

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 12, 2017; 5:00 PM

CITY HALL COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA
52801

I. Call to Order

II. Commission Secretary's Report

- A. Consideration of the August 8, 2017 meeting minutes.

III. Communications

- A. Downtown Davenport Historic Resources Survey.
- B. Upcoming appointments to the Historic Preservation Commission.

IV. Old Business

V. New Business

- A. Case No: LL17-01: Local Landmark nomination of 225 West 2nd Street. John F. Kelly Company Wholesale Groceries Building. Y & J Properties, LLC, petitioner.
- B. Case No: COA17-13: Tear off storm damaged roof and install new roof at 417 Main Street. St. Anthony Church Square Complex is a Local Historic Landmark. City of Davenport, petitioner on behalf of St. Anthony's Church.
- C. Case No. COA17-14: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Darin Wilson, petitioner.

VI. Other Business

- A. Review and provide recommendation on the proposed National Register of Historic Places nomination at 201 East 2nd Street. Davenport Bag and Paper Company is a Local Historic Landmark.

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting:

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
10/10/2017

Subject:
Consideration of the August 8, 2017 meeting minutes.

Recommendation:
Approve the meeting minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	8-8-2017 meeting minutes

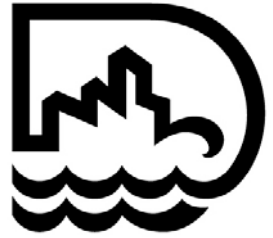
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/8/2017 - 1:09 PM



HISTORIC PRESERVATION COMMISSION Meeting Minutes

**Tuesday, August 8, 2017 at 5:00 p.m.
Council Chambers
226 West 4th Street
City of Davenport, Iowa**



I. Call to Order

Chairman Frueh called the meeting to order at approximately 5:00 p.m. with the following Commissioners present: Joseph Wonio, Kathleen Curoe and Robert McGivern.

Staff Present: Ryan Rusnak, Planner III

II. Commission Secretary's Report

Consideration of the July 11, 2017 regular meeting minutes.

Motion by Curio, second by Wonio to approve the July 11, 2017 regular meeting minutes.

Motion to approve was unanimous by voice vote (4-0).

III. Communications

There was none.

IV. Old Business

1. Removal of East 11th Street between Pershing Street and Perry Street from the list of maintained brick streets. Palmer College of Chiropractic, petitioner.

Aaron Christopher stated that they submitted a revised plan, which was to construct a pedestrian path in the general location of East 11th Street utilizing the bricks from East 11th Street. He also stated that they would erect historical markers commemorating the East 11th Street brick street at the path's intersection with Perry Street and Pershing Avenue. He stated that Palmer agrees to make the approval contingent upon its rezoning request to Planned Institutional District.

Rusnak stated that staff supports the request.

Motion by McGivern, second by Wonio to recommend removal of East 11th Street between Pershing Street and Perry Street from the list of maintained brick streets subject to the following conditions:

1. That the removal be contingent up the approval of Palmer College of Chiropractic's Planned Institutional District rezoning request;
2. That the path be made from bricks from the existing East 11th Street; and
3. That historical markers be erected in the location where the path intersections Perry Street and Pershing Street.

Motion to recommend approval was unanimous by roll call vote (4-0).

V. New Business

1. Case No: COA17-12: Certificate of Appropriateness to remove and replace loose damaged stucco at 627 Ripley Street. Louis P. and Clara L. (Krause) Best House is located in the Local Historic Hamburg District. David Cordes, petitioner.

Rusnak stated that staff recommends approval of COA17-12 as presented.

Cordes summarized the request and presented a brief history of building material and changes that have occurred its history.

Motion by McGivern, second by Wonio to approve COA17-12 in accordance with the work write up.

Motion to approve was unanimous by roll call vote (4-0).

VI. Other Business

1. Election of Vice-Chairperson.

Motion by Curoe, second by Wonio to nominate Robert McGivern as Vice-Chairperson.

Motion to approve was unanimous by roll call vote (4-0).

VII. Open Forum for Comment

No one from the audience spoke.

VIII. Adjournment

The meeting adjourned at 5:45 pm.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/12/2017

Subject:
Downtown Davenport Historic Resources Survey.

ATTACHMENTS:

Type	Description
▢ Backup Material	Downtown Historic Survey Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/8/2017 - 1:18 PM



3407 S. Jefferson Avenue #207 | St. Louis, MO 63118 | preservationresearch.com | 314-920-5680

Downtown Davenport Historic Resources Survey

**From Michael Allen, Director
June 28, 2017**

Progress

The intensive survey of downtown Davenport was completed this May, with inventory sheets generated for each building within the survey area, along with basic archival research. The survey forms included photographs of each building and assignment of a date of construction.

Research is needed to more correctly identify dates of construction for about half of the buildings. Previous surveys did not record those dates, and the Scott County Assessor records seem to be inaccurate.

The consultant submitted an eligibility assessment for a single National Register of Historic Places district centered on a contiguous mass of resources in the core of downtown. The Iowa State Historic Preservation Office responded by suggesting a larger boundary as well as the submission of a second district concentration on Second Street identified as eligible by the consultant. These districts cannot be combined due to lack of connecting historic building mass at the River Center, although they could otherwise be joined in one district. Demolitions preclude listing of resources outside of these two areas except possible individually significant buildings.

The districts will advance to secure federal designation, but no local designation will be sought. Therefore no regulations on building exteriors or interiors accompany the next phase of work.

The consultant obtained all necessary streetscape photographs for the districts in May.

Current Goal

The consultant is at work on the next phase of tasks:

Completion of archival research to conclusively establish exact or circa dates for each building in the survey;

Completion of context research on Davenport that establishes historic significance for the two districts;

Completion of National Register of Historic Places nominations for each district.

The main nomination will be submitted in August to meet the Iowa State Historic Preservation Office's quarterly review cycle. This cycle includes mandatory consideration by the Iowa Historic Sites Advisory Council, which meets next in November. After that meeting, the nomination would be sent to the National Park Service for formal listing within 60 days. Since Iowa already agrees that the main district is eligible through formal review, the process should result in success and only entail technical corrections.

The Second Street district will be submitted in August or later depending on development of an argument for significance. Since it is a smaller group of buildings isolated from the main district, the argument may need to be quite lengthy.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/12/2017

Subject:
Upcoming appointments to the Historic Preservation Commission.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/8/2017 - 1:19 PM

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/12/2017

Subject:

Case No: LL17-01: Local Landmark nomination of 225 West 2nd Street. John F. Kelly Company Wholesale Groceries Building. Y & J Properties, LLC, petitioner.

Recommendation:

Forward Case No: LL17-01 to the City Council with a recommendation for approval.

Background:

It is staff's opinion that the property achieves consistency with Section 17.23.060(2)(B), which reads:

It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation.

ATTACHMENTS:

Type	Description
▣ Backup Material	LL17-01 - Application
▣ Backup Material	Section 17.23.060

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/8/2017 - 1:29 PM



"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: 225 E. Second St., Davenport, IA 52801-1619

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

Block: 62 Lot: 8

Historic Name (or proposed historic name): John F. Kelly Company Wholesale Groceries Building

Date listed on *National Register of Historic Places* (if applicable): N/A

(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) 3213 40th St.

(City, State & ZIP) Moline, IL 61265-5919

Owner(s) Telecommunications: Work: 563-424-1310 Home: _____ Mobile: _____

Fax: _____ Email: manisha@yash.com

Current Use of the Property: Art Galleries/Vacant

Original Function of the Property: Wholesale Grocery Distribution

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.) See attached Continuation Sheet
- (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.) Included within 2016 Site Inventory
- (3) Physical Description of the Property: Included within 2016 Site Inventory (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1910_____ Architectural Style: Commercial Vernacular with Colonial Revival elements

Building Materials: Foundation: Concrete Block Walls: Brick

Roof: Synthetic Rubber membrane Other: _____

Distinctive Features: The building is a simple rectilinear brick veneer structure with an interior built for service. Its most distinctive interior features are its massive timber posts attached to joists by steel brackets, exposed rafters and original hardwood floors. These elements are present throughout the building.

Alterations: A number of windows have been replaced. On the first floor at the primary north façade and the street side east elevation, original sets of large wooden double hung windows are intact. There have been alterations to the interior layout.

- (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 John F. Kelly Company Wholesale Groceries Building satisfies Section 17.23.060(2) based upon its commercial historical associations (Criterion A) with the wholesale grocery business. Its period of significance of 1910-1948 and is based upon its role as a grocery warehouse, dating from its original construction. Significant dates are 1910, the year of construction, and 1948 when it was converted to retail use.

An extensive site inventory on the John F. Kelly Building was completed in 2016 for the building's current owners and that document is attached. Below are some excerpts as well as additional information about the Kelly family.

John F. Kelly was the President of the Kelly Wholesale Grocery firm and a second generation grocer. The Kelly family's participation in the grocery business began with John Kelly's father Walter, a native of Ireland who immigrated to America in 1835 and arrived in Davenport in 1841. Kelly worked for various firms before entering into several partnerships beginning in 1852 that culminated in 1881 in a partnership with son William. The Kelly family, including John F., operated grocery-related firms at various addresses along 1st and 2nd near Iowa and Brady Streets. In 1884, Walter retired, selling out to his son John F. Kelly.

This building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the city. This commercial niche is representative of the commercial and industrial diversification that was forced upon the city following the demise of river-based lumber and wood fabrication, ca. 1905-10. A number of later examples of grocery and food processing warehouses and firms are found in the nearby Crescent Warehouse Historic District that is just a few blocks to the north.
(https://en.wikipedia.org/wiki/Crescent_Warehouse_Historic_District).

The construction of the Kelly Building and other nearby commercial structures along 2nd Street marks a transition of the area from the era of "Bucktown," a rough-and-tumble location of saloons and bars, to a substantive commercial/wholesale district. In fact, in Sharon E. Woods' 2005 book *The Freedom of the Streets*, the author claims that, after 1893, Davenport city fathers, in an attempt to regulate prostitution, encouraged the concentration of brothels in the areas along 2nd, 3rd, and 4th Streets around Iowa, Pershing (then Rock Island) and Iowa Streets.

And, in an October 25, 1923 article, the *Davenport Democrat-Leader*, looked back at the bad old days of Bucktown, when it was the:

"...Gay White Way or Primrose Path which stretched along the thorofare (sic) a generation ago, making the district known from coast to coast as "Bucktown."

It was a district where the noises of revelry could be heard all night long, and until the early morning hours, where there was never a lock and key to the saloons, where the tinkle of pianos and the drum of jazz orchestras was heard nightly to the accompaniment of tinkling wine glasses and rattling beer mugs.

Here it was that the mad crowd of revelers gathered nightly and poured out a stream of gold for its entertainment. In these days rich Chicagoans, students from Iowa City and rich young bloods from Davenport mingled in the throng of pleasure seekers and cabaret dance halls, saloon, gambling hall and resorts of worse repute flourished. With all the revelry the district was in many ways law abiding as far as the major crimes go, and there were not the sudden deaths or crime of violence that one would have expected from a district of the kind.

Property values in those days were extremely high and enormous rentals were secured from the denizens of the underworld who leased the property along East Second Street. Then came the clean-up, the eventual wiping out of the saloon and the district for a time became almost It was not long, however, before enterprising businessmen realized the great possibilities of the main east and west artery between Iowa and Illinois, of the connecting link between Davenport and her sister cities on the other side of the river. Retail business began to settle down there. Then came the auto and the street soon blossomed out into an auto row. Now the oil stations and auto supply and accessory houses have added their business to the collective regeneration of the old thoroughfare and it is one of the busiest streets in Davenport day or night."

The article goes on to underscore the importance of East 2nd Street as a gateway to the city from the east and the Iowa exit point of people traveling toward Illinois since the Government Bridge provided the only vehicular river crossing point in the city and would continue to do so until the opening of the first span of the Iowa-Illinois Memorial Bridge (I-74 Bridge) in 1935.

In 1895, the bridge had been rebuilt as a double decker span carrying both rail and road traffic. Transportation was enhanced by the turn-of-the-century construction of an elevated rail bed and a rail yard, making the eastern side of Davenport's downtown an attractive area for factories and warehouses like the Kelly Building.

Future Use: After decades as a location for wholesale and retail establishments, the building was converted by MidCoast Fine Arts to Bucktown Center for the Arts which opened in 2005 and housed galleries, artist studios and labs and condominiums. MidCoast sold the building in 2016. The new owners will continue to operate the first floor as public space. The upper floors will become market rate apartments.

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.

See bibliography in attached Site Inventory, plus:

Svendsen, Marlys, "Crescent Warehouse Historic District." National Register of Historic Places Registration Form. October, 2003.

Woods, Sharon E. *The Freedom of the Streets: Work, Citizenship and Sexuality in a Gilded Age City*. University of North Carolina Press. 2005

"Walter Kelly." *Davenport, Scott County, Iowa Biographical History and Portrait Gallery of Scott County*. American Biographical Publishing Co. 1895.

"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

07/26/17

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:

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: _____

Commission Secretary or Designee

Date

Is application complete? Yes No

If not, explain: _____

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

Continuation Sheet:



Photo #1
The John F. Kelly Building
August 27, 2016
Looking S, North Façade. Original windows at the first floor.

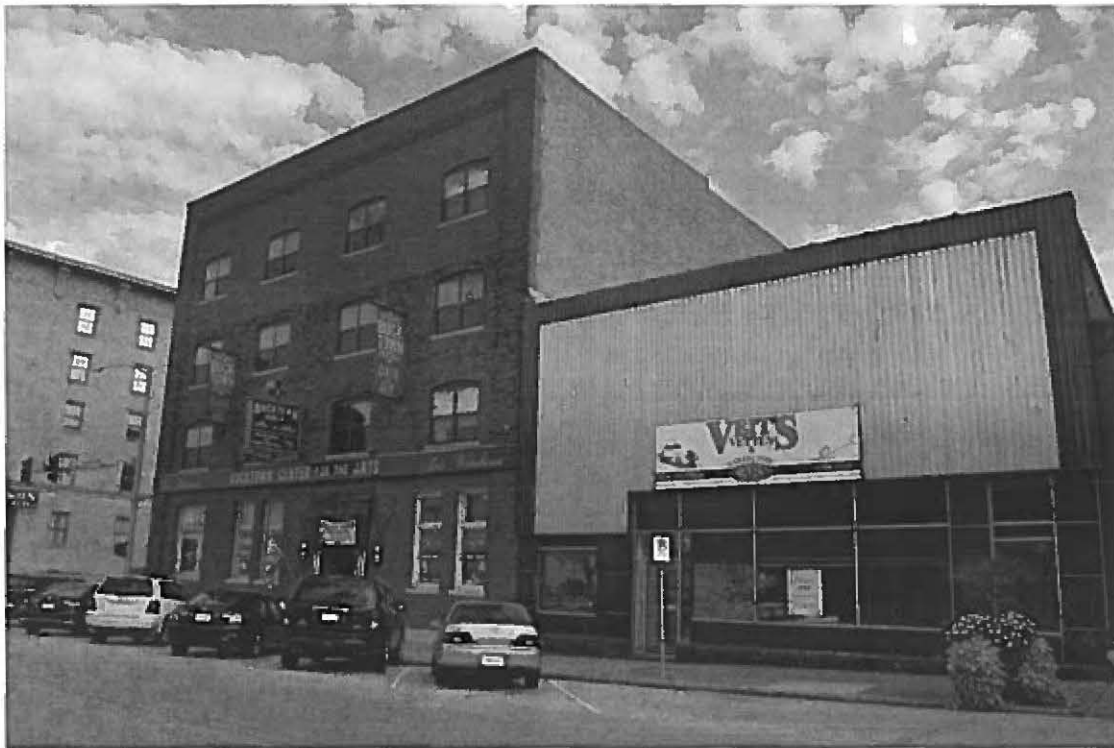


Photo # 2
The John F. Kelly Building
August 26, 2016
Looking SE, N façade and W elevation.



Photo #3
The John F. Kelly Building
Looking W, E elevation.



Photo #4
John F. Kelly Building
August 26, 2016
Looking NE, S elevation and side of W elevation

State Inventory Number: 82-05320 ☐ New ☒ Supplemental
9-Digit SHPD Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: John F. Kelly Company Wholesale Groceries Building
Other Names: _____
Street Address: 225 East Second Street
City: Davenport ☐ Vicinity County: Scott State: IA ZIP: 52801-1619

LEGAL DESCRIPTION

Rural

Township Name: _____
Township No.: _____
Range No.: _____
Section: _____
Quarter: _____ of _____

Urban

Subdivision: LeClaire's 3rd
Block(s): 62
Lot(s): 6

Classification

A. PROPERTY CATEGORY:

- ☐ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing		Noncontributing
<u>1</u>	Buildings	<u>0</u>
_____	Sites	_____
_____	Structures	_____
_____	Objects	_____
<u>1</u>	Total	<u>0</u>

If non-eligible property, enter number of:

_____	Buildings
_____	Sites
_____	Structures
_____	Objects
_____	Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: _____ Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 225 East Second Street

City: Davenport

County: Scott

Site Number: _____

District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

02-Commerce/Trade/02H-Warehouse

B. CURRENT FUNCTIONS

02-Commerce/Trade/02E-Specialty Store

01-Domestic/01B-Multiple Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01-No Style

B. MATERIALS

Foundation (visible exterior): 10-concrete

Walls (visible exterior): 03-brick

Roof: 15-Synthetics/15C01-rubber membrane (EPDM)

Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☐ No ☒ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

Commerce

D. PERIOD(S) OF SIGNIFICANCE

1910-1948

E. SIGNIFICANT DATES

Construction Date: 1910

Other Dates (including renovations): 1948

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: Spink, C. R.

Builder/Contractor: Phillips, Harry W.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 225 East Second Street
City: Davenport County: Scott
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets for the list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

Form Preparation

Name and Title: James E. Jacobsen Date: November 14, 2016
Organization/Firm: _____
Street Address: _____
City: Des Moines State: IA ZIP: 50312
Email: hp@raccoon.com Telephone: 515-274-3625

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: John F. Kelly Company Wholesale Groceries Building
Address: 225 East Second Street
City: Davenport County: Scott

Site Number: _____

Related District Number: _____

Refer to continuation page.

Continuation Pages, John F. Kelly Company Wholesale Groceries Building, 225 East Second Street, Davenport, Scott County, Iowa

The Kelly warehouse is a very substantial four-story brick building that orients on its longer axis fronting north on to East Second Street. It is on the northeast corner of its block and has a primary (north) facade and a secondary (east) facade. There is a raised concrete basement level. The building is fully fenestrated on its principal fronts as well as its rear wall. The east wall parapet line steps down in three stages, the first of which terminates with the substantial in-wall chimney. The building has no attributable style. A feature of its front entry is its off-center location east of center. Facade windows are paired 1/1 light sets while all other original windows, above the ground level were single 1/1 light openings. The roof drains via a rear gutter/downspout system.

This building is located near the east end of Davenport's downtown proper, an area built up with mostly lower-level commercial buildings, but also with a number of substantial warehouses. There are several blocks west of the north end of the 1896 Government Bridge, a Quad-City landmark structure. The downtown occupies a low terrace that fronts south onto the Mississippi River. Davenport is the county seat of Scott County and the county is located on the south end of the east central "bulge" that serves to define the state map's footprint.

Exterior Description:

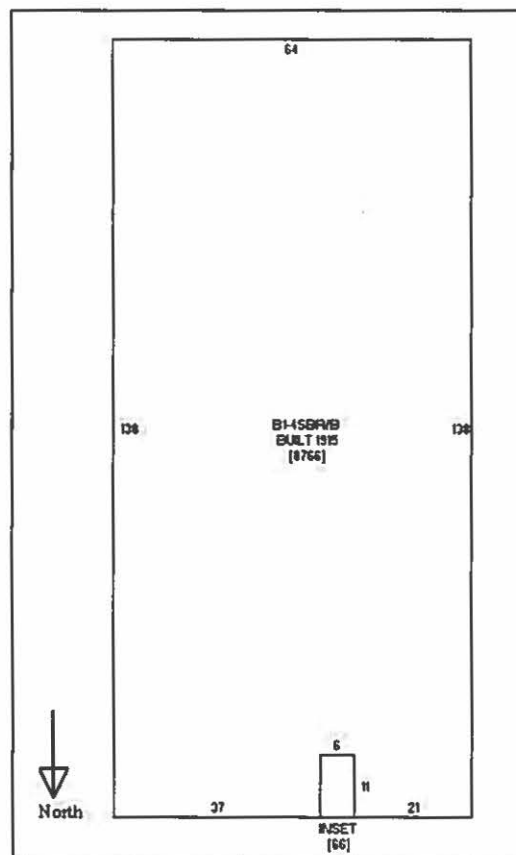


Figure 1: Basic building footprint (Scott County Assessor, 2016)

The building is load-bearing and its very substantial walls step down as the live load diminishes vertically. Like many area warehouses, the building facades are veneered with Purington Paver brick, a hard fired wider brick that is difficult to cut and otherwise lay up. While sandblasting has altered the original darker hues of the brick, the walls remain a mottled brown in their color range. On the ground levels rowlock courses of paver block indicate double layers in addition to the sub brick. Sub walls are of brick construction. The

paver veneer is laid in running bond with successive courses being centered above the lower vertical joints of the preceding one. The foundation walls as noted are an exposed concrete, the absence of a stone veneer reflecting the utilitarian nature of the building design. The internal structural system consists of three evenly spaced rows of square cut columns, 11 columns to a row, which makes for four bays running east and west, and a dozen north and south. These too step down in their size at each floor level. First floor columns measure nine inches square while the uppermost third floor ones are seven and a half inches square. Successive columns rest directly on those below it. The metal beam supports are of interest because they are composite assemblages, being at least theoretically adjustable due to the use of through-bolts and nuts from side to side. In theory the same cap could have been used regardless of the scale of columns by adjusting the bolt length. However in this instance considerable shimming or trimming was used to fit the caps and columns. The building interior is wood framed with wood floors (see alterations). The basement has concrete floors but these are ad hoc in nature.

The primary facade design consists of a single recessed unadorned wall plane that is set back within a three-sided pilaster/parapet frame. The parapet steps out using corbelled brick but is otherwise unadorned. Windows are evenly spaced across each floor level (which is to say the spaces between each other is broad and consistent). Semi-circular window arches consist of triple rowlock brick rows with stone or concrete sills. Windows on this front are paired 1/1 openings. The fact that the fourth floor exterior brickwork has been differentially tuck pointed and more severely sandblasted makes it read as an added feature. The contrast is heightened because all of the lower level brick work has a gray mortar color, while the fourth floor tuck pointing was with white mortar. Ground level office and storefront uses necessitated elongated windows. These have transoms, are paired on either side of the entrance and a broader corner window, and have a split transom that replicates the paired window sets. The entrance is offset into the second bay east. It has a recessed entry stair and a faux Colonial Revival wooden frame consisting of columns and a straight arch. Signage, in the form of a projecting wooden square-cut cornice and a centered projecting sign (also in Colonial Revival style) are the only other distinguishing main facade features. The recessed entry has a wooden ceiling with molding, a patterned projecting brick that apparently supported the original inset door frame. A Colonial Revival style trimmed raised window on the west entry wall is a later modification. A stepped or pedimented stone arch above the doorway is of interest.

The darker facade brickwork wraps around the north edge of the west sidewall by one wall thickness. Otherwise the west wall is faced with a common blonde colored brick. It is unfenestrated save for a centered second floor connecting fire door that linked it with a now lost neighboring two-story building and one added window set cut into the south end of the fourth floor.

The eastern secondary facade on the ground level continues the pattern of larger office windows across the north half of the frontage. As is the case on the main facade, the east corner window is squared with split transom while the other four 1/1 elongated windows with transoms are loosely paired. Basement windows are paired within the structural bay cadence but is the case elsewhere all of these openings have been infilled with concrete. Four door openings across the middle of this frontage have been bricked in or reduced in height. From north to south these include a full-height (relative to the adjacent office windows) single door entry with transom, completely bricked shut; an elevated shipping door with triple-rowlock semi-circular arch left in place along with a broad concrete sill (the gas service is now below this opening); a matching elevated shipping door, with the same concrete sill but a straight soldier brick arch set below a stone sill (the base for a transom opening now bricked in but obscured by signage), this is now an at-grade single door entry; a third shipping door matching the others but infilled more recently with a recessed concrete wall infill, and with the transom light also bricked in. Finally a fourth identical raised shipping door remains in service at the south end. It retains a wooden bumper, one steel corner guard, twin steel arch supports, and the paving stone veneer is wrapped around and through it on both sides. It remains in use but never had a transom.

The rear wall uses the same paver veneer but the upper three stories were tuck pointed with white mortar and the visual contrast is notable. On this frontage the paver veneer is keyed into the walls with rowlock

courses in contrast to the facade veneer. Historically this was a railroad siding frontage with a loading dock and two shipping doors without transoms and a ramp and a concrete stoop emulate the lost dock. Both openings survive but the east corner one has been downsized to a single door entry with sidelights. The fenestration on this front consisted of four 1/1 lights with triple rowlock brick semi-circular arches, these being centered within each bay frontage and vertically aligned. These openings survive on the second floor (the east two being obscured by signage) but have been enlarged on the upper floors.

Setting:

The building being on a corner necessarily is fronted to the north and south with sidewalks and the paved street and gutter with no landscaping. An alley runs south of the building and a single-story building adjoins the west wall from front to back.

Interior Description:

Basement:

The basement is high-ceilinged and is largely open-planned as are the upper levels. A range of partition walls separate the center portion of the east side wall into a range of rooms that contained coal, mechanicals, a vault and shops/storage. Walls are of concrete construction and it is important to note that the columns at this level are of paver block construction in lieu of wood. The square columns have concrete caps. The chimney is composed of brick pavers. The floors are concrete, the exception being at the base of the removed freight elevator.

