

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 11, 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. Approval of the June 13, 2017 meeting minutes.

III. Communications

IV. Old Business

V. New Business

- A. Case No: COA17-11: Certificate of Appropriateness to replace two 2nd story wood windows and trim on the east elevation of the house at 517 West 7th Street. Iowa College/S.S. Gillett Residence located in the Local Historic Hamburg District. Patrick Miner, petitioner.
- B. Case No: DNRHP17-01 through DNRHP17-11: Request to demolish the following properties listed on the National Register of Historic Places:
 - 1. 705 Main Street – Individually Listed on the National Register of Historic Places.
 - 2. 719 Main Street – Individually Listed on the National Register of Historic Places.
 - 3. 1118 Pershing Avenue – Located within the Cork Hill Historic District.
 - 4. 1124 Pershing Avenue – Located within the Cork Hill Historic District.
 - 5. 215 East 12th Street – Located within the Cork Hill Historic District.
 - 6. 219 East 12th Street – Located within the Cork Hill Historic District.
 - 7. 221 East 12th Street – Located within the Cork Hill Historic District.
 - 8. 225 East 12th Street – Located within the Cork Hill Historic District.
 - 9. 1126 Perry Street – Located within the Cork Hill Historic District. j.
 - 10. 1132 Perry Street – Located within the Cork Hill Historic District.
 - 11. 1138/1140 Perry Street – Located within the Cork Hill Historic District.

Palmer College of Chiropractic, petitioner.

- C. Case No: DLL17-01: Request to demolish 121 West 8th Street. St. Luke's Hospital is a Local Historic Landmark. Palmer College of Chiropractic, petitioner.
- D. Removal of East 11th Street between Pershing Street and Perry Street from the list of maintained brick streets. Palmer College of Chiropractic, petitioner.

VI. Other Business

- A. Discussion regarding the removal of the West 5th Street brick street between Western Avenue and Ripley Street.

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
7/11/2017

Subject:
Approval of the June 13, 2017 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	6-13-2017 HPC Minutes

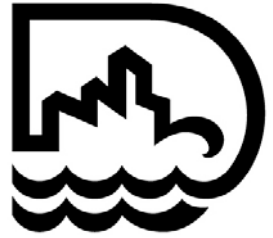
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/7/2017 - 11:38 AM



HISTORIC PRESERVATION COMMISSION Meeting Minutes

Tuesday, June 13, 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: Joe Wonio, Marion Meginnis and Bob McGivern.

Staff Present: Ryan Rusnak, Planner III

Chairman Frueh recognized Joe Wonio as a new member of the Historic Preservation Commission. Wonio provided a brief introduction and professional background.

II. Commission Secretary's Report

Approval of the April 11, 2017 regular meeting minutes and the April 11, 2017 work session minutes.

Motion by McGivern, second by Meginnis to approve the April 11, 2017 regular meeting minutes and the April 11, 2017 work session minutes.

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

III. Communications

National Historic Preservation Conference – November 14-17, 2017 – Chicago Illinois.
<https://pastforwardconference.org/pastforward2017/>

IV. Old Business

There was none.

V. New Business

1. Case No: COA17-06: Certificate of Appropriateness to make general repairs to the Credit Island Warming House. Credit Island is a Local Historic Landmark. City of Davenport, petitioner.

Rusnak summarized the request. He stated that staff recommends approval of COA17-06 in accordance with the submitted rendering.

Motion by McGivern, second by Wonio to approve COA17-06 in accordance with the submitted rendering.

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

2. Case No: COA17-07: Certificate of Appropriateness to install new roof over existing roof at 716 West 7th Street. The house is located within the Local Historic Hamburg District. Vinh Van Tran, petitioner.

Rusnak summarized the request. He stated that staff recommends approval of COA17-07 in accordance with the work write up.

Motion by Meginnis, second by Wonio to approve COA17-07 in accordance with the work write up.

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

3. Case No: COA17-08: Certificate of Appropriateness to install ADA accessible ramps and modify rear opening and install new door at 615 Marquette Street. St Joseph's Church Rectory is a Local Historic Landmark. Kyle Rahe on behalf of 180 Zone, petitioner.

Wonio stated that he would abstain from discussion and voting on this item due to conflict of interest.

Rusnak summarized the request. He stated that staff recommends approval of COA17-08 in accordance with the submitted drawings subject to the following conditions:

1. Approve only the rear ADA accessible entrance and direct staff to work with SHPO to grant the exception; and
2. Allow the substructure to be pressure treated but any decking and railing to be an untreated wood or composite material.

Motion by McGivern, second by Meginnis to approve COA17-08 in accordance with the submitted drawings subject to the following conditions:

1. Approve only the rear ADA accessible entrance and direct staff to work with SHPO to grant the exception; and
2. Allow the substructure to be pressure treated but any decking and railing to be an untreated wood or composite material.

Motion to approve was unanimous by roll call vote (3-0) with Wonio abstaining.

4. Case No: COA17-09: Certificate of Appropriateness to install a new projecting wall sign at 420 West River Drive. The Linograph Company Building is a Local Historic Landmark. Bethany Wilson on behalf of MDI Limited Partnership #56, petitioner.

Rusnak summarized the request. He stated that staff recommends the Commission table COA17-09 to allow time for the applicant to provide a rendering of the sign in different location.

The applicant provided the rendering below, which addressed City staff's concern about the sign extending above the building façade.



Meginnis stated that any mounting should be through the mortar and not through the brick.

Motion by McGinnis, second by McGivern to approve COA17-09 in accordance with the work write up and revised rendering subject to the following condition:

1. That any mounting should be through the mortar and not through the brick.

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

5. Case No: COA17-10: Certificate of Appropriateness to tear off old roof and install new one at 407 West 8th Street. William and Margaret (Gannon) Redmond House is located within the Local Historic Hamburg District. January Winters, petitioner.

Rusnak summarized the request. He stated that staff recommends approval of COA17-10 subject to the following conditions:

1. That the new roof be 30 year architectural shingles; and
2. That replacement wood be a replacement in kind with respect to material.

Motion by Wonio, second by McGivern to approve COA17-10 subject to the following conditions:

1. That the new roof be 30 year architectural shingles; and
2. That fascia, trim, soffit replacement wood be a replacement in kind with respect to material.

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

VI. Other Business

There was none.

VII. Open Forum for Comment

No one from the public spoke.

VIII. Adjournment

The meeting was adjourned at 5:36pm.

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
7/11/2017

Subject:

Case No: COA17-11: Certificate of Appropriateness to replace two 2nd story wood windows and trim on the east elevation of the house at 517 West 7th Street. Iowa College/S.S. Gillett Residence located in the Local Historic Hamburg District. Patrick Miner, petitioner.

Recommendation:

See attached staff report.

Background:

See attached staff report for more information.

ATTACHMENTS:

Type	Description
▣ Backup Material	COA17-11 - Staff Report
▣ Backup Material	COA17-11 - Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/7/2017 - 12:19 PM



HISTORIC PRESERVATION COMMISSION

Meeting Date: July 11, 2017

Location: 517 West 7th Street

Historic Name: Iowa College/S.S. Gillett Residence, Local Hamburg Historic District

Case: COA17-11

Applicant: Patrick Miner, petitioner

Introduction:

Staff is in receipt of a certificate of appropriateness application to install two 2nd story wood windows and trim on the east elevation of the house.

Background:

Architectural Style and Significance:

The residence is representative of two architectural styles. The original building was constructed in 1848 in the Greek Revival style and served as the first structure of the Iowa College. The building subsequently served as a private residence. Enlargements to the west and southeast were in the Colonial Revival style.

Iowa College was established in c. 1848 by several congregational churches in southeastern Iowa. By 1855, the College had 13 students enrolled in the advanced class and 97 students enrolled in the preparatory department. When a new street was cut through, the college moved to Main and West 12 Street. Street building in 1859 caused the College to move to Grinnell where it has continued as Grinnell College.

Simon S. Gillett purchased the house in c. 1859. Gillett was a partner in the Burnell, Gillett & Co., a steam saw mill operation, a partner in Gillett, Greene & Co., flour mills and eventually became a weighmaster.

Discussion:

The Commission approved four Marvin Wood Windows in 2013. The proposed replacement would match the work completed in 2013.

Recommendation:

Staff recommends approval of COA17-11 in accordance with the submitted work write up.

Ryan J. Rusnak, AICP, Planner III
563-888-2022
rrusnak@ci.davenport.ia.us

Property Address* 517 W 7th

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

Applicant (Primary Contact)**

Name: PATRICK MINER
Company: _____
Address: 517 W 7
City/State/Zip: DAV IA 52803
Phone: 563 210 5044
Email: PATSCAMERA@MSN.COM

Owner (If different from Applicant)

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

Engineer (If applicable)

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

Architect (If applicable)

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

Attorney (If applicable)

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

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 ☐

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 ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☒
Landmark Nomination ☐
Demolition Request ☐

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.

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

PLEASE ACCEPT ATTACHMENTS

1) MANUFACTURER PROVIDED SPECS
— 3 ATTACHMENTS

2) INSTALLATION DETAILS found
ON PROPOSAL ISSUED BY
EHRECKE CONST, DAVENPORT
— 1 ATTACHMENT

3) EXTERIOR PICTURES OF UPPER
FLOOR. VIEWING THESE
TWO ATTACHMENTS, THE
PROPOSED PROJECT HOLDS AN
A/C. THIS PROJECT IS
SOUTH OF AN IDENTICAL
INSTALLATION IN 2013. THAT
2013 INSTALLATION IS
PRESENTED.

MINER

Installation details

Page No.		of		Pages
				
EHRECKE CONSTRUCTION 1021 NORTH PINE STREET DAVENPORT, IOWA 52804-3427 (563) 391-3200 Cell (563) 343-2473				
PROPOSAL SUBMITTED TO <i>PATRICK MINER</i>		PHONE	DATE <i>17-E-076</i> <i>4/13/17</i>	
STREET <i>517 WEST 7TH ST</i>		JOB NAME <i>SAME</i>		
CITY, STATE AND ZIP CODE <i>DAVENPORT, IA 52803</i>		JOB LOCATION <i>SAME</i>		
ARCHITECT	DATE OF PLANS	JOB PHONE		
We hereby submit specifications and estimates for:				
<i>HOME RENOVATION - WINDOW SIDING REPLACEMENT</i>				
<i>- REMOVE 2 EA. DOUBLE HUNG WINDOWS - HAVE AWAY</i>				
<i>- MOVE OPENING FOR NEW MARTIN WOOD ASSEMBLY</i>				
<i>- INSTALL HOME OWNER SUPPLIED MARTIN WOOD ASSEMBLY WINDOWS</i>				
<i>- PATCH PLASTER</i>				
<i>- INSTALL HOME OWNER SUPPLIED INTERIOR WOOD TRIM TO MATCH EXISTING</i>				
<i>- REMOVE EXTERIOR SIDING AROUND WINDOW</i>				
<i>- INSTALL TYVEC HOUSE WRAP</i>				
<i>- INSTALL SIDING AROUND WINDOW</i>				
<i>* HOME OWNER TO PAINT INTERIOR</i>				
<i>* HOME OWNER TO PRIME & BACK PRIME SIDING PATCH TO INSTALL & PAINT FINISH COATS AFTER INSTALLATION</i>				
We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:				
<i>FIVE THOUSAND ONE HUNDRED TWENTY, 00 - 00</i> dollars (\$ <i>5120.00</i>)				
Payment to be made as follows:				
<i>500.00 DOWN PAYMENT</i>				
<i>PAYMENT IN FULL UPON COMPLETION</i>				
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.				
Authorized Signature		<i>[Signature]</i>		
Note: this proposal may be withdrawn by us if not accepted within		days.		
Acceptance of Proposal		Signature <i>P Miner</i>		
Date of Acceptance: <i>6-26-17</i>		Signature		
<i>THIS CONTRACT SUPERCEDES CONTRACT SIGNED EARLIER. \$500.00 TO BE CREDITED TO WORK BECAUSE DOWN PAYMENT TO GREAT</i>				

MINER

Manufacturer specs

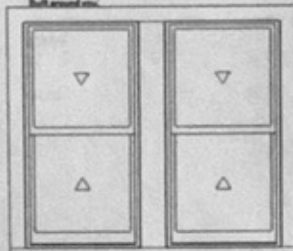
OMS Ver. 0002.14.01 (Current)
Product availability and pricing subject to change.

Patrick Miner
New Project 1
Quote Number: **ZZ8GR68**
Architectural Project Number:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	1,919.06
Qty: 1		Ext. Net Price:	USD 1,919.06



As Viewed From The Exterior

FS 70 7/8" X 68 9/32"
RD 71 7/8" X 68 25/32"
Egress Information A1, A2
Width: 28 7/8" Height: 27 57/64"
Net Clear Opening: 5.59 SqFt

Primed Pine Exterior
Primed Pine Interior
2W1H - Rectangle Assembly
Assembly Outside of Exterior Casing w/ Sub sill

78 1/2" X 73"
Assembly Rough Opening w/ Sub sill

71 7/8" X 68 25/32"

Unit: A1

Wood Ultimate Double Hung
Basic Frame 32 7/16" X 67 3/16"
Rough Opening w/ Sub sill
33 7/16" X 68 25/32"

Glass Add For All Sash/Panels
***Sash Ship Loose

Top Sash

Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear

Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

Bottom Sash

Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear

Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

White Sash Lock

Beige Jamb Hardware

Wood Screen

Bright Aluminum Wire

Primed Pine Finish

Unit: A2

Wood Ultimate Double Hung
Basic Frame 32 7/16" X 67 3/16"
Rough Opening w/ Sub sill
33 7/16" X 68 25/32"

Glass Add For All Sash/Panels
***Sash Ship Loose

Top Sash

Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear

Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

Bottom Sash

Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear

Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

White Sash Lock

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 Patrick Mena Date 7-6-17

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: _____ Date: _____
Planning staff

Date of the Public Meeting: _____

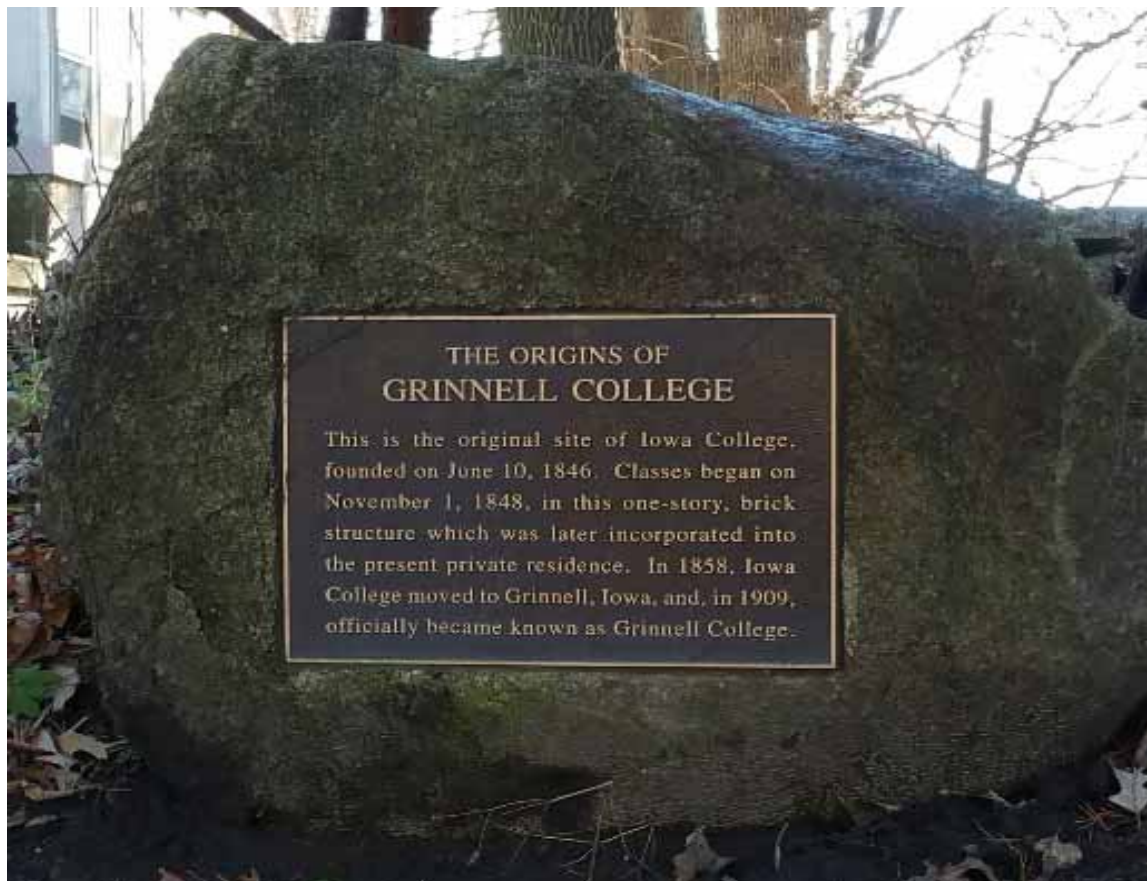
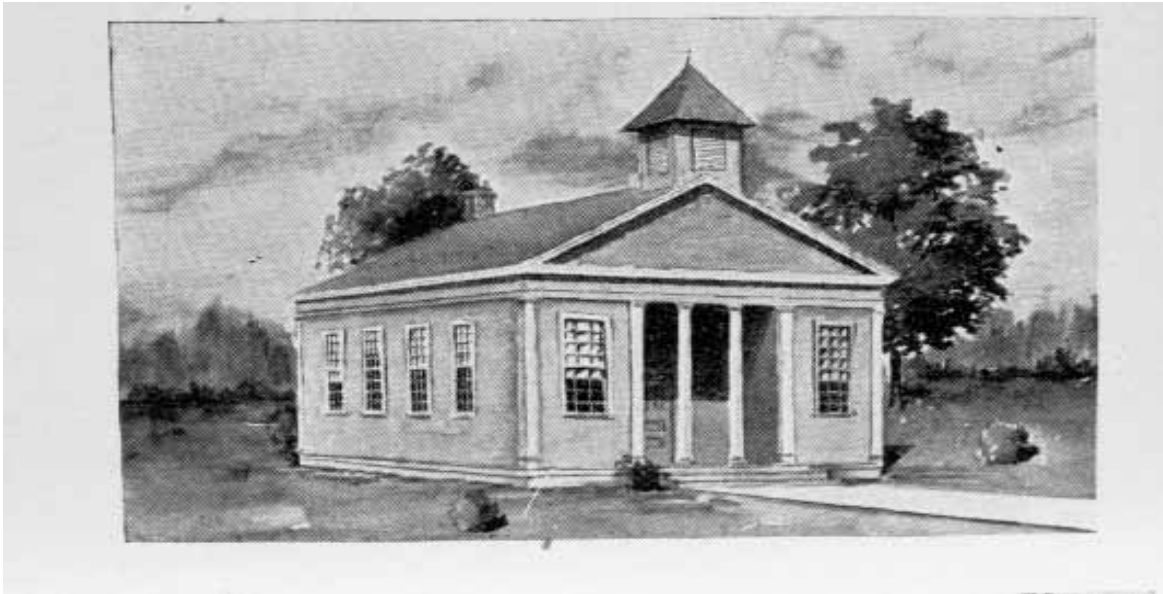
Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

MINER

1846 IOWA COLLEGE

EXTERIOR North to south

NOTE From the northeast this profile continues



MINER

View of northwest



Proposed project windows
second floor east façade



side by side new project
2013 similar project complete



deterioration of project window



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West shows substantial porch and columns



MINER

Southwest showing porch



MINER
South



South



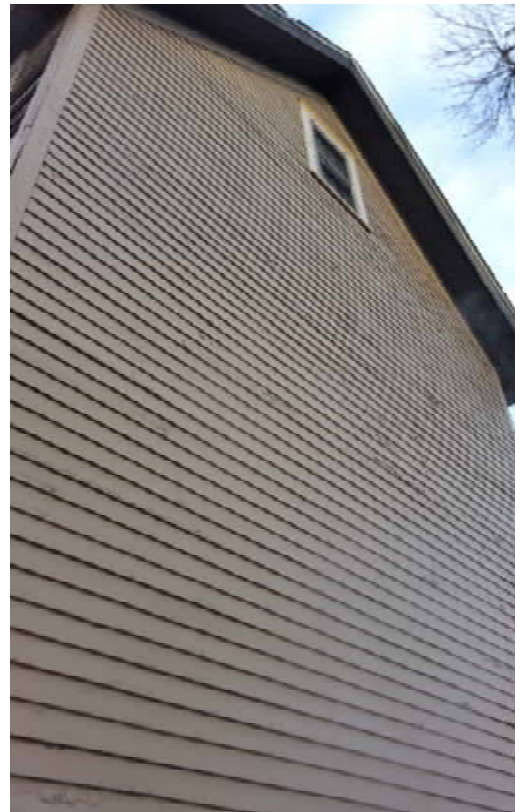
MINER

Northeast

Note: The lowest level masonry is a portion of the 1846 Iowa College exterior



Eas façade



North

Note: the profile of the 1846 Iowa College



MINER

relative elevation to adjacent properties



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
7/11/2017

Subject:

Case No: DNRHP17-01 through DNRHP17-11: Request to demolish the following properties listed on the National Register of Historic Places:

1. 705 Main Street – Individually Listed on the National Register of Historic Places.
2. 719 Main Street – Individually Listed on the National Register of Historic Places.
3. 1118 Pershing Avenue – Located within the Cork Hill Historic District.
4. 1124 Pershing Avenue – Located within the Cork Hill Historic District.
5. 215 East 12th Street – Located within the Cork Hill Historic District.
6. 219 East 12th Street – Located within the Cork Hill Historic District.
7. 221 East 12th Street – Located within the Cork Hill Historic District.
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9. 1126 Perry Street – Located within the Cork Hill Historic District. j.
10. 1132 Perry Street – Located within the Cork Hill Historic District.
11. 1138/1140 Perry Street – Located within the Cork Hill Historic District.

Palmer College of Chiropractic, petitioner.

Recommendation:

See attached staff report.

Background:

See attached staff report.

ATTACHMENTS:

Type	Description
▣ Backup Material	NRHP17-01 through NRHP17-11 - Staff Report
▣ Backup Material	Supporting Documentation
▣ Backup Material	Submitted PID Land Use Map
▣ Backup Material	82-02140 - Site Inventory Form
▣ Backup Material	82-02141 - Site Inventory Form
▣ Backup Material	82-00032 - Cork Hill Site Inventory Form

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/7/2017 - 3:10 PM



City of Davenport
HISTORIC PRESERVATION COMMISSION

Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: July 11, 2017

Request Demolition of the following properties:
705 Main Street – Individually Listed on the National Register of Historic Places.
719 Main Street – Individually Listed on the National Register of Historic Places.
1118 Pershing Avenue – Located within the Cork Hill Historic District.
1124 Pershing Avenue – Located within the Cork Hill Historic District.
215 East 12th Street – Located within the Cork Hill Historic District.
219 East 12th Street – Located within the Cork Hill Historic District.
221 East 12th Street – Located within the Cork Hill Historic District.
225 East 12th Street – Located within the Cork Hill Historic District.
1126 Perry Street – Located within the Cork Hill Historic District.
1132 Perry Street – Located within the Cork Hill Historic District.
1138/1140 Perry Street – Located within the Cork Hill Historic District.

