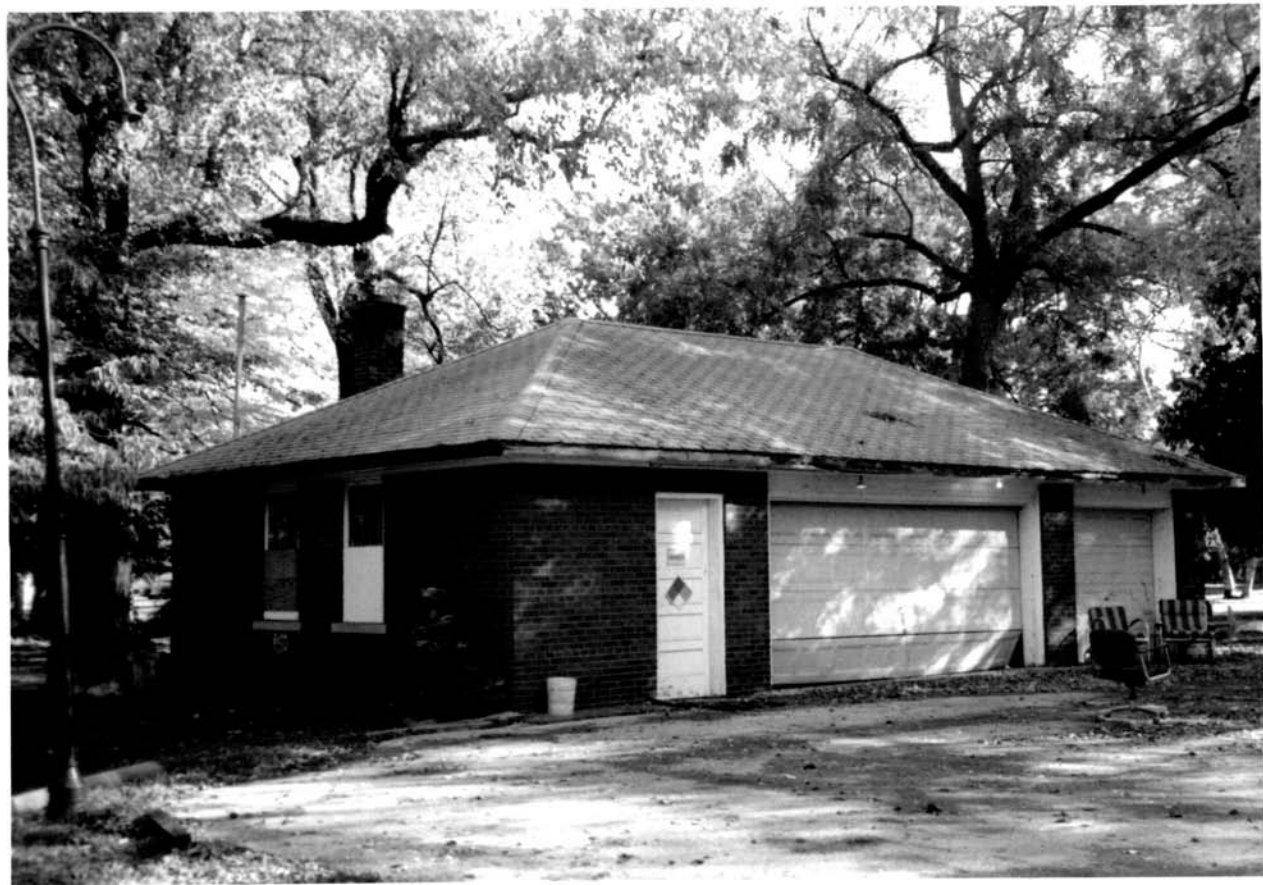












Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.