General Upper Level Comments:

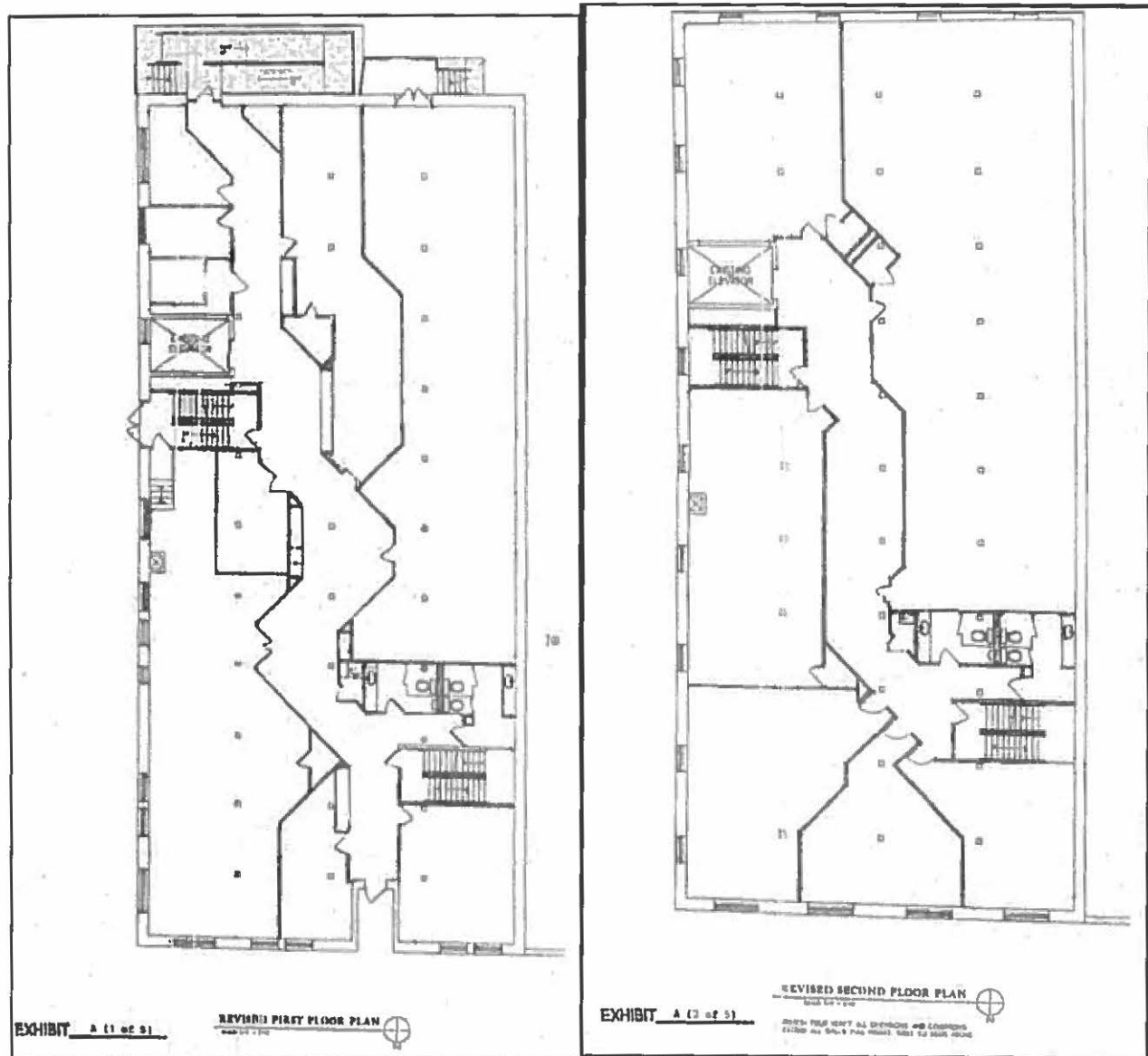
The four upper floors are identical in their general layouts, with a zig-zagging hall layout that angles from the southeast corner to the northwest corner. There are two enclosed stairways both of recent vintage, located in the latter corner and to the north of the elevator on the south end of the east wall. Interior perimeter walls are brick-faced and show few signs that they were ever finished (exceptions being the office areas on the ground floor and some later-date upper level retail areas. Ceiling joists are exposed as are wooden floors. One of the noteworthy aspects of the Bucktown rehabilitation was the full exposure of the wood columns and beams. These are usually buried within walls. Apart from the framing, very little original trim and no original elevator, vault, or stairway components or trim work survive. Circular unpainted ducts deliver heat and fresh air on all levels. The chimney has stove holes on many floors indicating that stove heat supplemented the central heating plant at times.

First Floor:

The office area of the original and early companies occupied the northeast quadrant of this plan and lath marks on the ceiling joints indicate a plastered ceiling now removed. Concrete floors denote the location of the vault and the front part of this level was also partitioned off for retail use throughout its history. Some removed partition walls have left their ghosts in the flooring although the current maple floors date from its first real retail conversion in the early 1950s. Similarly the ceiling joists show marks of lost lathe and plaster. The northernmost sealed in shipping door on the east side wall is infilled with paving block on the inside and regular brick on the outside, an indication that the latter was added to make the infill flush with the outside wall at a later date. The sealed in pedestrian door in the same wall, originally egressed the office area. The office area walls remained plastered.

As Figure 2 shows the ground floor is divided into four major and two lesser (southeast corner) tenant spaces. Note how the structural columns remain exposed throughout this and all other floor plans. A rougher wooden floor is located in the southwest quadrant of the plan. There are some replaced flooring sections across

the east central part of the plan. A mount for a rolling fire door survives on the south wall alongside the existing overhead door in the southwest corner. The west interior brick wall is painted gray. Each floor has a janitor's closet located immediately east of the bathrooms. The plan shows the rear entry ramp, the two rear entrances, the elevator and staircase and the second northeast corner staircase. A half-flight of stairs descends to the east entry to the north of the east stair system. The concrete floor in center of this larger room marks the location of a basement vault.



Figures 2-3: as-built floor plans, first (left) and second (right) floors (Property Abstract, 2005)

Second Floor:

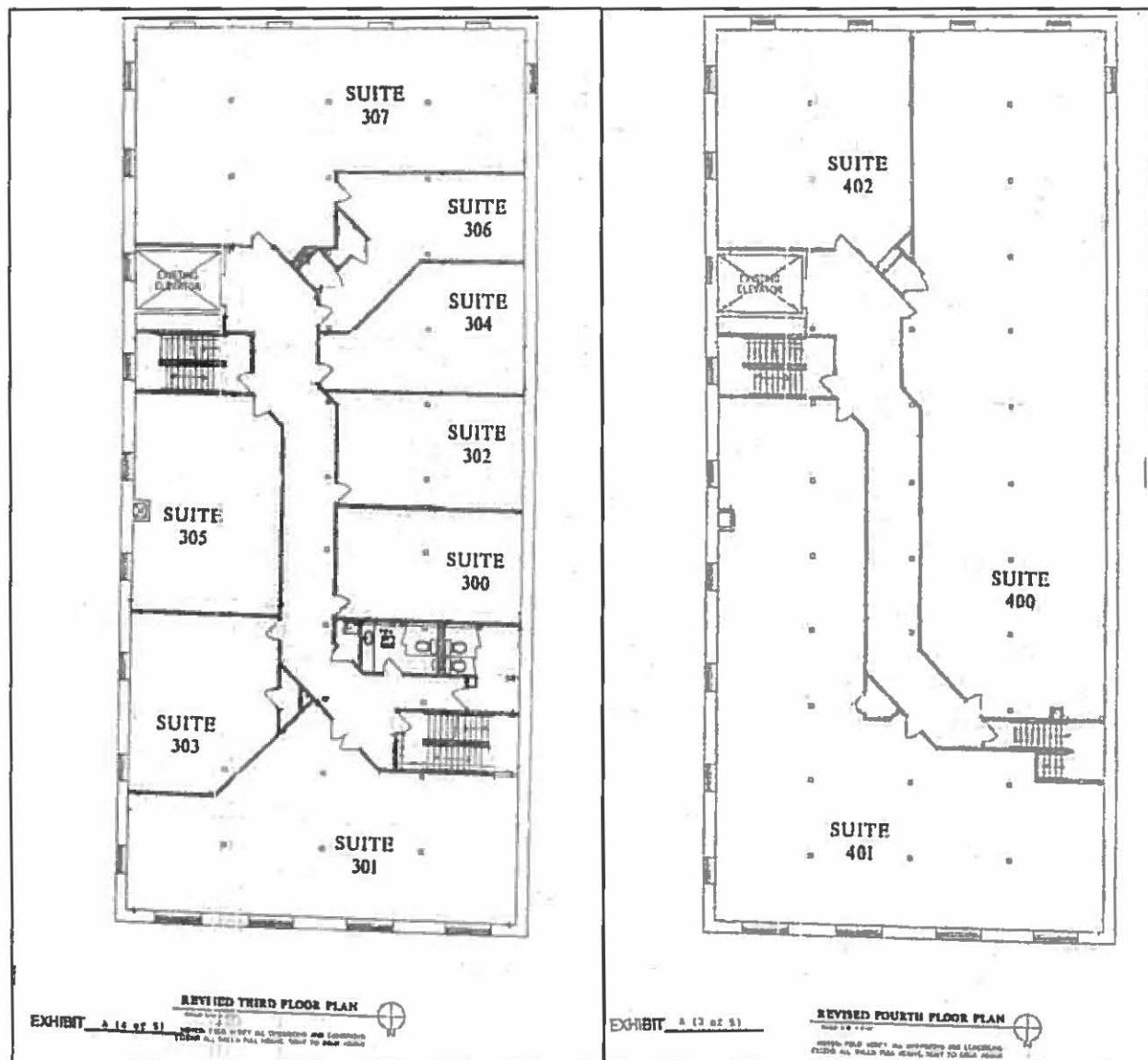
This level has six medium to large suites, and the same bathroom, hall, stairs and elevator features as the lower three floors.

Third Floor:

This level has seven small to medium suites and the southeast part of the plan is the lower level of a two-story condominium. A metal spiral stairs links the two levels and there is a substantial light well.

Fourth Floor:

This level has the simplest layout with two larger suites and the upper level of the condominium. Angled heavy timber columns or braces denote the location of the removed freight elevator located in the second bay from the west wall and the fourth one from the south wall. These braces supported the elevator penthouse.



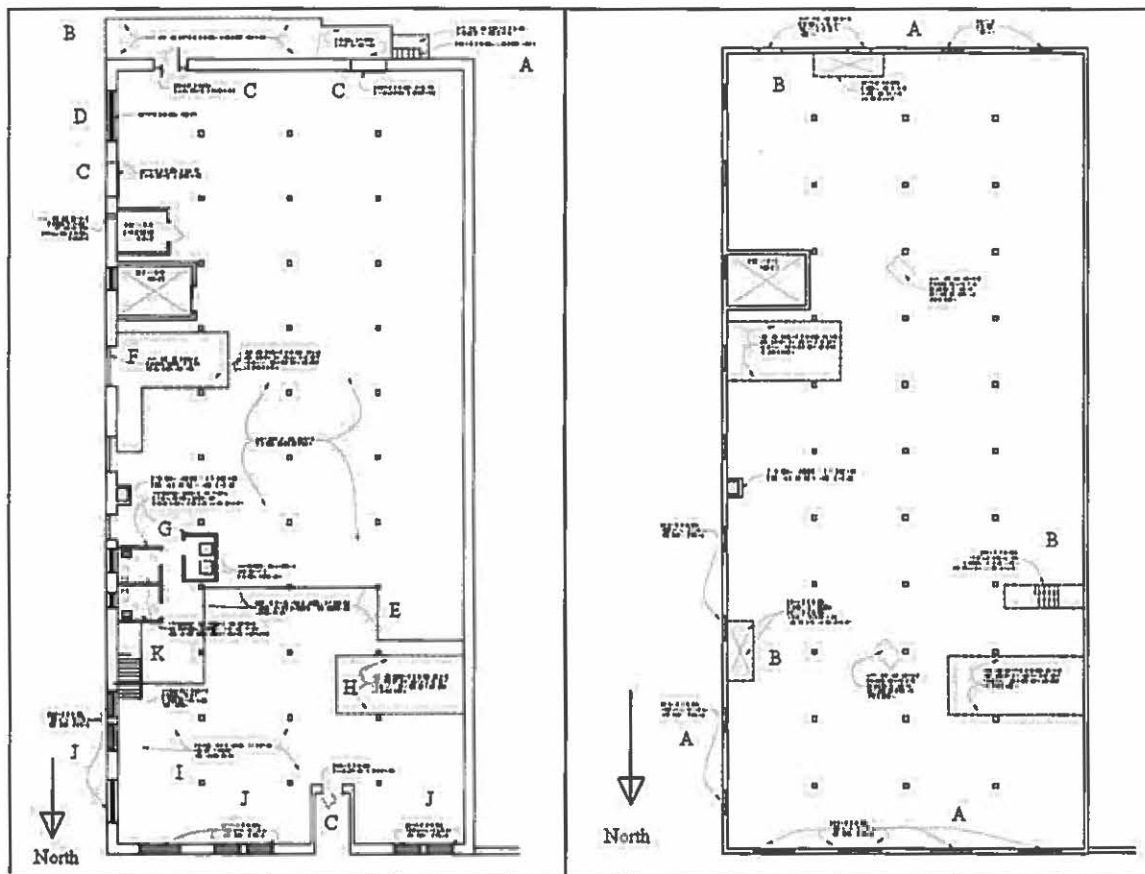
Figures 4-5: as-built floor plans, third (left) and fourth (right) floors (Property Abstract, 2005)

Alterations:

The extensive building permit record that is associated with this building illustrate a continuous history of alteration within the building as well as on the east and south ground levels. The comprehensive work undertaken in 2005 eliminated all pre-existing stairwells, the freight elevator and any and all interior partition walls. On the first floor the southeast corner door and frame were replaced and the southwest exterior roll-up shipping door was replaced. The front door and frame were replaced and two new stairwells were cut through. The present bathrooms and of course the new partitions and halls also date to this period. There are notes relative to retaining a metal ceiling located in the northeast quadrant of the plan but this component is not extant today. What basically was left were the wood floors, interior structural system, the exposed joists including a whitewash coating in the southwest quadrant of the first floor and the ground level front office windows and

frames. The columns were not cleaned although some tenants did paint the column capitals differentially and apply a wash to some columns and beams. The basement was left pretty much unchanged with regard to partition walls along the east wall. All windows apart from the office windows were replaced and openings were enlarged on south wall of the upper two floors.

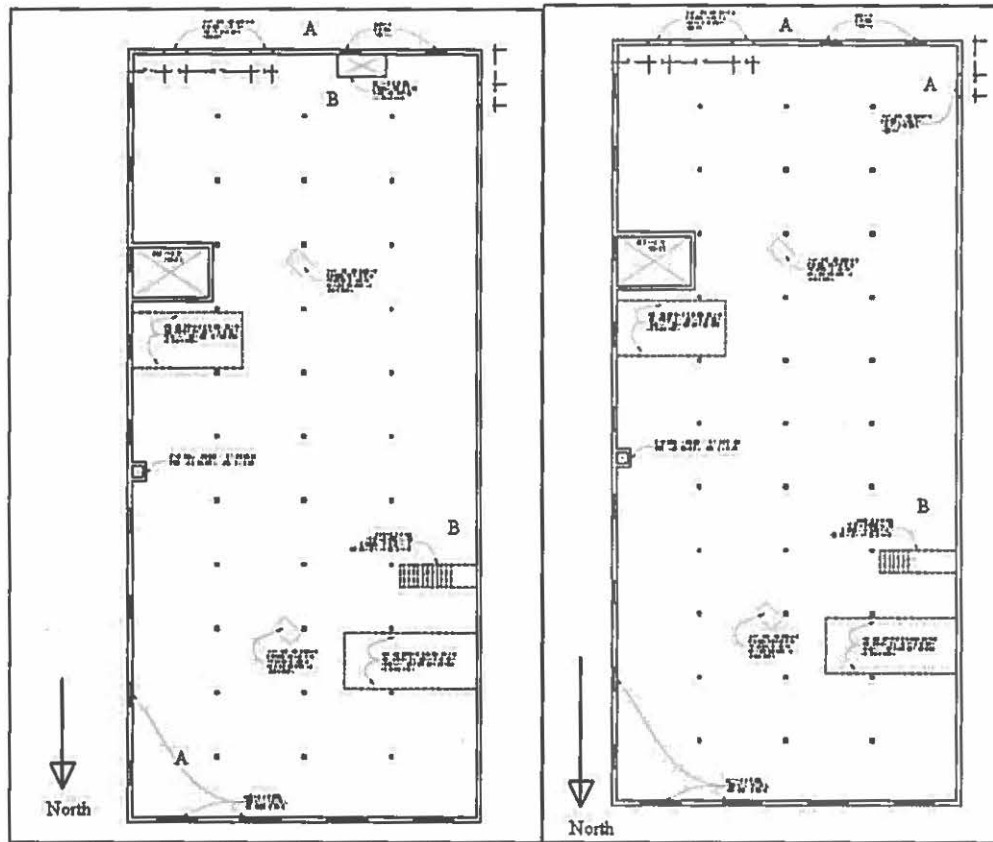
The original freight elevator is not referenced by the 2005 plans and must have been removed prior to the transformation of the building for retail use in 1948 when the first elevator reference is made.



Figures 6-7: 2005 as built (first floor left, second right)

The 2005 as built basement plan showed no changes or existing partition walls. No major changes were observed apart from presumed mechanical updates. The 2005 first floor changes were (A) removal of southwest exterior stairs; (B) removal of southeast corner sidewalk; (C) replacement of door and door frames at four locations; (D) window removal; (E) line of existing metal ceiling (north from this line) see I; (F) cutting in new east side stairway; (G) completely remove furnaces, enclosure and bathrooms; (H) construct new west stairway; (I) retain metal ceiling (apparently not done or removed later); (J) replace facade office windows (not done) and (K) remove northeast corner stairs. The stair construction and removals necessarily carried up through the entire plan save for a rear stair set that started on the second floor.

The 2005 second floor changes were (A) window replacement and (B) stairway removal and infill (three points).



Figures 8-9: 2005 as built (third floor left, fourth right)

The 2005 third floor changes were (A) window replacement and (B) stairway removal and infill (three points). Fourth floor 2005 changes are coded in the same manner, with the cutting of a new window at the south end of the west wall.

Add.	Date	Owner	Contractor	Description	Comment
227	10-20-32	John F. Kelly Co.	H. Vogel Roofing	Roof, \$300	
229	1-17-38	Union Savings Bank		12 foot high partitions and plaster, \$600	
227	2-24-38	Western Grocery	Kennedy Insulation	Install cold storage, partitions and insulate, 90 feet by 14 feet by 10 feet	
227	12-18-39	Same	Roy Larsen	70 feet by 15 feet roof display sign	
227	10-9-40	Union Receiver	Walter Johnson	Cut new east wall door to enter who. from street, with arch in place of ??? to fill in with wood over door	
227	2-20-43	Western Grocery	Brookfield Pest Control	Fumigate 3rd-4th floors with gas	
225	9-27-43	1st Trust & Savings	Vogel Roofing	Reroof 58 squares, \$420	
227	2-1-45	H. Tenenbom	Roy Hanson	Remove stairs bet.	

Add.	Date	Owner	Contractor	Description	Comment
				1st and 2nd in front of who. replace at rear of building	
227	1-11-46	Abe Tenenbom	Larson Co.	Repairs east fire escape, rebuild bottom so as to not be again damaged by trucks, \$200	
227	12-28-48	H. Tenenbom	A. J. Evans Co.	\$12,000-remodel who. for retail first floor, drop ceiling 61 feet by 102 feet area, suspended ceiling with joists, sheet rock and nuwood, 61 feet partition across rear and around elevator shaft, metal lath and plaster both sides no opening store to elevator, partition for new toilet	
227	1-12-49	H. Tenenbom	Layson Co.	250 gallon oil steam boiler and tank	
227	2-14-49	Robert Hall Clothing	Roy Hanson	Neon sign	
227	4-4-49	A. & M. Tenenbom	Philips Roofing	Storage house roof, 87.5 squares, \$975	
225	8-9-50	Tenenbom Inc.	Deanery Const.	Repair loading dock decking, \$175	
229	2-5-53	H. Tenenbom		Sheet rock second floor for paint spray room, 8 feet by 10 feet, \$125	
225	5-25-53	H. Tenenbom	Sorento Peters Co	2nd floor toilet partition, not to ceiling	gone
225	1-2-57	Ryman Furniture	Boy Hansen Co	Neon sign	
225	2-1-57	Same	Same	Plastic ilum. sign	
227	2-6-59	L. Pessa, A. Kinter	Herrington Roofing	Remove old asphalt roof, 80 squares, \$1,800	
225	4-2-59	Mark Elliott Realty	Same	10' stud partition rear first floor adj. to elevator, \$30	
225	4-17-59	Robinson Wholesale	Same	5 painted signs flat, 2 east, 3 north	

Add.	Date	Owner	Contractor	Description	Comment
225	1-3-60	Alex Cantor	Fred Peterson Co.	Close inside of basement elevator opening, \$500	
225	8-28-63	Lou Siegel Furn.	Park Advertising	Double-faced sign	
225	2-29-64	Same	Henry Erps	First, second floor stair enclosures, \$450	
225	11-24-64	Same	Freeman Htg.	Gas air conditioning	
225	10-12-65	Same	Same	Replace controls after flooding	
225	6-27-67	Same	Rogers Door Co.	6 feet by 8.6 feet overhead steel door, \$160	
225	6-27-67	Same	Ryan & Asso.	Gas-hot water	
225	10-2-67	Same	B&N Gen. Cont.	Repair cellar floor, \$200	
225	3-22-68	Same	Park Advertising	Plastic illum. sign	
225	12-5-68	Same	People's Heating	Gas heat, \$400	
225	6-17-69	Same	Same	Air conditioning, \$3,000	
225	11-18-69	Same	Same	Gas heating	
228?	4-28-71	Same		Replace heating, air conditioning	
225	10-9-71	Same	Bert Lafferty	Close and tuck point exterior, \$10,300	
225	1-27-72	Same	Blitz Impvt. Co.	Minor roof repairs	
225	1-25-75	Same	Advance Sign	Electric sign	
225	10-30-75	Same	R. L. Felt Co.	Elevator pit to foundation edge	
225	12-2-75	Same	Same	Concrete block elevator enclosure, pit, four floors 14 feet by 12 feet by 56 feet, \$15,700	
225	8-13-76	Same	Peoples Htg.	New air conditioning install	
227	6-17-80	??? Industries	Advance Sign	2 40 feet by 9 inch signs	

Integrity Analysis:

The building overall retains a good degree of historical integrity. The two key focal points or concerns are the differential fourth story exterior tuckpointing and the overall loss of all interior historical features. The first is mitigated by the probability that the visual impact of the tuckpointing can be mitigated by repointing, the latter point is mitigated by the retention of interior floors, open ceilings and structural components. The building otherwise retains a sufficient level of physical integrity and meets the seven measures of same sufficiently to be eligible for individual nomination to the National Register of Historic Places.

The location measure is met given that the building has not been moved and occupies its historical parcel.

The integrity of setting is well met by the survival of the commercial streetscape that largely consists of warehouses and automotive related buildings, the proximity of the Mississippi River and the Government rail/vehicular bridge and Lock and Dam #15. The latter features interpret the vulnerability to flooding, the role of this part of the downtown as an emerging point of entry to the city proper and the related commercial evolution of this part of the downtown to take advantage of that locational advantage.

The integrity of materials is met by virtue of the preservation of the core structure (raised concrete foundation, brick curtain walls, ornamental stone, main entry), cladding materials (brick, stone) and interior structural system and wood floors.

Integrity of workmanship is particularly well expressed in the foundation and brickwork and the structural system. Vitrified brick is difficult to work with, being resistant to mortar and frightful to cut. The cast iron column caps used inside had to be fitted by trimming the columns and this work is readily visible.

Integrity of feeling is particularly strong given that a considerably altered building interior retains its ability to present its original appearance. Inside the high ceilings, entrance and open vestibule, reflect the majesty of the original grocery display room.

Finally integrity of association is strongly retained. Any person directly associated historically with this building would have no difficulty finding and recognizing it.

Future Building Plans:

The building will be redeveloped for retail and residential use but without a condominium ownership structure. The rehabilitation plans envision the addition of windows on the West elevation starting 38' back on from the facade. The interior hall layout will be retained, with minor wall changes going on inside the existing units. Ceiling heights will remain open except for perhaps the bedrooms on floors 2 and 3. The bedroom ceilings need to be sheet rocked for noise reduction. The bathrooms will have dropped ceilings. All others will be open.

Historical Significance Evaluation:

The John F. Kelly Company Wholesale Groceries Building is individually eligible for listing in the National Register of Historic Places. Its significance, on the local level, is based upon its commercial historical associations (Criterion A), with a period of significance of 1910-1948. The period of significance is based upon its role as a grocery warehouse, dating from its original construction. Significant dates are 1910, the year of construction, and 1948 when it was converted to retail use.

This building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the city. This commercial niche is representative of the commercial and industrial diversification that was forced upon the city following the demise of river-based lumber and wood fabrication, ca. 1905-10. A number of later examples of grocery and food processing warehouses and firms are found in the nearby Crescent Warehouse Historic District that is just a few blocks to the north (https://en.wikipedia.org/wiki/Crescent_Warehouse_Historic_District).

A Criterion C argument is not offered at this time despite the fact that this building is a large and prominently located warehouse building and one that is constructed using a fairly uncommon brick type. While the building retains its historic storefront and its interior support system and sense of scale, the loss of stairs, freight elevator and all historic interior offices or other rooms reduces its ability to reflect its design as it relates to wholesale grocery sales and storage. Nothing distinctive is otherwise found regarding its design.

This property was documented and evaluated by historical consultant Alexa McDowell (AKAY Consulting) in 2004 and was recommended as being so eligible under the same historical justification (without specific reference to the warehousing role or establishing a period of significance).

Bucktown Neighborhood Context:

This part of town was known as "Bucktown" a wilding place where all desires that were prohibited elsewhere, were to be fulfilled. The district encompassed six blocks located between Front to East Third, and Perry to the Arsenal Bridge. The 1892 Sanborn Map identifies eleven saloons in operation along the two-block length of East Second Street as of that time. This corner location was fully involved in the liquor and related trade. The lot was divided into two halves in 1842 but was in unified ownership as part of the William G. Jones estate when its owner died in 1884. Sanborn maps show a residence and a saloon on the lot. The property abstract first documents a pre-existing link to the liquor trade in 1903 when James A. "Brick" Munro (1862-1940) obtained an eight year plus lease that included his payment of the annual Mulct Tax. Munro was known as the "King of Bucktown" and operated "Brick's Pavilion and Summer Garden" aka "Brick's Dime-a-dance Saloon." Munro was an entrepreneur, providing rubber-wheeled carriage service to all arriving boats and trains and the joint inventor of a successful pressure pump that produced compressed air. He was also a walking contradiction, both his own bouncer and one who prohibited prostitutes from his operation. He was also generous to a fault and gave away a personal fortune to those in need and worthy local causes. He first hired Al Jolson as a singing waiter. His first court test dated to late 1903 and by 1908 Munro was partnered with Bernhard D. Connelly when the pair was hauled to county district court and an injunction was issued against their livelihood of choice. The good times finally ended in 1909 for Munro and for Bucktown with statewide prohibition in 1916 (*History of Davenport and Scott County*, 1910, p. 735; *Davenport Daily Leader*, November 11, 25, 1903; Turner, pp. 90-92; *Quad City Times*, January 24, 2006; <https://www.facebook.com/Donna.Lee.Bucktownsaga>; <https://bucktownmadame.blogspot.com>).