Case No. DNRHP17-01 through DNRHP17-11

Applicant: Palmer Chiropractic, petitioner.

Introduction:

A work session was held on April 11, 2017 to discuss the demolition of this property and the forthcoming Planned Institutional District Application.

Discussion:

Section 17.23.120 of the Davenport City Code reads in part,

B. *In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the city council for designation as a local landmark, the commission shall consider the criteria as stated in Section 17.23.090 B. of this chapter. The commission, by a three-fourths vote of its members present may request the city council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 17.23.060. Said nomination shall be considered by the commission in a timely manner.*

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the city council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the city council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 17.23.060 have been met and that the provisions of Section 17.23.110 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

Section 17.23.060 of the Davenport City Code reads in part,

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.*

A summary of the Commission's deliberation process is as follows:

- 1. Consideration of whether the property is eligible to be considered a Local Historic Landmark pursuant to Section 17.23.060.**

If yes, then consider:

- 2. Consideration of whether the property is dilapidated to a point that the investment required to rehabilitate it would exceed the value of the property.**

Criteria for Demolition Request:

Chapter 17.23.090 of the Historic Preservation Ordinance states "The Commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:"

- A. A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses
- B. Assessed value of land and improvements
- C. The real estate taxes paid over the last two years
- D. All appraisals obtained by the owner or applicant in connection to the purchase
- E. Any listing of the property for sale or rent
- F. All building, fire, and housing code violations for the past two years.
- G. Any federal, state or local citations
- H. Estimated market value after demolition or renovation

It is staff's opinion that none of the properties are eligible to be considered a Local Historic Landmark.

- A. 705 Main Street. Peter J. Paulsen House. Built around 1894 in the Queen Anne Revival style. The National Register site inventory form indicates that it either derives its significance from the style (noted as very good) or Paulsen who operated a grocery store on West 2nd Street.

Staff commentary: There are many examples of Queen Anne houses in Davenport and staff's questions if a "very good example" rises to "embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction".

2017 Assessed value: \$112,520.

- B. 719 Main Street. Fred Finch House. Built around 1904 in the Neo-Georgian Style. The National Register site inventory form indicates that it either derives its significance from the fact that it was one of few designs by local architect Dietrich J. Harfst.

Staff commentary: Harfst designs that are extant include the Pasadena Flats – 1224 Main Street and the Dietrich Harst House – 424 West 7th Street.

2017 Assessed value: \$121,770.

- C. 1118 Pershing Avenue – Located within the Cork Hill Historic District. Mapped as key (contributing) on the site inventory form.
Marsh Noe acquired Lot 5 in 1872.
Marsh Noe is listed at 1118 Rock Island 1876-1881. Worked as a mason (bricklayer) and contractor. The style of the house is Gable-front, 2 story, 3 bays.

Staff commentary: A Gable-front, 2 story, 3 bay house is a common architectural style in the City of Davenport.

2017 Assessed value: \$62,930.

- D. 1124 Pershing Avenue – Located within the Cork Hill Historic District. Mapped as key (contributing) on the site inventory form.
Marsh Noe acquired Lot 5 on April 8, 1872. Sold south 50 feet of the north 97 feet of Lot 5 in 1900. 1876 – C.S. Durfee is listed at 1124 Rock Island in 1876. Worked as a dealer in watches, jewelry and diamonds – 120 West 2nd St. It appears that Marsh Noe built this house as a rental. The style of the house is Gable-front, 2 story, 3 bays.

Staff commentary: A Gable-front, 2 story, 3 bay house is a common architectural style in the City of Davenport.

2017 Assessed value: \$64,010.

- E. 215 East 12th Street – Located within the Cork Hill Historic District. Mapped as contributing on the site inventory form.

Chas Stewart acquired the property in 1876. Chas Stewart is listed at 215 E. 12th in 1877. Worked at dry goods - 221 Brady. The style of the house appears to be Gable-front, 2 story, 3 bays. However, there appear to have been additions, which have altered the original style of the house.

Staff commentary: A Gable-front, 2 story, 3 bay house is a common architectural style in the City of Davenport.

2017 Assessed value: \$76,780.

- F. 219 East 12th Street – Located within the Cork Hill Historic District. Mapped as contributing on the site inventory form.

James Means acquired the west ½ of Lot 6 in 1873.

1876 - James W. Means listed at 215 E. 12th in 1876. No occupation listed. The style of the house appears to be Gable-front, 2 story, 3 bays.

Staff commentary: A Gable-front, 2 story, 3 bay house is a common architectural style in the City of Davenport.

2017 Assessed value: \$43,960.

- G. 221 East 12th Street – Located within the Cork Hill Historic District. Mapped as contributing on the site inventory form.

Mary M Stewart acquired the east ½ of Lot 6 in 1869. She sold it in 1883.

1877 – William H. Stewart is listed at 221 E 12th in 1877. Worked as a book keeper. The style of the house appears to be Gable-front and a wing (2 stories).

Staff commentary: A Gable-front and a wing (2 stories) house is a common architectural style in the City of Davenport.

2017 Assessed value: \$36,600.

- H. 225 East 12th Street – Located within the Cork Hill Historic District. Mapped as contributing on the site inventory form.

Marsh Noe acquired Lot 5 on April 8, 1872. Marsh Noe sold the north 47 feet of Lot 5 to Cornelius S. Durfee in 1892. Cornelius Durfee is listed at 225 E 12th Street in 1892. Worked at C.S. Durfee and Co. - 111 West 2nd St. The style of the house is Queen Anne.

2017 Assessed value: \$42,210.

- I. 1126 Perry Street – Located within the Cork Hill Historic District. Mapped as contributing on the site inventory form. Appears to have been built as a double-house around 1874.

2017 Assessed value: \$105,720.

- J. 1132 Perry Street – Located within the Cork Hill Historic District. Mapped as contributing on the site inventory form. Appears to have been built as a double-house around 1874.

2017 Assessed value: \$154,850.

- K. 1138/1140 Perry Street – Located within the Cork Hill Historic District. Mapped as contributing on the site inventory form. Appears to have been built as a double-house around 1874.

2017 Assessed value: \$91,140.

Recommendation:

The Commission may struggle with the demolition of these properties without the assurance that the Planned Institutional District is approved through its own public process. Staff concedes that this is not a criterion for the Commission's consideration of the demolition requests. However, Palmer Chiropractic College has indicated its commitment to rezoning the property and the request has been submitted. In that light staff is suggesting the following condition for approval of the demolitions as long as Palmer Chiropractic does not object:

1. Subject to approval of the Planned Institutional District by the City Council.

Prepared by:



Ryan J. Rusnak, Planner III
563-888-2022
rrusnak@ci.davenport.ia.us



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- ~~6. 1028 PERSHING AVENUE~~**
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- 11. 219 E. 12TH STREET**
- 12. 215 E. 12TH STREET**
- 13. 1138/1140 PERRY STREET**
- 14. 1132 PERRY STREET**
- 15. 1126 PERRY STREET**

DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 121 8th Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u>Email: ggowey@studio483.com</u>
Email:	<u></u>	
Historic District:	<u></u>	

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

- ☐ A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses.
N/A
- ☐ Assessed value of the land and improvements from two most recent assessments
- ☐ The real estate taxes paid during the previous two years
- ☐ All appraisals obtained by the owner or applicant in connection with the purchase
N/A
- ☐ Any listing of the property for sale or rent, price asked and offers received, if any
N/A

- ☐ All building, fire, and housing code violations for two years
None
- ☐ Any federal, state, or local citations which have determined the building to be a nuisance
None
- ☐ Estimated market value of the property after the proposed demolition and renovation for re-use
N/A
- ☐ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment
N/A

Note: Supplemental information recommended – cost of renovation and zoning determination





**PALMER COLLEGE OF CHIROPRACTIC
BUILDING CONDITION ASSESSMENT
121 8th Street, Davenport, Iowa**

November 11, 2016

ILLINOIS

124 Arts Alley
Rock Island, Illinois 61201
309.786.9910

IOWA

201 West 2nd St Suite 608
Davenport, Iowa 52801
563.326.2555



PALMER COLLEGE OF CHIROPRACTIC

November 11, 2016

#2016-106D

121 8TH Street, Davenport, IA – BUILDING CONDITION ASSESSMENT

A walk-through survey of the former St. Luke's Hospital Building at 121 8th Street, Davenport, Iowa took place on October 24, 2016. In attendance:

Mike Ernster – Palmer College of Chiropractic

Greg Govey – Studio 483 Architects

Robert Braun – Studio 483 Architects

A separate walk-through survey to assess the structural condition of the building was conducted by Chad Carr of Missman, Inc. on October 10, 2016. His assessment is attached to this report.

HISTORY (Source: National Register of Historic Places, National Park Service)

The building consists of an Italianate house which was enlarged through the addition of a wing that nearly tripled the floor area. The wing is architecturally undistinguished and the house has lost many of the original exterior and interior features.

The house was built around 1850 as a private residence and was one of the few buildings in this part of the city at the time. In 1895 the building was converted from a residence to a hospital to house the newly created "St. Luke's Hospital." St. Luke's was originally intended to operate as an emergency facility in the central city to supplement long-term care available at the existing Mercy Hospital located at the outskirts of the city.

A building addition was constructed in 1903. In 1918, the hospital moved to a larger facility in a new location. In more recent years, the building has been used as apartments until around 2005. The building has been vacant for approximately 10 years and is listed on the Davenport Register of Historic Properties and on the National Register of Historic Places. It has suffered some significant deterioration due to very limited maintenance during the time it was unoccupied.

EXTERIOR WALLS

The exterior walls are constructed of multi-wythe brick masonry with plaster interior finish. There is a stone foundation and stone heads and sills at window openings of the existing house. Windows in the two additions have arched brick row lock headers and stone sills. The brick is in poor condition over 50% of the wall surface area. Many bricks and mortar joints are showing signs of surface deterioration and will need to be replaced. There are signs in many areas that indicate the wall surface (bricks and mortar) has been cleaned, or has had paint removed by sandblasting. This process weakens the surface of both brick and mortar and leads to water penetration. Some settlement cracking is observed in the original portion of the building and areas of missing brick above many windows near the northeast corner of the building. Sections of brick appear to be slightly bowing or bulging due to water penetration and are in need of replacement.

The stone foundation is generally in good condition; however, there is an area near the northwest corner of the building where some erosion of mortar joints was observed near grade. There are areas that do not have a different appearance than stone from that era suggesting it might have been a replacement.

ROOF AND SOFFIT

The roof over most of the building is in poor condition. Over 60% of the roofs overhang and soffit is missing or rotted. At the one-story addition on the southwest corner, there is an area of severe roof damage where daylight is visible from inside the building. Gutters are present in certain areas, but missing in others which has led to roof, soffit, and wall deterioration.

WINDOWS

Most of the windows appear to be the original wood double-hung windows with single-pane glazing. Storm windows were added at a later date. There were a small number of locations where the original windows have been replaced with modern wood insulated glass units. The condition of the wood windows varies greatly. At the south end of the building, windows are broken or missing and the openings have been boarded up. At other locations, the wood sashes are deteriorating and the wood sills are rotting. The glass was observed to be falling out or broken out of the sash at some of the windows, which allows water infiltration and additional damage.

BASEMENT

The basement has been used mainly for mechanical space and storage, although there are also some areas that have been used as apartments. There are extensive areas where the plaster ceiling is missing and the first floor wood framing is exposed. There is a change in floor level from the original building at the addition. The original, unused boiler and other equipment remain in place. The basement has one stair to first floor at the south end. The stair is not code-compliant and is not enclosed. There is also an exit at grade at the north end (west side) of the building addition.

FIRST FLOOR

The areas at the southwest corner of first floor have extensive damage from two sources. A plumbing leak from second floor has caused ceiling damage and has rotted the floor below the leak. At another location a roof leak has caused damage to the ceiling and the floor below. At this location, daylight is visible through the roof opening and the damage is extensive. At the apartments along the east wall, water damage to the ceiling and walls is evident at several locations. The corridor floor is uneven at a sunken area in the middle third of the 1903 building addition. The stairs at north and south end are open and the railings are not code-compliant.

SECOND FLOOR

The condition of the second floor is similar to the first floor. A plumbing leak at a bathroom has caused extensive damage at the floor in an apartment at the south end of the building. There are areas of water damage at walls and ceilings adjacent to the east exterior wall. The corridor floor is uneven at the middle of the building and the two stairs are open and railings are not code-compliant.

THIRD FLOOR/ATTIC

The third floor has less water damage than the floors below. A roof hole at damaged sheathing is visible at the dormer near the northwest corner. Below the cupola there is an area of missing plaster and the wood framing is exposed. The cupola is accessed via a spiral stair from the second floor and is in fair condition. The corridor floor is uneven at the middle third of the 1903 building addition. The two stairs are open and railings are not code-compliant.

MECHANICAL/ELECTRICAL SYSTEMS

The existing mechanical and electrical systems are in serious condition and do not meet current minimum code requirements for occupancy. Since the building has been unoccupied for several years, it is difficult to determine when the systems were last functional or tested. The boilers and pumps do not appear to be in working condition; exhaust and fresh air requirements need to be added; there are many plumbing problems, e.g. leaks that are evident at many wall, floor, and ceiling areas; and the electrical system is inadequate for current power and lighting requirements...in addition to locations where wiring is exposed and missing conduit and electrical boxes.

BUILDING CODE

The main corridor on three levels provides access from the living units to stairs, one at each end of the building. These stairs are open three floors and current codes require enclosed stairways for buildings taller than two floors. There are also units accessed only from stair landings which do not comply. It would be challenging to design a solution that would be code compliant without an extreme variance or the construction of two new enclosed stair towers. Also, there is no automatic sprinkler system which is a code requirement for a building of this size and occupancy.

ACCESSIBILITY

The building is currently not accessible at either basement or first floor entrances and does not have an elevator. The grade of the site makes it challenging to provide accessibility into the building and the multiple levels, especially the half levels adjacent to the original house, create problems providing elevator access to each occupied floor.

SUMMARY

The building is in very poor condition and will need a complete renovation to make it habitable. The following list represents the building systems which need major work or replacement as a part of the restoration:

- Roofing, fascia, soffits, gutters, and downspouts will need to be replaced and further investigation of the roof structure is required to determine the severity of decay in the areas of leaks.
- Brick walls are in need of complete tuck-pointing and approximately 50% of brick replaced due to deterioration, cracks, and bowing. Interior plaster replacement is also required in these areas.
- Complete window replacement.
- Interior floors will need further study to determine the cause of sunken corridors. Regardless, floor structure replacement will be required in all deteriorated areas.
- Interior walls will need structural analysis and plaster repair. All doors, casework, finishes, etc. will need replacement. Coordination with the mechanical/electrical system replacement will be required to avoid exposed ductwork and conduits.
- Plumbing, HVAC, and Electrical systems will require a complete replacement.
- Stairways, new stairwell additions will need to be enclosed and constructed, plus an automatic sprinkler system installed, and an elevator.
- Site modifications are needed at all building entrances for accessibility.

It is apparent that the building has suffered from neglect over the past approximately 20 years and no work has been done over the past approximately 10 years since it has been unoccupied. The present state of deterioration is due, but more likely in part to its age and lack of maintenance...no effort to keep the building weather tight and secure. The list of items above is very general in nature, but highly likely at more cost than building replacement.

Note:

- An environmental survey was not included as a part of this evaluation.



Basement – Apartment with exterior window



Basement – Piping & conduit at corridor ceiling



Basement – Damaged ceiling



Basement – Damaged ceiling



Basement – Stair to first floor



Basement – Damaged ceiling



First Floor – Water damage at ceiling



First Floor – Water damage at floor



First Floor – Damaged windows



First Floor – Water damage ceiling and exterior wall



Second Floor – Open stair with 32" high guard railing



Second Floor – Window to exterior fire escape



Second Floor – Open stair



Second Floor – Damaged floor



Second Floor – Water damage at exterior wall



Second Floor – Water damage at exterior wall



Third Floor – Deteriorated window sash and window sill



Third Floor – Dormer framing with damaged sheathing



Third Floor – Open stair with 32" high guard railing



Third Floor – Missing plaster at cupola floor framing



Exterior – Water damage at brick



Exterior – Missing brick



Exterior – Water damage at brick and soffit



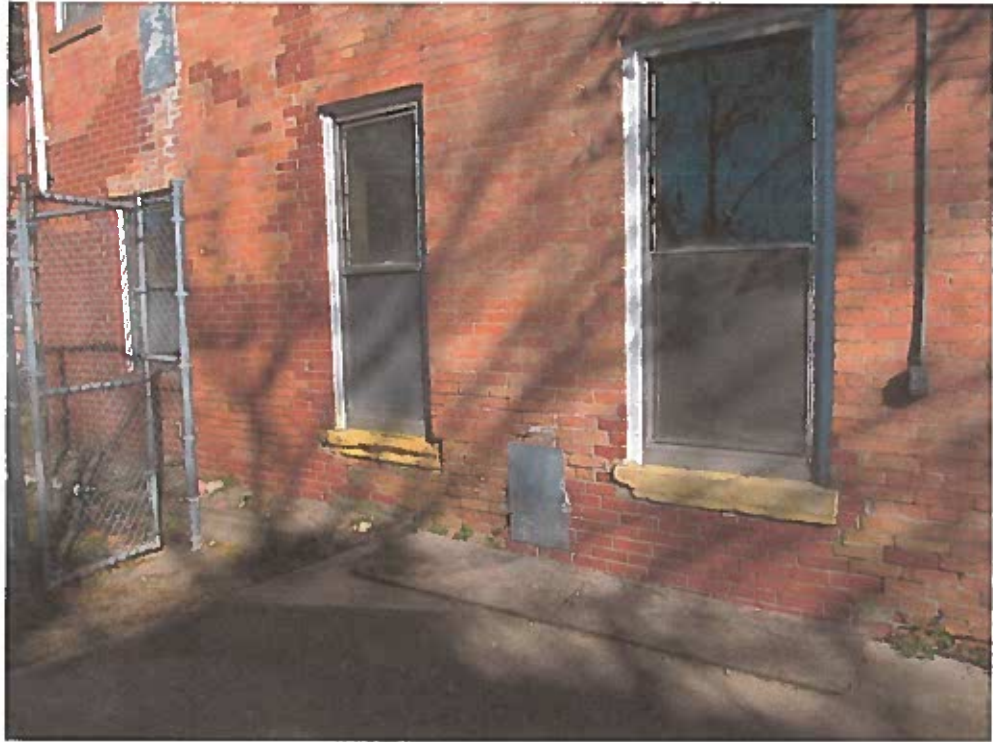
Exterior – Missing soffit



Exterior – Cracking at stone lintel & brick masonry



Exterior – Missing soffit



Exterior – Previously patched brickwork



Exterior – Eroded joints at stone foundation

**Structural Assessment
Former St. Luke's Hospital
8th and Main
Davenport, Iowa**

**Missman Job No. C16X095
October 10, 2016**

EXECUTIVE SUMMARY

A structural observation of the existing building at the address noted above was completed on October 4, 2016. It is our understanding that the building has not been occupied for several years. The building is framed with load bearing masonry walls supporting wood joists at each floor and timber columns with wood beam framing at the roof. There are three floors above the basement level except for a small section near the southwest corner which has only two floors. There is also a cupola near the center of the south building section. Our structural assessment of the building is based on these observations.

CEILING, ROOF AND CUPOLA FRAMING:

The building shows signs of significant deterioration due to very limited maintenance since being vacated several years ago. Most of the roof framing could not be observed due to access and finishes. The top of the roof was able to be observed from the cupola which is situated in the center of the south building section. It appears that the roof has been shingled over the top of old roofing. The cupola structure shows signs of disrepair but is otherwise not structurally deficient. There are several areas of the roof overhang that appear to be rotted. The roof structure as a whole appears to be in marginal condition with 15% - 40% likely in need of replacement which includes the majority of the roof overhangs.

THIRD FLOOR LEVEL:

Floors at the third floor level were in variable condition. The corridor walls and floor are sunken down near the center of the building. This may be due to foundation settlement or rotting wood framing. Many of the floor areas are uneven most likely due to age and softening of the wood framing. The majority of the third floor level is in marginal condition and would require significant portions of the floor framing to be removed and replaced. The best estimate range for floor framing replacement would be 10 – 40% without removal of ceiling or floor finishes allowing for a more thorough inspection.

SECOND FLOOR LEVEL:

Floors at the second floor level were also in variable condition. The corridor walls and floor are sunken down near the center of the building matching the level above. Many of the floor areas are uneven most likely due to age and softening of the wood framing. The majority of the second floor level is also in marginal condition and would require significant portions of the floor framing

to be removed and replaced. The best estimate range for floor framing replacement would be 10 – 40% without removal of ceiling or floor finishes allowing for a more thorough inspection.

FIRST FLOOR LEVEL:

The first floor level is in similar condition to the upper floor levels. The corridor walls and floor are sunken in the location matching the upper floor levels. There are a few large areas with rotted floor framing. This is especially true at the south end of the building. These areas would also need to be removed and replaced due to structural instability. The primary source of water exposure appears to be at the windows. The overall rating of the first floor level framing is poor to marginal. The first floor level has the most severe deterioration of the three floors. We estimate 20 – 50% of this floor level is in need of replacement.

BASEMENT LEVEL:

The building foundation appears to be a stacked limestone walls supporting brick bearing walls. No significant issues were discovered. However, visibility was severely limited at this level. Some repairs would be required. The extent of repairs required is not known.

EXTERIOR FRAMING AND VENEER:

The outside of the building was observed to assess the condition of the brick veneer, limestone base, stairs and other framing. The brick veneer shows signs of deterioration. The brick veneer has several cracks at various locations around the building. These cracks vary in size and severity. There are also large areas of brick that have surface de-lamination. The de-lamination is due to moisture penetration into the brick in combination with freeze/thaw cycles. There are also areas of missing brick. Extensive restoration work would be required to make this building water tight including complete replacement of all windows which are a primary source of moisture penetration into the building. The building envelope would be rated as poor with nearly the entire brick veneer in all areas in need of tuck pointing or other restoration work.