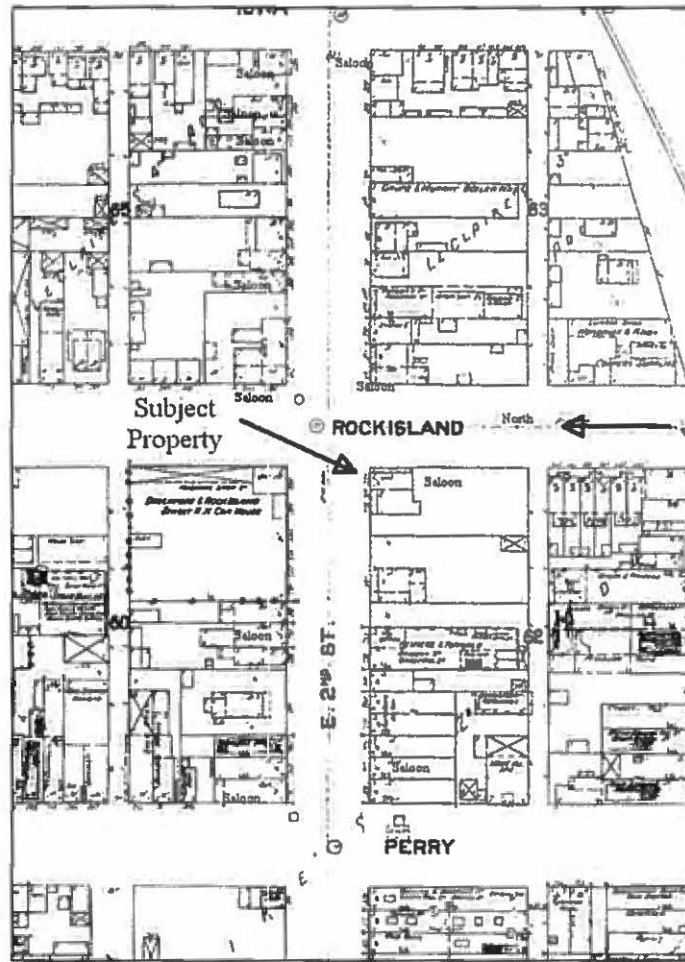


Figure 10: 1892 Sanborn Map annotated with saloon locations



Figure 11: Detail Davenport, Iowa 1888 bird's eye view, Bucktown area showing bridge and future building site (<https://www.loc.gov/item/75693231>)

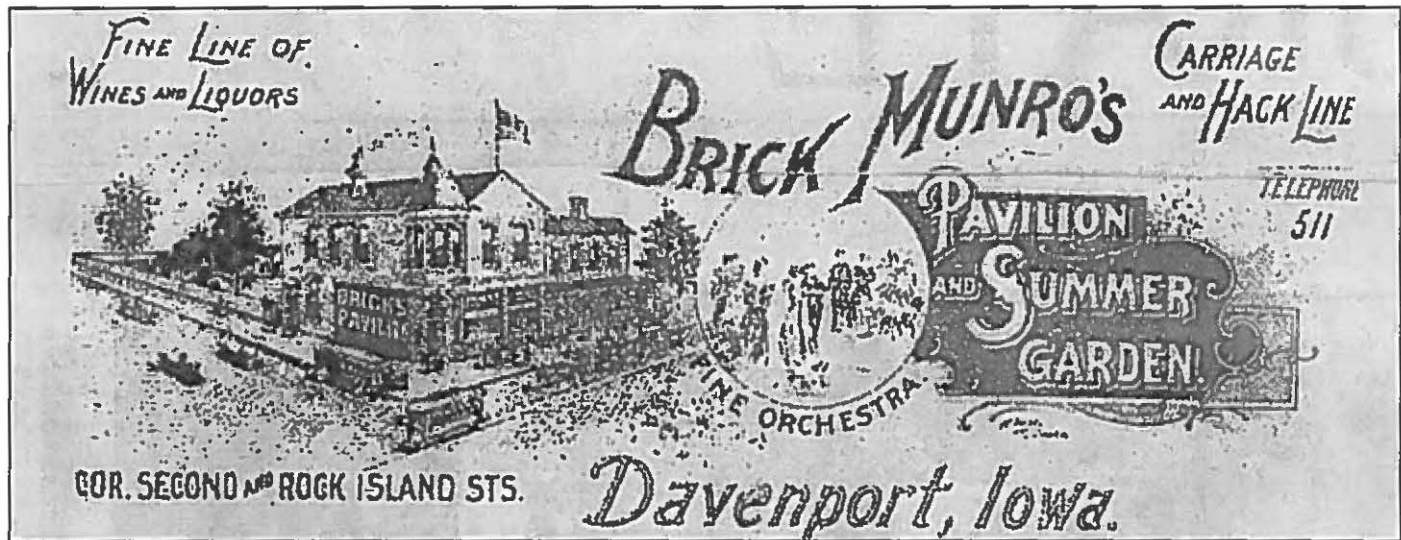


Figure 12: Brick's pavilion (<https://www.facebook.com/Donna.Lee.Bucktownsaga>)

The John F. Kelly Company, Wholesale Grocers:

Walter Kelly (1814-1893) was an Irish emigrant who came to America in 1835, reaching Davenport six years later. In 1852 a series of business partnerships began. In 1884 son John F. Kelly (1846-1925) purchased his father's interest (Walter Kelly and Son) and the namesake company was organized as a wholesale grocery, being located at 102 Front Street, immediately south of the subject property location. Kelly partnered with his brother William F. Kelly. John Kelly retired in 1904. By the time the subject building was erected brother William was president (listed as such through 1934), while John's sons Richard (vice president) and Arthur (secretary) filled the other top managerial positions. (*Biographical History and Portrait Gallery of Scott County, Iowa*, pp. 90-92; *Davenport Times*, February 14, 1925).

Building Construction:

The development that spurred a transformation of the diminished Bucktown was the laying of a railroad spur across the east end of Block 65 in early 1909. A Mrs. Beauchnite was holding out for a \$500 payment for a key easement for the right-of-way. C. H. Klinze was ready to build a warehouse on the same side of East Second on the same block, but the rail access was a deal-maker. The *Times* noted "the new warehouse will be another valuable addition to the line of warehouse buildings being erected on East Second." The subject property abstract noted the contribution of the south ten feet of the lot for the rail line effective January 18, 1909 (*Davenport Times*, March 25, 1909; Property abstract).

After Munro's routing the lot had passed to the Rock Island Brewing Corporation on June 29, 1909 and banker Frederick H. Bartemeyer (1846-1928) became its owner on September 30, 1909. The John F. Kelly Company was awarded a 25-year lease of the planned building on December 1, 1909 at an annual cost of \$5,400. It had the option to purchase lot and building for \$40,000 after December 1, 1914. Thus the new building was constructed on leased land. The corporate link was through Bartemeyer who served as company treasurer as of 1910. The first public announcement relative to the planned warehouse dated to December 2 when the newspaper article caption stated "A. A. Arnould to Build Warehouse." Arnould was a noted local contractor but it is curious that the Kelly Company was buried in the lead. Previous announcements doubtless appeared as this was the contract awarding notice. Work on a five-story building was to begin immediately despite the season and it was noted that the building exterior would be veneered using vitrified brick. The building would contain all modern improvements including steam heat and it was added that "arrangements have been made whereby the warehouse will have direct railroad connections." Regarding the interior layout, the same source continued "On the ground floor will be located the general office, a private office, showrooms

for samples and a shipping department. The upper floors will be used for store room purposes"(Davenport *Democrat and Leader*, December 2, 1909).



Figure 13: Postcard view looking southwest, ca.1910
(Collection of Doug Smith, *A Brief History of Bucktown*)

No further mention is then found until February 2, 1910 when contractor Harry W. Phillips took out the actual building permit for the building with an estimated construction cost of \$24,000. The *Improvement Bulletin*, issued a week later, corroborated the change in contractors and the total cost. Apparently the building had been scaled down by a story (unless the initial report counted the elevated basement as a story). Phillips (1866-?) had served as an alderman and city mayor previously and his arc had collided with James Munro in the battle of the saloons when Phillips shut down all city saloons at midnight, and then permanently refusing to re-license those caught in violation. He was promptly defeated for re-election and his gains were lost but there is irony in the fact that he would be the contractor who would replace Munro's symbolic dance hall on the subject site. Phillips was a prominent city leader, serving as alderman, 1900-02, mayor 1903-05 and as Commissioner of Public Works, 1918-30 (<http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/davenport-mayors>: *Annual Reports of the City Officers of The City of Davenport For The Year Ending March Thirty First Nineteen Hundred Nineteen*; *Davenport Times*, February 18, 1910; *The Improvement Bulletin*, Volume 40, February 12, 1910, p. 26; *Oxford Mirror*, December 29, 1904; 1920 Census; 1930 Federal Census; *Davenport Daily Leader*, August 15, 1900; <http://www.celticcousins.net/scott/1924homeedition.htm>).

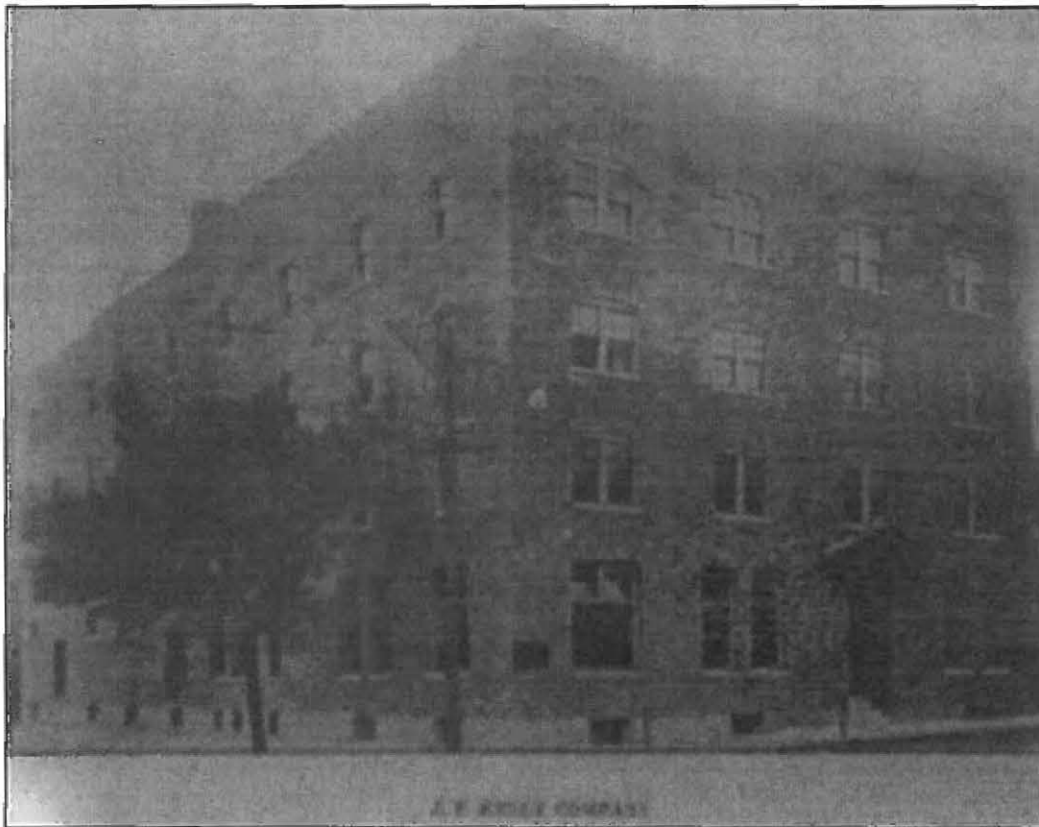


Figure 14: The completed building, looking southwest
(Davenport *Daily Times*, October 3, December 30, 1910)

The 1910 construction season in Davenport was notable for its scale, its early start, and its early conclusion. In February Mayor George W. Scott predicted that "Many contractors will doubtless start work as soon as the weather becomes moderated to a sufficient degree." By that time permits valued at over \$400,000 were already on record and this amount included the subject building which was specifically referenced by local newspapers. The month of March was the warmest recorded so work started well ahead of the usual April beginning point. By mid-year the permit total was \$1,106,000. The 1909 total at that same point was just \$247,000. Building halted abruptly in late November (Davenport *Democrat and Leader*, February 21, 25, April 2, May 1, 11, 17, July 1, November 22, 1910).

At this point no additional building progress reports have been found although as noted the new building was placed in service in time to be included in the 1910 city directory. An early October progress edition in the *Times* made up for this deficiency of detail by virtue of publishing a photo of the finished building (Figure 14), along with this descriptive account:

J. F. Kelly Company Warehouse

Among the handsome new warehouse buildings of Davenport erected this year, is the four-story structure of the J. F. Kelly company on the southwest corner of Second and Rock Island streets. It has 64 feet frontage on Second Street and extends back 138 feet, or practically to the alley, where there is a sidetrack, providing excellent shipping facilities. The general appearance of the building is pleasing, as it is constructed of dark bricks.

The four floors and basement give ample space for the business of the company. The front part of the first floor is used for office purposes. There is a spacious general office, as well as a private office, a fire-proof vault, and toilet rooms. The shipping room is directly back of the general offices. These are all located on the east side of the main entrance on Second Street. On

the west side and in front, is a splendid display room, with show cases extending around the walls.

Near the rear of the building is a freight elevator measuring eight by eight feet. There are many other conveniences throughout. The foundation is of concrete while the walls are of brick, and the interior is of mill construction. There is a steam heating plant in the basement.

The building was designed by C. R. Spink, architect and the general contract for the construction was in the hands of Harry Phillips, while the J. J. Ryan company had the heating contract, and Harry Sonntag & Sons did the plumbing work.

The same photo appeared in an end of year progress summary. The October 3 date indicates that the building was finished and occupied prior to that date. Phillips and architect Spink are further documented at the end of this section (*Davenport Times*, October 3, 1910).

THE DAVENPORT DEMOCRAT AND LEADER, DAVENPORT, IOWA, MARCH 17, 1949



ROBERT HALL CLOTHES OPENS IN DAVENPORT at 225 East Second Street, Thursday, March 24th

PREVIEW SHOPPING DAYS FROM NOW UNTIL MARCH 24th AVOID THE CROWDS--SHOP THIS WEEK!

For -- Thursday, March 24th is the big day when Robert Hall Clothes opens officially. In the meantime, from now until March 24th, the Robert Hall store is open for preview shopping. A small deposit secures your date.

Preview Specials for Women

LADIES' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
DRESSING SUITS COATS AND TRIMMED	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
COATS COATS OF WOOL, SILK & TRIMMED	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
COATS OF WOOL, SILK & TRIMMED	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
COATS OF WOOL, SILK & TRIMMED	\$12.95 - \$19.95
Make to suit for \$10 to \$15	

Preview Specials for Men

BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	

Preview Specials for Boys & Girls

BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	
BOYS' SPRING DRESSING SUITS	\$12.95 - \$19.95
Make to suit for \$10 to \$15	

WHY YOU SAVE AT ROBERT HALL

- ✓ About half price merchandise
- ✓ Selections are out of the top
- ✓ You get the most value of
- ✓ when you compare these with
- ✓ other stores in the city
- ✓ You can't find better values
- ✓ anywhere in the city
- ✓ You can't find better values
- ✓ anywhere in the city

ROBERT HALL clothes

Figure 15: (Davenport Democrat and Leader, March 17, 1949)

The Kelly Company developed a broad market area that covered eastern Iowa and western Illinois. It failed ca.1932 due to as yet undetermined reasons. One complication was embezzlement on the part of its cashier Albert M. Lamp, who was indicted by a county grand jury and committed suicide in late 1933 (*Waterloo Daily Courier*, September 25, 1933). The building stood empty for at least two years before the Motor Freight Terminal and the Iowa-Nebraska Transportation Company (aka the Redman Freight Lines) briefly used it in 1936-37, with Robert Herman as manager. The Tri-City Equipment Company, a dealer in restaurant supplies with Ernest E. Swain as manager followed in 1938. Western Grocer with Leslie E. Steel then occupied the building and made some modifications. This company established substantial branch warehouses elsewhere in the state, notably occupying the Bishop's Block in Dubuque. It built a modern one story warehouse at 1607 Front Street in 1947-48 and left the building.

Robert Hall Clothes Inc. came next. Hailed as one of the nation's fastest growing retail clothing chains, this firm sold clothing only with no accessories and chose lower rent locations more distant from the emerging malls and other competitors. It produced all of its men's clothing and much of its women's clothing. The low rent angle included a distain for fancy display windows which explains why the storefront in this building could meet its needs without alteration. N. H. Rosenthal was the first manager as of the late March 1949 grand opening. He was succeeded by T. Hank Moore in mid-July of that year. The firm remained into 1955 (Davenport *Democrat and Leader*, February 11, March 17, 22, July 14, 1949).

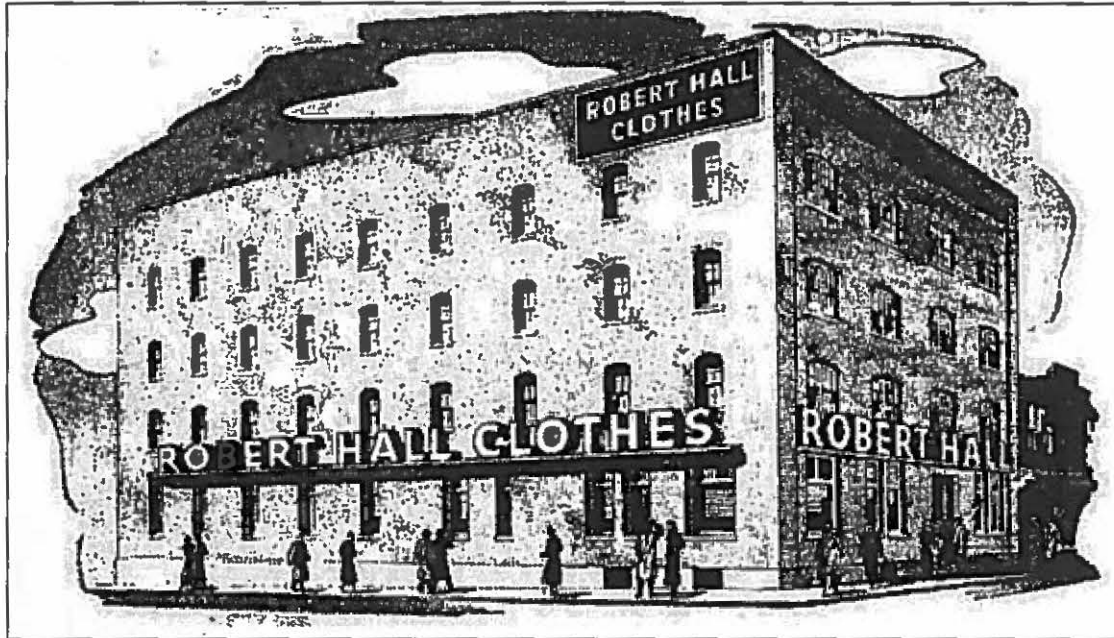


Figure 16: The building remodeled for retail use, looking southwest
(Davenport *Democrat and Leader*, March 17, 1949)

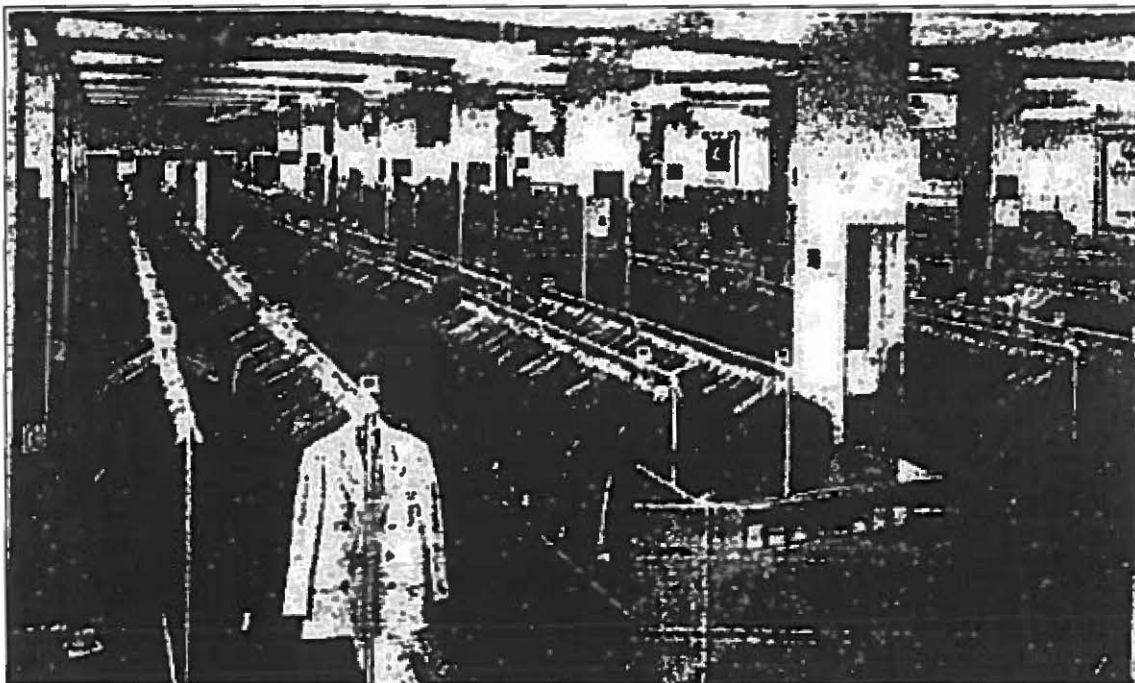


Figure 17: Interior Robert Hall Clothes Inc. grand opening, first floor
(Davenport *Democrat and Leader*, March 22, 1949)



Figure 18: Western Grocers/Jack Sprat Foods, ca.1945, looking west on East 2nd Street
(Davenport Public Library, Photo 000487)



Figure 19: 1993 view looking north from over the Mississippi River, subject building visible at the upper left
(qctimes.com/weather/historic-q-c-flood-photos/collection_832f074-abbb-57fc-b65e-0f01f0856690.html#12)

Architect and Builder:

Charles Raymond Spink, architect:

Charles Raymond Spink (1869-1952) was yet another Iowa architect who early gravitated to California where he would spend the majority of his working career. His designs evolved rapidly from the Classical

Revival standard to the Modern. He graduated from the University of Illinois in 1901 and almost immediately found a Chicago position with the architects Raeder and Coffman. His tenure there was brief and an early 1902 report had him relocating to Marshalltown to take over the business of architect Frank Cucker, but that didn't last long either. By mid-1902 he was working independently in Davenport and secured the contract for the Union Electric Telephone and Telegraph Building located at 1602 Harrison Street (National Register of Historic Places, 1983). That building has a brick foundation but its raised foundation echoes the concrete foundation of the subject building. (The Improvement Bulletin, Vo. 25, May 3, 1902, p. 13).



Figure 20: Union Electric Telephone and Telegraph Building, 1602 Harrison Street, Davenport, looking northwest (Google Earth, 2016)

Five years.

CONTRACT LET FOR NEW EXCHANGE BUILDING

Will be Erected by Phillips and Vol-
quardsen.

Yesterday at the office of Architect Splak in the McManus building the contract was let for the erection of the Davenport exchange building of the Union Electric and Telegraph company. The bidding was very close, but the contract went to the firm of Phillips & Volquardsen, whose figures were in the neighborhood of \$12,500. The building will be erected on the northwest corner of Sixth and Harrison streets, and will be two stories and basement in height. The frontage on Harrison street will be 55 feet and the depth 12 feet.

The building will be on the Corinthian order with four massive pillars of that design on the front. The material used will be St. Louis pressed brick, gray in color. On the basement floor will be installed the heating apparatus and the storage rooms. On the first floor will be the apparatus room, the public room, the general manager's office, for the Davenport exchange is to be the headquarters for the business in the tri-city, and the general manager's private office.

The operating room will be on the second floor, as will be the office rooms and the waiting room. The building will be equipped with electric lights and gas and will be heated by steam. A push button system will connect the manager's office with every other room in the building. Work on the building is to begin at once.

Figure 21: Contract let for the Union Electric Telephone and Telegraph Building (Davenport Daily Republican, August 6, 1902)

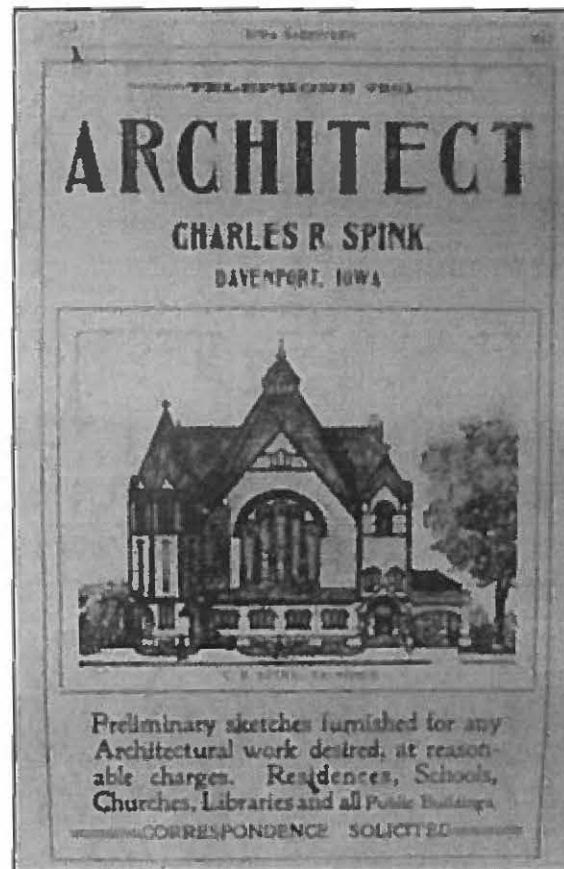


Figure 22: 1903 advertisement depicting a church plan (1903 Iowa State Gazeteer)¹



Figure 23: Advertisement 1903 (Davenport *Daily Republican*, March 15, 1903)

The next known commission was the Bettendorf Washington School, 533 16th Street. An \$8,500 design by Spink in 1909, it too featured a raised brick foundation. This National Register listed building (listed May 23, 1984) is non-extant (https://en.wikipedia.org/wiki/Bettendorf-Washington_School).

He designed a boat house in 1908 for the Davenport Boat Club and his design for the subject building is the only other specific design work yet found (Architects Files, Iowa Historic Preservation Office).