Observations of the structure were limited to what was visible and accessible at the time. Not every structural item was observed or inspected during this visit



Delaminated and Saturated Brick / Rotted Roof Overhang



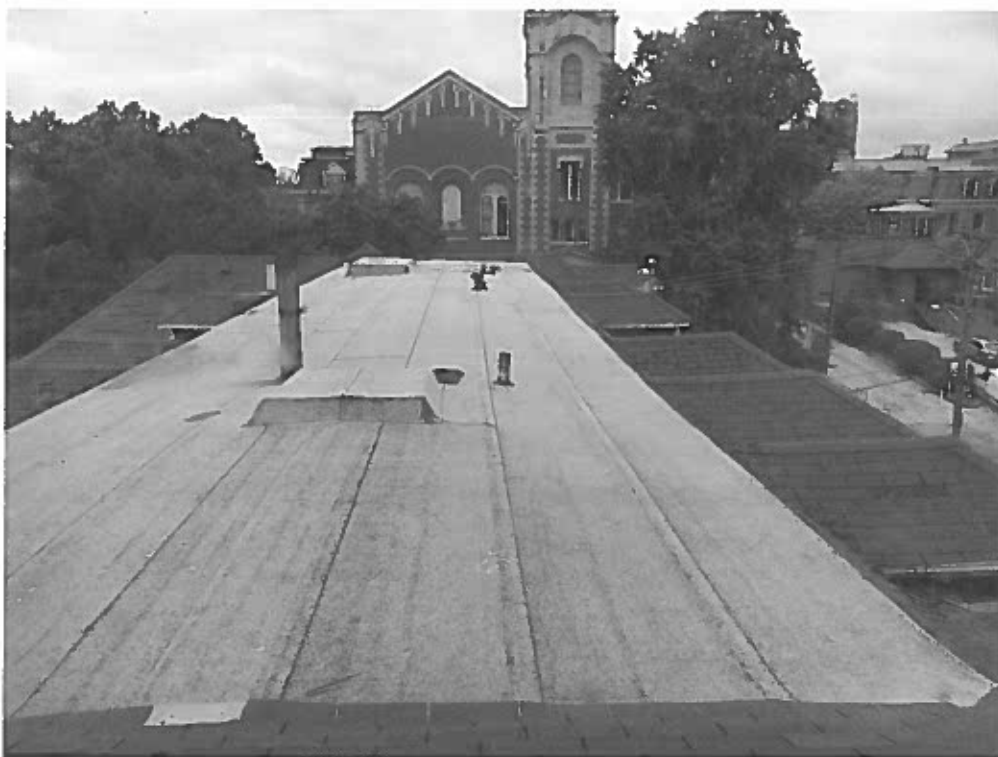
Missing Brick / Rotted Windows



Deteriorated Brick



Cracked and Delaminated Brick



Roofing in Need of Repair



Sunken Corridor Area



ARCHITECTS
& INTERIOR
DESIGNERS, PC
201 W. 2ND ST., 800B
DAVENPORT, IOWA
PH. 562.316-2555

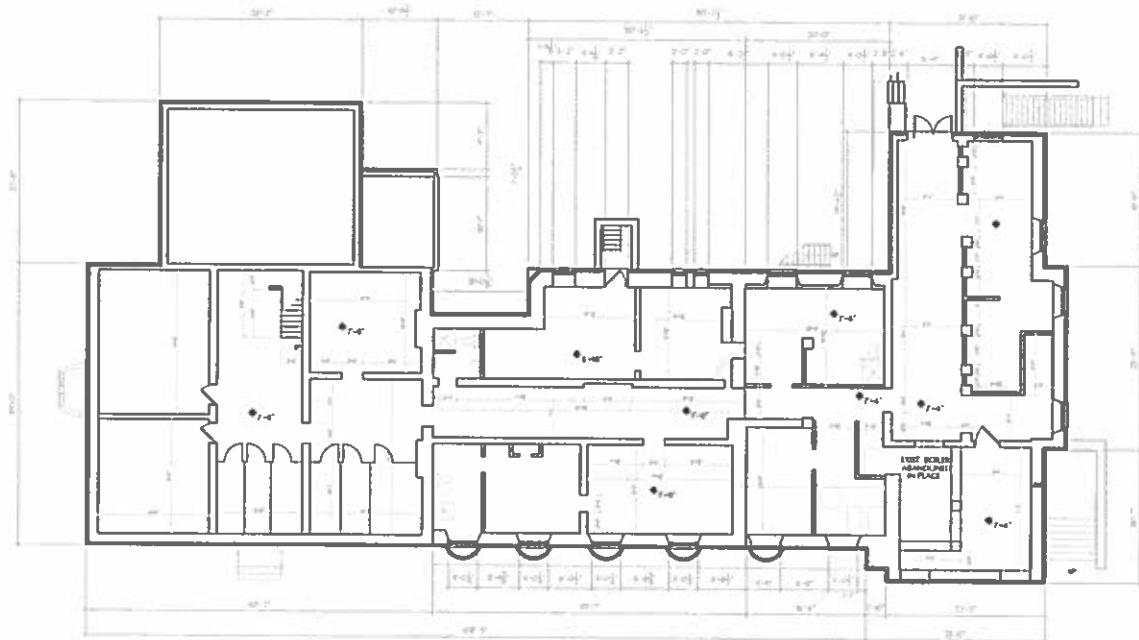
EIGHTH & MAIN LOFTS Davenport, Iowa

NEAREST RECORD
PLOT: 379-1

PROJECT
1443
NUMBER

North
EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

SHEET
A0
NUMBER



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



ISSUE RECORD
RFLH 102514

PROJECT
1443
NUMBER

SHEET
A1
NUMBER

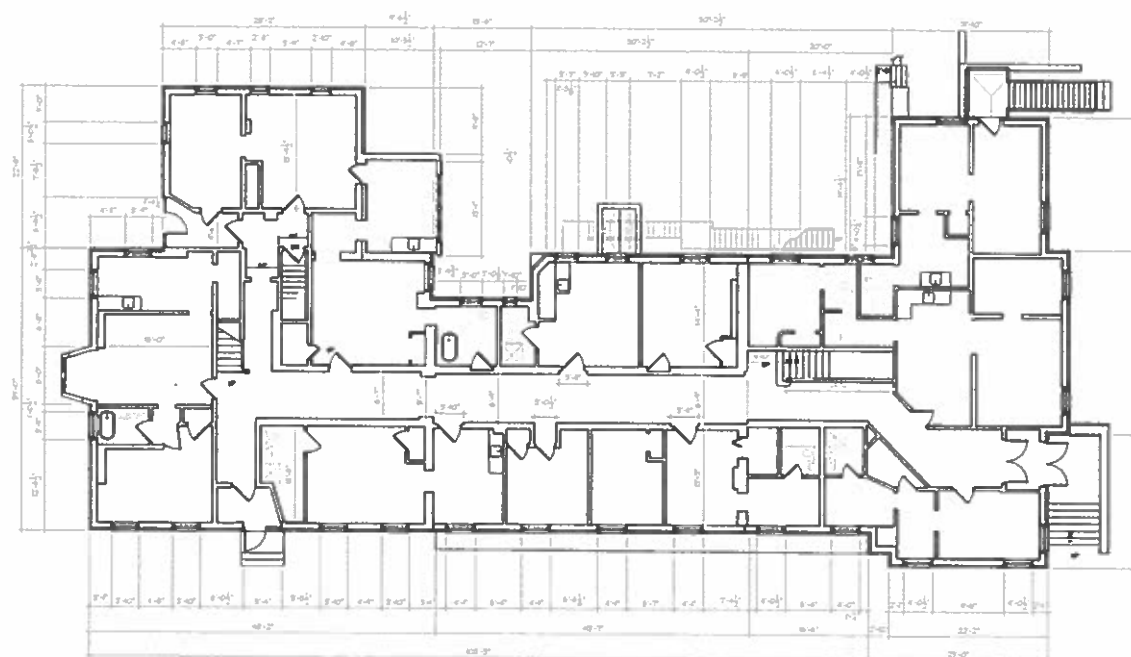
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DAVENPORT, IOWA
PH. 563/326-2555

EIGHTH & MAIN LOFTS

ISSUE RECORD
PERIOD: 9/29/74

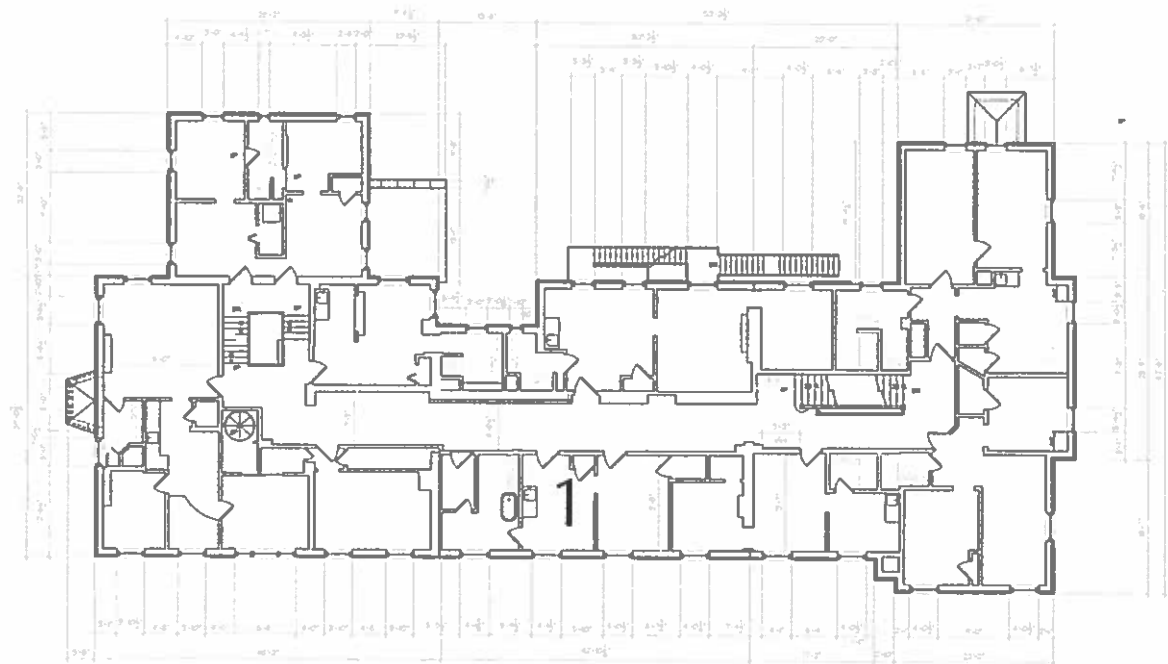
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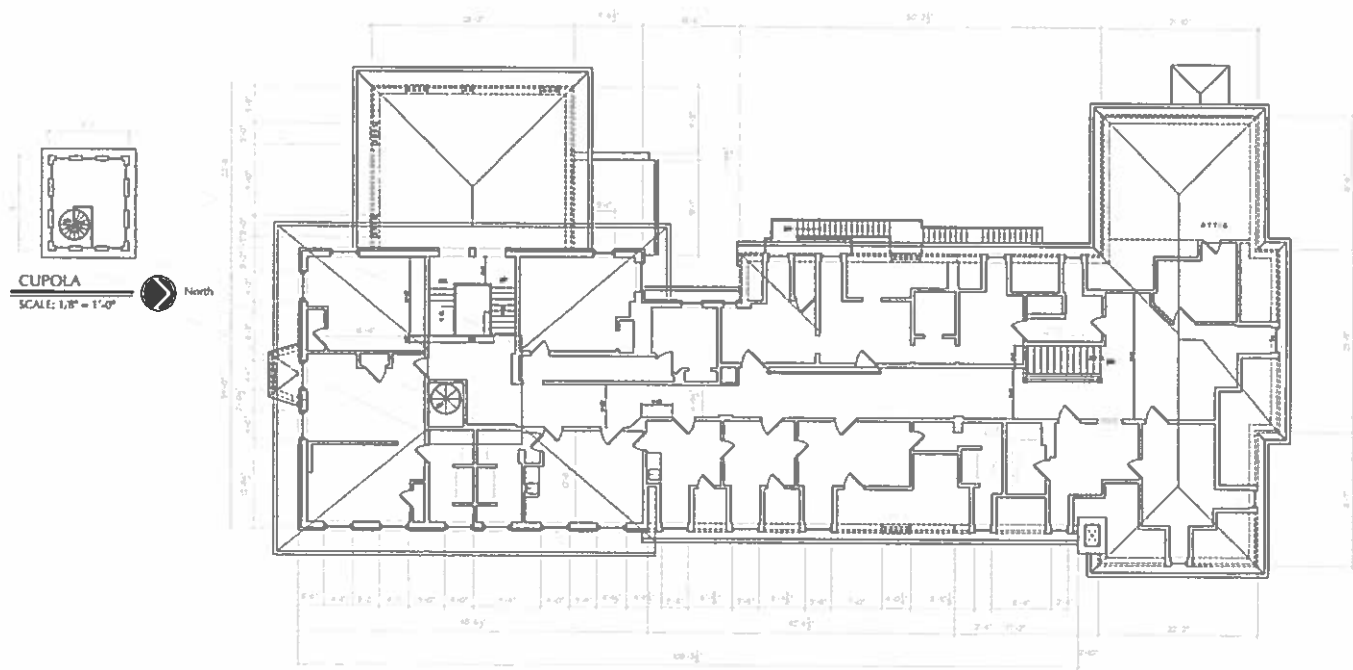
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EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

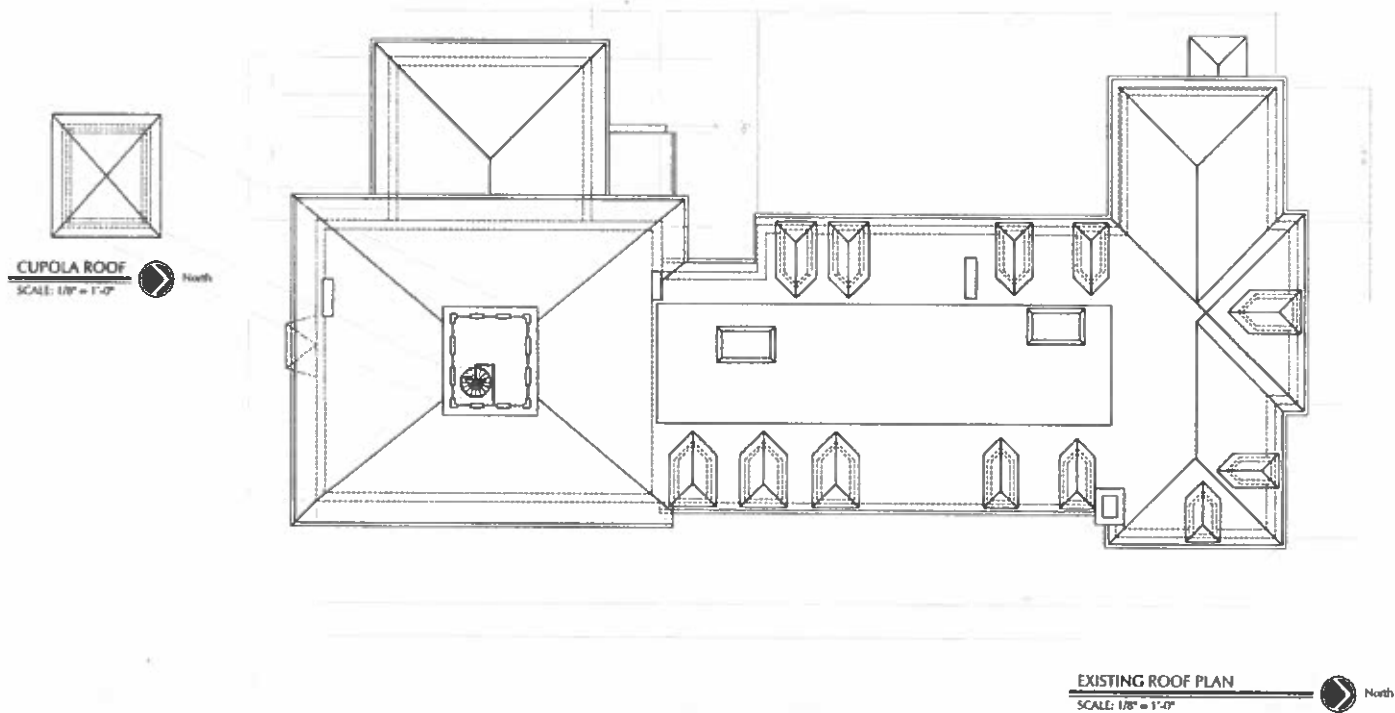




CUPOLA
SCALE: 1/8" = 1'-0"

EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"







ARCHITECTS
& INTERIOR
DESIGNERS, PC
301 W. 2ND ST. 600
DAVENPORT, IOWA
PH. 563/326-2555



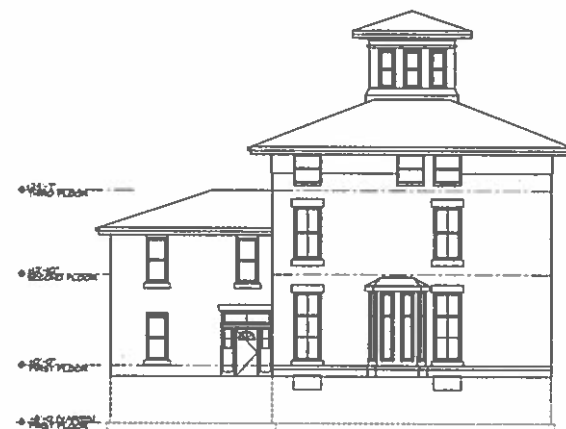
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EIGHTH & MAIN LOFTS
Davenport, Iowa

ISSUE RECORDED
FEBRUARY 9, 2014

PROJECT

1443

NUMBER

SHEET

A3

NUMBER

PRELIMINARY
VERIFY ALL
DIMENSIONS



ARCHITECTS
& INTERIOR
DESIGNERS, PC

201 W. 2ND ST. #208
DAVENPORT, IOWA
PH. 563/226-2555

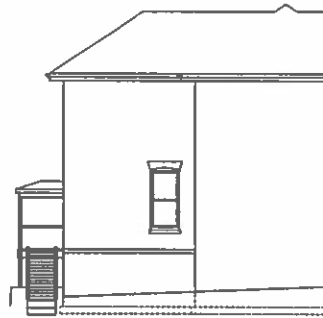
EIGHTH & MAIN LOFTS
Davenport, Iowa

ISSUE RECORDED
PRELIM. 05/14

PROJECT
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NUMBER

SHEET
A3.1
NUMBER

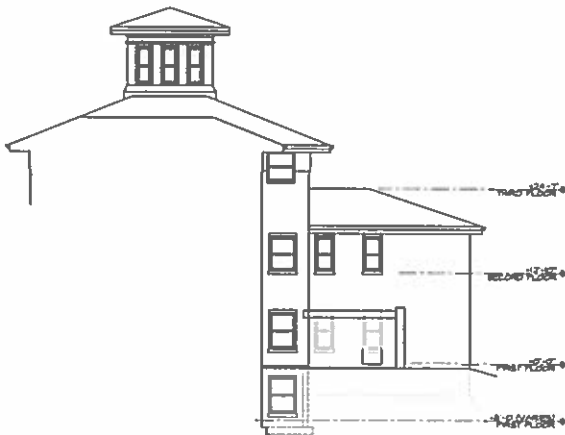
PRELIMINARY
VERIFY ALL
DIMENSIONS



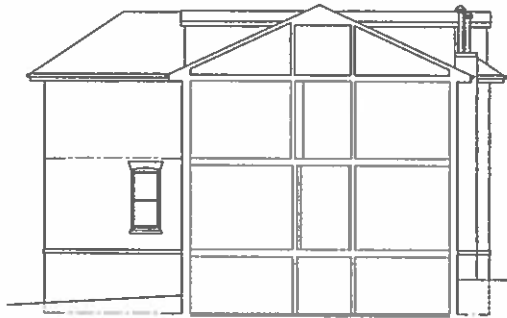
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WEST ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PRELIM. BUILDING SECTION
SCALE: 1/8" = 1'-0"



PRELIM. BUILDING SECTION
SCALE: 1/8" = 1'-0"



November 17, 2016

Aaron Christopher
Palmer College of Chiropractic
1000 Brady Street
Davenport, IA 52803

Vice Chancellor Christopher:

On behalf of Genesis Health System, thank you for giving us the opportunity to tour the original St. Luke's Hospital building. We truly appreciate it. As you can imagine, we feel a strong sense of attachment.

Nonetheless we share your opinion that, sadly, there appears to be no significant architectural or historical significance left. And, due to the unfortunate maintenance decisions of previous owners; it would seem that preservation wouldn't be possible even if it was desirable. As they say, "not everything old is sacred; some of it is just old."

In any event, we thank you again for taking time to give us the tour. And, thank you for your kind offer to provide us with the few mementos we requested to add to the historical display we're preparing for the opening of the new St. Luke's Hospital, a/k/a Genesis Medical Center, Davenport.

We wish you great success with your project.