Spink was living in Hollywood by 1917 where he designed several downtown commercial buildings none of which appear to have survived. In 1926 he patented a truss (*American Architect and Architecture*, Vol. 3, January 17, 1917; freepatentsonline.com/1744342.pdf).

¹ This is certainly a church design that was described in his BS thesis project for the University of Illinois (babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t8kd41x6b;view=1up;seq=3 (accessed November 14, 2016))



Figure 24: The Otto J. Kurz House, 1038 Nordica Drive, Mount Washington, California, 1937
(https://www.flickr.com/photos/michael_locke/14286552749)

The Kurz House (Figure 24) is a tantalizing late career Art Deco example of the architect's work. A post by Michael Locke states that Spink "for a time was associated with one of the leading architects of San Francisco; he also designed the Bittendorf [sic] House in Davenport, Iowa, and important example of the California Mission style." No sources are offered for these statements and the Bettendorf House, 1821 Sunset Drive in Bettendorf, Iowa (1914-15) was designed by Arthur Ebeling (https://www.flickr.com/photos/michael_locke/14286552749).

Harry W. Phillips, Contractor:

Phillips (1866-1940+) appears in the 1910 federal census in Davenport without a listed profession, this being the selfsame year he built the Kelly building. He was in court that year seeking \$1,621 from the LeClaire King Company presumably a completed commission (310 E. 4th Street) (*Davenport Democrat and Leader*, March 25, 1910).



Figure 25: 211 E. Rusholme Street (Google Earth, 2016)

Other 1910 projects included a two-story brick factory building for the Deluxe Textile Company in Rockingham, valued at \$7,500; a two-story residence for G. Cardinal at 211 E. Rusholme Street, valued at \$3,300 and the remodeling of an ice house (\$3,000) (Davenport *Daily Times*, December 30, 1910)

Phillips was still working and earning a good income as an insurance broker at age 74 in Davenport as of the 1940 census.

Bibliography:

Special thanks are extended to Karen O'Connor, Jessica Mirasol, Special Collections, Davenport Public Library; and Alexa McDowell, AKAY Consulting who first documented the subject property, and Marion Meginnis for research and participation in the building walk-through.

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McDowell, Alexa. "Iowa Site Inventory Form, J. F. Kelly Company Warehouse, 225 E. 2nd Street, #82-05320"

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Sanborn Maps, Davenport, Iowa

Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City: University of Iowa Press, 1999

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Flicker: https://www.flickr.com/photos/michael_locke/14286552749 (accessed November 14, 2016)

Celtic Cousins; <http://www.celticcousins.net/scott/1924homeedition.htm> (accessed November 14, 2016)

Maps:



Figure 26: Scott County Assessor's Map showing parcel (2016-annotated)



Figure 27: Building location within Davenport context (Google Earth, 2016, annotated)

17.23.060 Commission designation process.

A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. 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:

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

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.

E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than thirty-three and one-third percent of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the city council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic district may seek individual local landmark status at any time following the commission's or city council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and
2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and
3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and
4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines

for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or city council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than one hundred twenty calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the city housing, building, fire or legal department or the city council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or city law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial violation of the city's building, fire and/or housing codes before the date this chapter is adopted.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/12/2017

Subject:

Case No: COA17-13: Tear off storm damaged roof and install new roof at 417 Main Street. St. Anthony Church Square Complex is a Local Historic Landmark. City of Davenport, petitioner on behalf of St. Anthony's Church.

Recommendation:

Approve Case No: COA17-13 in accordance with the work write up.

Background:

Staff authorized the work to proceed because of the timing of the installation of the scaffolding, which was brought in from another local church site.

ATTACHMENTS:

Type	Description
▢ Backup Material	COA17-13 - Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/8/2017 - 1:35 PM

St. Anthony

Attached are diagrams of roof area and slopes for each building

Sanctuary (417 Main Street, Davenport, IA 52801)

The Sanctuary at St. Anthony lies on the southern portion of the site running east-west. The building is in the shape of a cross and is comprised of a limestone face with dimensional lumber frame. The roof of the Sanctuary is a composite asphalt shingle.

Composite Shingle Squares – 110.12 Squares

Admin (401 N Main Street, Davenport, IA 52801)

The Admin building at St. Anthony sits on the west portion of the site north of the Sanctuary. It is directly connected to the Sanctuary by a small hallway. The Admin building is comprised of a limestone face with dimensional lumber frame and composite asphalt shingle. On the northeast quadrant of the building lies 2.5 squares of EPDM roof with an RTU. There is also a flat roof over the Office. These flat roofs are not being worked on.

Composite Shingle Squares – 78.63 Squares

School (417 Main Street, Davenport, IA 52801)

The School at St. Anthony lies on the east portion of the site. It is a two story building comprised of a limestone face with dimensional lumber frame. The roof of the school is a composite asphalt shingle. To the north of the School lies a freezer for the "McAnthony Window", a soup kitchen for the homeless. This freezer is powered by a three-phase line running from an underground feed east of the School. This line will have to be disconnected during roof work. We will be turning power back on during breaks as to not spoil food inside freezer.

Composite Shingle Squares – 28.41 Squares

Maintenance (401 N Main Street, Davenport, IA 52801)

The Maintenance building lies directly east of the Admin building. This building is comprised of a limestone face with dimensional lumber frame. The roof of this building is a composite asphalt shingle. A small section on the northwest quadrant of the building lies a flat, EPDM roof.

Composite Shingle Squares – 14.6 Squares

EPDM Membrane Squares – 2.41 Squares

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/12/2017

Subject:

Case No. COA17-14: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Darin Wilson, petitioner.

Recommendation:

Deny Case No. COA17-14 because the repair does not achieve consistency with Section 17.23.080C of the Davenport City Code.

ATTACHMENTS:

Type	Description
▢ Backup Material	CPA17-14 - Application
▢ Backup Material	17.23.080

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/8/2017 - 1:40 PM



Property Address* 613 W. 6th St Davenport IA 52802

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)**

Name: Darin Wilson
Company: Suburban Construction
Address: 616 W. 35th St
City/State/Zip: Davenport 52806
Phone: 563-391-4000
Email: darin@suburbanconstruction.com

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Owner (if different from Applicant)

Name: Lenny Desantiago
Company:
Address: 613 W. 6th St
City/State/Zip: Davenport 52802
Phone: 563-676-1396
Email: lennydsplumbing@gmail.com

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Historic Resource:

- ☒ Local Hamburg Historic District
- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
- ☐ Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click [here](#) to access the City's GIS Map.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submission requirements

- Applications should be submitted via email.
- Please contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.
- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Manufacturer's specifications for all products being used.
- For new construction and additions, a site plan drawn to scale showing dimensions of the structure and setbacks to property lines.
- Color photographs depicting the building elevations and proposed construction.

Determination of the request by the Historic Preservation Commission

- Only work described in the application may be approved by the Commission.
- The commission shall review a completed application within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The applicant may modify his/her plans as a result of the discussions with the Commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a Certificate of Appropriateness shall be issued approving said activity. If the Commission fails to decide on an application within the specified time period, the application shall be deemed approved.
- The owner(s) of record may appeal the Commission's decision to the City Council by filing a written appeal with the city clerk's office within thirty calendar days of the official notification of determination.

The applicant hereby acknowledges and agrees to the following requirements:

- (1) No Application for a Certificate of Appropriateness will be presented to the Historic Preservation Commission for consideration until the applicant has submitted all requested information to the Commission Secretary.
- (2) No work subject to Historic Preservation Commission approval may commence until the Historic Preservation Commission has issued a Certificate of Appropriateness approving said work.
- (3) All work shall be in accordance with Historic Preservation Commission approval. Changes not in accordance with the approval may require a subsequent Historic Preservation Commission approval.
- (4) Historic Preservation Commission approval would not vest against other required land development regulations or other regulatory approvals that may apply. The applicant must contact the City's Office of Construction Code Enforcement located in the Public Works Facility at East 46th Street and Tremont Avenue (1200 Tremont) to apply for all necessary permits prior to the commencement of said work.

Applicant: Darin Wilson Suburban Construction Inc Date: 7/26/17

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Ryan Rusnak Date: 9/7/2017
Planning staff

Date of the Public Meeting: ~~8/8/17~~ 9-12-2017

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Commission.

See attached work Contract.

All parties agree to the following: on this 27th day of June 2017

Contract between Suburban Construction Inc & Lenny Desantiago

Work to be performed at 613 W. 6th St Davenport Ia 52802

Home # 563-676-1396 Work # _____

Cell # _____

D/B/A BDG Enterprises in the State of Illinois

Building Material Contract Work# _____

Cell # _____

EMAIL _____

WINDOWS & PATIO DOORS

☒ Disposal & haul away old window and/or patio doors.

☒ TOTAL of 35 units. Ami Brand Freedom Series

☒ single hungs 1 single vent casements agress hinge

☒ double hungs _____ 4-lite casements

_____ storms _____ 3-lite casements (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)

_____ awnings _____ 3-lite sliders (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)

_____ picture 8 2-lite slider

_____ hoppers _____ 2-lite casements

_____ 2-lite Patio doors _____ 3-lite Patio doors

_____ Bay-flankers to be _____ style ☐ Stain Color

_____ Bow (3-lite, 4-lite, 5-lite) _____ Garden Window ☐ Laminite

☒ Interior color white Exterior color white

_____ Interior color _____ Exterior color

_____ Interior color _____ Exterior color

☒ Dual pane Insulated Glass

☒ Freedom MAXX Low-E HP Argon ☐ Freedom MAXX 10 Krypton

☐ Grids between the glass

☐ V-Groove polished glass

☐ SunClean® Glass

☒ Tempered Glass 4th FLR Case + 2 2LT SL's

☐ Obscure glass _____ (Half or Full) circle one

☒ Lifetime enhanced screen package OK's (Half or Full) circle one

☒ Double locks standard on units greater than 25", if applicable SL's

☒ Lock Hardware Color (standard) or Custom) circle one Case

_____ Custom Lock Color

☒ New Stops if needed (Pre-finish) or Homeowner-finish) circle one

☐ New Casing to be installed, pull in flush with drywall

_____ (Pre-finish or Homeowner-finish) circle one

☒ Heavy-duty hardware & extra heavy-duty fin seal weather-stripping

☒ Insulated sashes, insulated mainframes, foam wrap if applicable

☒ Replacement Window or Patio Door Ventilator tabs, if applicable

☒ Repair sill(s) if rotten

☒ This will include all surface rotten wood, not structural, unless otherwise noted.

☒ Insulate in weight cavities, if applicable

☒ Insulate around perimeters of system

☒ Cap exterior trim with white aluminum & energy saving sealant

☒ Lifetime Manufacturers Transferable Product Warranty

☒ Lifetime Manufacturers Window Glass Breakage Warranty, if applicable

☒ Limited Warranty Rider for factory applied exterior colors, if applicable

Window Investment: \$

ENTRY & STORM DOORS

☐ Disposal & haul away of old door(s)

☐ _____ entry door(s) ☐ Fiberglass ☐ Steel

☐ Factory Pre-finish ☐ Stain ☐ Paint

(Prefinished doors require periodic maintenance. You must maintain your door finish with touchup or topcoat)

☐ Inside Color _____ ☐ Outside Color _____

☐ Owner to finish entry door system (must be finished for manufacturer's warranty)

☐ Model # _____ Location _____

☐ Model # _____ Location _____

☐ Model # _____ Location _____

☐ Repair sill if rotten

☒ This will include all surface rotten wood, not structural, unless otherwise noted.

☐ New jambs included Hardware Style ☐ Standard Package

☐ New threshold included ☐ Plymouth Package

☐ New deadbolt included ☐ _____

☐ New lockset included Hinge & Hardware ☐ Bright Brass

☐ Peephole included ☐ Brushed Nickel

☐ Multiple Doors to be keyed alike ☐ _____

☐ New interior trim to be installed if applicable

☐ Cap exterior trim with _____ aluminum & energy saving sealant

☐ Manufacturers Product warranty included

Replacement doors may not be equal to existing doors in regards to height, width or threshold size due to manufacturers size limitations. We cannot guarantee your existing interior/exterior casings can be reused on your installation. However, every endeavor will be made to reuse these materials.

☐ _____ storm door(s) Storm door Color _____

☐ Model # _____ Location _____

☐ Model # _____ Location _____

☐ Model # _____ Location _____

☐ Cap exterior trim with _____ aluminum & energy saving sealant

☐ Manufacturers Product warranty included

Existing storm doors may be unable to be reinstalled on new style replacement doors. Some storm doors require field modifications, which may affect manufacturers warranty.

Door Investment: \$

SIDING, TRIM & GUTTER

☐ Work to be done on ☐ home and / or ☐ garage and / or ☐ other _____

☐ Disposal & haul away existing siding. (Other _____)

☐ Leave existing siding on

☐ Build out casing to prep for siding as needed

☐ Repair rotten wood areas as needed

☒ This will include all surface rotten wood, not structural, unless otherwise noted.

☐ _____ permeable-breathable foam energy insulation sheeting

☐ _____ Brand siding

☐ Premium Vinyl ☐ Steel ☐ Aluminum

☐ Color to be _____

☐ Style to be _____

☐ Insulated heavy-duty corner posts – color _____

☐ All factory approved starting strips, j-channel, corner posts, finish trim, nails and accessories to be used.

☐ Cover window and/or door casings with _____

_____ aluminum coil stock & energy saving sealant

☐ All factory approved new _____ Soffit & Fascia system

☐ Some factory approved soffit panels to be vented, if applicable

☐ Soffit System Color to be _____

☐ Fascia System Color to be _____

☐ Tear and haul away old gutter and downspout system

☐ New Seamless Aluminum Gutter System Sized to be _____ inch gutters

☐ New Aluminum Downspout System Sized to be _____ inch downspouts

☐ Gutter System Color _____ Downspout System Color _____

☐ Heavy Duty Shutters _____ pair _____ Color _____

☐ Style to be Louver ☐ Style to be Raised Panel

☐ Lifetime Manufacturers Transferable Product Warranty, if applicable

☐ Lifetime Manufacturers Fade Protection Warranty, if applicable

☐ Lifetime Manufacturers Hail Warranty, if applicable

Siding, Trim & Gutter Investment: \$

Gutter Cap®

☐ New Gutter Cap® system in the color of _____

☐ Ice Forward Design Gutter Cap to be on:

☐ Home and / or ☐ Garage and / or ☐ other

☐ Clean out all gutter debris from gutter system

☐ Disposal & haul away all gutter debris from gutter system

☐ Reuse existing gutters – then install Gutter Cap® System

☐ Lifetime Manufacturers Product Warranty – Gutter Cap®

☐ Lifetime Gutter Cap® Clog Free Guarantee

Should your Gutter Cap® be removed and reinstalled for a roof installation or any other reason, make sure it is removed and reinstalled by Suburban Construction INC. Otherwise all warranties are null and void.

Gutter Cap® Investment: \$

Other Work to be performed:

Miscellaneous:

Referred By: _____

☒ Family Business – BBB Certified – NARI Member – TOP 500 Company

☒ Keep area clean

☒ Senior discount is included, if applicable

☒ Permit for project is included, if applicable or required

☒ All Applicable Taxes is included, if applicable or required

☒ EXCLUSIVE LIFETIME WORKMANSHIP WARRANTY!!!

Total Cash Contract

\$ 17,735.00

All Discounts and Coupons Applied

Do your research on www.suburbanconstruction.com

Visit Our Huge Showroom and See the Product for yourself!

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ONE TWO LT SLIDER
WHITE VINYL TO BE
CUSTOM MADE TO FIT
ORIGINAL OPENING AND
ALUM CLAD EXT STOPS



THESE WINDOWS HAVE
ALREADY BEEN REPLACED BUT
WILL BE REPLACED AGAIN IN
THE FUTURE TO MATCH THE
REST



TWO WHITE DBL HUNG
VINYL WINDOWS CUSTOM
MADE WITH EXT ALUM
CLAD ON STOPS

ONE CUSTOM MADE 2
LT SLIDERS CLAD EXT
WHT ALUM



TWO 2LT SLIDERS WHITE
VINYL CUSTOM MADE TO FIT
OPENING CLAD EXT STOPS
WITH ALUMINUM



TWO WHITE VINYL DOUBL
HUNG WINDOWS CUSTOM
MADE TO FIT OPENING ONE
HAS BEEN REPLACE WITH
WHITE VINYL BUT WILL BE
REPLACING NOW TO MATCH
ALUM CLAD EXT STOPS





ONE TWO LT SLIDER Vinyl
WHITE OUTSIDE
Alum Clad Ext Stops



Windows have already
Been Replaced, but will
be replaced with custom
Fit Double Hung Vinyl
Windows.



Three Vinyl Double Hung
windows white exterior
Custom made to fit
original opening. Alum
Clad exterior stops.
There was a fourth that
was bricked in.

Two Vinyl Double hung
windows Custom made
to fit opening white ext
Alum Clad ext stops.





ONE TWO LT SLIDER
VINYL CUSTOM MADE
TO FIT OPENING, CLAD
EXTERIOR WITH WHITE
ALUMINUM ON STOPS

THREE DOUBLE HUNG
WHITE VINYL WINDOWS
WITH EXTERIOR STOPS
CLAD WITH ALUM
CUSTOM MADE TO FIT
ORIGINAL OPENING.

THREE CUSTOM MADE DOUBLE HUNG VINYL
WINDOWS WITH ALUM CLAD ON THE
EXTERIOR STOPS. CUSTOM FIT TO FIT
ORIGINAL OPENING.

ONE EGRESS HINGED
CASEMENT WINDOW
CUSTOM FIT TO
ORIGINAL OPENING
CLAD EXT STOPS WITH
ALUMINUM

ONE TWO LT SLIDER
CUSTOM FIT TO ORIGINAL
OPENING CLAD EXT STOPS
WITH ALUM.

ALL CUSTOM FIT DOUBLE HUNG WINDOWS TO FIT THE
ORIGINAL OPENING CLAD EXT STOPS WITH ALUMINUM

ALL CUSTOM FIT DOUBLE HUNG WINDOWS TO FIT THE
ORIGINAL OPENING CLAD EXT STOPS WITH ALUMINUM

ALL CUSTOM FIT DOUBLE HUNG WINDOWS TO FIT THE
ORIGINAL OPENING CLAD EXT STOPS WITH ALUMINUM.



17.23.080 Certificate of appropriateness review process.

A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application process. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the city.

B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered.

The commission secretary shall also post the commission's agenda on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

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 wetblasting 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 under-taken; 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 17.23.080C.

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.

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within sixty calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved.

If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the city council pursuant to Section 17.23.080(I).

F. Notification of determination. The commission secretary shall notify the owner(s) of record within fifteen business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the city council results in a reversal of the commission's denial.

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the city clerk's office within thirty calendar days, the commission's determination shall be the final action by the city.

H. Appeal fee. A fee of seventy-five dollars shall be paid by the petitioner at the time of filing a written appeal to said determination with the city clerk.

I. Appeal criteria. The city council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and

2. Whether the commission's actions were patently arbitrary and capricious.

J. Appeal — Public meeting. The city council shall, by simple majority of the members pre-sent, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 17.23.080I.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/12/2017

Subject:

Review and provide recommendation on the proposed National Register of Historic Places nomination at 201 East 2nd Street. Davenport Bag and Paper Company is a Local Historic Landmark.

Recommendation:

Recommend that the Davenport Bag and Paper Company property at 201 East 2nd Street be listed on the National Register of Historic Places pursuant to Criterion C (Architecture).

ATTACHMENTS:

Type	Description
▣ Backup Material	CLG Letter
▣ Backup Material	CLG Review Form
▣ Backup Material	Nomination

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/8/2017 - 3:47 PM

August 9, 2017

Ryan Rusnak, AICP
Staff Liaison, Davenport Historic Preservation Commission
rrusnak@ci.davenport.ia.us
Via Email

RE: **Davenport Bag & Paper Company**
<https://drive.google.com/drive/folders/0B5eCKPpP6RefOXJ3QVRfenVHSG8?usp=sharing>

Dear Mr. Rusnak:

The State Nominations Review Committee (SNRC) plans to consider the property referenced above for nomination to the National Register of Historic Places during their October 13, 2017, meeting. To view or download the associated nomination and photographs, click on the link listed above.

As a participant in the Certified Local Government Program, the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide you with a 60-day period for the review, unless we mutually agree to expedite the process. I am contacting you to ask that you initiate the review process for the Historic Preservation Commission. As an attachment to this notification email is a copy of the review form.

The review process will require the following:

- ◆ The Historic Preservation Commission should review the nomination during one of their meetings. In advance of the meeting, please send a formal invitation to your chief local elected official (the mayor or chair of the Board of Supervisors) with a copy of the nomination. You also need to send a formal invitation to the property owner/owners. If they are not familiar with the National Register of Historic Places, information about listing and the benefits of nomination is available at <http://www.nps.gov/nr/> (see especially the Frequently Asked Questions and Owners sections): You also need to make available copies of the nomination for public review before the meeting. For example, leave a review copy at the courthouse and public library. Please indicate in your public meeting announcement that a review copy of the nomination is available and where the review copies can be found.
- ◆ The question for the Historic Preservation Commission to answer when reviewing the nomination is whether the nominated property meets the National Register of Historic Places criteria for significance and integrity (see Bulletin 15, How to Apply the National Register Criteria for Evaluation). If the Commission feels that the property and the nomination meets the criteria, the Commission should check the box recommending that the property be listed. If the Commission feels that the property does not meet the criteria, then check the box recommending that the property not be listed. Your chief local elected official should use the same approach when reviewing the nomination.
- ◆ You might want to invite the individual who prepared the nomination to attend the public meeting and present the nomination. Please keep a record of the meeting (copy of the public notice, agenda, minutes, list

of attendees). At the conclusion of the meeting, the Commission should make a motion regarding their recommendation. The Chairman of the Commission will complete Item #1, the Commission's portion of the review form. Be sure to fill in the date of the public meeting, sign the signature line and record any comments made by commission members during the meeting. If your chief local elected official attended the public meeting, inquire if he/she is prepared to sign the review form.

- ◆ In the event that your chief local elected official was unable to attend the meeting, the Commission Chairman should forward the review form to him/her for review and comment. Have your chief local elected official sign the form and return it to the Historic Preservation Commission.
- ◆ Item #3 on the Review form asks for the review and signature of a preservation professional. If your commission does not have a professionally qualified historian or architectural historian who can complete this part of the form, you may leave Item #3 blank and I will arrange to have a SHPO staff member complete that part of the form.
- ◆ After you have completed Items #1 through #2 (through #3 if a preservation professional is available), please make a copy of the completed review forms for your file and send the original copies of the completed forms to me.
- ◆ The Commission should keep the nomination and photographs. File them in your inventory, as you will need the information for future reference.

If the Historic Preservation Commission and your chief local elected official disagree with one another on the property's National Register eligibility, both views will be presented to the SNRC for their consideration during review of the nomination. If both the Historic Preservation Commission (by Commission majority) and the Mayor do not consider the property eligible for National Register listing, we must halt the nomination. Be advised that when a nomination is halted, the property owner, the person who prepared the nomination or any interested party may appeal the decision. In addition, the nomination will still go forward to the National Park Service for an official "Determination of Eligibility."

Please contact Paula Mohr at 515-281-6826 or paula.mohr@iowa.gov with any questions or concerns regarding the CLG program or the process for this review. You can find the answers to frequently asked questions on our website, such as the meaning of being listed on the National Register of Historic Places or the National Register process <https://iowaculture.gov/history/preservation/national-register-historic-places>.

Sincerely,



Laura Sadowsky
State Historian
State Historical Society of Iowa

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION EVALUATION REPORT FORM

As a participant in the Certified Local Government Program (CLG), the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide the CLG with a 60-day period for the review prior to a State Nominations Review Committee (SNRC) meeting. This form must be received by the State Historic Preservation Office (SHPO) five days in advance of the State Nomination Review Committee (SNRC) meeting.

(Please print clearly)

Historic Property Name: _____

Address: _____

Certified Local Government Name: _____

Date of public meeting for nomination review: _____

Applicable Criteria: (Please Check the Appropriate Box)

☐ Criterion A (Historical Events)

☐ Criterion B (Important Person)

☐ Criterion C (Architecture)

☐ Criterion D (Archaeological)

Please check the following box that is appropriate to the nomination (Please print clearly).

☐ The Commission recommends that the property should be listed on the National Register of Historic Places.

☐ The Commission recommends that the property should not be listed in the National Register for the following reasons: _____

☐ The Commission chooses not to make a recommendation on this nomination for the following reasons: _____

☐ The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary) : _____

Official Signatures Required Below

Historic Review Board Chair or Representative

Print Name: _____

Approved ☐ Not Approved ☐

Signature: _____

Chief Elected Official

Print Name: _____

Approved ☐ Not Approved ☐

Signature: _____

Professional Evaluation

Print Name: _____

Approved ☐ Not Approved ☐

Signature: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Davenport Bag & Paper Company Building

Other names/site number: Peterson Paper Company Building

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 301 East Second Street

City or town: Davenport State: IA County: Scott

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

Signature of certifying official/Title:

Date

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Davenport Bag & Paper Company Building
Name of Property

Scott, Iowa
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(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	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Davenport Bag & Paper Company Building
Name of Property

Scott, Iowa
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: warehouse

INDUSTRY: manufacturing facility

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Davenport Bag & Paper Company Building
Name of Property

Scott, Iowa
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS: Chicago

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, STONE: limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The historic Davenport Bag & Paper Company Building, also locally known as the Peterson Paper Company, is located in LeClaire's 3rd Addition, Block 63, Lot 15 at 301 East Second Street on the corner of Second Street and Pershing Street in downtown Davenport, Scott County, Iowa. Construction began ca. 1907 and was completed ca. 1908 as the industrial economy in Davenport, and also across the country, enjoyed overall growth and transformation. A sales office, showroom, warehouse, and manufacturing facility were all housed in this building, where paper bags, wrapping paper, and flour sacks were produced and distributed.

The building is five-stories, constructed of poured-in-place, reinforced concrete with concrete blocks or concrete masonry units, exterior limestone base and trim, and a metal coping cap. With 6,000 gross square feet per floor, the total square footage of this substantial building equals 30,000 square feet. The building was completely rehabilitated in 2014 using the tax credit program and following the renovation and documentation guidelines. The post-rehabilitation condition of the Davenport Bag & Paper Company building features simple, unadorned, utilitarian design elements from the Chicago School; an unpretentious, wide-windowed base featuring a ground-level storefront; uniform columns of windows comprised of a large fixed central pane flanked by two narrow casements for ventilation; and a flat roof with a modest cornice. Arbitrary decoration was less instrumental as the demand for functionality grew stronger near the end of the 19th century and this simplicity was maintained during the rehabilitation. At the turn of the century came new building technologies, which included the concepts and practice of constructing fireproof buildings.