Cordially,

Kenneth R. Croken
Chief Marketing Officer

DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 719 Main Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u></u>
Email:	<u></u>	<u>Email: ggowey@studio483.com</u>

Historic District:

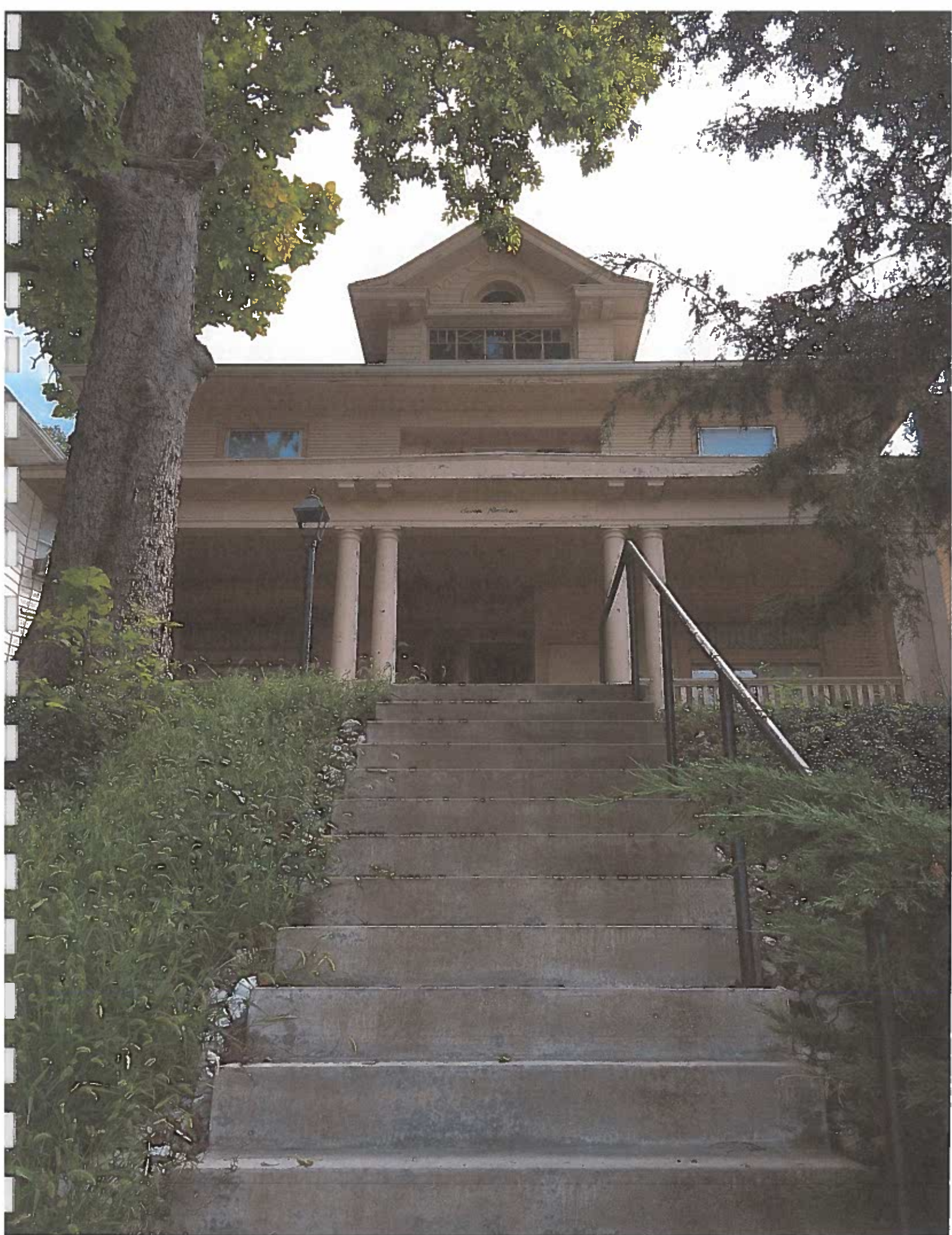
The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

- ☐ A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses
N/A
- ☐ Assessed value of the land and improvements from two most recent assessments
- ☐ The real estate taxes paid during the previous two years
- ☐ All appraisals obtained by the owner or applicant in connection with the purchase
N/A
- ☐ Any listing of the property for sale or rent, price asked and offers received, if any
N/A

- ☐ All building, fire, and housing code violations for two years
None
- ☐ Any federal, state, or local citations which have determined the building to be a nuisance
None
- ☐ Estimated market value of the property after the proposed demolition and renovation for re-use
N/A
- ☐ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment
N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 705 Main Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u>Email: ggowey@studio483.com</u>
Email:	<u></u>	

Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

- ☐ A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses
N/A
- ☐ Assessed value of the land and improvements from two most recent assessments
- ☐ The real estate taxes paid during the previous two years
- ☐ All appraisals obtained by the owner or applicant in connection with the purchase
N/A
- ☐ Any listing of the property for sale or rent, price asked and offers received, if any
N/A

- ☐ All building, fire, and housing code violations for two years
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- ☐ Any federal, state, or local citations which have determined the building to be a nuisance
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- ☐ Estimated market value of the property after the proposed demolition and renovation for re-use
N/A
- ☐ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment
N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 1118 Pershing Avenue, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u></u>
Email:	<u></u>	<u>Email: ggowey@studio483.com</u>

Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

- ☐ A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses
N/A
- ☐ Assessed value of the land and improvements from two most recent assessments
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N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 1124 Pershing Avenue, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u></u>
Email:	<u></u>	<u>Email: ggowey@studio483.com</u>

Historic District:

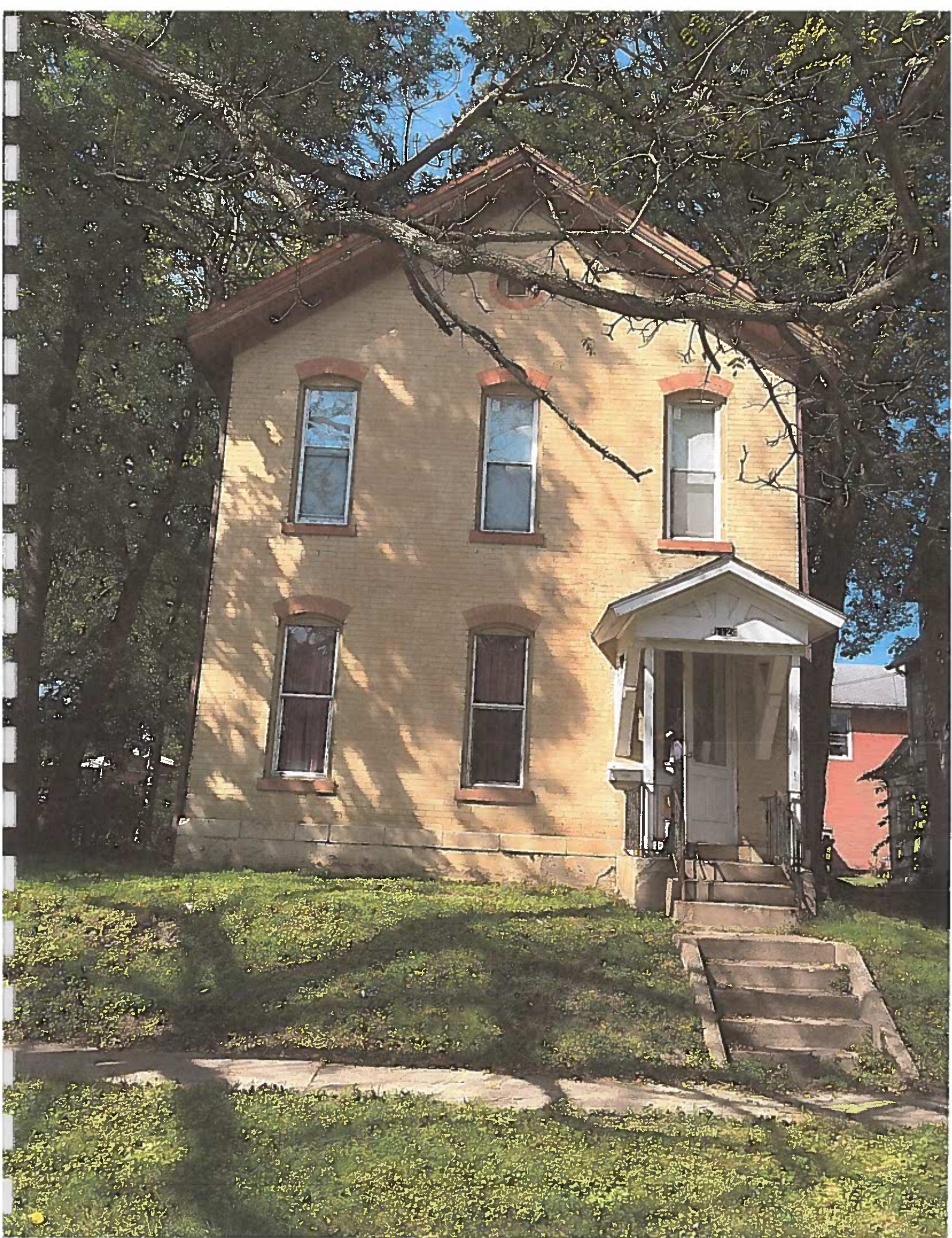
The applicant shall submit the following information: *Pursuant to Davenport Municipal Code Section 17.23*

719 Main Street, Davenport, IA – Page 2.

- ☐ A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses
N/A
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N/A
- ☐ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment
N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 225 E. 12th Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u></u>
Email:	<u></u>	<u>Email: ggowey@studio483.com</u>

Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

- ☐ A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses
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N/A

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None
- ☐ Any federal, state, or local citations which have determined the building to be a nuisance
None
- ☐ Estimated market value of the property after the proposed demolition and renovation for re-use
N/A
- ☐ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment
N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 221 E. 12th Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u>Email: ggowey@studio483.com</u>
Email:	<u></u>	

Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

- ☐ A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses
N/A
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- ☐ The real estate taxes paid during the previous two years
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N/A
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N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 219 E. 12th Street, Davenport, IA

Owner

Name: Palmer College of Chiropractic
Address: 1000 Brady Street
Daytime Phone: _____
Evening Phone: _____
Fax: _____
Email: _____

Petitioner (If not owner)

Greg Gowey, AIA -Studio 483 Architects
201 W. 2nd Street, Ste. 608
563-326-2555
563-529-1819
Email: ggowey@studio483.com

Historic District: _____

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

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N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 215 E. 12th Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
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Fax:	<u></u>	<u></u>
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Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

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N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 1138/1140 Perry Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u>Email: ggowey@studio483.com</u>
Email:	<u></u>	

Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

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N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 1132 Perry Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u></u>
Email:	<u></u>	<u>Email: ggowey@studio483.com</u>

Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

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N/A

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- ☐ Any federal, state, or local citations which have determined the building to be a nuisance
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- ☐ Estimated market value of the property after the proposed demolition and renovation for re-use
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- ☐ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment
N/A

Note: Supplemental information recommended – cost of renovation and zoning determination



DEMOLITION REQUEST

Historic Preservation Commission City of Davenport, Iowa

Date: June 30, 2017

Please provide the following information (Please type or print)

Property Address: 1126 Perry Street, Davenport, IA

	Owner	Petitioner (If not owner)
Name:	<u>Palmer College of Chiropractic</u>	<u>Greg Gowey, AIA -Studio 483 Architects</u>
Address:	<u>1000 Brady Street</u>	<u>201 W. 2nd Street, Ste. 608</u>
Daytime Phone:	<u></u>	<u>563-326-2555</u>
Evening Phone:	<u></u>	<u>563-529-1819</u>
Fax:	<u></u>	<u>Email: ggowey@studio483.com</u>
Email:	<u></u>	

Historic District:

The applicant shall submit the following information: Pursuant to Davenport Municipal Code Section 17.23

719 Main Street, Davenport, IA – Page 2.

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N/A

Note: Supplemental information recommended – cost of renovation and zoning determination





Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for these elements.

CAMPUS EDGE & SCREENING

As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

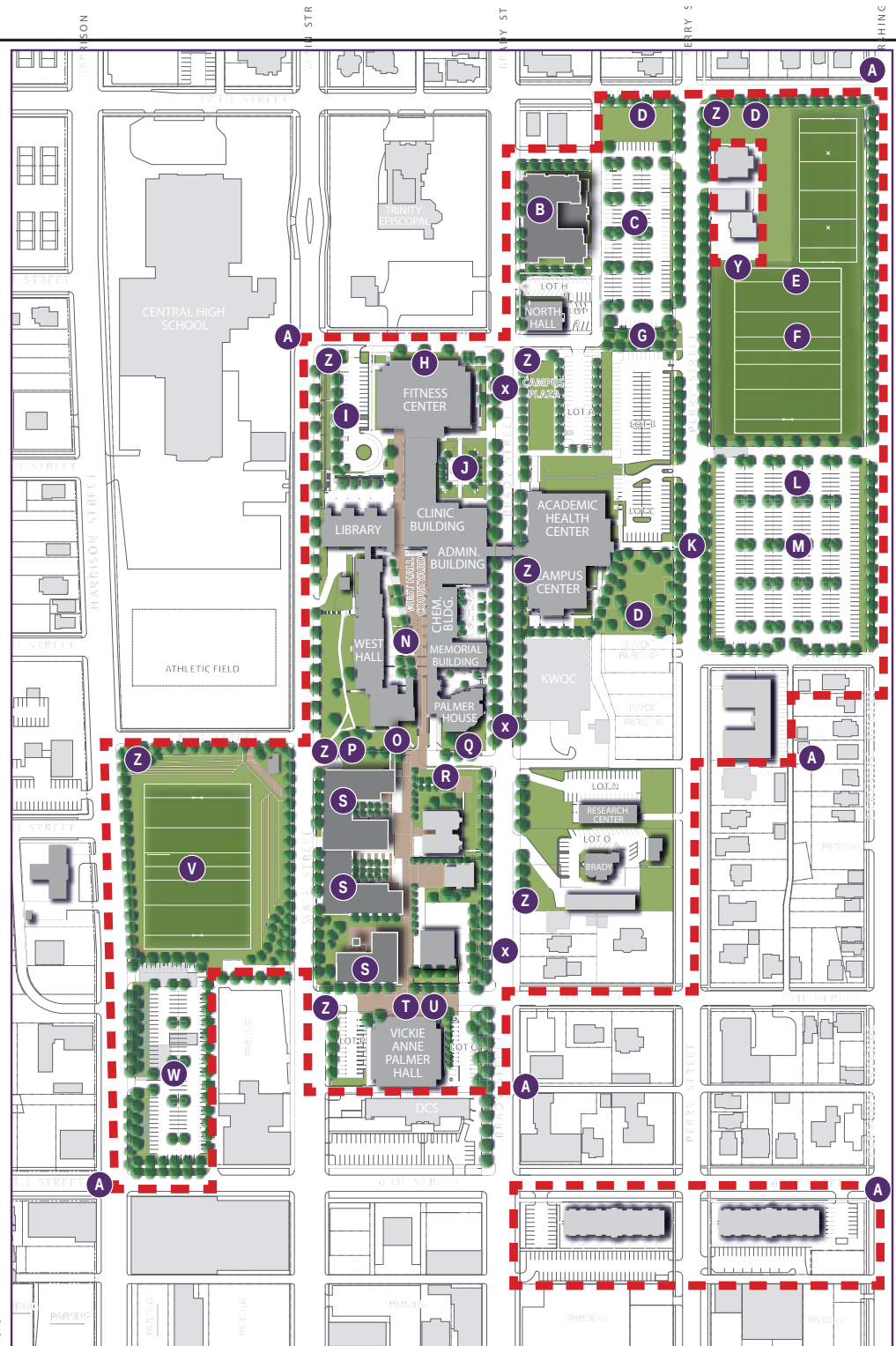
As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations

MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CLOSE 11TH STREET
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W NEW PARKING - P3
- X BRADY STREETSCAPE ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN

LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Signs (to be installed spring 2015)
- Future Parking Lot Signs (to be installed spring 2015)
- Future Promotional/Digital Sign (to be installed spring 2015)



No.	DATE	REVISIONS DESCRIPTION	STUDIO 480 ARCHITECTS	RD&S PLANNING & DESIGN	Missman Project No. C16L060 R0301734.00 COPYRIGHT 2017 ALL RIGHTS RESERVED Drawn By: JMA Checked By: JMA Date: 6/26/17 MP - 1 Sheet 1 of 3

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

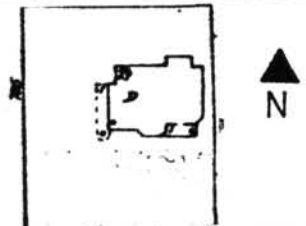
The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner

201 clay building, Iowa reg. Iowa 58240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATIONSITE #82-10- MA-705 MAP # 3

HIST. DIST. _____

NAME Peter J. Paulsen House (H) CADDRESS 705 Main StreetLEGAL DES. LeClaire's 2nd Add. (See continuation
SUB-DIVISION 16 sheet)
BLOCK PARCEL SUB-PARCELUTM 4 15 710,213,000 4,519,918,910 ACRES -1 ZONE R-6M
EASTING NORTHINGOWNER Mark & Roberta Walcott
705 Main St., Davenport, IA 52803TITLE H. _____
(IF DIFF) _____

SITE SHEET

ARCHITECTURE

DESCRIPTION

FORM 2½ story dwg., irregular plan, intersecting gables, tower bay CONST. DATE 1894-1895

MATERIALS Wood frame, stone foundation ARCH. STYLE Queen Anne Revival

FENESTRATION Rectangular, various sizes

DIST. FEATURES Polygonal tower bay, ornamental gable ends, surface textures

ALTERATIONS Veranda may be slightly later

SITE & RELATED STR. Steep, slightly overgrown lot

STATEMENT

This house is a very good example of the Queen Anne style so popular in the late 19th century. Characteristic features include the asymmetrical composition, irregular roofscale, and conical-roofed tower (in this case rising from an oriel), and wraparound veranda. Unlike many houses of this style in the city, this one retains its original lively surface textures - a combination of narrow clapboard, scalloped wall shingle and polygonal roof shingles. Additional details include a semicircular window in the west gable end, and a palladian window in the south gable.

SOURCES

SIGNIFICANCE

DESCRIPTION

Peter J. Paulsen built this house in 1894-95. He operated his own grocery store on West Second Street. Paulsen moved several blocks up Main Street from his previous residence to his new home.

SOURCES

City Directories, 1890-91, 1892-93, 1894-95, 1896-97.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMPLETED 1981

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Good
 II. ENVIR. STATURE Tissue
 III. INT. OF CONTEXT Good
 IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

- A. PRIMARY _____
 B. SECONDARY _____

LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☐ LOCAL

III. NRHP

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

ELIGIBLE FOR NRHP ☐☐NOT ELIGIBLE FOR NRHP ☐☐

3. NRHP ACTION

A. STATE REVIEW COMM.

APP. ☐DISAPP. ☐TABLED ☐

DATE _____

B. FEDERAL REVIEW

APP. ☐DISAPP. ☐TABLED ☐

DATE _____

4. DHP SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☐ NRHP☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐☐

5. SUBJECT TRACES

6. PHOTO

1633-9

82-010-176

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner

201 new building, Iowa City, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- MA-705

LEGAL DESCRIPTION:

Pt of blk 16 com at NE cor of 7th and Main Sts - N 123.25' - E 180' to alley -
S 108' - W along 7th St to beg.

CONTINUATION

(07/07/83)

- IOWA, Scott County, Davenport, House at 318—332 Marquette Street (Davenport MRA), 318—332 Marquette St. (07/07/83)
- IOWA, Scott County, Davenport, Jansen, Theodore, House (Davenport MRA), 922 Myrtle St. (07/07/83)
- IOWA, Scott County, Davenport, Kahl Building (Davenport MRA), 326 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Kahl, Henry, House (Davenport MRA), 1101 W. 9th St. (07/07/83)
- IOWA, Scott County, Davenport, Kimball-Stevenson House (Davenport MRA), 116 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Klindt, George, House (Davenport MRA), 902 Marquette St. (07/07/83)
- IOWA, Scott County, Davenport, Koenig Building (Davenport MRA), 619 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Koester, Nicholas, Building (Davenport MRA), 1353 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Kuhnen, Nicholas J., House (Davenport MRA), 702 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Lerch, Gustov C., House (Davenport MRA), 2222 W. 4th St. (07/07/83)
- IOWA, Scott County, Davenport, Lippincott, John, House (Davenport MRA), 2122 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Littig Brothers/Mengel & Klindt/Eagle Brewery (Davenport MRA), 1235 W. 5th St. (07/07/83)
- IOWA, Scott County, Davenport, Mallet, Joseph, House (Davenport MRA), 415 E. 10th St. (07/07/83)
- IOWA, Scott County, Davenport, Martzahn, August F., House (Davenport MRA), 2303 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, McBride-Hickey House (Davenport MRA), 701 Iowa St. (07/07/83)
- IOWA, Scott County, Davenport, McKinney House (Davenport MRA), 512 E. 8th St. (07/07/83)
- IOWA, Scott County, Davenport, **McManus House (Davenport MRA), 2320 Telegraph Rd. (07/07/83)
- IOWA, Scott County, Davenport, Meisner Drug Store (Davenport MRA), 1115 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Miller Building (Davenport MRA), 724 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Miller, F.H., House (Davenport MRA), 1527 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Miller, Severin, House (Davenport MRA), 2200 Telegraph Rd. (07/07/83)
- IOWA, Scott County, Davenport, Mueller Lumber Company (Davenport MRA), 501 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Newcome, Daniel T., Double House (Davenport MRA), 722—724 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Newhall, Lucian, House (Davenport MRA), 526 Iowa St. (07/07/83)
- IOWA, Scott County, Davenport, Nichols, Oscar, House (Davenport MRA), 1013 Tremont St. (07/07/83)
- IOWA, Scott County, Davenport, Ochs Building (Davenport MRA), 214 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Old City Hall (Davenport MRA), 514 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Pahl, Henry, House (Davenport MRA), 1946 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Paulsen, Peter J., House (Davenport MRA), 705 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Paustian, Henry, House (Davenport MRA), 1226 W. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Petersen's, J.H.C., Sons Store (Davenport MRA), 123—131 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Petersen's, J.H.C., Sons Wholesale Building (Davenport MRA), 122—124 W. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Petersen, W.D., Memorial Music Pavilion (Davenport MRA), Beiderbecke Dr. (07/07/83)
- IOWA, Scott County, Davenport, Pierce School No. 13 (Davenport MRA), 2212 E. 12th St. (07/07/83)
- IOWA, Scott County, Davenport, Price, Hiram, /Henry Vollmer House (Davenport MRA), 723 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Prien Building (Davenport MRA), 506—508 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Ranzow-Sander House (Davenport MRA), 2128 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Raphael, Jacob, Building (Davenport MRA), 628—630 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Renwick Building (Davenport MRA), 322 Brady St. (07/07/83)



INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER FOUR

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
526 W. 2nd	701,840	4,599,270	A
246 W. 3rd	702,200	4,599,410	B
1401 "	700,720	4,599,300	C
2146 "	699,360	4,599,319	D
2236 "	699,250	4,599,300	E
210 E. 4th	702,580	4,599,250	F
226 W. 4th	702,210	4,599,540	G
320 "	702,070	4,599,530	H
601 "	701,790	4,599,460	I
1012 "	701,260	4,599,480	J
1332 "	700,790	4,599,480	K
2222 "	699,240	4,599,420	L
421 E. 10th	702,860	4,600,200	M
510 W. 10 $\frac{1}{2}$ th	701,970	4,600,250	N
2301 E. 11th	704,900	4,560,400	O
2224 E. 12th	704,860	4,600,570	P
229 Brady	702,450	4,599,370	Q
425 "	702,430	4,599,580	R
502 "	702,400	4,599,660	S
723 "	702,450	4,599,960	T
1527 "	702,410	4,600,820	U
1002 Bridge Ave.	703,710	4,600,300	V
1024 Charlotte	703,680	4,599,970	W
1446 Clay	700,600	4,600,250	X
522 Fillmore	700,720	4,599,660	Y
120 S. Harrison	702,150	4,599,190	Z
526 Iowa	702,750	4,599,720	AA
212 Main	702,270	4,599,310	BB
214 "	702,270	4,599,320	CC
407 "	702,330	4,599,540	DD
705 "	702,300	4,599,890	EE
105 S. Main	702,325	4,599,110	FF
West 6th & Marquette	701,070	4,599,730	GG
902 Marquette	700,940	4,600,070	HH
1410 "	700,900	4,600,650	II
739 Perry	702,560	4,599,980	JJ
1315 "	702,530	4,600,600	KK

INDIVIDUAL NOMINATION UTM'S

DAVENPORT MULTIPLE RESOURCE
NOMINATION

MAP NUMBER FOUR



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottsichull and Pfiffner
901 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE # 82-10- MA-719 MAP # 3

HIST. DIST. _____

NAME Fred Finch House H C

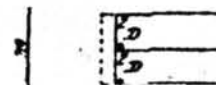
ADDRESS 719 Main Street

LEGAL DES. LeClaire's 2nd Add. (See Cont. Sheet)
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

UTM 3 15 702300 4599940 ACRES -1 ZONE R-6M
EASTING NORTHING

OWNER August Erling, Jr., et. al.
Box 173, Princeton, IA 52768

TITLE H. Gary A. Rick & Wife
(IF DIFF.)



SITE SHEET

ARCHITECTURE

DESCRIPTION

FORM 2 story hipped-roof double house, w/central entrance CONST. DATE 1904-1905
MATERIALS Wood frame on concrete foundation ARCH STYLE Neo-Georgian Revival
FENESTRATION Rectangular, varying sizes
DIST. FEATURES Porch w/paired columns & corner piers
ALTERATIONS Balustrade on porch roof removed, entrance slightly reworked
SITE & RELATED STR. Very high lot above Main Street. One of several large early 20 Century houses in a group below Palmer College & Immaculate Conception campuses.

STATEMENT

Local architect Dietrich J. Harfst utilized the locally popular Neo-Georgian Revival style for this custom-designed double house. It is one of the few examples of Harfst's work to be recorded yet in Davenport, and derives significance primarily from the fact. The design is not particularly unusual, being at bottom a variation on the basic "hipped box" favored for residential architecture in the first decades of the 20th century.

SOURCES

Original drawings, dated October, 1904; owned by August & Marilyn B. Erling, 719 Main St., Davenport

SIGNIFICANCE

HISTORY

DESCRIPTION

This double house was erected in 1904-05 by Fred Finch and his wife Anna. Finch was employed as City and County Assessor at the time and formerly was with the Farmers and Mechanics Savings Bank. Mrs. Finch's parents lived in the south half of the building. The Finch family continued to reside at this location until 1957 when St. Anthony's Church purchased the double house for a residence for nuns.

SOURCES

Abstract of property at 719 Main St., in possession of August and Marilyn Erling, present owners.
City Directories, 1904-05, 1903
Original Drawings, 1904, in possession of Hortense Finch.

ARCHITECTURAL HISTORIAN:

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION _____

II. ENVIR. STATURE _____

III. INT. OF CONTEXT _____

IV. INT. OF FABRIC _____

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY _____

B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☐ N.R.H.P.☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐ _____☐ _____

5. SUBJECT TRACES

6. PHOTO

1731-41A

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner

801 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- MA-719

Legal Description (Continued)

Pt OL 16 com. in E/L Main St. 173 1/4' N of NE cor. 7th and Main -
N 45' - E 180' - S 45' - W to Beginning.

CONTINUATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCERS use only

received

date entered

Continuation sheet

Item number 8K

Page 2

From 1896 to 1904, Clausen worked in partnership with Parke Burrows, a Davenport native and 1892 graduate of the University of Illinois. Major works from this period included the Scott County Jail (RP-428), First Presbyterian Church (KR-316) and August Steffen, Jr. house (6W412). In 1904, Burrows formed another partnership with Seth Temple, an alumnus of Columbia University, the American Academy in Rome, and the École des Beaux Arts. The firm's works included Davenport Central High School (MA1120) (designed in conjunction with Clausen), the Davenport Commercial Club (MA402), Union Savings Bank (BR-229), and the Davenport (MA-324) and Black Hawk (PY-309) hotels.

With Burrows' departure, F. G. Clausen brought his M.I.T.-trained son, Rudolph, into his firm. This partnership, which lasted until Frederick Clausen's retirement in 1914, achieved a wide variety of commissions, including many industrial structures, the Central Office Building and a gymnasium for the Northwest Davenport Turner Society (WH-1602). Rudolph then continued the practice, first with Walter Kruse, with whom he designed administrative offices and an innovative industrial arts building for Davenport High School (1917) (HA-1001, MA1032) among other structures. Carroll A. Klein joined the firm in 1925, remaining after Rudolph Clausen retired in 1933. Frederick Clausen's firm still exists in Davenport, several "generations" of architects later, as Charles Richardson Associates.

Another late 19th century architect was Gustav Hanssen, who opened a Davenport practice around 1899. The eclecticism of turn of the century architecture in the city is well illustrated in the limited number of buildings known to be his work. The William Weise house (BN709) is a fanciful residence with a Mediterranean-Morrish theme. Sacred Heart's rectory (10E422) is a massive stone building designed to complement the Gothic Revival style of the nearby Cathedral. Perhaps Hanssen's best work was the J. C. Schricker house (CV1446), a sophisticated treatment of the Georgian Colonial Revival style. In 1896 Dietrick J. (Deat) Harfst joined Hanssen as a draftsman, and within a few years was designing buildings in his own right. The few that are known include Pasadena Flats (MA-1224) one of several quality apartment blocks erected in Davenport during the 1900-1910 period; the Finch double house (MA-719), and his own house in the Hamburg area (7W424).

A few years after Frederick Clausen and Parke Burrows went their separate competitive ways, Arthur Ebeling opened a practice in Davenport. Ebeling learned much of his craft as an apprentice with Gustav Hanssen and Dietrich Harfst. In 1914, Ebeling served as supervising architect for Temple and Burrows' Hotel Black Hawk, and in the early 1920's was architect for Henry Kahl's house (8W1101) and downtown office building (31W326).

- ✓ IOWA, Scott County, Davenport, Claussen, William, House (Davenport MRA), 2215 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Clifton-Metropolitan Hotel (Davenport MRA), 130 W. River Dr. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Cook, Clarissa, Home for the Friendless (Davenport MRA), 2223 W. 1st St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Cottage at 1514 and 1516 W. Second Street (Davenport MRA), 1514—1516 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Currier House (Davenport MRA), 1421 Grand Ave. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Davenport Hotel (Davenport MRA), 324 Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Democrat Building (Davenport MRA), 407—411 Brady St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Dillon Memorial (Davenport MRA), S. Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Dils-Downer House (Davenport MRA), 1020 E. 15th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Donahue Building (Davenport MRA), 114 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Ewert, Ferdinand, Building (Davenport MRA), 1107 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Ferner, Matthias, Building (Davenport MRA), 212 Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Ficke Block (Davenport MRA), 307—309 Harrison St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Finch, Fred, House (Davenport MRA), 719 Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, First Bible Missionary Church (Davenport MRA), 2202 W. 4th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, First National Bank Building (Davenport MRA), 201 W. 2nd. St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, First Presbyterian Church (Davenport MRA), 316 E. Kirkwood Blvd. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Fisher, Lewis M., House (Davenport MRA), 1003 Arlington Ave., (07/07/83)
- ✓ IOWA, Scott County, Davenport, French, Alice, House (Davenport MRA), 321 E. 10th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Gabbert, William, House (Davenport MRA), 1210 Tremont St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Gannon, M.V., House (Davenport MRA), 631 Farnham St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Gaspard, D. Julius, House (Davenport MRA), 510 W. 10 1/2 St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Germania-Miller/Standard Hotel (Davenport MRA), 712 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Glaspell, Isaac, House (Davenport MRA), 621 LeClaire St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Goering, Jacob, House (Davenport MRA), 721 Harrison St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Goodrich, William T., House (Davenport MRA), 1156 E. 15th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hauschild's Hall (Davenport MRA), 1136 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hebert, Louis, House (Davenport MRA), 914 Farnan St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Heinz, Bonaventura, House (second) (Davenport MRA), 1130 W. 5th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Henne, Robert, House (Davenport MRA), 1445 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hibernia Hall (Davenport MRA), 421 Brady St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hoffman Building (Davenport MRA), 510 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hoffman, Samuel, Jr., House (Davenport MRA), 2108 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hose Station No. 1 (Davenport MRA), 117 Perry St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hose Station No. 6 (Davenport MRA), 1410 Marquette St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hose Station No. 7 (Davenport MRA), 1354 W. 4th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, House at 1646 W. Second Street (Davenport MRA), 1646 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, House at 2123 W. Second Street (Davenport MRA), 2123 W. 2nd St.

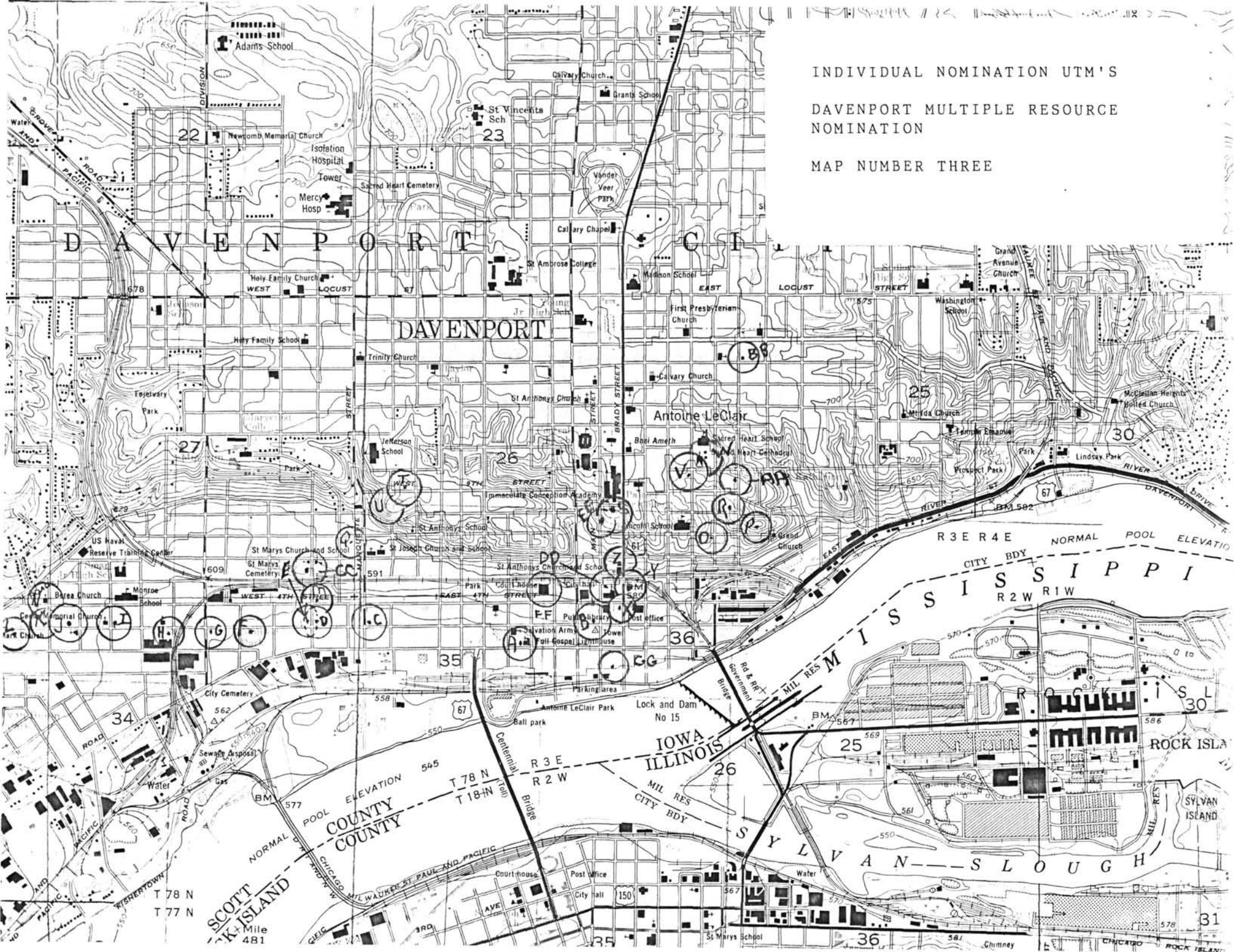


INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER THREE

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
510 W. 2nd	701,880	4,599,280	A
202 W. 3rd	702,270	4,599,400	B
1136 "	701,080	4,599,360	C
1352 "	700,780	4,599,350	D
1402 "	700,600	4,599,340	E
1537 "	700,410	4,599,290	F
1649 "	700,190	4,599,260	G
1801 "	699,995	4,599,280	H
1946 "	699,680	4,599,320	I
2108 "	699,450	4,599,310	J
2202 "	699,310	4,599,300	K
2303 "	699,160	4,599,260	L
1354 W. 4th	700,750	4,599,470	M
2202 "	699,310	4,599,420	N
427 E. 7th	702,860	4,599,860	O
630 "	703,170	4,599,940	P
1217 W. 7th	700,980	4,599,790	Q
512 E. 8th	702,930	4,600,030	R
121 W. 8th	702,320	4,599,980	S
1018 W. 9th	701,230	4,600,080	T
1101 "	701,200	4,599,980	U
321 E. 10th	702,720	4,600,200	V
422 "	702,830	4,600,280	W
322 Brady	702,240	4,599,480	X
421 "	702,440	4,599,560	Y
508-12 "	702,400	4,599,680	Z
914 Farnham	702,960	4,600,170	AA
1503 "	703,040	4,600,830	BB
156 Fillmore	700,710	4,599,650	CC
417 Main	702,320	4,599,580	DD
719 "	702,300	4,599,940	EE
428 Ripley	701,990	4,599,600	FF
118-20 "	702,370	4,599,080	GG

MAP NUMBER THREE



Site Inventory Form

State Historical Society of Iowa

7/20/2005 Printed from Database

Inventory #: **82-00032**

Opinion

Opinion of Eligibility

Opinion of Eligibility

Listed on NRHP

In District:

Source - Year

Consultant-1982

SNRC-1983

NPS-1984

Criteria Considerations

A B C D A B C D E F G

N N Y N N N N N N N

N N Y N N N N N N N

N N Y N N N N N N N

Review & Compliance #:

1. Name of Property

NRHP Listed: **5/16/1984**

Non-Extant: **No**

Non-Extant Year:

historic name: **Cork Hill Historic District**

other names:

2. Location

street & number: **12th, Perry, Pershing, E 11th St**

City: **Davenport**

Vicinity: **No**

County: **Scott**

Legal Description: (If Rural)

(If Urban)

Subdivision:

Block:

Lot:

5. Classification

Category of Property:

Number of Resources within Property

District

Contributing: Non-Contributing:

65

3

Buildings

0

0

Sites

0

0

Structures

0

0

Objects

65

3

Total

Name of related survey or MPS

HADB: 82 - 004 Bowers, Martha H., 1982 - Historical and Architectural Resources of Davenport, Iowa

HADB: 82 - 011 Planning Division: Community Development Department, 1986 - Historic Preservation Chapter: Davenport Comprehensive Plan

HADB: 82 - 013 Bowers, Martha H., 1984 - Davenport Architecture: Tradition and Transition

HADB: 82 - 014 Svendsen, Marlys A., 1982 - Davenport: Where the Mississippi Runs West. A Survey of Davenport History and Architecture

HADB: 82 - 015 Svendsen, Marlys A., 1980 - Davenport Historical Survey Report (Draft of Davenport: Where the Mississippi Runs West)

HADB: 82 - 018 Soike, Lowell J., 1989 - Historic Resources of Davenport, Iowa

6. Function or Use

Historic Functions

DOMESTIC/single dwelling/residence

DOMESTIC/multiple dwelling

Current Functions

DOMESTIC/single dwelling/residence

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

Mid-19th Century: Greek Revival

Late Victorian: Italianate

Materials

Foundation:

Walls:

Roof:

Other:

8. Statement of Significance

Applicable National Register Criteria

N A: Significant Events

N B: Significant Persons

Y C: Architectural Characteristics

N D: Archaeology

(Y=Yes N=No M=More Research Recommended)

Criteria Considerations

N A: Religious Institution

N B: Moved

N C: Birthplace or Grave

N D: Cemetery

N E: Reconstructed

N F: Commemorative Property

N G: Less than 50 Years of Age

Area of Significance

Architecture

Significant Dates

Construction Year:

☐ Circa

Other Dates:

Significant Person:

Architect:

Builder

10. Geographic Data

UTM References:

15-702440-4600360 NAD27

15-702440-4600590 NAD27

15-702510-4600280 NAD27

15-702660-4600600 NAD27

15-702760-4600260 NAD27

15-702760-4600380 NAD27

PDFs\Scott\82-00032 - Cork Hill Historic District NR.pdf

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet Cork Hill Historic District Item number 8C

Page 1

Cork Hill Historic District: Description

The Cork Hill District is located on the western edge of the LeClaire Reserve, between the commercial areas and city campus of Palmer College, and the two-block long grounds of the Sacred Heart Cathedral complex. A tree-shaded residential area inhabited by both low and upper income families plus many students from Palmer College, the district is densely built-up. Its primarily large and medium-sized houses are set close together on elevated lots, with setbacks averaging 20-30 feet. The streets are relatively narrow, and are made to seem more so by the large amount of traffic as well as parked cars that congest the area.

The condition of buildings in Cork Hill varies widely from well-kept to decidedly neglected. Additions, alterations and asbestos siding are fairly common. Although these features dilute the impact of many of the houses, they have not, on the whole, resulted in irretrievable loss of architectural character.

The houses of the Cork Hill District reflect the long history of development of the LeClaire Reserve, which began in the 1850's. This development was rather unsystematic, the result being that every block in the district presents a mixture of forms and styles. Most houses are two stories, of wood frame construction, built as adaptations of styles ranging from the Greek Revival to the Prairie School. Most are (or were) single-family residences; double houses also occur in the district, but they are for the most part indistinguishable from their detached neighbors except for tell-tale double entrances.

On the whole, Cork Hill's architecture is of the "popular" type, reflecting national styles as they evolved during the latter half of the 19th and first decades of the 20th centuries. Thus, the Italianate, Queen Anne cottage and Georgian Colonial Revival are prominent styles in the district, with a smaller number of vernacular Greek Revival and Craftsman types. Cork Hill does not seem to have been among Davenport's most prestigious addresses: most of the great houses of the city's wealthiest 19th century entrepreneurs were built on the west side of Brady Street; and in the 20th century, the wealthy moved north and east out of the survey area. As a result, the hand of the architect is only briefly visible, while local builders, working from stock plans, contributed much to the built environment of Cork Hill. In addition, the district retains a few early vernacular dwellings, including variations on the I-house, several diminutive cottages, and a number of examples of the front-gable form found throughout the older sections of the city.

Cork Hill Historic District: Significance

The Cork Hill District is a microcosm of the historical and architectural development that characterizes much of the larger LeClaire Reserve. It was first developed in the 1850's with sections platted at random intervals over several decades. From the small, original 1836 plat in the valley, Davenport soon began to expand, the easterly direction of this early growth fostered by Antoine LeClaire, who owned the Reserve and who built his own house there in 1856. From this early date, the Reserve was characterized by variety, drawing both the wealthy, who built grand houses on hills overlooking the Mississippi; and laborers, many of whom were Irish, who worked for the railroads or the mills along and near the river.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

Continuation sheet Cork Hill

Item number 8C

Page 2

The western edge of the Reserve was also influenced by proximity to Brady Street, one of the city's major thoroughfares, and to the College Square area with its long history as a center of religious and higher educational development. As a result, the Cork Hill area saw continued construction well into the 20th century, while areas of the Reserve further south and east experienced little development after the turn of the century.

The Cork Hill District lies in the heart of Davenport's non-German neighborhood. Harrison Street was the traditional boundary between Germans on the west end and the Irish and Yankee families on the east side. Although most of the residences of Irish families were replaced in the last decades of the 19th century and the early years of the 20th century by more spacious dwellings, the area surrounding Sacred Heart Cathedral continues to be known as "Cork Hill" Because of this early Irish connection.

The architectural continuum of Cork Hill begins with fairly simple forms, such as the I-house (IO-1016, PS-1230) and the early front-gable Greek Revival (PS-1226). The latter's two-story, three-bay rectangular form endured in Davenport -- and in Cork Hill -- for several decades. Two good examples of the type as executed in brick are 1118 and 1124 Pershing; wood frame examples, like the former dating from the 1870's, including 323 and 327 E. 11th Street, and 1212 Perry. 1206 Perry is one of the few examples in the city of front-gable double-house construction in the Greek Revival style.

The Italianate style began to appear in Davenport by the early 1850's, inspired perhaps by Antoine LeClaire's fine brick palazzo overlooking East 7th Street. In Cork Hill, the best example of the style is 1127 Perry. Two other good examples are 12-E130 and 12-E206, both of which were modified around the turn of the century to reflect Colonial Revival influences. The Italianate was also used successfully for double houses: 11-E315, 11-E305, 1218 Perry.

The later nineteenth century brought increasing irregularity of plan and massing to domestic architecture, and this complexity was duly recorded in Cork Hill. The district contains several fairly well preserved Queen Anne/Gothic cottages (PS-1203, PY-1229), their compact massing capped with steeply-pitched gable roofs and dormers. Among the larger examples of the Queen Anne style is PY-1146, a rambling assemblage of gables and towers which, although suffering from pseudo-half-timberwork on the first story, retains much of its late Victorian flair. A well-preserved Queen Anne house with Shingle influence is located at 1125 Pershing. In addition, Cork Hill boasts one of the city's more unusual examples of millwork art, at 13-E232, a cottage made grand by addition of a short tower and an exquisite two-story gallery.

As the 19th century drew to a close, verticality and irregular massing gave way to horizontality and a return to symmetry, primarily through innumerable variations on the Georgian Colonial Revival. The "hipped box", earlier seen in the Italianate style, returned to Cork Hill, first as the "pinwheel" house (11-E329) and soon after as formal cubic masses (11-E309, 11-E319, 11-E318). These were followed by the Craftsman style (PS-1105, PS-1212) and even a few houses derived from Frank Lloyd Wright's Prairie School (PS-1101, PS-1108). Two of the more significant houses in Cork Hill date from the early 20th century: a Craftsman/Tudor house with stuccoed facade and overhanging upper story by the local architectural firm of Temple, Burrows and McLane, (12-E218), and PS-1044, a clay tile, concrete and stucco hipped box rising out of a profusion of spreading roofs.

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Continuation sheet Cork Hill

Item number 8C

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Several residences in the Cork Hill District were connected not by common architectural style, age or materials, but rather by familial relationship. These houses were built over a period of 3 decades by members of the French family: The George Watson French House (11-220) built in the 1880's, the Alice French House (10-E321) constructed in 1906, the George Decker French House (PS-1044) built in 1911, and the Nathaniel French House (11-E228) built in the 1880's. These members of the French family were not only leaders in industry and commerce but also in the arts and social and humanitarian organizations.

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Continuation sheet Cork Hill Historic District Item number 8C

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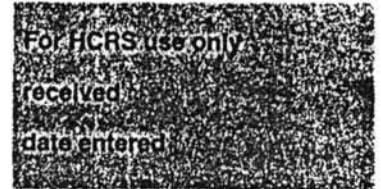
Begins at centerline of Perry at E. 11th Street. North along Perry to south property line of 1126 Perry. West to alley between Brady & Perry. North along alley to north property line of 128 E. 13th. East along north property lines of 1301 Perry, 224, 228, 232 and 302 E. 13th. South along east property lines of buildings facing Pershing to alley between E 11th and E. 12th Streets. East along alley to Iowa St. South along centerline Iowa Street to alley between E. 10th and E. 11th Streets. West along alley to Pershing. West along south property lines of 1044 Pershing and 1047 Brady to beginning.

UTM References (Zone 15)

	<u>EASTING</u>	<u>NORTHING</u>
A	702 660	4600 600
B	702 760	4600 380
C	702 760	4600 260
D	702 510	4600 280
E	702 440	4600 360
F	702 440	4600 590

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Cork Hill Historic District Item number 8C

Page 5

Methodology:

The Cork Hill Historic District is one of two districts identified in the "LeClaire Reserve" in the south central part of the city, the other being the E. 14th Street Historic District. The south central neighborhoods that were surveyed included approximately 80 blocks spread out over rolling hills, flat land and ravines. After the survey's architectural historian completed block evaluation of the south central neighborhoods, a cluster of architecturally significant houses; double houses and several apartment buildings was identified. Concurrently, the survey historian identified the LeClaire Reserve's history as an Irish-Yankee neighborhood from the 1850's to the turn of the century. Since the 1940's modifications to individual buildings and attrition has altered the cohesiveness of the periphery of the LeClaire Reserve leaving only the strip of houses along E. 14th Street and the cluster of houses in the Cork Hill District.