Narrative Description

Building Structure: The building uses a concrete spread footing configuration with a full basement, which insured the building's foundations were below the frost line. The structure consists of poured-in-place concrete with steel reinforcement, an example of the Chicago School's skeleton construction steel framing. The details of the wood framing used to pour the concrete are further depicted in an illustration included on Continuation Sheets, Section 10, pages 25 and 26, and a construction photograph on Continuation Sheet, Section 10, page 27. The wood was removed after the concrete cured and the existing concrete on the underside of the floor shows the wood grain of the removed framing members.

Building Exterior:

Façade: The building's exterior is an unpretentious gray, exposed concrete block. The name of the previous business that occupied this building (Peterson Paper Co.) is painted on the front (north), rear (south), and east façades. There is a stone band that wraps around the second floor line along the north

Davenport Bag & Paper Company Building

Scott, Iowa

Name of Property

County and State

and west façades. The original concrete cornices, which once wrapped the north and west facades, deteriorated over time and were eventually removed. The missing brackets and cornices were rebuilt during the 2014 rehabilitation of the building. Rebuilt based on the original construction drawings and markings left on the building façade (see Continuation Sheets, Section 10, page 24 and 36), the new cornice was constructed entirely of metal. The coping caps at the parapets on the north, east, and west facades are still intact.

Location, Site, General Building: The property is located in Davenport's East End, which is bounded by Perry Street on the west, the railroad (5th Street) on the north, and River Drive on the south. Based on Sanborn Maps (1907 & 1910) at the time of construction, Pershing Street was named Rock Island Avenue, and the Chicago, Rock Island and Pacific Railroad, commonly known as the Rock Island, passed through this area a couple blocks to the east of the Davenport Bag & Paper Company Building. At the turn of the 20th century, this area combined commercial activities with sections of light to heavy industry, making this property a considerable example of the industrial growth in downtown Davenport during that time. The proximity of the railroad played an important part in moving freight to and from the area, and accommodated this period of rapid industrial growth in Davenport. Today many of the buildings in this area are still standing but several have been repurposed, mostly featuring retail spaces or vacancies rather than the original industrial businesses of the past. Despite some line abandonment, bankruptcy, and mergers, this portion of the railroad track still stands, and is used for freight transit today.

Circulation around the property consisted of the two main street sidewalks on the north (2nd Street) and west (Rock Island Avenue/Pershing Street) sides and a delivery door on the south side, which faces an alleyway. On the east side, at the southeast corner of the building, there is a concrete block loading dock addition (ca. 1965). This addition now features some additional railing and stairs to comply with building code requirements and exiting needs (ca. 2014). Across the entire site, there is a slight southward slope towards the river, which is roughly one city block south from the building. The main entry at the northwest corner features a stair leading customers through the revolving front door.

Windows: Many of the windows remain in fair to good condition. The arrangement of windows on the north, south and west façades creates a horizontal grid pattern. The base floor on the north facade features large fixed display windows with transoms, a ground level storefront which is typical of the Commercial/Chicago School. The sills of the large fixed windows on the base (first) floor are wrapped in copper. The windows in the upper floors on the north facade are divided into three vertical divisions, with the center being a large single-hung fixed window flanked by two narrow casements for ventilation. These windows on the exterior appear to have cast stone sills, although the stone type is not verified. The Chicago window combines the functions of light-gathering and natural ventilation. This style is further detailed on a Continuation Sheet, Section 10, page 24. The windows have been repaired and painted (ca. 2014) as needed, following methods based on Secretary of the Interior's Standards for Rehabilitation. Glass was replaced only in locations where it was missing prior to the 2014 building rehabilitation.

The windows on the west façade are single hung with rails and muntins dividing them into a total of six smaller panes in each window panel. Two windows on the first floor were removed and infilled at some time prior to the building rehabilitation. Those openings were restored and windows were custom-built and installed to match the existing, original windows on this façade (ca. 2014).

The windows on the south façade are pivot windows featuring muntins and four panes, with a segmental brick arch above each opening. The use of pivot windows allowed for greater ventilation in manufacturing and processing facilities. Despite what was indicated on the original construction plans, there were six window openings that were infilled with concrete block, possibly upon construction. The sills and arched openings were installed. The openings were restored and six windows were custom-built and installed (ca. 2014). The muntins match the existing to maintain the original appearance, however these windows are wood framed, single-hung.

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

The east façade, which once closely neighbored another building, is devoid of any windows and presents a blank wall with only a door opening.

The basement features inoperable glass block openings, allowing only diffused light into these spaces.

Column, Entrance Door, and Tile: The main entrance is located in the northeast corner, at the intersection of Pershing Street and Second Street. There is a single column at this corner, wrapped in the same concrete block or concrete masonry units as the rest of the building. The column is nearly plain, only featuring minimally decorative pilasters at the top. This follows the Commercial/Chicago style that refers to steel-framed, relatively unadorned, utilitarian, tall commercial buildings. In the 1890s, buildings with these characteristics appeared in great numbers. See Continuation Sheet, Section 10, page 36 and Additional Documentation, photos 1 and 3.

The main level is elevated from the surrounding grade. Limestone foundation walls support the building by almost 48 inches. Concrete stairs with exposed aggregates wrap the niche that leads into the revolving entrance door, as to possibly attract the attention of a passer-by. The tile floor in front of this door is comprised of white/grey ceramic square chips. "D.B & P. CO." is tiled here using a dark grey shade of the same tile. Due to wear over the years, the floor is now cracked in some areas, but generally intact. The tiles remain in the same condition today, post rehabilitation.

The revolving door, which is not clearly portrayed on the original floor plans, is comprised of solid wood and set in the wall with glass blocks surrounding it and is still functional today. Since the building rehabilitation, the door has been stripped of the non-original paint and now features the finished wood appearance. While revolving doors were gaining popularity at the time of construction (Sweets Catalogue 1906), it is not clear when the revolving door was constructed in this building. Building permits were researched however they only date back to approximately 1920. The door could have been installed upon construction or prior to 1920. The opening width between each arm is approximately 3 feet-6 inches wide and approximately 8 feet-0 inches tall. The bottom rail features a kickplate to resist decay. The opening surrounding the door has a similar design to the windows. The wider, centered fixed window is cut out to surround the door. The narrower windows still flank the two sides of this entrance door. The revolving door is the main entrance to the building and leads to a pair of swinging doors that open into the main lobby area.

Building Interior:

Layout: An illustration portraying the front layout for the lobby, offices, display room, vault, and toilet is included on a Continuation Sheet, Section 10, page 28. The main entrance is situated on the northwest corner of the building's façade, creating a welcoming and open space, which is also depicted in the illustration. This area of the first floor has been mostly maintained and incorporated into a large apartment unit, as detailed in Section 10, page 49.

To accommodate the original functions of this industrial building, the second through fifth floors featured mostly open spaces, as detailed on the 1907 floor plans in Section 10, pages 22 and 23. A single flight of interior concrete stairs with steel pipe railings leads to the upper floors. To the east of this space is a stair shaft that leads directly to the outside and the ca. 1965 loading dock addition. The layout, column, wall, floor materials, and window patterns of the second, third, fourth, and fifth floors are practically identical. The one noticeable difference is the ceiling on the fifth floor that features a slightly sloping roof; however, the fifth floor matches the ceiling height of the second, third, and fourth floors at the highest point.

The ca. 1965 loading dock addition and features ADA-compliant access. In addition, a rooftop patio was created on this loading dock structure, where tenants can now sit and enjoy the views of the Mississippi River.

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Interior First Floor Details: The first floor was laid out with sales and display spaces in the front of the building, and a delivery area located in the back.

The ceramic tile continues through the doorway and into the vestibule area. The pattern of the tiles is changed here, creating a unique and decorative floor pattern throughout the main lobby area, which still remains today.

After items were delivered, there was an in-floor scale to weigh the items before being taken to the processing areas on the upper floors. This building also included a freight elevator to help move the quantity of products throughout the building. As the mechanics of elevators rapidly improved and demands for commerce grew, the resulting Chicago School/Commercial design was the 5-story (or more) processing building equipped to meet those challenges presented (i.e. moving significant materials and equipment up and down in the building). A skylight is located at the roof of the elevator hatchway to help with lighting the elevator, and was maintained as an exterior feature during the 2014 rehabilitation. See original layout on Continuation Sheets, Section 10, pages 21, 22, 23. This space has been modified to comply with today's building codes as documented on the current floor plans found in Section 10, pages 49, 50, 51.

The lobby is small and efficient with two rooms to the east of the tall man doors (measured at 9 feet tall to possibly accommodate shipments and materials) that lead to the warehouse/production area of the building. The rooms within the lobby have wood panel work which does not appear to be original to the building. In 1947 a building permit was issued indicating the relocation of "certain partitions in the office" although no other information was available. The tile flooring continues into the lobby areas and features patterns that differ from those at the entrance. The tilework features white, green, and grey hexagon shaped tiles. Exposed concrete columns lead up to the exposed concrete ceiling. The ceiling is higher on the first floor than the others to accommodate the paper mill and production equipment. The columns have rounded edges and paint where they meet the ceiling; this feature is original to the building, and is still visible post-rehabilitation.

The "Private Office" indicated on the original First Floor Plan was not intact upon the start of rehabilitation. There is no clear indication that this partition wall was ever installed, as the tile floor and plaster walls are not damaged or altered in that general location.

An office space located at the northeast corner of the first floor features a vault which is still intact today. Upon the building rehabilitation, this vault has remained and has been configured into the layout of the current space as storage/closet area. The vault was manufactured by the Hall's Safe Company in Cincinnati, Ohio. The door and frame are comprised of steel and are painted black; features include decorative painted details, the manufacturer's name, an eagle emblem, and also "Davenport Bag & Paper Co." painted across the top of the frame.

The interior wall at the back (south) of the building is very plain with exposed concrete block or concrete masonry unit walls and concrete columns. The windows feature a sill height of approximately 32 inches which affords views of the adjoining alleyway. There is a pair of double doors on the south wall and also a dock door on the west wall for easy movement of larger equipment and parcels in and out of the building. This loading dock area was original to the building and maintained. The doors were preserved to continue the original façade appearance.

Interior Second through Fifth Floor Details: Historically, the second through fifth floors featured an open floor plan to house storage/warehouse type spaces. After the 2014 rehabilitation these floors were divided to accommodate apartment units. However several original features were maintained, including the concrete floors, original block construction walls, tall ceilings, and concrete columns.

The concrete floors and exposed ceilings have been preserved throughout these spaces. A corridor was created for access to the ADA-required elevator on the east of this space. The former single flight of

Davenport Bag & Paper Company Building

Scott, Iowa

Name of Property

County and State

interior concrete stairs with steel pipe railings that leads to the upper floors was maintained with the addition of the elevator shaft. The layout, column, wall, floor materials, and window patterns of the second, third, fourth, and fifth floors are practically identical. The one noticeable difference is the ceiling on the fifth floor that features a slightly sloping roof; however, the fifth floor matches the ceiling height of the second, third, and fourth floors at the highest point.

Current Use of Building: Upon the completion of the rehabilitation in July 2014, the building retained the original five levels of the building with 23 apartment units, including 4 units on the first floor, 5 on the second, third and fourth floors, and 4 on the fifth floor. Tall and exposed ceilings; exposed concrete columns, walls, and floors; and open layouts maintain the original, warehouse appearance of this building. The interior spaces of the upper floors (2 through 5) are very similar in layout, featuring exposed concrete masonry unit walls, and concrete columns. The interior spaces on the first floor are laid out differently to maintain some of the original features in the lobby and office areas. The original floor plans were simple and open to accommodate production equipment and goods. The rehabilitation has added more defined spaces with each apartment, but the intent was to maintain as much openness throughout the building while preserving and featuring the original finishes.

Historic Rehabilitation Plan and Alterations:

In 2012, a plan to rehabilitate and repurpose this building was developed. Preserving the Davenport Bag & Paper Co. Building under the guidance of the National Park Service and the Iowa State Historic Preservation Office was incorporated with designing a usable and livable space. All five floors of the building were repaired and restored as needed, and redeveloped into apartment units. The lower level/basement was infilled to protect the structure from flooding, as it is located approximately one block from the Mississippi River. Due to reusing this building as residential living space, conformance with local building codes required some changes including sprinklers, elevator installation, rebuilding and installation of stairwells, plumbing and HVAC updates, fire walls and areas of furred out walls, among other requirements. The original elements of this historic building have been maintained throughout, including exposed concrete construction, the original vault on the first floor, and the windows wherever possible. First through fifth floor current floor plans are included in Section 10, pages 49, 50, and 51.

Seven Aspects of Integrity:

Location: The property retains its integrity of location. It is situated on its original foundation and site in its original orientation. The building stands proudly on the corner, just as it did when it was built.

Design: The property retains its integrity of design. Its industrial style, featuring design elements of the Chicago School, incorporates the reinforced concrete, fireproof building components of the era in which it was constructed. The building features a reinforced concrete structural system, and is relatively unadorned and utilitarian, as buildings within the Chicago School were typically designed. The small and simple cornice once crowning the building deteriorated over time and was eventually removed. This important feature was restored (ca. 2014) to re-establish the simple grandeur of this building. Many of the original windows remain intact and offer a substantial amount of historical design integrity.

Setting: The property retains integrity in the setting as it appears nearly as it did when constructed, although the street name to the west has changed from Rock Island Avenue (refer to Sanborn Map 1910) to the current name of Pershing Street. The site has been maintained and the surrounding properties are still mostly intact, however two buildings indicated on Sanborn Maps to be directly east have since been demolished. Today there is a parking area and a loading dock located on the east side of the building, which was added to the building ca. 1965. The railroad spur that was once directly south of the building has been removed (date unknown) but still allows traffic by way of an alley.

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Materials: The materials are still present, featuring a tall structure comprised of poured in place concrete with steel reinforcement. The exterior cladding showcases concrete block or concrete masonry units and coarse-cut limestone around the lower portion of the structure capped by a cut stone band, which emulates the base of a column.

Workmanship: The original workmanship retains good integrity as seen in the wall and foundation construction, as well as the interior details such as the original in-floor scale, the office and lobby areas, and patterned tile floors.

Feeling: The feeling of the property is retained. The large industrial building is a prominent display and reminder of a once booming industrial area in downtown Davenport, and also of the modern and functional design of the early Chicago School.

Association: The property provides a reference to the economic growth of the commerce and industrial area of downtown Davenport at the turn of the 20th century.

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.)

- ☐ 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 old or achieving significance within the past 50 years

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

Ca. 1908

Significant Dates

Ca. 1908

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Hanssen, G.A.

Harfst, D.J.

Hass, Walter

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Davenport Bag & Paper Company Building is eligible for the National Register under Criterion C as a locally significant example of the simple, structurally-focused Chicago School style of architectural concrete and fireproof construction. The period of significance is ca. 1908, which is when the building was constructed.

The design elements featured at Davenport Bag & Paper Company Building were not prevalent in the Davenport, Iowa industrial area. At the turn of the 20th century, several of the buildings in this area were of brick construction, some with rather ornate architectural details. These buildings offer a beneficial example of the types of buildings often constructed at the time. However, the Davenport Bag & Paper Company Building stands out as an example of the utilitarian design adopted by architects in Chicago following the fire of 1871. Photo images of the streetscape and bird's eye view (ca. 1908) are included on Continuation Sheet, page 35. An artist's rendering of the building (ca. 1907) is included on Continuation Sheet, page 34. The Davenport Bag & Paper Building has been advertised as one of the early fire-resistant high rise buildings constructed in Davenport, although documentation as to whether or not it was the first was not found. Advertising the building as being fire-resistant or "fireproof" drew attention to the construction methods and materials used. While not literally "fireproof", being constructed of concrete blocks and other cast-in-place concrete components offered many benefits to this building and its users. Increased safety, reduced likelihood of a complete loss by fire, and cheaper construction materials are just a couple of examples of those benefits. As Carl Condit said, "the architects who came together following the fire of 1871 included men of rare creative talent who had no formal education in architecture but who had a remarkable capacity for learning their craft through direct attack on the problems of large-scale

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

commercial buildings.” Within about 10 years following the fire, new design approaches were developed, as they “invented and mastered the modern technique of riveted steel framing and were thus able to develop the office building [...] as we know them today.” Perhaps drawing upon their inspiration from this group of architectural pioneers who forged ahead in new and necessary building technologies, G.A. Hanssen and D.J. Harfst (architects) and Walter Hass Contractor, as seen on the site sign mounted on the building in the November 18, 1907 construction photograph (see Continuation Sheet, Section 10, page 27), set forth with the innovative design and construction of the “fireproof” Davenport Bag & Paper Company Building. The design and construction methods were a sign of the times; better understanding, technology, and materials were available and ultimately changed design standards for architecture and construction. And as urban areas grew across the country, sustainable buildings that could withstand the needs of a growing population were in demand. Giving additional consideration to Criterion C, at the turn of the 20th century the country gained a better understanding of the responsibility involved in designing and constructing structures that were well-built, and more fire-resistant than buildings of the past. The featured architectural style of the Davenport Bag & Paper Company Building is indicative of the newly accepted and applicable design standards being embraced at the turn of the century. While featuring several simple architectural details, much thought was given to the overall substantiality of the “fireproof” construction. On the whole, the downtown Davenport area experienced great economic growth in both commerce and industry at this time, and this building was an important part of this development.

“Form follows function,” as coined by Louis Sullivan – a highly regarded modern architect, offers a vague summary of the approach taken in the design of the Davenport Bag & Paper Company Building and other buildings of the Chicago School. Advertised as “fireproof”, the building (along with many others during this period of time) was not truly fireproof, but actually more fire-resistant and less likely to combust due to the mostly concrete construction of the structure as a whole.

As concrete block construction gained popularity in the early 1900s, contractors in the Davenport area began to fill that need. Although it is not documented where the concrete block came from, there are some local possibilities. Concrete block machinery may have been purchased and used on site from a company such as the Cement Machinery Manufacturing Company of Burlington, which was referenced in the 1907 edition of Industrial Development and Manufacturers’ Record. According Stone’s Davenport City Directory of 1909, the first construction company listed under “Concrete Construction” was Smith Brothers. In 1911, Lumsden and Meier was the only entry under “Concrete Block Machines”. Because neither of these companies were listed prior to construction beginning, it’s unclear if there is a local correlation with the Davenport Bag & Paper Company Building. If the blocks were not sourced locally, they may have arrived from a larger city via the railroad spur that was located directly to the south of the Davenport Bag & Paper Company Building site. The proximity of the rail is visible in a construction photograph dated August 19, 1907 and also the 1910 Certified Sanborn Map (see Continuation Sheets, Section 10, pages 29 and 40).

The structural principles that were being explored during the last quarter of the 19th century, combined with the advantages of reinforced concrete construction (which included low cost, durability, strength, continuity of materials, and a nearly unlimited range of forms, allowed with the building design), are still noticeable in the Davenport Bag & Paper Company Building’s construction. The structure of this building features steel and concrete construction, which greatly expanded the structural limits and loads that could be sustained. The success of these methods remains clear as the Davenport Bag & Paper Company Building stands solidly, much as it did upon construction over 100 years ago.

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

As a business, the Davenport Bag & Paper Company was first listed in Stone's Davenport City Directory in 1892. At this time, George Noth and Gustav Eckhart operated the business at 119 Brady Street in Davenport, Iowa. After more than a decade of business at this location, Noth bought the property at 301 East Second Street, at the intersection of Second Street and Rock Island Avenue. It is believed that the building was erected ca. 1907-1908 although an exact final construction completion date could not be found. After reviewing Sanborn Maps from 1886 through 1967, it is evident that this area encountered exceptional growth at the turn of the 20th century. Many vacant lots were purchased and buildings were erected rapidly. This is apparent when comparing the 1892 and 1910 Sanborn Maps. As time moved forward, some buildings were demolished, as is evident on later maps, including the 1950 and 1967 Sanborn Maps. However, the Davenport Bag & Paper Company persevered as a business with family ties.

The Davenport Bag & Paper Company was first listed at 301 Second Street in the 1908 City Directory. George Noth was listed as the Secretary and Treasurer and continued to hold these titles until he became the President of the company, as listed in the 1937 City Directory. Gustav Eckhart was the President until 1935 and died ca. 1939. George Noth acted as president of the company for a short time during this transition, and in 1940 he was listed as Vice President of the Peterson Paper Company. Although the company name changed, business operations continued on. The Peterson family jointly ran the business with Noth. In 1951, George Noth retired from his Vice President post and Harold Noth, his relative, continued in his place. Between the Noth and Peterson families, the Davenport Bag & Paper Company Building housed this business for 100 years. The Peterson Paper Company closed its doors in 1992, leaving the Davenport Bag & Paper Company Building empty for the first time since its construction.

In summary, the business which began as the Davenport Bag & Paper Company was in operation for 100 years, from 1892-1992. The Davenport Bag & Paper Company Building housed the original company (prior to collaborating with Peterson Paper Company) ca. 1907-1940, and ultimately housed the business until its end in 1992.

Architectural Significance of the Davenport Bag & Paper Company Building:

Architects:

The Architects for the Davenport Bag & Paper Company Building were Gustavus Adolphus Hanssen and Dietrick J. (Deat) Harfst, "Architects G.A. Hanssen and D.J. Harfst" as listed in the 1908 City Directory.

Gustavus 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. Over time, the Turners designed and built several buildings for members of the German immigrant community in Davenport, including a library, auditorium, and an exercise hall. Louis' brother, Bernhard Hanssen, was an architect for the City of Hamburg, Germany and Gustavus was inspired to become an architect like his uncle. In 1885, Gustavus went to Illinois State University where he enrolled in the School of Architecture. He graduated in 1890 with Second Honors and a First Medal in Military and Artillery Drill.

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-American families. Some that have been listed on the National Register include the William Weise House (1895) and the J.C. Schricker House (1896).

Davenport Bag & Paper Company Building

Scott, Iowa

Name of Property

County and State

In 1899, Dietrick J. (Deat) Harfst joined Hanssen as a draftsman. Harfst was born in Germany in 1874 and immigrated with his family to Davenport in 1880. Deat worked under Hanssen for many years and they designed large commercial structures. Some listed on the National Register include Sacred Heart's Rectory (1889) and Davenport Central Fire Station (1902).

Hanssen and Harfst worked together for approximately ten years, designing several projects in the Davenport area. During the years of their firm's operation, they offered a seven year apprenticeship to Arthur Ebeling, who went on to become a prominent architect in Davenport.

The Davenport Bag & Paper Company Building is one of the last buildings Hanssen and Harfst completed together, as Hanssen moved his family to San Diego, California in 1909 following his father's death on January 22, 1908. In San Diego, Hanssen continued designing both commercial and residential properties which featured Prairie Style architecture, incorporating Midwestern and Chicago influences.

Hanssen retired at the age of 65 and passed away on January 4, 1944 at the age of 74 in San Diego.

Dietrick J. Harfst continued to practice architecture in the Davenport area. Some of the buildings Harfst designed include the Pasadena Flats, Finch Double House, and his own residence in the Hamburg neighborhood of Davenport. He continued to practice architecture until the end of his life on March 6, 1913.

Contractor:

Walter Hass owned and operated his construction company and constructed several buildings in the area, including a two-story double frame home for Davenport resident Henry Buerger, and a one story frame building at Davenport resident Herman Diehn's home (Davenport Daily Republic, 10/5/1904). Walter Hass was listed as "Contractor" in the City Directory through 1909 and as operator of Proper Hills Buffet and Café from 1910 to 1913 prior to his death in 1919 (Engineering and Contracting, V. 51, 1919). This timeline suggests that the Davenport Bag & Paper Company Building could have been one of Walter Hass' last major construction projects. Walter Hass' contribution is significant to the local history of the Davenport Bag & Paper Company Building. Several years after his father's death in 1926 at the age of 21, Arthur J. Hass, Walter's son, founded Valley Construction Company; this company is still successfully owned and operated by Arthur's sons and grandsons. The Hass family ties of over 100 years strengthen the local significance of this building.

Property:

Once constructed, the Davenport Bag & Paper Company advertised their new five-story building as the "New Fireproof Reinforced Concrete Building of Davenport" and it looks much the same today as it did when it was constructed ca. 1907 through 1908. The postcard image included on Continuation Sheet, Section 10, page 34, which also serves as a view of the building's original streetscape, and the 1908 construction photo in Section 10, page 36 compared to the Additional Documentation, photo 1 (ca. 2015) convey the similarities. Despite the downfall of the industrial market in this area around the 1930s and 1940s when the country was in the throes of the Great Depression, the building maintains good historic integrity. The masonry used in the construction of this building was necessary to accommodate its large size while providing both fire protection and insulation.

The importance of fireproof building materials soon became widely-used and eventually an industry standard. Fireproof and earthquake-resistant buildings became highly desirable and easier to build. Fireproof hollow cement tiles soon became widely used in both industrial and residential buildings.

The simple design of the building lacked excessive aesthetic detail, with more of the focus on function rather than style. The building is a large rectangular structure with a low slope roof created by sloping structural members. It was designed as an industrial facility and features a flat façade displaying minimal adornment. This is indicative of the inspiration drawn from the Chicago School; this "rational and

Davenport Bag & Paper Company Building

Scott, Iowa

Name of Property

County and State

realistic” design was an example of “the only genuine structural art of the time.” (Condit, p. 12). With the simplicity of this Commercial style that evolved from the Chicago School came a pure artistic style.

The west and north sides, seen from Second Street and Pershing Street, were treated in the Chicago School with prominent Chicago-style windows, which are three-part windows consisting of a large fixed center panel flanked by two smaller, operable double-hung sash windows. Coarse-cut limestone was used on the lower portion of the structure to emulate the base of a column. 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 at the northeast corner and southwest corner. As the south and east sides did not face a public way, stopping the coping instead of continuing all the way around the building was a very typical cost saving approach for that time. This was detailed in the construction drawings from Hanssen and Harfst, dated May 1907.

As time passed the deteriorating cornice was removed. Based on building permits on file at the Davenport Public Library Special Collections, ca. July 1968, the cornice was modified. Although the permit said “Per code, remove and rebuild cornice N & W elevations,” it appears that the cornice was only removed, and not rebuilt. The current Owner has rebuilt the cornice, which has returned a certain aspect of historical integrity with this feature. The biggest change to the footprint was ca. May 1965 when the 1-story loading dock was built at the southeast corner of the building. The permit stated “Concrete block, exterior walls, reinforced concrete slab floor, steel bar joists, metal roof deck and built up roofing. No sidewalk required.” The appearance of the loading dock is very similar to the building exterior. 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.

Historic Significance of the Davenport Bag & Paper Company Building:

The Davenport Bag & Paper Company was originally located at 119 Brady Street in Davenport. In 1904 George Noth bought the property at 301 East Second Street. At that time a saloon was in business there, leased through Spring 1905. Upon the lease’s expiration, that building was demolished and the Davenport Bag & Paper Company Building was designed and then constructed in its place (Tri-City Evening Star, 9/22/1904).

The Davenport Bag & Paper Company Building was originally advertised as “one of the first fireproof buildings” in the downtown Davenport area. Although this hasn’t been confirmed, at the very least this building was constructed with this innovative technology as the entire construction industry embraced a new responsibility for longer lasting and better quality buildings.

As time has passed, the building has maintained much of its original appearance. Looking around the downtown Davenport area, you notice that many buildings feature brick façades. While they are beautiful examples of detailed masonry work, very few buildings feature a façade like that of the Davenport Bag & Paper Building. The light-colored, concrete block façade is a reminder of the functionality and safety measures put into place when this building was designed and constructed over 100 years ago.

On the heels of the debilitating 1901 fire that occurred in the Village of East Davenport, which destroyed many homes and businesses and equated to eight city blocks, the idea of responsible construction and safe building methods may have gained popularity.

The 1901 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, however 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,

Davenport Bag & Paper Company Building

Scott, Iowa

Name of Property

County and State

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.

On February 2, 1922 a small fire started in the Davenport Bag & Paper Company Building due to hot ashes being dumped into wooden barrels in the basement. The wooden barrels ignited and the fire reached the concrete block walls, testing the effectiveness of the "fireproof" construction. Fortunately the fire was extinguished and very little damage was incurred (Davenport Democrat and Leader, 2/2/1922).

Before the methods were developed and the construction of fireproof buildings was performed, a fire could cause a major loss, not only of a building and its contents, but entire city blocks, and in the worst cases, lives. Prior to the use of "fireproof" building methods, a fire could spread easily and burn until there was nothing left to burn. The losses would be devastating. As municipalities, states, and the country as a whole began to realize and better understand the cause and effect and also the extent of destruction, fire-protection in construction became essential. As new industrial equipment and processes were developed, new fire protection and construction methods were followed.

It was the responsibility of the Owner, the Architect, and the Contractor to follow the guidelines to construct a safe building. "A building that is strictly, thoroughly fireproof, yet filled with combustible contents, may have a destructive fire *in it*, but the building itself will not be wrecked or destroyed" (Condran and Fitzpatrick, 1914, p. 15-16). Considering that the Davenport Bag & Paper Company manufactured and housed various paper products and flour sacks, a fire would be completely devastating, resulting in a loss of inventory and materials. However, seizing the responsibility to construct a fireproof building ensured that not all would be lost, including the building and neighboring structures. Gustavus Adolphus Hanssen and Dietrick J. Harfst understood the significance of this design and created a building that would protect the Owner and the community from such a tragedy.

Historic Significance of the Industrial District/Paper Industry:

At the turn of the century, new amenities were being embraced. Households and businesses alike enjoyed the luxuries of modern life (i.e. smaller sized flour sacks rather than bulk size, wrapping paper, moth proof bags, etc.). The Davenport Bag & Paper Company distributed various brands of wrapping paper (Mosinee and High Grade King William to name a few) and jobbers, mailing tubes, paper bags (Gaylord Bags was one company), toilet paper, moth-proof bags, and post cards. In 1928, the Davenport Bag & Paper Company received a sample of the innovative corn pulp paper, containing 65% corn stalk pulp; farmers were given \$5/acre for stalks collected after harvest. At the time, this method was considered to be the "latest development in papermaking" (Davenport Democrat and Leader, 11/2/1928), although as technologies improved, paper pulps evolved regularly.

Edward J. Spink worked for George Noth at the Davenport Bag & Paper Company in the very early days of the business. A patent of the Mailing-Tube, dated November 13, 1900, was awarded to Spink and Noth. The tube was adjustable, lightweight, and inexpensive, and was yet another product produced and distributed by the business (Google Patents Search).

Noth was a prominent business man in the Davenport area. He served as president of the Davenport Association of Credit Men, a local branch of the National Association of Credit Men. This organization took pride in growing businesses locally while maintaining safe credit practices for the consumer and businesses, and is still in operation today.

Summary - Current Building and Its Future:

Looking at the Davenport Bag & Paper Company Building today, it seems clear that the concrete construction has preserved the building's historical characteristics for more than one hundred years; the exterior facades remain intact and still stand proudly. While the structural principles of such construction methods were being explored in the last quarter of the 19th century, many benefits emerged which are still visible today. Reinforced concrete construction was a new, lower cost technology and during a time of

Davenport Bag & Paper Company Building

Scott, Iowa

Name of Property

County and State

great economic depression, this was a welcome benefit. However, this new construction method offered more: strength and durability, continuity, and a nearly unlimited range of forms could be built. With this long lasting durability came a long lifespan for the building and today those benefits will continue to prosper as the Davenport Bag & Paper Company Building has been given new life again, in the form of downtown housing.

The rehabilitation of this historic building was completed ca. 2014, and the rehabilitation methods used were based on those standards outlined by the National Park Service. The building has been given a new life and it can continue to be a prominent reminder of the industrial growth in Davenport, Iowa, while maintaining its form and functionality for many years to come. These aspects of the building's historic significance make it eligible for the National Register under Criterion C.

9. Major Bibliographical References

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Davenport Bag & Paper Company Building
Name of Property

Scott, Iowa
County and State

Quad-City Times (p. 235), 1999.

Newspaper Resources

Davenport Bag & Paper Co. Buys Large Property, Tri-City Evening Star (newspaper), September 22, 1904.

Fire Threatens Business Block, Davenport Democrat and Leader (newspaper), February 2, 1922.

Local Company Gets Sample of Cornpulp Paper, Davenport Democrat and Leader (newspaper), November 4, 1928.

Permits, Davenport Daily Republic (newspaper), October 5, 1904.

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<http://www.ancestry.com> Hanssen, Gustavus, accessed September 10, 2012.

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<http://www.celticcousins.net/scott/chapter29.html> German History for Scott County, September 10, 2012.

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Davenport Bag & Paper Company Building
Name of Property

Scott, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 17 Easting: -299001.06 Northing: 4641051.10

2. Zone: _____ Easting: _____ Northing: _____

3. Zone: _____ Easting: _____ Northing: _____

4. Zone: _____ Easting : _____ Northing: _____

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries selected encompass Block 63 of Lot 15, LeClaire's 3rd Addition.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries of properties are those historically associated with the Davenport Bag & Paper Company Building.

11. Form Prepared By

name/title: Rachel Finley/Project Coordinator

organization: Shive-Hattery, Inc.

street & number: 1701 River Drive, Suite 200

city or town: Moline state: IL zip code: 61265

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

e-mail: rfinley@shive-hattery.com

telephone: 309-764-7650

date: April 22, 2014

property owner name: Manisha Baheti

organization: Y & J Properties, LLC

street & number: 230 E. 3rd Street, Suite 216

city or town: Davenport

state: IA

zip code: 52801

telephone: 563-323-4719

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Davenport Bag & Paper Company Building

City or Vicinity: Davenport

County: Scott

State: IA

Photographer: Photos from March 14, 2015 and August 7, 2014: Rachel Finley, Shive-Hattery

Photos from October 6, 2015: Jennifer Radloff, Shive-Hattery

Photos from June 27, 2017: Dave Tallman, Shive-Hattery

Date Photographed: March 14, 2015 (photos 1, 2, 4), August 7, 2014 (3 & 5), October 16, 2015 (photos 6-15)

Photo 1: Exterior, North & West Façade. View to the Southwest from corner of Pershing and Second Streets.

Photo 2: Exterior, North Façade. View to the South from Second Street.

Photo 3: Exterior, West Façade. View to the East from Pershing Street.

Photo 4: Exterior, North & East Façade. View to Southwest from Second Street.

Photo 5: Exterior, South Façade. View to Northwest from Pershing Street.

Photo 6: Interior, Windows, concrete block wall, floor and ceiling. 3rd Floor, view to the North.

Photo 7: Interior, exposed concrete construction: concrete block wall and ceiling. 5th Floor, view to the West.

Photo 8: Interior, Windows, exposed concrete construction: concrete block wall, ceiling, floor, and columns/beams. 3rd Floor, view to the South

Photo 9: Interior, Windows, concrete block wall, beams, and ceiling. 3rd Floor, view to the South.

Photo 10: Interior, Exposed concrete floor, ceilings, and wall. 4th Floor view to the North.

Photo 11: Interior, Window, concrete block wall, beams, and ceiling. 4th Floor, view to the West.

Photo 12: Interior. Fire-proof concrete block wall, exposed concrete floor, ceilings and column. View to the West.

Photo 13: Interior, Windows, exposed concrete floor, wall, ceilings and columns. 2nd Floor, view to the South.

Davenport Bag & Paper Company Building

Scott, Iowa

Name of Property

County and State

Photo 14: Interior, Corridor space, exposed concrete floor, columns, and wall. 2nd Floor, view to the North.

Photo 15: Interior, Higher ceilings, exposed concrete walls, columns, beams, and floor. 1st Floor, view to the West.

Photo 16: Exterior, South Façade, View to North from Pershing Street.

Photo 17: Exterior, South & West Façade, View to the Northeast.

Photo 18: Exterior, North Façade, View to South

Photo 19: Exterior, North & West Façade, View to Southeast

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

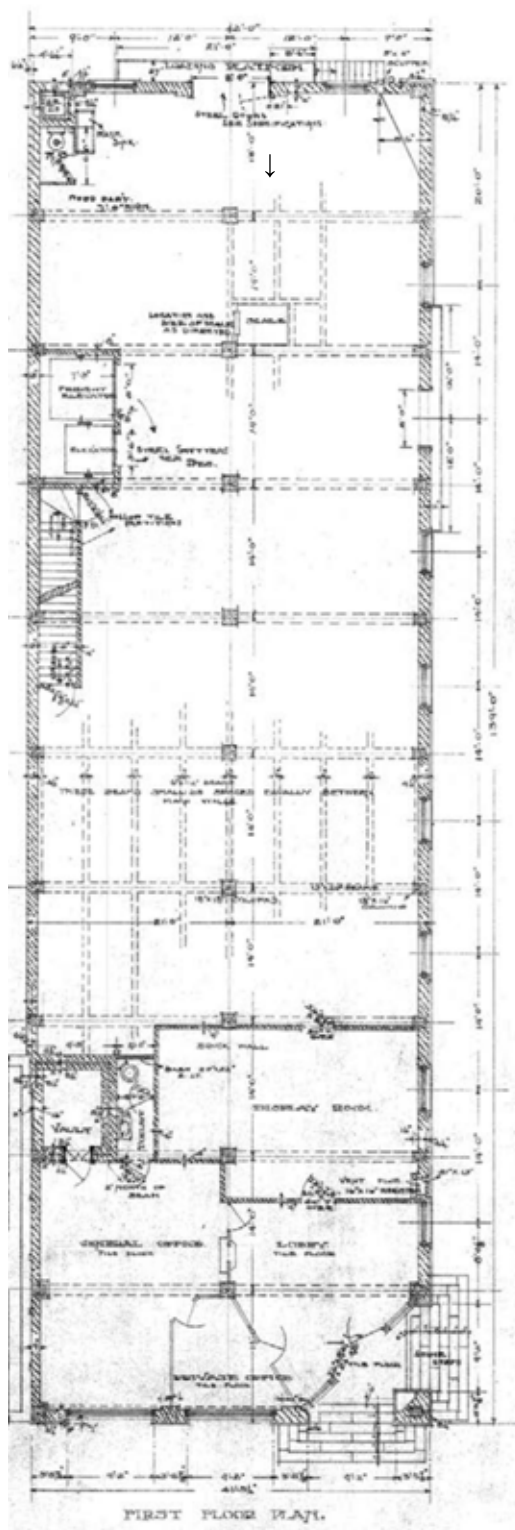
County and State

Name of multiple listing (if applicable)

Section number 10 Page 21

Interior:

First Floor Plan – No scale
Hanssen and Harfst Construction
Drawings, May 1907



(Source: Y & J Properties (building owner), August 2012)

United States Department of the Interior
National Park Service

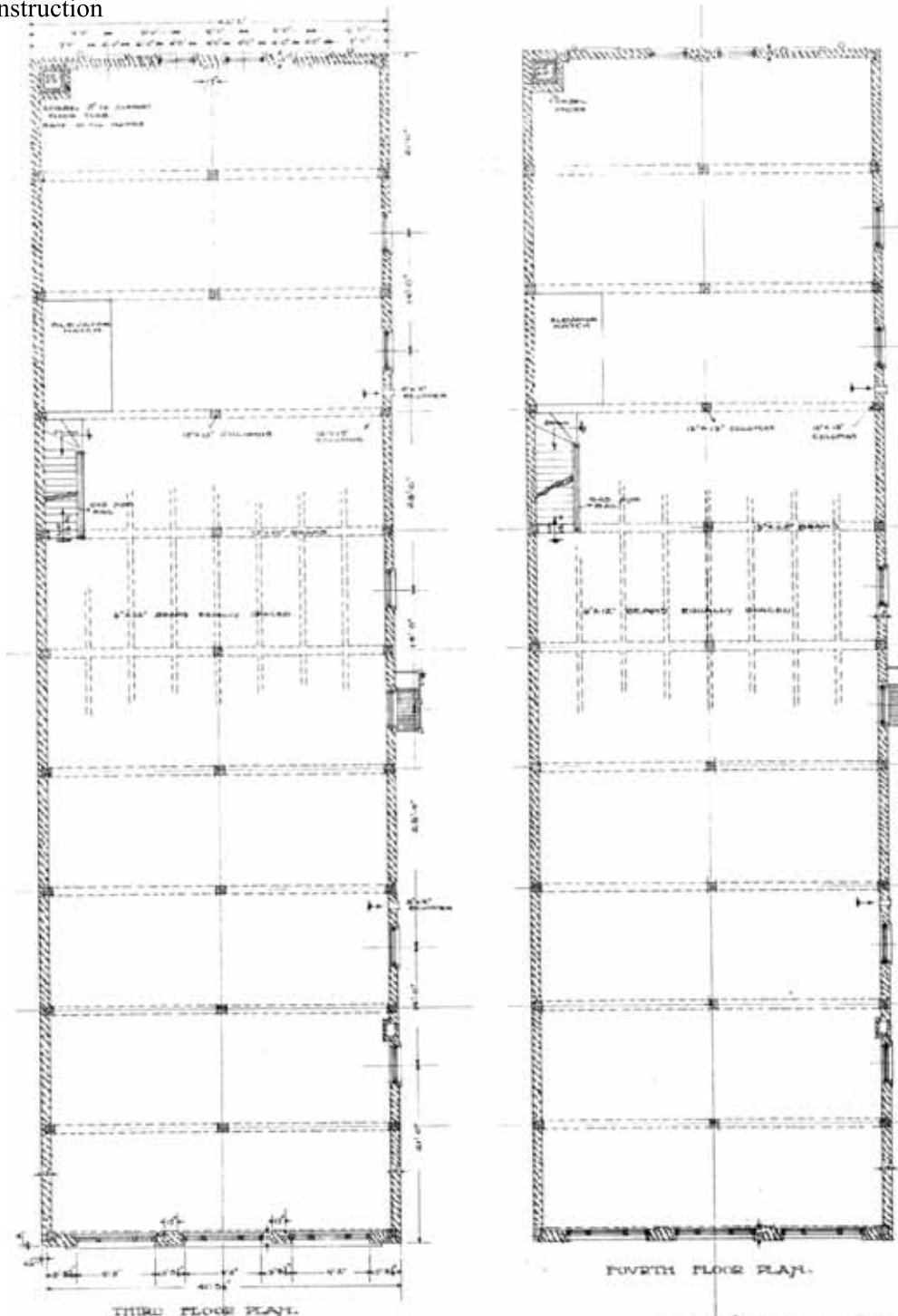
National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 22

Third & Fourth Floor Plans – No scale
Hanssen and Harfst Construction
Drawings, May 1907

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N



(Source: Y & J Properties (building owner), August 2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

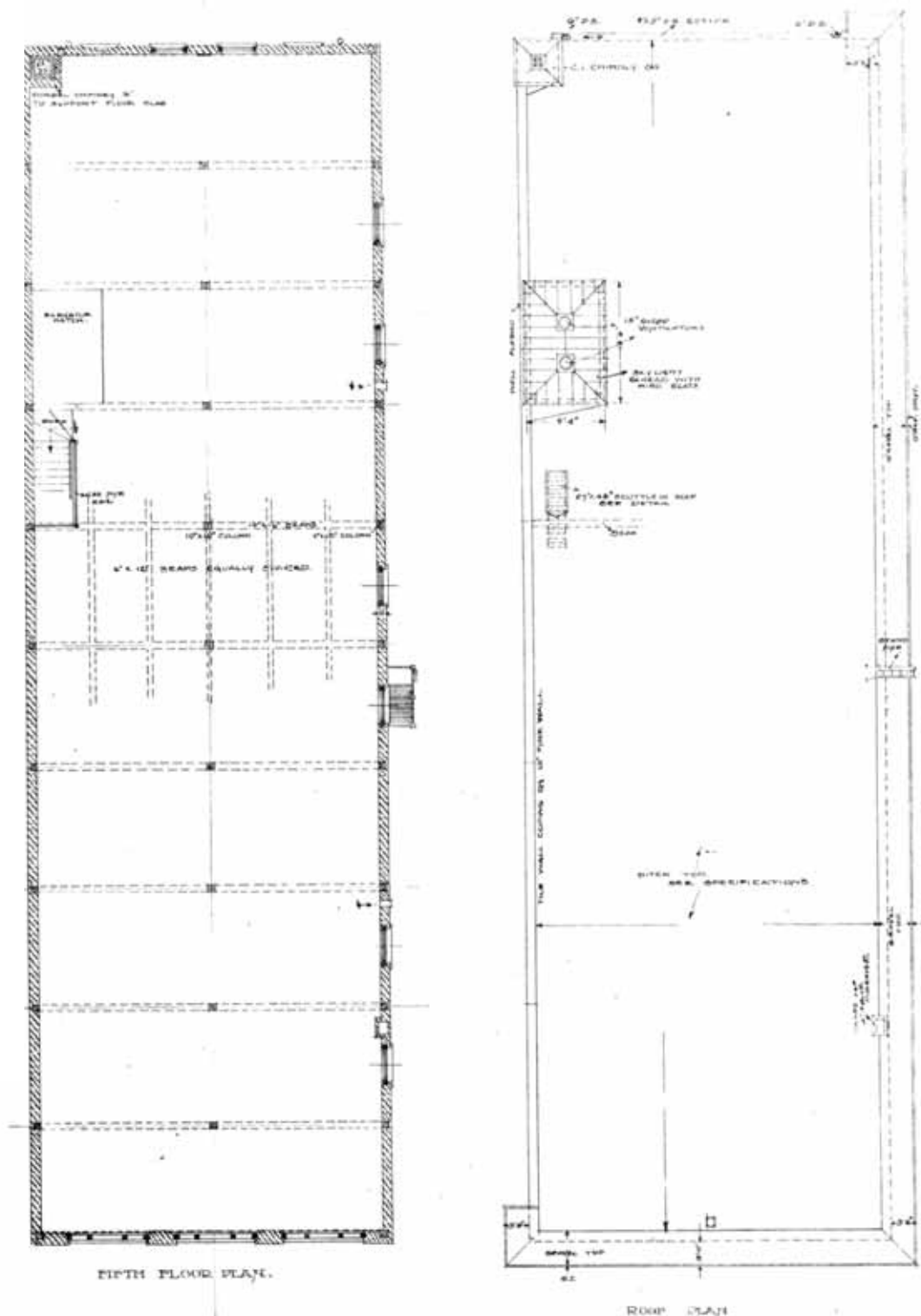
Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 23

Fifth Floor & Roof Plan -
No scale
Hanssen and Harfst
Construction
Drawings, May 1907



(Source: Y & J Properties
(building owner), August
2012)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

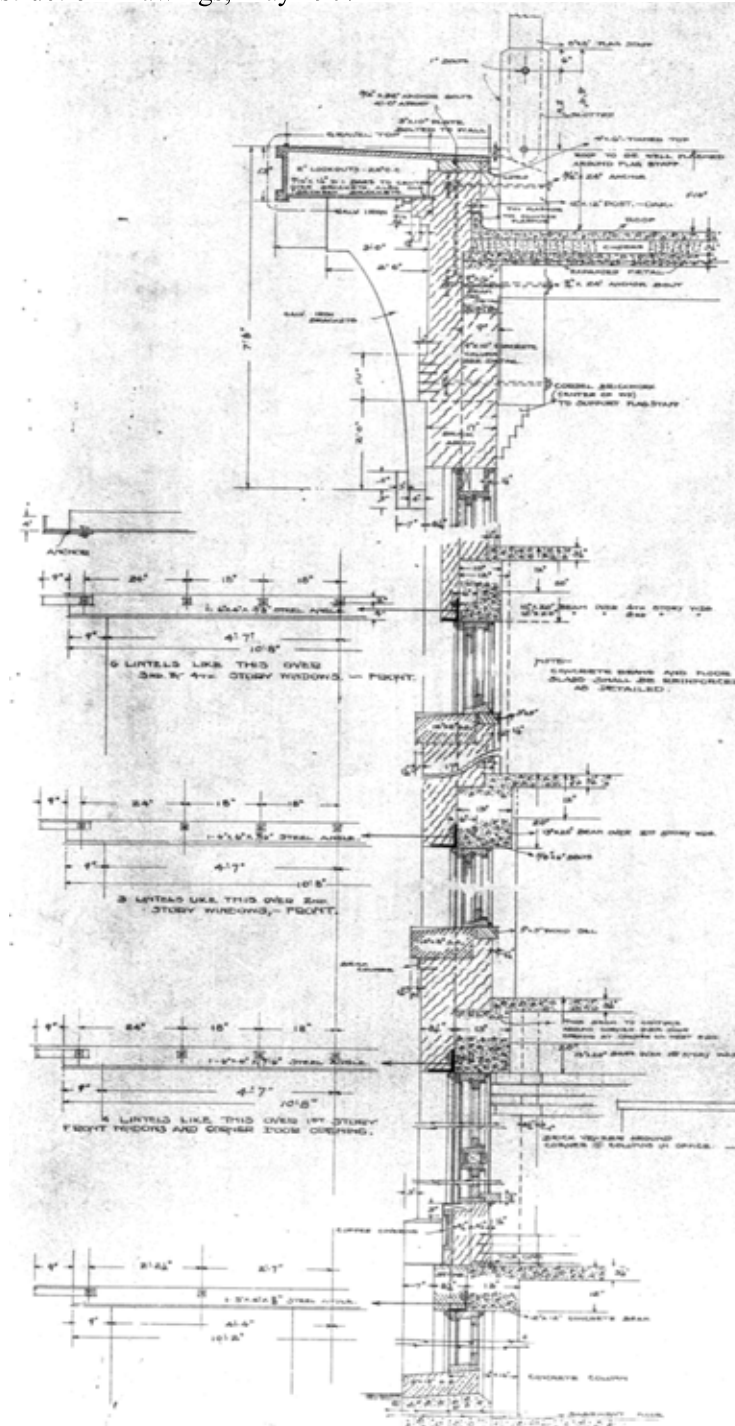
Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 24

Architectural Style:

Section Through Floors 1-5 – No scale

Hanssen and Harfst Construction Drawings, May 1907



(Source: Y & J Properties (building owner), August 2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

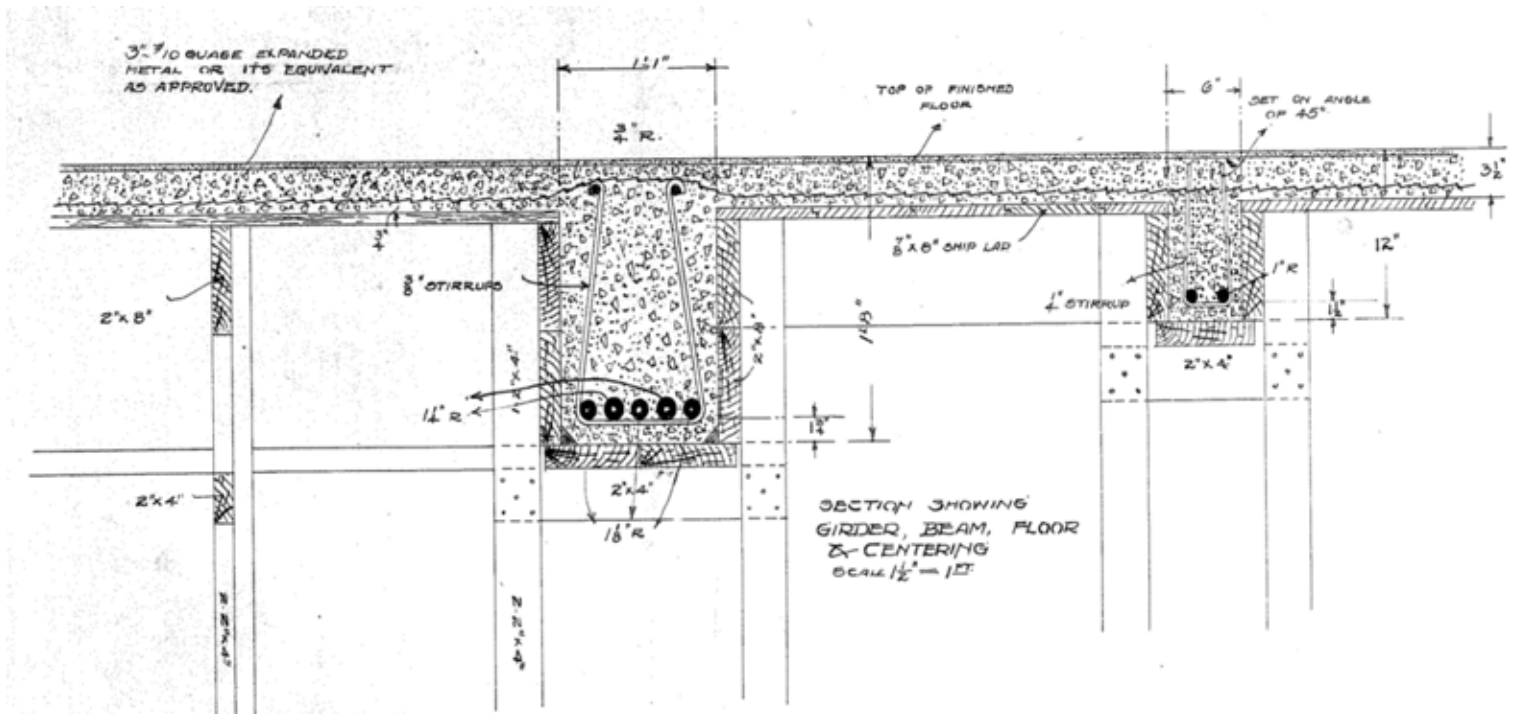
Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 25