Boundaries for the Cork Hill District were based on the following criteria:

- Locations of anchor or "A" structures - more than a dozen individually significant structures were clustered near the western edge of the LeClaire Reserve. Their individual significance was enhanced by their proximity to one another as well as brick streets and 100 to 130 year old deciduous trees in the area.
- The scale and material of the residences adjacent to the "A" structures was basically intact. This added to the cohesiveness of the area. Outside of the boundaries, the kinds of alterations to buildings were major rather than minor and few "A" structures were present.
- Appropriate Historical boundaries do not exist to define the Cork Hill District. Attrition and alteration of buildings in the greater Cork Hill area leaves only the reduced area included in the Cork Hill District as proposed.
- District boundaries were finalized by the survey historian and architectural historian following a series of walking tours which transversed the area in several directions. Their sense of time and place in this neighborhood are reflected in the boundaries as finally selected.

GEORGIA, Clay County, Fort Gaines, Fort Gaines Historic District, Roughly bounded by Chattahoochee River, GA 37, GA 39, College, Commerce and Jefferson Sts. (05/17/84)
GEORGIA, Fulton County, Atlanta, Peachtree Christian Church, 1580 Peachtree St. NW (05/17/84)
GEORGIA, Marion County, Buena Vista vicinity, Shiloh-Marion Baptist Church and Cemetery, GA 41 (05/17/84)
GEORGIA, Muscogee County, Columbus, Adams Cotton Gin Building, 6601 Hamilton Rd. (05/17/84)

IDAHO, Camas County, Fairfield vicinity, Skillern, John, House, NW of Fairfield (05/14/84)

ILLINOIS, Cook County, Chicago, Biograph Theater Building, 2433 N. Lincoln Ave. (05/17/84)

INDIANA, Lake County, Gary, West Fifth Avenue Apartments Historic District, Roughly 5th Ave. from Taft to Pierce St. (05/17/84)

INDIANA, Marion County, Indianapolis, General German Protestant Orphans Home, 1404 S. State St. (05/17/84)

INDIANA, Marion County, Indianapolis, Selig's Dry Goods Company Building, 20 W. Washington St. (05/17/84)

INDIANA, Tipton County, Tipton, Tipton County Jail and Sheriff's Home, 203 S. West St. (05/17/84)

IO WA, Scott County, Davenport, Cork Hill Historic District (Davenport MRA), Perry, Pershing, Iowa, 11th, 12th, and 13th Sts. (05/16/84)

KENTUCKY, Shelby County, Shelbyville vicinity, Threlkeld, Thomas, House, Benson Pike (05/14/84)

MARYLAND, Cecil County, Port Deposit vicinity, Tome School for Boys Historic District, Bainbridge Naval Training Grounds (05/16/84)

MASSACHUSETTS, Bristol County, Attleboro, Hebronville Mill Historic District, Knight Ave., Read and Phillip Sts. (05/17/84)

MASSACHUSETTS, Bristol County, New Bedford, Smith, Bradford, Building, 1927-1941 Purchase St. (05/17/84)

MASSACHUSETTS, Hampden County, Monson, Memorial Town Hall, Main St. (05/17/84)

MASSACHUSETTS, Middlesex County, Lowell, Hoyt-Shedd Estate, 386-396 Andover St., 569-579 E. Merrimack St. (05/17/84)

MASSACHUSETTS, Norfolk County, Wrentham, Roebuck Tavern, 21 Dedham St. (05/17/84)

MICHIGAN, Calhoun County, Marshall, Brooks, Harold C., House (Jabez S. Fitch House) (Boundary Increase), 310 N. Kalamazoo Ave. (04/18/84)

MICHIGAN, Ingham County, Lansing, State Office Building, 316 S. Walnut St. (05/17/84)

MINNESOTA, Freeborn County, Albert Lea, Albert Lea City Hall, 212 N. Broadway Ave. (05/17/84)

MINNESOTA, Redwood County, Delhi, Delhi Coronet Band Hall, Third St. (05/17/84)

MISSISSIPPI, Harrison County, Biloxi, Bailey House (Biloxi MRA), 1333 E. Beach Blvd. (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Barq, E., Pop Factory (Biloxi MRA), 224 Keller Ave. (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Biloxi's Tivoli Hotel (Biloxi MRA), 863 E. Beach Dr. (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Bond House (Biloxi MRA), 925 W. Howard Ave. (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Brielmaier House (Biloxi MRA), 436 Main St. (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Brunet-Fourchy House (Biloxi MRA), 138 Magnolia St. Mall (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Church of the Redeemer (Biloxi MRA), Bellman St. (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Clemens House (Biloxi MRA), 120 W. Water St. (05/18/84)

MISSISSIPPI, Harrison County, Biloxi, Fisherman's Cottage (Biloxi MRA), 262 E. Bayview Ave. (05/18/84)



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
7/11/2017

Subject:

Case No: DLL17-01: Request to demolish 121 West 8th Street. St. Luke's Hospital is a Local Historic Landmark. Palmer College of Chiropractic, petitioner.

Recommendation:

See attached staff report.

Background:

See attached staff report.

ATTACHMENTS:

Type	Description
▣ Backup Material	DLL17-01 - Staff Report
▣ Backup Material	Res-99-57 - St. Luke's Hospital

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/7/2017 - 3:10 PM



City of Davenport
HISTORIC PRESERVATION COMMISSION

Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: July 11, 2017

Location 121 West 8th Street – Individually Listed Local Historic Landmark.

Case No. DLL7-01

Applicant: Palmer Chiropractic College, petitioner.

Introduction:

A work session was held on April 11, 2017 to discuss the demolition of this property and the forthcoming Planned Institutional District Application.

Discussion:

17.23.090 (B&D) Commission's demolition review process.

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the city may apply for a demolition permit for designated properties.

B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:

- 1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and*
- 2. The assessed value of the land and improvements thereon according to the two most recent assessments; and*
- 3. The real estate taxes paid during the previous two years; and*
- 4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and*
- 5. Any listing of the property for sale or rent, price asked and offers received, if any; and*
- 6. All building, fire and housing code violations which have been listed on the property for the past two years; and*
- 7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and*
- 8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for re-use; and*
- 9. If the property is income-producing;*
 - a. Annual gross income from the property for the previous two years; and*
 - b. Itemized operating and maintenance expenses for the previous two years; and*
 - c. Annual cash flow, if any, for the previous two years; and*
 - d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.*

D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the city building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within sixty days after the receipt of a complete application.

The demolition of a Local Historic Landmark requires a higher level of scrutiny because the Commission is not being asked if it is worthy of being a Local Historic Landmark.

- 1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and*

Staff commentary: An analysis has been provided by the application.

- 2. The assessed value of the land and improvements thereon according to the two most recent assessments; and*

Staff commentary:
2017 assess value - \$398,060.

- 2. The real estate taxes paid during the previous two years; and*

Staff commentary: There are no outstanding real estate taxes.

- 4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and*

Staff commentary: None have been provided

- 5. Any listing of the property for sale or rent, price asked and offers received, if any; and*

Staff commentary: None have been provided. The property has been vacant for approximately 10 years.

- 6. All building, fire and housing code violations which have been listed on the property for the past two years; and*

Staff commentary: Staff is unaware of any outstanding violations.

- 7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and*

Staff commentary: Staff is unaware of any outstanding violations.

8. *Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for re-use; and*

Staff commentary: None has been provided. Palmer Chiropractic College took position at the work session that the property was not configured to allow an adaptive re-use due in large part to the wide hallway and small rooms.

9. *If the property is income-producing;*

- a. *Annual gross income from the property for the previous two years; and*

Staff commentary: The property has been vacant for approximately 10 years.

- b. *Itemized operating and maintenance expenses for the previous two years; and*

Staff commentary: The property has been vacant for approximately 10 years.

- c. *Annual cash flow, if any, for the previous two years; and*

Staff commentary: The property has been vacant for approximately 10 years.

- d. *Proof that efforts have been made by the owner to obtain a reasonable return on his investment.*

Staff commentary: The property has been vacant for approximately 10 years. Staff is aware that investors have performed due diligence for building rehabilitation prior to Palmer Chiropractic College acquiring the property.

Recommendation:

The Commission may struggle with the demolition of this property without the assurance that the Planned Institutional District is approved through its own public process. Staff concedes that this is not a criterion for the Commission's consideration of the demolition request. However, Palmer Chiropractic College has indicated its commitment to rezoning the property and the request has been submitted. In that light staff is suggesting the following condition for approval of the demolitions as long as Palmer Chiropractic does not object:

1. Subject to approval of the Planned Institutional District by the City Council.

Prepared by:



Ryan J. Rusnak, Planner III
563-888-2022
rrusnak@ci.davenport.ia.us

RESOLUTION NO. 99-57

05104-99

Resolution offered by Alderman Jack 99 FEB -9 AM 11:46

RESOLVED by the City Council of the City of Davenport.

FEE \$ 6.00 paid
RECORDED OF DEEDS
SCOTT COUNTY, IOWA

RESOLUTION for Landmark Designation for the Old St. Luke's Hospital, 121 West 8th Street, pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa. Mollie O'Banion, petitioner.

SECTION 1. That Old St. Luke's Hospital is hereby designated as a Local Landmark and is hereafter to be listed on the Davenport Register of Historic Properties. The property has the following legal description:

Old St. Luke's Hospital - 121 West 8th Street:
Part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows: the North 187 feet of the West 180 feet of Out Lot 16 of LeClaire's Out Lots to the City of Davenport, Iowa.

SECTION 2. The City Clerk is hereby directed to record this resolution in the office of the Scott County Recorder.

Attest:

Approved: FEB 3 1999

Jackie E. Ragsdale
Jackie E. Ragsdale, CMC
Deputy City Clerk

Phillip C. Yerington
Phillip C. Yerington
Mayor



CITY OF DAVENPORT

DOCUMENT : 7748

COMMITTEE : Community Development Committee

ACTION:
CD

DATE:
01/28/99

DEPARTMENT: LAND USE

CONTACT : Ken Oestreich

PHONE : 326-7740

SUBJECT:

RESOLUTION for Landmark Designation for the Old St. Luke's Hospital, 121 West 8th Street, pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa. Mollie O'Banion, petitioner.

RECOMMENDATION:

The Historic Preservation Commission recommends that the petition be approved.

The Commission vote was 6-1.

BACKGROUND:

At its January 12 meeting, the Historic Preservation Commission voted to nominate the Old (or original) St. Luke's Hospital for listing on the Davenport Register of Historic Properties.

The central portion of the structure dates to c.1850 as a private residence for Daniel Newcomb. It was one of the few buildings in this section of the city at this time.

In 1895 the building was converted from a residence to a hospital to house the newly-created "St. Luke's Hospital." The hospital opened at that time as a joint project of the Iowa Christian Home Board, the Episcopal Diocese, and a group of Davenport physicians. St. Luke's was initially intended as an emergency facility in the central city to supplement long-term care available at the existing Mercy Hospital located at city's edge.

A building addition to the hospital was constructed in 1902, and in 1918 St. Luke's moved to a new location and larger facility. St. Luke's administration and fund-raising was carried out by women

BACKGROUND: - continued

during the early years (which was somewhat unusual for the times).

Architecturally, the original house represents a classic example of the Italianate style complete with belvedere.

Please see the landmark nomination for further background information

RESOLUTION NO.

Resolution offered by Alderman _____

RESOLVED by the City Council of the City of Davenport.

RESOLUTION for Landmark Designation for the Old St. Luke's Hospital, 121 West 8th Street, pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa. Mollie O'Banion, petitioner.

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SECTION 2. The City Clerk is hereby directed to record this resolution in the office of the Scott County Recorder.

Attest:

Approved: ,

Jackie E. Ragsdale, CMC
Deputy City Clerk

Phillip C. Yerington
Mayor



City of Davenport

Nomination No. _____

"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: 121 W. 8th ST.

Legal Description of the Property: Subd. Name: (SEE CONTINUATION SHEET P.4)

Block: — Lot: —

Historic Name (or proposed historic name): OLD SAINT LUKE'S HOSPITAL

Date listed on National Register of Historic Places (if applicable): JULY 7, 1983

(If listed, NRHP Site No. #82-10-8-W121)

NRHP Historic District (if applicable): NA

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

Owner(s) of Record: MOLLIE O'BANION

Owner(s) Address: (Name) MOLLIE O'BANION

(Street) 121 W. 8th ST

(City, State & ZIP) DAVENPORT, IA 52803

Owner(s) Telephone Numbers: Work: — Home: 326-1878

Current Use of the Property: APARTMENT BUILDING

Original Function of the Property: RESIDENCE (SINGLE FAMILY)

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 can not be returned.)
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

(3) Physical Description of Property: (Applicant may use a continuation sheet)

Date of Construction: 1850, 1905 Architectural Style: ITALIANATE

Building Materials: Foundation: RUSTICATED LIMESTONE Walls: BRICK

Roof: SLATE Other: _____

Distinctive Features: THE BELVEDERE IS THE DOMINANT FEATURE OF WHAT STARTED OUT AS A CLASSIC EXAMPLE OF AN ITALIANATE MANSION. THE LATER T-PLAN WING TRIPLED THE SIZE OF THE STRUCTURE.

Alterations: NORTH ENTRANCE FILLED IN, WINDOW SASH REPLACED

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

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

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

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

- (5) A list of major bibliographical references

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

Em. Contreras
Owner(s) of Record or Authorized Agent

1/6/99
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 or 326-7740.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for: TUESDAY, JANUARY 12, 1999

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: Em Cartm
Commission Secretary or Designee

1/6/99
Date

Is application complete? Yes X No

If not, explain: _____

I would like to be nominated
for the Historical Preservation &
included in all lists thank you.

Mollie

Ken

November 19, 1998

Thank you

yes, I own the property at 121 West 8th St
Parcel # L0042-09- District CDADA

Lot # 016

Leclair's 2nd add

PT of O.L. 16 com In E/2 of Main

Mollie O'Banion

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

Continuation Sheet:

Old Saint Luke's Hospital - 121 West 8th Street, the legal description of the property is:

Part of Northeast Quarter of the Southeast Quarter of Section 26, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows: the North 187 feet of the West 180 feet of Out Lot 16 of LeClaire's Out Lots to the City of Davenport, Iowa.

(4) Significance of the Property

Architectural: See Architectural/Historical Survey Sheet

Historical: The building was originally a private residence, built by Daniel Newcomb in c. 1850. In 1895 the building was converted from a residence to a hospital. "St. Luke's Hospital" was a project put together by the Iowa Christian Home Board, the Episcopal Diocese and a group of Davenport physicians. The significance of the building is due to its association with the middle years of the hospital movement (1895-1918) in the city. Its relative rarity in this capacity enhances its significance.

Also associated with this building while it was a hospital was a training school for nurses. Shortly after the hospital was established, it was decided that there was a need for systematic training of future nurses. The St. Luke's Board of Managers acted immediately and "The Davenport Training School for Nurses" was organized. The school was one of the first of its kind in Iowa. It was decided that the name should not be associated with the hospital in case it was a failure. It was not. After a successful year, the name was changed to "St. Luke's Hospital Training School."

The hospital was also very successful. It continued to develop and grow over the next twenty years. One notable accomplishment was recognized by Mary Kay Phelan in her book The St. Luke's Story (p. 27), In 1918,

"St. Luke's was asked to become a member of the American Hospital Association - one of only sixty-eight health care institutions in the nation to be a charter member."

It was decided that same year that a larger site and building would be needed to keep up with demand. The next year, December 1919, St. Luke's hospital was moved to its current location at 1224 High Street.

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

Continuation Sheet:

The original St. Luke's hospital building was eventually converted to an apartment building, and continues in that capacity today.

(5) Major Bibliographical References:

Downer, Harry E. History of Davenport & Scott County, Iowa, Chicago: S.J. Clarke, 1910, Vol. I., p. 729.

Phelan, M.K., "The St. Luke's Story," Davenport, 1967.

"Two Hospitals of City Have Long Records of Achievement," "Centennial and Fiftieth Anniversary Edition," Davenport Times, July 11, 1936.

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschi and Pfiffner
801 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10-8-W121 MAP # 3

HIST. DIST. _____

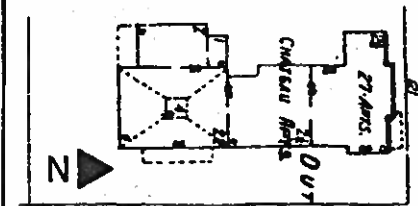
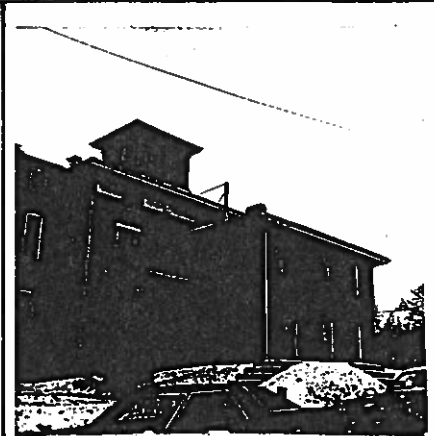
NAME St. Luke's Hopsital H C

ADDRESS 121 W. 8th Street

LEGAL DES. LeClaire's 2nd Add. (See continuation
SUB-DIVISION 16 sheet)
BLOCK PARCEL SUB-PARCELUTM 15 7102320 4599980 ACREAGE 1 ZONE R-6M
EASTING NORTHING

OWNER Darrell D. O'Banion & Mollie O'Banion

121 W. 8th St., Davenport, IA 52803

TITLE H. _____
(IF DIFF) _____

SITE SHEET

DESCRIPTION

FORM 2 stories, hipped roofs; house w/large wing attached CONST. c. 1850
DATE 1905

MATERIALS Brick, stone ARCH STYLE _____

FENESTRATION Rectangular w/stone lintels; segmented brick arches

DIST. FEATURES Belvedere

ALTERATIONS North entrance filled in, window sash replaced

SITE & RELATED STR. _____

STATEMENT

This building consists of an early 1850's Italianate house which was enlarged through additions of a T-plan wing that nearly tripled the available floor space. The wing was (and is) architecturally undistinguished and the house has probably lost many notable exterior features. The building does retain integrity from its turn of the century period as a hospital, as evidenced in a photograph published in Downer (1910).

SOURCES

Downer, Harry E. History of Davenport & Scott County, Iowa, Chicago: S. J. Clarke, 1910, Vol. I., p. 729.

ARCHITECTURE

SIGNIFICANCE

Originally built as the private residence of Daniel Newcomb, this building is more commonly associated with the middle years of the hospital movement (1895-1918) in the city. Its relative rarity in this capacity enhances its significance

HISTORY

DESCRIPTION

Daniel Newcomb built this house in c. 1850 as a private residence. One of the few buildings in this section of the city at this time.

In 1895 the building was converted from a residence to a hospital to house the newly created "St. Luke's Hospital." The hospital opened at that time as a joint project of the Iowa Christian Home Board, the Episcopal Diocese and a group of Davenport physicians. St. Luke's was initially intended as an emergency facility in the central city to supplement long term care available at the existing Mercy Hospital located at the city's edge.

A building addition to the hospital was constructed in 1903 and in 1918, St. Luke's moved to a new location and larger facility. St. Luke's administration and fund-raising was carried out by women during these early years.

SOURCES

Phelan, M.K., "Heritage of a Dream; the Story of Trinity Episcopal Cathedral," Davenport, 1967.

"Two Hospitals of City Have Long Records of Achievement," "Centennial and Fiftieth Anniversary Edition," Davenport Times, July 11, 1936

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN-ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION

II. ENVIR. STATURE incident

III. INT. OF CONTEXT poor Commission

IV. INT. OF FABRIC fair rates context

LEVEL OF SIGNIFICANCE:

☒ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY Social & Humanitarian

B. SECONDARY Hospital Movement

II. LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

ELIGIBLE ☒ NOT ELIGIBLE

HISTORIC DISTRICT CLASSIFICATION

☐ A ☐ B ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

ELIGIBLE FOR N.R.H.P. ☐

☐

NOT ELIGIBLE FOR N.R.H.P. ☐

☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM.

APP. ☐

DISAPP. ☐

TABLED ☐

DATE _____

B. FEDERAL REVIEW

APP. ☐

DISAPP. ☐

TABLED ☐

DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES

☐ W'SHIELD SURVEY

☒ NRHP 717183

☐ GRANT _____

☐ DET. OF ELIGIBILITY

☐ R. B. C. _____

☒ DAVENPORT A/H SURVEY

☐

☐

5. SUBJECT TRACES

6. PHOTO

1619-6

1725-3, 4

1657-11

The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner
201 deu bulding, iowa city, iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- 8-W121

LEGAL DESCRIPTION:

Pt of blk 16 com in E/L of Main St 258.25' N of NE cor of 7th and Main Sts -
E par with S/L of 8th St 180' - N par with E/L of Main St 187' to S/L of 8th
St - W on S/L of 8th St 18' to E/L of Main St - 5' on Main to beg.



CONTINUATION



This is a picture of Daniel & Patience Newcomb
Residence April 1, 1842 - Plus the 1st addition of
St Lukes Hospital

a Book written By Mary Kay Phelan is in the Davenport
Library & Paul Norton did a painting which was at
St Lukes Hospital

Alice Berg is one of the nurses who is
standing at the front of the building. I met
her & visited with her in 1975 many times

THE CUPOLA WAS KNOWN AS A LANTERN, BELVEDERE (BEAUTIFUL VIEW), OBSERVATORY, AND WIDOWS WATCH IN SEACOAST TOWNS.

A LOW-PITCHED TIN ROOF WITH OVERHANGING EAVES WAS SUPPORTED BY ELABORATELY CARVED BRACKETS.

STONE QUINS WERE COMMON AFTER 1860.

DECORATIVE WROUGHT IRON PORCH COLUMNS WERE POPULAR IN THE SOUTH.

EYEBROW WINDOWS

TALL, THIN FLOOR-TO-CEILING FIRST FLOOR WINDOWS

STUCCO WALLS GAVE A DESIRABLE SMOOTH SURFACE.

THE HOUSE WAS USUALLY CUBIC, IN SHAPE

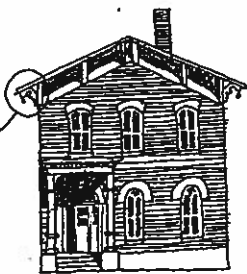
A CENTRAL LONG VERANDA OR A SIMPLE ONE-BAY FRONT PORCH WAS ALWAYS EVIDENT.

THE KITCHEN WAS USUALLY A REAR WING ADDITION TO THE HOUSE.

1864 TYPICAL ITALIANATE HOUSE, JOHN RIDDELL, ARCHITECT

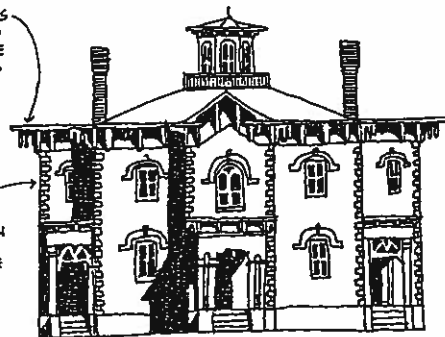


BRACKETS COPIED A CARPENTER'S RUN BOOK



WIDE EAVES SUPPORTED BY LARGE BRACKETS

QUINS WERE COMMON IN LATE ITALIANATE HOUSES.



1864 VERNACULAR ITALIANATE HOUSE, FREDONIA, NEW YORK

1870 LATE ITALIANATE HOUSE, IONA, MICHIGAN

Italianate

Countrywide 1855

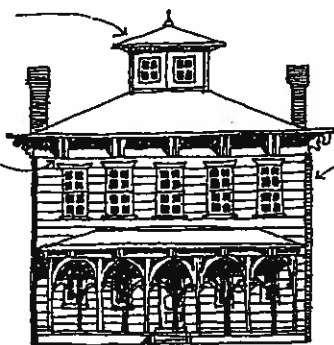
Few American architects could afford to travel to Italy in the mid-nineteenth century so most of the Italian influence on American architecture came from English buildings and pattern books. Of the three styles of Italian houses that were built in America (the Italian Villa, p. 134), the Italianate, and the Urban Brownstone) the Italianate became the most popular.

The Italianate Style is a two- or three-story house that is boxlike, or cubic, in shape with very wide roof eaves supported by large brackets. The brackets are such a prominent feature that the style (along with the Italian Villa Style) was sometimes known as the Bracketed Style.

Around 1860 the use of cast-iron as a building material became very popular. The metal could be cast in any conceivable design and was used for everything from furniture to street lights. Foundry molds could be used over and over, thereby lowering costs. Cast-iron columns and facades were used primarily in commercial buildings, but houses throughout America employed a rich variety of designs on porches, balconies, railings, and fences. New Orleans is well known for its cast-iron ornamental tracery.

CUPOLAS OFTEN SERVED AS LIGHT WELLS FOR THE CENTER OF THE HOUSE.

BRACKETS WERE OFTEN PAIRED.



WIDOW'S WALK BALUSTRADE

CUBIC SHAPE

CENTRAL, ONE-BAY FRONT PORCHES WERE COMMON



CUPOLA SERVED AS AN AIR VENT.

OUTHOUSES WERE OFTEN BUILT IN THE ITALIANATE STYLE.



1850 ITALIANATE HOUSE,
GREENVILLE, NEW YORK

1855 ITALIANATE HOUSE,
GEORGETOWN, COLORADO

CITY OF DAVENPORT

DOCUMENT : 7732

COMMITTEE : Community Development Committee

ACTION:
CD

DATE:
01/28/99

DEPARTMENT: LAND USE

CONTACT : Ken Oestreich

PHONE : 326-7740

SUBJECT:

PUBLIC HEARING for the resolution for Landmark Designation for the Old St. Luke's Hospital, 121 West 8th Street, pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa. Mollie O'Banion, petitioner.

RECOMMENDATION:

The Historic Preservation Commission recommends that the petition be approved.

The Commission vote was 6-1.

BACKGROUND:

At its January 12 meeting, the Historic Preservation Commission voted to nominate the Old (or original) St. Luke's Hospital for listing on the Davenport Register of Historic Properties.

The central portion of the structure dates to c.1850 as a private residence for Daniel Newcomb. It was one of the few buildings in this section of the city at this time.

In 1895 the building was converted from a residence to a hospital to house the newly-created "St. Luke's Hospital." The hospital opened at that time as a joint project of the Iowa Christian Home Board, the Episcopal Diocese, and a group of Davenport physicians. St. Luke's was initially intended as an emergency facility in the central city to supplement long-term care available at the existing Mercy Hospital located at city's edge.

A building addition to the hospital was constructed in 1902, and in 1918 St. Luke's moved to a new location and larger facility. St. Luke's administration and fund-raising was carried out by women

BACKGROUND: - continued

during the early years (which was somewhat unusual for the times).

Architecturally, the original house represents a classic example of the Italianate style complete with belvedere.

Please see the landmark nomination for further background information

TO BE PUBLISHED MONDAY, JANUARY 25, 1999, IN THE QUAD CITY TIMES,
HAVING THE NOTICE BILLED TO THE CITY CLERKS OFFICE AND
RECEIVING PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

=====

NOTICE ON HEARING ON PROPOSAL FOR LANDMARK NOMINATION

TO WHOM IT MAY CONCERN:

Notice is hereby given that there is on file in the office of the City Clerk, Davenport, Iowa a Resolution to nominate 121 West 8th Street, Old St. Luke's Hospital, a Local Landmark and list it on the Davenport Register of Historic Properties - Mollie O'Banion, petitioner. The property has the following legal description:

Old St. Luke's Hospital - 121 West 8th Street:

Part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows: the North 187 feet of the West 180 feet of Out Lot 16 of LeClaire's Out Lots to the City of Davenport, Iowa.

A public hearing on this Resolution and proposal will be held before the City Council in the City Council Chambers, City Hall, Davenport, Iowa on Monday February 1, 1999 at 4:30 P.M. At the hearing interested persons may appear and be heard for or against the proposed nomination. All protest must be made in writing to be valid

Department of Community & Economic Development.
(319) 326-7765

TO BE PUBLISHED MONDAY, JANUARY 25, 1999, IN THE QUAD CITY TIMES,
HAVING THE NOTICE BILLED TO THE CITY CLERKS OFFICE AND
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Department of Community & Economic Development.
(319) 326-7765

B
1081

TO BE PUBLISHED MONDAY, DECEMBER 28, 1998, IN THE QUAD CITY TIMES
HAVING THE NOTICE BILLED TO THE CITY CLERK'S OFFICE AND
RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

=====

NOTICE OF PUBLIC MEETING
HISTORIC PRESERVATION COMMISSION
JANUARY 12, 1999
CITY OF DAVENPORT, IOWA

Notice is hereby given that the City of Davenport's Historic Preservation Commission will conduct a public meeting beginning at 5:00 P.M on Tuesday, January 12, 1999, in the City Council Chambers, City Hall, Davenport, Iowa. At that time the Commission will consider the following individual property nominations for Local Landmark Designation and listing on the Davenport Register of Historic Properties.

Credit Island - West River Drive, the legal description of the property is:

Credit Island is bounded by the waters of the Mississippi River, along with a causeway adjoining said Island with the main land of the City of Davenport, Iowa, all situated in part of Section 3, Section 4 and Section 9 in Township 77 North, Range 3 east of the 5th P.M., Scott County, Iowa.

Old Saint Luke's Hospital - 121 West 8th Street, the legal description of the property is:

Part of Northeast Quarter of the Southeast Quarter of Section 26, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows: the North 187 feet of the West 180 feet of Out Lot 16 of LeClaire's Out Lots to the City of Davenport, Iowa.

The files for these nominations can be reviewed between the hours of 8:00 a.m. and 5:00 p.m. in the offices of the Department of Community and Economic Development, City Hall, 226 West 4th Street, Davenport, Iowa. Interested persons may appear at the meeting and be heard for or against the proposed nominations.

Department of Community & Economic Development
(319) 326-7765

COPY OF NOTICE
EXHIBIT "A"

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC MEETING
HISTORIC PRESERVATION COMMISSION
JANUARY 12, 1999

CITY OF DAVENPORT, IOWA

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Department of Community & Economic Development
(319) 326-7765

STATE OF IOWA }
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is hereto annexed as Exhibit "A" and made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the following dates:

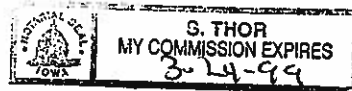
12-28-98

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

K. Leimbach

Subscribed and sworn to before me by said affiant this

day of



S. Thor
Notary Public in and for Scott County, Iowa







A.R. Buffington, Commandant of the Rock Island Arsenal, and Dr. William L. Allen who represented the medical profession.

At the first board meeting in January, 1894, the trustees appointed a twenty-two-member Board of Managers with the authority to establish and operate the new hospital. Thirteen of the members were women; Colonel Buffington and Mr. Ross represented the trustees; Mr. J.R. Nutting, an interested citizen. In addition Dr. William L. Allen was an ex-officio member.

When the Board of Managers met for the first time on Feb. 15, 1894, Mrs. Walter Chambers was elected president. Now that the building was purchased, the most pressing problem at hand was money. Much remodeling had to be done; some new plumbing and heating was necessary and furnishings had to be provided for the hospital.

Mrs. J.P. Van Patten, Mrs. L. French, Mrs. W.F. Peck, Mrs. J. Froehlich and Miss Renwick volunteered to be the Soliciting Committee. Colonel Buffington was asked to superintend the many construction changes which must be made. More money had to be found – and the women were bound that this project should not fail.

Some weeks were more successful than others . . . there were often very discouraging times. On one of the more depressing days a barrel of sugar arrived from Mercy Hospital. The gift was taken as a happy omen and the women redoubled their efforts. Before the year was over, they had collected \$1800. The remodeling had cost \$1600. and as Mrs. Chambers triumphantly stated: "We are free from debt."

However, there were furnishings to be purchased – and the fund drive had to continue. According to the First Annual Report, "The most urgent needs in the line of furnishings are hospital beds, bedding, towels, dressers, small tables, chairs, art squares, kitchen utensils, and dining-room furniture, any of which will be most gratefully received from kind donors. Groceries and provisions of all kinds will also be acceptable."

Possibly to supplement income for the new hospital, the First Annual Report also announced: "Hospital tickets, good for one week's care in the hospital at any time within the year stated, will be sold for \$6 each, and are transferable. We urge the business houses to subscribe liberally for these tickets for the benefits of employees."

Rates were established by the Board of Managers. "The price of a bed in the wards will be \$7 per week, and in private rooms from \$10

to \$20 per week." Children (ages two to twelve) could occupy beds in the general wards for \$4 a week.

Further, it was stipulated that payment for a ward bed must be made four weeks in advance and for private rooms, two weeks in advance. Any unexpended balance would be refunded upon the patient's discharge.

The target date for opening the new St. Luke's Hospital was drawing nearer . . . but the Board of Managers had confidence that the institution would be ready on time!



*Today the original St. Luke's still stands
at Eighth and Main — now an apartment building*

Chapter 3

ST. LUKE'S IS LAUNCHED

Tuesday, April 30, 1895, had been set as the day for the formal opening. On the preceeding Sunday, the DEMOCRAT headlined the news with a front page article:

St. Luke's Hospital in Fine Condition

The Public to Have an Opportunity of Inspecting It —
What has been Done and what the Remaining Needs
of the Institution are

"St. Luke's Hospital is open and has entered upon its field of usefulness, a few transient patients having already come within the circle of its beneficence. In order, however, that the public may have an opportunity of seeing what has been done in the way of preparing for the care of the sick and suffering, and by way also of giving account for the expenditure of the money which has been generously contributed toward the project, it is proposed by the Board of Managers to hold an informal reception at the hospital on Tuesday afternoon of this week. The hours will be from 2 to 6, and a cordial invitation is extended to every one interested to call and see what has been done.

"In the light of this invitation it is hardly necessary to recount the progress that has been made in remodeling the building and furnishing it for use, but it will not be out of the way to suggest that the public will be well repaid for any little effort that may be expended in obtaining an insight into the matter.

"The remodeling of the building has been completed; all the repairs contemplated for the present have been made. And the best part of the story is that everything has been paid for. The hospital is not opened in as complete shape as it is hoped to make it in the future, but it does not enter

upon its work with any debt or incumbrance hanging over it. That this can be stated is mainly due to the far-sighted, business-like way in which the Board of Managers had done its work.

"The building occupied by the hospital has been partly rebuilt and a slight addition has been made to the rear. All the walls have been scraped and covered with three coats of lead and oil paint. The floors have also received their three coats; a good deal of new hard wood flooring has been laid, and everything about the house looks as bright and clean as a new silver dollar.

"The capacity of the institution when comfortably filled will be 20 beds. Neat iron bedsteads are used throughout the building, with good mattresses and easy springs, and the furnishings have been selected throughout with the aim of pleasing the eye as well as filling all the requirements to comfort and utility.

"A trip through the building leaves one wondering if the needs of a hospital could have been better met had the structure been built and arranged especially for the purpose to which it is now to be devoted.

"The men's ward on the first floor consists of two rooms, which have been practically made into one, and are nicely lighted and command a view of the river that is to be had, in fact, from all the south windows of the building. The commanding position of the hospital gives an expansive view from the windows of all the rooms devoted to the patients. The women's ward on the second floor, and the private rooms on both floors, are all similarly flavored. Everywhere there is an air of cheerfulness that is decidedly catching. Several handy porches add considerably to the facilities for dousing the patients liberally with fresh air.

"The furnishings in the wards and private patients' rooms are mainly of birch and oak. In one or two of the private rooms there are china tea services that are dainty enough to tempt the appetite regardless of their contents. There are magazines upon the tables, and beyond doubt the supply of good reading matter for those within the building will be unlimited in quantity, as soon as it is in demand.

"The operating room is located upon the second floor, and is light and admirably adapted for the purpose. On the lower floor are the reception room; the matron's room, with which all the wards are connected by electric call bells; a room in which it is proposed in the future to open a free public dispensary; the dining room, kitchen, laundry, and drying room, store rooms, etc. There are three bath rooms in the building, with all the modern toilet facilities, and the physicians of the city are to furnish the hospital with a telephone.

"All this makes a pretty good showing, and there are not many channels left in which the public disposition to treat the hospital generously has an opportunity of making itself shown. Nevertheless, there yet remain a few items in the way of furnishing to be attended to before the building can be said to be satisfactorily equipped.

"In the hall a table, a hat tree, and a mirror would be most acceptable; in the reception room curtains and pictures and a lamp are needed; in the wards a dresser, wash stand, chairs, small tables, toilet sets, and wash bowls and pitchers could be utilized; a stair carpet is yet to be secured and mantle ornaments and bric-a-brac would be welcome gifts.

"There are none of them desired for the private rooms, which have all been equipped by private donors. They will answer either a general need or the wants of the public patients, and as such constitute a worthy means by which further generosity may be exercised in the cause of true charity. No one is asked to give all of the things required, or to give anything, in fact. It is believed that this announcement of the needs of the institution is all that is necessary to bring out the things required, with something of a rush.

"Remember the reception, Tuesday afternoon, from 2 to 6 o'clock. You will then have an opportunity of verifying all the good words that press and public have had to say for the new hospital."

The day of the opening arrived. Fair weather graced the occasion with temperatures in the low eighties. "Handsome floral decorations" filled the reception room and halls as well as the private rooms and wards. Promptly at 2 p.m. the entire Board of Managers assem-

bled to greet everyone who came. And several hundred people responded to the public invitation.

According to the DEMOCRAT newsman who covered the event, "It is unnecessary to state that they were pleased with what they saw. Now that the hospital has been submitted for public approval, and has received it in an unqualified degree, nothing remains but to put it to practical use. That this will be done at once is beyond question. Its handy location, efficient house staff, and competent medical board are a guarantee that it will meet a need here in a most practical way."

After the first few months of operation in the new hospital, it became very apparent that there was a need for systematic training of future nurses. Some people were shocked at the idea—a school for teaching women how to care for sick people, maybe even men. Unthinkable! How could anyone be so brazen as to want to train women for such things? One story was circulated about the woman who told her friends she could see no reason for such a school. Why, she'd taken care of more than ten persons herself—and they all died. What could anyone teach her about looking after the sick?

X Bishop Perry was consulted. Was such a training school feasible? After much thought, the Bishop gave his approval. The Board of Managers acted at once and on August 27, 1895, "The Davenport Training School for Nurses" was organized. The members carefully did not associate the school name with St. Luke's Hospital; it was to be an independent organization. Should the project be a failure, the hospital would not be embarrassed!

The first cap of the school was adopted immediately. It was designed "with a high puffed crown or top, finished by a straight narrow band, with fluted ruffle at the base. A black velvet ribbon, width of band, was worn by the senior class to signify seniority in training and continued to be worn by graduates, characterizing dignity." This style wasn't practical; it couldn't be laundered. And soiled caps had to be replaced by new ones.

At the annual Episcopal Diocesan Convention in 1895 the Ven. S.R.J. Hoyt reported from the Committee on Charities that "during the present year the funds secured by the Bishop nearly twenty years ago, and for many years invested and belonging to the Iowa Christian Home, have been used in the purchase and furnishings of a suitable building for a hospital. This new institution, known as St. Luke's



Graduate Nurses, 1896 and 1897

hospital in Davenport, is now in full and successful operation, and is already recognized as a most ably conducted and well-patronized institution."

The Bishop in his address to the convention that same year said: The establishment and equipment of St. Luke's Hospital at Davenport, with the Training School for Nurses . . . indicates a growth for which we have reason to thank God and take courage. At the same time this measure of success should occasion on our part greater ventures of faith, more liberal gifts for every department of Church work."

One of the first additions to the new hospital at 121 West Eighth was the installation of the still-awesome telephone. The number, "North 543" was to become a familiar one to the citizenry of Davenport.

Though the institution, happily, was "free from debt," the financial situation was still precarious. Furniture was meager. And during that first year the Board of Managers donated most of the bedding and the groceries.

Surgery in 1895 was performed in the operating room on the second floor. Good light was essential for any operation. If the day happened to be dark and dreary, surgery sometimes was re-scheduled. Neither doctors nor nurses were yet wearing surgical masks. A close relative of the patient was often admitted as a visitor in the operating room, although he was not required to change from street clothes.

Surgeons had, for some years, recognized the need for rubber gloves, but many found them too awkward. As a result, the following notice was posted in the operating room:

PHYSICIANS NOT USING GLOVES
SHOULD WASH THEIR HANDS WELL
WITH SOAP AND WATER, FOLLOWED
BY RINSES IN A STRONG MERCURY
SOLUTION, AND THEN ALCOHOL.

Included on the medical roster when St. Luke's opened were Dr. William L. Allen, Dr. Henry Braunlich, Dr. J.P. Crawford, Dr. French, Dr. A. L. Hageboeck, Dr. R.W. Hill and Dr. Henry Matthey.

It is very probable that patients who were being "liberally doused with fresh air" on the porches of St. Luke's Hospital glanced with pride down toward Fourth and Harrison where a new city hall, "finest in the state of Iowa" had recently been dedicated. It is also probable that during 1896 they were watching the building of the new gov-

ernment bridge, "a double-decked superstructure, with double street car tracks and a wagon road below." Chief engineer for the project was Ralph Modjeska, son of the noted Polish actress, Madam Heler Modjeska. When the bridge was opened for traffic on December 1896, it was acclaimed as "one of the great bridges of the country."

The Davenport Training School for Nurses was off to a good start. Matilda Hinricksen, Virginia Sullivan, and Clara Craine, having some previous training for which credit was given, were the first graduates of the school in 1896. The uniform of that date consisted of a jumper with a dark blue top and a light blue skirt; and, of course, the cap with its single black band denoting a graduate nurse.

So successful was the school that by 1897 the "Davenport Training School" was disbanded in favor of the "St. Luke's Hospital Training School." A new constitution and by-laws were drawn up and the school was now incorporated as part of the hospital, one of the first such schools in Iowa. Under reorganization the first three graduates from the former training school were given diplomas with the first class to graduate from the new school: Axie Adams, Clara C. Ostrum and Jennie Allen. The following year, 1898, saw three more graduates — Emma Vincent, Emma Peters, and Mae Francis.

Although the young women had long hours of hard work, there were also some hilarious moments. Mrs. Mae Francis Colby (later of Waterloo, Iowa) has recalled:

"What indignities we inflicted upon Mike, our poor old skeleton! He hung in the third floor hall where the nurses had their quarters. He must have grown quite blasé after having been tucked cozily away several times in the beds of the nurses who happened to have an evening off. But one evening some of us had been studying near him and we dolled Mike up with a gingham apron around his middle, a nurse's cap roguishly askew on his head, and a doughnut in his mouth. The next day a patient who happened to be on this floor because of an overflow downstairs was just taking her first steps out of bed. She came to her door and saw a reflection of Mike in a long mirror in the hall, gave a horrified gasp, and tottered back to her bed."

Further, Mrs. Colby remembers: "One night in the small hours a very bibulous gentleman strayed up the walk which led from the street to the front of the hospital. The night nurse, hearing a commotion, came down and found him cuddling down on the hall floor. She

helped him on his way, then locked the front door, which thereafter was done every night."

Rules for nurses were very rigid. Hours of duty were spelled out along with the necessary attitudes. "They must pay particular attention to their personal appearance, that they may be acceptable to the sick. A Nurse's manner toward her patient should be characterized always by a gentle dignity."

Another rule stipulated that "Nurses may have the privilege of the laundry to the extent of 24 pieces (well marked), which shall consist of one dress, one skirt, four aprons, three pairs of cuffs, four collars, two entire suits of long underwear, six handkerchiefs, two pairs of hose, and one night gown."

Regulations for visitors were also very specific:

"Women visitors, unless near relatives, are not admitted into the Men's Wards, nor men visitors into the Women's wards.

"No fruits, liquors, or delicacies of any kind whatsoever may be taken by the friends of patients into the wards or private rooms. All such articles must be left at the office, and, if approved by the doctors in charge of the patients for whom the articles are intended, will be delivered.

"Patients are expressly forbidden to spit anywhere except in their spittoons, nor shall they use chewing tobacco without the permission of the house physician or surgeon."

Two years had passed since the hospital was opened. The Bishop reported to the 44th Annual Convention of the Episcopal Diocese of Iowa that "St. Luke's Hospital, in Davenport, has entered upon another year with marked success and without debt. An enlargement, which is imperatively required, is assured by the recent gift of \$5,000.

It was this generous donation from Mr. Henry Techentin that made many improvements possible. New hardwood floors were laid in the women's and children's wards; more electric lights were added. The grounds were graded, the driveway improved and a shed was built to shelter the doctors' horses. However, according to one source, "the best purchase was a gas-stove for the operation room."

Entertainments were often given by friends of St. Luke's. "'Snow White,' an operetta given under the direction of Miss Burrows for the benefit of the Hospital, realized \$80 for the treasury." Proceeds from another program "enabled electric fans to be purchased for the use of the patients, which were very much appreciated during the hot

weather." Among the gifts listed in the Annual Report were "port wine, flowers, groceries, two turkeys and assorted jellies."

1897 marked the appearance of the first X-ray in Davenport. An electrician by the name of Fish made a "shadow-graph" machine during his spare time. It was set up in the car barns of the Tri-City Street Railway Company. Doctors often brought their patients for X-rays. Commenting on this unusual phenomenon, a local reporter wrote: "Surgeons are frequently availing themselves to the use of the apparatus. It makes a perfect duplicate of broken bones or dislocated members." No record was kept of how many patients of St. Luke's were taken out to the car barns for shadow-pictures.