Structure:

Girder Beam Section – No scale

Hanssen and Harfst Construction Drawings, May 1907



(Source: Y & J Properties (building owner), August 2012)

United States Department of the Interior
National Park Service

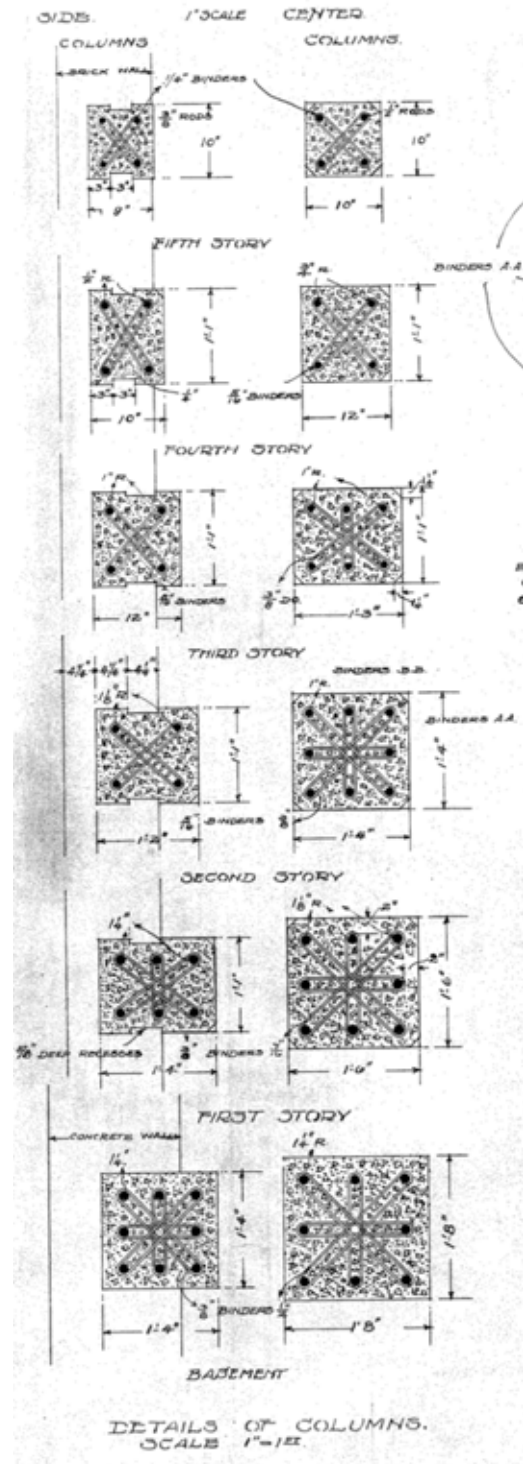
National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 26

Details of Columns - No scale

Hanssen and Harfst Construction Drawings, May 1907



(Source: Y & J Properties (building owner), August 2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 27



Wood-framed concrete column construction; site sign indicating contractor and architect, looking south.
(Source: Valley Construction Co., April 2014)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Davenport Bag & Paper Company Building

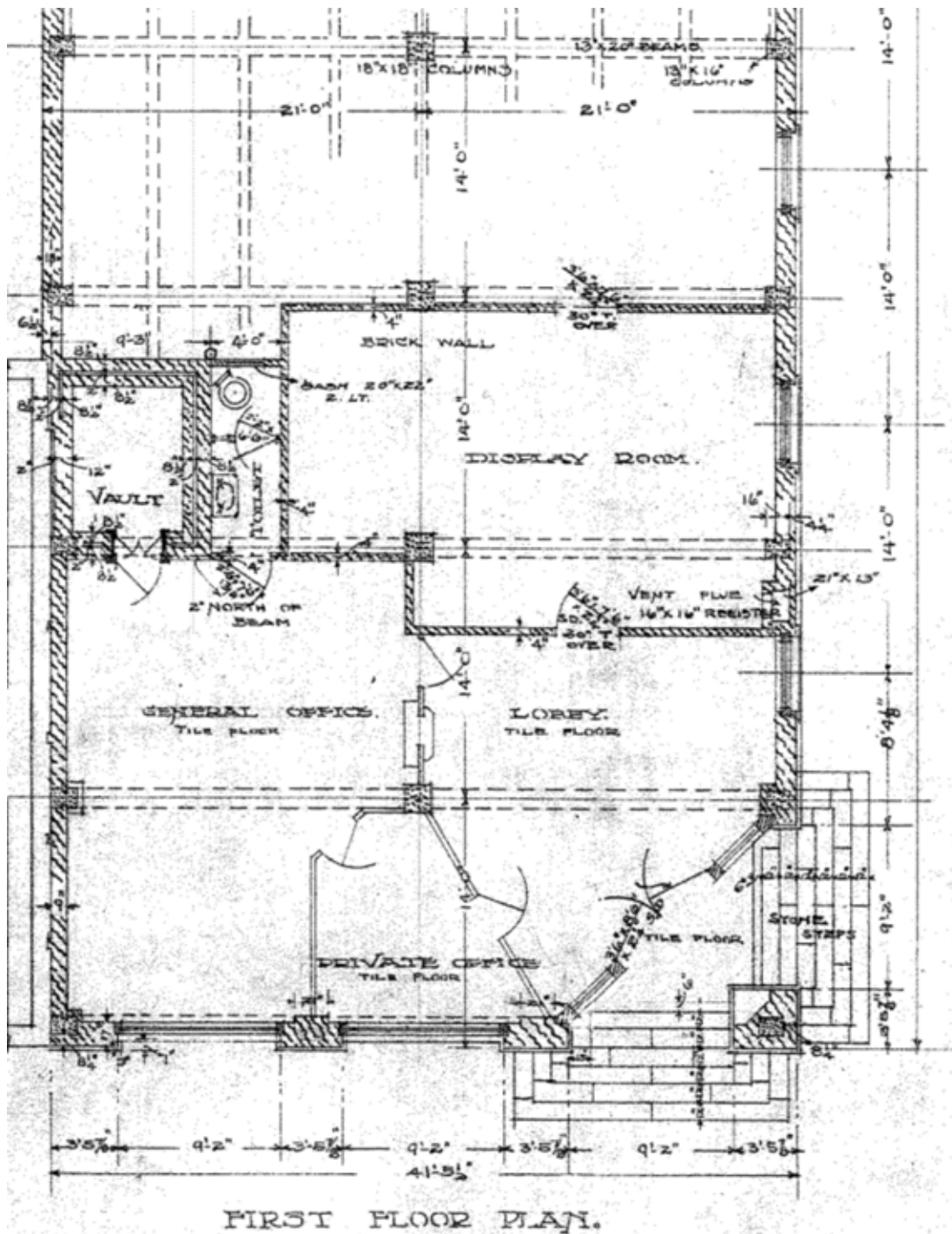
Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10 Page 28



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Layout: This illustration shows the front layout for lobby, offices, display room, vault and toilet. This illustration also depicts the grand corner front entrance. (Source: Y & J Properties (building owner), August 2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10 Page 29



Early construction, August 19, 1907, looking south. Train cars visible directly south of building.
(Source: Valley Construction Company, April 2014)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

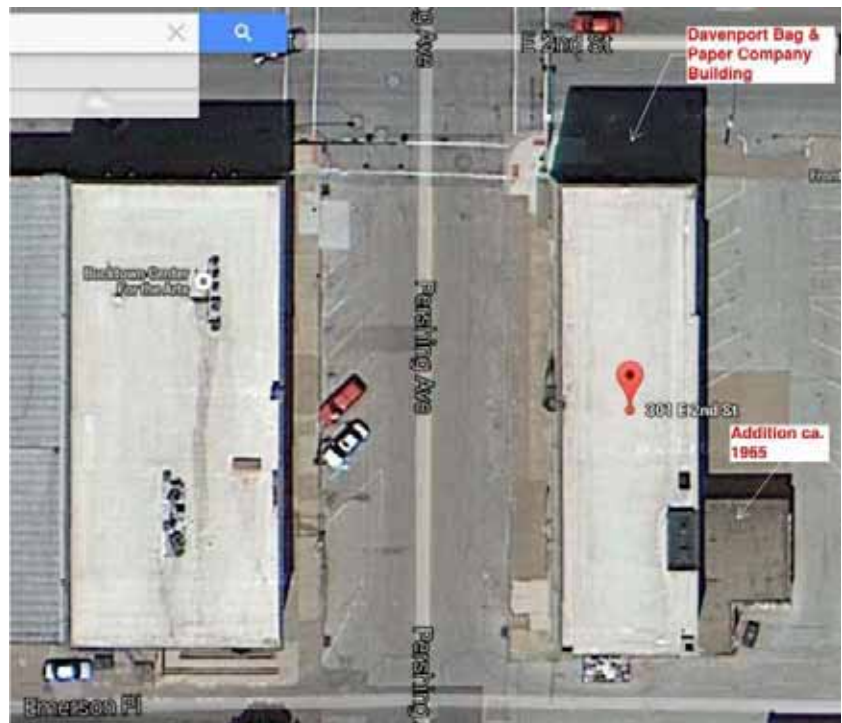
Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 30

Site Map:



Davenport Bag & Paper Company Building is bounded by 2nd Avenue to the north, parking area to the west, Emerson Place alleyway to the south, and Pershing Ave (formerly Rock Island Avenue) to the east.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 31



Photo was taken from Government Bridge, looking west ca. 1912. In the background some of the factories and prominent businesses that occupied Davenport's East End, including the Davenport Bag & Paper Company, are visible.
(Source: Davenport Public Library, Special Collections)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10 Page 32



Photo was taken from Government Bridge, looking west April 2014.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

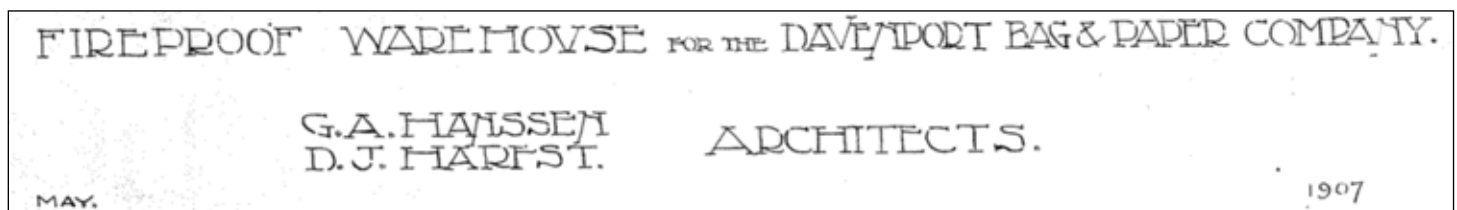
Name of multiple listing (if applicable)

Section number 10 Page 33

Architects:



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



Title block from Hanssen and Harfst construction drawings, May 1907
(Source: Y & J Properties (building owner), August 2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 34

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)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 35



Brick facades were predominant in the downtown Davenport area at the turn of the 20th century.
(Source: www.davenportiowahistory.com)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

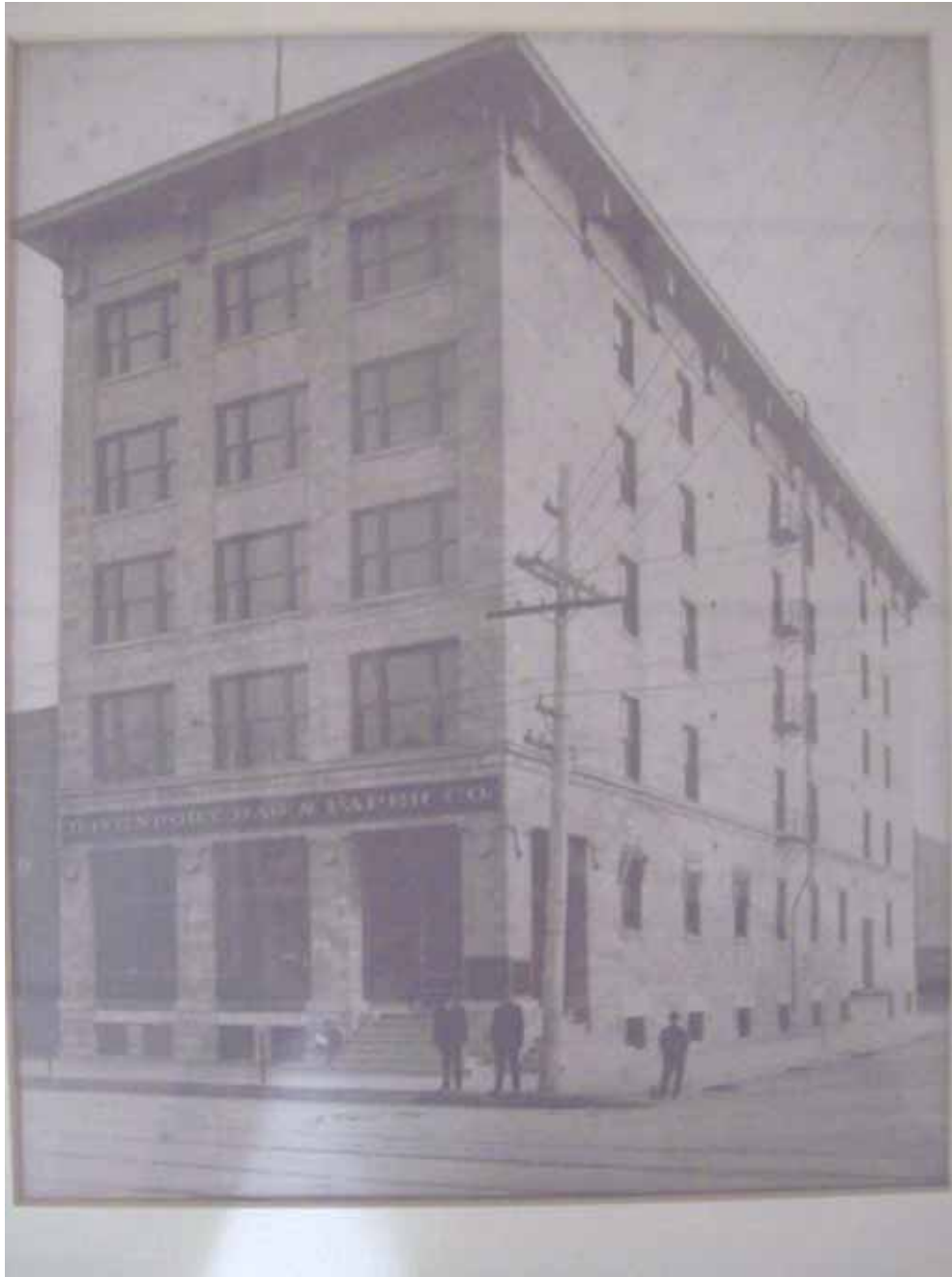
Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10 Page 36



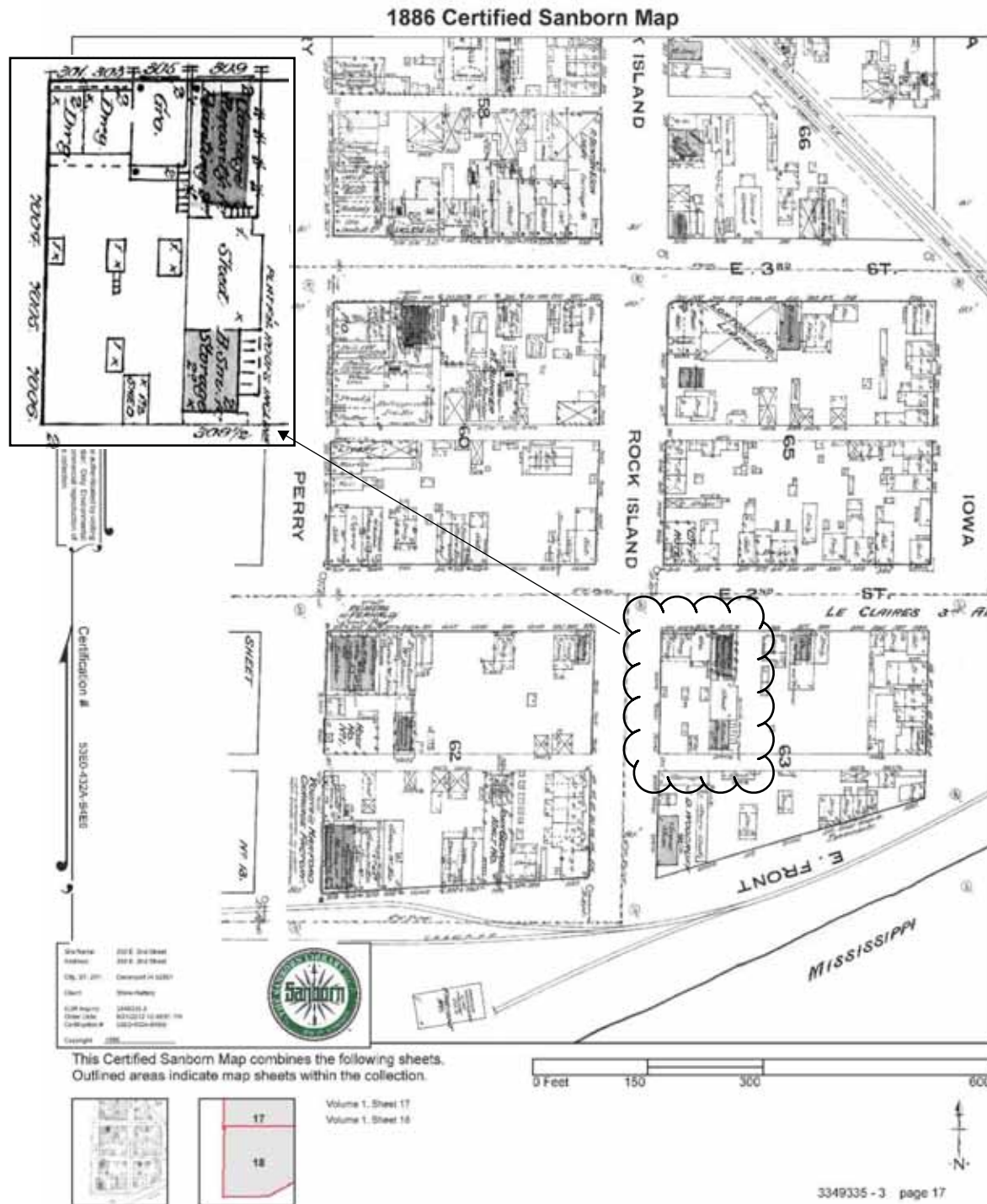
Construction complete, ca. 1908, looking south. See original cornice, which was rebuilt ca. 2014, constructed entirely of metal.
(Source: Valley Construction Company, April 2014)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 37