Chapter 5

AT THE TURN OF THE CENTURY

The fabulous Gay Nineties had ended . . . it was the beginning of a brand-new century. The Spanish-American War was still fresh in the minds of many, though the enemy had surrendered two years before. President McKinley had been re-elected and was ready to launch further expansion of United States trade. George Eastman's "little black box," the one dollar Kodak, was making it possible for everyone to take pictures.

People were praising St. Luke's, saying that a down-town hospital was the greatest thing that had happened to Davenport in many years. "So convenient . . . so easy to reach" was the general consensus of opinion. The School for Nurses was flourishing.

But it was in that year, 1900, that an important change was made in the work of the nurses. The Secretary's Report elaborates:

"One great change has been made in the work of the nurses. A plan of district nursing has been organized, which will enlarge the experience of the nurses and be of great benefit to many of the poor of the city.

"In view of the fact that there are a considerable number of families who cannot afford to employ a nurse, but who need and doubtless would be glad to have such service part of the time, the Training School Committee recommended the organization of a Department of District Nursing in connection with St. Luke's Training School for Nurses.

"Senior nurses only will be sent to fill such calls. . . This is in no sense intended to compete with nurses already in the field, but is strictly confined to families not able to employ a nurse. The service will be in co-operation with the county and city physicians and the various charitable organizations."

On July 25, 1901, the patients at St. Luke's, along with all Davenport citizens, had a frightening experience. The mercury hit 106 degrees. Late in the afternoon a stack of kindling caught fire along the riverbank at East Fourth and River Streets. Twenty minutes later the small blaze had become a raging inferno. By nightfall it had

swept through twenty acres of East Davenport, leveling more than seventy-five homes and businesses. Two hundred and fifty people were homeless, though fortunately no one was injured.

Just forty-three days later the community was stunned by news coming in over the telegraph wires. President McKinley had been holding a reception at the Pan-American Exposition in Buffalo, New York, when a young man approached and shot him. A week later he died. . . the entire nation was in mourning. Vice-President Theodore Roosevelt was sworn in as the 26th President of the United States.

During the year 1903 a number of important changes were made in the hospital building at 8th and Main streets. (The women on the Board of Managers had again been successful in their solicitations for money.) The second floor operating room had proven to be inadequate. A north wing was added to the first floor to give St. Luke's a "modern" room for surgery, one with plenty of windows and a skylight.

Surgeons who operated here were now wearing the latest "wrap-around mask." It was a one-piece affair which covered all of the head and neck, to the shoulders—leaving only the eyes and the nose peeking out.

Nurses still did not cover their faces, although a change was made that year in their caps. The new design was "a bonnet shape of heavier material made with a straight turned-back piece across the front, with a full gathered piece, slightly puffed in the center front, and shaped quite straight at the back. The black velvet band continued to be worn by seniors and graduates. This style proved difficult to launder and was hard to pack in bags or suitcases of the private duty nurse doing 22 to 24-hour duty which took them from their homes weeks at a time and made several changes necessary."

One of the early operations in the new wing was the surgery performed on Chester Bird. He had the distinction of having the second appendectomy in Davenport. That Doctors Matthey and Crawford were successful is proven by the fact that Mr. Bird in 1970 still recalls the experience.

In addition to the operating room, the new \$13,000 addition increased the number of beds by 16 and provided more rooms for nurses. (Previously the nurses had sometimes had to give up their rooms on the third floor to provide space for the patients.) The hospital now had

a capacity for fifty patients and comfortable quarters for twenty nurses. A steam-heating plant was also installed.

At the turn of the century the horseless carriage first became a reality in Davenport. On May 1, 1900, the Baron Otto Von Schaezler drove his two-seater Stanhope into town. As more cars arrived, eight miles an hour was set as the lawful speed limit on Davenport streets. A few daredevils, however, raced their vehicles at the incredible speed of twelve miles an hour.

But the new cars were causing medical problems. A headline story in a 1903 DEMOCRAT claimed that the disease was being diagnosed by some local medical men as "auto jag." The article stated that "It is comparable to the craze for liquor, and like the drunkard, a man who drives the car — when he reaches a certain point — cannot restrain his appetite and keeps going faster and faster. His brain is bent only upon speed without regard for consequence. . . Dr. H.C. Campbell, a specialist from Jacksonville, Illinois, who was speaking in Davenport, says that the speed with which the machines are sent over the road bounces the body and creates mental disturbances." Despite the apparent alarm, no case of "auto jag" was recorded at St. Luke's Hospital.

This year of 1903 saw President Theodore Roosevelt in the White House, trying "to speak softly and carry a big stick," as he fought the big trusts and brought the railroads under government control. It was also the year when the Wright Brothers made history with their first successful airplane flight at Kitty Hawk.

Davenport was becoming known as a roaring, wide-open town; a Catholic Bishop called it "the wickedest city in America." And the CHICAGO RECORD HERALD reported: "The title of the worst town in America has now been snatched from the brow of New York City. New York is a quiet milk station compared to Davenport, Iowa." The citizenry was thoroughly aroused and demanded a cleanup campaign on the vice that was so rampant. The Mayor began cracking down although it was some years before the reforms were actually accomplished.

But at Eighth and Main, St. Luke's Hospital was continuing its humanitarian service to the community. The number of patients admitted was increasing rapidly. In the 1903 year-end report, it was stated: "The need of having a down-town hospital is apparent. As an emergency hospital it can do most useful work, saving lives and re-

lieving human suffering; but the fact that St. Luke's is so accessible that friends can easily see patients, that the physicians are, when in their offices, so near the hospital, gives St. Luke's a field of its own."

Chapter 6

A BOLD DREAM

The next few years at St. Luke's passed rather uneventfully. But in a world outside the hospital walls people were appalled at the devastation wrought by the San Francisco earthquake.

Everyone was going crazy over cars, although "it took a brave man to drive from Davenport to Chicago. . .the road between the two cities was described as 'worse than those in Russia.'"

The Tri-Cities was becoming known as "little Detroit." Ten makes of automobiles were being made here—some only a flash-in-the-pan variety and others, like the Velie and the Moline Knight, were achieving big-time status. (The industry didn't last—by 1920 car-manufacturing in this area had ended.)

At the movie houses, flickers such as "Birth of a Nation" and "Tillie's Punctured Romance" were popular. But Harry Lauder and Sarah Bernhardt were still favorite performers in Davenport, despite the fascination of the flickers. And when Mademoiselle Anna Pavlova and her company of Russian dancers appeared, they drew a record crowd.

Dr. Carl Matthey (on the 1970 Medical Staff of St. Luke's Hospital) recalls the days of the mid-teens in the old building at Eighth and Main. As a young boy, he liked to follow his father, Dr. Henry Matthey, when he made rounds at the hospital. Says Dr. Carl:

"On a good Iowa July day, with the heat waves rising from the street, the corridors and rooms were stifling. The typical odor of hospitals—a combination of chemicals and ether—was then accentuated.

"The operating rooms with the big overhead lights were like ovens, and the draped patients were dehydrated. The operating room personnel wore sweat bands around their heads to prevent dripping. in the surgical fields and the circulating nurse put cold cloths on their necks.

"Face masks were not worn over the noses, merely covering the mouth. Street clothes were worn in the operating rooms—the coat, vest, and shirt having been removed.

"Post operative care was limited. Intravenous fluids were limited

to only a few types. Transfusions were difficult; there were no reserve supplies, no blood banks. Cumbersome methods were used, rotating syringes washed in citrate solution or connected by tubing.

"Whipped defibrinated blood or citrated blood was used. Donors had to be found and cross-matched. Not much was known about electrolytes; frozen sections were unheard of. There were no antibiotics, and the general anaesthesia was ether, with some chloroform used in the delivery rooms."

By 1914 conditions were becoming more and more crowded. There existed a growing concern about the shortage of hospital beds in Davenport. What would happen if the city was suddenly struck by a death-dealing tornado. . . a major railroad accident. . . a factory disaster? These things happened in other communities and it could happen here.

The forward-looking Dr. William L. Allen approached the Board of Trustees. Something had to be done. Couldn't a site be found and a new building erected? It was a bold, a daring idea but one that merited thoughtful consideration.

Out from town – and quite isolated – was some property belonging to a family by the name of Bird. Their home faced East High Street and their farm lands extended out to what is now East 29th. When the house was put up for sale, it was found that the family would be willing to sell the land between what is now East High Street on the south, East Rusholme on the north, College Avenue on the east and Bridge Avenue on the west. Dr. Allen persuaded the trustees to take an option on this property.

Because the building at Eighth and Main was not meeting the needs of the community and because extensive repairs would have to be made if it was to be absolutely sanitary, the trustees agreed to have plans drawn up for a new building. Temple & Burrows was the architectural firm employed. (Mr. Parke Burrows was the father of the 1970 St. Luke's Board President, John Burrows.)

On March 11, 1916, the "St. Luke's Idea" was presented to the public in a full page article in the DAILY TIMES. Blueprints of the proposed four-story and basement brick building were featured along with an architectural drawing. "What is the new St. Luke's to be like?" asked reporter Betty Adler. Then in answer to her own question, she wrote: "It is to be a wonderful place. And just because Davenport, when it starts, never does things by halves, it is going to be

the best equipped and most modern institution of its kind in the state of Iowa. . .The building will have southern exposure. . .and it is to be built around an open court. All will be outside rooms. There will be accomodations for one hundred patients."

Private rooms were to be equipped with baths (a luxurious touch) and the plans included a fully-equipped X-ray facility. There would be a children's wing and a maternity floor with an incubation room "that hopes to save the lives of many infants."

A small isolation department for any contagious case was another feature. Four operating rooms were planned for the top floor—one an emergency room; another, the specialists' suite (for eye, ear, nose and throat cases); the third for septic cases (abscesses or infected cases); and fourth, the main operating room for surgical cases.

"There is an innovation on this floor called a recovery room where desperately ill patients may be taken, that they may not unnerve convalescents, or where ward patients may be kept who are recovering from an anaesthetic."

An emergency suite was to be set up adjoining the ambulance entrance at the northwest corner of the basement (or ground floor.) It was to consist of an operating room with sterilizing and supply rooms—to be available when the case was so critical, there was not time to go up to the fourth floor.

The reporter ended her article with a poignant plea. "Davenport has magnificent doctors and wonderful nurses. No city can boast of these more capable. Then why not give them a hospital building and equipment where they can do effective work in the saving of precious lives?

Davenport will!

But everyone must help.

Will you do your share?"

Chapter 7

INTERIM YEARS

And so the fund drive was launched! The ladies on the Board of Managers worked at a rapid pace. Committees were formed and funds vigorously solicited. It was hoped to raise \$125,000 for the new building. However, by the time the campaign ended—thanks to the generous gift of \$25,000 from the J.J. Richardson Estate—the fund totaled \$126,287.16.

But no one had reckoned with the possibility of a horrifying World War, a war which President Woodrow Wilson had tried so hard to avoid. On October 27, 1917, American troops were sent into combat on soil that seemed a million miles away.

Doctors and nurses left to go into the armed services. Personnel at St. Luke's was diminished. Those who remained redoubled their efforts, working longer hours than ever to take care of the ever-increasing number of patients.

The hospital staff at Eighth and Main found itself more and more involved with details. In 1917 it was decided to hire an office clerk. Miss Callie Phillips had the distinction of being the first. The hospital "office" was a small room equipped with a roll top desk, a swivel chair, one straight chair and a very small safe where card files of patients' accounts were kept.

The clerk's duties were many. She admitted patients, carried flowers to the rooms, and took messages to the operating room. It was also her duty to schedule all surgery, although in this matter she was assisted by a young doctor. Recalling those days, she says: "I was also responsible for rolling the patients' charts when finished, tying and placing them in a large wooden box under the stairway. At the end of each month, checks were not mailed to business firms, but were delivered in person."

Doctors were giving their patients the finest of professional care and nurses dutifully carried out the orders. (Incidentally, the nurse's cap was changed again in 1915. The description is very specific: "It was made oblong style of Indianhead material with plain stitched two-inch hem on one of the long sides and the two ends. The long side

is folded back onto the finished ends in order to have an opening at the ends in which to slip the velvet ribbon to avoid pins. The fourth side or hem is turned back about $\frac{3}{4}$ of an inch, which shapes the back when folded. This cap is worn all through training. For graduation, the caps are made of linen and hems are double hemstitched. The black velvet ribbons continue to furnish the cap with dignity."

Miss Mabel Walker, who entered the St. Luke's School of Nursing in 1916, remembers that to become a registered nurse at that time required a three-year training course. Nurses were paid \$1.50 per month the first year, \$2.00 a month the second year and a "glorious" \$3.00 per month the senior year. This nominal sum was well-earned!

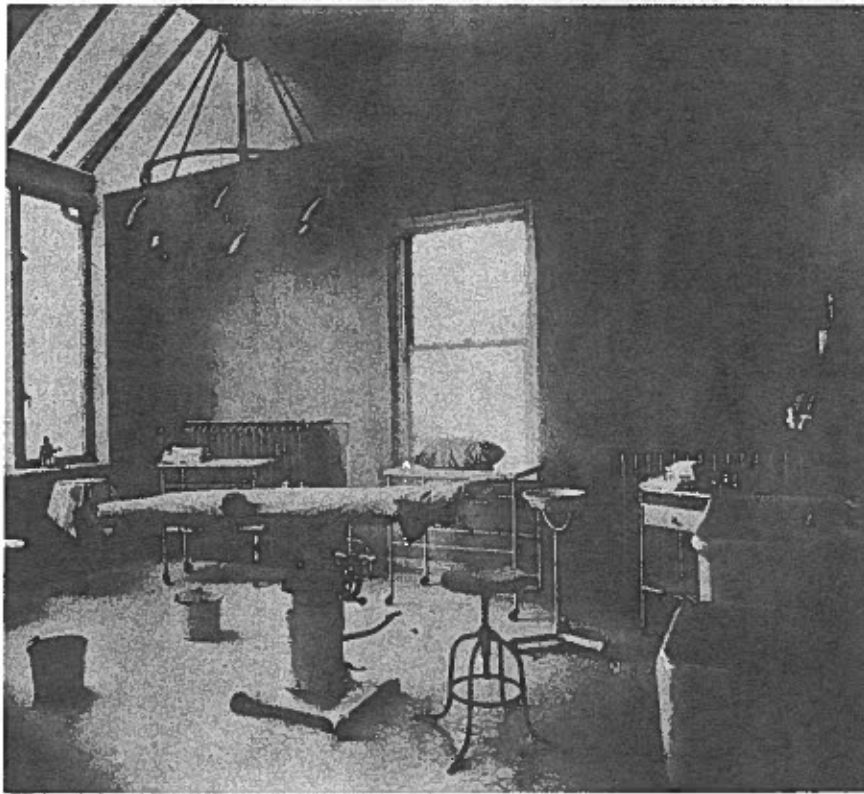
Duties during training included scrubbing walls, windows, floors, toilet-cleaning, etc. (There were no "housekeeping" employees.) There were also the more "responsible-type" duties of "sterilizing equipment and mixing ALL solutions, including IV's." (Looking back on it, Miss Walker says that the thought that she might make an error still gives her nightmares.) Specialized skills had to be mastered for patient care. If a student broke or damaged any equipment, from thermometers on up, she was held financially responsible for its replacement.

However, by 1918 new regulations had been made. More accurate and detailed records now had to be kept. And the practice of tossing the patients' charts into the wooden box under the stairway was eliminated. Instead, these records had to be kept and carefully filed.

In the operating room also there were changes. Surgical gowns were worn by both doctors and nurses; tissue-thin gloves had been adopted as standard equipment by surgeons. "Suture needles could no longer be returned to the pincushions after they were used. They had to be boiled and put away in a glass jar." And all surgical instruments had to be sterilized. Some of the older physicians felt these were very "new-fangled" ideas; nevertheless, they concurred.

People were aghast at the price rises, but then everything was going up. The 1918 operating room charge for major surgery was \$10 (a 100% increase since the hospital first opened.) Rooms were now \$25 and \$30 a week.

* During that same year, St. Luke's was asked to become a member of the American Hospital Association—one of only sixty-eight health care institutions in the nation to be a charter member.



One of the operating rooms in the new building, 1920

City Hall records reveal that the building permit for the new St. Luke's was issued on August 9, 1918, with the National Construction Company listed as the builder. Then on October 2, 1918, the Secretary of the Board of Trustees recorded a momentous occasion. He wrote:

"On this date at 4 p.m. occurred the laying of the cornerstone of the new St. Luke's Hospital on High Street and Bridge Avenue.

"The ceremonies were in charge of the Rt. Rev. Theodore N. Morrison, president of the Board of Trustees and Bishop of the Episcopal Diocese of Iowa, and consisted of the Office of the Episcopal Church for the Laying of a Cornerstone. In the processional were the choir of Trinity Cathedral, the trustees and the Managing Board of the hospital, Bishop Morrison and the Rev. Dr. LeRoy M. Coffman, pastor of the First Presbyterian Church, who made the address of the day. Service was interspersed with hymns, suitable to the occasion, sung by the Cathedral choir.

"Among articles placed in a sealed box within the cornerstone were: Lists of the present officers and trustees; members of the Managing Board; members of the medical staff, including a list of those now in the service of the U.S. Govt., members of the nurses' training school now engaged in Red Cross or Army service; a short historical sketch of the hospital from its foundation and including an account of the campaign which resulted in the raising of the fund for the new building; names of those taking part in the campaign; copies of the Journal of the Diocese of Iowa for 1918, and copies of Davenport daily papers of October 1, 1918; U.S. Government Thrift Stamps of the 1918 series, and posters used to advertise the Fourth Liberty Loan of the U.S. Treasury Department."

Just forty days after the cornerstone was laid, the glorious word was flashed on the wires that World War I had ended. Now it was hoped that the construction on the new hospital could proceed without interruption.

The New St. Luke's at High Street and Bridge Ave., completed in 1919



Chapter 8

THE DREAM BECOMES A REALITY

In the wake of World War I came an influenza epidemic which struck with unparalleled violence. Hundreds of Davenport citizens were stricken. Between October and December of 1918 at least 7500 cases raged in the Tri-City area. And many, many people died. All schools, churches, theatres and stores were closed. Everyone was cautioned to wear a mask outside the home.

When both St. Luke's and Mercy Hospitals overflowed, the Davenport city government set up an emergency hospital in the Grand Theatre building on Third Street. The head instructor of St. Luke's was placed in charge. Doctors and nurses worked almost around the clock. "In addition to their regular duties, nurses from both hospitals took turns caring for the patients in the emergency downtown hospital" says one historian.

Once the epidemic had passed, construction could again be renewed on the new building. But in the fall of 1919 the entire nation was almost paralyzed by striking soft-coal miners. Rigid restrictions on coal consumption were enforced through the railroad administration. Davenport's mayor ordered all downtown street lights shut off; the street cars were prohibited from using any heat; homeowners were asked to conserve as much as possible on their coal consumption.

A November 3, 1919, article in the DEMOCRAT headlines "St. Luke's First Hospital to Run Out of Coal." Fortunately the local fuel board was persuaded "to have delivered a load of slack." Nevertheless, the news story indicates how precarious the situation was.

On Friday, December 12, 1919, a front page report in the DAILY TIMES told the facts concerning the new hospital building at 1224 East High Street:

**ST. LUKE'S TO OPEN
HOSPITAL EARLY IN WEEK**

"Active work in moving into the new St. Luke's Hospital will be begun by the hospital authorities early next week, the

moving dates being advanced on account of the present fuel conditions, according to announcement today by the Right Rev. Theodore N. Morrison, Bishop of Iowa and President of the hospital board.

"Although it had been planned to move into the new building later when all the furniture and equipment should have arrived, it seemed expedient not to keep two institutions heated at this time of coal shortage. By the end of next week it is expected that all the furniture in the old St. Luke's Hospital will be removed into the new building.

"For the past month the policy of the hospital has been to discourage the entrance of new patients because of the danger of moving seriously sick persons to the new building. What few patients are still in the old hospital are convalescents or chronic cases. These patients may be moved without difficulty. New patients will be received in the new institution as soon as the furniture is installed and settled."

A story in the DEMOCRAT on that same day announced there would be no formal opening, that the hospital would be dedicated by Bishop Morrison at chapel services the following week. People were invited to inspect at any time!

By the first of the year, everything was in readiness. . . a spanking new St. Luke's Hospital for this town of more than 56,000 people. The new edifice was soon filled; another violent epidemic of influenza had struck the area. On the maternity floor the first baby was born on January 5, 1920—Billy Edward Garstang, son of Mr. and Mrs. Fred Garstang.

After the new building had opened, the ladies on the Board of Managers stepped down. According to one historian, "Perhaps they were tired after the difficult years behind them. Perhaps they felt out of their depth as a larger hospital made more demands on them."

Nevertheless, these women had no intention of giving up their involvement with St. Luke's. They immediately reorganized as the Women's Auxiliary and continued to devote many hours of volunteer work to the new hospital. "Their concern was with the nursing school primarily, and secondarily to provide what relief was in their power to the problems of the hospital proper." Auxiliary members often attended conventions in order to bring back the latest word on nursing services.

The St. Luke's Hospital School of Nursing was continuing to attract more and more students. Mrs. Thelma Miller Hammond, who

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
7/11/2017

Subject:

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

Recommendation:

See attached staff report.

Background:

See attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	Brick Streets - Staff Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/7/2017 - 3:10 PM



City of Davenport
HISTORIC PRESERVATION COMMISSION

Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: July 11, 2017

Request Removal of East 11th Street between Pershing Street and Perry Street from the list of maintained brick streets.

Applicant: Palmer Chiropractic College, petitioner.

Introduction:

A work session was held on April 11, 2017 to discuss the forthcoming Planned Institutional District Application. The proposed Planned Institutional District depicts and passive athletic field in the location of the East 11th Street brick street.

Discussion:

Policy to remove a brick street from the City specifications that requires the street to be repaired in brick.

- 1. Fifty percent of the abutting property owners can petition to remove a street from the brick list.**
- 2. The Public Works Department will receive the petition and forward it to the Historical Preservation Commission with the current estimate to repair the street along with its current standing on the priority list for repair.**
- 3. The Historical Preservation Commission will determine the street's historical significance and forward its recommendation to Council.**
- 4. The Council would proceed with a resolution to remove the street if it is determined that its historical significance does not outweigh the cost of repair.**

Palmer Chiropractic College represents 50% of the abutting property owners. The street is not in disrepair, so no cost estimate to repair it has been provided. The street is within the Cork Hill Historic District. Only one building has frontage on East 11th Street. Therefore, the historical significance of East 11th Street has been compromised.

Recommendation:

The Commission may struggle with the brick street without the assurance that the Planned Institutional District is approved through its own public process. Staff concedes that this is not a criterion for the Commission's consideration of the request. However, Palmer Chiropractic College has indicated its commitment to rezoning the property and the request has been submitted. In that light staff is suggesting the following condition in its recommendation for removal of the brick street as long as Palmer Chiropractic does not object:

1. Subject to approval of the Planned Institutional District by the City Council.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan J. Rusnak", with a stylized flourish at the end.

Ryan J. Rusnak, Planner III
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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
7/11/2017

Subject:

Discussion regarding the removal of the West 5th Street brick street between Western Avenue and Ripley Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/7/2017 - 3:10 PM