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 38

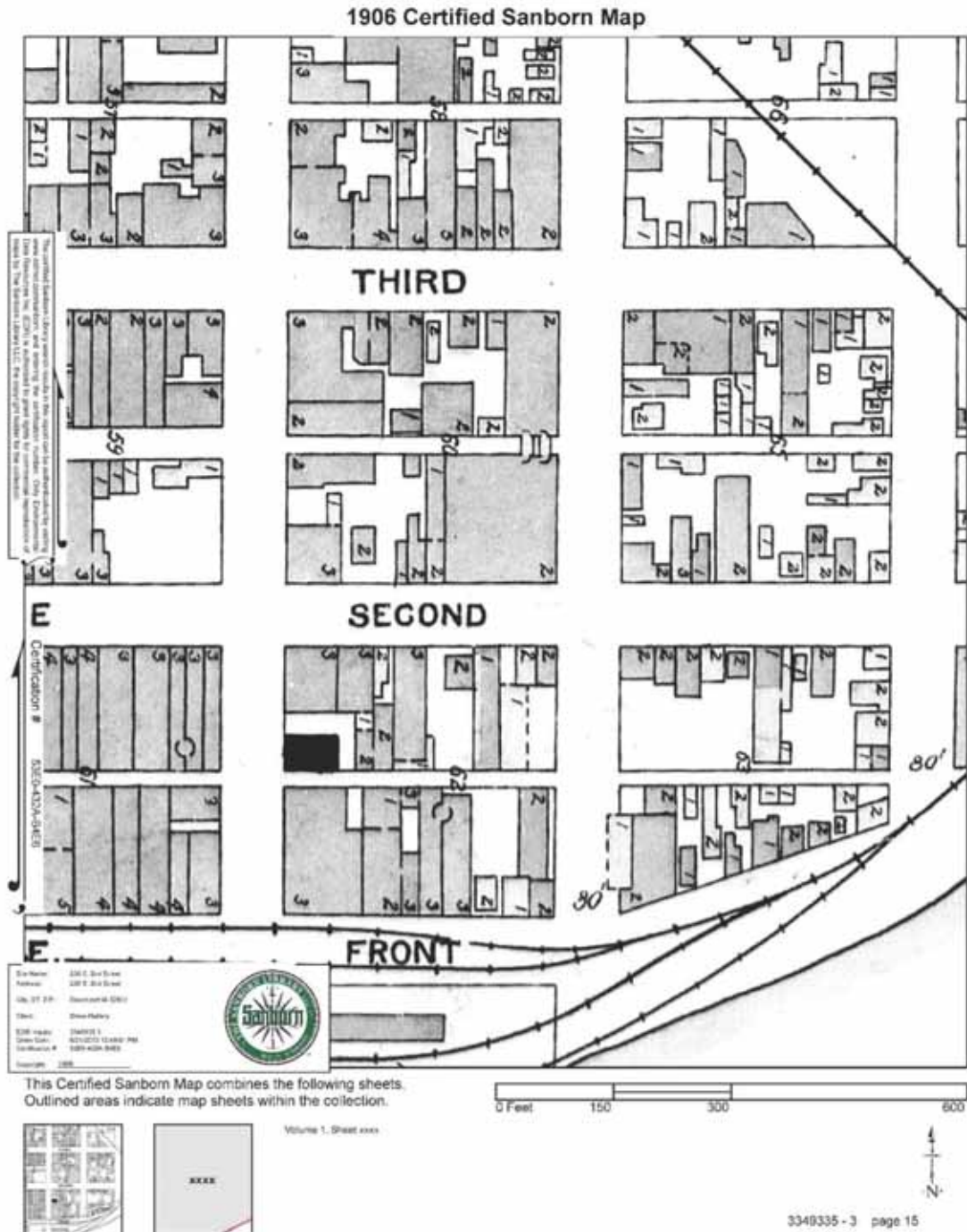


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 39

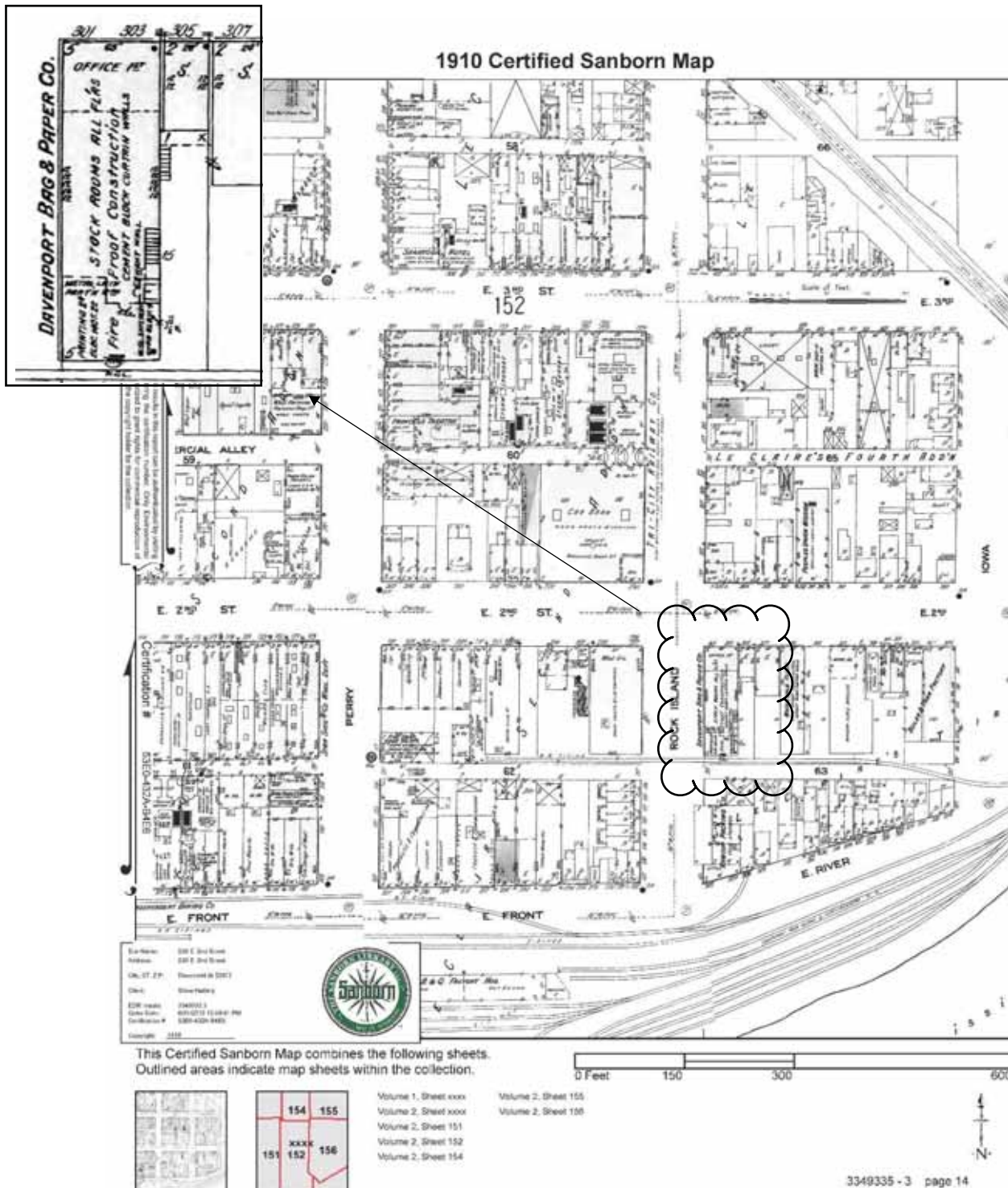


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 40



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 41

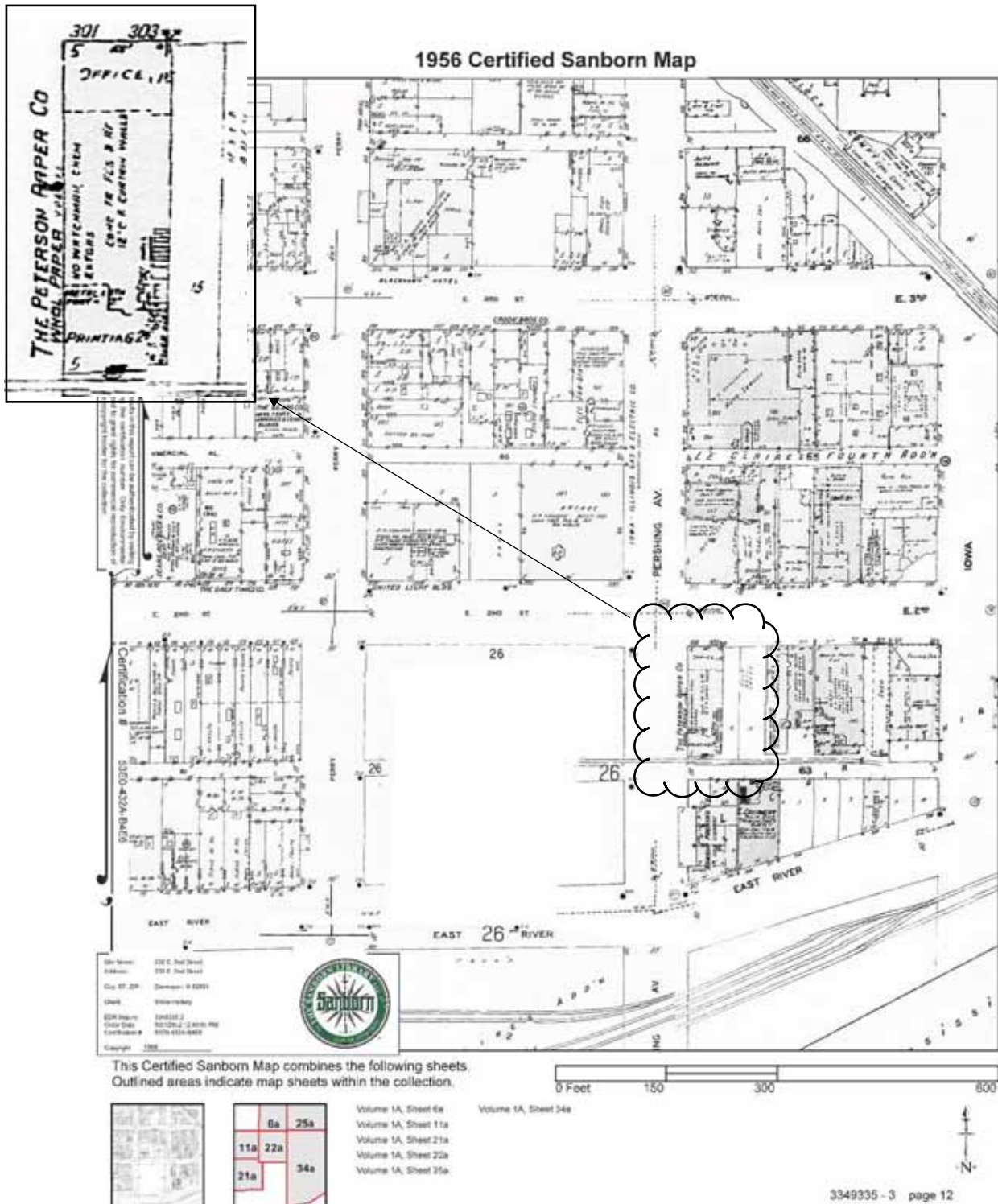


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 42



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10 Page 43



1961 Certified Sanborn Map
(Source: www.edrnet.com/sanborn, June 21, 2012)

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

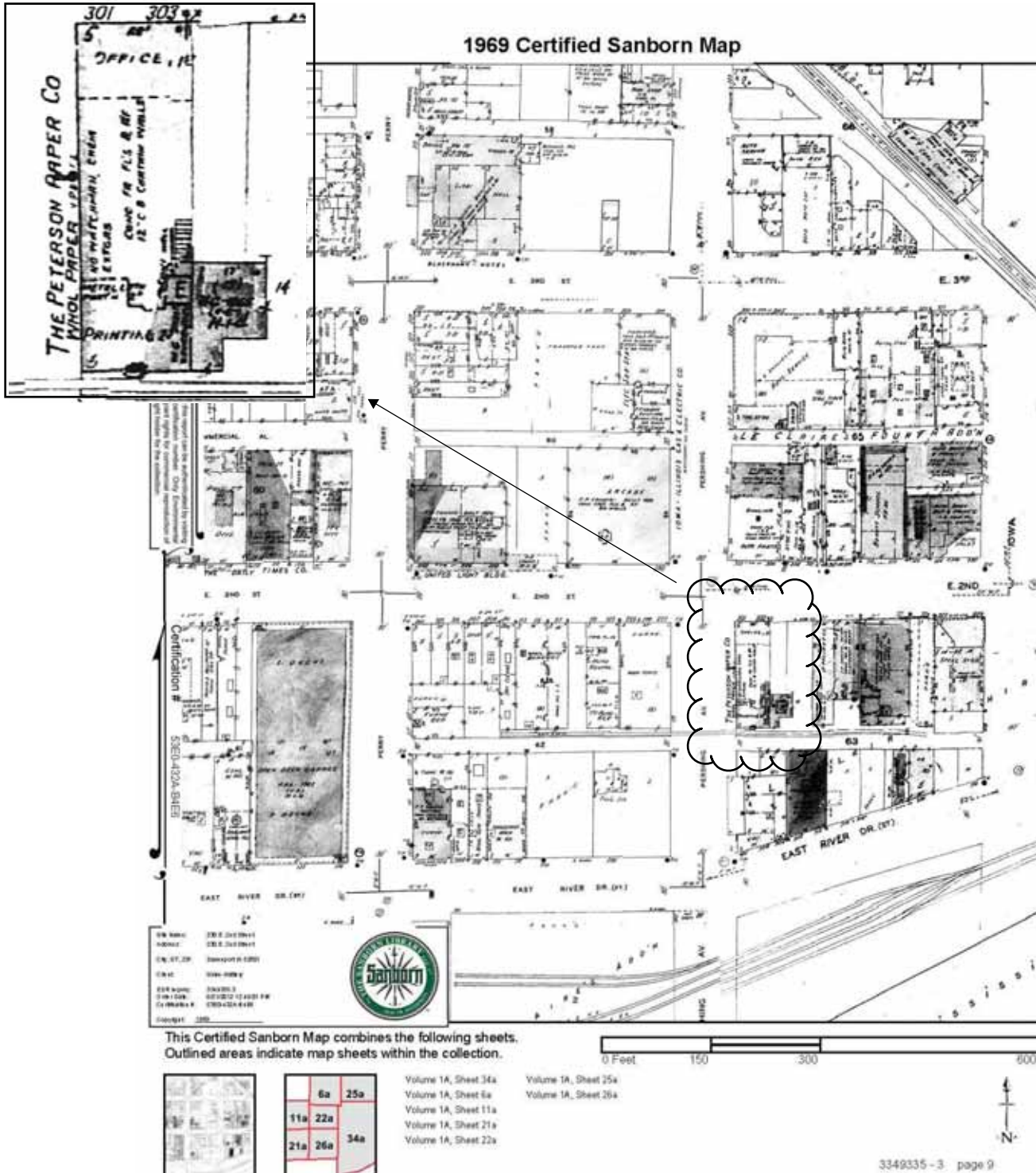
1967 Certified Sanborn Map
(Source: www.edrnet.com/sanborn, June 21, 2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 45



Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 46

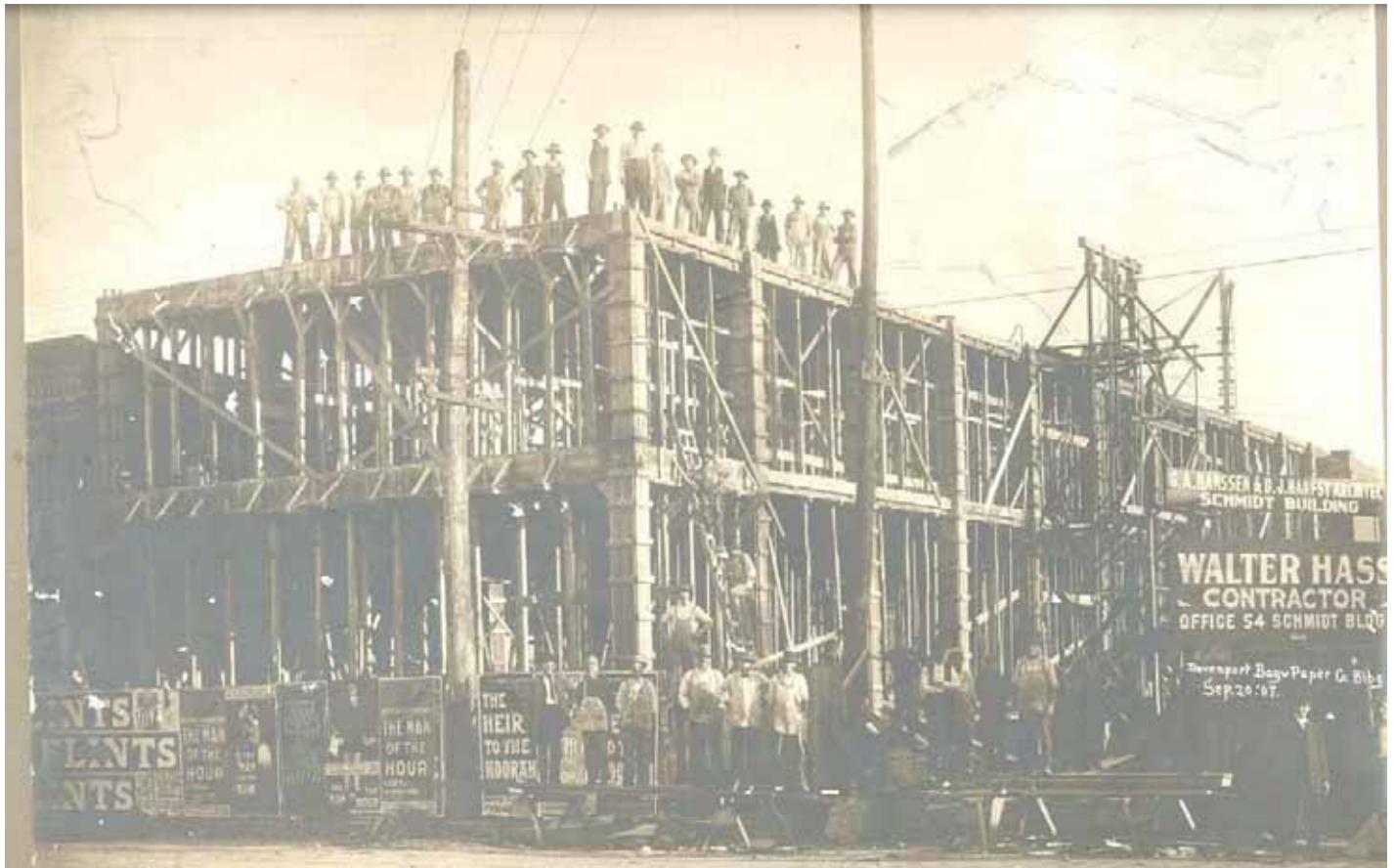


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 47



Construction underway, September 20, 1907, looking south
(Source: Valley Construction Company, April 2014)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10 Page 48



Construction beginning, July 10, 1907
(Source: Valley Construction Company, April 2014)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 49

19

Photograph Key Plan

18

3

1

2

4

First Floor Plan

15

5

17

16



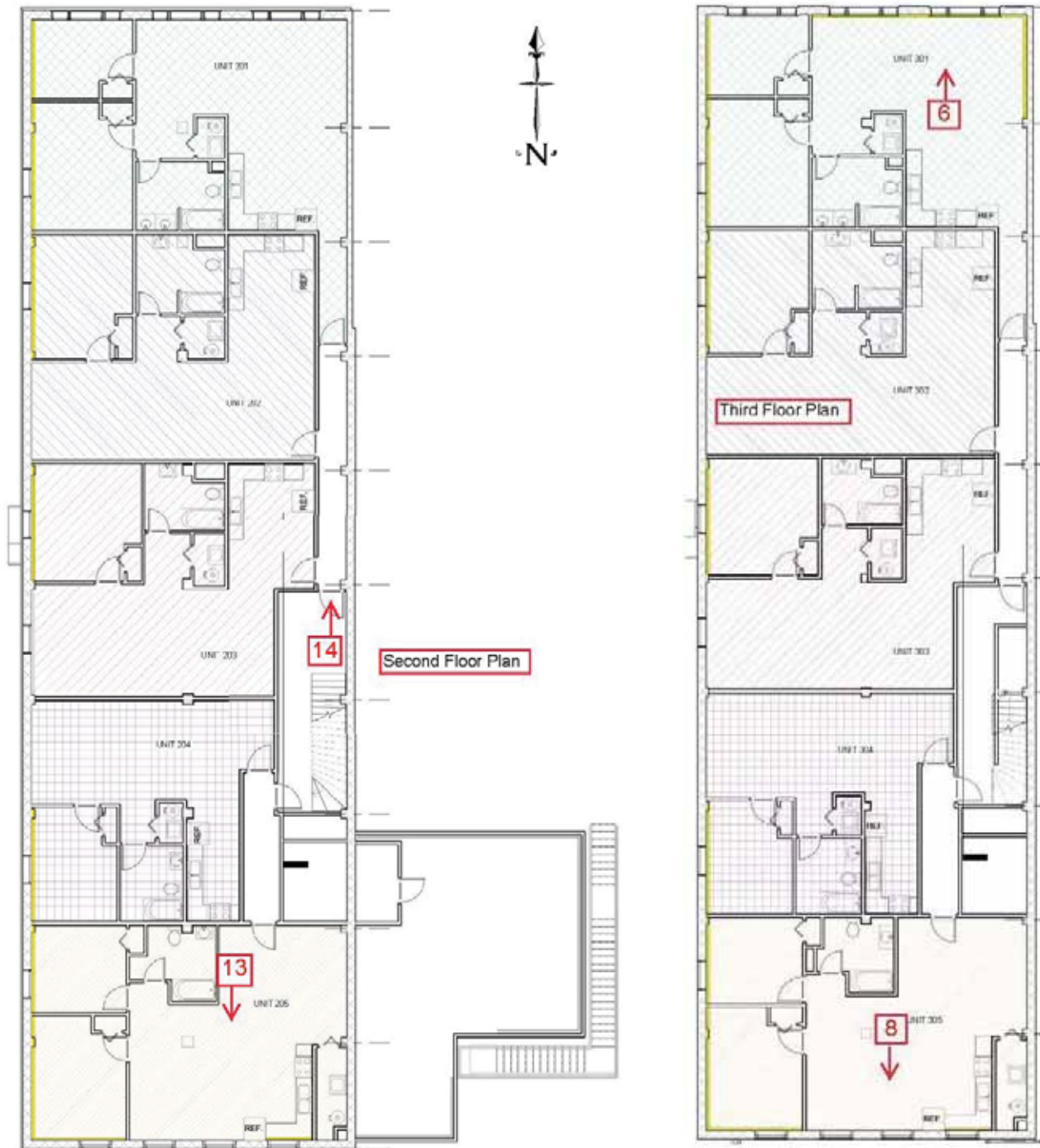
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 50

Photograph Key Plan



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 51

Photograph Key Plan

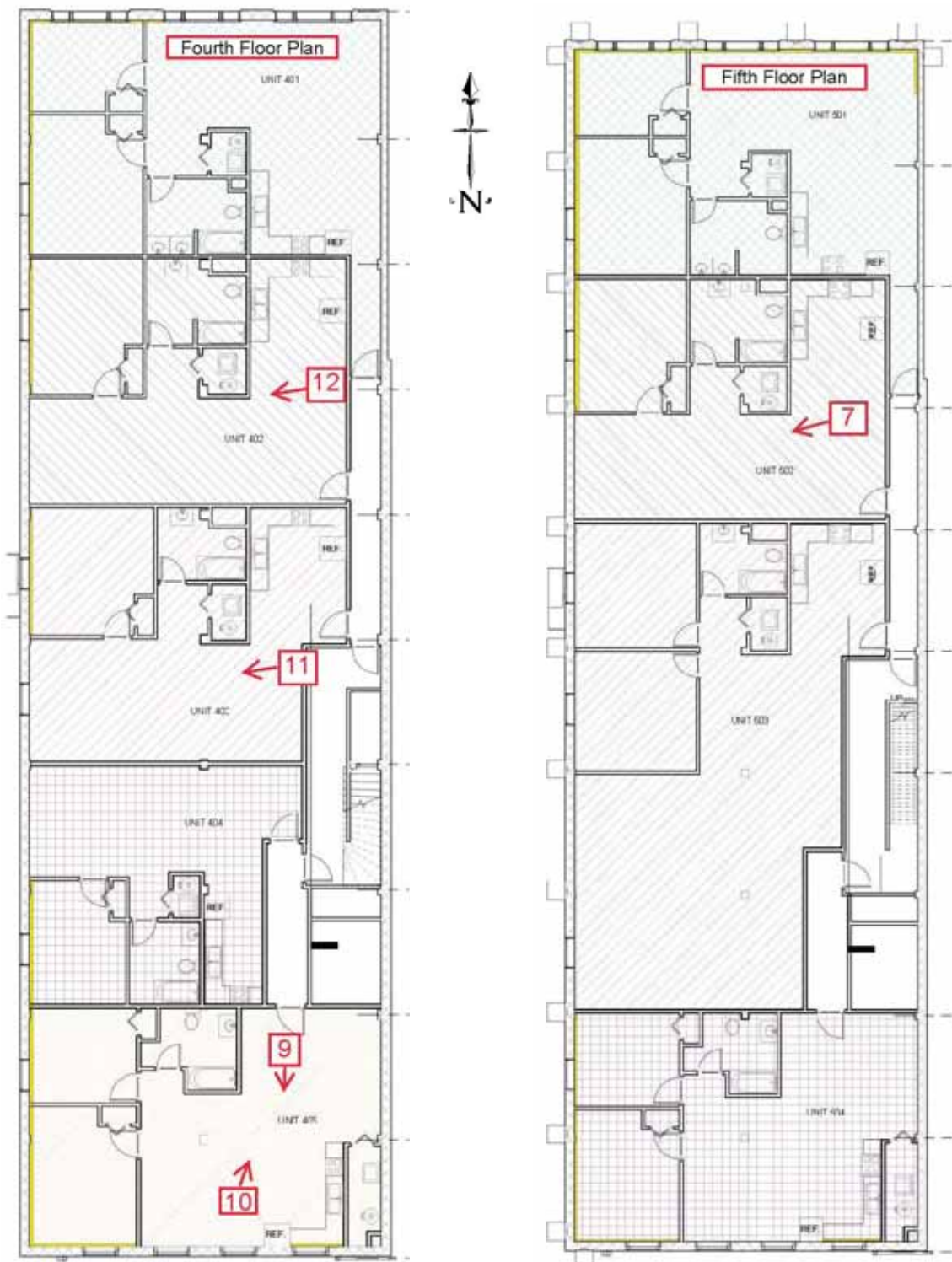


Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:



Photo 7:

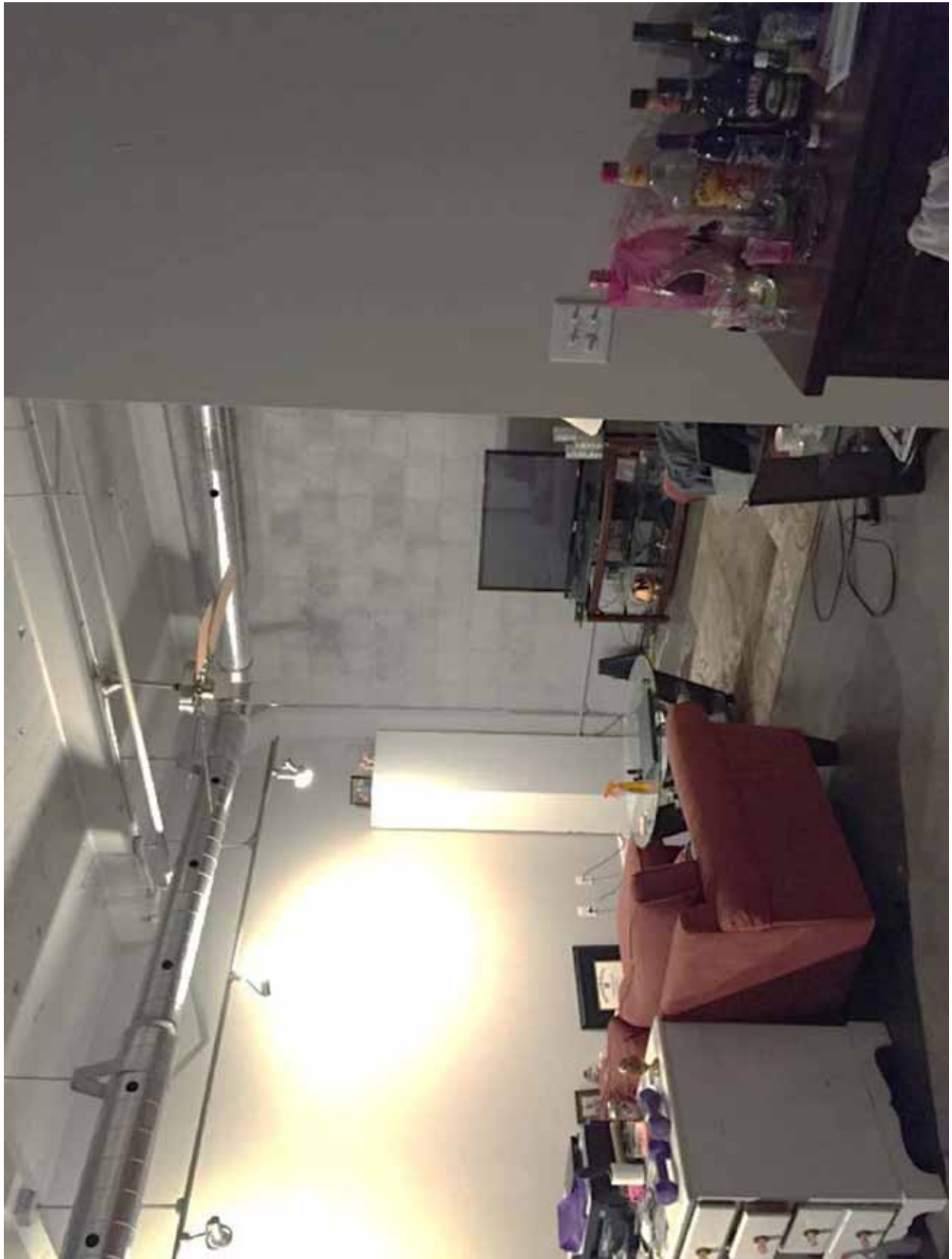


Photo 8:



Photo 9:



Photo 10:



Photo 11:



Photo 12:



Photo 13:



Photo 14:



Photo 15:

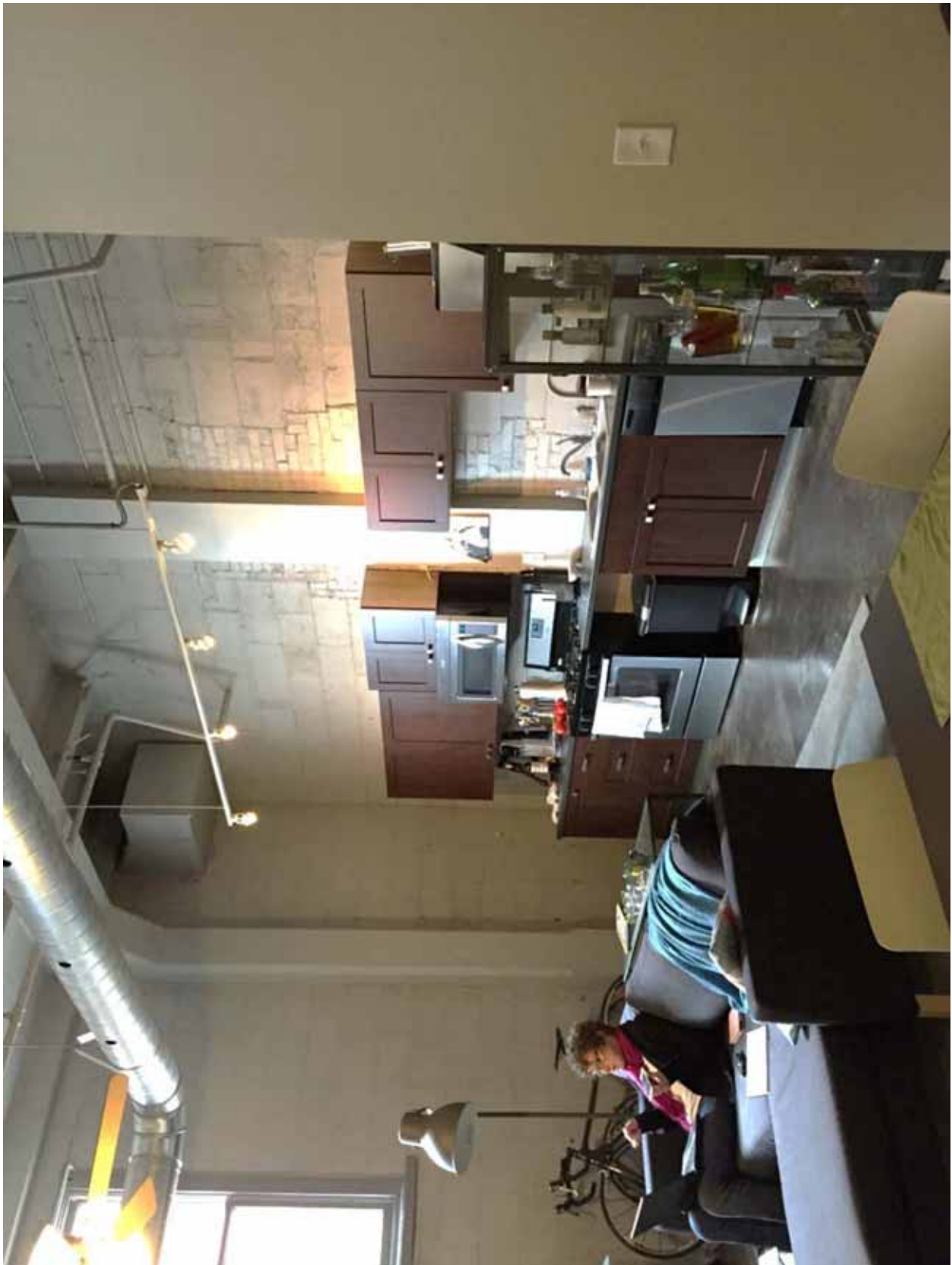


Photo 16:



Photo 17:



Photo 18:



Photo 19:



END OF PHOTOS